



**AMENDED
DISPOSITION**

PROVINCE OF ALBERTA

PUBLIC LANDS ACT

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

DISPOSITION TYPE

Recreation Lease

DISPOSITION NUMBER

REC910008

PURPOSE

Recreational Development (M/NP)

ACTIVITY

Ski Area Facilities

DISPOSITION HOLDER

WAPITI NORDIC SKI CLUB

EFFECTIVE DATE

2025-05-06

EXPIRY DATE

2050-05-05

PLAN NUMBER

5122 GEN

PLAN VERSION DATE

2023-08-15

ADMINISTRATIVE CONDITIONS

Definitions

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

Where a definition is not provided for in the *Public Lands Act*, RSA 2000, c P-40 and regulations or this Disposition, the definition contained in the ***Alberta Public Lands Glossary of Terms*** shall apply.

In this Disposition,

“Act” means the *Public Lands Act*, RSA 2000, c P-40, as amended;

“Activity” means the construction, operation, use and reclamation associated with the purpose for which this disposition has been granted.

“Director” means the “director” duly designated under the Act;

“Disposition” means this disposition, granted pursuant to the Act, which includes this document in its entirety, including all recitals, indices and Schedules;

“Disposition Holder” means the holder of a disposition according to the records of the Regulatory Body;

“Effective Date” means the date referred to as such on the first page of this Disposition;

“Expiry Date” means the date referred to as such on the first page of this Disposition;

“Lands” means those lands as identified in the approved Plan which forms part of this Disposition;

“Personal Information” has the meaning as set out in the Freedom of Information and Protection of Privacy Act, RSA 2000, c F-25, as amended;

“Regulatory Body” means the Department of Environment and Protected Areas or the Alberta Energy Regulator;

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

“Term” has the meaning set forth in section 5 of this Disposition.

Grant of Disposition

- 002** The Regulatory body issues this Disposition to the Disposition Holder, in accordance with the Act/ Regulation subject to the terms and conditions contained in this Disposition.

- 003** The Disposition Holder must only enter, occupy and use the Lands for the purpose* and activity as referred to as such on the first page of this Disposition.

- 004** Notwithstanding any references in this Disposition, the Act, or the Regulation, this Disposition is not intended to be, nor shall it be interpreted as or deemed to be a lease of real property at

common law.

Term

- 005** The term of this Disposition means the period of time commencing on the Effective Date and ending on the Expiry Date, unless otherwise changed in accordance with this Disposition (the “Term”).

Disposition Fees and Other Financial Obligations

- 006** The Disposition Holder must pay all fees, rents, charges, security and other amounts payable in accordance with the Act and Regulations.

- 007** The Disposition Holder must be responsible for the payment of, and must pay promptly and regularly as they become due and payable, any tax, rent, rate or assessment that is duly assessed and charged against the Disposition Holder, including but not limited to property taxes and local improvement charges with respect to the municipality in which the Lands are located.

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

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

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

Compliance

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

Condition of the Lands

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

Improvements to the Lands

- 011** The Lands and buildings, structures and equipment erected thereon must be used by the Disposition Holder solely for the purposes permitted by this Disposition, the Act, and the Regulations.

Impact on Other Disposition Holders

- 012** The Disposition Holder shall be responsible for damage to improvements or to the Lands in which

prior rights have been issued, including damage to traps, snares or other improvements.

- 013** The disposition holder is required to contact the registered trapper(s) identified on an Activity Standing Search Report by registered mail at least ten days prior to commencing any activity.

Province's Use of the Lands

- 014** The Province may reconstruct, expand or alter its facilities on the Lands in any manner. The Disposition Holder must, if directed by the Regulatory Body, relocate the Disposition Holder's improvements at the Disposition Holder's expense in order to facilitate reconstruction, expansion or alteration of the Province's facilities.

- 015** The Disposition Holder acknowledges that:

- a) the Regulatory Body may issue additional dispositions to any person authorizing that person to enter onto, use and occupy the Lands for various purposes including, but not limited to, the extraction and removal of merchantable resources, or to conduct development, including, but not limited to mineral resource development;
- b) the Regulatory Body may retain revenues from such additional dispositions; and
- c) the Disposition Holder is not entitled to any reduction in its fees, rents, charges or other amounts payable on the basis that additional dispositions relating to the Lands have been issued.

Assignment, Subletting and Encumbrances

- 016** The Disposition Holder must not:

- a) Permit any builder's liens or other liens for labour or material relating to work to remain filed against the Lands; or
- b) Register, cause or allow to be registered, or permit to remain registered any caveat or encumbrance against the title to the Lands, without first obtaining the prior written consent of the Regulatory Body, which may be arbitrarily withheld.

Default and Termination

- 017** The Regulatory Body may cancel this Disposition immediately if:

- a) a creditor lawfully seizes any of the Disposition Holder's property on the Land;
- b) the Disposition Holder is adjudged bankrupt or makes a general assignment for the benefit of creditors;
- c) a receiver of any type is appointed for the Disposition Holder's affairs;
- d) in the Regulatory Body's opinion, the Disposition Holder is insolvent;

- 018** When a Disposition has been terminated, the Regulatory Body may cancel any associated dispositions.

- 019** The Regulatory Body may, upon written notice to the Disposition Holder of not less than 60 days,

cancel this Disposition or withdraw any part of the Lands from this Disposition as the Regulatory Body considers necessary to construct banks, drains, dams, ditches, canals, turnouts, weirs, spillways, roads or other structures necessary or incidental to those works.

Indemnification and Limitation of Liability

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

Insurance

- 022** The Disposition Holder must at all times during the Term, at its own expense and without limiting the Disposition Holder's liabilities therein, maintain the following insurance coverage in compliance with the *Insurance Act*, RSA 2000, c I-3, with carriers, on forms, and with coverage and endorsements satisfactory to the Regulatory Body in its sole discretion:
- i. General or commercial liability insurance in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury, and property damage including loss of use thereof. That includes employees and members as additional insureds, products and completed operations liability if applicable; sudden and accidental pollution coverage if applicable; and watercraft liability if applicable;
 - ii. Automobile liability insurance on all vehicles owned, operated or licensed in the name of the Disposition Holder and used on or taken onto the Lands or used in carrying out the obligations under this Disposition in an amount not less than \$2,000,000;
 - iii. "All risk" property insurance insuring the Disposition Holder's personal property on the Lands against accidental loss or damage; and
 - iv. Such additional insurance policies and coverage as the Regulatory Body reasonably

requires from time to time, including, but not limited to, wildfire expense coverage in an amount not less than \$250,000

- 023** The Disposition Holder must on request of the Regulatory Body, provide the Regulatory Body with acceptable evidence of insurance, in the form of a detailed certificate of insurance, prior to using or occupying the Lands and at any other time upon request of the Regulatory Body. On request, the Disposition Holder must promptly provide the Regulatory Body with a certified true copy of each policy.
- 024** Any insurance called for under this Disposition must be endorsed to provide the Regulatory Body with at least 30 days advance written notice of cancellation or material change.

Notices

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

Interpretation

- 026** The headings used throughout this Disposition are inserted for convenience of reference only and do not form part of the Disposition.
- 027** A reference to any federal or provincial law or regulation or to any municipal bylaw shall be deemed to be a reference to the law, regulation or bylaw as may be amended, revised, repealed and replaced, or substituted from time to time.

General

- 028** For greater certainty, the Disposition Holder must comply with the terms of the attached indices, supplements, addendums and schedules, including:
- a) Landscape Analysis Tool Report
 - b) Supplements
 - c) Condition Addendum (if applicable)
 - d) Or otherwise identified by the regulatory body
- 029** Should any term of the disposition be invalid or not enforceable, it must be severed from the Disposition and the remaining terms of the disposition must remain in full force and effect.
- 030** The Disposition Holder must:
- a) generate and receive an Entry Confirmation Number through the Electronic Disposition System (EDS) within 72 hours of commencing the activity; and
 - b) provide other notifications in relation to the status of the activity as directed in writing by the Regulatory Body.

- 031** The Disposition Holder must comply with the direction as provided within the *Pre-Application Requirements for Formal Dispositions* document as amended and in effect on the date of issuance of this Disposition.

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 1 of 13

LAT Number:	000005FEB6	LAT Date:	2023-07-01	11:14:38
Project Name:	REC910008 Amendment			
Project Description:				
Disposition Type:	REC	Recreational Development		
Purpose Type:	RDMN	Recreational Development (M/NP)		
Activity Type:	RDMN13RECP	Ski Area Facilities		

Responsibility of Applicants:

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

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

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

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

Proximity to Watercourse/Waterbodies:

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

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

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 2 of 13

Base Features	
Green/White Area	White Area
Municipality	County of Grande Prairie No. 1
FMA	
FMU	GO1
Provincial Grazing Reserve	
Rocky Mountain Forest Reserve	
PLUZ Areas	
Protected Areas	

Provincial Sanctuaries	
Wildlife Corridors	
Restricted Area	
Game Bird	Zone 2
Seasonal	

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 3 of 13

Higher Level Plans	
Integrated Resource Plan (Local)	Wapiti-Grande Prairie Sand Dunes Integrated Land Use Management Plan/Wapiti Sand Dunes Land Use Zones
Integrated Resource Plan (Subregional)	
Access Management Plan	
Landscape Management Plan	

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 4 of 13

Additional Application Requirements

Wildlife Survey	Yes	DND Area	
-----------------	-----	----------	--

Historical Resources

HRV Rating	Category
5	a
5	a, p
5	a, p
5	p
5	a
5	a
5	a, p
5	a, p
4	p

Historic Resources Application Required: Yes

The proposed activity is in an area identified as having historic resource concerns; therefore, approval under the *Historic Resources Act* is required prior to the initiation of any land surface disturbance activities. The applicant must submit a Historic Resources Application through the Online Permitting and Clearance (OPaC) system (www.opac.alberta.ca).

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 5 of 13

Sensitive Features			
Wildlife and Other Sensitive Species			
	Intersected		Intersected
Burrowing Owl Range		Key Wildlife and Biodiversity Areas	Yes
Caribou Range		Mountain Goat and Sheep Areas	
Caribou Range - Zone A		Disease Buffer	
Caribou Range - Zone B		Mountain Goat and Sheep Zone	
Colonial Nesting Birds		Ord's Kangaroo Rat Range	
Critical Habitat of Aquatic Species at Risk		Ord's Kangaroo Rat Key Habitat Area	
Endangered and Threatened Plants Ranges		Piping Plover Waterbodies	
Greater Short-horned Lizard Habitat		Provincial Hibernacula Buffer	
Greater Short-horned Lizard Range		Sensitive Amphibian Ranges	
Greater Sage Grouse Core Area		Sensitive Raptor Range	
Greater Sage Grouse Recovery Area		Sensitive Snake Habitat	
Greater Sage Grouse Leks and Buffer		Sensitive Snake Hibernacula Range	
Grizzly Bear Core Access Management Area		Sharp-tailed Grouse Leks and Buffer	
Grizzly Bear Habitat Linkage		Sharp-tailed Grouse Survey	
Grizzly Bear Secondary Access Management Area		Special Access Area	
Grizzly Bear Support Zone		Swift Fox Range	
High Risk Watersheds	Yes	Trumpeter Swan Waterbodies/Watercourse	
		Trumpeter Swan Watercourse Buffer	
Federal Orders:			
	Intersected		
Greater Sage Grouse			
Grassland and Natural Regions:			
	Intersected		Intersected
Central Parkland		Mixed Grass Sub-region layer	
Central Parkland and Northern Fescue		Montane	
Chinook Grasslands		Northern Fescue	
Dry Mixed Grass		Peace River Parkland	Yes
Foothills Fescue		Permafrost	
Foothills Parkland Grasslands		Rough Fescue PNT	
Grassland and Parkland Natural Region	Yes	Subalpine or Alpine	

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 6 of 13

Alberta Township System (ATS) Land List

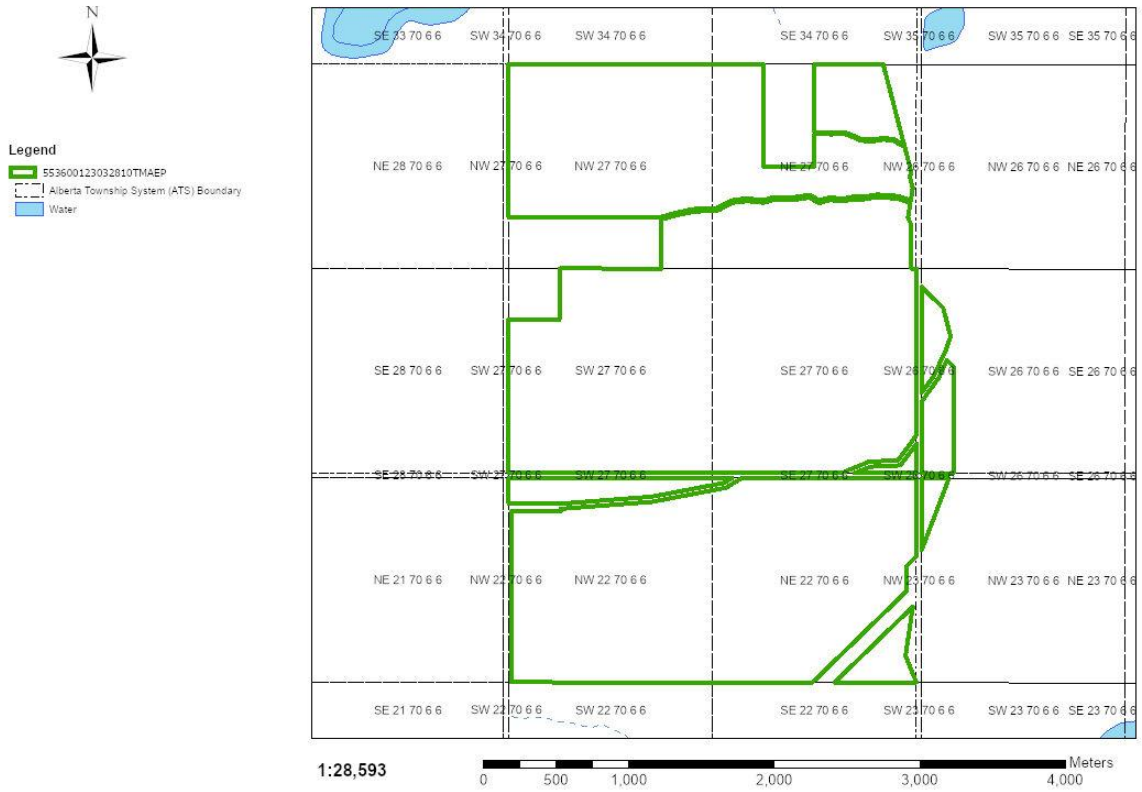
Quarter	Section	Township	Range	Meridian	Road Allow.	Sensitive Features Identified
SE	27	70	6	6		Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SE	27	70	6	6	RS	Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SW	27	70	6	6	RS	Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
NW	22	70	6	6		Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SW	26	70	6	6	RS	Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
NW	23	70	6	6		Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
NE	22	70	6	6		Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SW	23	70	6	6	RW	Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
NW	23	70	6	6	RW	Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SW	26	70	6	6	RI	Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SW	27	70	6	6		Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
NE	27	70	6	6		Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SW	26	70	6	6	RW	Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
SW	34	70	6	6		Grassland and Parkland Natural Region,Key Wildlife and Biodiversity Areas,Peace River Parkland,Green / White Area,High Risk Watersheds
SW	26	70	6	6		Key Wildlife and Biodiversity Areas,Green / White Area,High Risk Watersheds
NW	27	70	6	6		Grassland and Parkland Natural Region,Key Wildlife and Biodiversity Areas,Peace River Parkland,Green / White Area,High Risk Watersheds

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 7 of 13



Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 8 of 13

Land Management

Report ID	Approval	Condition
1	1030-AS	Where a higher level plan* or reservation identifies a greater set back, the greater set back will prevail.
2	1031-AS	Where a Higher Level Plan* exists, the Disposition Holder must follow any direction provided within that plan.
3	1033-AS	With the exception of pipelines, for activities that fall within any reservation with a purpose code of Fish and Wildlife Resources and encompassing a section of land (259 hectares) or less, located in the Provincial White Area, the Disposition Holder must construct all activities within lands previously disturbed or cleared. Where no previous disturbance exists, activities must occur within 100 metres of the reservation perimeter.
4	1040	The Disposition Holder must repair or replace any improvements immediately that were damaged as a result of the Activity on the Lands to pre-existing dispositions to the pre-existing condition. Damages to tame pastures must be repaired within one growing season.
5	1041	The Disposition Holder must maintain proper drainage of surface water.
6	1044-AS	The Disposition Holder must not locate activities within 45 metres from the top of any coulees* with the exception of activities such as; access, pipelines and linear easements crossing those features.
7	1049	The Disposition Holder must remove all garbage and waste material from this site.
8	1050	The Disposition Holder must ensure any wildlife attractant* remaining on site overnight is placed in secure bear resistant containers and ensure that these containers are emptied on a regular basis to avoid excess garbage being present on the land or when the Disposition Holder will be off the land for more than two days.
9	1051	The Disposition Holder must ensure public accessibility to the Disposition and the associated facilities.
10	1053	The Disposition Holder must not enter the boundaries of any research or sample plot unless consent is received from the reservation holder.
11	1061	Where FireSmart activities are considered, the Disposition Holder must follow Information Letter- "Authorization of FireSmart Activities on Public Land" as amended from time to time.

Vegetation

Report ID	Approval	Condition
12	1300	The disposition holder must manage all regulated weeds to the satisfaction of the regulatory body.

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 9 of 13

13	1302	The Disposition Holder must remove all deciduous or coniferous merchantable timber from the Activity as per the following utilization standards; <ul style="list-style-type: none"> - Deciduous Timber: 15 cm Base/10 cm Top - Coniferous Timber: 15 cm Base/11cm Top and haul said timber to the location of end use.
14	1304	For fire control purposes on forested lands, the Disposition Holder must dispose of excess coarse woody debris* not utilized for rollback* or stockpiled for reclamation*.
15	1305	Within FireSmart Community Zones*, the Disposition Holder must dispose of coarse woody debris* by burning unless a Debris Management Plan has been approved under the Forest and Prairie Protection Act.

Soil

Report ID	Approval	Condition
16	1356	The Disposition Holder must not conduct the Activity during adverse ground conditions*.
17	1357	The Disposition Holder must prevent erosion* and sedimentation on to adjacent* Lands or Water bodies * that results from the activity.
18	1359-AS	The Disposition Holder must not remove from the Lands topsoil* or subsoil* unless approved in writing by the Regulatory Body.
19	1360	Where activities have occurred on the Lands that do not involve minimal disturbance* construction, the Disposition Holder must salvage topsoil* for land reclamation as follows: a. Salvage all topsoil* from: <ul style="list-style-type: none"> i. Mineral soils ii. Shallow organic soils* iii. Reclaimed soils b. Where the depth of the topsoil* is less than 15 cm, the topsoil* and part of the subsoil* to a total depth of 15 centimetres must be salvaged, unless the upper subsoil* is considered chemically unsuitable*.
20	1363	All reclamation material* must be considered suitable as defined in the May 2001 Salt Contamination Assessment Guidelines and meet the February 2016 Alberta Tier 1 Soil and Groundwater Remediation Guidelines, as amended or replaced from time to time.
21	1365	The Disposition Holder must store reclamation material* in accordance with all of the following: a. reclamation material* must not be placed beneath the ground surface or buried in any way; b. coarse woody debris* stored for reclamation purposes for greater than 12 months must be mixed with topsoil*; and c. topsoil* and subsoil* must be stored separately.
22	1367	The Disposition Holder must not mix wood chips with any reclamation material*.
23	1368	The Disposition Holder must not apply wood chips to the lands at a depth greater than five (5) centimeters.

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 10 of 13

24	1369	The Disposition Holder must manage wood chips in accordance with the directive ID 2009-01 Management of Wood Chips on Public Land as amended from time to time.
25	1370	The Disposition Holder must not store piles or windrows of reclamation material* within standing timber.
26	1371	The Disposition Holder must not use soil sterilant on the Lands.

Watercourse / Waterbody

Report ID	Approval	Condition
27	1402-AS	The Disposition Holder must not conduct the Activity* within the following water body* setbacks. a) intermittent watercourses* including springs must have a setback of at least 45 metres from the top of the breaks. b) Small permanent watercourses* must have a setback of at least 45 metres from the top of the breaks. c) large permanent watercourses* must have a setback of at least 100 metres from the top of the breaks. d) semi-permanent and permanent ponds, shallow open water ponds and lakes must have setback of 100 metres from the bed and shore*.
28	1412	The Disposition Holder must acquire an authorization for access (off-disposition) for water withdrawal activities.
29	1419	For use of equipment within the bed of a water body*, the Disposition Holder must prior to operations follow the "Decontamination Protocol for Work in or Near Water", as amended from time to time.
30	1420	The Disposition Holder must provide a completed Record of Decontamination form as proof of decontamination to the Regulatory Body upon request.

Reclamation

Report ID	Approval	Condition
31	1453	The Disposition Holder must complete temporary reclamation* on the Lands within 1 growing season of construction phase* for all topsoil* and subsoil* stockpiles required for final reclamation*.

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 11 of 13

32	1454	<p>The Disposition Holder must prior to seeding herbaceous seed in forested* or peatlands* submit a Request for Seeding in writing to the Regulatory Body that contains all of the following:</p> <ul style="list-style-type: none"> a. rationale for conducting seeding of herbaceous species*; b. a description of the proposed site for seeding including information with respect to the following: <ul style="list-style-type: none"> i. whether the Lands are subject to high erosion* and; ii. whether the Lands are prone to invasion from agronomic or weed species. c. a proposed seed mix composition for re-vegetation of the Lands in accordance with the Native Plant Revegetation Guidelines for Alberta, 2001 as amended or replaced from time to time or a rationale for alternate species; d. provide a seed certificate in accordance with the Seed Act for the seed mixed mix to be used for re-vegetation* and; <p>any other information requested by the Regulatory Body.</p>
33	1455	<p>The Disposition Holder must only conduct seeding in accordance with the written authorization of the Regulatory Body.</p>
34	1456	<p>The Disposition Holder must when seeding cultivated lands*;</p> <ul style="list-style-type: none"> a. use agronomic or forage seed that meets or exceeds Certified #1 as outlined in the Seeds Act and Seeds Regulations; b. use seed mixes that are free of species listed in the Weed Control Act and; c. provide a seed certificate to the Regulatory Body within 30 days of request.
35	1457	<p>Within the Green Area* of the Province, the Disposition Holder must re-vegetate the Lands with trees or shrubs that meet the requirements of the December 2016 Alberta Forest Genetic Resource Management and Conservation Standards document, as amended or replaced from time to time.</p>
36	1459	<p>The Disposition Holder must not have slash and rollback* accumulations within five (5) metres of the perimeter of the disposition boundary, greater than the percent ground cover on the surrounding undisturbed forest floor.</p>
37	1463	<p>For final reclamation*, the Disposition Holder must complete all of the following:</p> <ul style="list-style-type: none"> a. contour the disturbed land to the pre-disturbance landform or to the landform approved by the Regulatory body; b. replace all stockpiled subsoil*, then replace all stockpiled topsoil*; c. spread all coarse woody debris* on forested lands* and; d. reclamation materials* must be replaced over the entire area from which they were removed unless otherwise approved in writing by the Regulatory Body.
38	1464	<p>The Disposition Holder must reclaim the Lands to the pre-disturbance land use type* unless otherwise authorized in writing by the Regulatory Body.</p>

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 12 of 13

Wildlife		
Report ID	Approval	Condition
39	1600	The Disposition Holder must conduct a complete and immediate Wildlife Sweep* of the Lands subject to the disposition prior to any activity, as per the "Wildlife Sweep Protocol".
40	1601	The Disposition Holder must submit observations from a Wildlife Sweep* to the Fisheries and Wildlife Management Information System (FWMIS) and notify the issuing Regulatory Body in writing upon request that the Wildlife Sweep* was completed.
41	1602-AS	The Disposition Holder must incorporate a buffer* zone of a minimum width of 100m undisturbed vegetation, where an established buffer* does not already exist for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the Wildlife Sweep*.
42	1603	When Wildlife Surveys* are required, the Disposition Holder must submit results as defined by the sensitive species inventory guidelines from Wildlife Survey* to the Fisheries and Wildlife Management Information System (FWMIS).
43	1608	The Disposition Holder must incorporate buffers*, setbacks and activity timing restrictions for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the wildlife survey*.
44	1611-AS	The Disposition Holder must conduct appropriate pre-application wildlife* surveys as per the direction of the Sensitive Species inventory Guidelines as amended from time to time where you intersect any of the following sensitive species; <ul style="list-style-type: none"> • Sensitive Raptor Range • Burrowing Owl Range • Sensitive Snake Hibernacula Range • Sharp-tailed Grouse Survey • Swift Fox Range • Ords Kangaroo rat Range • Piping Plover Waterbodies • Endangered and Threatened plant Ranges • Grassland and Parkland Natural Regions (Grassland Bird Surveys)
Other Sensitive and Endangered Species		
Report ID	Approval	Condition
45	1880-AS	Between April 15 and August 15, the Disposition Holder must not conduct any activities* within 100 metres of an active nest site for Federally listed species.
Key Wildlife and Biodiversity Areas		
Report ID	Approval	Condition
46	2002-AS	The Disposition Holder must not conduct any activity within 100 metres of the edge of a valley break or within 100 metres of a bed and shore where the valley break is not defined, with the exception of activities such as; access, pipelines and linear easements crossing the zone.

Landscape Analysis Tool (LAT) Report

Recreational Development

000005FEB6

Page 13 of 13

47	2008	The Disposition Holder must not seed legumes.
Grassland and Parkland Natural Region		
Report ID	Approval	Condition
48	2054	On native grasslands*, the Disposition Holder must not crimp straw* subject to the following exceptions: a) The straw* used for crimping must be sourced from a native species* from the same ecological range site* as the Lands; b) The weed analysis for the straw* used for crimping must comply with the Weed Control Act, as amended or replaced from time to time.
49	2058	For activities that fall within native grasslands* as identified by the Peace River Parkland Subregion that requires Assisted Natural Recovery*, the Disposition Holder must submit a request for Assisted Natural Recovery in writing to the Regulatory Body that contains all of the following: 1. Rationale for conducting Assisted Natural Recovery*; 2. A description of the proposed site for Assisted Natural Recovery* including information with respect to the following: a. whether the Lands are subject to high erosion; b. whether the soil on the Lands has been disturbed to an area greater than 50m ² ; c. whether the Lands are prone to invasion from agronomic or weed species; 3. A proposed seed mix composition for re-vegetation of the Lands: a. that is consistent with native plant communities that are adjacent to and in the immediate vicinity of the Lands as determined by the Guide to Range Plant Community Types and Carrying Capacity for the Peace River Parkland Natural Subregion of Alberta, as amended or replaced from time to time; 4. Provide a seed certificate in accordance with the Seed Act for the seed mix to be used for Assisted Natural Recovery* and; 5. Any other information requested by the Regulatory Body.
50	2068	The Disposition Holder must not construct activities on native grassland* within the Grassland and Parkland Natural Region between April 15th and August 15th, unless grassland bird surveys are completed as per the Sensitive Species Inventory Guidelines Protocol as amended.
51	2069	The Disposition Holder must not conduct any activities within 100 metres of an active nest site between April 15th and August 15th for the following species: • short-eared owl • mountain plover • long-billed curlew • upland sandpiper • Sprague's pipit • Chestnut-collared longspur • Loggerhead Shrike • Bank Swallow

LAND DESCRIPTION

PURPOSE: Recreational Development (M/NP)

ACTIVITY: Ski Area Facilities

PLAN NUMBER: 5122 GEN

PLAN VERSION DATE: 2023-08-15

AFFECTED LANDS:

Qtr/LS	Sec	Twp	Rge	Mer	Qtr/LS	Sec	Twp	Rge	Mer
NW	22	70	6	6	NE	22	70	6	6
NW	23	70	6	6	SW	26	70	6	6
SE	27	70	6	6	SW	27	70	6	6
NW	27	70	6	6	NE	27	70	6	6

Application Supplement - Recreation

Submitted Date:	2023-06-26 06:54:59	Application Supplement Number:	AS2023000283
Disposition Type:	REC	Purpose Assigned Code:	RDMN13RECP
Purpose/Activity Type:	Recreational Development (M/NP) - Ski Area Facilities		
Project Name:	Wapiti Nordic Ski Club		

A. Project/Construction Description

1. Was an economic business plan developed for this proposal?

If No, explain why:

This application is for a non-profit organization amalgamating their existing DLO and REC into one REC disposition.

If Yes, provide a copy of the business plan to the department.

2. Did any public consultation or engagement occur?

If Yes, provide a copy of those documented sessions and feed back (if any) to the department.

3. Has an operations management plan for the proposed activity been developed?

If Yes, provide a copy to the department.

For any documents to be provided to the department based on the above questions, submit those documents to: aep.eds-commworkflow@gov.ab.ca

4. Does the proposed activity generate any sewage?

If Yes, indicate the amount of waste in M3:

If Yes, describe the disposal method:

5. Identify all aspects of vegetation removal/management:

a) Is merchantable timber present?

b) Describe your method of site clearing:

No clearing required as this is an existing development and the purpose of this REC disposition is to amalgamate multiple existing dispositions.

c) Brush disposal: (select all that apply)

Rollback Mulch Spread Pile & Burn N/A Other:

6. Topsoil Handling:

Method:

Describe soil storage and potential debris storage for site clearing:

No soil storage or debris storage require as this is an existing development and the purpose of this REC disposition is to amalgamate multiple existing dispositions.

7. Site Profile (Upland/Wetland area): Define in hectares the amount of Upland and Wetland area that is present within the proposed disposition area prior to construction:

Upland area: (ha) **Wetland** area: (ha)

B. Land Standing Review

1. Based on the Detailed Lands Standing search of the affected lands, were any reservations/notations identified?

Reservation Number		Purpose Code	Restriction Code	Contact Required with Reservation/ Notation Holder	Date of Contact	Response Recieved from Reservation/ Notation Holder	Were Concerns Noted	Were Concerns Accommodated by the Applicant prior to application	Application Options
Type	Number								
PNT	870214	0411	3	No					Routine or Non-Routine
PNT	980113	0310	4	Yes	2023-05-05	Yes	No	N/A	Non-Routine
PNT	980118	0360	4	Yes	2023-05-05	Yes	No	N/A	Non-Routine
PNT	980119	0543	3	Yes	2023-05-05	Yes	No	N/A	Routine or Non-Routine
PNT	980120	0310	4	Yes	2023-05-05	Yes	No	N/A	Non-Routine

2. Based on the LAT Report and the Detailed Land Standing search of the affected lands, were any government approved higher level plans identified?

Yes

If **Yes**, identify the government approved higher level plan within the table below, identify the direction as identified within Table 5 of the Pre-Application Requirements for Formal Dispositions and when contact was made, if required.

Higher Level Plan Name	
Wapiti-Grande Prairie Sand Dunes Integrated Land Use Management Plan/Wapiti Sand Dunes Land Use Zones	
Table 5 Direction	Date of Contact (if required)
No Additional Direction	

Higher Level Plan Name	
Table 5 Direction	Date of Contact (if required)

Note: Approving staff may request the notification or referral response documents at any time to support land use decisions or compliance and assurance purposes.

3. Based on the LAT Report, is an approval under the Historical Resources Act Required?

Yes

Historical Resources Application Number:

Date Application was Submitted:

C. Site Sensitivity

1. Was a Wildlife Survey required for this activity based on the LAT Report?

No If Yes, complete the next question.

2. Did the Wildlife Survey identify any of the sensitive species listed below?

If Yes, select all that apply:

- Sensitive Raptor Nest
- Sharp Tailed Grouse Lek
- Burrowing Owl Den/Nest
- Active Swift Fox Den
- Sensitive Snake Rookery
- Ord's Kangaroo Rat Den
- Sensitive Snake Hibernacula
- Eastern Short-Horned Lizard Coulee or Valley Edge
- Endangered/threatened plant species:

D. Incidental Activities

The details of all incidental activities identified on your application plan must be provided in the following table. All fields must be filled out properly in order to be processed by the regulating body.

NOTE: Incidental activities shown on the authorized plan that comply with the PLAR Approval and Authorizations Procedures shall be permitted during the term of a Short Term Disposition. This approval is limited to: borrow pits, log decks, temporary work spaces, push outs and bank stabilization, within identified sizing limits.

The disposition holder must obtain a separate TFA before commencing any incidental activities or temporary uses which are not shown on the authorized plan or those that do not comply with the *PLAR Approval and Authorizations Procedures*.

Conditions Addendum

- **** Unless prior written approval is obtained from the Regulatory Body, the Disposition Holder must not conduct any Activity within the bed and shore* of the following watercourse* or water body between the dates indicated;
Watercourse/legal description: Antler Lake.
Dates: from April 16 to June 30.
- **** The Regulatory Body may cancel the disposition should the Disposition Holder no longer be the waterfront or semi-waterfront owner in relation to the Lands.
- **** Should the local government no longer allow the Activity to continue on the Lands, the Disposition Holder is to immediately remove all chattels, improvements and structures and the Regulatory Body may cancel the disposition.
- **** The Disposition Holder is only permitted to cut and remove aquatic vegetation as per the direction and parameters stated in the Disturbance Standard for Temporary Seasonal Docks and other Mooring Structures for Personal Recreational Purposes, as amended or replaced.
- *** The Disposition Holder is not permitted to place the permanent dock or any additional/associated structures past a depth of 1.5 m.
- **** When the Disposition Holder replaces or structurally alters the permanent dock the new structures must comply with and adhere to the parameters and specifications stated within the Disturbance Standard for Temporary Seasonal Docks and other Mooring Structures for Personal Recreational Purposes, as amended or replaced, except for its permanency and location as approved under this Disposition.
- **** The Disposition Holder must obtain an Approval under the Water Act for any future removal, replacement or maintenance activity within water with respect to the permanent dock structure

**** The placement of any associated structures by the Disposition Holder must comply with and adhere to the Disturbance Standard for Temporary Seasonal Docks and other Mooring Structures for Personal Recreational Purposes, as amended or replaced.

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

Fisheries Protection Program, Fisheries and Oceans Canada

867 Lakeshore Road, Burlington, Ontario, L7R 4A6

Telephone: 1-855-852-8320

Email: fisheriesprotection@dfo-mpo.gc.ca

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

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

Signature Page

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

UserName: jon.murray

Title: Sr Mgr, Disposition Services

Date: Tuesday, 06 May 2025, 08:25 PM Mountain Daylight Time

Meaning:

=====