# AGENDA
# COUNCIL COMMITTEE MEETING
# MUNICIPAL DISTRICT OF PINCHER CREEK
December 9, 2025
11:00 am
Council Chambers

1) Approval of Agenda

2) Delegations:

    a) 11:00 am to 11:30 am – Northback
        - Proposed Terms of Reference for Environmental Impact Assessment Report

3) Closed Session

    a) Public Works Call Log – ATIA Sec. 29.1
    b) Extended Producer Responsibility (EPR) – ATIA Sec. 29.1

4) 2025 COR Maintenance Audit Result

5) Discussion Draft Bylaws 1365-25 (Traffic) and 1366-25 (Community Standards)

6) Round Table

    - Alberta Southwest - Investment Development November Summary

7) Adjournment

NORTHBACK

# Public Notice

Proposed Terms of Reference for Environmental Impact Assessment Report
Northback Holdings Corporation - Grassy Mountain Project

Northback Holdings Corporation (Northback) is proposing to develop the Grassy Mountain Project (the Project). The Project will be located in the Crowsnest Pass region of southwest Alberta, approximately 6 km north of the town of Blairmore. The Project is located within the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 across land parcels:

- Sections 19, 30, and 31, Township 8 Range 3, West of the 5th Meridian;
- Sections 6 and 7, Township 9 Range 3, West of the 5th Meridian;
- Section 35, Township 7 Range 4, West of the 5th Meridian;
- Sections 2, 3, 9, 10, 11, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 8 Range 4, West of the 5th Meridian; and,
- Sections 1, 2, 3, 10, 11, and 12, Township 9 Range 4, West of the 5th Meridian.

The Project will involve the construction and operation of an open pit metallurgical coal mine. Infrastructure associated with the Project will include mine pit areas, rock disposal areas, a coal processing plant, an access road and conveyor, rail load-out facility, stockpile pads, water treatment plant, and associated water management systems. The proposed project area is approximately 6,121 hectares with an estimated disturbance footprint of less than 2,000 hectares. Mine production will be between 2.0 to 3.75 million tonnes of product coal per year.

The director responsible for environmental assessment has directed that an environmental impact assessment report be prepared for the Grassy Mountain Project. Northback has prepared a proposed terms of reference for this environmental impact assessment and through this public notice invites the public to review this document. Any comments filed concerning the proposed terms of reference will be accessible to the public.

The proposed terms of reference and associated project information can be accessed at the following locations:

- Alberta Environment and Protected Areas, Register of Environmental Assessment, 2nd Floor, Petroleum Plaza, South Tower, 9915 – 108 Street, Edmonton, Alberta, Attn: Environmental Assessment Registrar;
- Online at www.ea.alberta.ca (choose Current Projects); and, online at www.northback.ca

For further information on the project or copies of the proposed terms of reference and associated project information please contact:

applications@northback.ca
403 753 5160
12955 20th Avenue
PO Box 660
Blairmore, AB, T0K 0E0

Individuals wishing to provide written comments on the proposed terms of reference must submit them by January 16, 2026 to:

Director, Environmental Assessment
Regulatory Applications
Alberta Energy Regulator
Suite 1000, 250-5th Street SW, Calgary, AB T2P 0R4
E-mail: AEREnvironmental.Assessment@aer.ca

Privacy Statement

By submitting your personal information and comments, you acknowledge and consent to the public disclosure of your name and the content of your comments in the register of environmental assessment information. Do not include any information in your submission that you do not wish to be made public. Other personal details, such as addresses, telephone numbers, and email addresses will be removed prior to disclosure wherever practicable.

Purpose of Collection

Personal information, including names, addresses, and contact details, may be incidentally collected when the public provide comments on proposed terms of reference. This information is collected solely for the following purposes:

- to confirm receipt and consideration of submitted comments; and
- to respond to commenters where necessary.

Collection Authority

The personal information you provide is collected under the authority of sections 4(a) and 4(c) of the Personal Information Protection Act (POPA) and section 48 of the Environmental Protection and Enhancement Act (EPEA). It is protected in accordance with section 10 of POPA.

Your name and comments may be disclosed under the authority of section 35(1)(a)(ii) of EPEA. Personal information will only be collected, used, and disclosed for the purposes stated above, unless you provide specific written consent for another purpose or disclosure is otherwise required by law.

Questions or Requests

If you have any questions regarding the collection, use, or disclosure of your personal information, or if you wish to request correction or removal of your personal information, please contact:

Environmental Assessment Registrar
Email: environmental.assessment@gov.ab.ca

Alberta Energy Regulator

Calgary Head Office
Suite 1000, 250 – 5 Street SW
Calgary, Alberta T2P 0R4
tel 403-297-8311
aer.ca

October 16, 2025

By email only: brad.johnston@northback.ca

Brad Johnston, Chief Operating Officer
**Northback Holdings Corporation**
12955 20th Avenue
Blairmore, AB, T0K 0E0

**Environmental Impact Assessment Report Required**

**Dear Mr. Johnston,**

Further to your correspondence of October 9, 2025, I wish to advise you that the proposed Grassy Mountain Project is a mandatory activity pursuant to Schedule 1 (g) and (h) of the *Environmental Assessment (Mandatory and Exempted Activities) Regulation*. Northback Holdings Corporation (Northback) is required, pursuant to section 44(1)(a) of the *Environmental Protection and Enhancement Act* (*EPEA*), to prepare and submit an environmental impact assessment (EIA) report for this project. The EIA report is to be prepared in accordance with the provisions of Division 1 of Part 2 of *EPEA*.

If you have any questions or need further information about the environmental assessment process, please email Camille.Almeida@aer.ca.

Please note that the Government of Alberta's Indigenous consultation policies and guidelines may apply to this project. For more information, please contact the Aboriginal Consultation Office.

At this time, I recommend Northback contact the Impact Assessment Agency of Canada to discuss potential federal impact assessment requirements under the *Impact Assessment Act, 2019*.

**Sincerely,**

Matthew O'Rourke
Manager, Coal Mining, Regulatory Applications
(Designated Director under *EPEA*)

MO/ca

cc: Doug Koroluk, Alberta Energy Regulator; Africa Geremew, Alberta Energy Regulator; Jennifer Filax, Alberta Energy Regulator; Nellshah Khakoo, Alberta Energy Regulator; Environmental.Assessment@gov.ab.ca, Alberta Environment and Protected Areas; Toni Hafso, Alberta Indigenous Relations; George Chalut, Alberta Arts, Culture and Status of Women; Laurie Cheperdak, Alberta Primary and Preventative Health Services; Sean Carriere, Impact Assessment Agency of Canada

# Grassy Mountain Project

## Project Summary Table

Address: 1910, 525 8th Ave SW
Calgary, Alberta T2P 1G1

October 9, 2025

## Revision Register

| REV | DATE | NAME | DESCRIPTION OF CHANGES |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

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## TABLES



## FIGURES

# Project Summary Table

The purpose of this document is for Northback Holdings Corporation (Northback), formerly Benga Mining Limited (Benga) operating as Riversdale Resources, to provide a revised high level summary of the pertinent information required by the Alberta Energy Regulator (AER) to determine whether an Environmental Impact Assessment (EIA) report is required under the *Environmental Protection and Enhancement Act* (EPEA) for the Grassy Mountain Project (the Project). This information is summarized in the Project Summary Table (PST) provided as Table 1.

The Project is at the site of a previously disturbed open pit and underground coal mine located approximately 6 km north of the town of Blairmore in the Crowsnest Pass region of southwestern Alberta. Figures 1, 2 and 3 attached show the proposed conceptual project footprint including infrastructure and proposed Permit Boundary in relation to Blairmore. Figure 1 shows the proposed project footprint in relation to privately held and Crown land. Figure 2 shows the proposed project footprint in relation to applicable coal leases. Figure 3 shows the proposed conceptual project footprint with an air photo background to illustrate the currently disturbed nature of the Project site.

Northback (Benga) submitted a document entitled "Grassy Mountain Coal Project Environmental Impact Assessment Project Summary Table" to the AER on September 19, 2014, for the purpose of determining whether an EIA was required. The AER later determined that an EIA was required and Benga subsequently filed a commercial mine application for a specific mine design that was ultimately denied by a Joint Review Panel consisting of AER and the Impact Assessment Agency of Canada.

The PST provided in this document is on the same lands as the previous document and uses the same proposed Permit Boundary. Ministerial Order (MO) 002/2022 issued by the Alberta Ministry of Energy directed the AER to suspend all approvals, and decline to consider new applications, for coal exploration or development on Category 3 and 4 lands, "*with the exception of lands subject to an advanced coal project or an active approval for a coal mine*" and stated that "*an 'advanced coal project' is a project for which the proponent has submitted a project summary to the AER for the purposes of determining whether an environmental impact assessment is required*". Grassy Mountain was considered to have advanced project status following issuance of this MO. Although MO 002/2022 has since been rescinded with the issuance of MO 003/2025, Northback has maintained the original PST boundary as part of this updated table.

# Grassy Mountain Project

## Project Summary Table

Table 1. Grassy Mountain Project - Project Summary Table

| | | | |
|---|---|---|---|
| **Name of Company that will hold Approval** | Northback Holdings Corporation | **Company Contact Name and Information** | Brad Johnston<br>brad.johnston@northback.ca |
| **Company Website** | www.northback.ca | **New Project, Expansion, or Modification** | Modification of existing historical open pit mine with considerable mining development occurred in the past. |
| **Type of Project (e.g., in-situ, mine, quarry, upgrader, etc.)** | Coal Mine and Coal Processing Plant | **Life of Project (# years, YYYY-YYYY)** | Mine life is approximately 26 years, 2030 to 2056 |
| **Type of Activity (major project processes)** | Construction, operation, and reclamation of a coal mine and coal processing plant. | **Power Source (If on site power generation describe quantity (MW) and facilities)** | Power obtained under agreement from service provider, tie-in and connection to existing power grid. |
| **Project Location (Legal Land Description) and Municipality** | Legal land descriptions:<br>Sec. 19, 30, 31; Twp. 8; Rge 3; W5M<br>Sec. 6, 7; Twp. 9; Rge. 3; W5M<br>Sec. 35; Twp. 7; Rge. 4; W5M<br>Sec. 2, 3, 9, 10, 11, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, 36; Twp. 8; Rge. 4; W5M<br>Sec. 1, 2, 3, 10, 11, 12; Twp 9; Rge. 4; W5M<br>Municipality:<br>Municipal District of Ranchland No. 66<br>Municipality of Crowsnest Pass | **Private or Public Land** | Private and Public land. |
| **Average Production Capacity per Year (specify units)** | Proposed Average Production of 2.0 to 3.75 million tonnes clean coal per year. | **Total Project Area (ha)** | 6,121 ha is the size of the proposed PST boundary. |
| **Nearest Residence (km)** | Town of Blairmore corporate limits border the project area to the south. | **Infrastructure Requirements (roads, pipelines, water intake, storage tankage)** | Pit areas, waste rock disposal areas, coal processing plant, access road and conveyor, rail loadout and rail siding, raw and clean coal stockpiles, coal haul roads, groundwater dewatering and interception wells, water treatment plant, reclamation material stockpiles and settling ponds. |
| **Nearest First Nation Reserve(s) (name and km)** | Piikani Nation – ~ 50 km<br>Kainai/Blood Tribe – ~ 75 km<br>Siksika Nation – ~ 140 km<br>Tsuut'ina Nation – ~ 140 km<br>Stoney Nation Eden Valley - ~ 75 km<br>Stoney Nation Bow Valley - ~ 150 km<br>Ktunaxa community – ~ 80 km | **Project Products** | Steelmaking (metallurgical/coking) coal |

# Grassy Mountain Project

Project Summary Table

| | | | |
|---|---|---|---|
| **Total Area to be Disturbed (ha)** | Disturbance area is estimated to be less than 2,000 ha | **Project By-Products** | Non-marketable coal, coal reject and waste rock. |
| **Method of Product Transport (e.g., pipeline, rail, truck)** | Raw coal will be transported by conveyor to coal processing plant; clean coal will be transported from stockpiles by conveyor to load out facility; trains will be loaded from the load out facility for transport to shipping terminals on the west coast of BC. | **Expected Types of Air Emissions (e.g., $SO_2$, $NO_X$, $CO_2$)** | Primarily particulates from road dust and conveyor transport, combustion emissions from diesel powered motors (internal combustion engines), coal processing plant and other emission sources. |
| **Location of End Market** | International Markets that may include, but not limited to Japan, Korea and China. Other markets (i.e. India) will be considered as appropriate. | **Expected Types of Effluent Releases (note the water bodies the effluent will be released to)** | All surface runoff onsite is collected and treated in a water management system before treatment and release to environment. Treated discharge will be to Blairmore Creek and/or Crowsnest River. Minor surface runoff to Gold Creek is expected.<br>Selenium and other constituents are expected in the waste rock and will be managed through design, construction and treatment techniques. |
| **Types of Wastes Generated** | Typical wastes of mobile equipment will be generated (i.e., motor oil, filters, antifreeze, grease, batteries, etc.).<br><br>Typical wastes of water treatment system will be generated. | **Waste Management Facilities (i.e., Disposal Well, Salt Caverns, Landfill, or Third-Party)** | Waste will be recycled or disposed of at approved waste management facilities either on or off site as appropriate. |
| **Nearest Waterway/ Waterbody (name and km)** | Blairmore Creek (immediately adjacent to the west of Grassy Mountain) and Gold Creek (immediately adjacent to the east of Grassy Mountain). | **Watercourse Crossings (type of crossing, any Class A to C waterbodies)** | To be determined. |
| **Water Act Licence Required (Y/N/Unknown/NA. If yes: purpose, source and estimated volumes)** | Yes, Water Act licences for surface water diversion will be required.<br>Water volumes to be determined. | **Water Act Approval Required (Y/N/Unknown. If yes, purpose)** | Yes, Water Act Approval to allow for water management including a water management system. |
| **Fisheries Act Authorization Required (Y/N/Unknown)** | Unknown | **Navigable Waters Protection Act Authorization Required (Y/N/Unknown)** | No |

# Grassy Mountain Project

Project Summary Table

| | | | |
|---|---|---|---|
| **Waterbodies Required (Y/N/Unknown/NA. If yes, # and ha)** | Yes, end pit lakes and wetlands may form part of the reclaimed landscape. The number and size are not known at this time. | **Nearest Water Well (km) (Domestic and Commercial)** | Nearest domestic water well will be approximately 5 km from the mine complex. There are no known active commercial wells within 5 km of the project. |
| **Nearest Provincial Highway (# and distance)** | Highway (Hwy) 3 – adjacent to the rail loop. | **Access to Provincial Highway (no improv req/improv req/const req)** | Project will use currently approved crossings of provincial highways. A rail crossing will be required under Hwy 3. |
| **Traffic Impact Assessment Required (Yes/No/Unknown)** | Yes | **Pre-disturbance Land Use(s)** | Multiple uses currently or historically occurring in the area including cattle grazing, timber harvesting, oil and gas, trapping, hunting, fishing, recreational and traditional use. |
| **Projected Construction Start (Month/Year)** | 2028<br><br>Construction to commence post permitting. | **Projected Operation Start (Month/Year)** | 24 months post commencement of construction |
| **Reclamation Start and End (YYYY - YYYY)** | Reclamation is progressive from commencement of mine production and into active closure (~24 months post mining). | **Post-reclamation Land Use(s)** | Commercial forestry, wildlife habitat, cattle grazing, traditional and recreational land use |
| **Any Unique Environmental or Social Considerations (if yes, describe)** | Mining is planned within 10 km north and northeast of Blairmore and Coleman corporate limits, respectively.<br>Private land holdings (that are not owned by Northback). | **Historic Resources Impact Assessment Required (Y/N/Unknown)** | Yes |
| **Estimated Construction Person-Years of Employment** | ~420 people x 2.5 years = 1,050 years | **Estimated Operation Persons-Years of Employment** | ~400 people x 26 years = 10,400 years |
| **Construction or Operation Camp Required (Y/N/Unknown. If yes, on-site or off-site)** | Yes, it is anticipated that there will be construction camp | **Method of Transport of Employees to Site (Construction and Operation)** | Will be a combination of busses, vans and/or personal vehicles. |
| **Date Stakeholder Engagement Started (Public/Aboriginal)** | Both the public engagement and Indigenous consultation commenced in June 2013 when the Grassy Mountain Project was announced and has continued to present. | **Aboriginal Groups Involved in Stakeholder Engagement** | Piikani Nation<br>Blood Tribe<br>Siksika Nation<br>Tsuu T'ina Nation<br>Stoney Nation<br>Ktunaxa Nation<br>Alberta Metis Nation |

# Figures

Rg 4 Rg 3 W5M

Tp 9
Tp 8

Tp 8
Tp 7

Coleman

Blairmore

Frank

FTR

Caudron Creek

Blairmore Creek

Pelletier Creek

Nez Perce Creek

York Creek

Lyons Creek

Crowsnest River

Gold Creek

40

3

## Legend

- Grassy Mountain Road
- Primary Highway
- Secondary Highway
- Proposed Mine Permit Boundary
- Railway
- Conceptual Pit and Dump Outline
- Proposed Loadout and Rail Spur
- Proposed Mine Infrastructure Area, Overland Conveyor, and Onsite Access Road

**Land Ownership**

- Crown Land
- Mixed Land – Crown and Private
- Northback Land - Private
- Other Landowner - Private

0 0.5 1 2
Kilometres

PROJECT: NORTHBACK **Grassy Mountain Project**

TITLE: **Potential Mine Plan - Land Ownership**

DRAWN: SP/LB
CHECKED: CDLM
DATE: Oct 03/25
PROJECT: CA0046831.2052

FIGURE: 1

REF:

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Rg 4 Rg 3 W5M

Tp 9
Tp 8

Tp 8
Tp 7

FTR

Caudron Creek

Blairmore Creek

Pelletier Creek

Nez Perce Creek

York Creek

Lyons Creek

Crowsnest River

Gold Creek

Coleman

Blairmore

Frank

## Legend

- Grassy Mountain Road
- Primary Highway
- Secondary Highway
- Proposed Mine Permit Boundary
- Railway
- Conceptual Pit and Dump Outline
- Proposed Loadout and Rail Spur
- Proposed Mine Infrastructure Area, Overland Conveyor, and Onsite Access Road
- Crown Coal Lease
- Freehold - Coal
- Mineral Lease - Other

0 0.5 1 2
Kilometres

PROJECT: NORTHBACK Grassy Mountain Project

TITLE: Potential Mine Plan - Coal Leases

DRAWN: SP/LB
CHECKED: CDLM
DATE: Oct 03/25
PROJECT: CA0046831.2052

FIGURE: 2

REF:

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Rg 4 Rg 3 W5M

Tp 9
Tp 8

Tp 8
Tp 7

Coleman

Blairmore

Frank

Crowsnest River

Southern Alberta, Maxar

## Legend

- Grassy Mountain Road
- Primary Highway
- Secondary Highway
- Proposed Mine Permit Boundary
- Railway
- Conceptual Pit and Dump Outline
- Proposed Loadout and Rail Spur
- Proposed Mine Infrastructure Area, Overland Conveyor, and Onsite Access Road

0 0.5 1 2
Kilometres

PROJECT: NORTHBACK

**Grassy Mountain Project**

TITLE:

**Potential Mine Plan**

DRAWN: SP/LB
CHECKED: CDLM
DATE: Oct 03/25
PROJECT: CA0046831.2052

FIGURE: 3

REF:

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# PROPOSED TERMS OF REFERENCE
# ENVIRONMENTAL IMPACT ASSESSMENT REPORT

# FOR NORTHBACK HOLDINGS CORPORATION PROPOSED GRASSY MOUNTAIN PROJECT

**Approximately 7 km from Blairmore, Alberta**

**ISSUED BY:** **Northback Holdings Corporation**

**DATE:** **November 5, 2025**

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## PURPOSE OF THE TERMS OF REFERENCE

The purpose of this document is to identify for Northback Holdings Corporation (Northback), Indigenous communities and appropriate stakeholders, the information required by government agencies for an Environmental Impact Assessment (EIA) report prepared under the *Environmental Protection and Enhancement Act* (EPEA) for the Grassy Mountain Project (the Project).

The proposed project, located in southwest Alberta within the Crowsnest Pass, is an open pit coal mine and coal processing plant with a rail load-out facility. Northback's current focus of exploratory, technical, and environmental work centers on the proposed surface mine area for the project.

The Crowsnest Pass, running east–west through Crowsnest Ridge, is a valley that has the southernmost rail and highway routes through the Canadian Rockies. The majority of the proposed mining activities are in the Municipal District of Ranchland, with some of the infrastructure located in the Municipality of Crowsnest Pass. The proposed mine and coal processing plant would be about 7 kilometers (km) north of the community of Blairmore. The project would occur on lands that are privately owned (mostly by Northback), as well as on Crown land. The proposed mine permit boundary (areas within which all activities will occur) is about 6121 hectares (ha) in size, while the total disturbance is estimated to be less than 2000 ha.

## SCOPE OF THE EIA REPORT

Northback shall prepare and submit an EIA report that examines the environmental and socio-economic effects of the Project.

The EIA report shall be prepared considering all applicable provincial and federal legislation, codes of practice, guidelines, standards, policies and directives.

The EIA report shall be prepared in accordance with these Terms of Reference and the environmental information requirements prescribed under EPEA and associated regulations. The EIA report will form part of Northback's application to the Alberta Energy Regulator (AER). An EIA report summary will also be included as part of the AER Application.

Northback shall refer to the *Guide to Preparing Environmental Impact Assessment Reports in Alberta* published by Alberta Environment and Parks (the Guide) and these Terms of Reference when preparing the Environmental Impact Assessment report. In any case where there is a difference in requirements between the Guide and these Terms of Reference, the Terms of Reference shall take precedence.

## CONTENT OF THE EIA REPORT

### 1 PUBLIC ENGAGEMENT AND INDIGENOUS CONSULTATION

[A] Describe the concerns and issues expressed by the public and the actions taken to address those concerns and issues, including how public input was incorporated into the Project development, impact mitigation and monitoring.

[B] Describe plans to maintain the public engagement process following completion of the EIA report to ensure that the public will have an appropriate forum for expressing their views on the ongoing development, operation and reclamation of the Project.

# 2 PROJECT DESCRIPTION

## 2.1 Overview

[A] Provide a brief project description in sufficient detail to provide context for the EIA, including:

a) existing infrastructure, leases and clearings, including exploration clearings;
b) proposed mining excavation(s) and dump areas;
c) proposed coal processing facilities;
d) other buildings and infrastructure (e.g., pipelines, conveyors and utilities);
e) temporary structures;
f) transportation and access routes;
g) on-site hydrocarbon storage;
h) containment structures such as retention ponds and storage ponds;
i) water wells/intakes, pipelines, and storage structures;
j) dewatering and water control facilities;
k) sources of aggregate resources, borrow material and other construction material and locations of any stockpiles that will be developed;
l) waste storage, transfer treatment and disposal sites; and
m) recycling and/or salvage facilities.

[B] Provide maps and/or drawings of the Project components and activities including:

a) existing infrastructure, leases and clearings, including exploration clearings;
b) proposed mining excavation(s) and dump areas;
c) proposed coal processing facilities;
d) other buildings and infrastructure (e.g., pipelines, conveyors and utilities);
e) temporary structures;
f) transportation and access routes;
g) on-site hydrocarbon storage;
h) containment structures such as retention ponds and storage ponds;
i) water wells/intakes, pipelines, and storage structures;
j) dewatering and water control facilities;
k) sources of aggregate resources, borrow material and other construction material and locations of any stockpiles that will be developed;
l) waste storage, transfer treatment and disposal sites; and
m) recycling and/or salvage facilities.

[C] Provide a development plan that includes:

a) the phases of development;
b) the extent of mine excavation and dump areas in each stage of the Project;
c) tailings management;
d) overburden storage areas;
e) dewatering and water control facilities;
f) processing facilities;
g) power generation facilities;
h) infrastructure (pipelines, access roads and, power lines);
i) other buildings and structures;
j) field maintenance operations; and

k) activities associated with each stage of the Project.

[D] Describe the proposed method to transport product to markets.

[E] Provide a list of chemical products to be manufactured, processed or otherwise used for the Project and describe, in general terms, how these products will be stored and managed. Identify products containing substances that are:

a) listed in the *Canadian Environmental Protection Act, Schedule 1, List of Toxic Substances*;
b) listed on the *National Pollutant Release Inventory*;
c) dangerous goods as defined by the federal *Transportation of Dangerous Goods Act*; and
d) on the *Domestic Substances List* and categorized as requiring further assessment under Canada's *Chemicals Management Plan*.

[F] Describe the nature and amount of on-site hydrocarbon storage. Discuss containment and other environmental protection measures.

[G] Discuss the implications of a delay in proceeding with the Project, or any phase of the Project, or not going ahead with the Project.

[H] Describe the benefits of the Project, including jobs created, local training, employment and business opportunities, and royalties and taxes generated that accrue to:

a) Northback;
b) local and regional communities, including Indigenous communities;
c) the local authority;
d) Alberta; and
e) Canada.

[I] Provide the adaptive management approach that will be implemented throughout the life of the Project. Include how monitoring, mitigation and evaluation were incorporated.

### 2.2 Constraints

[A] Discuss the process and criteria used to identify constraints to development, and how the Project has been designed to accommodate those constraints. Include the following:

a) any applicable *Alberta Land Stewardship Act* Regional Plan, as well as others such as the *Approved Water Management Plan for the South Saskatchewan River Basin (Alberta)*;
b) land use policies and resource management initiatives that pertain to the Project;
c) Indigenous traditional land and water use;
d) all known traplines;
e) the environmental setting;
f) cumulative environmental impacts in the region;
g) cumulative social impacts in the region;
h) results of project-specific and regional monitoring;
i) potential for new or additional technology to increase resource recovery at later times; and
j) potential for changes in the regulatory regime.

[B] Discuss the selection criteria used, options considered, and rationale for selecting:

a) location of facilities and infrastructure (including linear infrastructure); and
b) thermal energy and electric power required for the Project.

[C] Provide a list of facilities for which locations will be determined later. Discuss the selection criteria that will be used to determine the specific location of these facilities.

### 2.3 Regional and Cooperative Efforts

[A] Discuss the Proponent's involvement in regional and cooperative efforts to address environmental and socio-economic issues associated with regional development.

[B] Describe opportunities for sharing infrastructure (e.g., access roads, utility corridors, water infrastructure) with other resource development stakeholders. Provide rationale where these opportunities will not be implemented.

### 2.4 Transportation Infrastructure

[A] Prepare a Traffic Impact Assessment as per Alberta Transportation's *Traffic Impact Assessment Guideline (http://www.transportation.alberta.ca/613.htm)*.

a) Describe background traffic and consider the cumulative effects of traffic impacts due to other existing and planned developments using the same highways and accesses.
b) Discuss anticipated changes to highway traffic (e.g., type, volume) due to the Project.
c) Assess potential traffic impacts for all stages of the Project (e.g., construction, operation, maintenance, expansion, shutdown).
d) Determine any necessary improvements and methods to mitigate traffic impacts.

[B] Describe and map the locations of any new road or intersection construction, or any improvements to existing roads or intersections, related to the development of the Project, from the boundary of the Project Area up to and including the highway access points, and:

a) discuss the alternatives and the rationale for selection for the preferred alternative;
b) discuss compatibility of the preferred alternative to Alberta Transportation's immediate and future plans;
c) describe the impacts to local communities of the changes in transportation and infrastructure; and
d) provide a proposed schedule for the work.

[C] Describe any infrastructure or activity that could have a potential impact on existing roads (e.g., pipelines or utilities crossing provincial highways, any facilities in close proximity of the highways, any smoke, dust, noise, light or precipitation generated by the Project that could impact the highway and road users).

[D] Provide a summary of any discussions with Alberta Transportation in regards to the Project and its traffic impacts.

### 2.5 Air Emissions Management

[A] Discuss the selection criteria used, options considered, and rationale for selecting control technologies to minimize air emission and ensure air quality management.

[B] Provide emission profiles (type, rate, frequency/duration and source) for the Project's operating and construction emissions including point and non-point sources and fugitive emissions (including mine faces). Consider both normal and upset conditions. Discuss:

a) odorous and visible emissions from the proposed facilities;
b) annual and total greenhouse gas emissions for all stages of the Project. Identify the primary sources and provide examples of calculations;

c) the Project's contribution to total provincial and national greenhouse gas emissions on an annual basis;
d) the Proponent's overall greenhouse gas management plans;
e) the Proponent's plans to manage emissions from the mining fleet, including the types of equipment;
f) amount and nature of Criteria Air Contaminants emissions; and
g) the amount and nature of acidifying and particulate matter emissions, probable deposition patterns and rates.

## 2.6 Water Management

### 2.6.1 Water Supply

[A] Describe the water supply requirements for the Project, including:
a) the criteria used, options considered and rationale for selection of water supply;
b) the expected water balance during all stages of the Project. Discuss assumptions made or methods chosen to arrive at the water balances;
c) the process water, potable water, and non-potable water requirements and sources for construction, camp(s) and plant site, start-up, normal and emergency operating situations, decommissioning and reclamation. Identify the volume of water to be withdrawn from each source, considering plans for wastewater reuse;
d) the location of sources/intakes and associated infrastructure (e.g., pipelines for water supply);
e) the variability in the amount of water required on an annual and seasonal basis as the Project is implemented;
f) the expected cumulative effects on water losses/gains resulting from the Project operations;
g) potable water treatment systems for all stages of the Project;
h) type and quantity of potable water treatment chemicals used; and
i) measures for ensuring efficient use of water including alternatives to reduce the consumption of non-saline water such as water use minimization, recycling, conservation, and technological improvements.

### 2.6.2 Surface Water

[A] Describe the surface water management strategy for all stages of the Project, including:
a) design factors considered, such as:
    i) site drainage,
    ii) run-off management,
    iii) road and plant run-off,
    iv) erosion/sediment control,
    v) geotechnical stability concerns,
    vi) groundwater and surface water protection,
    vii)
    viii) mine pit dewatering,
    ix) groundwater seepage, and
    x) flood protection;
b) permanent or temporary alterations or realignments of watercourses, wetlands and other waterbodies;

c) the pre and post-disturbance alignment and condition of all ephemeral and permanent streams, wetlands and waterbodies including those created by the Project; and
d) factors used in the design through decommissioning of water management facilities with respect to the *Water (Ministerial) Regulation,* and where relevant, the *Alberta Dam and Canal Safety Directive*, including consequence classification and expected flood and flood protection.

[B] Describe and map all crossings of watercourses or waterbodies including roadways, pipelines, powerlines and any other utilities.

[C] Describe discharges to the surrounding watershed from existing, reclaimed, including potential end-pit lakes, and the management strategy for handling such releases.

[D] Describe how the *Alberta Wetland Policy* was considered in the assessment of impacts, including but not limited to:
a) avoidance, minimization, reclamation or replacement of wetlands in accordance with the *Alberta Wetland Mitigation Directive*;
b) temporary and permanent alterations (direct and indirect) to wetlands classified under the *Alberta Wetland Classification System*;
c) any expected changes in wetland class and cause for this change; and
d) consideration of cumulative effects in the watershed to wetlands.

### 2.6.3 Wastewater Management

[A] Describe the wastewater management strategy, including:
a) the criteria used, options considered and rationale for the selection of wastewater treatment and wastewater disposal and a discussion of why the other options were not chosen;
b) the source, quantity and composition of each wastewater stream from each component of the proposed operation (e.g., coal mining, coal processing) for all project conditions, including normal, start-up, worst-case and upset conditions;
c) the proposed disposal locations and methods for each wastewater stream;
d) geologic formations for the disposal of wastewaters;
e) design of facilities that will collect, treat, store and release wastewater streams;
f) the type and quantity of chemicals used in wastewater treatment, including measures taken in the design to prevent or minimize potential impacts to the environment;
g) sewage treatment and disposal;
h) the options for the disposal of wastewater in the context of best management practices and best available technologies, including the rationale for choosing the preferred option and the measures taken to prevent impacts on potable groundwater, aquatic ecosystems and vegetation;
i) how make-up water requirements and disposal volumes will be minimized;
j) planned life-of-mine discharges to the surrounding watershed from existing and future sites, including reclaimed areas, the tailings management areas and end pit lakes and the management strategy for handling such releases;
k) a monitoring plan for wastewater releases, including the rationale used to determine the frequency of sampling and the parameters to be measured; and
l) the drinking water treatment systems for both the construction and operation stages.

## 2.7 Waste Management

[A] Discuss the selection criteria used, options considered, and rationale for waste disposal. Include:

a) the location, availability of on-site waste disposal; and
b) site suitability from a water quality protection perspective, geotechnical perspective and with regard to existing and potential human activities.

[B] Characterize and quantify the anticipated dangerous goods, and hazardous, non-hazardous, and recyclable wastes generated by the Project, and describe:

a) the composition and volume of specific waste streams and discuss how each stream will be managed;
b) the management plan for exploratory drilling wastes, overburden and other mining wastes, as well as any by-products;
c) how the disposal sites will be constructed; and
d) plans for pollution prevention, waste minimization, recycling, and management to reduce waste quantities for all stages of the Project.

[C] Describe the nature and amount of on-site hydrocarbon storage. Discuss containment and other environmental protection measures.

## 2.8 Conservation and Reclamation

[A] Provide a conceptual conservation and reclamation plan for the Project. Describe and map, as applicable:

a) current land use and capability and proposed post-development land use and capability;
b) integration of operations, decommissioning, reclamation planning and reclamation activities;
c) anticipated timeframes for completion of reclamation stages and release of lands back to the Crown including an outline of the key milestone dates for reclamation and how progress to achieve these milestones will be measured;
d) constraints to reclamation such as timing of activities, availability and quality of reclamation materials and influence of natural processes and cycles, including natural disturbance regimes;
e) post-development land capability with respect to:
    i) self-sustaining topography, drainage and surface watercourses representative of the surrounding area,
    ii) existing traditional use with consideration for traditional vegetation and wildlife species in the reclaimed landscape,
    iii) end pit lakes,
    iv) wetlands,
    v) self-sustaining vegetation communities representative of the surrounding area capable of ecological succession, and
    vi) reforestation and forest productivity;
f) reclamation material salvage, storage areas and handling procedures;
g) reclamation material replacement indicating depth, volume and type;
h) management of suitable overburden;
i) existing and final reclaimed site drainage plans;
j) integration of surface and near-surface drainage within the Project Area; and

k) promotion of biodiversity.

[B] Provide a conceptual revegetation plan for the disturbed terrestrial, riparian and wetland areas. Consider factors such as biological capability and diversity, natural disturbance regimes and end land use objectives.

[C] Provide a map of the predicted ecosites for the post-reclamation landscape considering potential land uses, including traditional uses and how the landscape and soils have been designed to accommodate future land use.

[D] Provide a conceptual plan to monitor reclamation performance and success (including soils, vegetation, wildlife and aquatic resources).

[E] Describe how the use of progressive reclamation was considered in project design and reclamation planning.

[F] Discuss uncertainties related to the conceptual reclamation plan.

### 2.9 Environmental Management Systems

[A] Summarize key elements of the Proponent's existing or proposed environment, health and safety management system.

[B] Describe adaptive management plans that minimize the impact of the Project. Describe the flexibility built into the Project to accommodate future modifications required as a result of:

a) any change in environmental standards, limits and guidelines; and
b) findings from project-specific regional monitoring programs.

[C] Describe the Proponent's current and proposed monitoring programs with respect to:

a) air emissions, including fugitive emissions;
b) wastewater treatment and release; and
c) hazardous and non-hazardous waste treatment and storage.

[D] Describe the emergency response system that will be used to minimize adverse environmental effects while protecting the safety of personnel.

## 3 ENVIRONMENTAL ASSESSMENT

### 3.1 Air Quality, Climate and Noise

#### 3.1.1 Baseline Information

[A] Discuss the baseline climatic and air quality conditions, including:

a) seasonal variation in temperature and precipitation;
b) extreme precipitation statistics;
c) projected changes due to climate change in temperature and precipitation, including extreme precipitation statistics, over the life of the Project;
d) the type and frequency of meteorological conditions that may result in poor air quality; and
e) appropriate ambient air quality parameters.

#### 3.1.2 Impact Assessment

[A] Identify components of the Project that will affect air quality, and:

a) describe the potential for reduced air quality (including odours and visibility) resulting from the Project and discuss any implications of the expected air quality for environmental protection and public health;
b) estimate ground-level concentrations of appropriate air quality parameters;
c) discuss any expected changes to particulate deposition, nitrogen deposition or acidic deposition patterns;
d) identify areas that are predicted to exceed Potential Acid Input critical loading criteria;
e) discuss interactive effects that may occur resulting from co-exposure of a receptor to all emissions; and
f) describe air quality impacts resulting from the Project, and their implications for other environmental resources, including habitat diversity and quantity, soil resources, vegetation resources and water quality.

[B] Identify stages or elements of the Project that are sensitive to changes or variability in climate parameters, including frequency and severity of extreme weather events and discuss the potential impacts over the life of the Project.

[C] Summarize the results of the noise assessment conducted for the Project and:
a) identify the receptors used in the assessment;
b) discuss the design, construction and operational factors to be incorporated into the Project to comply with the AER's *Directive 38: Noise Control*, and
c) identify components of the Project that have the potential to increase noise levels and discuss the implications, including:
    i) potentially affected people and wildlife,
    ii) an estimate of the potential for increased noise resulting from the development, and
    iii) strategies to monitor and mitigate any increased noise levels.

## 3.2 Hydrogeology

### 3.2.1 Baseline Information

[A] Provide an overview of the existing geologic and hydrogeologic setting from the ground surface down to, and including, the coal zones, and if applicable, to the base of any deeper strata that would be potentially impacted by mining. Document any new hydrogeological investigations, including methodology and results, undertaken as part of the EIA, and:
a) present regional and Project Area geology to illustrate depth, thickness and spatial extent of lithology, stratigraphic units and structural features; and
b) present regional and Project Area hydrogeology describing:
    i) the major aquifers, aquitards and aquicludes (Quaternary and bedrock), their spatial distribution, properties, hydraulic connections between aquifers, hydraulic heads, gradients, groundwater flow directions and velocities. Include maps and cross sections,
    ii) the chemistry of groundwater aquifers including baseline concentrations of major ions, metals and hydrocarbon indicators,
    iii) the potential discharge zones, potential recharge zones and sources, areas of groundwater-surface water interaction and areas of Quaternary aquifer-bedrock groundwater interaction,

iv) water well development and groundwater use, including an inventory of groundwater users,
v) the recharge potential for Quaternary aquifers,
vi) potential hydraulic connection between coal zones and other aquifers resulting from project operations, and
vii) the locations of major facilities associated with the Project including facilities for waste storage, treatment and disposal (e.g., deep well disposal) and describe site-specific aquifer and shallow groundwater conditions beneath these proposed facilities. Provide supporting geological information.

### 3.2.2 Impact Assessment

[A] Describe project components and activities that have the potential to affect groundwater resource quantity and quality at all stages of the Project.

[B] Describe the nature and significance of the potential project impacts on groundwater with respect to:
a) inter-relationship between groundwater and surface water in terms of both groundwater and surface water quantity and quality;
b) implications for terrestrial or riparian vegetation, wildlife and aquatic resources including wetlands;
c) changes in groundwater quality, quantity and flow;
d) conflicts with other groundwater users, and proposed resolutions to these conflicts;
e) potential implications of seasonal variations; and
f) groundwater withdrawal for project operations, including any expected alterations in the groundwater flow regime during and following project operations.

[C] Describe programs to manage and protect groundwater resources including:
a) the early detection of potential contamination;
b) groundwater remediation options in the event that adverse effects are detected; and
c) monitoring groundwater levels and associated changes due to production or dewatering impacts.

## 3.3 Hydrology

### 3.3.1 Baseline Information

[A] Describe and map the existing surface hydrology in the Project Area.

[B] Identify any surface water users who have existing approvals, permits or licenses.

[C] Provide surface flow baseline data, including:
a) seasonal variation, low, average and peak flows for watercourses; and surface water catchment areas.

### 3.3.2 Impact Assessment

[A] Describe the extent of hydrological changes that will result from Project disturbances, including licensed water diversions, to groundwater and surface water movement, and:
a) include changes to the quantity of surface flow, water levels and channel regime in watercourses (during minimum, average and peak flows) and water levels in waterbodies;

b) assess the potential impact of any alterations in flow on the hydrology and identify all temporary and permanent alterations, channel realignments, disturbances or surface water withdrawals;
c) discuss the effect of these changes on hydrology (e.g., timing, volume, peak and minimum flow rates, river regime and lake levels), including the significance of effects for downstream watercourses; and
d) identify any potential erosion problems in watercourses resulting from the Project.

[B] Describe impacts on other surface water users resulting from the Project, including downstream users. Identify any potential water use conflicts.

[C] Discuss changes in sedimentation patterns in receiving waters.

[D] Discuss the impact of low flow conditions and in-stream flow needs on water supply and water and wastewater management strategies.

## 3.4 Surface Water Quality

### 3.4.1 Baseline Information

[A] Describe the baseline water quality of watercourses and waterbodies. Discuss the effects of seasonal (temporal), spatial, flow and other factors on water quality. Consider appropriate water quality parameters.

### 3.4.2 Impact Assessment

[A] Identify project components that may influence or impact water quality.

[B] Describe the potential impacts of the Project on surface water quality, including:
a) changes in water quality that may exceed relevant Alberta guidelines;
b) changes in water quality that may exceed the *Environmental Quality Guidelines for Alberta Surface Waters* or the *Canadian Water Quality Guidelines for the Protection of Aquatic Life* (where relevant Alberta guidelines do not exist);
c) seasonal and spatial variation;
d) project-related and cumulative impacts of acidifying and other air emissions; and
e) changes in surface runoff or groundwater discharge.

## 3.5 Aquatic Ecology

### 3.5.1 Baseline Information

[A] Describe and map the existing fish and fish habitat (e.g., aquatic and benthic invertebrates) of the lentic and lotic ecosystems, including intermittent and ephemeral water bodies. Describe the species composition, distribution, relative abundance, movements and general life history parameters, including their use and potential use of habitats. Provide the methods used and rationale for the baseline data collection.

[B] Describe any species that are:
f) listed as “at Risk, May be at Risk and Sensitive” in the *General Status of Alberta Wild Species* (Alberta Environment and Parks);
g) identified by the *Alberta Wildlife Act* as ‘Endangered’, ‘Threatened’, or ‘Species of Special Concern’;
h) listed in Schedule 1 of the federal *Species at Risk Act*;

i) listed as “at risk” by COSEWIC; and
j) traditionally used species

[C] Describe and map existing aquatic habitat including critical or sensitive areas as well as habitat disturbances that are related to proposed, existing and approved projects overlain on surface hydrology.

[D] Describe the current and potential use of the fish resources by Indigenous or recreational fisheries.

[E] Describe and quantify the extent of current aquatic habitat fragmentation.

### 3.5.2 Impact Assessment

[A] Describe and assess the potential impacts of the Project to fish, fish habitat, aquatic and benthic invertebrates and key indicators, including, but not limited to:
a) habitat loss and alteration;
b) potential water quality and quantity changes;
c) potential impacts on riparian areas that could affect aquatic resources and productivity;
d) changes to benthic invertebrate communities;
e) increased fishing pressures in the region that could arise from the increased human activity and improved access from the Project;
f) increased habitat fragmentation;
g) acidification and/or eutrophication;
h) groundwater-surface water interactions;
i) potential for thermal plumes to affect aquatic habitat; and
j) fish tainting, survival of eggs and fry, chronic or acute health effects, and increased stress on fish populations from release of contaminants, sedimentation, flow alterations, and/or changes in temperature.

[B] Discuss the rationale for the selection of the key indicators.

[C] Discuss the design, construction and operational factors to be incorporated into the Project to minimize effects to fish and fish habitat and protect aquatic resources.

[D] Identify proposed plans to offset any loss in productivity as a result of the Project. Indicate how environmental protection plans address applicable provincial and federal policies on fish habitat.

## 3.6 Vegetation

### 3.6.1 Baseline Information

[A] Describe and map the existing vegetation communities, wetlands, rare plants and rare plant communities, old growth forests, and communities of limited distribution. Identify the occurrence, relative abundance and distribution of each vegetation community and identify any species that are:
a) listed as “at Risk, May be at Risk and Sensitive” in the *General Status of Alberta Wild Species* (Alberta Environment and Parks);
b) listed in Schedule 1 of the federal *Species at Risk Act*;
c) listed as “at risk” by COSEWIC; and
d) traditionally and currently used species.

[B] Describe and quantify the current extent of habitat fragmentation.

[C] Discuss the potential of each ecosite phase to support rare plant species, plants for traditional, medicinal and cultural purposes, old growth forests and communities of limited distribution. Consider their importance for local and regional habitat, sustained forest growth, rare plant habitat and the hydrologic regime.

[D] Describe regional relevance of landscape units that are identified as rare.

[E] Provide timber productivity ratings for both the Project Area and the Local Study Area, including identification of productive forested, non-productive forested and non-forested lands.

### 3.6.2 Impact Assessment

[A] Identify the amount of vegetation and wetlands to be disturbed during the life of the Project.

[B] Describe and assess the potential impacts of the Project on vegetation communities.

[C] Describe the potential impacts of the Project on rare or endangered plant species.

[D] Identify key vegetation indicators used to assess the Project impacts. Discuss the rationale for the selection of the key indicators.

[E] Discuss temporary (include timeframe) and permanent changes to vegetation and wetland communities and comment on:

a) the impacts on other environmental resources (habitat diversity and quantity, water quality and quantity, erosion potential);
b) the impacts on recreation, Indigenous and other uses; and
c) the sensitivity to disturbance (including acid deposition) as well as techniques used to estimate sensitivity to disturbance and reclamation of each vegetation community.

[F] Describe the regional impact of any ecosite phase to be removed.

[G] Discuss, from an ecological perspective, the expected timelines for establishment and recovery of vegetative communities and the expected differences in the resulting vegetative community structures.

[H] Provide a map of the predicted ecosites that shows the reclaimed vegetation. Comment on the importance of the size, distribution and variety of the reclaimed landscape units from both a local and regional perspective.

[I] Discuss the impacts of any loss of wetlands, including how the loss will affect the land use.

[J] Discuss weeds and non-native invasive species and describe how these species will be assessed and controlled in all stages of the Project.

[K] Discuss the predicted changes to upland, riparian and wetland habitats resulting from increased fragmentation.

## 3.7 Wildlife

### 3.7.1 Baseline Information

[A] Describe and map the existing wildlife resources (amphibians, reptiles, birds, and terrestrial and aquatic mammals). Describe species composition, relative abundance, distribution, seasonal movements, movement corridors, habitat requirements, key habitat areas, general life history and their use and potential use of habitats. Also identify any species that are:

a) listed as "at Risk, May be at Risk and Sensitive" in the *General Status of Alberta Wild Species* (Alberta Environment and Parks);
b) listed in Schedule 1 of the federal *Species at Risk Act*;
c) listed as "at risk" by COSEWIC; and
d) species of traditional and current use and cultural keystone species.

[B] Describe, quantify and map existing wildlife habitat and habitat disturbance including exploration activities. Identify habitat disturbances that are related to existing and approved projects.

### 3.7.2 Impact Assessment

[A] Describe and assess the potential impacts of the Project to wildlife populations and wildlife habitats, considering:

a) how the Project will affect wildlife relative abundance, habitat availability, mortality, movement patterns, and distribution for all stages of the Project;
b) how improved or altered access may affect wildlife, including potential obstruction of movements, increased vehicle wildlife collisions, and increased hunting pressure;
c) how increased habitat fragmentation may affect wildlife. Consider edge effects, the availability of core habitat and the influence of linear features and infrastructure on wildlife movements and predator-prey relationships;
d) the use of setbacks;
e) potential effects on wildlife resulting from changes to air and water quality, including both acute and chronic effects to animal health;
f) the spatial and temporal changes to habitat availability and habit effectiveness (types, quality, quantity, diversity and distribution;
g) the resilience and recovery capabilities of wildlife populations and habitats to disturbance; and
h) the potential for the Project to be returned to its existing state with respect to wildlife populations and their habitats.

[B] Identify the key wildlife and habitat indicators used to assess project impacts. Discuss the rationale for their selection.

[C] Comment on the availability of species for traditional use considering habitat loss, habitat avoidance, vehicle-wildlife collisions, increased non-Indigenous hunting pressure and other Project related impacts on wildlife populations.

## 3.8 Biodiversity

### 3.8.1 Baseline Information

[A] Describe the terrestrial and aquatic biodiversity metrics that will be used to characterize the existing ecosystems and potential impacts of the Project, and

a) describe the process and rationale used to select biotic and abiotic indicators for biodiversity within selected taxonomic groups;
b) determine the relative abundance of species in each ecosite phase;
c) provide locations and lists of species, as well as summaries of observed and estimated species richness and evenness for each ecosite phase;
d) provide a measure of biodiversity on baseline sites that are representative of the proposed reclamation ecosites;
e) rank each ecological unit for biodiversity potential. Describe techniques used in the ranking process; and
f) describe the current level of habitat fragmentation.

### 3.8.2 Impact Assessment

[A] Describe the metrics used to assess the potential impacts of the Project. Discuss the contribution of the Project to any anticipated changes in regional biodiversity and the potential impact to local and regional ecosystems.

[B] Describe and assess the potential impacts of the Project to biodiversity, at relevant scales (site specific to landscape level), considering:

a) the biodiversity metrics, biotic and abiotic indicators selected;
b) the effects of fragmentation on biodiversity potential;
c) the contribution of the Project to any anticipated changes in regional biodiversity and the potential impact to local and regional ecosystems; and
d) effects during construction, operations and post-reclamation and the significance of these changes in a local and regional context.

## 3.9 Terrain and Soils

### 3.9.1 Baseline Information

[A] Describe and map the terrain and soils conditions, including:

a) surficial geology and topography;
b) soil types and their distributions. Provide an ecological context for the soils by supplying a soil survey report and maps to survey intensity Level 2 within the Project Area;
c) suitability and availability of reclamation material (soils, suitable overburden) within the Project Area for reclamation;
d) soils that could be affected by the Project, with emphasis on potential acidification (by soil type); and
e) descriptions and locations of erosion-sensitive soils.

### 3.9.2 Impact Assessment

[A] Describe project activities and related issues that could affect soil quality (e.g., compaction, contaminants) and:

a) indicate the amount (ha) of surface disturbance from plant, mine, overburden disposal, reclamation material stockpiles, infrastructure (e.g., pipelines, power lines, access roads), aggregate and borrow sites, construction camps, waste disposal and other construction and operation activities;
b) provide an inventory of the pre- and post-disturbance land capability classes for soils in both the Project Area and the Local Study Area and describe the impacts to land capability resulting from the Project. Indicate the size and location of soil types and land capability classes that will be disturbed;
c) discuss the relevance of any changes for the local and regional landscapes, biodiversity, productivity, ecological integrity, aesthetics and future use resulting from disturbance during the life of the Project;
d) identify the potential acidification impact on soils and discuss the significance of predicted impacts by acidifying emissions;
e) discuss the potential for soil erosion during the life of the Project;
f) describe the impact of the Project on soil types and reclamation suitability and the approximate volume of soil materials for reclamation. Discuss any constraints or limitations to achieving vegetation/habitat reclamation based on anticipated soil conditions (e.g., compaction, contaminants, salinity, soil moisture, nutrient depletion, erosion, etc.); and
g) describe potential sources of soil contamination.

[B] Discuss the potential impacts caused by the mulching and storing woody debris considering, but not limited to, vulnerability to fire, degradation of soil quality and increased footprint.

## 3.10 Land Use and Management

### 3.10.1 Baseline Information

[A] Describe and map the current land uses in the Project Area, including all Crown land dispositions and Crown Reservations (Holding Reservation, Protective Notation, Consultative Notation).

[B] Describe the existing land and resource uses and potential conflicts that exist considering oil and gas development, agriculture, forestry, tourism and outdoor recreational activities.

[C] Indicate where Crown land dispositions may be needed for roads or other infrastructure for the Project.

[D] Identify and map unique sites or special features such as Parks and Protected Areas, Heritage Rivers, Historic Sites, Environmentally Significant Areas, culturally significant sites and other designations (e.g., World Heritage Sites, Ramsar Sites, Internationally Important Bird Areas).

[E] Identify any land use policies and resource management initiatives that pertain to the Project, and discuss how the Project will be consistent with the intent of these initiatives.

[F] Describe and map existing land clearing activities, showing the timing of the activities.

[G] Describe the status of timber harvesting arrangements, including species and timing.

[H] Describe existing access control measures.

### 3.10.2 Impact Assessment

[A] Identify the potential impacts of the Project on land uses, including:

a) unique sites or special features;
b) changes in public access arising from linear development, including secondary effects related to increased hunter, angler and other recreational access and facilitated predator movement;
c) aggregate reserves that may be located on land under the Proponent's control and reserves in the region;
d) development and reclamation on commercial forest harvesting and fire management in the Project Area;
e) the amount of commercial and non-commercial forest land base that will be disturbed by the Project, including the Timber Productivity Ratings for the Project Area. Compare the baseline and reclaimed percentages and distribution of all forested communities in the Project Area;
f) how the Project impacts Annual Allowable Cuts and quotas within the Forest Management Agreement area;
g) anticipated changes (type and extent) to the topography, elevation and drainage patterns within the Project Area; and
h) access control for public, regional recreational activities, Indigenous land use and other land uses during and after development activities.

[B] Provide a fire control plan highlighting:

a) measures taken to ensure continued access for firefighters to adjacent wildland areas;
b) forest fire prevention, detection, reporting, and suppression measures, including proposed fire equipment;
c) measures for determining the clearing width of power line rights-of-way; and
d) required mitigative measures for areas adjacent to the Project Area based *Firesmart Wildlife Assessment System*.

## 4 HISTORIC RESOURCES

### 4.1 Baseline Information

[A] Provide a brief overview of the regional historical resources setting including a discussion of the relevant archaeological, historic and paleontological records.

[B] Describe and map known historic resources sites in the Project Area, considering:

a) site type and assigned Historic Resources Values; and
b) existing site specific *Historical Resources Act* requirements.

[C] Provide an outline of the program and schedule of field investigations that Alberta Arts, Culture and Status of Women may require the Proponent to undertake to further assess and mitigate the impacts of the Project on historic resources.

[D] Document any historic resources raised during consultation on the Project.

[E] Provide an overview of previous Historical Resources Impact Assessments that have been conducted within the Project Area, including:

a) a description of the spatial extent of previous assessment relative to the Project Area, noting any assessment gap areas; and
b) a summary of *Historical Resources Act* requirements and/or clearances that have been issued for the Project to date.

[F] Identify locations within the Project Area that are likely to contain previously unrecorded historic resources. Describe the methods used to identify these areas.

### 4.2 Impact Assessment

[A] Describe project components and activities that have the potential to affect historic resources at all stages of the Project.

[B] Describe the nature and magnitude of the potential project impacts on historical resources, considering:
a) effects on historic resources site integrity; and
b) implications for the interpretation of the archaeological, historic and paleontological records.

## 5 TRADITIONAL ECOLOGICAL KNOWLEDGE AND LAND USE

[A] Provide:
a) a map and description of traditional land use areas including fishing, hunting, trapping, water use (e.g., for drinking, cooking and navigation) and nutritional, medicinal or cultural plant harvesting by affected Indigenous peoples (if the Indigenous community or group is willing to have these locations disclosed);
b) a map of cabin sites, spiritual sites, cultural sites, graves and other traditional use sites considered historic resources under the *Historical Resources Act* (if the Indigenous community or group is willing to have these locations disclosed), as well as traditional trails and resource activity patterns; and
c) a discussion of:
    i) the availability of vegetation, fish and wildlife species for food, traditional, medicinal and cultural purposes in the identified traditional land use areas considering all project related impacts,
    ii) access to traditional lands in the Project Area during all stages of the Project, and
    iii) Indigenous views on land reclamation.

[B] Describe how Traditional Ecological Knowledge and Traditional Land Use information was incorporated into the Project, EIA development, the conservation and reclamation plan, monitoring and mitigation.

[C] Determine the impacts of the Project on traditional, medicinal and cultural purposes and identify possible mitigation strategies.

## 6 PUBLIC HEALTH AND SAFETY

### 6.1 Public Health

[A] Describe aspects of the Project that may have implications for public health or the delivery of regional health services. Determine quantitatively whether there may be implications for public health arising from the Project.

[B] Document any health concerns raised by stakeholders during consultation on the Project.

[C] Document any health concerns identified by Indigenous communities or groups resulting from impacts of existing development and of the Project, specifically on their traditional lifestyle. Include an Indigenous receptor type in the assessment.

[D] Describe the potential health impacts resulting from higher regional traffic volumes and the increased risk of accidental leaks and spills.

### 6.2 Public Safety

[A] Describe aspects of the Project that may have implications for public safety. Specifically:

a) describe the emergency response plan including public notification protocol and safety procedures to ensure public safety and minimize adverse environmental effects, including emergency reporting procedures for spill containment and management;
b) document any safety concerns raised by stakeholders during consultation on the Project and the actions taken to address those concerns;
c) describe how local residents will be contacted during an emergency and the type of information that will be communicated to them;
d) describe the existing agreements with area municipalities or industry groups such as safety cooperatives, emergency response associations, regional mutual aid programs and municipal emergency response agencies or other industry partner emergency response/spill response agreements; and
e) describe the potential safety impacts resulting from higher regional traffic volumes.

## 7 SOCIO-ECONOMIC ASSESSMENT

### 7.1 Baseline Information

[A] Describe the existing socio-economic conditions in the region and in the communities in the region.

[B] Describe factors that may affect existing socio-economic conditions including:

a) population changes;
b) workforce requirements for all stages of the Project, including a description of when peak activity periods will occur;
c) planned accommodations for the workforce for all stages of the Project. Discuss the rationale for their selection;
d) the Proponent's policies and programs regarding the use of local, regional and Alberta goods and services;
e) the project schedule; and
f) the overall engineering and contracting plan for the Project.

### 7.2 Impact Assessment

[A] Describe the effects of construction and operation of the Project on:

a) housing;
b) availability and quality of health care services;
c) local and regional infrastructure and community services;
d) recreational activities;
e) hunting, fishing, trapping and gathering;

f) First Nations and Métis (e.g., traditional land use and social and cultural implications); and
g) local training, employment and business opportunities.

[B] Discuss the need for additional Crown land.

[C] Discuss opportunities to work with First Nation and Métis communities and groups, other local residents and businesses regarding employment, training needs and other economic development opportunities arising from the Project.

[D] Provide the estimated total project cost, including a breakdown for engineering and project management, equipment and materials, and labour for both construction and operation stages. Indicate the percentage of expenditures expected to occur in the region, Alberta, Canada outside of Alberta, and outside of Canada.

## 8 MITIGATION MEASURES

[A] Discuss mitigation measures planned to avoid, minimize or eliminate the potential impacts for all stages of the Project.

[B] Identify the mitigation objectives for each associated impact and describe those mitigation measures that will be implemented. Provide rationale for their selection, including a discussion on the effectiveness of the proposed mitigation.

## 9 RESIDUAL IMPACTS

[A] Describe the residual impacts of the Project following implementation of the Proponent's mitigation measures and the Proponent's plans to manage those residual impacts.

## 10 MONITORING

[A] Describe the Proponent's current and proposed monitoring programs, including:
a) how the monitoring programs will assess any project impacts and measure the effectiveness of mitigation plans. Discuss how the Proponent will address any project impacts identified through the monitoring program;
b) how the Proponent will contribute to current and proposed regional monitoring programs;
c) monitoring performed in conjunction with other stakeholders, including Indigenous communities and groups;
d) new monitoring initiatives that may be required as a result of the Project;
e) regional monitoring that will be undertaken to assist in managing environmental effects and improve environmental protection strategies;
f) how monitoring data will be disseminated to the public, Indigenous communities or other interested parties; and
g) how the results of monitoring programs and publicly available monitoring information will be integrated with the Proponent's environmental management system.

# 2025 COR Maintenance Audit

MD of Pincher Creek No. 9 – Health and Safety Update

Presented by Michelle Stuart

December 9, 2025

# 2025 Audit Results

The 2025 COR Maintenance audit for the MD of Pincher Creek was carried out from October 6 to October 20, 2025. We passed with a strong score of 94%, which is well above what the requirement is for keeping our COR. All 10 elements of our health and safety management system scored over 85%, showing that the system is working in day-to-day operations. We do have a few clear areas to improve, but they are focused adjustments, not major fixes.

# Element Scores

- Element 1 – Management Leadership and Organizational Commitment – 96%
- Element 2 – Hazard Assessment – 97%
- Element 3 – Hazard Control – 100%
- Element 4 – Joint Work Site Health and Safety Committee – 100%
- Element 5 – Qualifications, Orientation and Training – 92%
- Element 6 – Other Parties at or in the Vicinity of the Work Site – 92%
- Element 7 – Inspections – 86%
- Element 8 – Emergency Response – 86%
- Element 9 – Incident Investigations – 86%
- Element 10 – Systems Administration – 91%

# What’s Working Well

Our strongest areas in the 2025 COR audit were Hazard Control, the Health and Safety Committee, and Hazard Assessment. Hazard controls are well in place, with effective procedures, equipment and protective gear used to reduce risks in day-to-day work. The Health and Safety Committee is active and effective, meeting regularly, reviewing incidents and inspections, and helping to resolve safety concerns. Hazard assessments are also a key strength, as jobs are reviewed to identify risks before work starts, and this information is used to guide safe work practices across the organization.

# Where We Can Improve

The three elements that scored lowest, while still passing, were Inspections, Emergency Response, and Incident Investigation. For Inspections, we need more consistent involvement from supervisors and clearer tracking of issues from the time they are found until they are fixed. For Emergency Response, the main improvements are to schedule regular drills at each site, run them, and briefly record what worked and what needs adjustment. For Incident Investigation, we can strengthen how we look into incidents and near misses, making sure root causes are identified, corrective actions are put in place, and follow-up is documented so similar events are less likely to happen again.

# Summary & Questions

This COR maintenance audit was the final internal audit in our current certification cycle, and 2026 COR audit will be a full external audit. Today's update is provided for council's information to keep you aware of how our health and safety program is performing. We also want to thank council for its continued support for safety across the MD of Pincher Creek. Are any questions or comments?

# Community Feedback Comments

## Bylaw 1365-25 Traffic Bylaw and Bylaw 1366-25 Community Standards Bylaw

MD Administration spoke with various ratepayers both in person and on the phone regarding both bylaws. Administration was able to answer most questions that ratepayers had regarding the bylaws, although always advised that if they would like comments to go to Council, they must email them or drop a letter off. All emailed questions were answered, if applicable, by Administration.

There was no written feedback obtain from the October 6th – Bylaw & Community Peace Officer Open House.

Additionally, the relevant comments from the Division 2 Coffee with Council on November 13th are included.

The comments received by the MD are below:

## Bylaw 1365-25 Traffic Bylaw

| |
|---|
| 1. Who is responsible for the public driving on these roadways? |
| 2. How would you patrol them? |
| 3. Who would pick up garbage? |
| 4. Who would keep the public from trespassing on my land? |
| 5. How would we limit the fire hazards caused by people driving in the tall dry grass on unimproved roads? |
| 6. Who is responsible for payment to have the roadways surveyed? |
| 7. Who would pay for fencing of these roads? |
| 8. Does the MD carry liability insurance for fires or other damages caused by the general public driving on unimproved roadways that cause damage to adjacent landowners private properties? |
| 9. Where will people utilizing these road allowances park to access fishing waters as you have proposed it being unlawful to park on a road allowance? What happens when said vehicles are impeding access to my farming operations? |
| 10. What happens when applying for a temporary road allowance permit, the adjoining owner does not consent to the use of said road allowance? |
| 11. How as farmers and ranchers can we control snow, mud and other materials from falling off of our equipment through common farm practices? |
| 12. Who is responsible for weed control on road allowances not under permit? |
| 13. Will the MD mow undeveloped roadways for fire control? |
| 14. Why would farming of unimproved road allowances not be allowed with the approved temporary road allowance permit as grazing and haying would be? |
| 15. Would there be any grandfathering clauses implemented with these proposed bylaws and if so what and where would they be? |
| 16. The majority of local farmers practice responsible soil management, weed control, and sound agricultural practices, as these activities are essential to their livelihoods. For a landowner who has responsibly farmed a road allowance—managing weeds and controlling erosion—with no existing issues regarding access or neighbor concerns, prohibiting this activity moving forward seems counterproductive, particularly for those who previously held an LOC for that specific area. |
| 17. In some cases, farming may arguably be the best use of certain road allowances. I know of several farmed road allowances that are no longer grass stands. In these instances, the road |

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| previously suffered from rutting and damage, often caused by irresponsible drivers with no where specific to go. By being farmed, the road allowance has, in effect, been "fixed." While the process used by the farmer may not have been fully compliant with previous bylaws, attempting to reclaim these areas does not seem logical unless the road needs to be formally developed or used in the future. There may be other issues, access for example, but I would think this could be addressed easier than a reclamation back to grass. |
| 18. In some cases, farming may arguably be the best use of certain road allowances. I know of several farmed road allowances that are no longer grass stands. In these instances, the road previously suffered from rutting and damage, often caused by irresponsible drivers with no where specific to go. By being farmed, the road allowance has, in effect, been "fixed." While the process used by the farmer may not have been fully compliant with previous bylaws, attempting to reclaim these areas does not seem logical unless the road needs to be formally developed or used in the future. There may be other issues, access for example, but I would think this could be addressed easier than a reclamation back to grass. |
| 19. I recommend that "farming" be included as an allowable option on the Temporary Road Allowance Permit application. If the applicant meets all specified criteria and accepts responsibility under the permit, this use should be permitted and monitored, much like how cattle grazing is currently managed. If the application review shows any potential issues of access or erosion it could be denied, or used to prevent potential issues through education and awareness. For the persons who do not submit an application and just do it, well hopefully the new by-law has some "teeth". |
| 20. Does the road allowance permit apply to all road allowances in the MD?<br>Does it apply to deals made past and present some 50 years ago where road allowances were given away on a handshake and never documented? There are a lot of those. |
| 21. Hypothetically if a farmer or rancher had a section or two of land undecided but theoretically a road allowance should be there would they have to apply for a permit? |
| 22. Can you please provide me a copy of the redline version of the<br>proposed Traffic Bylaw 1365-25 change? I would like to understand the detail of the changes. Any reading to why the proposed changes would be appreciated as well. |

## Bylaw 1366-25 Community Standards Bylaw

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| 1. Please expand on what would be included on grass or weeds in excess of 20 cm in length. Would this include driveways, ditches, ungrazable areas in farm yards and road allowances? |
| 2. What is the Development permit in regards to the presence of 5 or more unregistered vehicles or parts thereof? Would this include vehicles and equipment of farm husbandry? How are we to keep parts vehicles and machinery to fix broken equipment? |
| 3. Most of the issue I have with unsightly property in my area is on unoccupied properties. |
| 4. Non residents are using land they own to store derelict vehicles and other items. or people with large land holdings are using land remote from their residence for the same purpose. |
| 5. I suggest there be zero tolerance for any storage or dumping on unoccupied property. The distance from the residence can be debated but in principle all storage of vehicles and other items should occur at the residence on the property and the rest of the property should be kept clear of such items. |
| 6. To be clear – what I am suggesting is that: no storage permitted on any unoccupied land. A person that does not live on the property should not be using it for storage purposes or dumping and any storage on occupied property should be within a specified distance of the residence. If it is unsightly, keep it in your own back yard. |

| |
|---|
| 7. Fencing: Safety of wildlife, cattle along roads that are owned, ugly if not maintained. |
| 8. Noise – Exemptions - How as farmers and ranchers can you limit us to using our tractors and equipment only during the daytime hours? |
| 9. Looking through the community standards bylaw and in regards to the noise section something that I feels should be addressed is animal noise. We've had a neighbor complain about our dogs disturbing them. At one point we were raising dogs and yes had quite a few around but have since cut our numbers down and still get complaints. When we hear our dogs barking we will go and see what's setting them off and with the coyotes howling, a fox that is often seen nearby and the influx of bears in the area we feel the dogs are quite justified to let the wildlife know they aren't welcome in our yard. I'm sure it's not the first case like this and will probably be more so if it can be addressed in the by-law would be good. We live in the MD and not in any of the hamlets with in the MD. |
| 10. Time span on noise - instead of "overnight", in the summer daylight starts at like 5am and in the winter between 7 and 8am. |
| 11. Is the maintenance of grasses only in regards to urban areas, not farms? |
| 12. Council take a look at the difference between the Dam Campground in the MD. of PC ( on Hwy. 505) west side of the Waterton Reservoir and the Prairie Peaks campground about a mile east in Cardston County. Seems there is a better way to handle these things. |
| 13. The issue of private campgrounds needs to be addressed. The way these are left over the winter is unacceptable. RVs are moved out and all kinds of sheds, decks and other unsightly materials are left behind. |
| 14. I would suggest the owners of these properties are charged with the task of writing the standards and present to council for approval. Let them come up with a workable solution acceptable to the community. |

## Division 2 – Coffee with Council Notes

Draft Traffic Bylaw 1365-25

License of Occupation (LOC)/Road Allowance Rental:

MD clarified the following:

- Overview of what the MD is proposing, this is not being a new process, License of Occupations have been around since early 2000's.
- Road allowances are being fenced into land, MD is not aware of who Crown lands are being used by.
- Renting of the road allowances promotes grazing.
- MD isn't closing the road allowances, this is a process for landowners to continue to use them.

Texas Gates:

Concerns about a Texas gate near Shoderee Ranch have been an ongoing issue between neighbours.

- MD can't comment on what was done historically.
- Files are better kept than historically.
- Suggestion to call the office to discuss a specific concern.

Who's responsible for weeds on the road allowance?

- The person who cultivated it and is using the land should be responsible

Resident requested a change to bylaw to allow a stipulation for current farm land that has been cultivated previously.

Can a road allowance be purchased?

- Yes, there is a process, it needs to be assured that the road would never be developed or needed for access to another property.
- Each application is individually looked at by Council prior to selling of the lands.
- Council has denied the purchase of roads that offer access to public lands, to ensure continued access.
- Council doesn't go looking for land to rent to people, or sell, its up to landowners that want to rent or possibly purchase.

MD should pay landowners for taking care of the land.

- The user of the land has the benefit of grazing that area.
- $20 a year for that much grazing area is great value.
- Council isn't pro selling all the road allowances because if land changes hands and needs that road allowance for access, it is available.

Who is responsible if there is a fire?

- Person that starts the fire. Or the person who has care and control of the lands (leaseholder or Province).

Does it include historic roads? A registered road plan.

- Yes
- MD has the GIS map available on the website, and people can access the map to see if there is a statutory road plan, historic or otherwise.

- Reeve Lemire reminded us that in October we held an open house, and have been open for comments since that time.
- Advertised in the newspaper, on social media, website.
- People have been welcome to provide comments.
- Council will extend the deadline for comments.
- Bylaws are living documents and can be changed as needed.
- Bylaw is only at first reading, Council is asking for people to give their opinions or thoughts.

Concerns that if the lease holder has the liability, if there is no LOC, landowner doesn't have the liability. People have cancelled their LOC's to avoid liability.

- No different than hay permits, the person using the land holds the liability.

Retired surveyor. Surveys can be incorrect, given the number of years ago that they were done. They were done with horse and buggy. If you have pins in your land, keep them. Original township grid, road allowances at each area. With new GIS system, you can see a lot more than if you walk the land. Statutory road allowances are in the care an control of the MD, but owned by the Crown. Many roads aren't completely on the proper area, given the amount of years and building of roads that were done.

Is there is pound for loose cattle on road allowances?

- Brand inspector or RCMP can do that, that's livestock act.

Snowdrifting on Road Allowances. How strict are you going to be on a drifting on road allowances that no one is driving on?

- Nothing is going to change with that.

- MD doesn't plow road allowances to begin with.
- CPO reminded them that the MD isn't coming in heavy handed, this is a tool we can follow if education doesn't work.
- Rounding up cattle and removing is the last tool to use, but this allows for process to follow if needed
- We are here to communicate, and not make things worse.
- Nothing is changed, its just been brought to light.
- Reeve stated that we haven't had a CPO before, her job isn't to create income, there can be tickets attached if needed, but that isn't what the program is for.
- If this bylaw doesn't fit, we can change it, that's why we are asking for opinions.
- If it's not working, we change it.
- LOC's started due to neighbor disputes.
- MD isn't going out looking for them.

Because people can't get along, the rest of the community has to go with this new law?

- This isn't new, this practice has been in place for decades.

Road Allowances/Crown Land:

- People likes to hunt, road allowances are crown land, and should be accessible to everyone.
- Lands should be used respectfully.
- It started as crown land; it isn't just to build a road.
- There is some entitlement of crown land, tearing up the land, ruining habitat.
- People with have requested to buy a road allowance, and turn and sell it for the highest price.
- Good stewardship should be encouraged.
- Farm family builds a generational place. Sells, and new guy finds out buildings and wells are in road allowance. What should the MD do? He wants to buy it, but what about future plans for someone who buys other lands and needs access.

<u>Communications</u>:

Has Council ever thought of asking ahead of time for people to send in questions?

- Hasn't been practice before, no reason that can't be in place.
- Anytime anyone has a question, they can call the office or a Councillor, no need to wait for a coffee meeting.

Concern on redline of changes being available online.

- With it being a new document, there aren't changes to show.
- MD held an open house, 10 people came.

Lack of knowledge of meetings.

- What else can the MD do to keep people informed?
- Newspaper, social media and website are all available.
- Electronic sign being built.

<u>Draft Community Standards Bylaw 1366-25:</u>

Anything new?

- Currently noise and unsightly premises are just being put into a single document.
- The rest didn't exist in the MD Bylaws, so it is all new.

Question on storage of unregistered vehicles and parts, does that need a permit if someone finds it unsightly?

- Comes down to education, MD isn't going out looking for issues.
- Has to be a reasonable complaint and is more so for the grouped country residential and hamlet areas with hoarding situations.
- Places that have 50 unsightly cars, blowing garbage and parts all over other lands are not just unattractive, if its unsafe, it will be addressed as needed.
- In 20 years, there has never been complaints on ranchers for the area, its hamlets.

Concerns that people aren't throwing things away out of use.

- We are complaint driven to look into things – no one is going out and counting vehicles, if its causing an issue, than it starts with education.
- It is community-driven and driven by Council.

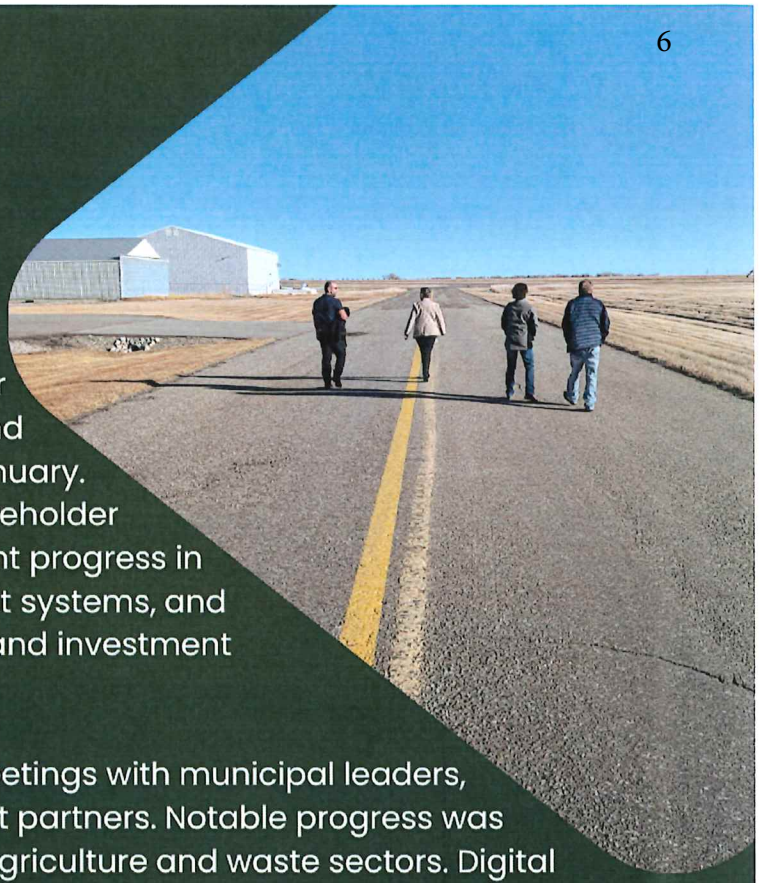
Noise section – does it include ag?

- No.

- Council welcomes comments, this will come back to Council in December.
- Council thanks everyone for coming out. Appreciate taking the time. Call with your questions, Council, administration, all have an open door policy.

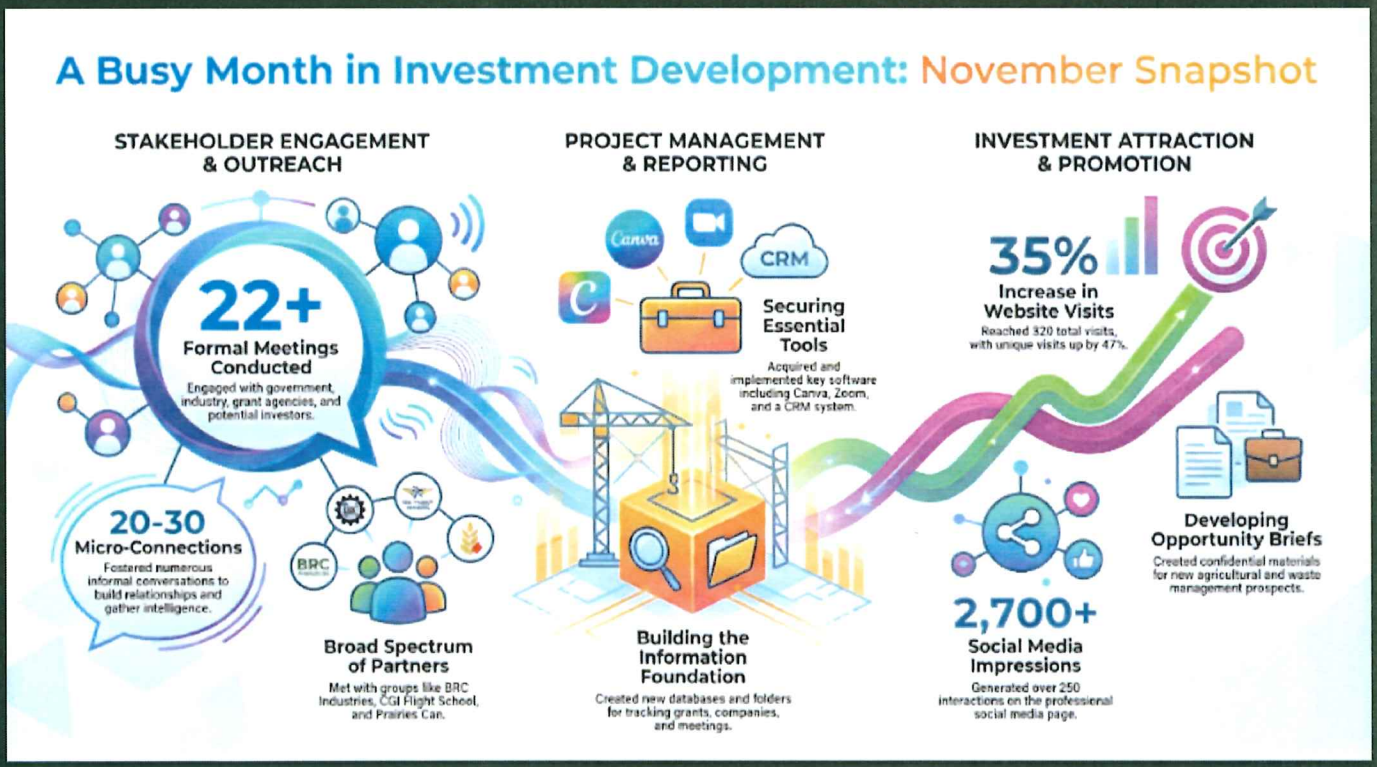
Summary Completed By: Laura McKinnon
December 4, 2025 for December 9, 2025 Council Meeting

# INVESTMENT DEVELOPMENT DIRECTOR ACTIVITY BRIEF: NOVEMBER SUMMARY



This document summarizes the activities of the Investment Development Director for November a key period within the "Opportunity Framing and Set-up Stage" scheduled from November to January. The month was characterized by extensive stakeholder engagement across multiple sectors, significant progress in establishing foundational project management systems, and successful initial efforts in regional promotion and investment attraction.

Key achievements include a high volume of meetings with municipal leaders, potential investors, and economic development partners. Notable progress was made in developing opportunity briefs for the agriculture and waste sectors. Digital promotion efforts yielded substantial results, with website visits increasing by 35% and social media impressions reaching 2,700. Foundational work included the establishment of an AI database, CRM updates, and the creation of key documentation folders. Pending actions are focused on finalizing a detailed project plan, completing grant applications, and identifying three distinct investment opportunities within each community.




ALBERTA SOUTHWEST

I. Stakeholder Engagement and Outreach

A primary focus in November was establishing and strengthening connections with a wide array of regional stakeholders through meetings and presentations. This outreach spanned municipal governments, private industries, economic development agencies, and potential investors.

A. Municipal and Regional Governance Engagements

Connections were made with key administrative and governance bodies to align strategies and discuss regional opportunities.

- Board Meeting: Fort Macleod
- Resilience Task Force: Participation in a task force meeting.
- Municipal CAOs and Staff:
  - Waterton Lakes CAO
  - Claresholm CAO and town staff (in-person)
  - Cowley Mayor
- Inter-municipal Associations:
  - Crowsnest Pincher Creek Landfill Association (pending)

B. Business and Investment Prospect Meetings

Direct engagement occurred with existing businesses and confidential investment prospects to foster growth and attract new capital.

- Existing Industries:
  - BRC Industries Claresholm
  - CGI flight School Claresholm
- New Investment Inquiries:
  - Confidential Ag Investment Inquiry (x2)
  - StartUp Water Sanitation (x3)
  - EndPoint Recovery (pending response on business plan)
- Sector-Specific Consultations:
  - Innovisions (Natalie Gibson)
  - Alberta Ag (regarding Ag company grants)

C. Economic Development and Partnership Introductions

Efforts were made to connect with regional partners and leverage existing economic development frameworks.

- Regional Economic Development:
  - Trevor Lewington, County of Lethbridge
  - RINSA (Rural and Northern Immigration Support Alliance) Introduction
- Training and Associations:
  - EDA (Economic Developers Alberta) Training
  - Twinning Association Introduction
- Grant and Funding Bodies:
  - Prairies Can Grant meeting
  - Tariff Relief Grant Consult (Marcus)
- Workforce Development:

- Youth Workforce Opportunity: Chinook Regional Foundation for Career Transitions

D. General Networking

In addition to formal meetings, the Director engaged in **20-30 micro-connections and conversations** to build a broader network and gather informal intelligence.

## II. Project Management and Operational Framework

Significant effort was dedicated to establishing the internal systems and documentation required for effective investment attraction and project tracking.

A. Systems and Technology Implementation

Modern tools were reviewed and implemented to streamline operations and data management.

- **Databases and CRM:**
  - An AI database folder was set up to organize information by topics, communities, meetings, companies, and grants.
  - The CRM system is undergoing updates.
- **Software and Platforms:**
  - Productivity and communication software including Canva, Zoom, and Meetings were reviewed and secured.
- **Website Technology:**
  - A meeting was held with LocalIntel regarding website technology, with a review of a pending upgrade.

B. Documentation and Analysis

Foundational documents and analysis were compiled to support strategic decision-making.

- **Document Compilation:**
  - Updated grant and support opportunities list.
  - Information related to the MD of Willow Creek Waste.
  - Folders for Investment Attraction (IA) and Business Retention & Expansion (BRE) companies.
- **Analysis:**
  - A comprehensive Website Analysis was conducted.
- **Opportunity Briefs:**
  - Confidential Ag company brief.
  - Waste Opportunity Brief.

## III. Investment Attraction and Regional Promotion

Active promotion of the region was undertaken through digital channels and content development, yielding measurable increases in engagement.

### A. Digital Engagement Performance (November)

Online promotional activities resulted in a marked increase in audience reach and interaction.

| Metric | November Figure | Percentage Increase |
|---|---|---|
| **Website Visits** | 520 | +35% |
| **Unique Website Visits** | 482 | +47% |
| **Social Media Impressions** | 2,700 | N/A |
| **Social Media Interactions** | 250 | N/A |

### B. Content and Platform Development

- **Video:** A draft for a Community Futures (CF) video was created.
- **Website:** General edits and updates were made to the website content.
- **Social Media:** A professional page was utilized for outreach.

## IV. Pending Actions and Strategic Outlook

The activities in November have set the stage for several critical next steps aimed at converting initial outreach and planning into tangible outcomes. The following items are pending:

- **Strategic Planning:** Finalize a "next level detail" project plan.
- **Funding:** Complete pending grant applications.
- **Opportunity Pipeline:** Identify and develop three distinct investment opportunities in each community.
- **Stakeholder Relations:** Finalize connections with all community CAOs.