COUNTY OF WETASKIWIN

NOTICE OF DECISION TO ADJACENT LANDOWNER(S)

September 9, 2026

Dear Adjacent Landowner(s):

Please be advised that as a Registered Landowner, you are being notified in accordance with the County's Land Use Bylaw 2024/66, of a CONDITIONALLY APPROVED Development Permit that is located near your property. As an Adjacent Landowner, you have the right to appeal the decision. Appeal information has been provided with this Notice.

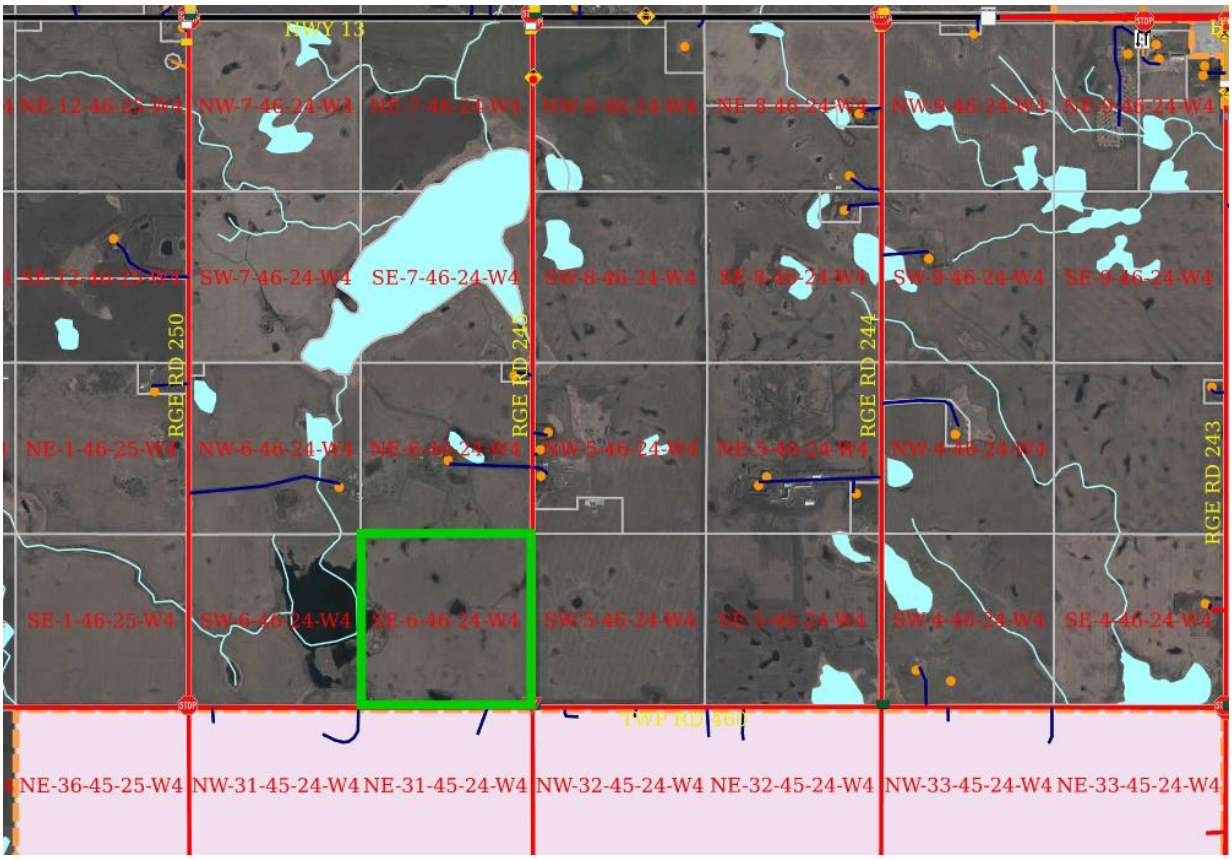
PROPERTY DETAILS	**PERMIT INFORMATION**
TAX ROLL NO: 110600 **Division 3** **DISTRICT: AG - Agricultural** **LEGAL LOCATION:** SE-6-46-24-W4M	The Development Authority has **CONDITIONALLY APPROVED DEVELOPMENT PERMIT NUMBER D26/169** as follows: **ISSUED AS:** Discretionary Use with Variance **RELEVANT LAND USE BYLAW 2024/66 SECTION(S):** 5.1.1.2(w) **APPROVED USE(S):** Data processing facility (Minor) **DEVELOPMENT DETAILS:** • Data processing facility (860 ft²) - data container, generator container, and separator building **DECISION DATE:** August 27, 2026

For inquiries related to the Development Permit, please contact Michelle Benz, Development Planner, via email at wpermits@county10.ca or by phone at 780-352-3321, referencing the Development Permit Number D26/169 or Tax Roll Number 110600.

For your reference, an aerial photo has been included identifying the subject property outlined in green on Page 2. The Conditions associated with the conditionally Approved Development Permit are provided on Page 3 for your review.

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The approval of Development Permit **D26/169** is granted subject to the following conditions:

1. The entire site will require berms to be constructed and the placement of the equipment to control for noise, as per the Noise Impact Assessment: a. The construction of an earth (topsoil) berm with a height of 4m high (minimum), surrounding the pad site; and b. All Equipment must be placed on the southwest corner of the pad as per Plot Plan 3000-PLT-PLN-001.
2. Noise generated by the operation shall not exceed: a. 40 dBA between 10:00 p.m. and 7:00 a.m., Monday through Friday; b. 50 dBA between 7:00 a.m. and 10:00 p.m., Monday through Friday; and c. 40 dBA at all times on weekends and statutory holidays. Compliance shall be measured at the property boundary of the development site using accepted acoustic measurement standards
3. The Applicant shall enter into a Development Agreement to address security, emergencies, lighting, and waste disposal through separate plans for each
4. The Applicant shall ensure that all light emissions are contained within the property boundaries and shall implement the following light mitigation measures through an Approved Lighting Plan, including: a. Tower lights shall be placed as close as possible to work areas, pointed downward, and faced away from nearby residences. Sightlines from nearby residences shall be obscured; and b. Vehicle lights, including those illuminating the site, shall be pointed away from nearby residences and sightlines from nearby residences shall be obscured.
5. The operating hours for equipment operation, shall be allowed twenty-four (24) hours a day, seven (7) days a week, in accordance with the amended Development Permit Application Reports and related Appendixes, Studies, and Figures.
6. The Applicant will obtain any and all water approvals from the Government of Alberta prior to operations commencing.
7. The Applicant is responsible for contacting Superior Safety Codes Inc. at 1-888-358-5545 to ensure compliance with the Alberta Safety Codes Act, including obtaining the necessary permits for building, electrical, gas, plumbing, and septic systems, as outlined in Section 10.1.1 of Land Use Bylaw 2024/66.
8. All traffic to and from the site shall abide by any road ban restrictions.
9. Approval is granted solely based on the information provided by the Applicant for the approved development and does not apply to any other development. The location and use of the proposed development must align with the documents submitted by the Applicant.
10. As a condition of this Development Permit, the Applicant shall provide the County with confirmation of all required government and regulatory approvals for the operation of the business prior to commencement. Additionally, the Applicant agrees to submit any future updates or additional approvals to the County.
11. The Applicant shall ensure all provincial permits and approvals are obtained and in place prior to the reclamation of any operations and these shall be kept current and compliant including a Conservation and Reclamation Approval (or equivalent approval) and approval under the *Water Act* from Alberta Environment. Reclamation of the lands must be carried out in accordance with the Development and Reclamation plan with good habitat management techniques restoring flora and fauna habitat to an equivalent state as existed prior to the development occurring.

12. This Permit shall expire two (2) years after issuance, at which time the Applicant may apply for a renewal.

If you wish to appeal the approval of this Development Permit, a completed Appeal Form must be submitted to the appropriate Appeal Board within **21 days** of the decision.

Appeal Board: Land and Property Rights Tribunal (LPRT)

For questions about the appeal process or to file an Appeal, please contact the LPRT directly at **lprt.appeals@gov.ab.ca.**

Appeal Deadline: September 17, 2026 at 4:30 p.m.

APPEAL BOARD INFORMATION

SCAN ME

LAND AND PROPERTY RIGHTS TRIBUNAL