



PARTICIPANT INVOLVEMENT PROGRAM SUMMARY

Submitted to



Prepared for



Main Contact



Prepared by



Project Location:

LSD: 16-36-080-25

Coordinates: 55°58'56.71" N, 113°46'03.24" W

✉ john.lanaras@lexterra.com

☎ 403 476 2051

📍 Unit 2710, 715 5th Avenue SW

Table of Contents

1.0 Introduction	3
1.1 Project Background	3
1.2 Purpose of this Report	4
2.0 Stakeholder Identification	5
3.0 Notification Materials and Distribution	6
4.0 Municipal Engagement Summary.....	7
5.0 Indigenous Consultation (ACO Assessment).....	7
6.0 Issues, Responses, and Resolution	8
List of Appendices	9
Appendix A – Updated Stakeholder Line List	10
Appendix B – Consultation Radius Plans.....	11
Appendix C – First Notification Round (February 2026)	12
Appendix D – Second Notification Round (August 10, 2026)	13
Appendix E – Municipal Engagement Form and Development Permit Approval	14
Appendix F – ACO Adequacy Assessment (FNC202600711).....	15
Appendix G – AUC Public Involvement Information.....	16

List of Tables

Table 1: Project Phasing and PIP Status Summary	3
Table 2: Stakeholder Identification Summary	5
Table 3: Notification Materials and Appendix References	6
Table 4: Issues, Responses, and Resolution Summary	8

1.0 Introduction

1.1 Project Background

Armada Nowlit Energy Ltd. (ANE) proposes to develop the Hoole Natural Gas Power Generation Facility in the Municipal District of Opportunity No. 17, Alberta, at LSD 16-36-080-25 W4M.

The Project is a 19.8 MW natural gas-fired power generation facility that will supply electricity exclusively to on-site data processing infrastructure. No electricity will be exported to the Alberta Interconnected Electric System (AIES).

The Project will be developed in two phases:

Table 1: Project Phasing and PIP Status Summary

Phase	Scope	Capacity	PIP Status
Phase 1	4 × 2.2 MW gensets	8.8 MW	First 1,500 m notification round completed February 2026
Phase 2	Additional 5 × 2.2 MW gensets	11.0 MW; total Project capacity 19.8 MW	Second 2,000 m notification round completed August 10, 2026

This PIP Summary supports the AUC application for the complete 19.8 MW Project, including both construction phases. It documents the initial 1,500 m notification round completed in February 2026 and the supplemental 2,000 m notification round completed on August 10, 2026 after the Project scope and phasing were updated.

The second notification round disclosed the complete 19.8 MW Project: Phase 1 comprises four 2.2 MW MWM generating units (8.8 MW), and Phase 2 adds five 2.2 MW units (11.0 MW). The August 10, 2026 package therefore replaced the earlier limited-scope notification record for purposes of the full AUC application.

The minimum 14-calendar-day consideration period for the August 10, 2026 notification ended on August 24, 2026. No stakeholder concern or objection was recorded by that date, and the signed municipal engagement form dated August 25, 2026 confirms that the Municipality has no outstanding unresolved concerns.

1.2 Purpose of this Report

This report summarizes the Participant Involvement Program completed for the full 19.8 MW Hoole Natural Gas Power Generation Facility. It identifies the two notification rounds, the applicable 1,500 m and 2,000 m radii, the 800 m personal-consultation review, the parties contacted, the materials and delivery evidence, municipal engagement, Indigenous consultation screening, emergency responder engagement, and the status of concerns.

The evidentiary record is current through August 25, 2026 and includes the updated PIS dated August 24, 2026, the signed Municipal Engagement Form dated August 25, 2026, and the latest ACO Adequacy Assessment, FNC202600711, dated August 18, 2026.

2.0 Stakeholder Identification

Stakeholders were identified for the complete Project using the Project location, land ownership and occupancy records, Crown disposition records, municipal jurisdiction, Indigenous consultation screening, emergency response jurisdiction, and the 1,500 m and 2,000 m radius plans.

The first-round review used a 1,500 m radius. Following the increase to a 19.8 MW total capability, the second-round review used the required 2,000 m notification radius and an 800 m personal consultation area. The updated radius plan confirms that no residences are located within 2,000 m, and the updated PIS records no occupants within 2,000 m. On the available land-interest, occupancy, and mapping records, no resident, occupant, or private landowner requiring additional personal consultation was identified within 800 m.

Table 2: Stakeholder Identification Summary

Stakeholder Group	Basis for Identification	PIP Status
Project site / Crown land administration	Land-interest and PIS review	AER land interest status identified in the PIS
Alex Alook, TPA 975	Crown disposition review	Notified February 20 and 26 and re-notified August 10, 2026 by registered mail; no concern received
West Fraser Alberta Wood Products Ltd.	Crown disposition review	Notified February 20 and 26 and re-notified August 10, 2026 by online submission; no concern received
Municipal District of Opportunity No. 17	Applicable local authority	Notified in both rounds; Municipal Engagement Form signed August 25, 2026; no unresolved concern
Residents / occupants / private landowners	2,000 m radius plan and PIS; 800 m personal-consultation review	No residences or occupants within 2,000 m; no additional party identified within 800 m
Indigenous consultation / ACO	Current ACO direction	FNC202600711; No Consultation Required
Local emergency responders	Emergency response jurisdiction	Wabasca Fire Department notified July 7, 2026; no concern received

The expanded 2,000 m review did not identify an additional resident or occupant. The applicable Crown disposition holders and the Municipal District of Opportunity No. 17 were re-notified of the complete 19.8 MW Project on August 10, 2026.

3.0 Notification Materials and Distribution

The Applicant used two notification rounds so stakeholders first received the then-current Project information and later received the material update to the full 19.8 MW, two-phase Project.

The packages included stakeholder-specific notification or re-notification letters, Project information, the applicable radius plan, AUC public involvement information, and Applicant contact information for questions or concerns. Delivery methods included registered mail, online submission, and email. The August 10 notification preceded the August 24 end of the required 14-calendar-day consideration period.

Table 3: Notification Materials and Appendix References

Notification Item	Status	Appendix Reference
First-round notification letters and Project information	Issued February 20, 2026; AUC information follow-up February 26, 2026	Appendix C – First Notification Round (February 2026)
Site plan and 1,500 m and 2,000 m radius plan	Provided in first round	Appendix B – Consultation Radius Plans
Second-round re-notification letters and full 19.8 MW Project information	Issued August 10, 2026	Appendix D – Second Notification Round (August 10, 2026)
AUC public involvement information	Provided with notification materials	Appendix G – AUC Public Involvement Information

No concern or objection was recorded in either notification round as of August 25, 2026. Where a recipient did not provide an affirmative response, the record is described as notification sent and no concern received, rather than as confirmed consent.

4.0 Municipal Engagement Summary

The Municipal District of Opportunity No. 17 is the applicable local authority. It received the first-round notification in February 2026 and the complete 19.8 MW Project re-notification by email on August 10, 2026.

The completed Municipal Engagement Form identifies the Project as Phase 1 (8.8 MW) plus Phase 2 (11.0 MW), for a total of 19.8 MW. The Municipality confirmed that the Project conforms to its Municipal Development Plan, that an intermunicipal development plan is not applicable because the site is within the Wabasca Hamlet Boundary, and that the current land-use district is E - Resource District.

The Municipality confirmed that the Project complies with the Land Use Bylaw, that no land-use amendment is required, and that Development Permit No. 26-DP-001 has been approved and issued to Armada-Nowlit. The form records that consultation was conducted and that the Municipality has no outstanding unresolved concerns.

Katelyn Alook, Manager of Planning & Development, signed the Municipal Engagement Form on August 25, 2026. The completed form and Development Permit are included in Appendix E – Municipal Engagement Form and Development Permit Approval. ANE will continue to coordinate with the Municipality regarding permit conditions, access, construction, emergency response, and operations.

5.0 Indigenous Consultation (ACO Assessment)

The Applicant obtained the current Indigenous consultation direction through Alberta's Aboriginal Consultation Office (ACO).

The most recent ACO Adequacy Assessment provided for the Project is File Number for Consultation FNC202600711. It was submitted on August 6, 2026 and reviewed on August 18, 2026. Activity FNC202600711-001 covers the DML/FP Commercial Development - Data Centre-Rural activity at NE 36-80-25 W4M (1.96 ha), and the ACO determined that no consultation is required. The assessment is included in Appendix F – ACO Adequacy Assessment (FNC202600711).

This report cites FNC202600711 as the latest provided assessment. ANE will update the AUC record if a later Crown direction or consultation requirement is issued for another authorization connected with the Project.

6.0 Issues, Responses, and Resolution

No specific stakeholder concern or objection was identified in either notification round through the reporting cut-off of August 25, 2026. Table 6 summarizes the key PIP completeness items and the supporting evidence.

Table 4: Issues, Responses, and Resolution Summary

Item	Applicant Response	Status
Two notification rounds	February 2026 1,500 m round and August 10, 2026 2,000 m full-Project round are both documented.	Addressed
14-calendar-day consideration period	The August 10 notification period ended August 24, 2026 before filing; no concern was recorded.	Addressed
800 m personal consultation	No residence or occupant exists within 2,000 m, and no additional resident, occupant, or private-landowner consultation party was identified within 800 m.	Addressed based on current PIS and mapping
Municipal engagement	The Municipal Engagement Form was signed August 25, 2026 and confirms consultation, permit status, and no outstanding unresolved municipal concerns.	Addressed
Indigenous consultation	The latest ACO Adequacy Assessment is FNC202600711 and states No Consultation Required.	Addressed
Stakeholder feedback	No concern or objection was recorded in the updated PIS or municipal form through August 25, 2026.	No unresolved concern identified

List of Appendices

Appendix A – Updated Stakeholder Line List

Appendix B – Consultation Radius Plans

Appendix C – First Notification Round (February 2026)

Appendix D – Second Notification Round (August 10, 2026)

**Appendix E – Municipal Engagement Form and Development Permit
Approval**

Appendix F – ACO Adequacy Assessment (FNC202600711)

Appendix G – AUC Public Involvement Information

Appendix A – Updated Stakeholder Line List

Stakeholders Line List

Armada Nowlit Holding Limited
16-36-80-25 W4 (Hoole)



Operator Project		Operator Status	Project Type	CRYPTO		AFE #	Broker Project	26-00093	Broker Status	FIELD/CROWN
Seq	Land Interest	Legal Descriptions	Stakeholder Details		Dates		Communications			
1	Consultation: Landowner Notification: Landowners within 2.0 km	NE-36-080-25-W4M LANDOWNERS WITHIN 2KM N-01-081-25-W4M SE-01-081-25-W4M SEC. 06-081-24-W4M SEC. 31-080-24-W4M SE-36-080-25-W4M NE-30-080-24-W4M W-30-080-24-W4M W-32-080-24-W4M W-05-081-24-W4M S-07-081-24-W4M SE-25-080-25-W4M SW-01-081-25-W4M S-12-081-25-W4M	Alberta Energy Regulator - Calgary Head Office Suite 1000, 250 – 5th Street SW Calgary, Alberta Canada T2P 0R4 Phone: (403) 297-8311 Fax: (403) 297-7336 Email: AERAAuth.OilGas@aer.ca		Notified: N/A Consent: N/A Expiry: N/A		*DML OUTSTANDING*			
2	Consultation: Occupants Notification: Occupants within 2.0 km	NE-36-080-25-W4M OCCUPANTS WITHIN 2KM N-01-081-25-W4M SE-01-081-25-W4M SEC. 06-081-24-W4M SEC. 31-080-24-W4M SE-36-080-25-W4M NE-30-080-24-W4M W-30-080-24-W4M W-32-080-24-W4M W-05-081-24-W4M S-07-081-24-W4M SE-25-080-25-W4M SW-01-081-25-W4M S-12-081-25-W4M	None		Notified: N/A Consent: N/A Expiry: N/A		THERE ARE NO OCCUPANTS.			

Operator Project		Operator Status	Project Type	CRYPTO	AFE #	Broker Project	26-00093	Broker Status	FIELD/CROWN
Seq	Land Interest	Legal Descriptions	Stakeholder Details		Dates	Communications			
3	Notification: Crown disposition holder	NE-36-080-25-W4M	Alex Alook, TPA 975 P.O. Box 4 Wabasca, Alberta Canada T0G2K0		Notified: 2026-02-20 Consent: N/A Expiry: N/A	February 20, 2026- Sent notification letter, project info letter and radius plan. VIA REGISTERED MAIL. February 26, 2026- Sent updated notification letter and AUC public information document VIA REGISTERED MAIL. August 10, 2026- Sent updated notification letter and AUC public information document VIA REGISTERED MAIL NO CONERNS MENTIONED.			
4	Notification: Crown Disposition Holder	NE-36-080-25-W4M	West Fraser Mills Ltd. CTLS180005 885 W Georgia St, Suite 1500 Vancouver, British Columbia Canada V6C 3E8		Notified: 2026-02-20 Consent: N/A Expiry: N/A	February 20, 2026- Sent notification letter, project information letter and radius plan VIA online submission. February 26, 2026- Sent updated notification letter and AUC public information document online submission. August 10, 2026- Sent updated notification letter and AUC public information document online submission. NO CONCERNS MENTIONED.			
5	Consultation: Landowners within 2.0 km Notification: Local authority	NE-36-080-25-W4M LANDOWNERS WITHIN 2KM NW-36-080-25-W4M SW-36-080-25-W4M NW-25-080-25-W4M E-02-081-25-W4M NE-35-080-25-W4M SE-35-080-25-W4M SW-01-081-25-W4M NW-25-080-25-W4M NE-25-080-25-W4M SE-25-080-25-W4M NE-26-080-25-W4M	MD Opportunity No. 17 2077 Mistassiniy Road North PO Box 60 Wabasca, Alberta Canada T0G 2K0 Phone: (780) 891-3778 Fax: (780) 891-4283 Email: lisab@mdopportunity.ab.ca		Notified: 2026-02-20 Consent: N/A Expiry: N/A	February 20, 2026- Sent notification letter, project info and radius plan VIA Email. February 26, 2026- Sent updated notification letter and AUC public information document VIA Email. August 10, 2026- Sent updated notification letter and AUC public information document VIA Email. NO CONCERNS MENTIONED.			

Operator Project		Operator Status	Project Type	CRYPTO	AFE #	Broker Project	26-00093	Broker Status	FIELD/CROWN
Seq	Land Interest	Legal Descriptions	Stakeholder Details		Dates		Communications		
6	Notification: Occupants within 2.0 km	NW-36-080-25-W4M SW-36-080-25-W4M NW-25-080-25-W4M E-02-081-25-W4M NE-35-080-25-W4M SE-35-080-25-W4M SW-01-081-25-W4M NE-25-080-25-W4M NW-25-080-25-W4M SE-25-080-25-W4M NE-26-080-25-W4M	None		Notified: N/A Consent: N/A Expiry: N/A		THERE ARE NO OCCUPANTS.		
7	Notification: First Nations		Indigenous Groups		Notified: N/A Consent: N/A Expiry: N/A		THERE ARE NO ASSOCIATED INDIGENOUS GROUPS		

Appendix B – Consultation Radius Plans

ARMADA NOWLIT

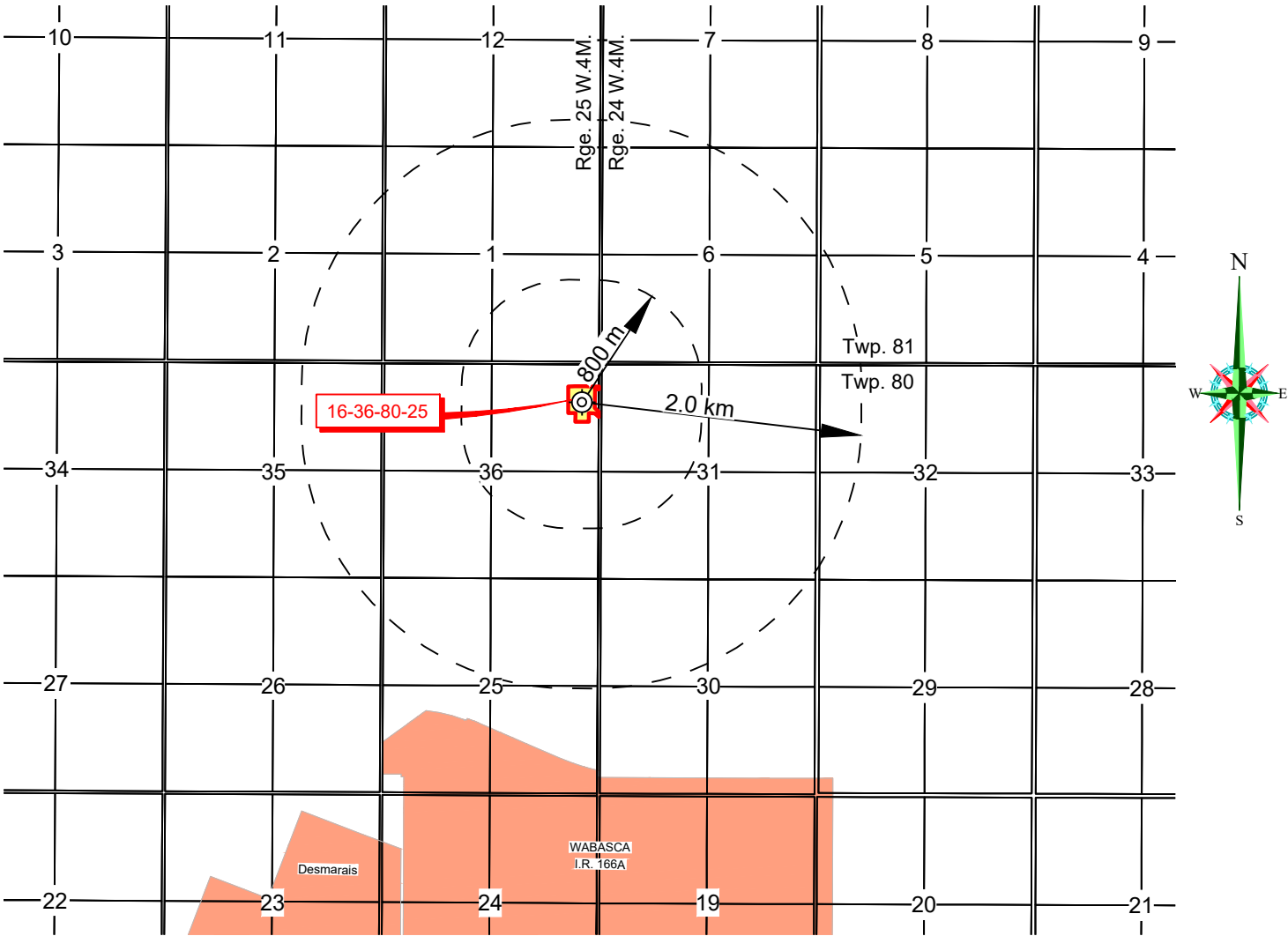
RADIUS PLAN FOR

MSL 820982

WITHIN

LSD 16 - Sec. 36 - Twp. 80 - Rge. 25 - W. 4M.

MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17



RESIDENCE SKETCH

Scale 1:50 000

NOTE: There are no Residences within 2000m

LEGEND

- Portions referred to shown thus: [Yellow box]
- Residences shown thus: [House icon]
- Surface Development shown thus: [Blue box]

OPERATOR: ARMADA NOWLIT



EDMONTON Phone: 780-470-4000
DRAYTON VALLEY Phone: 780-542-5252
CALGARY Phone: 403-266-6647
Toll Free: 1-888-470-4001
www.precisiongeo.ca
info@precisiongeo.ca
Toll Free: 1-877-266-6649

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date
1	N/A	SC	DE	Updated Plan - Increase Radius to 2km	July 17, 2026
0	N/A	SC	DE	Issued Plan	Feb. 18, 2026
DWG FILE: C26-017261 RES(1)				CLIENT FILE: _____	Page 1/1
				REV. 1	

Appendix C – First Notification Round (February 2026)



Lexterra Land

February 20, 2026

VIA EMAIL

lisab@mdopportunity.ab.ca

MD Opportunity No. 17

2077 Mistassiniy Road North
PO Box 60
Wabasca, Alberta
Canada T0G 2K0

Local Authority: NE 36-80-25 W4M

**Landowners within 1.5 km: NW-36-80-25-W4M, SW-36-80-25-W4M, NW-25-80-25-W4M,
SE-02-81-25-W4M, NE-35-80-25-W4M, SE-35-80-25-W4M, SW-01-81-25-W4M;
NE-25-80-25-W4M**

Re: NOTIFICATION LETTER

Armada Nowlit Canada Holding Limited (Alberta)

Surface Location: NE-36-80-25 W4

Our File: 26-00093

We wish to notify you that our client, **Armada Nowlit Canada Holding Limited (Alberta)**, is proposing to construct and operate a power generation station at the above captioned location. Enclosed for your reference is a project information letter.

This letter is for notification purposes only. No further action is required.

If you have any occupants on the land(s) we ask that you kindly contact Taylor Lockhart at (403) 476-2041, or taylor.lockhart@lexterra.com and advise so that we can provide a notification package to them as well.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,

Lexterra Land Ltd.

Per: Taylor Lockhart

Senior Land Administrator

Agent for **Armada Nowlit Canada Holding Limited (Alberta)**

TL/jc

Encl.

2710, 715 – 5th Avenue SW Calgary, AB T2P 2X6
Main 403 476 8976 | Toll Free 855 229 5394 | www.lexterra.com



Lexterra Land

February 20, 2026

VIA ONLINE SUBMISSION

West Fraser Mills Ltd. CTLS180005

885 W Georgia St, Suite 1500
Vancouver, British Columbia
Canada V6C 3E8

Crown disposition holder: NE-36-80-25-W4M

Re: NOTIFICATION LETTER
Armada Nowlit Canada Holding Limited. (Alberta)
Surface Location: NE 36-80-25 W4
Our File: 26-00093

We wish to notify you that our client, **Armada Nowlit Canada Holding Limited (Alberta)**, is proposing to construct and operate a power generation station at the above captioned location. Enclosed for your reference is a project information letter.

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,
Lexterra Land Ltd.

Per: Taylor Lockhart
Senior Land Administrator
Agent for **Armada Nowlit Canada Holding Limited (Alberta)**
TL/jc
Encl.



Lexterra Land

February 20, 2026

VIA REGISTERED MAIL

Alex Alook, TPA 975

P.O. Box 4

Wabasca, Alberta

Canada T0G2K0

Crown disposition holder: NE-36-080-25-W4M

Re: NOTIFICATION LETTER

Armada Nowlit Canada Holding Limited (Alberta)

Surface Location: NE-36-80-25 W4

Our File: 26-00093

We wish to notify you that our client, **Armada Nowlit Canada Holding Limited (Alberta)**, is proposing to construct and operate a power generation station at the above captioned location. Enclosed for your reference is a project information letter.

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,

Lexterra Land Ltd.

Per: Taylor Lockhart

Senior Land Administrator

Agent for **Armada Nowlit Canada Holding Limited (Alberta)**

TL/jc

Encl.

February 6, 2026

Attention: LANDOWNERS, OCCUPANTS AND RESIDENT(S) WITHIN 1.5KM

Reference: Armada Nowlit Energy Ltd. (ANE)
Power Plant 9.5MW
16-36-80-25W4M

Pursuant to the Alberta Utilities Commission (AUC) *Rule 007*, Armada Nowlit Energy Ltd. ("ANE"). hereby gives notice for the proposed facility construction consisting of the following:

Applicant Information:

Company Name:	Armada Nowlit Canada Holding Limited (Alberta)
Contact Name:	James Hou
Tel Number:	(403) 401-0873
Emergency Contact No.:	(403) 498-5620

Project Description

Armada Nowlit Energy Ltd. (ANE) is proposing to construct and operate a power generation facility with a maximum electrical output of 9.5 megawatts (MW) at the above-captioned location. The facility will generate electricity exclusively for on-site use to power five (5) modular, water-cooled data processing containers.

No electricity will be exported to the Alberta electrical grid. The proposed installation will consist of containerized power generation equipment and modular data units located entirely within the existing lease boundary. The project is designed as a self-contained, industrial energy system and will comply with all applicable provincial and municipal regulations, including land-use, environmental, and safety requirements.

Potential Restriction and Setbacks

Environmental desktop review and field verification confirmed:

- No wetlands within the lease boundary
- No wildlife habitat features within regulatory setback distances
- No watercourses within or adjacent to the project footprint

The project is located entirely within an existing industrial lease area.

Proposed Onsite Equipment

The facility will be located on an existing lease hold wellsite and will consist of:

- Five (5) containerized 1.9 MW natural gas generator packages
- Five (5) modular data centre containers
- Electrical switchgear and cabling
- Interconnecting fuel gas piping tied into an existing on-lease gas pipeline
- Small communications/control enclosure

No new pipeline right-of-way or off-lease infrastructure is required.

Source Emissions and Odours

Odours: There will be no odours associated with this project.

Emissions: Combustion emissions will consist primarily of NO_x, CO, and CO₂ from the generator exhaust stacks.

Each generator is equipped with Selective Catalytic Reduction (SCR) systems designed to reduce NO_x emissions by approximately 80%.

Air dispersion modelling completed for the project demonstrates compliance with Alberta Ambient Air Quality Objectives (AAAQO).

Construction Schedule

The Project is planned to being construction in Q3, 2026 and be completed and operational by Q4, 2026.

Once operational, the project will supply a maximum power output of up to 9.5 MW to the data processing center.

Target Commencement Date: Q3, 2026

Target Completion Date: Q4, 2026

Please note that the actual Commencement Date and Completion Date will be highly dependent on obtaining all of the required county and regulatory permits and approvals for the project.

Noise Sources

A Noise Impact Assessment was completed in accordance with **AUC Rule 012** and demonstrates that the facility will meet permissible sound levels at all receptors during both daytime and nighttime operations.

Vehicular Traffic

There will be a slight increase in vehicular traffic during construction of the facility. During construction, several heavy-duty trucks will be making periodic visits to the facility to deliver the major pieces of equipment. This will take place over the course of construction. There will be a minimal increase in traffic during normal operations. **ANE** will endeavor to address any traffic, dust and/or noise concerns should they arise.

AUC Public Information Documents Included in this Package:

- Participating in the AUC's independent review process.

ANE stands behind their reputation of operating and constructing high standard facilities designed to minimize impact to residents and the environment. Furthermore, **ANE** invites concerns and comments to be brought to its attention regarding construction or operation of its facilities to ensure any reasonable concerns (i.e.: noise, odours, etc.) are responded to promptly and to the satisfaction of all parties impacted. Construction will comply with Alberta Environment and Protected Areas and the AUC's Safety, and Environmental Protection Guidelines and Regulations.

If you have any questions or concerns regarding the above-mentioned project, please contact the undersigned at (403) 476-2041

Sincerely,
Lexterra Land Ltd.



Taylor Lockhart
Land Coordinator
Agent for **Armada Nowlit Canada Holding Limited (Alberta)**
TL
Encl.

ARMADA NOWLIT

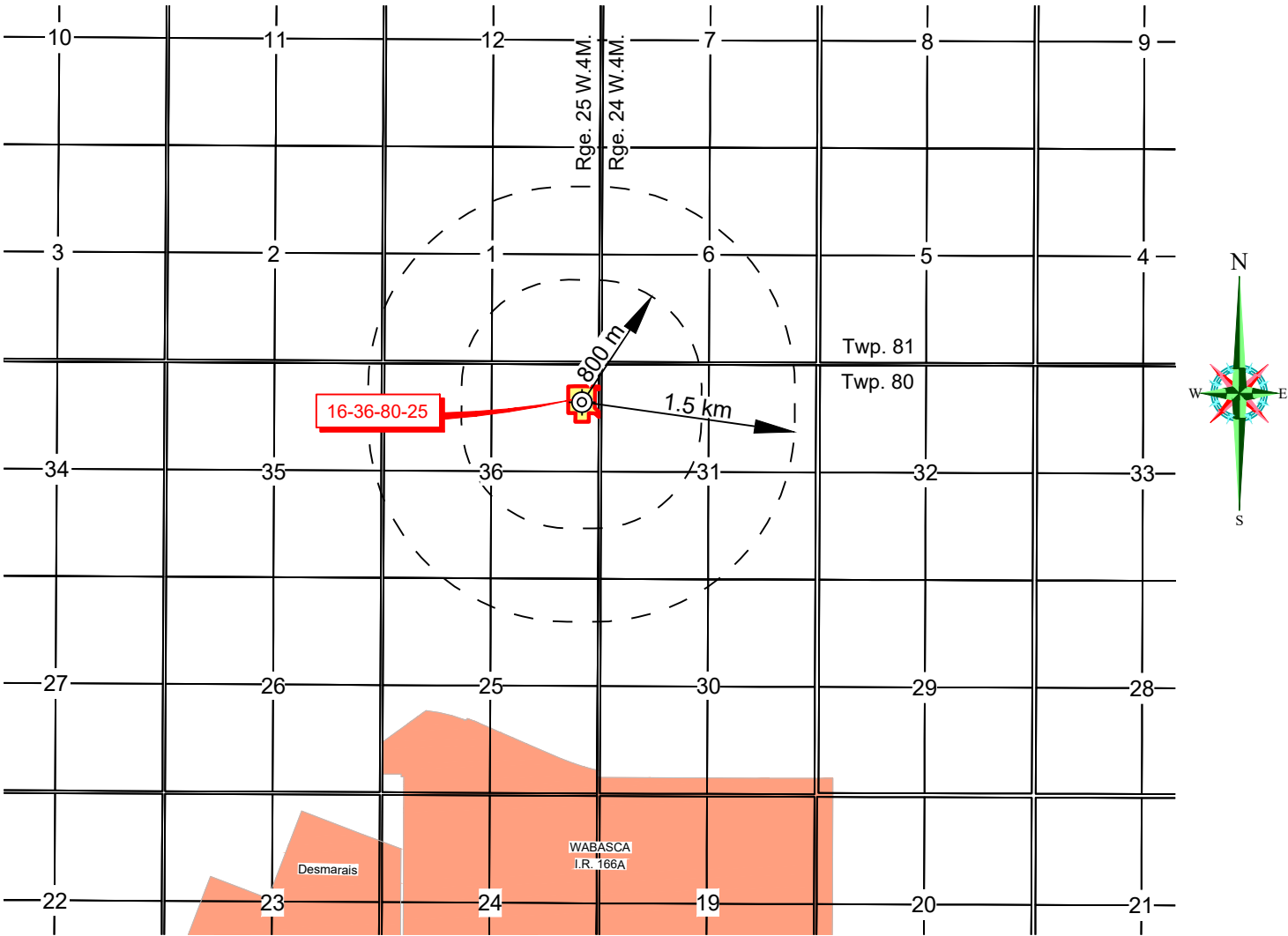
RADIUS PLAN FOR

MSL 820982

WITHIN

LSD 16 - Sec. 36 - Twp. 80 - Rge. 25 - W. 4M.

MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17



RESIDENCE SKETCH

Scale 1:50 000

NOTE: There are no Residences within 1500m

LEGEND

- Portions referred to shown thus
- Residences shown thus
- Surface Development shown thus

OPERATOR: ARMADA NOWLIT

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date
0	N/A	SC	DE	Issued Plan	Feb. 18, 2026
DWG FILE: C26-017261 RES(0)				CLIENT FILE: _____	Layout1/1
				REV. 0	

PRECISION
GEOMATICS INC.
Indigenous Owned

EDMONTON
Phone: 780-470-4000
Toll Free: 1-888-470-4001

DRAYTON VALLEY
Phone: 780-542-5252
www.precisiongeo.ca
info@precisiongeo.ca

CALGARY
Phone: 403-266-6647
Toll Free: 1-877-266-6649



Lexterra Land

February 26, 2026

VIA EMAIL

lisab@mdopportunity.ab.ca

MD Opportunity No. 17

2077 Mistassiniy Road North
PO Box 60
Wabasca, Alberta
Canada T0G 2K0

Local Authority: NE 36-80-25 W4M

**Landowners within 1.5 km: NW-36-80-25-W4M, SW-36-80-25-W4M, NW-25-80-25-W4M,
SE-02-81-25-W4M, NE-35-80-25-W4M, SE-35-80-25-W4M, SW-01-81-25-W4M;
NE-25-80-25-W4M**

Re: NOTIFICATION LETTER

Armada Nowlit Canada Holding Limited (Alberta)

Surface Location: NE-36-80-25 W4

Our File: 26-00093

Further to the notification letter dated February 20, 2025, we wish to provide you with the attached AUC Public Information Documents. If you wish to view the AUC Public Information Documents online, please visit their website at: [PublicInvolvement_November2025-WebRead.pdf](#).

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,

Lexterra Land Ltd.

Per: Taylor Lockhart

Senior Land Administrator

Agent for **Armada Nowlit Canada Holding Limited (Alberta)**

TL/jc

Encl.



Lexterra Land

February 26, 2026

VIA ONLINE SUBMISSION

West Fraser Mills Ltd. - CTLS180005

885 W Georgia St, Suite 1500
Vancouver, British Columbia
Canada V6C 3E8

Crown disposition holder: NE-36-80-25-W4M

Re: NOTIFICATION LETTER

Armada Nowlit Canada Holding Limited. (Alberta)

Surface Location: NE 36-80-25 W4

Our File: 26-00093

Further to the notification letter dated February 20, 2025, we wish to provide you with the attached AUC Public Information Documents. If you wish to view the AUC Public Information Documents online, please visit their website at: [PublicInvolvement November2025-WebRead.pdf](#).

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,

Lexterra Land Ltd.

Per: Taylor Lockhart
Senior Land Administrator
Agent for **Armada Nowlit Canada Holding Limited (Alberta)**

TL/jc
Encl.



Lexterra Land

February 26, 2026

VIA REGISTERED MAIL

Alex Alook - TPA 975

P.O. Box 4
Wabasca, Alberta
Canada T0G2K0

Crown disposition holder: NE-36-080-25-W4M

**Re: NOTIFICATION LETTER
Armada Nowlit Canada Holding Limited (Alberta)
Surface Location: NE-36-80-25 W4
Our File: 26-00093**

Further to the notification letter dated February 20, 2025, we wish to provide you with the attached AUC Public Information Documents. If you wish to view the AUC Public Information Documents online, please visit their website at: [PublicInvolvement November2025-WebRead.pdf](#).

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,
Lexterra Land Ltd.

Per: Taylor Lockhart
Senior Land Administrator
Agent for **Armada Nowlit Canada Holding Limited (Alberta)**
TL/jc
Encl.



Participating in the AUC's independent review process to consider facility applications

www.auc.ab.ca

The AUC regulatory review process to consider facility applications for utility projects



The AUC uses an established process to review social, economic and environmental impacts of facility projects to decide if approval of a project is in the public interest.

The AUC considers applications requesting approval of the need for transmission development and facilities applications seeking approval to construct, operate, alter and decommission electric and natural gas facilities. Applications, as specified in AUC Rule 007, are required for:

- The need for transmission upgrades.
- The route and location of transmission facilities.
- The siting of power plants.
- The construction of a battery storage system.
- The designation of an industrial system.
- The need for and siting of natural gas utility pipelines.

Sometimes the Alberta Electric System Operator's needs identification document application is considered together with a facility application in a single proceeding; sometimes separate proceedings are held to consider each application.

Application review process



- Step 1: Public consultation prior to applying to the AUC
- Step 2: Application filed to the AUC
- Step 3: Public notice
- Step 4: Public submissions to the AUC
- Step 5: Consultation and negotiation
- Step 6: The public hearing process
- Step 7: The decision
- Step 8: Opportunity to appeal
- Step 9: Construction, operation and compliance

Application review process

Step 1: Public consultation prior to applying to the AUC



An applicant seeking approval of a proposed utility development project is required to engage in a participant involvement program prior to filing an application with the AUC. The public involvement program involves consultation with persons whose rights may be directly and adversely affected by the proposed project so that concerns may be raised, addressed and, if possible, resolved.

The application guidelines and requirements for facility applications can be found in AUC Rule 007: *Facility Applications*.

Potentially affected parties are strongly encouraged to participate in the public consultation, also called a participant involvement program. Early, active and ongoing discussions with an applicant may lead to greater influence on project planning and what is submitted to the AUC for approval.

Step 2: Application filed to the AUC



When the applicant has concluded its consultation with potentially affected parties and the participant involvement requirements have been completed, the applicant files its application through the AUC online public filing system, called the eFiling System.

AUC staff members review each application submitted to verify that all of the application requirements in Rule 007 have been met before an application is deemed complete. If all of the required information is not provided, the application may be closed or missing information will be requested of the applicant. Rule 007 specifies, among other requirements, that applicants must submit the results of a public involvement program in its application that includes information about how applicants consulted and notified stakeholders and Indigenous groups and identifies any unresolved objections and concerns about the project.

Step 3: Public notice



When the AUC receives an application it is assigned a proceeding number and the AUC generally mails a notice of application directly to those who live, operate a business or occupy land in the project area who may be directly and adversely affected if the AUC approves the application. The notice initiates the opportunity for formal intervention in the proceeding to consider an application or applications. The notice of application will also set out important dates and information about where to find the application and other items being considered. The five-digit eFiling System proceeding number in the notice is the most efficient way to find information about a proposed project through the AUC website.

Step 4: Public submissions to the AUC



Prior to the submission deadline provided in the notice, formal submissions of outstanding concerns and unresolved objections about a project may be submitted to the AUC. To submit a concern, participants will need to register to participate in the proceeding, which involves providing a brief written statement called a statement of intent to participate. Submissions are filed electronically through the eFiling System. The information filed becomes part of the public record and is an important part of the process to ensure that outstanding concerns are heard, understood and considered.

The AUC uses the information gathered through statement of intent to participate submissions to decide whether to hold a hearing on the application(s). The AUC must hold a hearing if a concerned person can demonstrate that they have rights that may be directly or adversely affected by the AUC's decision on the application. Such a person is said to have standing before the AUC. If the AUC decides to hold a hearing, the AUC will provide further opportunities for participants with standing to ask the applicant questions on the public record and present their position on the application either in writing or in person. Hearings may be held in writing, in person or virtually through web-conference software.

AUC eFiling System

The eFiling System is the online tool that the AUC uses to manage applications and submissions in its proceeding-based review. The eFiling System gives access to all public documents associated with an application. The system is also used to submit your concerns and provide input to the AUC and can be used to monitor related proceeding filings. Those who do not have access to the internet can send submissions, evidence and other material by mail and the AUC will upload the submission on their behalf.

Step 5: Consultation and negotiation (if applicable)



The AUC supports efforts to reach a mutually agreeable outcome among the applicant and affected parties. The AUC encourages the applicant and those who have filed a statement of intent to participate to continue to attempt to resolve any outstanding issues. If all concerns can be satisfactorily resolved this may eliminate the need for a formal hearing. However, if there continues to be unresolved issues, those matters will typically be addressed in an AUC hearing.

Step 6: The public hearing process



The AUC will issue a notice of hearing if a person with standing continues to have legitimate unresolved concerns with the application. The notice of hearing will provide a hearing date and location, or specify if the hearing will be held in writing or virtually. When the AUC holds a public hearing, registered parties are given the opportunity to express their views directly to a panel of Commission members. Any member of the public can listen to an in-person or virtual oral hearing. An oral public hearing operates similar to a court proceeding.

Participants in a hearing can either represent themselves or be represented by a lawyer. In addition, participants may hire experts to assist in preparing and presenting evidence to support their position.

Cost assistance



A person determined by the AUC to have standing or a local intervener can apply for reimbursement of reasonable costs. Those who hire a lawyer or experts/consultants must be aware that while reimbursement for the costs of legal and technical assistance is available under AUC Rule 009: *Rules on Intervener Costs*, recovery of costs is subject to the AUC's assessment of the value of the contribution provided by the lawyer and or experts/consultants in assisting the AUC to understand the specifics of the case. It is also subject to the AUC's published scale of costs.

People with similar interests and positions are expected and encouraged to work together to ensure that expenditures for legal or experts/consultants are minimized and costs are not duplicated.

Step 7: The decision



The AUC's goal is to issue its written decision no more than 90 days after the close of record. The AUC can approve, or deny an application and can also make its approval conditional upon terms or conditions. AUC decisions are publicly available through the AUC website at www.auc.ab.ca.

Step 8: Opportunity to appeal



An applicant or participant in a proceeding may formally ask the Court of Appeal of Alberta for permission to appeal an AUC decision. An application for permission to appeal must be filed within 30 days from the date the decision is issued.

An applicant or participant in a proceeding can also ask the AUC to review its decision. An application to review a decision must be filed within 30 days from the date the decision is issued and satisfy the limited grounds described in AUC Rule 016: *Review of Commission Decisions*.

Step 9: Construction, operation and compliance



An applicant that receives approval to build and operate a facility from the AUC is expected to follow through on any commitments it has made to parties and must adhere to any conditions that were set out in that approval. If concerns about compliance with approval conditions and post-construction operations cannot be resolved with the applicant, they can be brought to the AUC's attention for consideration. The AUC has significant compliance and enforcement powers for all approved applications. Additional information is available on the AUC website.

The Alberta Utilities Commission is an independent, quasi-judicial agency of the government of Alberta that ensures the delivery of Alberta's utility services take place in a manner that is fair, responsible and in the public interest.

We are committed to ensuring that Albertans whose rights may be directly and adversely affected by a utility development project are informed of the application and have the opportunity to have their concerns heard, understood and considered.



Contact us

Phone: 310-4AUC
1-833-511-4282 (outside Alberta)
info@auc.ab.ca
www.auc.ab.ca

Eau Claire Tower
1400, 600 Third Avenue S.W.
Calgary, Alberta T2P 0G5

Appendix D – Second Notification Round (August 10, 2026)



Lexterra Land

August 10, 2026

VIA REGISTERED MAIL

Alex Alook - TPA 975

P.O. Box 4

Wabasca, Alberta T0G2K0

Crown disposition holder: NE-36-80-25-W4M

Re: RE-NOTIFICATION LETTER

Armada Nowlit Canada Holding Limited (Alberta)

Surface Location: NE-36-80-25 W4M

Our File: 26-00093

We wish to advise you that our client, **Armada Nowlit Canada Holding Limited (Alberta)**, has updated the project scope and phasing for the proposed development at the above-referenced location.

The project capacity has been revised from 9.8 MW to a 19.8 MW natural gas-fired power generation facility, and the development will now proceed in two phases. For your reference, we have enclosed an updated Project Information Letter outlining the revised project scope and phasing.

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,

Lexterra Land Ltd.

Trina Ford

Senior Land Administrator

Agent for **Armada Nowlit Canada Holding Limited (Alberta)**

TF

Encl.



Lexterra Land

August 10, 2026

VIA ONLINE SYSTEM

West Fraser Alberta Wood Products Ltd.

c/o Forcorp Solutions Ltd.

PO Box 517

Slave Lake, AB T0G 2A0

Crown disposition holder: NE-36-80-25-W4M

Re: RE-NOTIFICATION LETTER

Armada Nowlit Canada Holding Limited (Alberta)

Surface Location: NE-36-80-25 W4M

Our File: 26-00093

We wish to advise you that our client, **Armada Nowlit Canada Holding Limited (Alberta)**, has updated the project scope and phasing for the proposed development at the above-referenced location.

The project capacity has been revised from 9.8 MW to a 19.8 MW natural gas-fired power generation facility, and the development will now proceed in two phases. For your reference, we have enclosed an updated Project Information Letter outlining the revised project scope and phasing.

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,

Lexterra Land Ltd.

Trina Ford

Senior Land Administrator

Agent for **Armada Nowlit Canada Holding Limited (Alberta)**

TF

Encl.



Lexterra Land

August 10, 2026

VIA EMAIL

lisab@mdopportunity.ab.ca

MD Opportunity No. 17

2077 Mistassiniy Road North
PO Box 60
Wabasca, Alberta T0G 2K0

Local Authority: NE 36-80-25 W4M

**Landowners within 2.0 km: NW-36-80-25-W4M, SW-36-80-25-W4M, NW-25-80-25-W4M,
E-02-81-25-W4M, NE-35-80-25-W4M, SE-35-80-25-W4M, SW-01-81-25-W4M, N-25-80-25-W4M,
SE 25-80-25 W4M, NE 26-80-25 W4M**

Re: RE-NOTIFICATION LETTER

Armada Nowlit Canada Holding Limited (Alberta)

Surface Location: NE-36-80-25 W4M

Our File: 26-00093

We wish to advise you that our client, **Armada Nowlit Canada Holding Limited (Alberta)**, has updated the project scope and phasing for the proposed development at the above-referenced location. The project capacity has been revised from 9.8 MW to a 19.8 MW natural gas-fired power generation facility, and the development will now proceed in two phases. For your reference, we have enclosed an updated Project Information Letter outlining the revised project scope and phasing.

This letter is for notification purposes only. No further action is required.

Should you require further information please contact the undersigned at (403) 476-2041. Your cooperation in this regard is greatly appreciated.

Sincerely,

Lexterra Land Ltd.

Trina Ford
Senior Land Administrator
Agent for **Armada Nowlit Canada Holding Limited (Alberta)**

TF
Encl.

August 10, 2026

Attention: LANDOWNERS, OCCUPANTS AND RESIDENT(S) WITHIN 2.0 KM

Reference: Armada Nowlit Energy Ltd. (ANE)
Power Plant 19.8 MW
16-36-080-25 W4M

Pursuant to Alberta Utilities Commission (AUC) *Rule 007*, Armada Nowlit Energy Ltd. ("ANE") hereby provides notice of the proposed facility development described below.

Applicant Information:

Company Name:	Armada Nowlit Energy Ltd.
Contact Name:	James Hou
Tel Number:	(403) 401-0873
Emergency Contact No.:	(403) 498-5620

Project Description

Armada Nowlit Energy Ltd. (ANE) proposes to construct and operate a 19.8 megawatt (MW) natural gas-fired power generation facility at LSD 16-36-080-25 W4M. The Project will be developed in two phases and will supply electricity exclusively to on-site modular data processing operations.

No electricity will be exported to the Alberta Interconnected Electric System (AIES). The installation will consist of containerized MWM generating units and associated fuel gas, electrical, mechanical, cooling, control, emissions-management, safety, and ancillary infrastructure located within the existing lease boundary. The Project will comply with all applicable provincial and municipal requirements.

Potential Restrictions and Setbacks

The Project will be constructed within the existing lease boundary and will be subject to all applicable environmental, setback, and regulatory requirements:

- Final equipment siting will maintain all required setbacks.
- Environmental and wildlife requirements will be addressed through the applicable regulatory review processes.
- Any required mitigation measures will be implemented before and during construction.

The development will remain within the existing leasehold area.

Proposed Onsite Equipment

The facility will be located on an existing leasehold wellsite and developed in two phases. At full buildout, the Project will include:

- **Phase 1:** Four (4) 2.2 MW MWM natural gas-fired gensets, for a total capacity of 8.8 MW.
- **Phase 2:** An additional five (5) 2.2 MW MWM natural gas-fired gensets, bringing the total Project capacity to 19.8 MW.
- Modular data processing units, electrical switchgear, transformers, and cabling.
- Interconnecting fuel gas piping tied into the existing on-lease gas supply.
- Cooling, control, emissions-management, safety, and ancillary equipment.

No electricity export interconnection to the AIES is proposed.

Source Emissions and Odours

Odours: No routine odours are anticipated from operation of the natural gas-fired generating units.

Emissions: Combustion emissions will consist primarily of NO_x, CO, and CO₂ from the generator exhaust stacks. Each generating unit will be equipped with emissions-control technology, including Selective Catalytic Reduction (SCR), to reduce NO_x emissions.

Air dispersion modelling is being updated to reflect the full nine-unit, 19.8 MW configuration. The final facility design will be required to comply with the applicable Alberta Ambient Air Quality Objectives (AAAQO).

Construction Schedule

The Project is planned to begin construction in Q3 2026 and will be developed in two phases, subject to receipt of all required permits and approvals.

Phase 1: Four (4) 2.2 MW MWM gensets, for a total of 8.8 MW, targeted for completion by the end of 2026.

Phase 2: An additional five (5) 2.2 MW MWM gensets, bringing the total Project capacity to 19.8 MW, targeted for completion in June 2027.

Target Commencement Date: Q3 2026

Target Phase 1 Completion: End of 2026

Target Full Project Completion: June 2027

Please note that the actual commencement and completion dates will depend on obtaining all required municipal and regulatory permits and approvals for the Project.

Noise Sources

A Noise Impact Assessment is being updated in accordance with **AUC Rule 012** to reflect the full phased configuration. The facility will be designed and operated to meet the applicable permissible sound levels at nearby receptors during daytime and nighttime operations.

Vehicular Traffic

There will be a slight increase in vehicular traffic during construction of the facility. During construction, several heavy-duty trucks will be making periodic visits to the facility to deliver the major pieces of equipment. This will take place over the course of construction. There will be a minimal increase in traffic during normal operations. **ANE** will endeavor to address any traffic, dust and/or noise concerns should they arise.

AUC Public Information Documents Included in this Package:

- Participating in the AUC's independent review process.

ANE is committed to constructing and operating the facility to a high standard while minimizing impacts on residents and the environment. ANE welcomes questions and concerns regarding the Project and will work to address reasonable concerns related to construction and operations, including noise, traffic, dust, and emissions. The Project will comply with applicable requirements of the AUC, Alberta Environment and Protected Areas, and the Municipal District of Opportunity No. 17.

If you have any questions or concerns regarding the above-mentioned project, please contact the undersigned at (403) 456-6473

Sincerely,
Lexterra Land Ltd.



Trina Ford
Land Coordinator
Agent for **Armada Nowlit Energy Ltd.**
tf
Encl.

ARMADA NOWLIT

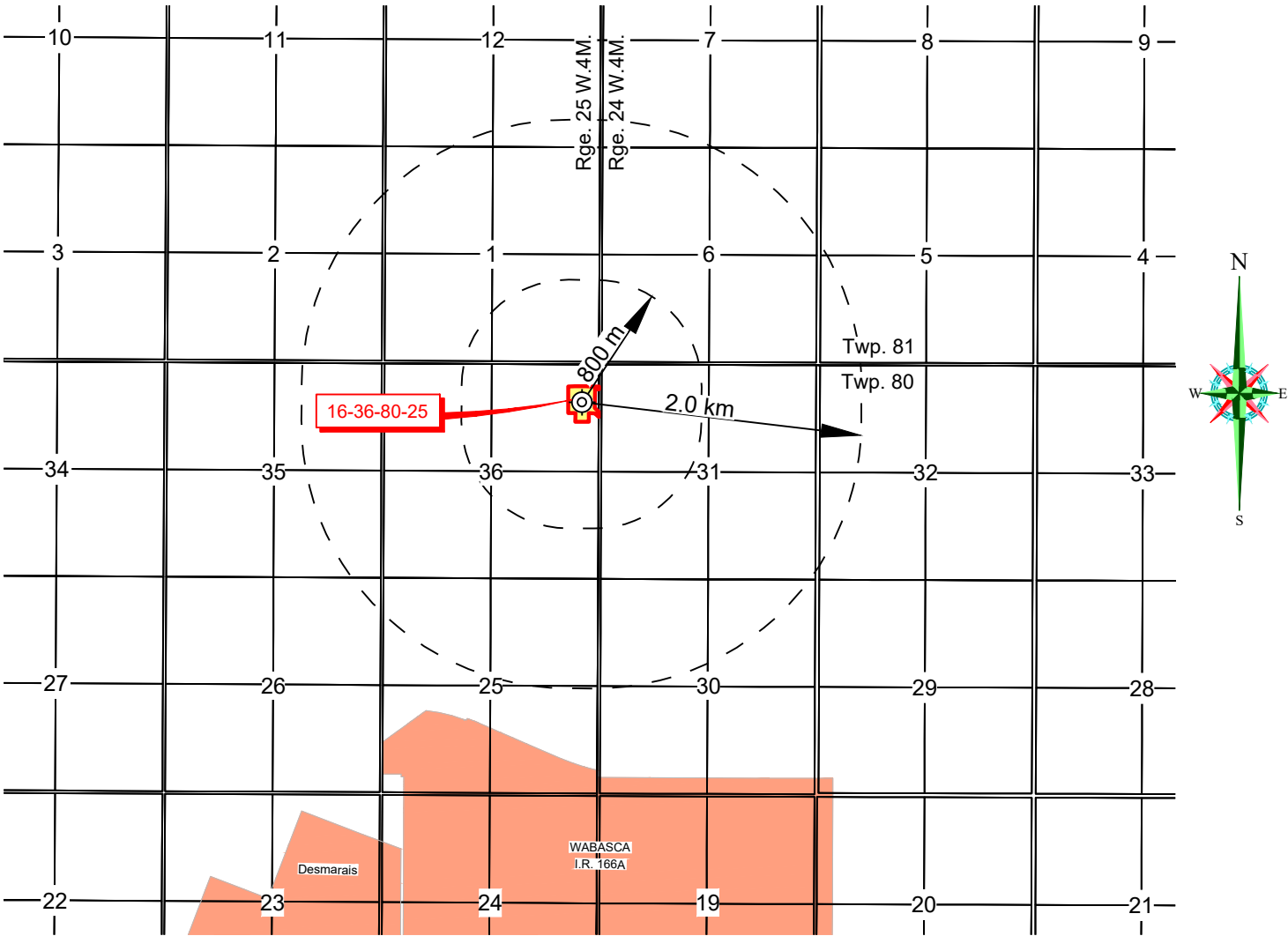
RADIUS PLAN FOR

MSL 820982

WITHIN

LSD 16 - Sec. 36 - Twp. 80 - Rge. 25 - W. 4M.

MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17



RESIDENCE SKETCH

Scale 1:50 000

NOTE: There are no Residences within 2000m

LEGEND

- Portions referred to shown thus
- Residences shown thus
- Surface Development shown thus

OPERATOR: ARMADA NOWLIT

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date
1	N/A	SC	DE	Updated Plan - Increase Radius to 2km	July 17, 2026
0	N/A	SC	DE	Issued Plan	Feb. 18, 2026

DWG FILE: C26-017261 RES(1)

CLIENT FILE: _____

Page 1/1

REV. 1

PRECISION
GEOMATICS INC.
Indigenous Owned

EDMONTON DRAYTON VALLEY CALGARY

Phone: 780-470-4000 Phone: 780-542-5252 Phone: 403-266-6647

Toll Free: 1-888-470-4001 www.precisiongeo.ca Toll Free: 1-877-266-6649

info@precisiongeo.ca

Appendix E – Municipal Engagement Form and Development Permit Approval

Municipal engagement form

The Alberta Utilities Commission wishes to provide a forum for municipalities potentially affected by power plant and/or energy storage applications to provide feedback to the Commission. The intent of this form is to receive feedback on a proposed power plant and/or energy storage project's compliance with municipal planning policies and the applicant's consultation with municipalities. This form will have been provided to affected municipalities by the project applicant for a minimum of 30 days, as part of the application process, and the applicant will inform the municipality of the process to complete this form within the required timeline.

It is optional for affected municipalities to complete this form. In the absence of this form being completed, the onus is on the project applicant to share documentation of its attempts to follow up with the municipality to complete this form, as part of its facility application.

The applicant will also be responsible for submitting information on the items included in this form as part of its facility application.

Identification

Project name: Hoole Natural Gas Power Generation Facility - Phase 1 (8.8 MW) and Phase 2 Expansion (11.0 MW) total 19.8 MW

Municipality: Municipal District of Opportunity No. 17

Municipality contact information: katelyn.alook@mdopportunity.ab.ca

Municipal planning frameworks

Municipal development plan

Does the proposed project area comply with the municipal development plan? If no, please explain.

Yes, the proposed project conforms to the MDP

Intermunicipal development plan

Does the proposed project area comply with the intermunicipal development plan? If no, please explain.

N/A, the IDP is not applicable as the proposed project site is within the Wabasca Hamlet Boundary

Land use bylaw

What is the current land use zoning for the proposed project area?

Current land use district is E - Resource District

Does the proposed project area comply with the land use bylaw (including applicable setbacks)? If no, please explain.
Yes, the proposed project complies with the Land Use Bylaw, a development permit has already been issued (26-DP-001)

If applicable, what is the land use amendment status for the proposed project area?
N/A, a land use amendment is not required.

Development permit

If applicable, what is the development permit status for the proposed project area?
Development permit 26-DP-001 is approved and has been issued to Armada-Nowlit

Was consultation conducted with the municipality?

Yes ☒ No ☐

Does the municipality have outstanding unresolved concerns about the project?

Yes ☐ No ☒

Comments:

Overall comments from the municipality about the project:

Signature (municipality):

X 

Katelyn Abook

Title: Manager of Planning & Development

Date: Click or tap to enter a date.

August 25, 2026

When complete, please provide this form to the applicant

NOTICE OF DECISION

APPLICATION NUMBER:

26-DP-001

DEVELOPMENT:

Natural Gas Power Generation Facility

LEGAL DESCRIPTION:

NE-36-80-25-4

NAME &
ADDRESS OF APPLICANT:

Ling Bai
140 4 Ave. SW
Calgary, AB T2P 3N3

APPROVED

[Signature]

DECISION:

☐ APPROVED

☒ APPROVED with the following conditions

☐ REFUSED for the following reason(s)

(See below and reverse side for further conditions and appeal procedures)

DEVELOPMENT PERMIT

This permit is issued subject to the following conditions:

1.

All Construction must commence within one (1) year of the date of issue and be completed within three (3) years of the date of issue.
2.

That the development or construction/demolition shall comply with the conditions of the decision herein contained or attached.
3.

Site kept in a clean and orderly manner.
4.

Improvements to be taxed to the landowner.
5.

Development shall be contained within the parcel of land.
6.

Call before you dig shall be the responsibility of the Applicant/ developer. The MD of Opportunity shall not be held accountable for the possibility of a line disruption.
7.

Compliance with all conditions and approvals from Alberta Utilities Commission (AUC) and Alberta Environment & Protected Areas (EPEA) Copies must be provided to the MD of Opportunity.
8.

Building, electrical, gas, plumbing and private sewage permits must be obtained from Superior Safety Codes Inc at 1-866-999-4777. Copies are to be provided to the MD of Opportunity.
9.

Applicant/Developer/Landowner shall be responsible for all accesses and approaches of site. Such work is to be done in accordance with the MD Department of Transportation.
10.

Applicant/developer shall remove construction, garbage and waste at his/her expense.
11.

Trees, brush shall be removed from the site; developer cannot excavate a hole in the ground & bury the debris in the hole; developer cannot push pile of debris onto site-all debris must be removed.

Dated this January 8, 2026

January 08, 2026
DATE OF DECISION

January 08, 2026
Date of Issue
NOTICE OF DECISION

[Signature]
SIGNATURE OF DEVELOPMENT OFFICER
Lisa Belanger

IMPORTANT NOTICES

You may wish to appeal the decision of the Development Officer to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the subdivision and Development Appeal Board at the MD office NO LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.

The Land Use Bylaw provides that any person claiming to be affected by a decision of the Subdivision and Development Appeal Board WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.

A decision of the Subdivision and Development Appeal Board is final and binding on all parties and person subject only to an appeal upon or question of jurisdiction or law pursuant to section 688 of the Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made: to a judge of the Appellate Division; and within Thirty (30) days after the issue of the order, decision, permit approval sought to be appealed.

RIGHT OF APPEAL

SECTIONS 683, 684, 685 & 686 OF THE MUNICIPAL GOVERNMENT ACT, 1996, WITH AMENDMENTS AND CONSOLIDATIONS STATE:

683. Except as otherwise provided in the Land Use Bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the Land Use Bylaw.
684. An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.
685. (1) If a Development Authority
(a) refuses or fails to issue a development permit to a person,
(b) issues a development permit subject to conditions, or
(c) issues an order under section 645
the person applying for the permit affected by the order under section 645 may appeal to the subdivision and development appeal board.
- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Notwithstanding subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted.
686. (1) A development appeal to a Subdivision and Development Appeal Board is commenced by filing a notice of the appeal, containing reasons, with the board within 21 days,
(a) in the case of an appeal made by a person referred to in section 685 (1), after
(i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
(ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires, or
(b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given in accordance with the Land Use Bylaw.
- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days of receipt of a notice of appeal.
- (3) The subdivision and development appeal board must give at least 5 days notice in writing of the hearing
(a) to the appellant,
(b) to the development authority whose order, decision or development permit is the subject of the appeal, and
(c) to those owners required to be notified under the Land Use Bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
(a) the application for the development permit, the decision and the notice of appeal, or
(b) the order under section 645.



Appendix F – ACO Adequacy Assessment (FNC202600711)

Adequacy Assessment

File Number for Consultation: FNC202600711

Date of Submission: 2026/08/06

Client Project Name: NE 36-80-25 W4M (26-00093)

The Aboriginal Consultation Office has reviewed the consultation records regarding the proposed projects provided by
ARMADA NOWLIT ENERGY LTD.

In accordance with Alberta's First Nations and Metis Settlements policies and guidelines (<http://indigenous.alberta.ca/1.cfm>), the Aboriginal Consultation Office has determined adequacy for each activity number. The proponent may proceed with their regulatory applications for those activities deemed Adequate.

Be advised that this notice does not grant the client any authority to make application for any use of land not identified within this notification.

Reviewed by: Sywanyk, Heather

Date of Review: 2026/08/18

Should you have any questions, please contact the reviewer at:

Phone Number: (403)845-8587

Email Address: heather.sywanyk@gov.ab.ca

Supporting Comments/Direction:

This advice pertains only to the issuance of dispositions under the Public Lands Act. Authorizations or approvals may be required under the Water Act or EPEA and these authorizations or approvals may also require consultation.

Personal information is collected in accordance with Section 33(c) of the Freedom of Information and Protection of Privacy Act. The personal information collected within this form will be used to administer the First Nations/Metis Settlements consultation process. If you have any questions about the collection or use of this information, you can contact the Director, FOIP Services, Indigenous Relations and International and Intergovernmental Relations (780)427-9658.

Adequacy Assessment

Activity Number	Disp Type	Program Type		Source Line Spacing	Regulator	Purpose Type			Activity Area/Distance		Land Use Area	
FNC202600711-001	DML				FP	Commercial Development - Data Centre-Rural			1.96 HA		Peace Region	
	ATS Legal - From		ATS Legal - To		First Nation(s) / Metis Settlement(s)							
	NE 36 80 25 4		NE 36 80 25 4									
Action Required	No Consultation Required											
Adequacy	No Consultation Required											
Activity Number	Disp Type	Program Type		Source Line Spacing	Regulator	Purpose Type			Activity Area/Distance		Land Use Area	
	ATS Legal - From		ATS Legal - To		First Nation(s) / Metis Settlement(s)							
Action Required												
Adequacy												
Activity Number	Disp Type	Program Type		Source Line Spacing	Regulator	Purpose Type			Activity Area/Distance		Land Use Area	
	ATS Legal - From		ATS Legal - To		First Nation(s) / Metis Settlement(s)							
Action Required												
Adequacy												

Appendix G – AUC Public Involvement Information



Participating in the AUC's independent review process to consider facility applications

www.auc.ab.ca

The AUC regulatory review process to consider facility applications for utility projects



The AUC uses an established process to review social, economic and environmental impacts of facility projects to decide if approval of a project is in the public interest.

The AUC considers applications requesting approval of the need for transmission development and facilities applications seeking approval to construct, operate, alter and decommission electric and natural gas facilities. Applications, as specified in AUC Rule 007, are required for:

- The need for transmission upgrades.
- The route and location of transmission facilities.
- The siting of power plants.
- The construction of a battery storage system.
- The designation of an industrial system.
- The need for and siting of natural gas utility pipelines.

Sometimes the Alberta Electric System Operator's needs identification document application is considered together with a facility application in a single proceeding; sometimes separate proceedings are held to consider each application.

Application review process



- Step 1: Public consultation prior to applying to the AUC
- Step 2: Application filed to the AUC
- Step 3: Public notice
- Step 4: Public submissions to the AUC
- Step 5: Consultation and negotiation
- Step 6: The public hearing process
- Step 7: The decision
- Step 8: Opportunity to appeal
- Step 9: Construction, operation and compliance

Application review process

Step 1: Public consultation prior to applying to the AUC



An applicant seeking approval of a proposed utility development project is required to engage in a participant involvement program prior to filing an application with the AUC. The public involvement program involves consultation with persons whose rights may be directly and adversely affected by the proposed project so that concerns may be raised, addressed and, if possible, resolved.

The application guidelines and requirements for facility applications can be found in AUC Rule 007: *Facility Applications*.

Potentially affected parties are strongly encouraged to participate in the public consultation, also called a participant involvement program. Early, active and ongoing discussions with an applicant may lead to greater influence on project planning and what is submitted to the AUC for approval.

Step 2: Application filed to the AUC



When the applicant has concluded its consultation with potentially affected parties and the participant involvement requirements have been completed, the applicant files its application through the AUC online public filing system, called the eFiling System.

AUC staff members review each application submitted to verify that all of the application requirements in Rule 007 have been met before an application is deemed complete. If all of the required information is not provided, the application may be closed or missing information will be requested of the applicant. Rule 007 specifies, among other requirements, that applicants must submit the results of a public involvement program in its application that includes information about how applicants consulted and notified stakeholders and Indigenous groups and identifies any unresolved objections and concerns about the project.

Step 3: Public notice



When the AUC receives an application it is assigned a proceeding number and the AUC generally mails a notice of application directly to those who live, operate a business or occupy land in the project area who may be directly and adversely affected if the AUC approves the application. The notice initiates the opportunity for formal intervention in the proceeding to consider an application or applications. The notice of application will also set out important dates and information about where to find the application and other items being considered. The five-digit eFiling System proceeding number in the notice is the most efficient way to find information about a proposed project through the AUC website.

Step 4: Public submissions to the AUC



Prior to the submission deadline provided in the notice, formal submissions of outstanding concerns and unresolved objections about a project may be submitted to the AUC. To submit a concern, participants will need to register to participate in the proceeding, which involves providing a brief written statement called a statement of intent to participate. Submissions are filed electronically through the eFiling System. The information filed becomes part of the public record and is an important part of the process to ensure that outstanding concerns are heard, understood and considered.

The AUC uses the information gathered through statement of intent to participate submissions to decide whether to hold a hearing on the application(s). The AUC must hold a hearing if a concerned person can demonstrate that they have rights that may be directly or adversely affected by the AUC's decision on the application. Such a person is said to have standing before the AUC. If the AUC decides to hold a hearing, the AUC will provide further opportunities for participants with standing to ask the applicant questions on the public record and present their position on the application either in writing or in person. Hearings may be held in writing, in person or virtually through web-conference software.

AUC eFiling System

The eFiling System is the online tool that the AUC uses to manage applications and submissions in its proceeding-based review. The eFiling System gives access to all public documents associated with an application. The system is also used to submit your concerns and provide input to the AUC and can be used to monitor related proceeding filings. Those who do not have access to the internet can send submissions, evidence and other material by mail and the AUC will upload the submission on their behalf.

Step 5: Consultation and negotiation (if applicable)



The AUC supports efforts to reach a mutually agreeable outcome among the applicant and affected parties. The AUC encourages the applicant and those who have filed a statement of intent to participate to continue to attempt to resolve any outstanding issues. If all concerns can be satisfactorily resolved this may eliminate the need for a formal hearing. However, if there continues to be unresolved issues, those matters will typically be addressed in an AUC hearing.

Step 6: The public hearing process



The AUC will issue a notice of hearing if a person with standing continues to have legitimate unresolved concerns with the application. The notice of hearing will provide a hearing date and location, or specify if the hearing will be held in writing or virtually. When the AUC holds a public hearing, registered parties are given the opportunity to express their views directly to a panel of Commission members. Any member of the public can listen to an in-person or virtual oral hearing. An oral public hearing operates similar to a court proceeding.

Participants in a hearing can either represent themselves or be represented by a lawyer. In addition, participants may hire experts to assist in preparing and presenting evidence to support their position.

Cost assistance



A person determined by the AUC to have standing or a local intervener can apply for reimbursement of reasonable costs. Those who hire a lawyer or experts/consultants must be aware that while reimbursement for the costs of legal and technical assistance is available under AUC Rule 009: *Rules on Intervener Costs*, recovery of costs is subject to the AUC's assessment of the value of the contribution provided by the lawyer and or experts/consultants in assisting the AUC to understand the specifics of the case. It is also subject to the AUC's published scale of costs.

People with similar interests and positions are expected and encouraged to work together to ensure that expenditures for legal or experts/consultants are minimized and costs are not duplicated.

Step 7: The decision



The AUC's goal is to issue its written decision no more than 90 days after the close of record. The AUC can approve, or deny an application and can also make its approval conditional upon terms or conditions. AUC decisions are publicly available through the AUC website at www.auc.ab.ca.

Step 8: Opportunity to appeal



An applicant or participant in a proceeding may formally ask the Court of Appeal of Alberta for permission to appeal an AUC decision. An application for permission to appeal must be filed within 30 days from the date the decision is issued.

An applicant or participant in a proceeding can also ask the AUC to review its decision. An application to review a decision must be filed within 30 days from the date the decision is issued and satisfy the limited grounds described in AUC Rule 016: *Review of Commission Decisions*.

Step 9: Construction, operation and compliance



An applicant that receives approval to build and operate a facility from the AUC is expected to follow through on any commitments it has made to parties and must adhere to any conditions that were set out in that approval. If concerns about compliance with approval conditions and post-construction operations cannot be resolved with the applicant, they can be brought to the AUC's attention for consideration. The AUC has significant compliance and enforcement powers for all approved applications. Additional information is available on the AUC website.

The Alberta Utilities Commission is an independent, quasi-judicial agency of the government of Alberta that ensures the delivery of Alberta's utility services take place in a manner that is fair, responsible and in the public interest.

We are committed to ensuring that Albertans whose rights may be directly and adversely affected by a utility development project are informed of the application and have the opportunity to have their concerns heard, understood and considered.



Contact us

Phone: 310-4AUC
1-833-511-4282 (outside Alberta)
info@auc.ab.ca
www.auc.ab.ca

Eau Claire Tower
1400, 600 Third Avenue S.W.
Calgary, Alberta T2P 0G5