



To: Sturgeon County Mayor & Council

This letter is to inform Sturgeon County of our intent of a re-districting application for a parcel located along Highway 37. We have just begun the process with Sturgeon County and we are eager to work with all levels for this development process.

We are currently located in Acheson and we have two yards totaling just under 10 acres which includes a shop and an office. We have far outgrown this space and are seeking an area large enough to accommodate where we can run all of our operations out of.

To start, the business has two components to it currently. One of which is the manufacturing of access mats. The second is a logistics business that primarily supports the manufacturing side of the business.

We have recently partnered with the fourth largest wood providers in the world and they are partnered with several different nations in British Columbia and Alberta. From nation owned wood to nation owned mills to nations that benefit from the manufacturing side along with the sale side of access mats. And ultimately leading to more employment opportunities for the First Nations.

At this new location we will be able to further expand our business by having a reload center and potentially fabricating walls to support the First Nation housing developments. Our partner is working with local indigenous communities and this reload will play a vital part for the location where we can break down train loads into truck loads, land them in the yard, where we can build material packages to be sent out to projects that are being built not only on reserve but built by 100% indigenous owned companies.

We would also begin to manufacture crane mats and rig mats. All our manufacturing activities will be done indoors.

For the site itself, we plan to access it directly off of Highway 37 and we will not be utilizing any county roads. We plan on stripping the black dirt off the site and either using it for landscaped berms with trees or we can screen it and haul it offsite (whichever the county prefers). The property will also be fenced in black chain link. The yard will consist of filter cloth and 8"-12" of gravel. The site would also be graded and we would capture all our runoff in a Stormwater pond.

This yard is going to play a crucial part in storage for our raw materials, manufactured goods and materials that will be loaded onto other trucks to a different destination. For example, we get dimensional lumber from a mill up North that we would reload on a truck that would haul this to Vancouver, where it then gets on a ship and is sent to Japan.

At this location, we would be applying to build a 25,000 square foot shop that will be strictly used for manufacturing. We would also need to build a 10,000 square foot shop to support our trucks, logistics and warehousing of all the imported hardware (bolts) from China. In addition to that we would need to build a 5,000 square foot administrative building.



This is a significant development where our initial investment will be north of \$10 Million. Once we are up and running we will have 30-40 employees working at this facility full time. We are willing to work with the county and we are open to any suggestions on how to get this built; whether it's landscaping, type of trees planted, even the layout for the shops.

We have spent countless hours reviewing the Sturgeon County Bylaw to figure out what best describes us and where we would fit so we don't find ourselves in any kind of future constraints that could jeopardize the growth of the business. As such, per the Sturgeon County Bylaws definitions we would best be described as 'Contractor Service, Major', 'Outdoor Storage', 'Topsoil Screening' - if required, 'Warehousing', 'General Industrial', 'Transloading Facility', 'Fleet Service', 'Equipment Sale, Service, Rental, Major', 'Administrative Building' and 'Accessory Building'.

For those reasons we feel as if we best fit under 'Medium Industrial Unserved District'. We understand that we are not in a zoned industrial park; however, we did look at Pro-North which has no availability and nothing that would be the size we require. We are not willing to go any further east of this location and even if we were there is no available land in the industrial parks. For the industrial park north of the county it is all owned by Eco-Flex. Again, even if there was availability here it would not make sense logistically to build this business there.

There were a few reasons why we chose this spot. There is a parcel zoned heavy industrial that is directly north of our proposed location. And several other businesses in the immediate area such as; Atco, CIA Buildings, CP Tire, Barricades and Signs and Picadili RV Storage. Another reason why we chose this location is that there are turning lanes already into the parcel as well as a fire station less than a mile away. There is also large power at the edge of the property and we plan on drilling a well.

We reviewed all of this information with our Funding team and one of the conditions they've put is that we can borrow this money but we have to be zoned as industrial. They feel that if something were to happen it gives them more options to protect their interest.

We are excited to begin this process and we look forward to working with Sturgeon County.

Best Regards,

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