

Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
MD of Pincher Creek Council Chambers
April 7, 2026
6:30 pm
Agenda

- 1. Adoption of Agenda**
- 2. New Business**
- 3. Minutes**
 - a. Meeting Minutes of March 3, 2026
- 4. Delegation**
 - a. FB Connect (Telecommunications Tower AB5495 – 2026-01-T)
- 5. Closed Meeting Session**
- 6. Unfinished Business**
- 7. Development Permit Applications**
 - a. Development Permit Application No. 2026-12
Frank Marsh
Ptn of NW 12-6-1 W5
Outdoor Storage
 - b. Telecommunications Tower AB5495 – 2026-01-T
Xplore Inc (via. FB Connect)
S ½ 17-6-30 W4
- 8. Development Reports**
 - a. Development Officer's Report
- Report for March 2026
- 9. New Business**
- 10. Correspondence**
- 11. Next Regular Meeting – May 5th, 2026 6:30pm**
- 12. Adjournment**

**Meeting Minutes of the
Municipal Planning Commission
March 3rd, 2026 6:30 pm
MD of Pincher Creek Council Chambers**

ATTENDANCE

Commission: Chairperson Jeff Hammond, Reeve Rick Lemire, Councillors Tony Bruder, Jim Welsch, Dave Cox and John MacGarva

Staff: CAO Roland Milligan, Development Officer Laura McKinnon

Planning
Advisor: ORRSC, Senior Planner Gavin Scott

Absent: Member at Large Laurie Klassen,

Chairperson Jeff Hammond called the meeting to order, the time being 6:30 pm.

1. ADOPTION OF AGENDA

Councillor John MacGarva 26/017

Moved that the agenda for March 3, 2026, be approved as presented.

Carried

2. NEW BUSINESS

3. ADOPTION OF MINUTES

Councillor Tony Bruder 26/018

Moved that the Municipal Planning Commission Meeting Minutes for February 3, 2026 be approved as presented.

Carried

4. CLOSED MEETING SESSION

Councillor Jim Welsch 26/019

Moved that the Municipal Planning Commission close the meeting to the public, under the authority of the *Municipal Government Act*, Section 197(2.1), the time being 6:31 pm.

Carried

Councillor John MacGarva 26/020

Moved that the Municipal Planning Commission open the meeting to the public, the time being 6:36 pm.

Carried

5. **UNFINISHED BUSINESS**

6. **DEVELOPMENT PERMIT APPLICATIONS**

- a. **Development Permit Application No. 2026-07**
Kerry Smyke
Lot 1, Block 3, Plan 1012636 within NE 16-7-1 W5
Home Occupation & Outdoor Storage

Councillor Dave Cox

26/021

Moved that Development Permit No. 2026-07, for a Home Occupation & Outdoor Storage be approved subject to the following Condition(s):

Condition(s):

- 1. That this development meets the minimum provisions required in Land Use Bylaw 1349-23.
- 2. That the hours of operation are limited to 9:00am to 5:00pm, Monday through Friday.
- 3. That all wood processing be contained within the Quonset building
- 4. That all outdoor storage be kept tidy and organized
- 5. Once AB Forestry approval is obtained, that majority of outdoor storage is kept in the cut block
- 6. That the applicant adhere to conditions set forth within the required Alberta Transportation Roadside Development Permit, to be attached to and form part of this permit.

7. **DEVELOPMENT REPORT**

- a. Development Officer's Report

Councillor Jim Welsch

26/022

Moved that the Development Officer's Report, for the period February 2026, be received as information.

Carried

8. **NEW BUSINESS**

9. **CORRESPONDENCE**

- a. ORRSC Periodical Winter 2025
- b. ADOA Winter Communicator 2026

10. **NEXT MEETING** – April 7th, 2026; 6:30 pm.

11. **ADJOURNMENT**

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
March 3rd 2026

Councillor John MacGarva

26/023




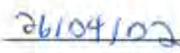
Moved that the meeting adjourn, the time being 6:46 pm.

Carried

Chairperson Jeff Hammond
Municipal Planning Commission

Development Officer
Laura McKinnon
Municipal Planning Commission

Recommendation to Municipal Planning Commission

TITLE: DEVELOPMENT PERMIT No. 2026-12 Applicant: Frank Marsh Location: Ptn of NW 12-6-1 W5 Division: 3 Size of Parcel: 28.62 ha (70.72 ac) Zoning: Agriculture (A) Development: Outdoor Storage	
PREPARED BY: Laura McKinnon	DATE: April 2, 2026
DEPARTMENT: Planning and Development	
Signature:	ATTACHMENTS:
 <hr style="width: 100%;"/>	<ol style="list-style-type: none"> 1. Development Permit Application 2026-12 2. GIS Aerial 3. Adjacent Landowner Comment
APPROVALS:	
Department Director	Date
 <hr style="width: 100%;"/>	 <hr style="width: 100%;"/>
Acting CAO	Date

RECOMMENDATION:

That Development Permit Application No. 2026-12, for Outdoor Storage be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions required in Land Use Bylaw 1349-23.
2. That all outdoor storage be kept tidy and organized, to the satisfaction of the development authority.
3. That all vehicles, if no longer running, will be flushed of fluids, to the satisfaction of the development authority.

BACKGROUND:

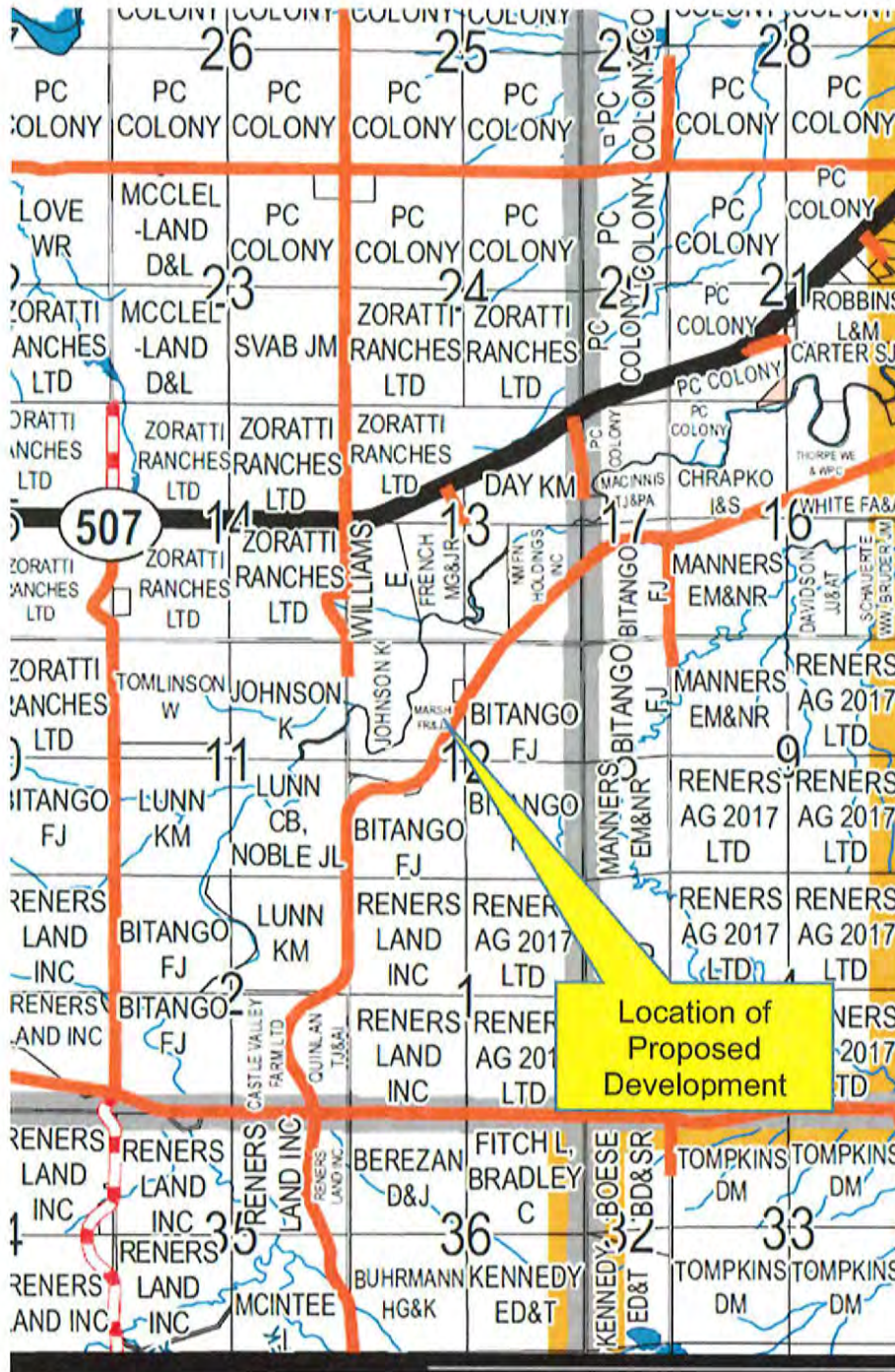
- On March 18, 2026, the MD accepted the Development Permit Application No. 2026-12 from applicant Frank Marsh. (*Attachment No. 1*).
- This application is to allow for Outdoor Storage on an Agricultural parcel.
- This application is being placed in front of the MPC because:
 - Within the Agriculture (A) Land Use District, Outdoor Storage is a Discretionary Use.
- Due to a complaint processed through the MD of Pincher Creeks Enforcement Services, under Community Standards Bylaw 1366-25, it was determined that Mr. Marsh's parcel was in contravention of Part 2 – Unsightly Premises and Nuisance below;

Recommendation to Municipal Planning Commission

- *The presence of more than three (3) unregistered vehicles or parts thereof on a parcel of land less than 21 acres, or the presence of more than five (5) unregistered vehicles or parts thereof on a parcel of land that exceeds 21 acres, unless a Development Permit has been issued pursuant to the Land Use Bylaw;*
- Enforcement Services investigated the complaint, and in discussion with the Development Officer it was determined that Mr. Marsh should apply for the Outdoor Storage Use, in accordance with Land Use Bylaw 1349-23. Outdoor Storage is defined as;
 - *The use of land with or without attendant buildings for the outdoor storage of equipment, materials or vehicles, or processed or unprocessed resources or materials, except those goods or materials which are hazardous. For the purposes of this bylaw, “outdoor storage” uses are limited to those uses that require minimal on-site improvements, services and public amenities or facilities.*
- The applicant stores an excess of five (5) non-registered vehicles on this parcel, either for future parts, or potentially just storage until removal, on the lower ledge of his parcel (**Attachment No. 2**).
- The Development Officer conducted an offsite inspection – attempting to view the vehicles from Twp Rd 6-2A on the South Side and Range Road 1-1, and due to topography, was unable to view the storage site. An on-site inspection was offered to the landowner, but no response was received.
- The application was forwarded to the adjacent landowners for comment; one response was received at the time of this report being written (**Attachment No. 3**).

Recommendation to Municipal Planning Commission

Location of Proposed Development





DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. <u>2026-12</u>	
Date Application Received <u>March 18/26</u>	PERMIT FEE <u>\$100 Permitted / \$150 Discretionary</u>
Date Application Accepted <u>March 18/26</u>	RECEIPT NO. <u>70720</u>
Tax Roll # _____	

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: FRANK MARSH

Address: Box 1756

Telephone: 403 127 2104 Email: [REDACTED]

Owner of Land (if different from above): _____

Address: _____ Telephone: _____

Interest of Applicant (if not the owner): _____

SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

VEHICLE STORAGE

Legal Description: Lot(s) _____

Block _____

Plan NW-12-6-1-W5.

Quarter Section _____

Estimated Commencement Date: CURRENT

Estimated Completion Date: March 18 / 2031

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture - A Division: 3
 Permitted Use Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?

Yes No Don't know Not required

Could the proposed development be impacted by a geographic feature or a waterbody?

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building (within Hamets)			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) % Site Coverage by Building (within Hamlets)			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: March 18/26

FRANK MARSH
Applicant

FRANK MARSH
Registered Owner

Information on this application form will become part of a file which may be considered at a public meeting.

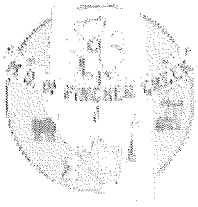
IMPORTANT NOTES:

THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
5. In accordance with the *Municipal Government Act*, a development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete.

A decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 21 days, of the expiry of the decision date.
6. Every approach to a residence is entitled to a civic address sign, supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.



MD of Pincher Creek No. 9

P.O Box 279
1037 Herron Avenue
Pincher Creek Alberta T0K 1W0
(403) 627-3130
Website: www.mdpinchercreek.ab.ca
Email: info@mdpinnercreek.ab.ca

Marsh, Frank R. and Jacqueline
P.O. Box 1756
Pincher Creek, AB T0K 1W0
Canada

PAYMENT RECEIPT

Receipt Number:	70720
Date:	3/18/2026
Initials:	TM
GST Registration #:	10747347RP

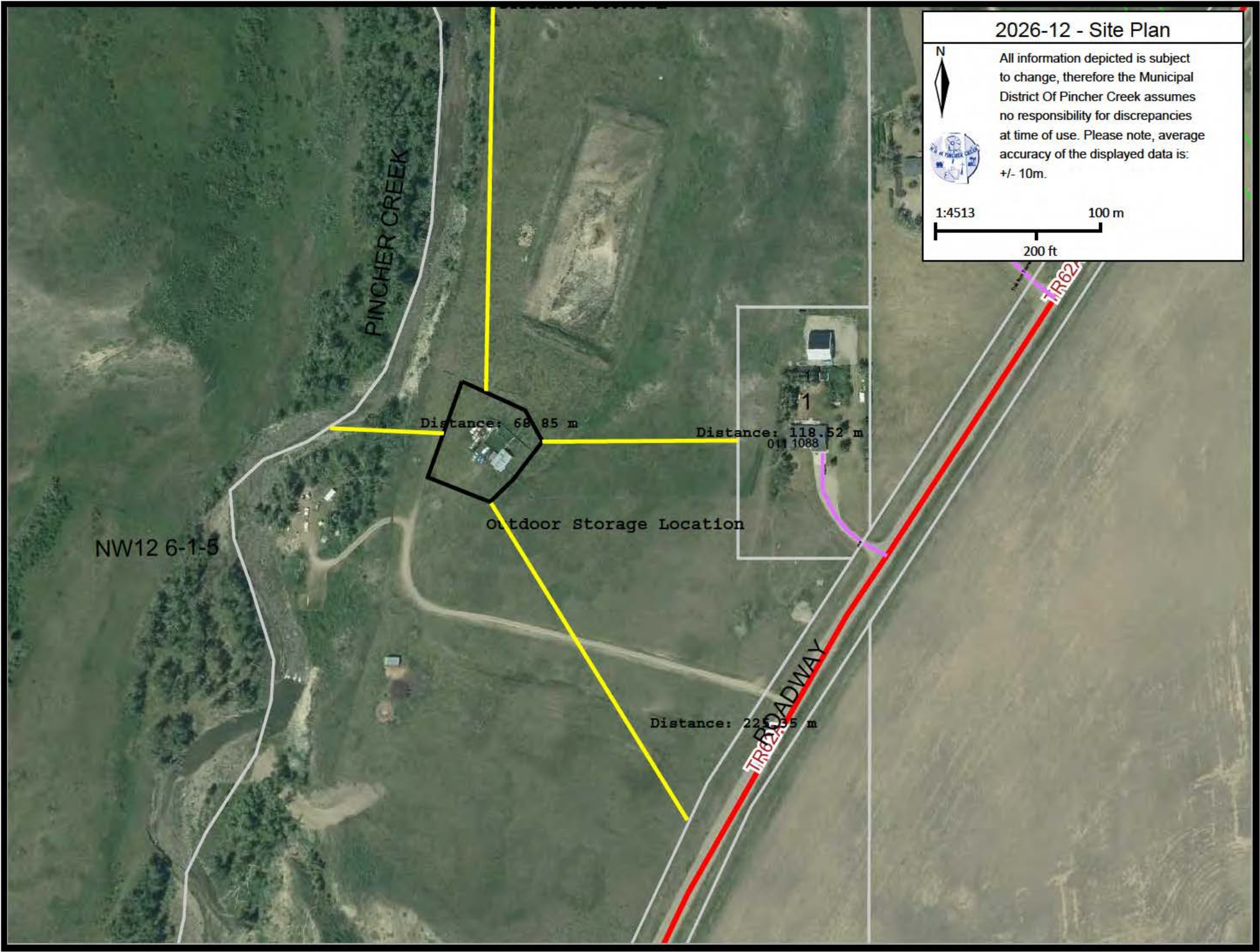
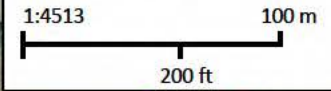
Receipt Type	Roll/Account	Description	QTY	Amount	Amount Owing
General	DEVE	Development Application Fees	1	\$150.00	\$0.00

Subtotal:	\$150.00
Discount	\$0.00
GST	\$0.00
Total Receipt:	\$150.00
Cheque:	\$150.00
Total Amount Received:	\$150.00

2026-12 - Site Plan



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Distance: 68.85 m

Distance: 118.52 m
011 1088

Outdoor Storage Location

Distance: 224.95 m

NW12 6-1-5

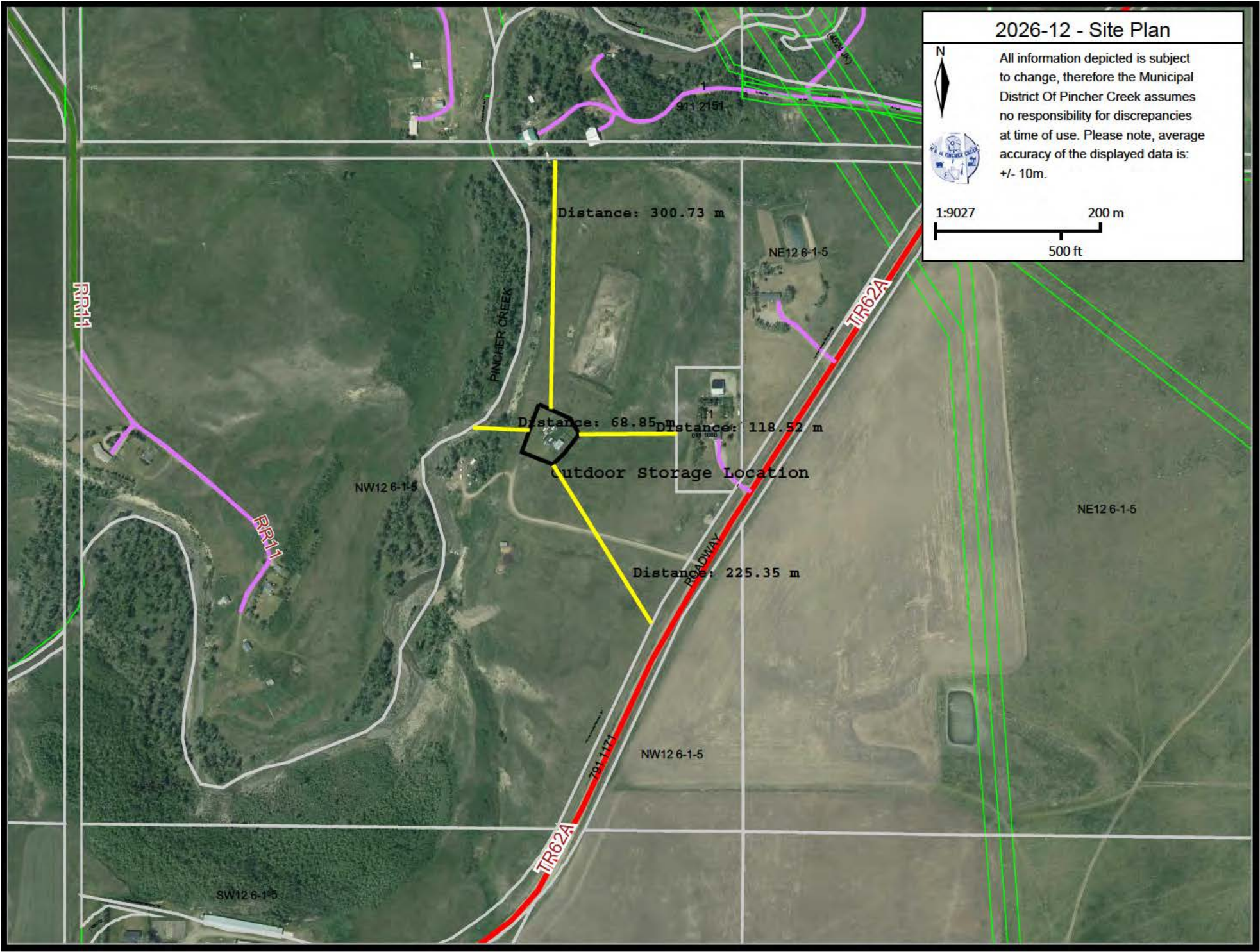
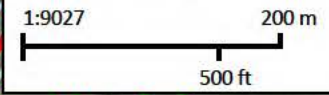
PINCHER CREEK

TR62 ROADWAY

2026-12 - Site Plan



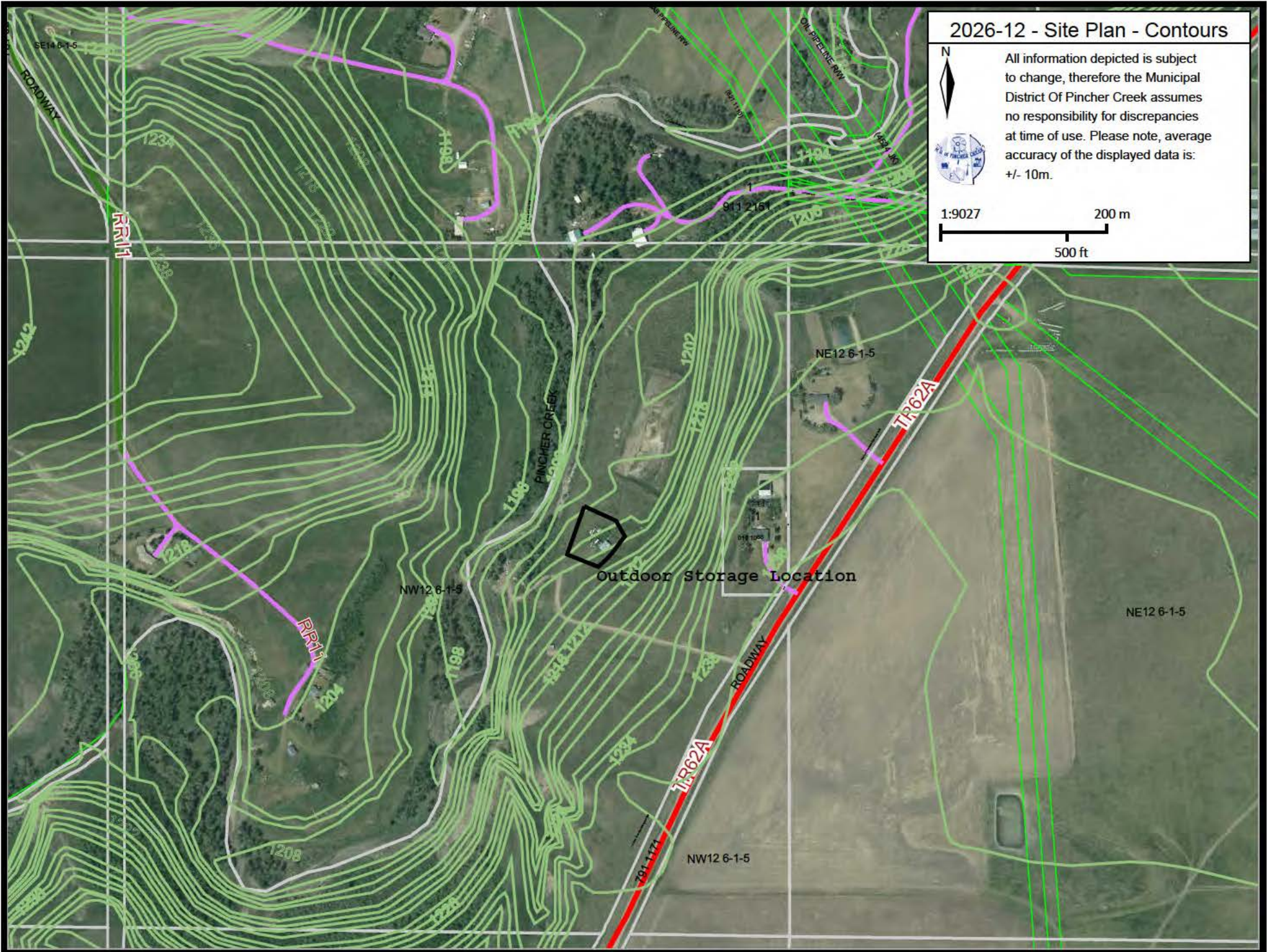
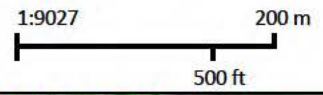
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



2026-12 - Site Plan - Contours



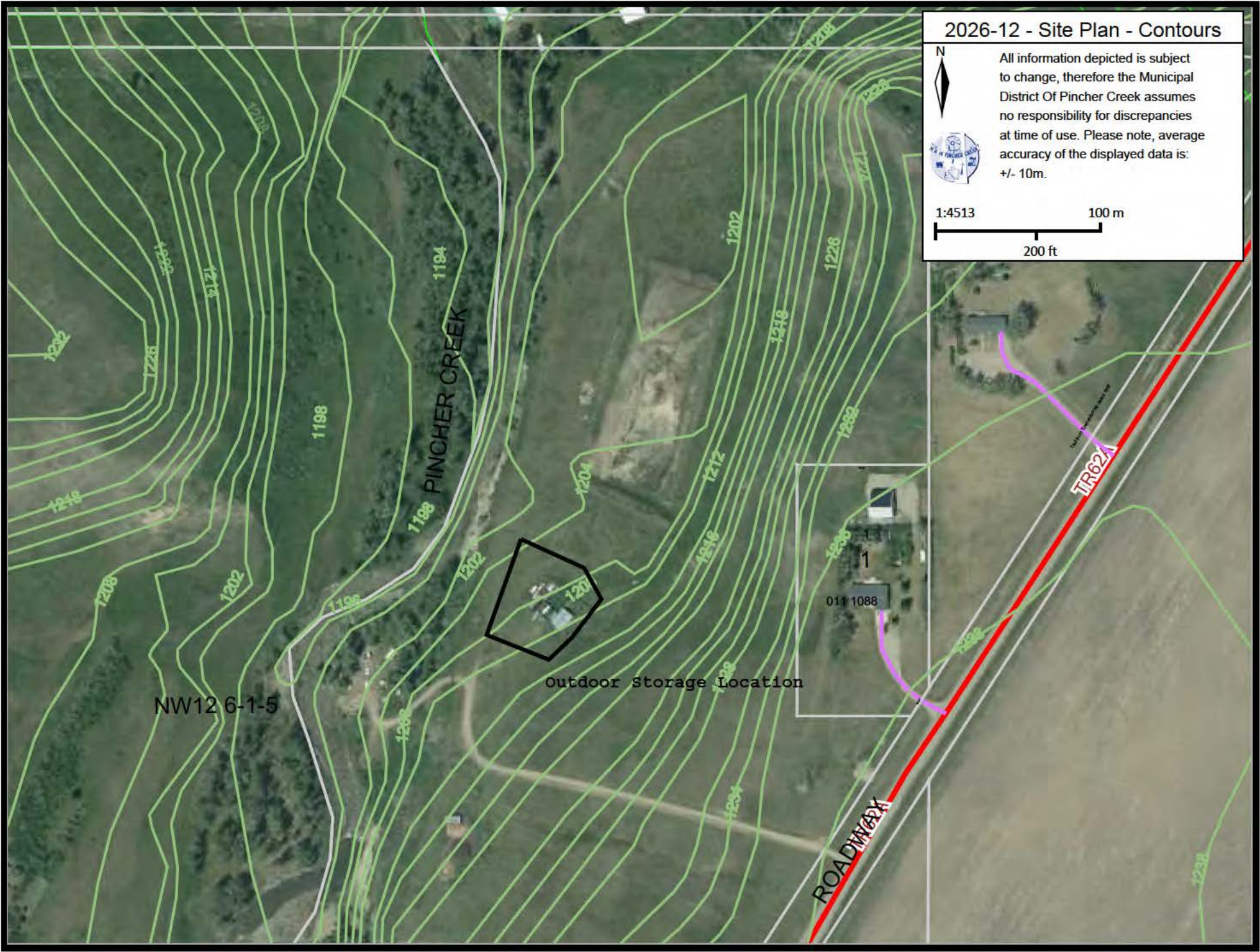
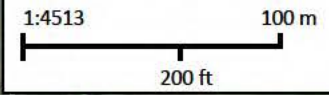
All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



2026-12 - Site Plan - Contours



All information depicted is subject to change, therefore the Municipal District Of Pincher Creek assumes no responsibility for discrepancies at time of use. Please note, average accuracy of the displayed data is: +/- 10m.



Re: Development Permit Application No.2026-12

From Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>

Date Wed 2026-04-01 10:34 AM

To Caroline Johnson [REDACTED]

Cc Mark Barber [REDACTED]; Dave Cox [REDACTED]

Good Morning Caroline,

Appreciate you reaching out - I did confirm with reception who does the mail outs, that it was indeed mailed to both Kurt Johnson and Lynn Laree Dennis, we must mail out to everyone registered on title.

I apologize though, I cannot speak to the reason why it took so long to get to you. I can confirm with Canada Post on their mailing timelines.

Your comments have been received and will go before the Municipal Planning Commission.

Kindly,

Laura McKinnon, CPT
Development Officer

MD Of Pincher Creek
1037 Herron Avenue
Box 279
Pincher Creek, AB
T0K1W0
Office: 403-627-3130
Email: AdminDevOfr@mdpincercreek.ab.ca

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From: Caroline Johnson <cajo@telusplanet.net>

Sent: April 1, 2026 10:22 AM

To: Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>

Cc: David Cox [REDACTED] Mark Barber [REDACTED]

Subject: Development Permit Application No.2026-12

Laura McKinnon,

Development Officer

Dear Ms. McKinnon

I received your letter dated March 23, 2026, yesterday - March 30th. The envelope was not sealed. It is also noted that my son and daughter, whose names are on the land titles, were not sent the letter.

I have two concerns about the application of Frank Marsh to store unregistered vehicles on Ptn of NW12 - 6 - 1W.

#1. The vehicles are unsightly

#2. I see no plan for hazardous waste containment from vehicles stored on land that is at the bottom of a hill and in close proximity to a creek (Pincher Creek).

Prior to the approval of the project I would like to see an environmental impact assessment completed by the Government of Alberta.

Thank you for your attention to this email. Please send acknowledgement.


Caroline Johnson








Recommendation to Municipal Planning Commission


TITLE: Proposed Telecommunication Tower – 2026-01-T Applicant: Xplore Inc. (Via FB Connect) Location: S ½ 17-6-30 W4 Division: 3 Size of Parcel: 36.46 ha (90.1 ac) Zoning: Agriculture – (A) Development: Telecommunications Tower	
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PREPARED BY: Laura McKinnon	DATE: April 2, 2026
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DEPARTMENT: Planning and Development

Signature:  <hr style="width: 100%;"/>	Apr 4/26	ATTACHMENTS: 1. Development Permit Application – Telecommunications with Public Notification Package (1 st Location) 2. 2 nd Location Public Notification Package 3. Adjacent Landowner Responses 4. FB Connect Municipal Concurrence Request 5. Land Use Bylaw 1349-23 Telecommunications Siting Protocol Section
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APPROVALS:

<hr style="width: 100%;"/>	<hr style="width: 100%;"/>	 David Desabrais	<hr style="width: 100%;"/>
Department Director	Date	Acting CAO	Date

RECOMMENDATION:

That municipal concurrence be issued for proposed Telecommunications Tower 2026-01-T on S ½ 17-6-30 W4 with the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1349-23.
2. The applicant is responsible for obtaining all applicable safety code permits prior to commencement.
3. The applicant is responsible for complying with all Provincial and Federal regulations, approvals and authorizations and obtaining all applicable permits with copies being provided to the MD of Pincher Creek.
4. All marking of the tower and other requirements must be consistent with Navigation Canada and Transport Canada regulations.

BACKGROUND:

- On October 28, 2025, the MD accepted Application No. 2026-01-T from applicant FB Connect (on behalf of Xplore Inc) which included the notification package to adjacent landowners for a tower on NE 12-6-1 W5 (Location1) (*Attachment No. 1*).

Recommendation to Municipal Planning Commission

- The application is to allow for placement of a 45m tall telecommunications tower on an Agricultural parcel.
- In accordance with Land Use Bylaw 1349-23 a public meeting was called, as well as notifying all adjacent landowners within a 1 mile (1.6km) radius.
- A public meeting was held by FB Connect on January 14th 2026, in the MD of Pincher Creek's Council Chambers for the NE 12-6-1 W5 (Location 1). FB Connect and MD of Pincher Creek Administration received adjacent landowner responses – and after consultation, FB Connect determined to explore an alternative location.
- This application is being placed in front of the MPC because:
 - The Telecommunications Siting Protocol, as stated in Land Use Bylaw 1349-23, requires the MD of Pincher Creek Development Authority to issue concurrence or non-concurrence.
- On February 4th 2026, Administration received an amendment to the application for an alternative location (*Attachment No. 2*). In accordance with Land Use Bylaw 1349-23 a public meeting was called for February 18th 2026, as well as notifying all adjacent landowners within a 1 mile (1.6km) radius, which also included notification to The Town of Pincher Creek.
- Notification to the Town of Pincher Creek triggered a policy within the Intermunicipal Development Plan Bylaw 1200-10, to call an Intermunicipal Development Plan Committee meeting, which was held on February 17th 2026 @ 10:00am. The application was discussed and accepted as information.
- Location 2 accepted adjacent landowner comments until March 8th 2026 (*Attachment No. 3*), and it was determined by FB Connect that this is the location that they wanted to pursue (*Attachment No. 4*).
- According to Land Use Bylaw 1349-23, the application complies with the Telecommunications Siting Protocol Requirements at the time of writing this report (*Attachment No. 4*).



1037 Herron Ave
 PO Box 279
 Pincher Creek AB
 T0K 1W0
 p. 403.627.3130
info@mdpincercreek.ab.ca
www.mdpincercreek.ab.ca

TELECOMMUNICATION SITING PROTOCOL APPLICATION & CHECKLIST

For Office Use Only:	Date application received:	Date deemed complete:	Land Use District (zoning):	Development permit application also required:
	Oct. 28/26	Dec 1/25.	A.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Application No: 2026-01-T

PART 1 – APPLICANT INFORMATION

Name of Applicant (please print): Xplore Inc. (c/o Forbes Bros Ltd.) **Phone (primary):** [REDACTED]

Mailing Address: Suite 130, 482 South Service Road E., Oakville, ONT **Phone (alternate):** _____

_____ **Fax:** _____

_____ **Email:** sduncan@forbesbrosLtd.ca

Postal Code: L6J 2X6 Check this box if you would like to receive documents through email.

As applicant, are you the owner of the property? Yes No

↓
IF "NO" please complete box below

<p>Name of Owner: <u>Francis Bitango</u></p> <p>_____</p> <p>Mailing Address: <u>Box [REDACTED]</u></p> <p><u>Pincher Creek, AB</u></p> <p>_____</p> <p>Postal Code: <u>T0K 0W0</u></p> <p>_____</p>	<p>Phone (primary): [REDACTED]</p> <p>Phone (alternate): _____</p> <p>Applicant's interest in the property:</p> <p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Antenna proponent/developer</p> <p><input type="checkbox"/> Contractor</p> <p><input type="checkbox"/> Tenant</p> <p><input type="checkbox"/> Other _____</p>
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PART 2 – PROPERTY INFORMATION

Municipal Address: NA - South of 1007 RR 10A/Twp Rd 62A

Legal Description: All/Part NE ¼ Section 12 Twp 6 Range 01 W4W5M

Lot(s) _____ Block _____ Plan _____

Parcel size/area: _____



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www.mdpincercreek.ab.ca

TELECOMMUNICATION SITING PROTOCOL APPLICATION & CHECKLIST

What is the existing use
on the parcel?

Agricultural

PART 3 – DETAILS OF THE PROPOSED DEVELOPMENT

What currently exists on the parcel? (i.e. buildings, structures, improvements) House, Agricultural buildings

What will the antenna / tower be used for? Xplore Inc. internet wireless communication

Are there any roads or approaches on the parcel? (THIS DOES NOT INCLUDE OIL/GAS FACILITY ACCESSES) yes

Are there any other antenna towers located within 800 metres of the subject proposal? (If yes, describe what the tower is used for and who the operator is along with providing a map identifying the location.) No

Is Co-utilization with existing antenna systems proposed? No

Describe the proposed finish/color and if lighting or any markings are proposed for the antenna. Steel grey lattice tower
Transport Canada is still reviewing application to determine if lighting is required

TOWER SIZE

Overall tower height 45 m ft Commencement Date: January 2026

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

Sarah Duncan

APPLICANT

see attached Letter of Authorization

REGISTERED OWNER (if not the same as applicant)

This personal information is being collected under the authority of the MD of Pincher Creek No. 9 as it directly relates to and is necessary for operating a program or activity of the MD. This collection is authorized by section 4 of the Protection and Privacy Act. For questions about the collection of personal information, contact the Privacy Officer at 403-627-3130, MD Box 279, Pincher Creek, Alberta T0K 1W0 / 1037 Herron Ave / P 403-627-3130 / F 403-627-5070 / info@mdpincercreek.ab.ca.



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TELECOMMUNICATION SITING PROTOCOL APPLICATION & CHECKLIST

For fees not listed here, please see the MD of Pincher Creek current **Fee Bylaw**.



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info@mdpincercreek.ab.ca
www.mdpincercreek.ab.ca

TELECOMMUNICATION SITING PROTOCOL APPLICATION & CHECKLIST

Telecommunication Siting Protocol **CHECKLIST**

Please attach a description of the project summarizing the information required in the following table.

REQUIREMENT	YES OR NO	SUBMITTED? YES, NO OR N/A
CO-UTILIZATION (CO-LOCATION) – RURAL Are there any other such structures within a radius of 0.5 miles (800 m) of the proposed location?	No	Yes
If YES , please provide a site plan showing the locations of these and provide documentary evidence that co-utilization of the existing structure(s) is not a viable alternative to a second structure.		
CO-UTILIZATION (CO-LOCATION) – HAMLET, GROUPED COUNTRY RESIDENTIAL OR RESORT RESIDENTIAL Are there any other such structures within a radius of 1 mile (1.61 Km) of the proposed location?		
If YES , please provide a site plan showing the locations of these and provide documentary evidence that co-utilization of the existing structure(s) is not a viable alternative to a second structure.		
STEALTH STRUCTURE OPTIONS/SCREENING Will this structure be visible from residential areas?	Yes	No
If YES , stealth structure options may be required and a description of the stealth structure options must be submitted to the satisfaction of the County when requested.		
LIGHTING & SIGNAGE Is there additional lighting planned in addition to what is required by federal agencies? Please provide a description of all lighting, required and not required.	No	No
Will signage be used? If yes, please describe. (Note: No advertising signage shall be permitted.)	No	No
Will the antenna contain any markings? If yes, please describe.	No	No
NOTIFICATION & PUBLIC CONSULTATION PROCESS All landowners within 1 mile (1.61 Km) from the proposed structure must be notified. Please provide a letter that the MD can circulate on your behalf.	Yes	Yes
Was an open house completed (by the applicant) prior to any application submitted? Are the minutes/submissions from the open house provided?	No	No - policy states application to be submitted prior to consultation
The fee for copying and distributing these letters is \$2.00/letter. _____ x <u>\$1.50/letter</u> = _____ TOTAL COST The fee for only distributing these letters is \$1.00/letter _____ x <u>\$1.00/letter</u> = _____ TOTAL COST The fee for the newspaper advertisement for the public meeting <u>1</u> x <u>\$300.00/ad</u> = _____ TOTAL COST		



1037 Herron Ave
PO Box 279
Pincher Creek AB
T0K 1W0
p. 403.627.3130
info@mdpincercreek.ab.ca
www.mdpincercreek.ab.ca

TELECOMMUNICATION SITING PROTOCOL APPLICATION & CHECKLIST

(NOTE: It should be noted that a general administrative fee, if applicable, may be added to the cost of facilitating this process in line with the MD's approved Fee Bylaw.)

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Planning Justification Report

Xplore Inc.

Telecommunication Site: Lowland Heights (AB5495)

Sarah Duncan, Government Affairs

1/12/2026

Updated: Tower location move

Xplore Inc. justification for a proposal to erect a 45m tall self-support style communications structure and related equipment at NE 12-06-01 W5M in the MD of Pincher Creek

1.0 Introduction

FB Connect has been retained by Xplore Inc with respect to a proposal to build a new freestanding communications base station facility on the lands identified as NE 12-06-01 W5M. The purpose of this report is to provide analysis and justification in support of the proposed facility and to assist the land-use authority in providing comments on the proposed development.

2.0 Background

A continual growth in demand for wireless products and their associated services has created a need for increased wireless network infrastructure. Mobile phones and other wireless devices cannot operate without the necessary infrastructure, which is made up of transmitting and receiving antenna sites located on support structures, commonly referred to as “cell towers”.

New infrastructure requirements are determined by monitoring the wireless network and identifying areas with weak or insufficient coverage. Xplore network planners isolate the areas requiring improvements and conduct coverage studies to determine the ideal co-ordinates for a new antenna base station. Real estate investigations determine feasible locations for new sites. New locations include existing towers (colocation), tall buildings or other feasible structures and of course new free-standing support structures.

3.0 Proposal

Xplore has proposed a new free standing 45.0m tall lite duty self support type communication facility AB5495. The proposal supports enhanced internet coverage and capacity for the surrounding areas.

3.1 Location

Xplore’s proposed location is on property described as NE 12-06-01 W5M. The proposed facility would be located approximately 1.4km southwest of RR 10A/Twp Rd 62A and RR 304 (Figure 1 & 2).

The tower is proposed to be located on the north side of the property and has the geographic coordinates:

Latitude: 49.464856

Longitude: -114.007581

Figure 1- Area Map



Figure 2 – Tower Location



3.2 Design

Xplore has proposed a 45.0m tall lite duty self support style structure within a 3m x 3m area, transmitting and receiving antennas, and radio equipment (see Figure 3).

The tower height allows the antenna equipment to propagate wireless signals over top of obstacles (trees, buildings, varying topography) and maintain line of sight connections to other Xplore facilities in the network.

The proposed installation provides an opportunity to accommodate future technologies as well as potential co-location with other licensed carriers, thus limiting the number of new tower structures required in the area.

Figure 3 –Tower Elevation



4.0 Rationale

The selection of a wireless communications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another direct the geography of Xplore sites.

In identifying a potential tower location and design, Xplore examined the local area, assessed the visibility of the structure and considered possible tower designs. Xplore evaluated the best location for a new facility using the following criteria;

4.1 Technical Requirements

The performance of a wireless network is dependent on the geographical location of its equipment, height of its antennas, line of sight requirements, the demand customers place on the network, as well as proximity to the network users. In expanding its wireless network, Xplore is seeking to improve service for this area of the MD of Pincher Creek.

Xplore can achieve enhanced coverage and capacity with the proposed facility AB5495.

4.2 Evaluation of Existing Structures

Co-location and rooftop deployment are the first locations considered in achieving new coverage objectives. In order for site sharing to be considered technically feasible, existing telecommunication sites and other tall structures must be located within the search area prescribed by Xplore network planners and engineers. These locations must also provide adequate deployment height and structural capacity to hold additional equipment.

Site sharing investigations revealed that there are no existing facilities within 800m of Xplore's proposed location.



4.3 Land-use Consideration

The site is located on property designated Agriculture (A) and the subject property is abutted by additional Agricultural lands. The distance to the closest residential property from the tower is approximately 130m.

Given the coverage objectives of this site, it is the best possible location to enhance coverage for the surrounding area.

5.0 Review of Development Plan

5.1 Municipal Consultation Process

Xplore is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Xplore is required by Industry Canada to consult with land-use authorities in siting new mobile base station locations.

The consultation process established under Industry Canada's authority is intended to provide the local land-use authorities an opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless voice and data systems.

As the provisions of the Municipal Government Act and other municipal by-laws and regulations do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Xplore is required to follow established and documented telecommunication protocols or processes set forth by land-use authorities.

5.2 Public Consultation

In accordance with Industry Canada procedures, public consultation is required for most new telecommunication facility proposals. Per Industry Canada's guidelines default public consultation is conducted via written notification to property owners within three times (3x) the height of the tower measured from the base or outer most point of the tower. Depending on the height of the proposed facility a public notice in a locally circulated newspaper may also be warranted.

Both forms of notice must contain basic information about the proposal (location, design etc.) as well as contact information for the proponent and a thirty (30) day window to submit comments or questions to the proponent.

Public consultation requirements may vary where an established local policy or protocol is in effect.

5.3 Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore must also fulfill other important obligations including the following:

Canadian Environmental Assessment Act

Industry Canada requires that the installation and modification of antenna systems be completed in a manner that complies with appropriate environmental legislation. This includes the Canadian Environmental Assessment Act, 2012 (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012 or is proposed to be located on federal lands.

Xplore attests that the antenna system proposed will be installed and operated in a manner that respects the local environment and complies with all statutory requirements.

Transport Canada's Aeronautical Obstruction Marking Requirements

Aerodrome safety is under the exclusive jurisdiction of NAV Canada and Transport Canada. An important obligation of wireless proponents is to comply with Transport Canada / NAV Canada aeronautical safety requirements. Transport Canada performs an assessment of the proposal with respect to the potential hazard to air navigation and notifies Xplore of any painting and/or lighting requirements for the antenna system. The necessary applications have been submitted.

For additional information, please see the Transport Canada website at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standards621-3808.htm>

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate health protection limits for exposure to radio-frequency (RF) electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3Khz to 300Ghz – Safety Code 6".

The exposure limits specified in Safety Code 6 are established by reviewing all peer-reviewed scientific research in the area of human health and RF exposure. Included in this review are hundreds of studies conducted over the past 50 years.

Radiocommunication, including technical aspects related to broadcasting, is under the responsibility of the Ministry of Industry (Industry Canada) which has the power to establish standards, rules, policies and procedures. Industry Canada, under this authority has adopted Safety Code 6 for the protection of the general public. With this adoption, Industry Canada requires all proponents and operators to ensure that their installations comply with Safety Code 6 at all times, including any changes to the code and including any combined effects from other installations in the nearby radio environment.

Xplore attests that the radio antenna system described will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

Engineering Practices

Xplore attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and the Canadian Standards Association and comply with good engineering practices including structural adequacy.

6.0 Summary and Conclusion

As communities continue to grow to depend on wireless products and their services, it will be necessary to improve network coverage and quality. Improving network coverage and quality is achieved by increasing mobile base station infrastructure to fill coverage gaps and increase capacity for current and future wireless users.

In response to the demand for high quality wireless services in Alberta, specifically in the area of the MD of Pincher Creek, Xplore has proposed a communications site that achieves the technical requirements of the network while maintaining a significant setback to any residential land uses.

I look forward to working with the Municipal District in providing enhanced wireless services to the community. Should you require any further information please do not hesitate to contact me at 587.894.0773 or by email at sduncan@forbesbrosLtd.ca

Sincerely,

Sarah Duncan

Sarah Duncan, Government Affairs
FB Connect
482 South Service Road East, Unit 130
Oakville, ON L6J 2X6

February 3rd, 2026

Dear Current Resident / Owner,

Re: INFORMATION PACKAGE FOR AN XPLORE INC. COMMUNICATIONS FACILITY PROPOSAL AT S ½ 17 – 6 – 30 W4M (S. of RR 304/Twp Rd 62A), MUNICIPAL DISTRICT OF PINCHER CREEK

Coordinates: Latitude: 49.464856 Longitude: -114.007581

Xplore Inc. Site: AB5495 Pincher Creek SW

FB Connect, in our capacity as agent to Xplore Inc. is submitting this information package to formalize the consultation process related to the installation and operation of a communications facility. We have been in discussions with the Municipal District of Pincher Creek No. 9 to begin the local public consultation process. This letter serves as an invitation to submit any questions or comments to the proponent or municipality (details below).

THIS NOTICE serves as an invitation to any interested members of the public to submit comments/questions to the individuals listed below by **March 8th, 2026**.

A public information session will be held on **February 18th, 2026, from 6:00PM – 7:00PM at the MD of Pincher Creek municipal offices (1037 Herron Avenue)**. Public comments and attendance are welcome. To request information regarding the meeting, please contact Sarah Duncan using the contact details below. Please note that attendance at the public meeting is not required to comment.

Proposed Site and Background Information

Xplore Inc.'s installation is proposed to be built on the subject property located approximately 90m southwest of Twp Rd 62A and RR 304 (see Location Map). The proposed installation is required to provide the area with improved internet network coverage and data services.

Location Map (not to scale)



Tower Location Map (not to scale)



Existing Infrastructure and Alternate Locations

Prior to proposing a new freestanding mobile base station facility, the area is investigated for existing tower infrastructure and/or tall structures suitable for antenna deployment.

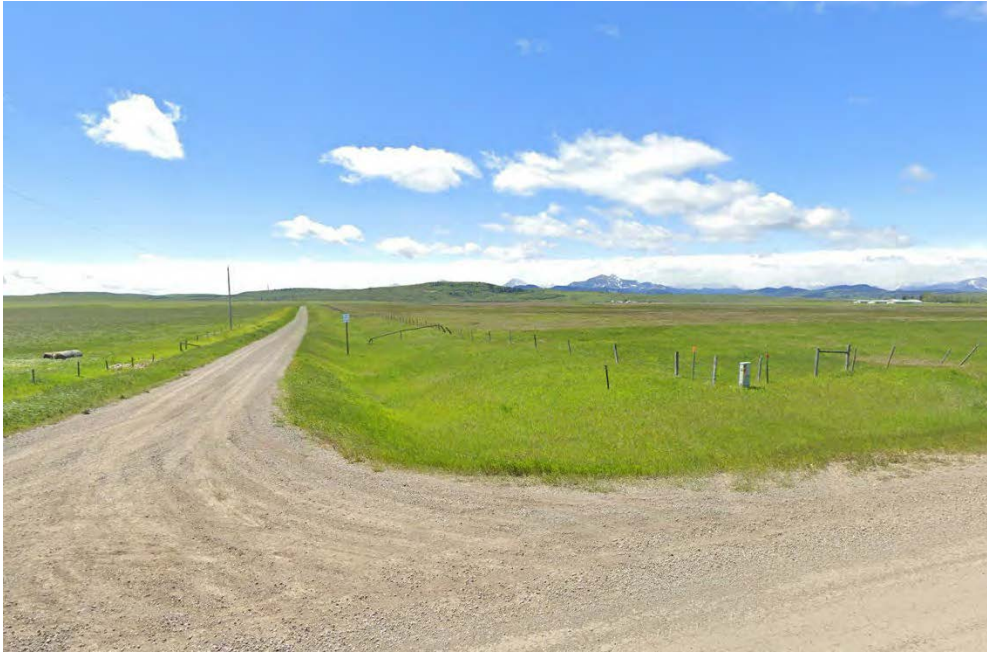
Our investigations showed there are no existing tower facilities within 0.8km of Xplore Inc.'s proposed location.

The proposed Xplore Inc. installation provides an opportunity to accommodate colocation with other licensed carriers, thus limiting the number of new tower structures required in the area.



The Proposed Installation

The proposed installation is a lite duty self support style communications structure. The tower installation is a triangular structure and will be 45m in height and occupy a footprint of approximately 3 metres by 3 metres. The tower will have an anti-climb mechanism. Transmitting and receiving antenna equipment is mounted to the upper portion of the structure as well as provisions for future technology services.



Above: Photosim of the proposed tower before and after– looking south from Twp Rd. 62A & RR304

Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore Inc. must also fulfill other important obligations including the following:

Impact Assessment Act (IAA) *Formerly Canadian Environmental Assessment Act*

Innovation, Science and Economic Development Canada (“ISED” formerly Industry Canada) requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Impact Assessment Act, 2019 (IAA), where the antenna system is incidental to a physical activity or project designated under IAA, or is located on federal lands.

Xplore Inc. attests that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment. In accordance with the Impact Assessment Act, this installation is excluded from assessment.

For additional detailed information, please consult the Impact Assessment Act at: <https://laws-lois.justice.gc.ca/eng/acts/I-2.75/>

Engineering Practices

Xplore Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and The Canadian Standard Association and respect good engineering practices including structural adequacy.

Transport Canada’s Aeronautical Obstruction Marking Requirements

Xplore Inc. attests that the radio antenna system described in this notification package will be installed and operated on an ongoing basis to comply with Transport Canada and NAV Canada aeronautical safety requirements. Xplore Inc. has submitted the necessary application to Transport Canada.

For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Health Canada’s Safety Code 6 Compliance

Xplore Inc. attests that the radio antenna system described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada’s Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined operation of additional carrier co-locations and nearby installations within the local radio environment.

More information in the area of RF exposure and health is available at the following web site: Safety Code 6: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/radiation/consumer-radiation/radiofrequency-fields.html> and <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/safety-code-6-health-canada-radiofrequency-exposure-guidelines-environmental-workplace-health-health-canada.html>

Innovation, Science and Economic Development Canada (ISED) Spectrum Management

Please be advised that the licensing of this site and its design is under the exclusive jurisdiction of the Government of Canada through CRTC and ISED. Information relating to ISED’s public consultation guidelines *CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems* is available at <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html> or you may contact the local ISED office at:

Harry Hays Building
220 - 4th Avenue SE, Suite 478
Calgary AB T2G 4X3
Fax: 403-292-4295
Email : spectrumcalgary-calgaryspectre@ised-isde.gc.ca

Municipal and Public Consultation

In accordance with the ISED consultation guidelines “*Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03)*” and the Municipal District of Pincher Creek’s Land Use Bylaw 1349-23 Section 60, this information package has been mailed to all property owners within 1.61km (1 mile) of the proposed structure.

FB Connect on behalf of Xplore Inc. Communications is committed to effective municipal and public consultation. This notice serves as invitation to submit comments in writing to the proponent. Please provide written comments and feedback to the contact provided below by **March 8th, 2026**.

Contact Information:

FB Connect

Sarah Duncan, Government Relations
482 South Service Road E, Suite 130
Oakville, ON L6J 2X6
Phone: (587) 894-0773
Email: sduncan@forbesbrosLtd.ca

Municipal District of Pincher Creek No .9

Laura McKinnon, CPT, Development Officer
1037 Herron Avenue
Pincher Creek, Alberta T0K 1W0
Phone: (403) 627-3130
Email: AdminDevOfr@mdpincercreek.ab.ca

AB5495 Pincher Creek SW

	First Name	Last Name	Contact (Email)	Address	Comments/ Questions	Received	Date Follow up Sent	Follow up
Public Meeting February 18, 2026								
1	Pat	MacInnis	[REDACTED]	Box [REDACTED], Pincher Creek	No comment form completed; letter provided to MD	18-Feb	see below	NA
2	Ianthe	Goodfellow	[REDACTED]	Box [REDACTED], Pincher Creek	No comment form completed	NA		NA
3	Tim	MacInnis	[REDACTED]	Box [REDACTED], Pincher Creek	No comment form completed; letter provided to MD	18-Feb	see below	NA
4	Colton	Bitango	[REDACTED]	Box 1 [REDACTED], Pincher Creek	No comment form completed	NA		NA
5	Joel	Smith	[REDACTED]	Box [REDACTED], Pincher Creek	No comment form completed	NA		NA
Email/Letter Correspondance to Forbes								
1	Tim	MacInnis	[REDACTED]	Box [REDACTED], Pincher Creek	Colocation; Explore other locations; Current coverage and need for tower; Lighting	18-Feb	25-Feb	Follow up received on Feb 27 and responded Feb 27
2	Pat	MacInnis	[REDACTED]	Box [REDACTED], Pincher Creek	Colocation; Explore other locations; Current coverage and need for tower; Lighting	18-Feb	25-Feb	No follow up received
3	Matthew	Ebenal	[REDACTED]	NA	Would be more supportive of this location	24-Feb	24-Feb	No follow up received
4	Laurie	Wilgosh	[REDACTED]	Cowley, AB	Will this have 5G and next steps of the process	02-Mar	02-Mar	No follow up received
Email/ Comments to the Municipal District								
1	Laurie	Wilgosh	[REDACTED]	Cowley, AB	Bee population and 5G	05-Mar	09-Mar	waiting on further response
2	Ianthe	Goodfellow	[REDACTED]	Box [REDACTED], Pincher Creek	Proximity to home and animals; 5G Health Concerns; design of a tree	05-Mar	09-Mar	waiting on further response
3	Max	Goodfellow	[REDACTED]	Box [REDACTED], Pincher Creek	Proximity to home and animals; 5G Health Concerns;	05-Mar	09-Mar	waiting on further response

Fwd: New tower on Christie Mines road.

From Pat MacInnis <[REDACTED]>
Date Tue 2026-02-24 10:48 AM
To Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>

Pat MacInnis Ink

Office: (403)-627-1933

Cell: (403) 432-0698

Forwarded message

From: **Pat MacInnis** <[REDACTED]>
Date: Mon, Feb 16, 2026, 2:22 p.m.
Subject: New tower on Christie Mines road.
To: CouncilDiv3@mdpincercreek.ab.ca <CouncilDiv3@mdpincercreek.ab.ca>

Hello Mr. Cox,

My name is Pat MacInnis. I have been a resident of M.D for 20 years. I am concerned about the proposed tower slated about 200 meters directly south of my house. This is the second location Xplor is trying to erect on Christie Mines road. South is the only viewscape we have left that is not polluted with red lights and towers.

The people of the town of Pincher Creek and the M.D. Were made aware of Bylaw 1133-7 that was created in 2007 that basically read no new wind turbine development, no dark sky or viewscape impedments allowed south of Hwy 3 and west of Hwy 6. It went to the first reading. After that it seems to have fallen into the back of a filing cabinet. Most people think that it passed, it has not. I am asking that it be tabled again so the residents of ward 3 and other wards do not have to keep fighting (it seems like every second year) the industrial creep that is ruining our special place in Alberta.

Would appreciate if you could come to the open house Xplor is having in February 18 at 6 p.m.

Thank

Pat

communication tower -

From robert wilgosh <[REDACTED]>

Date Wed 2026-03-04 1:39 PM

To Laura McKinnon <AdminDevOfr@mdpincercreek.ab.ca>

Att'n M.D. of Pincher Creek # 9 Council Members,

Re: Xplore Inc. Communication Tower development proposal - S ½ 17 – 6 – 30 W4M (S. of RR 304/Twp Rd 62A)

I want to express my concern and objection to the proposed location and installation of the Xplore Inc. Communication Tower. I do understand the desire for stronger and more reliable internet and communication band width. However, there exists irrefutable evidence that pollinating bees are destroyed within a very short period of time, within minutes actually of being exposed to 5G radiation. Given the fact that we are talking about prime agricultural land and substantial environmental affects to surrounding biology, I hope that you all will give this application some serious consideration and the potential long term negative effects. We all like to talk about the environment and climate change, but I implore you to consider the very real local impact.

Thank you for your consideration.

Best Regards,
Laurie Wilgosh
Cowley, Alberta

Public Consultation Feedback

Telecommunications facilities, such as the site proposed, are under the exclusive jurisdiction of the Federal Government of Canada through Innovation, Science and Economic Development Canada ("ISED" formerly Industry Canada) and the Municipality is considered a commenting body to both the proponent and ISED. ISED requires the proponents of new telecommunications systems to consult with the local land-use authority and the public, this community information and comment session fulfills part of that obligation.

Forbes Bros Ltd. on behalf of Xplore Inc. will respond to all reasonable and relevant concerns raised by the public.

Tower site: S 1/2 17-6-30W4MCS of RR 3041 Twp Rd 62A)

1. Is the location of the proposed facility acceptable?

Yes No

If no, why? *It is too close to Tim's home and his animals. Pat is Tim's family.*

2. Are you satisfied with the design of the proposed facility? *← why called a facility its a TOWER???*

Yes No

Comments: *Design could be similar to an empty undecorated xmas tree. But: in this case Colocation is possible - who knows what will be added in the future!*

4. Other comments (please attach pages if more space is needed):

Future Frequencies Like 5G/6G are not proven to be safe! American Cancer Society tells it like it is! Not yet proven to be safe. A Border between two countries, we still share the same air, planet. why does the developer go by the title of Xplore? A person runs this and should identify themselves.

Please also include American Cancer Society as reference for not enough proof 5G is safer for people. P1-P2-P3

This information will not be used for marketing purposes; however, your comments will be forwarded to the land-use authority for their records. Please write legibly. Email contact info preferred.

Thank you.

Name: *Ianthe Goodfellow (M.D. Taxpayer)*
Address: *Box 1231 Pinche Creek + acreage owner)*
Phone: *403 [REDACTED]*
Email: *[REDACTED]*

Public Consultation Feedback

Telecommunications facilities, such as the site proposed, are under the exclusive jurisdiction of the Federal Government of Canada through Innovation, Science and Economic Development Canada ("ISED" formerly Industry Canada) and the Municipality is considered a commenting body to both the proponent and ISED. ISED requires the proponents of new telecommunications systems to consult with the local land-use authority and the public, this community information and comment session fulfills part of that obligation.

Forbes Bros Ltd. on behalf of Xplore Inc. will respond to all reasonable and relevant concerns raised by the public.

Tower site: S 1/2 17-6-30 W 4M (Sq RR 3041 Twp Rd 62A)

1. Is the location of the proposed facility acceptable?

Yes No

If no, why? Too close to Pat's Tim's house.

2. Are you satisfied with the design of the proposed facility?

Yes No

Comments: By federal rules the tower can be used with other components with other companies.

4. Other comments (please attach pages if more space is needed):

Bombardment with 5G frequency is not proven to be safe. Well used road with lots of residents in area.

American Cancer Society: see referral page P1-P2-P3

This information will not be used for marketing purposes; however, your comments will be forwarded to the land-use authority for their records. Please write legibly. Email contact info preferred.

Thank you.

Name:

Max Goodfellow (MD Tax Payer)

Address:

Box 123, PINCHER CREEK, ALTA

Phone:

[REDACTED]

Email:

N/A

Submitted by Max & Iwanka Goodfellow for use as reference.

rats, but not in female rats (nor in male or female mice, in the NTP study). The NTP study also reported possible increased risks of certain types of tumors in the brain and in the adrenal glands.

While both of these studies had strengths, they also had limitations that make it hard to know how they might apply to humans being exposed to RF waves from cell phone towers. A 2019 review of these two studies by the International Commission on Non-ionizing Radiation Protection (ICNIRP) determined that the limitations of the studies didn't allow conclusions to be drawn regarding the ability of RF energy to cause cancer.

Still, the results of these studies do not rule out the possibility that the RF waves used in cell phone communication might somehow impact human health.

What about 5G networks?

Fifth generation (5G) cellular networks are now being rolled out in many parts of the United States and in other countries. 5G networks are capable of transmitting much larger amounts of data over shorter periods of time than previous generations (4G, 3G, etc.).

Earlier generation networks have used RF wavelengths below 6 gigahertz (GHz). 5G networks will use some wavelengths in this range, but will also use some higher frequency wavelengths, at the lower end of the **millimeter wave** spectrum (which ranges from 30 GHz to 300 GHz). While these RF waves are higher frequency (higher energy) than those used by older generations, they are still forms of **non-ionizing** radiation, so they still lack the ability to directly damage DNA.

The higher frequency waves used by 5G travel shorter distances and don't go through objects (such as buildings, or even tree leaves) as well as lower frequency waves. Because of this, 5G networks require many more, smaller versions of base stations (often referred to as **small cells**) in some places, especially in densely populated areas. These small cells can be mounted on streetlights, utility poles, buildings, and other structures. This could result in the antennas being closer to people, although small cells typically operate at much lower power levels than the larger (macro) base stations.

The addition of the higher wavelengths from 5G networks could also expose people to more RF waves overall.

At the same time, these higher frequency RF waves are less able to penetrate the body than lower frequency waves, so in theory they might be less likely to have any potential health effects. But so far this issue has not been well studied.

At this time, there has been **very little research** showing that the RF waves used in 5G networks are any more (or less) of a concern than the other RF wavelengths used in cellular communication.

Written by Additional resources Resources



The American Cancer Society medical and editorial content team

Our team is made up of doctors and oncology certified nurses with deep knowledge of cancer care as well as editors and translators with extensive experience in medical writing.

Cancer Risk and Prevention

- Understanding the Causes of Cancer ∨
- Tobacco ∨
- Diet, Physical Activity, and Healthy Living ∨
- Sun and UV Exposure ∨
- HPV ∨
- Genetics ∨
- Chemicals ∨
- Infections ∨
- ACS CancerRisk360
- Medical Treatments ∨
- Radiation Exposure** ∧
 - X-rays and Gamma Rays ∨
 - Radon ∨

[Download Section as PDF](#)

Cell Phone Towers

The widespread use of cell phones in recent decades has led to a large increase in the number of cell phone towers (also known as **base stations**) being placed in communities. These towers have electronic equipment and antennas that receive and transmit cell phone signals using [radiofrequency \(RF\) waves](#).

On this page [\[show \]](#)

Cell phone towers are still relatively new, and many people are understandably concerned about whether the RF waves they give off might possibly have health effects.

At this time, there's no strong evidence that exposure to RF waves from cell phone towers causes any noticeable health effects. However, this does not mean that the RF waves from cell phone towers have been proven to be absolutely safe. **Most expert organizations agree that more research is needed to help clarify this, especially for any possible long-term effects.**

Laura McKinnon, CPT
Development Officer
M.D. of Pincher Creek
1037 Herron Avenue
Pincher Creek, AB T0K1W0

March 9, 2026

Dear Laura,

On behalf of Xplore Inc. (Xplore), I would like to submit a request for a Statement of Concurrence for the proposed communication installation located at S ½ 17-6-30 W4M (AB5495 Pincher Creek SW).

This document will provide a summary of the municipal and public consultation process.

MUNICIPAL & PUBLIC CONSULTATION SUMMARY:

PROTOCOL

We have confirmed that M.D. of Pincher Creek does have a locally enacted land use protocol for towers, and we were therefore required to comply with the procedures as described in Section 60 of the Land Use Bylaw 1349-23 (“Policy”).

PUBLIC CONSULTATION

Under the CPC-2-0-03 document and Policy, we provided formal notice allowing 30 days for comments to any property owners within 1.61km (1.0 mile) from the proposed structure. The M.D. of Pincher Creek identified the properties within the notification radius and mail outs were sent. Under CPC Section 4.2.4 and the Policy, a synchronized notice was placed in the Shootin’ The Breeze on February 11, 2026 by the M.D. of Pincher Creek in accordance with the criteria established therein. A public information session was hosted on February 18, 2026 at the M.D. of Pincher Creek offices and six (6) residents attended.

PUBLIC RESPONSE

Under Section 4.2.2 of CPC 2-0-03 and the Policy, we are to respond to all reasonable and relevant concerns raised during the 30-day notification period. What is considered reasonable or relevant (or not) is specifically defined under the CPC section entitled “Public Reply Comments”. The 30-day notice period concluded March 8, 2026. There were five (5) letters of concern received (2 families plus 1 individual) related to colocation, network design/requirement for tower, health/safety and pollinating bees. Responses were provided to each inquiry addressing their concerns and providing further information if applicable.

MUNICIPAL CONSULTATION

Consultation with the municipality included the following:

- Inquiry regarding process or policy
- Discussion about the proposed policy

- Assistance with properties in the Public Notification Radius
- Assistance with a notice being published in the municipalities' choice of newspaper
- Submission of the final Public Consultation Package (for your records)
- Request for Municipal Concurrence

OTHER MUNICIPAL CONSIDERTATIONS:

As we are regulated under federal policy, provincial legislation such as the National Building Code and The Municipal Government Act including zoning by-laws and site plan control do not apply to tower facilities. Based on the size of the equipment cabinet, this installation is not required to submit application for a building permit. Other local requirements completed include the approval of the conservation authority and an entrance permit.

CONCLUDING LAND USE AUTHORITY CONSULTATION

Under CPC Section 4.3 and the M.D of Pincher Creek's Policy, we have satisfactorily met the consultation requirements. Xplore feels that the proposed site is well situated to provide and improve internet and data services in the targeted area. The proposed site has been situated and designed to have minimal impact on surrounding land uses and residences.

We respectfully request a formal Statement of Concurrence from the M.D of Pincher Creek. A copy of your concurrence will be sent to ISED Canada as they require this to confirm our compliance with the ISED Canada's default protocol CPC-2-0-03 Issue 6 (2022) "Radiocommunication and Broadcasting Antenna Systems" prior to moving forward with the installation of the proposed communication facility.

On behalf of Xplore, we look forward to providing better internet and data service to this area. We thank you for your attention to this request and should you have any questions or need further information, please do not hesitate to contact me at 587.894.0773 or by email at sduncan@forbesbrosLtd.ca.

Sincerely,

Sarah Duncan

Sarah Duncan
FB Connect
Suite 100, 1290 - 91 Street SW
Edmonton, AB T6X 0P2

- (i) a condition to enter into a road use agreement with the Municipal District to address road maintenance and repairs that may arise from the development;
- (ii) a condition to post security with the Municipal District; and
- (iii) a condition to allow the developer to register the approved project in phases.

SECTION 60 TELECOMMUNICATION SITING PROTOCOL

60.1 PURPOSE

This section serves as the protocol for the installation and modification of telecommunication, radiocommunication and broadcasting antenna systems (antenna systems) in the MD of Pincher Creek. The protocol establishes the procedural standard for public participation and consultation that applies to proponents of antennas systems and identifies the MD of Pincher Creek's preferred development and design standards.

60.2 APPLICABILITY

The federal Minister of Innovation, Science and Industry is the approval authority for the development and operation of antenna systems, pursuant to the Radiocommunication Act. Innovation, Science and Economic Development (ISED) Canada recognizes the importance of considering input from local Land Use Authorities and the public regarding the installation and modification of antenna systems and encourages Land Use Authorities to establish a local protocol to manage the process of identifying and conveying concerns, questions and preferences to the proponent of an antenna system and Innovation, Science and Economic Development (ISED) Canada.

The local protocol established in this Section applies to any proposal to install or modify a telecommunication, radiocommunication or broadcast antenna system within the MD of Pincher Creek which is not excluded from the consultation requirements established by Innovation, Science and Economic Development (ISED) Canada in Client Procedures Circular CPC-2-03 [or subsequent/amended publications]. Proponents of excluded antenna systems are nevertheless encouraged to contact the MD of Pincher Creek to discuss the proposal and identify any potential issues or concerns and give consideration to the development and design standards in Section 60.5.

(a) Antenna Systems Siting Protocol Exclusion List:

Innovation, Science and Economic Development (ISED) Canada has determined that certain antenna structures are considered to have minimal impact on the local surroundings and do not require consultation with the local Land Use Authority or the public. Innovation, Science and Economic Development (ISED) Canada's publication, Radiocommunication and Broadcast Antenna Systems CPC-2-0-03 lists the types of antenna installations exempted from the requirement to consult with the local Land Use Authority and the public. The installations listed in CPC-2-03 are therefore excluded from the MD of Pincher Creek Land Use Bylaw and include:

- (i) maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure;
- (ii) addition or modification of an antenna system (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an



- overall height increase above the existing structure of 25% of the original structure's height;
- (iii) maintenance of an antenna system's painting or lighting in order to comply with Transport Canada's requirements;
- (iv) installation, for a limited duration (typically not more than 3 months), of an antenna system that is used for a special event, or one that is used to support local, provincial, territorial or national emergency operations during the emergency, and is removed within 3 months after the emergency or special event; and
- (v) new antenna systems, including masts, towers or other antenna-supporting structure, with a height of less than 15 metres above ground level.

Proponents, who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the MD of Pincher Creek or Innovation, Science and Economic Development (ISED) Canada for guidance.

60.3 MUNICIPAL REVIEW AND ISSUANCE OF CONCURRENCE OR NON-CONCURRENCE

- (a) The MD of Pincher Creek Development Authority shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna system proposals within the MD of Pincher Creek which are not excluded under Section 60.2.
- (b) Concurrence with a proposal will be measured against the requirements of the applicable land use district within which the antenna system is proposed, the development and design standards in Section 60.5, applicable policies of the MD of Pincher Creek Municipal Development Plan, and consideration of comments received during the public consultation process (section 60.7) and any other matter deemed relevant by the Development Authority:
 - (i) when a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Development Authority documenting its decision;
 - (ii) when a proposal is given a non-concurrence decision, the proponent will receive a letter of non-concurrence from the Development Authority describing the reasons for the decision.
- (c) Municipal concurrence does not constitute approval of uses, buildings and structures which require issuance of a development permit under the Land Use Bylaw. A proposal which includes uses, buildings or structures in addition to the antenna system, is required to obtain development permit approval for such uses, buildings and structures in accordance with the provisions of the Land Use Bylaw.

60.4 MUNICIPAL REVIEW PROCESSING PERIOD

- (a) Except as provided in subsection 60.4(b), the Development Authority will issue a decision of either concurrence or non-concurrence within 40 days of receiving a complete application package.
- (b) The 40-day processing time period may be extended by the proponent or the MD of Pincher Creek, through mutual consent.

60.5 DEVELOPMENT AND DESIGN STANDARDS

The MD of Pincher Creek requests that the following antenna systems development and design standards be adhered to:



(a) Co-utilization

Co-utilization of existing antenna systems is the preferred option within the MD of Pincher Creek and is encouraged whenever feasible. The MD of Pincher Creek recognizes that while this is the preferred option, co-utilization of existing antenna systems is not always possible.

(b) Public Roadway Setbacks

Rural:

- (i) In order to facilitate future widening/service road dedication and reduce potential snow drifting/sight restrictions, an antenna system (excluding any guy wires or similar support mechanisms) should be placed no closer than 30.0 metres (98.4 ft.) from the property line abutting a rural road. A lesser setback may be considered at the discretion of the Development Authority on a site-specific basis.

Hamlet:

- (ii) An antenna system (including any guy wires or similar support mechanisms) proposed within a hamlet should be placed no closer than 7.62 metres (25 ft.) from the property line abutting the public road. A lesser setback may be considered at the discretion of the Development on a site-specific basis.

(c) Locational Criteria

- (i) Antenna systems should maintain an adequate setback from hazard lands, as required in Part VII, Section 35.
- (ii) Proponents should consult the MD of Pincher Creek Municipal Development Plan, to determine whether the proposed location of the antenna system is within an environmentally significant area. If the proposed site of the antenna systems is located within an identified environmentally significant area, the proponent should submit documentation to the Development Authority demonstrating site suitability.
- (iii) The Pincher Creek Airport (CZPC) is vital to fighting forest fires in the region and integral to future economic development. Further, the Cowley aerodrome (CYYM) is integral to recreational glider aircraft. It is the preference of the MD of Pincher Creek that no telecommunication antenna systems be developed within 4000m of either runway to help minimize aeronautical hazard.

(d) Lighting Signage and Appearance

- (i) Antenna structures shall be lit with Transport Canada approved lighting;
- (ii) Proponents for antenna structures which are visible from higher density residential areas may be requested to employ innovative design measures to mitigate the visual impact of these structures. The proponent shall provide stealth structure options when requested by the Municipality. Stealth structure options will be based on an evaluation of the massing, form, colour, material, and other decorative elements, that will blend the appearance of the facility into and with the surrounding lands.
- (iii) The placement of signage on antenna systems is not permitted, except where required by applicable federal agencies.



60.6 APPLICATION SUBMITTAL REQUIREMENTS

- (a) Proponents are encouraged to contact the MD of Pincher Creek in advance of making their submission to obtain information about this Protocol and identify any preliminary issues or concerns.
- (b) The following application package shall be submitted to the MD of Pincher Creek for consideration of a proposed antenna system:
 - (i) a completed Telecommunication Antenna Siting Protocol application, including site plan;
 - (ii) the prescribed fee;
 - (iii) a description of the type and height of the proposed antenna system and any guy wires or other similar support mechanisms (e.g. support cables, lines, wires, bracing);
 - (iv) the proposed lighting and aeronautical identification markings for the antenna and any supporting structures;
 - (v) documentation regarding potential co-utilization of existing towers within 800 metres (0.5 miles) of the subject proposal; and
 - (vi) any other additional information or material the Development Authority determines to be necessary and appropriate to properly evaluate the proposed submission.
- (c) Proposals for freestanding telecommunication antennas shall not be required to obtain a development permit unless buildings or structures are also proposed in addition to the antenna system and supporting structures. For such proposals, the following shall be submitted in addition to the requirements of 60.6(b):
 - (i) a completed development permit application;
 - (ii) the prescribed fee.

60.7 NOTIFICATION AND PUBLIC CONSULTATION PROCESS

- (a) Upon receipt of an application package, the Development Authority shall review the application for completeness and, if deemed complete, will:
 - (i) coordinate and schedule a date for a public meeting (open house) to be held by the proponent, at which the proposal will be presented to the public for questions and comment;
 - (ii) notify and invoice the proponent and/or representative of the antenna system of the costs associated with the public meeting (open house) notification;
 - (iii) post a notice of the public meeting (open house) in a newspaper, on the MD website or social media page; and
 - (iv) notify by mail persons likely to be affected by the proposal of the public meeting (open house), including:
 - a. landowners within 1.61 km (1 mile) of the proposed antenna system;
 - b. any review agencies deemed affected, as determined by the Development Authority;



- c. any other persons deemed affected, as determined by the Development Authority;
 - d. The notifications must be sent 19 days prior to the public meeting date.
- (b) Following the public meeting (open house), proponent or a representative shall attend the development hearing and be prepared to explain all aspects of the proposal including the siting, technology, and appearance of the proposed antenna system.

SECTION 61 CANNABIS PRODUCTION FACILITY

- 61.1 The owner or applicant must provide as a condition of development a copy of the current license for all activities associated with Cannabis production as issued by Health Canada.
- 61.2 The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.
- 61.3 The development must be done in a manner where all of the processes and functions are fully enclosed within a stand-alone building.
- 61.4 The development shall not operate in conjunction with another approved use.
- 61.5 The development shall not include an outdoor area for storage of goods, materials or supplies.
- 61.6 The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.
- 61.7 The required distance a development may be from a residential or a public institutional district, will be at the discretion of the Municipal Planning Commission and be measured from the building foundation containing the use to the nearest property line of a parcel designated as a residential or a public institutional district.
- 61.8 The Development Authority may require, as a condition of a development permit, a Public Utility and Waste Management Plan, completed by a qualified professional, that includes detail on:
 - (a) the incineration of waste products and removal of airborne emissions, including smell;
 - (b) the quantity and characteristics of liquid and waste material discharged by the facility; and
 - (c) the method and location of collection and disposal of liquid and waste material.
- 61.9 The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the Manufacturing use found in Section 56.

SECTION 62 RETAIL CANNABIS STORE

Use Eligibility

- 62.1 Retail Cannabis Stores uses may only be allowed on parcels of land where the use is listed as either permitted or discretionary in a designated district.



DEVELOPMENT OFFICER REPORT

March 2026

Development / Community Services Activities include:

- Mar 3 Planning Session
- Mar 3 Subdivision Authority Meeting
- Mar 3 MPC Meeting
- Mar 4/5 Livingstone Range School Division – Value Scoping Session
- Mar 5/6 University of Alberta – Planning Law Course
- Mar 10 Council Committee & Council Meeting
- Mar 16 SDO
- Mar 19 Waterton Reservoir Campground Update Meeting
- Mar 24 Castle Mountain Resort – Area Structure Plan Meeting
- Mar 24 Council Committee & Council Meeting
- Mar 26 Economic Development Summit (missed because of weather)
- Mar 27 Vacation
- Mar 31 Water Reservoir Swim Area Meeting
- Mar 31 South Canadian Rockies Board Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by the Development Officer for March 2026

No.	Applicant	Division	Legal Address	Development
2026-08	Vern Wicks	5	Lot 16, Block 3, Plan 2177S within Lundbreck	Accessory Building
2026-09	Kimberly Gavelin	3	Lot 6, Block 5, Plan 8410414 within Beaver Mines	Addition
2026-10	David Sare	3	Lot 7, Block 1, Plan 9110041 within Beauvais Lake	Single Detached Residence & Accessory Building Replacement
2026-11	Robin Sparks	5	Ptn of SW 3-8-2 W5	Manufactured Home - Singlewide
2026-13	Tyler Zielke	2	SE 36-5-30 W4	Manufactured Home - Singlewide

Development Permits Issued by Municipal Planning Commission March 2026

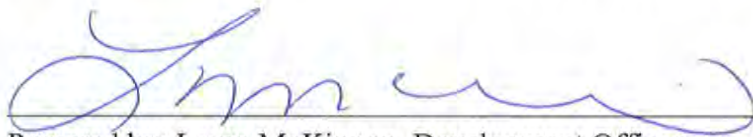
2026-07	Kerry Smyke	3	Lot 1, Block 3, Plan 1012636 within NE 16-7-1 W5	Home Occupation & Outdoor Storage
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Development Statistics to Date

DESCRIPTION		2026 To date (Mar)	2025	2024	2023
Dev Permits Issued	6 - Mar	14 10 -DO 4 -MPC	55 38 -DO 16 -MPC 1-Council	54 38 -DO 16 -MPC	49 31 - DO 18 - MPC
Dev Applications Accepted	7 - Mar	14	60	58	54
Utility Permits Issued	0 - Mar	13	48	23	35
Subdivision Applications Approved	1 - Mar	4	12	12	5
Rezoning	1 - Mar	1	0	1	0
DESCRIPTION		2026 to Date (Mar)	2025	2024	2023
Compliance Cert	5 - Mar	9	16	34	21

RECOMMENDATION:

That the report for the period ending March 31, 2026, be received as information.



Prepared by: Laura McKinnon, Development Officer

Date: April 2, 2026

Respectfully Submitted to: Municipal Planning Commission