



AGENDA

Municipal Planning Commission

Tuesday, January 20, 2026 - 1:30 PM - MD Council Chambers

Page

CALL TO ORDER

ADOPTION OF AGENDA

- 2.1 January 20, 2026 Municipal Planning Commission Agenda

Proposed Motion: Move to adopt the January 20, 2026 Municipal Planning Commission Agenda as presented.

ADOPTION OF MINUTES

- 3.1 November 10, 2025 Municipal Planning Commission Meeting Minutes 3 - 10

Proposed Motion: Move to adopt the November 10, 2025 Municipal Planning Commission Meeting Minutes as presented.

[2025.11.10 MPC Minutes - Draft](#)

DEVELOPMENT PERMIT APPLICATIONS

- 4.1 25-D-051 - Pure Environmental Waste Management 11 - 59

*Recommended Motion: That the Municipal Planning Commission APPROVE Development Permit 25-D-051 for **Class II Industrial Landfill** with the conditions as per the attached report*

[1. 25-D-051 MPC Report \(2\)](#)

[2. MH Development Permit Application](#)

[3. MHLF-AEP - Approval No 509865-00-00- Landfill Approval - 2026-01-14](#)

[4. PUR25072 SlaveLakeCounty WatershedMemo](#)

[5. 25-D-051-Subset Map-Imagery](#)

[6. 25-D-051-Zoning Map](#)

[7. 25-D-051-Imagery Map](#)

SUBDIVISION APPLICATIONS

SUBDIVISION EXTENSION REQUESTS

CLOSED SESSION

ROUND TABLE

NEXT MEETING

9.1 Next Municipal Planning Commission Meeting on March 17, 2026 at 1:30 p.m.

ADJOURNMENT

MINUTES
Municipal Planning Commission Meeting
November 10, 2025, 1:00 P.M.
MD Council Chambers

MEMBERS PRESENT	Norm Seatter Brad Pearson Sandra Melzer Lester Vanhill James Weinrich Carol Stockman	Commission Member (Chair via Teams) Commission Member (Vice-Chair) Commission Member (Council Member) Commission Member (Council Member) Commission Member (Public Member) Commission Member (Public Member)
MEMBERS ABSENT	Brooke Jolliffe	Commission Member (Public Member)
IN ATTENDANCE	Ann Åsfrid Holden Elizabeth Krumes Ken Porisky	Development Authority, MDLSR Recording Secretary, MDLSR Applicant
CALL TO ORDER	Ann Åsfrid Holden called the meeting to order at 1:03 p.m.	
ADOPTION OF AGENDA	<u>MOTION: MPC 051-25</u> Moved by B. Pearson to adopt November 10, 2025, Municipal Planning Commission Agenda as presented.	
		CARRIED
ADOPTION OF MINUTES	<u>MOTION: MPC 052-25</u> Moved by J. Weinrich to adopt August 19, 2025, Municipal Planning Commission Minutes as presented.	
		CARRIED
INTRODUCTIONS		
NEW BUSINESS		
APPOINTMENT OF CHAIR	Call for nominations for Chair. B. Pearson nominated N. Seatter, N Seatter accepted. No other nominations were made.	
	<u>MOTION: MPC 053-24</u> Moved by B. Pearson to appoint N. Seatter as Chair for the Municipal Planning Commission.	
		CARRIED
APPOINTMENT OF VICE-CHAIR	Call for nominations for Vice-Chair. C. Stockman nominated B. Pearson, B. Pearson accepted. No other nominations were made.	
	<u>MOTION: MPC 054-24</u> Moved by S. Melzer to appoint B. Pearson as Vice- Chair for the Municipal Planning Commission.	
		CARRIED
MEETING DATES/TIMES	<u>MOTION: MPC 055-25</u> Moved by L. Vanhill to have MPC meetings on 3 rd Tuesday at 1:30 p.m. of every month.	
		CARRIED
	<u>MOTION: MPC 056-25</u> S. Melzer made motion for Brad Vice, to take over to Chair the meeting in N. Seatter absence.	
		CARRIED

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Norm Seatter left at 1:12 p.m.

MPC ORIENTATION **MOTION: MPC 057-25** Moved by S. Melzer to accept as information.
Ann Åsfrid Holden presented power point to the MPC Commission. **CARRIED**

CLOSED SESSION **MOTION: MPC 058-25**
Moved by S. Melzer that the Municipal Planning Commission move into Closed Session at 3:24 p.m. As per section 197 (2.1) of the *Municipal Government Act*. **CARRIED**

OPEN SESSION **MOTION: MPC 059-25**
Moved by S. Melzer to return to open session at 3:58 p.m. **CARRIED**

DEVELOPMENT APPLICATIONS recess 3:06 p.m.
reconvened 3:11 p.m.

25-D-050 Applicant: Slave Lake Short Cuts Ltd.
Development File # 25-D-050 Dwelling, Shouse
Legal Land: (SW-21-72-5-5)
Zoning: Residential Un-Serviced (RUS)

MOTION: MPC 060-25
Moved by S. Melzer That the Municipal Planning Commission APPROVE Development Permit Application **25-D-050** for **Dwelling, Shouse** with the with the amended conditions as per the attached report, as well as reasoning for approval:

1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
Side Yard - 7.5 meters (24.6 feet) from property line
Rear Yard - 40 meters (131.2 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Principal building height shall not exceed 10.6 meters (34.8 feet).
3. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
4. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.
5. NEW HOMES ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE New Home Buyer Protection Act and is built by a person that holds the appropriate licence or authorization or is exempt from the requirement for a licence or authorization. For more information and updates: HomeWarranty.Alberta.ca and www.builderlicencing.alberta.ca or contact builderlicencing@gov.ab.ca or 1866-421-6929.
6. The non-residential (shop) component of the SHOUSE shall be used for personal storage purposes only, unless otherwise approved by the Development Authority.
7. All decks greater than 0.6 m (2 ft) in height shall be attached to either the principal building or accessory building/structure.
8. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.
9. The developer must ensure that proper permits are obtained for hauling oversize weight loads on any Municipal Roadway in conjunction with this project. Please contact Road Data at <https://www.roadata.com> a for a road weight control special permit.

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- 10. Approaches/accesses to any development shall follow the MD's Approach Construction Guidelines and Municipal Servicing Standards.
- 11. The landowner shall pay an installation fee of \$100.00 + GST for the required rural address sign.
- 12. Where municipal water and/or sewer service is available the landowner/developer is responsible for all costs and fees associated with the provision of service to the property, as per Municipal Bylaws.
- 13. If a new water curb stop is needed, the registered owner and/or developer shall enter into and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the Municipal Government Act, which the development agreement may be registered by way of caveat against the subject title. This Development Agreement may include provisions for the construction standards that will need to be met by the landowner/developer including any off-site infrastructure work.
- 14. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.
- 15. The developer shall keep site clean and orderly.
- 16. No other buildings or use are allowed on this lot without municipal authorization.
- 17. The Developer shall provide a wetland assessment and appropriate provincial authorization prior to development.
- 18. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
- 19. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
- 20. The Development Permit is valid for a 12-month period starting from the Date of Decision.
- 21. The development shall not commence until 21 days after the Date of Decision.
- 22. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
- 23. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
- 24. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
- 25. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
- 26. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.

CARRIED

25-D-052

Applicant:	Nick Niawchuck
Development File #	25-D-052 Development Permit Application for Accessory Building to Permitted Uses (12' X 24') – Variance side yard from 1.2m to 0.61m.
Legal Land:	576HW; 4; 3 (NW-36-73-8-5)
Zoning:	Residential Serviced (RS)

MOTION: MPC 061-25

Moved by C. Stockman That the Municipal Planning Commission APPROVE Development Permit Application **25-D-052** for Development Permit Application for **Accessory Building to Permitted Uses (12' X 24')** with the conditions as per the attached report, as well as reasoning for approval:

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1. Must meet minimum setback of:
Front Yard - 7.5 meters (24.6 feet) from property line
South Side Yard – 1.2 meters (3.9 feet) from property line
Rear Yard - 7.5 meters (24.6 feet) from property line
NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Accessory building height shall not exceed 8 meters (26.3 feet).
3. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
4. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.
5. Landowners shall be required to obtain a new development permit from the Development Authority if the accessory building is to: a) become the main building on a lot; or b) contain the primary use on the property.
6. No parking on municipal roads is permitted in the MD unless explicit consent has been provided by the MD. When accessing the need for on-site parking, applicants shall assume that no parking is permitted on municipal roads.
7. No portion of any building shall project onto, over or into a minimum required yard.
8. The developer shall keep site clean and orderly.
9. No other buildings or use are allowed on this lot without municipal authorization.
10. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
11. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
12. The Development Permit is valid for a 12-month period starting from the Date of Decision.
13. The development shall not commence until 21 days after the Date of Decision.
14. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
15. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
16. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
17. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
18. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.

CARRIED

25-D-054

Applicant:	Norman and Diane Seatter
Development File #	25-D-054 for Dwelling, Single Detached
Legal Land:	2020501; 8; 2 (MW-18-75-6-W5)
Zoning:	Residential Un-Serviced (RUS)

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MOTION: MPC 062-25

Moved by J. Weinrich That the Municipal Planning Commission APPROVE Development Permit Application **25-D-054** for **Dwelling, Single Detached** with the conditions as per the attached report, as well as reasoning for approval:

1. Must meet minimum setback of:

Front Yard - 7.5 meters (24.6 feet) from property line

Side Yard - 7.5 meters (24.6 feet) from property line

Rear Yard - 7.5 meters (24.6 feet) from property line

NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.

2. Principal building height shall not exceed 10.6 meters (34.8 feet).

3. NEW HOMES ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE New Home Buyer Protection Act and is built by a person that holds the appropriate licence or authorization or is exempt from the requirement for a licence or authorization. For more information and updates:

HomeWarranty.Alberta.ca and www.builderlicencing.alberta.ca or contact builderlicencing@gov.ab.ca or 1866-421-6929.

4. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.

5. All decks greater than 0.6 m (2 ft) in height shall be attached to either the principal building or accessory building/structure.

6. Decks shall remain uncovered and unenclosed; if they do become covered and enclosed, they shall be considered an addition to the principal building or an accessory structure and shall be required to meet all applicable regulations in their district and the Alberta Building Code.

7. A certificate or a Real Property Report certified by a registered surveyor be provided to the Development Authority upon completion of the footings or pilings for the development, indicating that the development, specifically the location and elevation of the development, is in accordance with the approved development permit application or any conditions of approval of that application.

8. Any exterior lighting shall be directed so that the area illuminated is contained entirely within the site.

9. The developer shall be made aware that the proposed development lies within a 1 in 100 year floodplain. Due to the potential for flood activity in the area, the Municipal District of Lesser Slave River No. 124 Development Authority requires that the developer implement preventative measures and enter into a written agreement that can be caveated or otherwise registered against the titles of the affected lands, that: a) the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence; b) the developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and c) development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.2.4 of the Land Use Bylaw 2025-07 and in any further or other manner that the Development Authority deems appropriate.

10. No wastewater facilities (including storage/septic tanks) or storage of HAZARDOUS MATERIALS are permitted in the 1:100 year FLOODPLAIN, unless appropriate floodproofing measures are taken that meets all safety codes and CSA Standards, including demonstrating that accesses and vents are above the flood level for the property.

11. The developer shall keep site clean and orderly.

12. No other buildings or use are allowed on this lot without municipal authorization.

13. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.

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14. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
15. The Development Permit is valid for a 12-month period starting from the Date of Decision.
16. The development shall not commence until 21 days after the Date of Decision.
17. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
18. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
19. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
20. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
21. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.

CARRIED

25-D-055

Applicant: Norman and Diane Seatter
 Development File # 25-D-055 for Accessory Building to Dwelling, Single-Detached (garage 40' x 36'): Variance - Accessory Building Location in the Front Yard
 Legal Land: 2020501; 8; 2 (NW-18-75-6-5)
 Zoning: Residential Un-Serviced (RUS)

MOTION: MPC 063-25

Moved by J. Weinrich That the Municipal Planning Commission APPROVE Development Permit Application **25-D-055 for Accessory Building to Dwelling, Single-Detached (garage 40' x 36'): Variance - Accessory Building Location in the Front Yard** with the with the conditions as per the attached report, as well as reasoning for approval:

1. Must meet minimum setback of:
 Front Yard - 7.5 meters (24.6 feet) from property line
 Side Yard - 5.5 meters (18 feet) from property line
 Rear Yard - 7.5 meters (24.6 feet) from property line
 NOTE: A minimum setback of 30 m (100 ft) shall be provided for all buildings from the top of bank of any watercourse, from the top of the ravine or other topographical feature in which a watercourse is located, or from any water body.
2. Accessory building height shall not exceed 8 meters (26.3 feet).
3. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
4. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.
5. Landowners shall be required to obtain a new development permit from the Development Authority if the accessory building is to: a) become the main building on a lot; or b) contain the primary use on the property.
6. The developer shall be made aware that the proposed development lies within a 1 in 100 year floodplain. Due to the potential for flood activity in the area, the Municipal District of Lesser Slave River No. 124 Development Authority requires that the developer implement preventative measures and enter into a written

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- agreement that can be caveated or otherwise registered against the titles of the affected lands, that:
- a) the developer and/or any subsequent landowners shall be responsible for any damage or loss caused by flooding, erosion or subsidence;
 - b) the developer and/or any subsequent landowners shall indemnify the Municipal District of Lesser Slave River No. 124, and related parties, against any loss, damage or costs, etc.; and
 - c) development on the lands shall be restricted so as to comply with the preventative measures referred to in subsection 6.2.4 of the Land Use Bylaw 2025-07 and in any further or other manner that the Development Authority deems appropriate.
- 7. The developer shall keep site clean and orderly.
 - 8. No other buildings or use are allowed on this lot without municipal authorization.
 - 9. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
 - 10. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
 - 11. The Development Permit is valid for a 12-month period starting from the Date of Decision.
 - 12. The development shall not commence until 21 days after the Date of Decision.
 - 13. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
 - 14. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
 - 15. Any appeal of this decision lies to the Intermunicipal Subdivision and Development Appeal Board pursuant to section 685(2.1) of the Act.
 - 16. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
 - 17. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.

CARRIED

25-S-02

Applicant:	Nicole Cronkhite, V3
Owner:	Peace Country Holdings Ltd.
Development File #	25-S-02, Multi-Lot Subdivision.
Legal Land:	1125738; 1; 1 (NE-20-72-5-5)
Zoning:	Residential Un-Serviced (RUS)

MOTION: MPC 064-25

Moved by L. Vanhill That the Municipal Planning Commission APPROVE Subdivision Application **25-S-02, Multi-Lot Subdivision** with the following conditions:

- a) That prior to the endorsement the registered owner and/or developer enter into and comply with the terms and conditions of a development agreement with the Municipal District of Lesser Slave River pursuant to Section 655 of the Municipal Government Act, which the development agreement may be registered by way of caveat against the subject title.
This Development Agreement may include provisions for electricity, gas, and access approaches to the appropriate lots.
- b) Any wetland areas not covered under the Wetland Assessment and Impact Report completed in January 2023 and not currently paid for shall be paid for at the time of the Development Agreement.

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- c) Prior to endorsement of this plan, the road and approaches to all parcels shall be constructed at the owner's and/or developer's expense and to the specifications and satisfaction of the Municipal District of Lesser Slave River No. 124 Transportation Department.
- d) Two fire hydrants are to be constructed on the access road as per the MD's Municipal Servicing Standards.
- e) An access right-of-way agreement for the temporary turnaround must be prepared and submitted as part of the endorsement package.
- f) Road names and signage as per the municipal policy at the developer's expense.
- g) That proposed Lots 8, 9, 10, and 11 of 6.03 ha (14.9 ac) is rezoned to Commercial (C) prior to endorsement.
- h) The stormwater runoff from the proposed lots will be stored on site then released at a predevelopment rate as per the M.D.'s Municipal Servicing Standards, until further development on the remaining lot is completed.
- i) Prior to endorsement of an instrument affecting this plan, the landowner pays an off-site levy of \$1,000 per lot (\$4,000) to the Municipal District of Lesser Slave River in accordance with the Municipal District's policies and bylaws.
- j) Pursuant to Section 667(2) of the Municipal Government Act to provide money in place of municipal reserve as follows: 10 % of +/- 6.03 ha = 0.603 hectares at a value of \$14,554.38 per ha = \$8,776.29. Final dollar amount to be determined from the subdivision plan submitted for endorsement.
- k) The developer will prepare the necessary plans and documentation to grant easements and utility rights-of-way in favour of the M.D. of Lesser Slave River, as described on the Tentative Plan, or shown on the engineering drawings that are deemed to be part of the Development Agreement.
- l) That land taxes are fully paid prior to final approval (endorsement) of this instrument affecting the subdivision is requested.
- m) This conditional subdivision approval is valid for one year. If the developer cannot complete the conditions in this time frame, the developer shall apply for a subdivision time extension.

CARRIED

ROUNDTABLE

The next Municipal Planning Commission meeting is on Monday, December 22, at 1:30 p.m.

ADJOURNMENT

MOTION: MPC 065-25

Moved by S. Melzer to adjourn the meeting at 4:07 p.m.

CARRIED

Development Authority

CHAIR



Lesser Slave River

Municipal Planning Commission

Subject:	Development Permit Application – Crown Land
Date:	1/20/2026
Presented By:	Ann Åsfrid Holden, Planning & Development Officer
Attachments:	Application, Site Plan, EPEA Approval, Watershed Memo, Maps

File Number:	25-D-051
Land Use District:	Crown Land (CL)
Community:	Northeast of Marten Beach
Legal Location:	NE-36-5-W5, NW-31-76-4-W5, SW-31-76-4-W5, NE-31-76-4-W5, SE-31-76-4-W5
Size of Lots:	74.3 ha
Applicant:	Pure Environmental Waste Management
Landowner(s):	Crown Land

PURPOSE:

To consider Development Permit Application 25-D-051 for Class II Landfill.

BACKGROUND:

- The parcel is located in south of HWY 754.
- The disposition area is 74.3 ha.
- The parcel is currently for forestry harvesting and the site is or will be cleared by the timber rights holders.
- Stakeholder consent has been obtained. According to the Marten Hills landfill report personal confirmation of non-objection has been obtained from, landowners, occupants, and residents within 2-5 km; and from well, pipeline, facility and mineral reserve licensees within 2 km. First nation consultation was completed July 2025.
- Environmental Protection and Enhancement Act approval was received January 13, 2026.

SITE ANALYSIS:

- Servicing type: [Holding tank](#)
- Soil type: [Clay or clay till across the site, overlaid by a layer of organic topsoil.](#)
- Topography: [Slopes down towards highway 754 \(highest corner \(762 m\) is in the southwest of the disposition and lowest corner \(740 m\) in the northeast\). The average slope is 1.2 degrees.](#)
- Wetland inventory: [Water Act approval to construct, operate, and maintain the development was given in November 2025 for a wetland area of 4.913 hectares.](#)
- Flood risk: [Confirmation from the applicant that the drainage of the landfill is not going to Lesser Slave Lake, but is draining into Great Slave Lake in the northwest territories.](#)
- Road access: [The lot is accessed directly from HWY 754 via a road disposition. The road disposition holder has been notified.](#)
- Oil and gas: [No oil and gas facility is located within the disposition.](#)
- Right-of-way plans: [Not applicable \(no other dispositions found either\)](#)

- Historical site value: [No historical value for this lot.](#)
- Development of adjacent landowners: No residential development is found nearby (Crown Land).
- Adjacent municipalities/IDP region: [The proposed development is more than 3.2 km from an adjacent municipality or First Nation. It is not within the IDP area.](#)

RELEVANT LEGISLATION AND POLICY CONSIDERATIONS:

Municipal Development Plan

Crown Land Policies

Crown Land Area

5.1.1 Lands within the Crown Land area are primarily reserved for resource development, recreation, environmental protection and associated activities.

[The purpose of the application is for the development of Class II Industrial Landfill. The landfill will accept industrial waste from such as contaminated soil and oilfield waste.](#)

Review of Development Proposals

5.1.3 When reviewing proposals for development on Crown land, consideration shall be given to the following:

- Adjacent land uses; [no residential uses are found near the site](#)
- Provision of water, sewer, and emergency and community services; [the developer must provide water and wastewater to the office building in accordance with provincial regulations](#)
- Access; and [the access is via a DLO and provincial highway. It is up to the developer to ensure access.](#)
- Environmental impacts. [The environmental impacts and monitoring is done by provincial agencies and EPEA approval.](#)

Crown Approvals

5.1.4 As a means of ensuring that the interests of the MD are recognized and reflected in the development of Crown Land, the MD shall be involved and cooperate in Provincial approval processes for proposed leases and other dispositions, serving as a means for conveying the concerns of residents to the appropriate Provincial agencies, and active participation in the review processes. [The MD has been informed about the provincial approval process and conditions.](#)

Resource Extraction Industry Cooperation

5.1.5 The MD shall proactively encourage resource extraction companies to collaborate with municipal staff in developing land use plans and to engage in early public education and communication efforts prior to exploration or extraction activities. This collaboration should include evaluating and addressing potential impacts on existing land uses, future land development, community infrastructure, and environmental sustainability.

Responsible Energy Development

5.1.6 As part of the energy resource development and exploration process, the MD shall encourage the energy industry to proactively consult with the MD, landowners, and the public to identify and address concerns, including:

- The potential threat to surface and ground water and existing water wells;
- The impact of development on ability to farm affected land;
- Dust, noise, and other consequences with potential to affect domestic life;
- Road maintenance and the establishment of traffic corridors; and
- Safety management coordination.

Wildfire Risk Management

5.2.1 The MD shall coordinate with Provincial agencies, industry partners, and local fire protection services to proactively manage wildfire risks on Crown Lands. Developers should prepare wildfire management plans and implement FRIAA practices as appropriate. *The development was discussed with the fire department who responds to the area of the development. Ideally, the tree clearance should be 60-90 m to provide a clean buffer between fuel and the development.*

Restoration and Reclamation

5.2.2 The MD should encourage timely and effective reclamation and restoration of disturbed Crown Lands by developers. The MD may request reclamation plans, include timelines, reclamation methods, and monitoring procedures, and shall be developed to Provincial standards and best practices. *The provincial approval includes conditions for closure and post closure of the landfill.*

Land Use Bylaw

7.9 Crown land (CL) District

Purpose

7.9.1 To provide the MD the opportunity to provide input on the potential IMPACT of land uses and DEVELOPMENT on those lands governed by the Crown and enter into agreements when MD infrastructure may be impacted by those uses.

Uses

7.9.2 All uses shall be determined by provincial or FEDERAL agencies with input from the MD.

Development Regulation

7.9.3 All regulations in the Crown Land (CL) District shall be at the discretion of the DEVELOPMENT AUTHORITY and shall be determined in collaboration with the appropriate provincial or FEDERAL department(s) and the APPLICANT.

7.9.4 When reviewing proposals for DEVELOPMENT on Crown land, consideration shall be given to the following :

7.9.4.1 ADJACENT land uses;

7.9.4.2 Provision of water, sewer, and emergency and community services;

7.9.4.3 Access; and

7.9.4.4 Environmental impacts.

BENEFIT/RISKS:

More activity in the forest increases the fire risk. The crown is responsible for environmental risks.

FINANCIAL IMPLICATION:

The MD would collect taxes from the entity in the estimate (very preliminary high level estimation) of \$47,00-\$55,000 per year based on 2025 assessments.

PUBLIC ENGAGEMENT LEVEL/REFERRALS:

No referrals were made to adjacent landowners as the development is surrounded by crown land. The development will be advertised in the Lakeside Leader for 1 week.

RECOMMENDED MOTION:

That the Municipal Planning Commission APPROVE Development Permit Application 25-D-051 for Class II Industrial Landfill with the following conditions:

AGENDA ITEM #4.1

1. No municipal, household waste is permitted in the landfill.
2. The developer is responsible for ensuring that all relevant onsite utilities (water, sewer, telephone, gas, power, etc.) are secure before commencing excavation and construction.
3. Prior to the commencement of construction, the Municipal District of Lesser Slave River No. 124 and the Province of Alberta require that all developers obtain Building Permits, Plumbing Permits, Gas Permits, Electrical Permits, and Private Sewage and Disposal System Permits prior to the construction or location of a building. The developer shall contact certified building inspectors to obtain all relevant permits and upon issuance, shall provide a copy to the Municipal District immediately.
4. Water and wastewater facilities shall be provided immediately, at the developer's expense to the office building, and meet Provincial Regulations from a Safety Codes Agency.
5. Greywater and sewer shall be managed and disposed of in accordance with provincial and federal regulations.
6. It is up to the developer to maintain the access approval for DLO 110053 to the site.
7. No permanent structures are allowed to be placed on or under the road allowance.
8. The developer shall prepare a Wildfire Management Plan for review by the Lesser Slave River Fire Services.
9. The developer must obtain any and all necessary permits and approvals from any and all other regulatory bodies which may have jurisdiction over this proposal.
10. The developer is encouraged to FireSmart buildings and properties to guard against wildfires. For more information, go to <https://livefiresmart.ca/> OR <https://firesmartcanada.ca/>.
11. The Development Permit is valid for a 12-month period starting from the Date of Decision.
12. The development will be carried out in accordance with the approved application, approved plans and all the conditions contained in this Development Permit Notice of Decision.
13. This permit does not excuse any violation of any regulation or act which may affect the proposed project.
14. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of the Act.
15. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Rights Tribunal, the Development Permit will be valid for a 12-month period starting from the date of decision by the board hearing the appeal and in accordance with all conditions placed on it by the board.
16. If the Development Permit has been appealed to the Intermunicipal Subdivision and Development Appeal Board or the Lands and Property Tribunal, the development shall not commence until after the board of appeal has rendered a decision.

ALTERNATIVE MOTION:

That the Municipal Planning Commission REFUSE Development Permit Application 25-D-051 for Class II Industrial Landfill with the following reasons:

1. As per the Municipal District of Lesser Slave River no. 124 Municipal Development Plan 2025-06 section 5.1.3 the development was assessed on the potential impact it may have on emergency and community services. The Development Authority found that the impact on emergency and community services is higher than the benefit of having the Class II landfill in the municipality, and therefore the application was refused.
2. Any appeal of this decision lies to the Land and Property Rights Tribunal pursuant to section 685(2.1) of the Act.

Prepared By: Ann Åsfrid Holden, Planning & Development Officer

Reviewed By: Elizabeth Krumes, Administrative Assistant

Approved By: Doug Baird, Interim Chief Administrative Officer



Lesser Slave River
Planning & Development

DEVELOPMENT PERMIT APPLICATION – COMMERCIAL AND INDUSTRIAL USES

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

Application No. _____

Form Received: _____

APPLICANT NAME: Pure Environmental Waste Management Ltd.	
POSTAL ADDRESS: 2600, 333-7th Avenue SW Calgary, AB	POSTAL CODE: T2P 2Z1
EMAIL ADDRESS: Kengler@pureenviro.eco	PHONE NUMBER: 403-479-5160
REGISTERED LANDOWNER NAME: <i>Complete if different from applicant:</i>	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:

LAND LOCATION:							
E1/2	31 & 36	076	4 & 5	W5M			
Quarter	Section	Township	Range	Meridian	OR	Plan	Block Lot
PROPERTY SIZE:		ZONING:		VARIANCE REQUIRED?			
ACRES	HECTARES	Crown Land		YES OR NO			
How is the site being accessed?		Via a private road off Hwy 754 (DLO110053)		Existing Approach?		Proposed Approach?	
Do you have an MDLSR-assigned address?		Yes, Address:		X		No	

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: *(Please list all buildings on site)*

There have been no development on the site. Pure has submitted application to AEP for the disposition (DML), APEA Landfill Construction and Operating Permit and Water Act (WAIR). Pure is awaiting approval at this time.

DESCRIBE THE PROPOSED DEVELOPMENT:

Pure Environmental Waste Management Limited (Pure) are proposing the development of a new Class II landfill at the Marten Hills (Clearwater) site. The proposed landfill site is located approximately 40 km northeast of Slave Lake, Alberta and has the legal land description of E ½ 36-076-05 W5 & 31-076-04 W5M.

DESCRIBE THE PROPOSED USE: *(What will the development be used for?)*

The area surrounding the proposed facility is used for oil and gas upstream activities. These activities generate residual waste from ongoing and new operations. These materials require proper handling and disposal. The proposed Landfill located approximately 40 km North-East of Slave Lake, AB, will present a competitive disposal option for portions of the waste streams from the area, thereby reducing heavy truck traffic on these busy corridors and reducing CO2 emissions.

No additional buildings proposed *(please check if applicable)*



Lesser Slave River

Planning & Development

DEVELOPMENT APPLICATION DETAILS:							
Is the proposed use to be located within an existing building? <i>(Label all buildings and outdoor storage areas for the business on the site plan)</i>		<input checked="" type="checkbox"/>	No – A new Building is proposed to be constructed				
			No – Parking of Commercial vehicles only				
			Yes – Existing building is identified on the Site Plan.				
Building Size:	672 Sq. Ft.	Sq. M. Sq. Ft.	Length x Width	12x56 Feet		Meters Feet	
Height <i>(Grade to Peak)</i>		Meters Feet					
Roofing Material			Siding Materials:				
Front Yard Setback to Property Line:			Meters Feet	Rear Yard Setback to Property Line:			Meters Feet
Smallest Side of Yard Setback to Property Line:			Meters Feet	Estimated Cost of Project:			
Start Date:	February 1, 2026		Estimate Complete Date:	October 1, 2026			
Is this Application for the Principal or Secondary Use on this Parcel? <i>(Please check one)</i>			Principal		<input checked="" type="radio"/> Secondary		
Is the Development Within 800 m of a Provincial Highway? <i>(If yes, please apply for a roadside development permit: https://roadsideplanning.alberta.ca/)</i>			Yes		<input checked="" type="radio"/> No		
If Yes, Highway #: NA							
If yes, a Roadside Development Permit is required from Alberta Transportation. Provided?						Yes	<input checked="" type="radio"/> No
Does the Subject Land Contain an Oil or Gas Facility or Pipeline?						Yes	<input checked="" type="radio"/> No
Does the Subject Land Contain a Water Body or River?						Yes	<input checked="" type="radio"/> No
If yes, Name:							
Is the Development Near Slopes of 15% or Greater?						Yes	<input checked="" type="radio"/> No
Type of Sewage System: Holding tank <i>(septic field, holding tank, open discharge, lagoon, municipal servicing)</i>							
Building Plans: <i>Attach building plans for the development</i>							
The Municipal District of Lesser Slave River does not issue Building Permits. Which Safety Codes Agency would you like to use?							
<input checked="" type="checkbox"/>	Superior Safety Codes Inc.			<input type="checkbox"/>	The Inspections Group Inc.		
Notification of your application will be sent by e-mail. Please indicate if you require a paper copy of your permit.						Yes	<input checked="" type="checkbox"/> No

Business Info

Name of Business:	Pure Environmental						
Type of Business:	Class II Landfill						
Number of full-time, part-time, casual, and seasonal employees <i>(do not include people living in the dwelling on site)</i>							
	0-3	3-6	<input checked="" type="checkbox"/>	7-10	10+	<i>(please check applicable box)</i>	

Traffic Impact *(site plan must show location of all vehicles/equipment storage on site)*

How many parking spots are needed for the employees and the customers?							
Number of Business Visits per day:		1-4		5-8		<input checked="" type="checkbox"/>	9+
What modes of transportation will be used to support the business (i.e. delivery trucks, company trucks, etc.?)							
Delivery trucks, company trucks, gravel trucks. Heavy equipment, during construction only.							
Will a commercial vehicle of any kind be parked on the lot?				Yes		<input checked="" type="radio"/> No	

Site Conditions:

Describe the lighting and security needs of the business.	The site will be fenced and have a locked front gate. There will be yard lighting and portable lighting in the active landfill area.
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Lesser Slave River

Planning & Development

If the business will generate any smell, please describe	No smell anticipated.
What equipment, supplies, or inventory will be kept on-site?	Diesel fuel tank, bulldozer, and loader.
Will any of it be stored outside?	Yes
What hazards will be associated with your business (explosives, corrosives, toxins, biohazards, flammable, radioactive, etc.)?	The landfill only receives non-hazardous solid waste.

Days & Hours of Operation

Days of Operations	Open/Start	Close/End
Monday	7am	7pm
Tuesday	7am	7pm
Wednesday	7am	7pm
Thursday	7am	7pm
Friday	7am	7pm
Saturday	7am	7pm
Sunday	7am	7pm

Other

Will stockpiling or excavation be part of the use?	X	Yes	No
If yes, please include a plan showing the locations and the changes to drainage pattern			
Will water consumption increase as a result of the business operation?	X	Yes	No
Will the business have a public washroom on site?	X	Yes	No
Will sewage disposal increase as a result of the business operation?	X	Yes	No
If Yes, how will sewage be disposed of?	Trucked offsite and sent to appropriate facility for disposal		

Signage

If signage is needed, please submit a picture/sketch of the sign(s) and a site plan showing location(s).

Type of Signage	
Size of Signage (L x W)	
Total Height of Sign(s)	
Location of Sign(s)	

Landowner Authorizations:

- ✓ I/we give consent to allow an authorized person of the Municipal District of Lesser Slave River No. 124 to enter the land for a site inspection with respect to this Application only.
- ✓ I/we hereby certify that the above information given on this form is complete and, to the best of my/our knowledge, a true statement of the facts relating to this application.
- ✓ We understand that Personal information is collected under the authority of s. 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used in the processing of land development applications and shared with outside organizations for the purpose of processing applications. If you have any questions about the collection, use or disclosure of your personal information, contact the Planning and Development Department, Municipal District of Lesser Slave River, at 780.849.4888
- ✓ I/we authorize the MD to share the notice of decision with the Alberta Safety Code Authority (ASCA) and/or your preferred safety code agency.
- ✓ I have been informed of the bylaws, policies and regulations regarding this application. I understand that this permit may be refused if the proposed development does not conform with to all the aspects of the land use bylaw.



Lesser Slave River
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 Signature of Landowner(s)

Kerri Engler

 Signature of Authorized Applicant

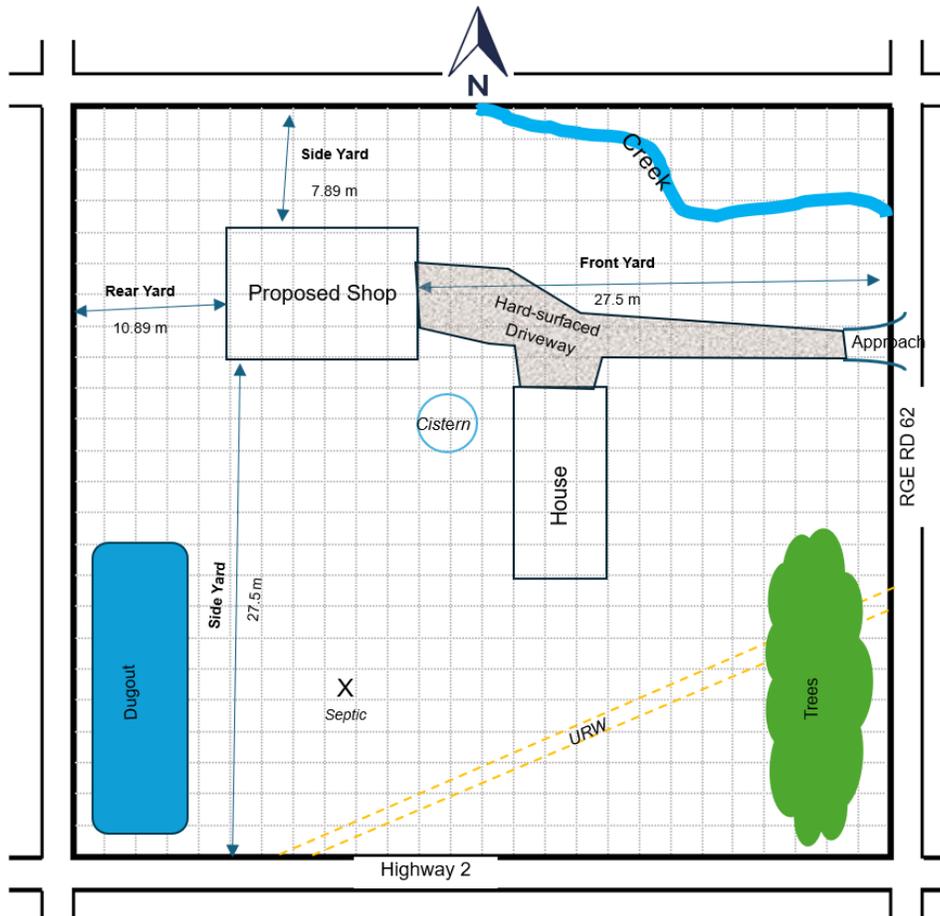
 Date

September 24, 2025

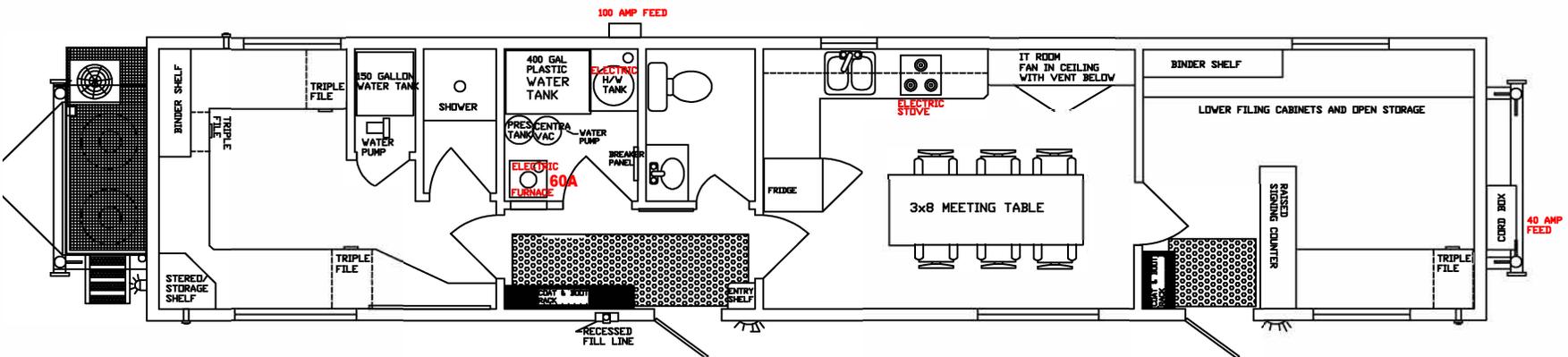
 Date

Please review the example Site Plan shown below and ensure that your site plan follows the example given.

EXAMPLE SITE PLAN



12x56 PURE OFFICE





APPROVAL

PROVINCE OF ALBERTA

**ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT
R.S.A. 2000, c.E-12, as amended.**

APPROVAL NO.: 509865-00-00

APPLICATION NO.: 001-509865

EFFECTIVE DATE: January 13, 2026

EXPIRY DATE: January 12, 2036

APPROVAL HOLDER: Pure Environmental Waste Management Ltd.

ACTIVITY: Construction, Operation and Reclamation of The

Marten Hills Class II Landfill where more than 10,000 tonnes per year of waste, not including hazardous waste, is disposed of

is subject to the attached terms and conditions.

Designated Director under the Act: Fidelma Horgan, P.Eng.

Date Signed: January 13, 2026

Classification: Public

TERMS AND CONDITIONS ATTACHED TO APPROVAL

PART 1: DEFINITIONS

SECTION 1.1: DEFINITIONS

- 1.1.1 All definitions from the Act and the regulations apply except where expressly defined in this approval.
- 1.1.2 In all PARTS of this approval:
- (a) **“Act”** means the *Environmental Protection and Enhancement Act*, R.S.A. 2000, c.E-12, as amended;
 - (b) **“active landfill area”** means the portion of the landfill
 - (i) that has received or is receiving waste or recyclables for disposal or interim management (storage, processing, transporting or handling), and
 - (ii) where final cover has not been placed;
 - (c) **“APEGA”** means the Association of Professional Engineers and Geoscientists of Alberta;
 - (d) **“application”** means the written submissions from the approval holder to the Director in respect of application number 001-509865 and any subsequent applications where amendments are issued for this approval;
 - (e) **“as-built plans”** means survey plans, signed and stamped by a professional registered with APEGA, that document variances from design or construction plans that were either approved or authorized according to the terms and conditions of this approval;
 - (f) **“biomedical waste”** means as defined in the Waste Control Regulation (AR 192/96) as amended;
 - (g) **“bulk liquid”** means a liquid transported in a vehicle tank or body that is not contained in barrels or other such containers;
 - (h) **“clay liner”** means a liner as defined in the Standards;
 - (i) **“Class II”** means a class II landfills as defined in the Waste Control Regulation (AR 192/96) as amended;
 - (j) **“COD”** means Chemical Oxygen Demand;

Classification: Public

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (k) **“compliance boundary”** means locations where measurements of groundwater quality for regulatory purposes are taken to assess a landfill performance;
- (l) **“composite liner”** means a composite liner meeting the specifications in the Standards and as listed in this approval;
- (m) **“construction quality assurance”** means an integrated system of management activities involving planning, implementation, documentation, assessment, reporting and quality improvement to identify the level to which the construction is in compliance with the specifications;
- (n) **“construction quality control”** means the overall system of technical activities that measures the attributes and performance of construction to verify that the construction meets the specifications;
- (o) **“container”** means any portable device in which a substance is kept, including but not limited to drums, barrels and pails;
- (p) **“cover”** means soil or other approved material that is used to cover compacted waste in a cell;
- (q) **“day”**, when referring to sampling, means any sampling period of 24 consecutive hours, unless otherwise specified;
- (r) **“decommissioning”** means the dismantling and decontamination of a landfill undertaken subsequent to the termination or abandonment of any activity or any part of any activity regulated under the Act;
- (s) **“decontamination”** means the treatment or removal of substances from the landfill and affected lands; excluding waste that is buried or placed in cells for final destination, and waste approved for disposal;
- (t) **“Director”** means an employee of the Government of Alberta designated as a Director under the Act;
- (u) **“dismantling”** means the removal of buildings, structures, process and pollution abatement equipment, vessels, storage facilities, material handling facilities, railways, roadways, pipelines and any other installations that are being or have been used or held for or in connection with the landfill;
- (v) **“domestic wastewater”** means wastewater that is the composite of liquid and water-carried wastes associated with the use of water for drinking, cooking, cleaning, washing, hygiene, sanitation or other domestic purposes, together with any infiltration and inflow wastewater, that is released into a wastewater collection system;

Classification: Public

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (w) **“domestic wastewater system”** means the parts of the landfill that collect, store or treat domestic wastewater from the landfill;
- (x) **“explosive”** means explosive as defined in the Explosives Act R.S.C., 1985, c. E-17, as amended;
- (y) **“final cell closure”** means the period of time when waste is no longer placed in the landfill cell and activities are undertaken to complete the final cover system and decommissioning, and includes the construction of any additional components or monitoring systems that are necessary for landfill post-closure;
- (z) **“final cover”** means a designed system, natural or man made, that is placed on the surface of a landfill or landfill cell that has reached its maximum designed waste elevation to control transmission of moisture and gas, and conforms to the end use plan;
- (aa) **“final landfill closure”** means the period of time when waste is no longer accepted for disposal and activities are undertaken to complete the final cover system and decommissioning, and includes the construction of any additional components or monitoring systems that are necessary for landfill post-closure;
- (bb) **“fugitive emissions”** means emissions of substances to the atmosphere other than ozone depleting substances, originating from a landfill source other than a flue, vent, or stack but does not include sources which may occur due to breaks or ruptures in process equipment;
- (cc) **“fugitive waste”** means substances originating from the landfill that are moved by natural forces, including but not limited to the following:
 - (i) polystyrene,
 - (ii) paper,
 - (iii) cardboard, or
 - (iv) plastic;
- (dd) **“GCL”** means geosynthetic clay liner: a liner that is made of a thin layer of bentonite either bonded to a geomembrane or fixed between two sheets of geotextile;
- (ee) **“geomembrane”** means a sheet of manufactured synthetic material designed to control migration of liquid and gas;

Classification: Public

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (ff) **“geosynthetic liner”** means a liner composed of one or more manufactured geosynthetic materials, including but not limited to geomembranes and GCL;
- (gg) **“grab”**, when referring to a sample, means an individual sample collected in less than 30 minutes and which is representative of the substance sampled;
- (hh) **“HDPE”** means high density polyethylene;
- (ii) **“ISO/IEC 17025”** means the international standard, developed and published by International Organization for Standardization (ISO), specifying management and technical requirements for laboratories;
- (jj) **“incompatible waste”** means waste materials which could cause dangerous reactions (such as heat, pressure, fire, explosion, violent reaction, toxic dusts, mists, fumes or gases, or flammable fumes or gases) from direct contact or mixing with one another;
- (kk) **“landfill”** means all buildings, structures, landfill cells, storage facilities, waste or material handling facilities, process and pollution abatement equipment, vessels, trenches, roadways, railways, berms, monitoring wells, pipelines and other installations, and includes the land, located on the East Half of Section 36, Township 76, Range 5, West of the Fifth Meridian, and Section 31, Township 76, Range 4, West of the Fifth Meridian that is being or has been used or held for or in connection with the Marten Hills Class II landfill;
- (ll) **“landfill cell”** means a designed or designated area of a landfill comprised of an excavation or earthen structure in which waste is enclosed;
- (mm) **“landfill post-closure”** means the period of time after completion of the final landfill closure;
- (nn) **“landfill run-off”** means any rainwater or melt water that drains as surface flow from the active landfill area, excluding leachate;
- (oo) **“landfill run-off control system”** means the parts of the landfill that collect, store or treat run-off from the landfill;
- (pp) **“landfill run-on”** means any rainwater or melt water that drains or may drain as surface flow but has not come in contact with the active landfill area;
- (qq) **“landfill run-on control system”** means parts of the landfill that diverts landfill run-on away from the active landfill area;
- (rr) **“leachate”** means a liquid that has been in contact with waste in the landfill cell and has undergone chemical or physical changes;

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TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (ss) **“leachate collection system”** means a system that gathers leachate so that it may be removed from a landfill;
- (tt) **“leachate control system”** means a system that includes the leachate collection system, the leachate storage and leachate treatment area(s) for the purpose of controlling, managing and removing leachate from the landfill;
- (uu) **“liner”** means a continuous layer placed beneath and at the sides of a landfill cell that is compatible with the waste and restricts the migration of leachate, or landfill gas or both;
- (vv) **“local environmental authority”** means Environment and Protected Areas, in the Province of Alberta, or the agency that has the equivalent responsibilities for any jurisdiction outside the Province;
- (ww) **“maximum acceptable leachate head”** means the maximum depth of leachate above the primary liner, not including the sumps or leachate pipe trenches;
- (xx) **“maximum designated waste elevation”** means the maximum elevation of waste in metres above sea level that can be disposed of at the landfill;
- (yy) **“monitoring system”** means all equipment used for sampling, conditioning, analyzing or recording data in respect of any parameter listed or referred to in this approval including equipment used for continuous monitoring;
- (zz) **“municipal solid waste”** means solid waste resulting from or incidental to municipal, community, commercial, institutional and recreation activities, and includes garbage, rubbish, ashes, street cleanings, abandoned automobiles and all other solid wastes except hazardous waste, industrial solid waste, oilfield waste and biomedical wastes;
- (aaa) **“NORM Waste”** means any waste material with concentrations of NORM above the limits specified in Tables 5.1, 5.2, or 5.3 of the Canadian Guidelines for the Management of Naturally Occurring Radioactive Materials (NORM), Health Canada, 2011, as amended;
- (bbb) **“QA/QC”** means quality assurance and quality control;
- (ccc) **“regulations”** means the regulations enacted pursuant to the Act, as amended;
- (ddd) **“representative grab”** means a sample consisting of equal volume portions of water collected from at least four sites between 0.20-0.30 metres below the water surface within a pond;

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (eee) **“soil”** means mineral or organic earthen materials that can, have, or are being altered by weathering, biological processes, or human activity;
- (fff) **“Standards”** means *“Standards for Landfills in Alberta”* published by Alberta Environment, 2010, as amended;
- (ggg) **“subdrain system”** means the collection system designed to collect groundwater prior to its contact with the base of the landfill liner;
- (hhh) **“tank”** means a stationary device, designed to contain an accumulation of a substance, which is constructed primarily of non-earthen materials that provide structural support including wood, concrete, steel, and plastic;
- (iii) **“TDS”** means Total Dissolved Solids;
- (jjj) **“topsoil”** means the uppermost layer of soil and consists of:
 - (i) the A-horizons and all organic horizons as defined in *The Canadian System of Soil Classification* (Third Edition), Agriculture and Agri-Food Canada, Publication 1646, 1998, as amended, and
 - (ii) the soil ordinarily moved during tillage;
- (kkk) **“TSS”** means Total Suspended Solids;
- (lll) **“upper subsoil”** means the layer of soil directly below the topsoil layer that consists of the B-horizons as defined in *The Canadian System of Soil Classification*, (Third Edition), Agriculture and Agri-Food Canada, Publication 1646, 1998, as amended;
- (mmm) **“volume estimate”** means a technical evaluation based on the sources contributing to the release including but not limited to pump capabilities, water metres, and batch release volumes;
- (nnn) **“week”** means any consecutive 7-day period; unless otherwise specified;
- (ooo) **“working face”** means that portion of the active landfill area where waste is currently being placed, deposited, spread and compacted; and
- (ppp) **“year”** means calendar year, unless otherwise specified.

Classification: Public

TERMS AND CONDITIONS ATTACHED TO APPROVAL

PART 2: GENERAL

SECTION 2.1: REPORTING

- 2.1.1 The approval holder shall immediately report to the Director by telephone any contravention of the terms and conditions of this approval or regulations under the Act at 1-780-422-4505.
- 2.1.2 The approval holder shall submit a written report to the Director within 7 days of the reporting pursuant to 2.1.1.
- 2.1.3 The approval holder shall immediately notify the Director in writing if any of the following events occurs:
 - (a) the approval holder is served with a petition into bankruptcy;
 - (b) the approval holder files an assignment in bankruptcy or Notice of Intent to make a proposal;
 - (c) a receiver or receiver-manager is appointed;
 - (d) an application for protection from creditors is filed for the benefit of the approval holder under any creditor protection legislation; or
 - (e) any of the assets which are the subject matter of this approval are seized for any reason.
- 2.1.4 If the approval holder monitors for any substances or parameters which are the subject of operational limits as set out in this approval more frequently than is required and uses procedures authorized in this approval, then the approval holder shall provide the results of such monitoring as an addendum to the reports required by this approval.
- 2.1.5 The approval holder shall submit all annual reports required by this approval to be compiled or submitted to the Director on or before March 31 of the year following the year in which the information was collected, unless otherwise specified in this approval.

SECTION 2.2: RECORD KEEPING

- 2.2.1 The approval holder shall:
 - (a) record; and
 - (b) retain

Classification: Public

TERMS AND CONDITIONS ATTACHED TO APPROVAL

all the following information in respect of any sampling conducted or analyses performed in accordance with this approval for a minimum of ten years, unless otherwise authorized in writing by the Director:

- (i) the place, date and time of sampling,
 - (ii) the dates the analyses were performed,
 - (iii) the analytical techniques, methods or procedures used in the analyses,
 - (iv) the names of the persons who collected and analysed each sample, and
 - (v) the results of the analyses; and
- (c) record and retain an operating record of information used to prepare information from Table 4.7-A.

SECTION 2.3: ANALYTICAL REQUIREMENTS

2.3.1 With respect to any sample required to be taken pursuant to this approval, the approval holder shall ensure that:

- (a) collection;
- (b) preservation;
- (c) storage;
- (d) handling; and
- (e) analysis

shall be conducted in accordance with the following unless otherwise authorized in writing by the Director:

- (i) for leachate, landfill run-off, and groundwater:
 - (A) the *Standard Methods for the Examination of Water and Wastewater*, American Public Health Association, American Water Works Association, and the Water Environment Federation, 2017, as amended,
- (ii) for soil:
 - (A) the *Soil Monitoring Directive*, Alberta Environment, May 2009, as amended,

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TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (B) the *Soil Quality Criteria Relative to Disturbance and Reclamation*, Alberta Agriculture, March 1987, as amended, and
 - (C) *Guidance Manual for Environmental Site Characterization in Support of Environmental and Human Health Risk Assessment*, Volume 4 Analytical Methods, PN 1557, Canadian Council of Ministers of the Environment, 2016, as amended, and
- (iii) for waste:
- (A) the *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods*, USEPA, SW-846, September 1986, as amended,
 - (B) the *Toxicity Characteristic Leaching Procedure (TCLP)* USEPA Regulation 40 CFR261, Appendix II, Method No. 1311, July 1992 as amended, and
 - (C) the *Standard Methods for the Examination of Water and Wastewater*, American Public Health Association, American Water Works Association, and the Water Environment Federation, 2017, as amended.
- 2.3.2 The approval holder shall analyse all samples that are required to be obtained by this approval in a laboratory accredited pursuant to ISO/IEC 17025, as amended, for the specific parameter(s) to be analysed, unless otherwise authorized in writing by the Director.
- 2.3.3 The term sample used in 2.3.2 does not include samples directed to continuous monitoring equipment, unless specifically required in writing by the Director.
- 2.3.4 The approval holder shall comply with the terms and conditions of any written authorization issued by the Director under 2.3.2.

SECTION 2.4: OTHER

- 2.4.1 The terms and conditions of this approval are severable. If any term or condition of this approval or the application of any term or condition is held invalid, the application of such term or condition to other circumstances and the remainder of this approval shall not be affected thereby.
- 2.4.2 Any conflict between the Standards and the terms and conditions of this approval shall be resolved in favour of the approval.

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- 2.4.3 All above ground storage tanks shall conform to the *Guidelines for Secondary Containment for Above Ground Storage Tanks*, Alberta Environmental Protection, 1997, as amended, unless otherwise authorized in writing by the Director.
- 2.4.4 All above ground storage tanks containing liquid hydrocarbons or organic compounds shall conform to the *Environmental Guidelines for Controlling Emissions of Volatile Organic Compounds from Aboveground Storage Tanks*, Canadian Council of Ministers of the Environment, PN 1180, 1995, as amended.

PART 3: LANDFILL CONSTRUCTION

SECTION 3.1: GENERAL

- 3.1.1 If construction of the Class II landfill as described in application 001-00509865 has not commenced by December 31, 2026, the approval holder shall notify the Director at least 14 days before and apply for an amendment to this approval, unless otherwise authorized in writing by the Director.
- 3.1.2 The approval holder shall construct the Class II landfill as described in the application and shall include all of the following:
 - (a) landfill cells;
 - (b) leachate storage tanks;
 - (c) landfill run-off control systems;
 - (d) landfill run-on control system; and
 - (e) landfill cell final cover.
- 3.1.3 The approval holder shall submit to the Director the following plans for the proposed construction of any of the items listed in 3.1.2, signed and stamped by a professional registered with APEGA prior to construction:
 - (a) a Detailed Construction Plan and Specifications prepared in accordance with the application;
 - (b) a Construction Quality Assurance Plan; and
 - (c) a Construction Quality Control Plan.
- 3.1.4 If the Detailed Construction Plan and Specifications in 3.1.3 is found deficient by the Director, the approval holder shall correct all deficiencies as outlined in writing by the Director within the timeline specified in writing by the Director.

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- 3.1.5 The approval holder shall implement the Detailed Construction Plan and Specifications in 3.1.3 as authorized in writing by the Director.
- 3.1.6 During construction of any of the items listed in 3.1.2, the approval holder shall not deviate from the Detailed Construction Plan and Specifications, as submitted in 3.1.3, unless the following conditions are met:
 - (a) the deviation results in a minor adjustment to the Detailed Construction Plan and Specifications in order to suit field conditions encountered; and
 - (b) the deviation will result in an equivalent or better design performance of the landfill.
- 3.1.7 The approval holder shall submit to the Director a summary report of the Construction Quality Assurance and Construction Quality Control results signed and stamped by a professional registered with APEGA within 3 months of completion of construction.
- 3.1.8 The summary report in 3.1.7 shall contain the following information, at a minimum:
 - (a) confirmation that the landfill has been constructed according to:
 - (i) the Construction Quality Assurance Plan,
 - (ii) the Construction Quality Control Plan, and
 - (iii) the Detailed Construction Plan and Specifications subject to the deviations as per 3.1.6;
 - (b) description of any minor deviations as per 3.1.6;
 - (c) confirmation by the professional registered with APEGA, that deviations as per 3.1.6 will result in an equivalent or better design performance of the landfill;
 - (d) “as-built” plans;
 - (e) photo-documentation of important stages of construction including any repair work or remediation activities to establish or maintain liner integrity; and
 - (f) any other information as required in writing by the Director.
- 3.1.9 The Detailed Construction Plan and Specifications in 3.1.3 for any new landfill cell shall be in accordance with section 3.5(c) or 3.5(d) of the Standards, and shall include, at a minimum, all of the following:
 - (a) a composite liner comprised of:

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- (i) a 60-mil HDPE geomembrane installed over earthen material with a hydraulic conductivity of less than 1×10^{-9} metres per second compacted to a thickness of not less than 0.6 metres measured perpendicular to the slope, or
 - (ii) a 60-mil HDPE geomembrane installed over a GCL liner installed over earthen material compacted to a thickness of not less than 0.6 metres measured perpendicular to the slope;
 - (b) a leachate collection system capable of meeting the maximum acceptable leachate head requirements;
 - (c) a groundwater monitoring system;
 - (d) a landfill run-on control system to prevent flow onto the active landfill area for events up to at least the peak discharge from a 1 in 25 year – 24 hour duration rainfall event; and
 - (e) a landfill run-off control system to collect and store landfill run-off for events up to at least the peak discharge from a 1 in 25 year – 24 hour duration rainfall event.
- 3.1.10 The approval holder shall implement the recommendations of the Detailed Technical Investigation Report, Revision 1, Thurber Engineering Ltd., September 25, 2025 with the following exceptions:
- (a) final cover may be placed in lieu of temporary LLDPE cover after the landfill cell has reached the design waste height; and
 - (b) the approval holder is not required to contact Thurber Engineering Ltd. when assessing the impact on the landfill slope stability prior to:
 - (i) accepting different waste types than assumed in the landfill design,
 - (ii) placing waste at a rate faster than usual, or
 - (iii) constructing a structure such as a tipping access ramp or pad,unless otherwise authorized in writing by the Director.
- 3.1.11 In addition to 2.4.3, the approval holder shall equip all storage tanks with, at a minimum, all of the following:
- (a) sensors for detecting the level in each tank;
 - (b) high level alarms that activate when a tank overflow is imminent; and

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- (c) automatic shut-off devices or sufficient freeboard space above the high level sensor to allow operators time to prevent overflow from occurring.

SECTION 3.2: SOIL CONSERVATION

- 3.2.1 The approval holder shall not use topsoil for cover of the working face.
- 3.2.2 The approval holder shall:
 - (a) salvage; and
 - (b) conserveall topsoil for reclamation of the landfill.
- 3.2.3 The approval holder shall:
 - (a) salvage; and
 - (b) conserveall upper subsoil for land reclamation of the landfill.
- 3.2.4 The approval holder shall:
 - (a) conserve; and
 - (b) stockpileall topsoil separately from the upper subsoil.
- 3.2.5 The approval holder shall place all:
 - (a) topsoil stockpiles; and
 - (b) upper subsoil stockpilesat the landfill.
- 3.2.6 The approval holder shall stockpile all topsoil as follows:
 - (a) on stable foundations; and
 - (b) on undisturbed topsoil.
- 3.2.7 The approval holder shall stockpile all upper subsoil as follows:
 - (a) on stable foundations; and

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- (b) on areas where the topsoil has been removed.
- 3.2.8 The approval holder shall take all steps necessary to prevent erosion, including but not limited to, all of the following:
 - (a) revegetating the stockpiles; and
 - (b) any other steps authorized in writing by the Director.
- 3.2.9 The approval holder shall immediately suspend conservation of:
 - (a) topsoil; and
 - (b) upper subsoil

when wet or frozen conditions will result in mixing, loss or degradation or compaction of topsoil or upper subsoil.
- 3.2.10 The approval holder shall recommence conservation of:
 - (a) topsoil; and
 - (b) upper subsoil

only when conditions in 3.2.9 no longer exist.

PART 4: LANDFILL OPERATIONS, LIMITS, MONITORING AND REPORTING

SECTION 4.1: GENERAL

- 4.1.1 The approval holder shall maintain the geographical boundaries of the landfill located within the the East Half of Section 36, Township 76, Range 5, West of the Fifth Meridian and Section 31, Township 76, Range 4, West of the Fifth Meridian, as described in the Overall Site Plan Drawing 24076-0502-DP-001, Revision 0, June 6, 2025 submitted with the application.
- 4.1.2 The approval holder shall limit the maximum waste elevation of the landfill to no more than 786.4 metres above sea level.
- 4.1.3 The approval holder shall:
 - (a) operate; and
 - (b) maintain

the following waste management facilities at the landfill:

 - (i) Class II landfill cell(s), and

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- (ii) leachate control system

as described in the application.

4.1.4 In addition to 4.1.3 the approval holder shall:

- (a) operate; and
- (b) maintain

all of the following infrastructure components at the landfill:

- (i) landfill run-on control systems,
- (ii) landfill run-off control systems,
- (iii) leachate piping,
- (iv) groundwater monitoring wells,
- (v) a weigh scale,
- (vi) site access control,
- (vii) roads with ditches,
- (viii) stormwater ponds, and
- (ix) perimeter drainage

as described in the application.

4.1.5 The approval holder shall:

- (a) erect; and
- (b) maintain

signs at the landfill entrance as per section 4.9 of the Standards.

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LANDFILL OPERATOR CERTIFICATION

4.1.6 The operation of the landfill shall be supervised by a Certified Operator in accordance with section 4.1 of the Standards.

SECTION 4.2: OPERATIONS PLAN

4.2.1 The Approval holder shall:

- (a) develop;
- (b) maintain; and
- (c) implement

an Operations Plan that does not contravene and is in accordance with:

- (i) the Application,
- (ii) this Approval, and
- (iii) the Standards.

4.2.2 The approval holder shall:

- (a) review the Operations Plan annually, at a minimum; and
- (b) update the Operations Plan if any of the following circumstances apply:
 - (i) there are facility expansions or changes in site operations or equipment,
 - (ii) there is a applicable change to the Standards,
 - (iii) an update is required in writing by the Director, and
 - (iv) there is an update to an applicable regulation.

4.2.3 The approval holder shall retain a copy of the up-to-date Operations Plan at the landfill.

4.2.4 The approval holder shall submit to the Director an up-to-date Operations Plan when requested in writing by the Director.

4.2.5 The approval holder shall correct all deficiencies in the Operations Plan as outlined in writing by the Director, within the timeline specified in writing by the Director.

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- 4.2.6 The approval holder shall report all changes to the Operations Plan in the Landfill Annual Report.

SECTION 4.3: WASTE ACCEPTANCE

- 4.3.1 The approval holder shall develop waste acceptance policies and procedures in accordance with section 4.4 of the Standards and this approval.
- 4.3.2 The approval holder shall obtain, at a minimum, a detailed chemical and physical representative analysis of all industrial waste, contaminated soils and oilfield wastes and shall be conducted prior to disposal into the landfill as per the following:
- (a) the first time a delivery is received from a different process;
 - (b) the first time a waste is received from a different location; or
 - (c) when the nature or composition of the waste that was previously characterized changes.
- 4.3.3 The approval holder shall not dispose of the following at the landfill:
- (a) hazardous waste;
 - (b) dangerous oilfield waste;
 - (c) bulk liquid;
 - (d) container(s) containing liquids greater than 5 litres;
 - (e) domestic wastewater or domestic septage, unless authorized;
 - (f) explosive(s);
 - (g) radioactive materials as defined under the Transportation of Dangerous Goods Regulation as Class 7 ;
 - (h) substances regulated by the Canadian Nuclear Safety Commission;
 - (i) biomedical waste;
 - (j) municipal solid waste;
 - (k) ozone depleting substances; and
 - (l) NORM waste.
- 4.3.4 If any waste listed in 4.3.3 is received at the landfill, the approval holder shall remove it from the landfill within:

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- (a) seven days of receipt; or
 - (b) another time period authorized in writing by the Director.
- 4.3.5 Notwithstanding 4.3.3 and 4.3.4, the approval holder shall dispose of no greater than 10 tonnes of on-site generated municipal solid waste in the landfill each year.
- 4.3.6 The approval holder shall dispose of waste that is not authorized for disposal as per 4.3.3 to:
- (a) facilities holding a current Approval, Registration or as otherwise authorized under the Act;
 - (b) facilities approved by a local environmental authority outside of Alberta; or
 - (c) as otherwise authorized in writing by the Director.
- 4.3.7 The approval holder shall prevent direct contact of incompatible waste with one another.

SPECIAL WASTES

- 4.3.8 The approval holder shall dispose of asbestos wastes in accordance with “*Guidelines for the Disposal of Asbestos Waste*”, Alberta Protection Services, Alberta Environment, 1989 as amended.
- 4.3.9 The approval holder shall dispose of sulphur waste in accordance with “*Guidelines for Landfill Disposal of Sulphur Wastes and Remediation of Sulphur Containing Soils*”, Alberta Environment, 2011 as amended.

SECTION 4.4: NUISANCE MANAGEMENT

- 4.4.1 The approval holder shall take all necessary measures to control nuisances within the landfill boundary in accordance with the Standards.
- 4.4.2 The approval holder shall retrieve all fugitive waste outside of the landfill boundary.
- 4.4.3 The approval holder shall take all necessary measures to prevent tracking of waste off site from vehicle tires.
- 4.4.4 If open burning is conducted at the landfill, it shall be done in accordance with section 4.7 of the Standards.
- 4.4.5 With respect to fugitive emissions or any source of emissions not specified in this approval, the approval holder shall not release any substance that causes or may cause any of the following:
- (a) impairment, degradation or alteration of the quality of natural resources; or

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- (b) material discomfort, harm or adverse affect to the well being or health of a person; or
- (c) harm to property or to plant or animal life.

SECTION 4.5: LEACHATE MANAGEMENT

- 4.5.1 The approval holder shall only dispose of leachate removed from the landfill leachate collection system as follows:
 - (a) to a wastewater treatment facility for which there is a current Approval or Registration under the Act;
 - (b) to a facility holding a current Approval, Registration or as otherwise authorized under the Act;
 - (c) to an Alberta Energy Regulator approved disposal well;
 - (d) to an Alberta Energy Regulator approved Waste Processing and Disposal Facility; or
 - (e) as otherwise authorized in writing by the Director.
- 4.5.2 The approval holder shall maintain the leachate head at or below 300 mm above the lowest point of the liner excluding the sumps and leachate pipe trenches.
- 4.5.3 Upon detection of an exceedance of the leachate head limit in 4.5.2, the approval holder shall:
 - (a) monitor; and
 - (b) recordthe leachate level daily until the leachate level is at or below the limit.

SECTION 4.6: LANDFILL RUN-ON AND RUN-OFF MANAGEMENT
MANAGEMENT

- 4.6.1 The approval holder shall not release any substances from the landfill to the surrounding watershed except as authorized by this approval.
- 4.6.2 The approval holder shall manage landfill run-on and landfill run-off as described in the application, unless otherwise authorized in writing by the Director.
- 4.6.3 The approval holder shall not allow landfill run-on to enter the active landfill area.

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- 4.6.4 The approval holder shall direct all landfill run-off from the active landfill area to the landfill run-off control system.
- 4.6.5 The approval holder shall only release landfill run-off from the landfill run-off control system to the surrounding watershed at the discharge point identified by the designation Stormwater Pond.

MONITORING PROGRAM

- 4.6.6 The approval holder shall implement the Landfill Run-on and Run-Off Management Program described in the application.

LIMITS

- 4.6.7 Releases from the landfill run-off control system to the surrounding watershed shall meet the limits for the parameters specified in TABLE 4.6-A.

TABLE 4.6-A: LANDFILL RUN-OFF CONTROL SYSTEM LIMITS

PARAMETER	PARAMETER OR CONCENTRATION LIMITS
pH	≥ 6.0 and ≤ 9.5 pH units
Oil and Grease	No visible sheen
TDS	≤ 2500 mg/L
TSS	≤ 25 mg/L
COD	≤ 50 mg/L
Ammonia nitrogen	≤ 5 mg/L
Chloride	≤ 120 mg/L
Sodium	≤ 200 mg/L
Sulphate	≤ 500 mg/L

- 4.6.8 After the landfill has first received waste, releases from the landfill subdrain system to the landfill runoff control system shall meet the limits for the parameters specified in TABLE 4.6-B.

TABLE 4.6-B: LANDFILL SUBDRAIN SYSTEM LIMITS

PARAMETER	PARAMETER OR CONCENTRATION LIMITS
Chloride	≤ 120 mg/L
Electrical Conductivity	≤ 2.0 dS/m

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PARAMETER	PARAMETER OR CONCENTRATION LIMITS
pH	≥ 6.0 and ≤ 9.5 pH units
Oil and Grease	No visible sheen

4.6.9 Notwithstanding 2.3.2, the approval holder shall analyse all samples that are required to be obtained by TABLE 4.6-B as described in the application.

DOMESTIC WASTEWATER

4.6.10 The approval holder shall not release any substances from the domestic wastewater system to the surrounding watershed except as authorized by this approval.

4.6.11 The approval holder shall direct all domestic wastewater to the domestic wastewater system.

4.6.12 The approval holder shall operate a domestic wastewater system which shall include, at a minimum, a septic tank.

4.6.13 The approval holder shall dispose of all domestic wastewater to a domestic wastewater system with subsequent disposal to a wastewater treatment facility for which there is a current Approval or Registration under the Act.

SECTION 4.7: LANDFILL MONITORING AND REPORTING

LANDFILL OPERATIONS

4.7.1 The approval holder shall monitor the landfill operations as required in TABLE 4.7-A.

4.7.2 The approval holder shall report to the Director the results of the landfill operations monitoring required in TABLE 4.7-A.

TABLE 4.7-A: LANDFILL OPERATIONS MONITORING AND REPORTING

MONITORING/MEASURING/OBSERVING				REPORTING
Monitoring/ Measuring Activity	Frequency	Sample Type	Sampling Location	
Weighing and observing type of waste received	Continuously (when operating)	Measurement	At entrance to landfill	Annually
Weighing and observing type of material removed	Continuously (when operating)	Measurement	At entrance to landfill	

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MONITORING/MEASURING/OBSERVING				REPORTING
Monitoring/ Measuring Activity	Frequency	Sample Type	Sampling Location	
Detecting hazardous and prohibited waste	Continuously (when operating)	Observation, analytical results, or load inspections	At entrance to landfill and at all disposal or storage locations	
Tracking general location of waste deposited	Daily (when operating)	As per survey, or by estimation	At working face or survey co-ordinates	
Observing cover material for nuisance management	Continuously (when operating)	Observation	At active landfill area	
Tracking public complaints regarding nuisances and responses	Daily	Recording in daily log	Landfill	
Tracking fugitive waste retrieval	When fugitive waste is retrieved	Recording in daily log	Landfill or off-site	
Checking final and intermediate cover	When cover is applied	Intermediate cover by observation; final cover by survey or test cores.	On each completed cell	

- 4.7.3 The approval holder shall inspect the landfill weekly and immediately after a storm event to:
- (a) detect evidence of any deterioration of the landfill;
 - (b) detect any malfunction or improper operation of the run-on and run-off control systems;
 - (c) measure and record the leachate elevation in the leachate collection system; and
 - (d) take corrective measures to repair any damage.
- 4.7.4 The approval holder shall keep a record of the inspections conducted pursuant to 4.7.3.
- 4.7.5 The approval holder shall immediately report any deficiencies detected by the inspection in 4.7.3 to the Director in writing along with any corrective measures taken or proposed.

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LEACHATE

- 4.7.6 The approval holder shall monitor the Leachate Collection System in accordance with section 5.9 of the *Standards*.
- 4.7.7 The approval holder shall report to the Director the results of the Leachate Collection System as required in 4.7.6.

LANDFILL SUBDRAIN

- 4.7.8 The approval holder shall monitor and operate the sub-drain system as described in the application, unless otherwise authorized in writing by the Director.
- 4.7.9 The approval holder shall maintain the integrity of the liner.
- 4.7.10 The approval holder shall monitor the landfill subdrain system, if installed, as required in TABLE 4.7-B, unless otherwise authorized in writing by the Director.
- 4.7.11 The approval holder shall report to the Director the results of the landfill subdrain monitoring required by TABLE 4.7-B, unless otherwise authorized in writing by the Director.

TABLE 4.7-B LANDFILL SUBDRAIN SYSTEM MONITORING AND REPORTING

MONITORING/MEASURING/OBSERVING				REPORTING
Monitoring/ Measuring Activity	Frequency	Sample Type	Sampling Location	
Discharge Volume (m ³)	When removed from the landfill subdrain system	Measured or Calculated	Each Landfill Subdrain System monitoring port	Annually
Chloride, Electrical Conductivity, pH, Oil and Grease	Monthly when constructing the geosynthetic liner and until landfill cell has been filled with one metre of waste across the cell floor; Prior to removing liquid from the landfill subdrain; and Annually	Grab		

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LANDFILL RUN-OFF

- 4.7.12 The approval holder shall monitor the Landfill Run-off Control System as required in TABLE 4.7-C prior to release.
- 4.7.13 The approval holder shall monitor the release of landfill run-off from the Landfill Run-off Control System as required in TABLE 4.7-C throughout the release period.
- 4.7.14 The approval holder shall report to the Director the results of the Landfill Run-off Control System as required in TABLE 4.7-C.
- 4.7.15 For the purpose of TABLE 4.7-C, sampling location A is defined as the Stormwater Pond.

TABLE 4.7-C: LANDFILL RUN-OFF CONTROL SYSTEM MONITORING AND REPORTING

MONITORING						REPORTING
PARAMETER, TEST, EVENT, STUDY PROPOSAL OR REPORTING REQUIREMENT	PRIOR TO RELEASE		During a RELEASE PERIOD			
	Frequency	Sample Type	Frequency	Sample Type	Sample Location	
Discharge volume (m ³)	-	-	Once/day	Volume estimate	A	Annual
pH	Once	Representative grab	Once/day	Grab	A	
Oil and grease	Once	Representative grab	Once/day	Grab	A	
TSS (mg/L)	Once	Representative grab	Once/week	Grab	A	
TDS (mg/L)	Once	Representative grab	Once/week	Grab	A	
COD (mg/L)	Once	Representative grab	Once/week	Grab	A	
Ammonia nitrogen (mg/L)	Once	Representative grab	Once/week	Grab	A	
Suphate (mg/L)	Once	Representative grab	Once/week	Grab	A	
Chloride (mg/L)	Once	Representative grab	Once/week	Grab	A	
Sodium (mg/L)	Once	Representative grab	Once/week	Grab	A	

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TONNAGE REPORTING

- 4.7.16 The approval holder shall submit annual tonnage records electronically to the Alberta Environment and Protected Areas online Waste Measurement System by March 31st of the year following the year in which the waste was accepted.

AUDIT

- 4.7.17 The approval holder shall:
- (a) audit the landfill to assess compliance with the terms and conditions of this approval; and
 - (b) compile the results of the audit into an Audit Report.
- 4.7.18 The audit shall be:
- (a) conducted by an independent third party environmental consultant or organization; and
 - (b) conducted at least once every three years.
- 4.7.19 The approval holder shall submit the Audit Report for the audit in 4.7.18 to the Director as part of the annual report required in 4.7.20.

LANDFILL ANNUAL REPORT

- 4.7.20 The approval holder shall submit to the Director, a Landfill Annual Report in accordance with section 7.5 (c) of the Standards.
- 4.7.21 In addition to the requirements in 4.7.20, the Landfill Annual Report shall include:
- (a) a summary of the results of the landfill monitoring required in TABLE 4.7-A;
 - (b) a summary assessment of the results of the landfill run-off monitoring required in TABLE 4.7-C relative to the limits in TABLE 4.6-A;
 - (c) a summary assessment of the results of the subdrain monitoring required in TABLE 4.7-B relative to the limits in TABLE 4.6-B;
 - (d) a summary of the changes to the landfill operations plan from the previous year;
 - (e) all records of landfill inspections conducted by the approval holder;
 - (f) the results of any environmental or compliance audits for the year;
 - (g) all the contraventions reported pursuant to 2.1.1;

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- (h) annual closure report as required in Part 5; and
- (i) any other information requested in writing by the Director.

SECTION 4.8: GROUNDWATER MANAGEMENT

GROUNDWATER MONITORING PROGRAM

- 4.8.1 The approval holder shall implement the Groundwater Monitoring Program described in the Groundwater Monitoring Plan, Marten Hills Landfill, ParklandGEO Ltd., August 1, 2025 submitted with the application.
- 4.8.2 The approval holder shall:
 - (a) install; and
 - (b) maintain:
 - (i) groundwater monitoring wells along the compliance boundary in accordance with section 5.5 and 5.6 of the Standards, or
 - (ii) as otherwise specified in writing by the Director.

GROUNDWATER PERFORMANCE STANDARDS

- 4.8.3 The approval holder shall assess groundwater monitoring data in accordance with section 5.3 of the Standards, unless otherwise specified in writing by the Director.
- 4.8.4 The approval holder shall immediately implement the Groundwater Contingency Plan in accordance with the application, if at any time until the End of Post-Closure the groundwater fails to meet the groundwater performance standards as specified in section 5.4 of the Standards.

GROUNDWATER MONITORING REPORTING

- 4.8.5 The approval holder shall compile an Annual Groundwater Monitoring Report which shall include, at a minimum, all of the following information:
 - (a) a completed *Record of Site Condition Form*, Alberta Environment, 2009, as amended;
 - (b) a legal description of the landfill and a map illustrating the landfill boundaries;
 - (c) a topographic map of the landfill;
 - (d) a description of the activities and processes at the landfill;

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- (e) a map showing the location of all surface and groundwater users, and, a listing describing surface water and water well use details, within at least a three kilometre radius of the landfill;
- (f) a general hydrogeological characterization of the region within a three kilometre radius of the landfill;
- (g) a detailed hydrogeological characterization of the landfill, including an interpretation of groundwater flow patterns;
- (h) cross-section(s) or a 3-dimensional map showing depth to water table, patterns of groundwater movement and hydraulic gradients at the landfill;
- (i) borehole logs and completion details for groundwater monitoring wells;
- (j) a map showing locations of all known buried channels within at least five three kilometre of the landfill;
- (k) a map of surface drainage within the landfill and surrounding area to include nearby water bodies;
- (l) a map of groundwater monitoring well locations and a table summarizing the existing groundwater monitoring program for the landfill;
- (m) a summary of any changes to the groundwater monitoring program made since the last groundwater monitoring report;
- (n) analytical data recorded as required in 4.8.1 and 4.8.2(b);
- (o) a summary of fluid elevations recorded as required in 4.8.2(b) and an interpretation of changes in fluid elevations;
- (p) an interpretation of QA/QC program results;
- (q) an interpretation of all the data in this report, including the following:
 - (i) diagrams indicating the location and extent of any contamination,
 - (ii) a description of probable sources of contamination, and
 - (iii) a site map showing the location and type of current and historical potential sources of groundwater contamination;
- (r) a summary and interpretation of the data collected since the groundwater monitoring program began including:
 - (i) control charts which indicate trends in concentrations of parameters, and

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- (ii) the migration of contaminants;
 - (s) a description of the following:
 - (i) contaminated groundwater remediation techniques employed,
 - (ii) source elimination measures employed,
 - (iii) risk assessment studies undertaken, and
 - (iv) risk management studies undertaken;
 - (t) a sampling schedule for the following year(s);
 - (u) a description of any contaminant remediation, risk assessment or risk management action conducted at the landfill; and
 - (v) recommendations for changes to the groundwater monitoring program to make it more effective.
- 4.8.6 The Annual Groundwater Monitoring Report shall be signed and stamped by a professional registered with APEGA, or other professional authorized in writing by the Director.
- 4.8.7 If the Groundwater Monitoring Report is found deficient by the Director, the approval holder shall correct all deficiencies identified in writing by the Director, within the timeline specified in writing by the Director.

SECTION 4.9: FINANCIAL SECURITY REQUIREMENTS

- 4.9.1 The approval holder shall annually review and revise the cost estimate for reclamation of the landfill including decommissioning and land reclamation closure and post-closure of the landfill.
- 4.9.2 The approval holder shall submit the revised estimate of financial security as part of the Landfill Annual Report in 4.7.20.
- 4.9.3 If the revised estimate of the final security is found deficient by the Director, the approval holder shall correct all deficiencies identified in writing by the Director, within the timeline specified in writing by the Director.
- 4.9.4 The approval holder shall:
- (a) request in writing to the Director an adjustment to the financial security based on the review of 4.7.1 as submitted in the Landfill Annual Report in 4.7.20; and

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- (b) adjust the amount of the financial security as authorized in writing by the Director.

PART 5: FINAL CLOSURE, RECLAMATION AND POST-CLOSURE

SECTION 5.1: LANDFILL CELL CLOSURE AND MAINTENANCE

- 5.1.1 The approval holder shall undertake final closure and reclamation of the individual landfill cells in accordance with the closure plan specified in the application, unless otherwise authorized in writing by the Director.
- 5.1.2 The approval holder shall maintain the closed landfill cells to:
 - (a) maintain the integrity of the final cover;
 - (b) prevent erosion;
 - (c) prevent surface water ponding;
 - (d) remediate areas affected by subsidence and differential settlement; and
 - (e) prevent leachate break out.
- 5.1.3 If the approval holder completed final landfill cell closure in 5.1.1, the approval holder shall prepare an Annual Landfill Cell Closure Report, and shall include, at a minimum, all of the following:
 - (a) as-built plans and details on the location of cells that have been closed;
 - (b) certified construction QA/QC procedures employed during cover construction and installation; and
 - (c) survey reports showing the final cover depths.
- 5.1.4 The approval holder shall submit the Annual Landfill Cell Closure report with the Annual Report required in 4.7.20.

SECTION 5.2: FINAL LANDFILL CLOSURE AND POST-CLOSURE

- 5.2.1 The approval holder shall apply for an amendment to this approval for final landfill closure by submitting to the Director:
 - (a) a Detailed Final Landfill Closure Plan, and
 - (b) a Landfill Post-Closure Plan.

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TERMS AND CONDITIONS ATTACHED TO APPROVAL

- 5.2.2 The approval holder shall submit the amendment application referred to in 5.2.1 within 180 days of the landfill ceasing operations, unless otherwise authorized by the Director.
- 5.2.3 The Detailed Final Landfill Closure Plan shall be developed in accordance with sections 6.1(b) and 6.1(c) of the Standards.
- 5.2.4 In addition to 5.2.3, the Detailed Final Landfill Closure Plan shall include all of the following:
 - (a) a plan for replacement of soil;
 - (b) a Quality Assurance/Quality Control Program; and
 - (c) any deviations from the most recently submitted closure plan.
- 5.2.5 The Detailed Final Landfill Closure Plan shall be signed and stamped by a professional registered with APEGA.
- 5.2.6 The Landfill Post-Closure Plan shall be developed in accordance with sections 6.2 and 6.3 of the Standards.
- 5.2.7 In addition to 5.2.6, the Landfill Post-Closure Plan shall include all of the following:
 - (a) the groundwater monitoring program including performance standards and points of compliance;
 - (b) the subsurface landfill gas monitoring program and performance standards at points of compliance;
 - (c) a plan for erosion control;
 - (d) a plan for maintaining vegetative cover; and
 - (e) any other information requested in writing by the Director.

January 13, 2026

DATE

DESIGNATED DIRECTOR UNDER THE ACT
Fidelma Horgan, P.Eng.

Classification: Public



1600, 140 10 Avenue SE
Calgary, AB T2G 0R1
P: (403) 215-4185

Date: October 27, 2025
To: Pure Environmental Waste Management Ltd.
Attention: Kerri Engler, Regulatory and Compliance
Subject: Marten Hills Landfill – Marten Beach Potential Impacts.
From: Maskwa Environmental Consulting Ltd.

Introduction

Maskwa Environmental Consulting Ltd. (Maskwa) was retained by Pure Environmental Waste Management Ltd. (Pure) to complete a wetland and watercourse assessment for the proposed Marten Hills Landfill. A wetland assessment and impact report was developed for the purposes of a *Water Act Application* (Maskwa 2025).

As part of the assessment surface hydrology was investigated, including the watershed. The Municipal District of Slave Lake River No. 124 (the MD) had concerns that an unmitigated flooding event might impact Marten Beach on Lesser Slave Lake.

Results

The location of the Marten Hills Landfill was compared to the watersheds and was found to be within the Peace River watershed and the Wabasca River subwatershed. This location is drained into the Wabasca River via a tributary of the PASTECHO River, the PASTECHO River and PASTECHO Lake before continuing on via the Muskwa River. While it was not a part of the *Water Act* assessment, it can be confirmed that this watershed drains into Great Slave Lake in the Northwest Territories.

Discussion and recommendations

The MD is concerned that an unmitigated flooding event might impact Marten Beach on Lesser Slave Lake. Based on location of the watersheds, in the event of an unmitigated flooding event, the floodwaters would not impact Marten Beach on Lesser Slave Lake because the site drains into a different watershed.

Info@maskwaenv.com



1600, 140 10 Avenue SE
Calgary, AB T2G 0R1
P: (403) 215-4185

Closing

This memo was prepared by the undersigned, a qualified wetland specialist in Alberta. If you have any questions or require additional information, please contact the undersigned.

Sincerely,
Maskwa Environmental Consulting Ltd.

A handwritten signature in blue ink, appearing to read "Emmett Ganser", with a long horizontal flourish extending to the right.

Emmett Ganser, P.Ag.
Senior Environmental Specialist

eganser@maskwaenv.com
825-733-3475

Info@maskwaenv.com



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References

Literature reviewed

AltaLIS. 2018. Base Features Hydrography. <https://www.altalis.com/map?id=116>. Accessed October 27, 2025.

Maskwa Environmental Consulting Ltd. 2025. Wetland Assessment and Impact Report. Marten Hills Landfill. Prepared for Pure Environmental Waste Management Ltd.

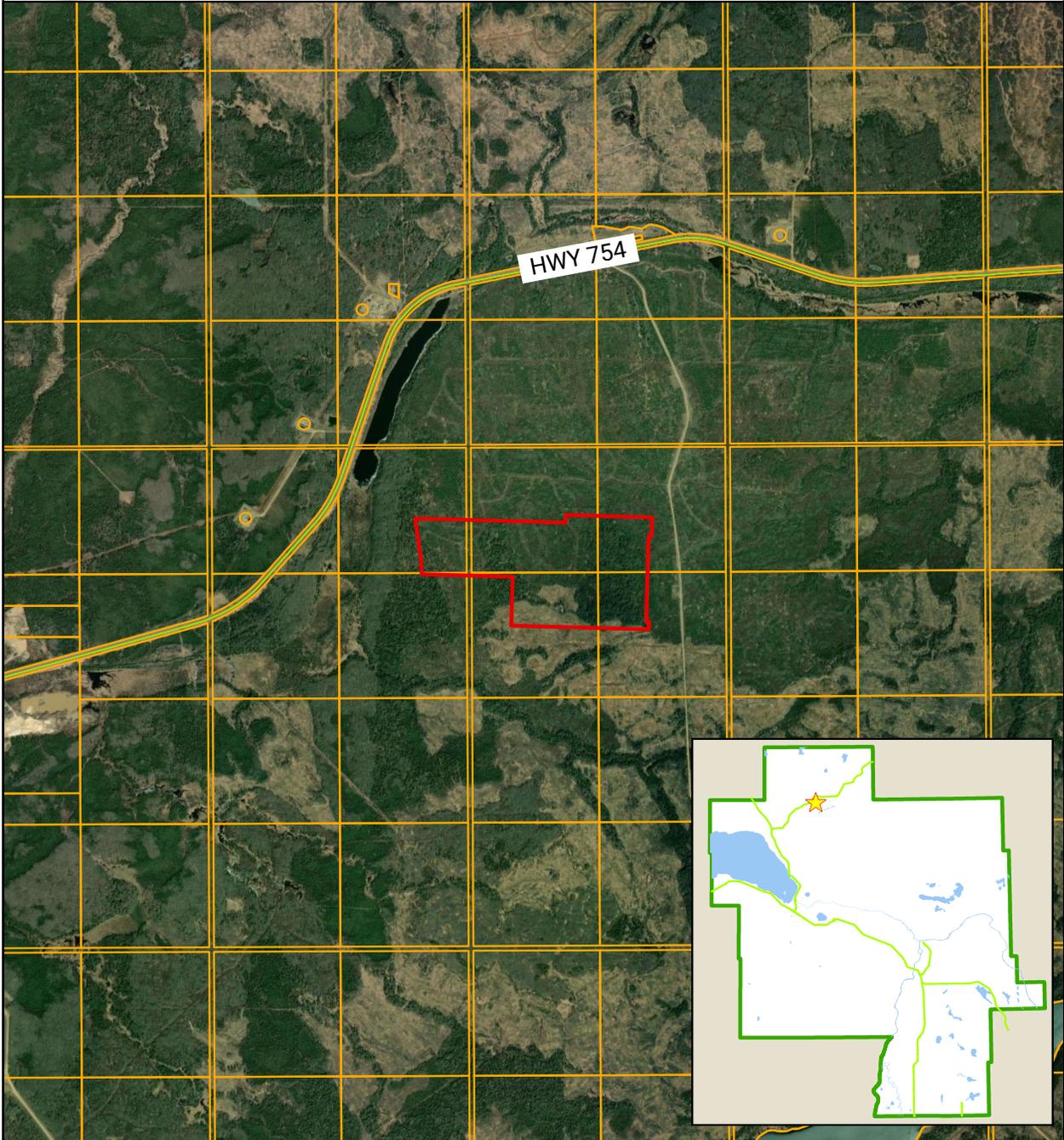
Info@maskwaenv.com



Municipal District of
Lesser Slave River 124

DEVELOPMENT PERMIT 25-D-051

Location - Hwy 754



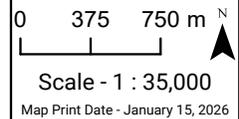
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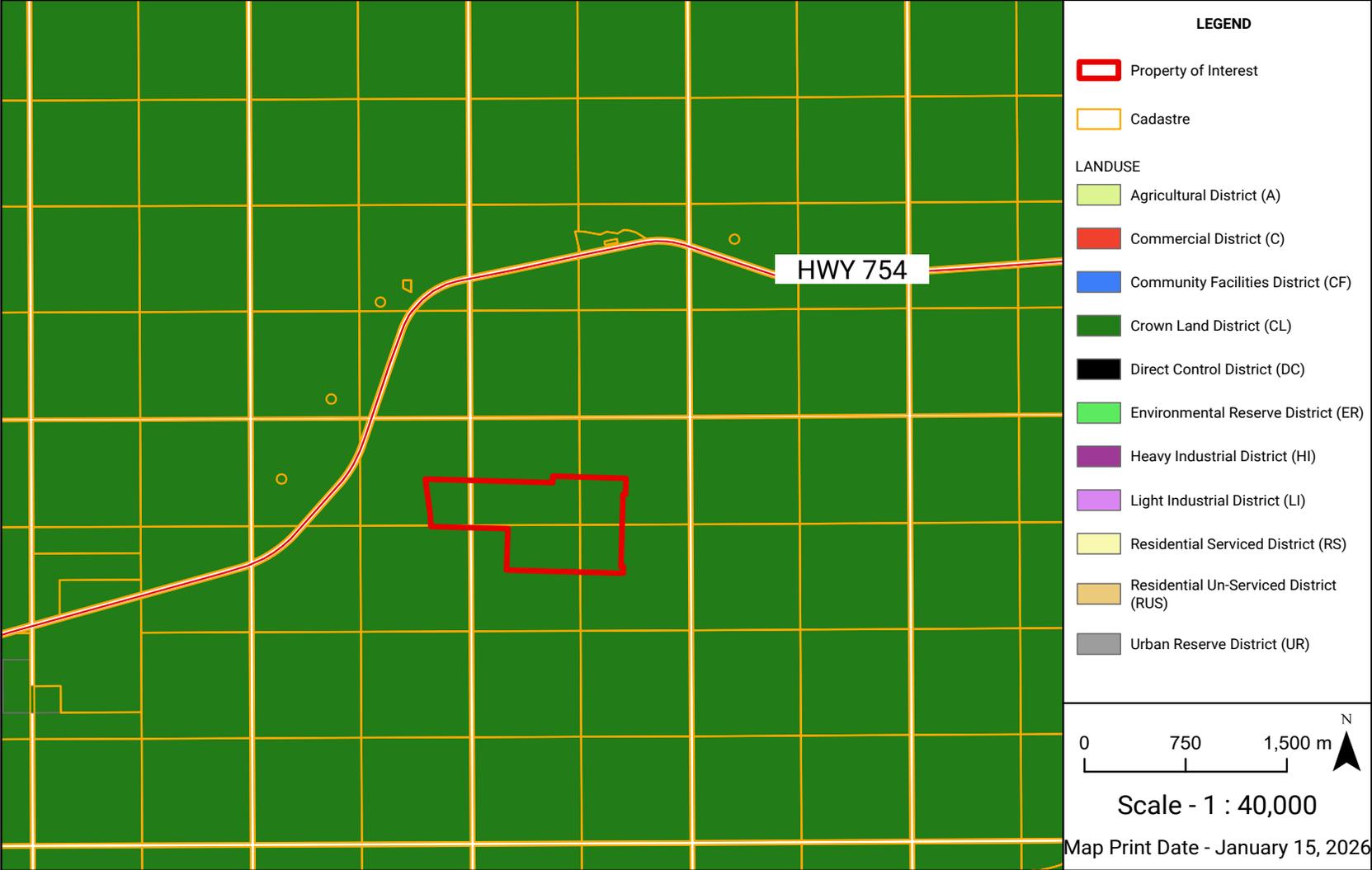
- Cadastre
- Provincial Roads
- SUBJECT PROPERTY

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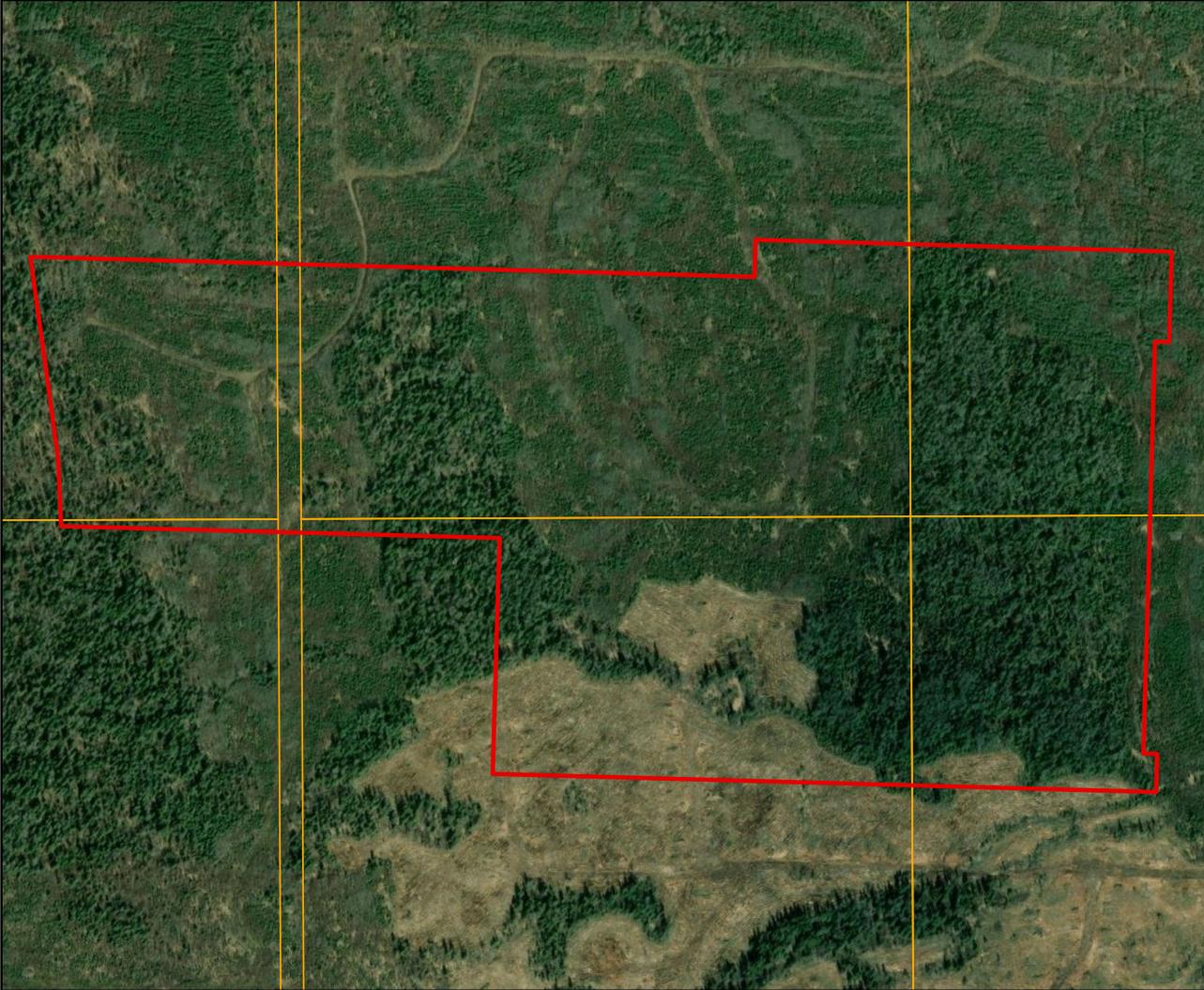


Development Permit 25-D-051 Zoning Map

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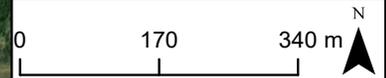


Legend

- SUBJECT PROPERTY
- Railway Line
- ⊗ Railway Crossing

Roads

- PROVINCIAL
- MUNICIPAL
- SLAVE LAKE
- Provincial Roads



Scale - 1 : 8,000

Map Print Date - January 15, 2026



Development Permit 25-D-051

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