



# MUNICIPAL PLANNING COMMISSION MEETING

---

Monday, January 26, 2026  
01:00 PM

Join Us

---

In Person	County of Stettler No. 6 Administration Building
On YouTube	<a href="http://www.YouTube.com/StettlerCounty">www.YouTube.com/StettlerCounty</a>
By Zoom	<a href="http://www.StettlerCounty.ca/Zoom">www.StettlerCounty.ca/Zoom</a>
By Phone	578-328-1099 Meeting ID: 237 185 7702 Passcode: 660244

In the spirit of Truth and Reconciliation, the County of Stettler No. 6 acknowledges that we gather, live, and work on Treaty 6 and 7 lands, the customary and traditional lands of the Indigenous Peoples of this territory.

Thank you for respecting our commitment to Scent Reduction in the workplace.

- 
- 1. Call to Order**
  - 2. Agenda Additions and Approval**
  - 3. Minute Approval**
    - 3.1 December 3, 2025
  - 4. Business Arising from the Minutes**
  - 5. Introductions**

Page 3

## **6. Development Permits**

- |     |   |         |
|-----|---|---------|
| 6.1 | DP25093 - Micros Resort/Wedding Venue - Lot 1, Block 1, Plan 232 1868 (Diaz/Bhanot) | Page 7  |
| 6.2 | DP 25101 - Solar Panels - Lot 13, Block 2, Plan 052 5691 (Nichols)                  | Page 21 |
| 6.3 | DP 26001 - Manufactured Home - Lot 12, Block 6, Plan 162 3372 (Storey)              | Page 31 |

## **7. Subdivision Files**

- |     |  |         |
|-----|--|---------|
| 7.1 | SUB2025-15 - NE and SE 3-39-19-4 (Torkelson)       | Page 44 |
| 7.2 | SUB2025-18 - SE 24-39-22-4 (Bemoco Land Surveying) | Page 68 |

## **8. Reports**

- |     |  |         |
|-----|--|---------|
| 8.1 | Department Report  | Page 86 |
| 8.2 | XPlore Communications Tower - SW 19-40-19-4 (Scott Telecom Services) | Page 90 |

## **9. New Business**

## **10. Old Business**

## **11. In-Camera Session**

## **12. Next Meeting**

February 18, 2026 at 1:00 pm

## **13. Adjournment**

One hour Municipal Planning Commission orientation session to immediately follow.

**MINUTES OF THE REGULAR MUNICIPAL PLANNING COMMISSION  
MEETING OF THE COUNTY OF STETTLER NO. 6, HELD ON WEDNESDAY,  
DECEMBER 3, 2025, COMMENCING AT 1:00 PM IN THE COUNCIL  
CHAMBERS OF THE COUNTY ADMINISTRATION BUILDING, STETTLER,  
ALBERTA AND VIA TELECONFERENCE**

---

**PRESENT:** James Nibourg (Presiding Officer)  
Clint Walker  
Wade Hunter - via Zoom  
Janet Adam  
Allan Gano  
Justin Stevens (Chairperson) - via Zoom  
Larry Clarke (Vice Chairperson) - via Zoom

Yvette Cassidy, Chief Administrative Officer – via Zoom  
Craig Teal, Director of Planning and Development  
Andrew Brysiuk, Director of Municipal Services  
Krista Schlender, Administrative Assistant (Minutes)  
Carly Tateson, Development Officer  
Michelle Hoover, Legislative Assistant

Jason Delwo - Rochon Sands Heights Community Association

**CALL TO ORDER**

The Municipal Planning Commission Meeting was called to order at 1:00 pm by Chairperson James Nibourg.

**AGENDA ADDITIONS AND APPROVAL**

**119.12.03.25 Moved by Allan Gano**

“that Council approve the Municipal Planning Commission agenda for the Dec 03, 2025 meeting with the following amendment:

- Report for Referral - Subdivision S-035-025.”

Carried Unanimously

Justin Stevens joined the meeting at 1:03 pm.

Clint Walker and Larry Clarke at 1:05 pm.

**MINUTES**

**120.12.03.25 Moved by Larry Clarke**

“that the minutes for the County of Stettler No. 6 Municipal Planning Commission Meeting on October 15, 2025, be approved as presented.”

Carried Unanimously

**121.12.03.25 Moved by Janet Adam**

“that the minutes for the County of Stettler No. 6 Municipal Planning Commission Special Meeting on November 12, 2025, be approved as presented.”

Carried Unanimously

**BUSINESS ARISING FROM THE MINUTES**

None

**INTRODUCTIONS**

Introductions were completed.

**Development Permits**

DP 25094 (Rochon Sands Heights Community Association)

Owner: County of Stettler No. 6

Applicant: Rochon Sands Heights Community Association

Subject Properties: Lot 27 ER Blk 6 Plan 1524494

Lot 17 ER Blk 8 Plan 1524957

Lot 29 ER Blk 2 Plan 0620307

Lot 64ER Blk 2 Plan 0720960

Ward: Erskine - Buffalo Lake

**122.12.03.25 Moved by Larry Clarke**

"that the County of Stettler Municipal Planning Commission approve the development application, DP 25094, subject to the following conditions:

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. The removal of trees and/or shrubs from Environmental Reserve lands is prohibited.
3. The Rochon Sands Community Association must enter into a license of Occupation Agreement with the County of Stettler for the lands listed above.
4. The personal storage of Dock and Lifts on the Environmental Reserve land shall not obstruct pedestrian access to the walking trail adjacent to the provincial right-of-way.
5. The storage of personal items on the Environmental Reserve land approved under this permit is limited to docks and lifts identified with a "tag" and submission to the County of Stettler of supporting documentation (ie. proof of liability insurance, contact information, description of equipment to be stored). Storage of additional private items on the environmental land is prohibited.
6. The development permit shall be a time limited permit, expiration date July 1, 2026."

Carried Unanimously

Jason Delwo left the meeting at 1:07 pm

DP 25098 (Connell)

Owner: Calvin & Kyla Connell

Applicant: Calvin & Kyla Connell

Subject Property: Lot 1 Plan 962 4504

Ward: Erskine South-Warden

**123.12.03.25 Moved by Wade Hunter**

"that the County of Stettler Municipal Planning Commission approve the development application, DP 25098, subject to the following conditions:

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. The proposed development shall provide sufficient on-site parking to accommodate vehicle parking requirement of all traffic attracted to the property related to the home business.
3. Advertising signage shall not be larger than 4ftsq.
4. Hours of operation shall be limited to Monday to Saturday 7AM to 10PM, Sundays and Statutory Holidays 10AM to 6PM.
5. The Home Business shall be confined to the ancillary building identified on the site plan."

Carried Unanimously

Larry Clarke left the meeting at 1:12pm

Subdivisions

SUB2025-16 (Goodkey)

Owner: Ian George Goodkey

Applicant: Lawrence Clarke

Subject Property: Lot 6, 7, and B, Block 7, Plan 7973AH

Ward: Botha-Gadsby

**124.12.03.25 Moved by Justin Stevens**

"that the County of Stettler Municipal Planning Commission approve SUB2025-16,

subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. All outstanding Property Taxes to be paid to the County of Stettler No.6.
3. Provision of an access easement to be registered on the title of SE-28-38-17-4 to allow Lots 6 and 7 continued access to and use of the open discharge system.
4. The owner of Lots 6 and 7 is to enter into a License of Occupation Agreement, satisfactory to the County of Stettler No.6, for the existing features located within the undeveloped County Road allowance (open discharge system extending west to the SE 28-38-17-4)."

Carried Unanimously

Larry Clarke rejoined the meeting at 1:27pm

SUB2025-17 (McCord)

Owner: 1647718 Alberta Ltd. (Lot B, Plan 782 2532)

Curtis Lee McCord (SW-12-39-22-W4M)

Applicant: Bemoco Land Surveying Ltd.

Subject Property: Lot B, Plan 782 2532 SW-12-39-22-W4M

Ward: Erskine

**125.12.03.25 Moved by Wade Hunter**

"that the County of Stettler Municipal Planning Commission approve SUB2025-17, subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. All outstanding Property Taxes to be paid to the County of Stettler No.6.
3. The 0.244-acre portion subdivided from Lot B, Plan 782 2532 is to be consolidated with the SW-12-39-22-W4M, as shown in Appendix A: Proposed Subdivision. (The blue dashed boundary indicates the area to be registered as Lot 2 following subdivision.)
4. Suitable arrangements to be made with ATCO Electric for a Power Line Right of Way agreement to the satisfaction of the County of Stettler No.6."

Carried Unanimously

Michelle Hoover joined the meeting at 1:35pm

**REPORTS**

Department Report

**126.12.03.25 Moved by Janet Adam**

"that the Planning Department Report dated December 3, 2025, be received for information."

Carried Unanimously

Report- Intermunicipal Referral – Lacombe County

**127.12.03.25 Moved by Justin Stevens**

"that the Municipal Planning Commission directs Administration to send written confirmation to Lacombe County that the County of Stettler has no concerns or objections with the proposed subdivision application."

Carried Unanimously

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**IN-CAMERA SESSION**

**128.12.03.25 Moved by Janet Adam**

“that the County of Stettler Municipal Planning Commission enter into an in-camera session at 1:53 pm.”

Carried Unanimously

**129.12.03.25 Moved by Wade Hunter**

“that the County of Stettler Municipal Planning Commission exit the in-camera session at 2:26 pm.”

Carried Unanimously

**NEXT MEETING**

**130.12.03.25 Moved by Larry Clarke**

“that the County of Stettler direct Administration to schedule an economic development workshop, tentatively for December 17, 2025.”

Carried Unanimously

**131.12.03.25 Moved by Janet Adam**

“that the next Regular Scheduled Meeting of the County of Stettler Municipal Planning Commission be held on Monday, January 26, 2026 at 1:00pm.”

Carried Unanimously

**ADJOURNMENT**

**132.12.03.25 Moved by Janet Adam**

“that the County of Stettler No. 6 Municipal Planning Commission on Wednesday, December 3, 2025, be adjourned at 2:27 pm.”

Carried Unanimously

---

James Nibourg, Presiding Officer

---

Yvette Cassidy, Chief Administrative Officer



# Municipal Planning Commission

## *Development Permit Report*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> January 26, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Donalda - Red Willow
<b>OWNER:</b>	Jerry Lee and Lila Roth-Lee	<b>APPLICANT:</b>	Alexandra Diaz and Sabab Bhanot
<b>SUBJECT PROPERTY:</b>	Lot 1, Block 1, Plan 232 1868 (in NE 8-41-19-4)	<b>ZONING:</b>	Agricultural (A)
<b>TOTAL AREA:</b>	3.26	<b>PROPOSED DEVELOPMENT:</b>	A wedding venue facility with 8 cabins, a parking lot and washroom facilities
<b>FILE NO:</b>	DP 25093	<b>ROLL NO.</b>	466202

### 1.0 PURPOSE:

To consider a discretionary use development permit application.

### 2.0 BACKGROUND:

The subject property is located west of Highway 56 on the south side of Township Road 41-2 (Boss Hill Road). It is a 3.26 acre parcel partially surrounded by wetlands on three sides and agricultural properties. The site contains a utility right of way for telecommunications.

An application has been received for a “micro resort” consisting of a wedding venue facility with 8 cabins, a parking lot and washroom facilities. The wedding venue facility is proposed to host up to 150 persons in a 2,500 ft<sup>2</sup> building. A parking facility for 75 vehicles is included. The development also proposed 8 cabins with each cabin having approximately 780 ft<sup>2</sup> to 870 ft<sup>2</sup> of floor space. Another building contains bathroom facilities for the guests/patrons of the wedding venue. When the resort would be available to rented out to single events (i.e. wedding with some guests staying on site in the cabins) and for short-term stays (i.e. rental of individual cabins). The photos attached to the draft development permit show the expected appearance of the cabins and wedding venue.

The site plan attached to the draft development permit shows the wedding venue facility in the middle of the site with the cabins aligned along the east side of the property. The cabins are setback from the property boundary to the east and south a distance of 30 ft. Each cabin is proposed to have a 20 ft distances from any other cabin. The gravel parking area is along the north parcel boundary with the washroom building to the south. Access to Township Road 41-2

is provided by a 20 ft wide gravel driveway at the northwest corner of the site. The driveway comes down a hill and creates a looped route to reach the parking area and each of the buildings. Each cabin will have a service lane off the access route that is 12 ft wide and provides space to park 2 vehicles. The cabins will be serviced with a collective water system. The cabins and washroom building will be serviced with a collective wastewater system.

The site does have some challenges for development that will have to be addressed. The topography of the property is rolling hills which will require grading and substantial earth moving. A grading plan has not been submitted. There is also a utility line ROW for Telus lines that runs across the property.

*Photo 1: View of central part of site looking east/south east from hill on west side of site near access location*



*Photo 2: View of hill along north side of site looking east*



*Photo 3: View of central part of site looking south from north boundary*



*Photo 4: View of hill on west side of site from north boundary looking west – access location on right side*



Photo 5: Subject site outlined in purple (air photo from 2021)



### 3.0 ANALYSIS AND DISCUSSION:

The subject property is located within the Agricultural District (A) of the Land Use Bylaw. “Recreation Vehicle Park and/or Campground – limited to a maximum of 20 units/stalls/sites or an area of maximum 5 acres, whichever is less, and subject to Section 92.16” and “Community Facility” are listed as discretionary uses within this district. The uses are defined as:

*“Recreational Vehicle Park” means a planned development for the short-term use of Recreational Vehicles, tents and/or cabins with a higher level of service provided than in a Campground (i.e. the stalls in a Recreational Vehicle Park are typically serviced with communal water and sewage disposal systems). A Recreational Vehicle Park shall not be used as storage, or permanent accommodation for residential use. A Recreational Vehicle Park may be developed in association with related recreational activities; such as hiking or riding trails, picnic grounds, boating facilities and playgrounds.*

*“Community Facility” means the use of land or a building or both by public, quasi-public or private groups of people to assemble for purposes of religion, instruction, culture, non-commercial recreation, or other community activity. Typical uses include, but are not limited to, a museum, a school, a church, a library, YMCA, a playground, and a public or private club.*

Administration finds that the cabin portion of the proposed “micro resort” fits the definition for “recreation vehicle park” relying on the use of cabins that are fully serviced and that the wedding venue facility” fits the definition for “community facility.”

A front yard of 125 ft (38 m) is required along Township Road 41-2. This distance is measured from the centreline of the road/road allowance to the closest building. Features such as the proposed parking area are allowed in the front yard.

East and west side yards of 25 ft (6.1 m) are required. Both requirements have been met.

A rear yard of 25 ft (7.62 m) is required and has been provided.

The maximum building height that is allowed is 32.8 ft (10 m). This applies to the individual cabins and the wedding venue facility. The proposed buildings fall under the 32.8 ft height that is allowed.

The listed use for Recreation Vehicle Park and/or Campground cross references to Section 77 of the Land Use Bylaw. Subsection 77.3 provides design requirements for a campground that is proposed to become a condominium. The proposed development will remain under single ownership and therefore is not subject to Subsection 77.3. Subsection 77.2 identifies some considerations that are applicable to the proposed development.

The internal access roads need to be 20 ft wide to accommodate passing traffic and facilitate emergency response. The Development Authority has discretion on the road surface and the proposed gravel roads can be accepted. Individual accesses to cabins are provided and these too can be gravel.

A location for solid waste collection has not been indicated. This can be added to the site plan and listed as a condition.

The Agricultural District does not specify requirements relating to architectural design of appearance of buildings. The general theme for the “micro resort” cabins is Scandinavia (emphasis of sharp peaked roof, wood siding and large window openings).

The 30 ft buffer between the wetland and the cabins is sufficient for Section 58.8 which addresses setbacks from water bodies. The wetland is not Crown claimed and there are no plans for the provision of County open space at this location. The wetlands are considered minor water features and a setback that is less than the 100 ft referenced in Section 58.8 can be accepted.

Section 73.5 of the Land Use Bylaw addresses the number of parking spaces to be provided. There is no set standard for a community facility use. Planning staff are of the view that the 75 spaces available in the parking area shown on the site plan is sufficient for a facility with a 150-person capacity.

Section 73.3 of the Land Use Bylaw requires parking areas for all non-residential uses to be hard surfaced, unless otherwise approved by the Development Authority. Planning staff recommend

that the proposed gravel parking area be accepted given that the location is in a rural area, not currently accessed by a paved roadway, and not in a location that may be served by a planned paved road in the future.

Grading of the site to accommodate the parking area, internal roads, building sites and storm water run-off have not yet been prepared. The work on a grading plan may lead to addition of retaining walls and/or splitting the parking area into two or more “pads.” Additionally, onsite control of storm water, mainly from the perspective of water quality, need to be incorporated into the grading plans. Planning staff are recommending conditions requiring a follow up grading and storm water management plan prior to the start of building construction and the ability to modify the site plan if necessary.

The subject site is within the development control zone of Highway 56. This means that a roadside development permit is required from Alberta Transportation and Economic Corridors (ATEC). ATEC has approved a permit for the development subject to a 5-year term to allow for future review of the impact the development’s traffic may have with the intersection at Highway 56. They have requested that the County’s development permit has a 5-year initial approval period to facilitate the future review and, if needed, changes to the Highway intersection.

County staff do not have any concerns beyond dust control with respect to the traffic implications for Township Road 41-2. A road use agreement should be required. A second access location off Township Road 41-2 for heavy service vehicle access and emergency response is possible as the northeast part of the site offers locations that have sufficient sight line distances.

The application was circulated to County Departments. No issues, other than those addressed above, or concerns were raised.

#### **4.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION**

1. Approve the application based on the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

#### **5.0 RECOMMENDATION**

Administration recommends that development permit application DP 25093 be **approved with conditions** as detailed in the attached Draft Development Permit DP 25093.

Respectfully submitted,

A handwritten signature in blue ink that reads "Craig Teal". The signature is written in a cursive style with a horizontal line underneath it.

---

**Craig Teal, RPP MCIP**  
Director of Planning & Development



# COUNTY OF STETTLER NO. 6

## Development Permit No. DP 25093

### **THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:**

Applicant: Alexandra Diaz and Sabab Bhanot  
Address: 67 Saddlelake Way NE, Calgary, AB, T3J 0V1  
Owner: Jerry Lee and Lila Roth-Lee

### **In respect of development involving: Recreational Vehicle Park and Community Facility (Micro Resort)**

Legal description of land to be developed: Lot 1, Block 1, Plan 232 1868 (in NE 8-41-19-4)

Roll Number: 466202

Rural Address: none assigned

Zoning District: Agricultural

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 25093 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plan dated October 17, 2025 (the "Site Plan")
3. Photos of Building Appearance (attached)

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Recreational Vehicle Park and Community Facility use and development on Lot 1, Block 1, Plan 232 1868.

The following variances have been granted as part of this approval:

none

This approval is subject to compliance with the following conditions:

1. Development of the site and the proposed buildings shall generally conform to the approved site plan and attached photos of building appearance. The Development Officer may accept modifications of the site plan to accommodate the results of a grading plan, a storm water management plan and similar issues arising during construction.
2. Prior to construction of any buildings on the site, a grading plan and storm water management plan prepared by a qualified professional engineer shall be prepared and submitted to the Development Officer for their review and approval. The approved grading plan and storm water management plan shall be implemented.
3. The washroom building shown on the site plan may be moved to a location that is satisfactory to the Development Officer.
4. Construction of the development must commence within one year of the date of decision of this permit. The deadline for completing all approved development shall be extended to three years

after the date of decision for this permit to allow for phased development over two full construction seasons.

5. Prior to occupancy or use of any of the approved buildings, copies of all applicable and approved Safety Codes permits and/or Provincial approvals for all buildings, the collective water system and collective wastewater system shall be provided to the Development Officer.
6. The access at the northwest part of the site shall be upgraded to a standard acceptable to the County.
7. A second access to Township Road 41-2, may be added provided the access is constructed to a standard acceptable to the County and restricted by way of a lockable gate to use by service vehicles such as solid waste collection and wastewater collection and emergency response.
8. A road use agreement, that is satisfactory to the County, shall be in place at all times once construction of any part of the development has been completed and has commenced operation. This agreement shall address dust control along Township Road 41-2 as well as any other road maintenance implications that the County deems appropriate for the agreement.
9. This approval shall expire five years from the date of decision on (insert date).

**Date of Decision:**

Craig Teal, RPP MCIP  
Development Officer

**Attachments:**

Site Plan dated October 17, 2025  
Photos of Building Appearance

**APPEAL PROVISIONS**

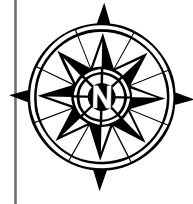
## Notes for Information and Follow-up by Applicant:

- a. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other permit (including safety codes permits e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters. Further, the issuance of this development permit specifically does not absolve the applicant or the landowner from their responsibility to comply with the *Environmental Protection and Enhancement Act*, the *Water Act* or the *Public Lands Act*, for example, relative to impacting a wetland on the subject property, but not excluding other provisions. It is the applicant or landowner's responsibility to undertake a wetland assessment of the subject property by a Qualified Wetland Science Practitioner to determine if any of the activities permitted under this development permit may impact a wetland.
- b. Please note that the County is accredited under the Alberta Fire Code and as a result all commercial, industrial and institutional building must be inspected from time to time and on an ongoing basis for code compliance. Therefore, it is in the best interest of the landowner/applicant to consult with the County Fire Chief at the time of making an application for a building permit under the Alberta Safety Codes Act, and definitely prior to construction start, so that fire code compliance can be addressed at that time, in order to avoid costly building modifications later on.
- c. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.
- d. The applicant/property owner is responsible for:
  - i. determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;
  - ii. ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;
  - iii. ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;
  - iv. ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties;
  - v. making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way;
  - vi. notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines;

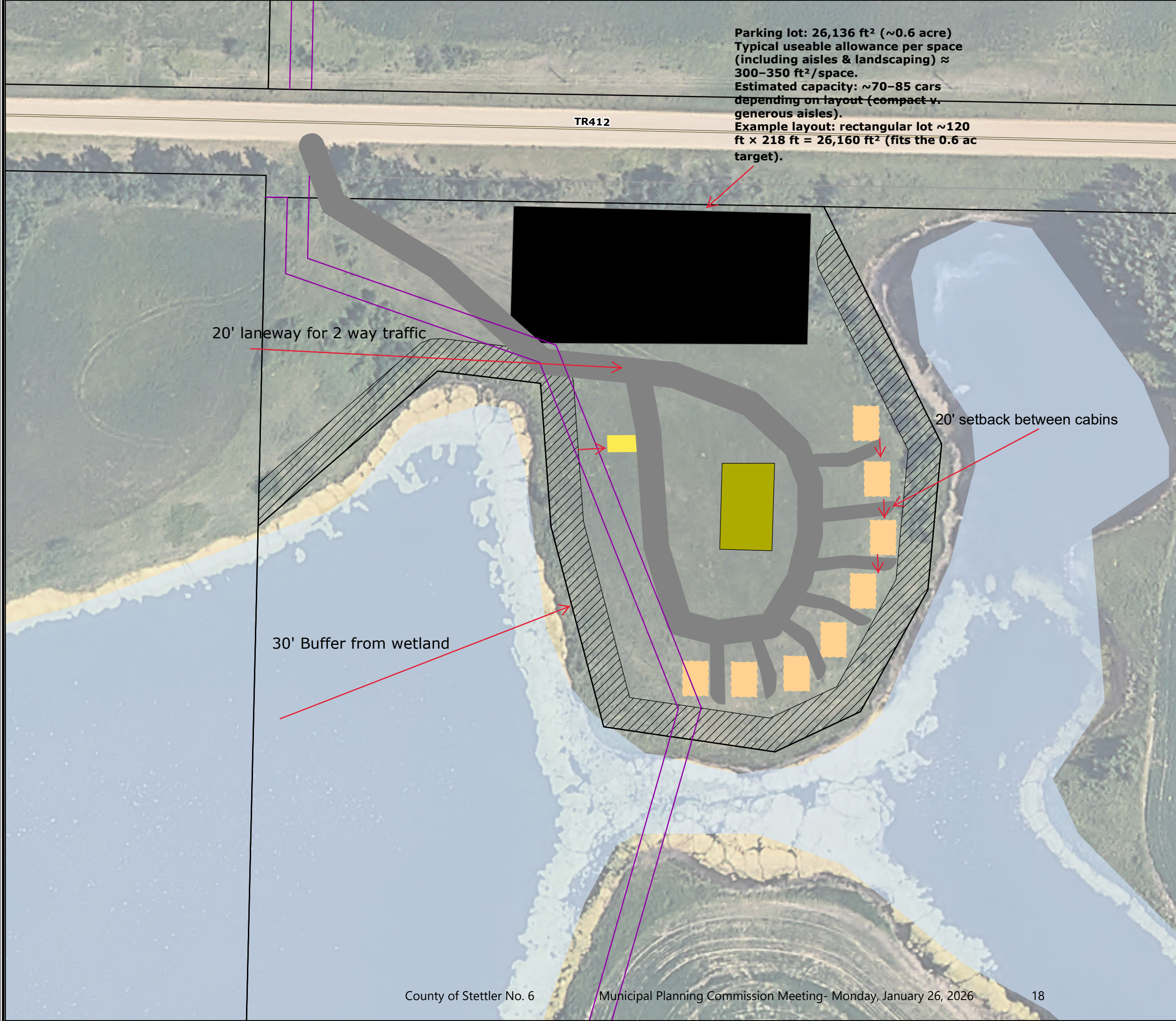
- vii. ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water;
- viii. ensuring that foundation and drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability;
- ix. ensuring that a 2-meter separation is provided between the water table and footings for the buildings;
- x. ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage do not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan.

DRAFT








Proposed Venue

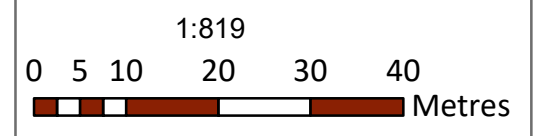


Parking lot: 26,136 ft<sup>2</sup> (~0.6 acre)  
 Typical useable allowance per space  
 (including aisles & landscaping) ≈  
 300-350 ft<sup>2</sup>/space.  
 Estimated capacity: ~70-85 cars  
 depending on layout (compact v.  
 generous aisles).  
 Example layout: rectangular lot ~120  
 ft x 218 ft = 26,160 ft<sup>2</sup> (fits the 0.6 ac  
 target).



Legend

-  driveway
-  Wetland Buffer
- structures**
- type**
-  cabin
-  Parking Lot
-  venue
-  washroom
-  ROW



Provided by the County of Stettler No.6  
 Dimensions and areas are approximate  
 and based on information submitted by  
 the applicant. Dimensions need to be  
 verified in the field by an ALS.  
 Date: 2025-10-17  
 Cartographer: Rich Fitzgerald







# Municipal Planning Commission

## *Development Officers' Report - Development Permit*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> January 26, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Ward 4 Erskine South– Warden
<b>OWNER:</b>	Joshua Nichols	<b>APPLICANT:</b>	Orizon Energy Ltd.
<b>SUBJECT PROPERTY:</b>	Lot 13 Block 2 Plan 052 5691	<b>ZONING:</b>	Country Residence Equestrian
<b>TOTAL AREA:</b>	2.57 acres	<b>PROPOSED DEVELOPMENT:</b>	“Private Utility” Stand-alone solar panels
<b>FILE NO:</b>	DP 25101	<b>ROLL NO.</b>	555521

### 1.0 PURPOSE

To consider the “Public or Private Road and Utility, windmill and stand-alone solar panel only in or adjacent to a hamlet or multi-lot subdivision” which is a discretionary use in the Country Residence Equestrian District.

### 2.0 SUMMARY

The subject property is located in Carlisle Estates at 8 Kirtley Close. The surrounding properties are made up of residential and agricultural uses.

The 24 stand-alone solar panels are roughly 14.8’ (W) X 39.4’ (L) X 15.6’ (H).

### 3.0 LAND USE BYLAW

Section 97.3 of Land Use Bylaw 1443-10 as amended provides for a “Public or Private Road and Utility, windmill and stand-alone solar panel only in or adjacent to a hamlet or multi-lot subdivision” as a discretionary use in the Country Residence Equestrian District.

### 4.0 REFERRAL COMMENTS

The application was referred to County Staff and concerns with the airport South of the Carlisle Estates subdivision was brought up. Nav Canada was contacted, awaiting reply.

### 5.0 DISCUSSION

The stand-alone solar panel array meets all the requirements of the Land Use Bylaw and should not interfere with the neighbouring properties. The applicant has addressed the

glare concerns and reinforced that the solar panel is made to absorb light with minimal reflection. The panels are made with an anti-reflective coating and specially treated glass to minimize light reflection. Nav Canada was contacted inquiring about the potential glare interference with the airport, waiting a response.

### 6.0 SITE PHOTOGRAPHS

Area map outlining subject property and distance to airport runway.



Site plan.



Area of proposed development.



## 7.0 SETBACKS (COUNTRY RESIDENCE EQUESTRIAN DISTRICT)

The proposed location of the stand-alone solar array complies with the minimum setback requirements of the Country Residence Equestrian Land Use District.

Front yard setback of 25' from property line – Development is compliant.

Rear yard setback of 25' from property line – Development is compliant.

Side yard setbacks of 25' from property line – Development is compliant.

## 8.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the discretionary use development permit application DP 25101 (Nichols) for a Private Utility on Lot 13 Block 2 Plan 052 5691 subject to the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

## 9.0 RECOMMENDATION

Administration recommends that the development permit application DP 25101 be **approved with conditions** as detailed in the attached Draft Development Permit DP 25101 for a Private Utility.



Carly Tateson  
Development Officer



# COUNTY OF STETTLER NO. 6

## Development Permit No. DP 25101

**THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:**

Applicant: Orizon Energy Ltd.  
Address: 6605 82 Ave NW, Edmonton, Alberta T6B 2J6  
Owner: Joshua Nichols

**In respect of development involving:** Installing 24 stand-alone solar panels deemed to be “Private Utility” which is a discretionary use in the Country Residence Equestrian District.

**Legal description of land to be developed:** Lot 13 Block 2 Plan 052 5691

**Roll Number:** 555521

**Rural Address:** 8 Kirtley Close

**Zoning District:** Country Residence Equestrian

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 25101 and the following documents submitted with the application:

1. Site Plan
2. Data Sheets
3. Single Line Diagram

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the installation of the stand-alone solar panels located at the property as described above.

**The following variances have been granted as part of this approval:**

1. None.

**This approval is subject to compliance with the following conditions:**

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved drawing set, if applicable.
3. Where the development permit is issued for development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
4. The contractor on behalf of the applicant, the applicant, the landowner or their successor in title shall apply for building, electrical, gas, plumbing and private sewage system permits under the Safety Codes Act in respect of the use approved under this development permit. That person must submit a copy of the active permit upon being issued by the Safety Codes Council or other accredited agency (including the issued Building Permit, the floor plan and the site plan) to the Development Officer to demonstrate compliance with this development permit. Upon completion of the project a copy of the final inspection signed off by the accredited agency inspector for the aforementioned permits shall be submitted to the Development Officer within 30 days post construction in order to remain compliant with the nature of the use described in this development permit.
5. The applicant must ensure that all waste material / debris from the construction be contained to their property until such time it be removed and disposed of properly.

**Date of Decision:**

**Attachments:**

1. Site Plan
2. Single Line Diagram
3. Hi-MO 7 Data Sheet

## Appeal

Should you as the applicant, an adjacent landowner or a person with an interest in this application wish to appeal the refusal, approval or any of the conditions of approval, an Appeal Notice must be made in writing by completing the Appeal Form available on the County of Stettler website. Pursuant to Sections 685 and 686 of the Municipal Government Act, the Appeal Notice must be submitted within 21 days of the **Decision Date** referenced above to:

The Clerk  
Regional Subdivision and Development Appeal Board  
c/o Parkland Community Planning Services  
Unit B 4730 Ross Street Red Deer, Alberta.  
T4N 1X2

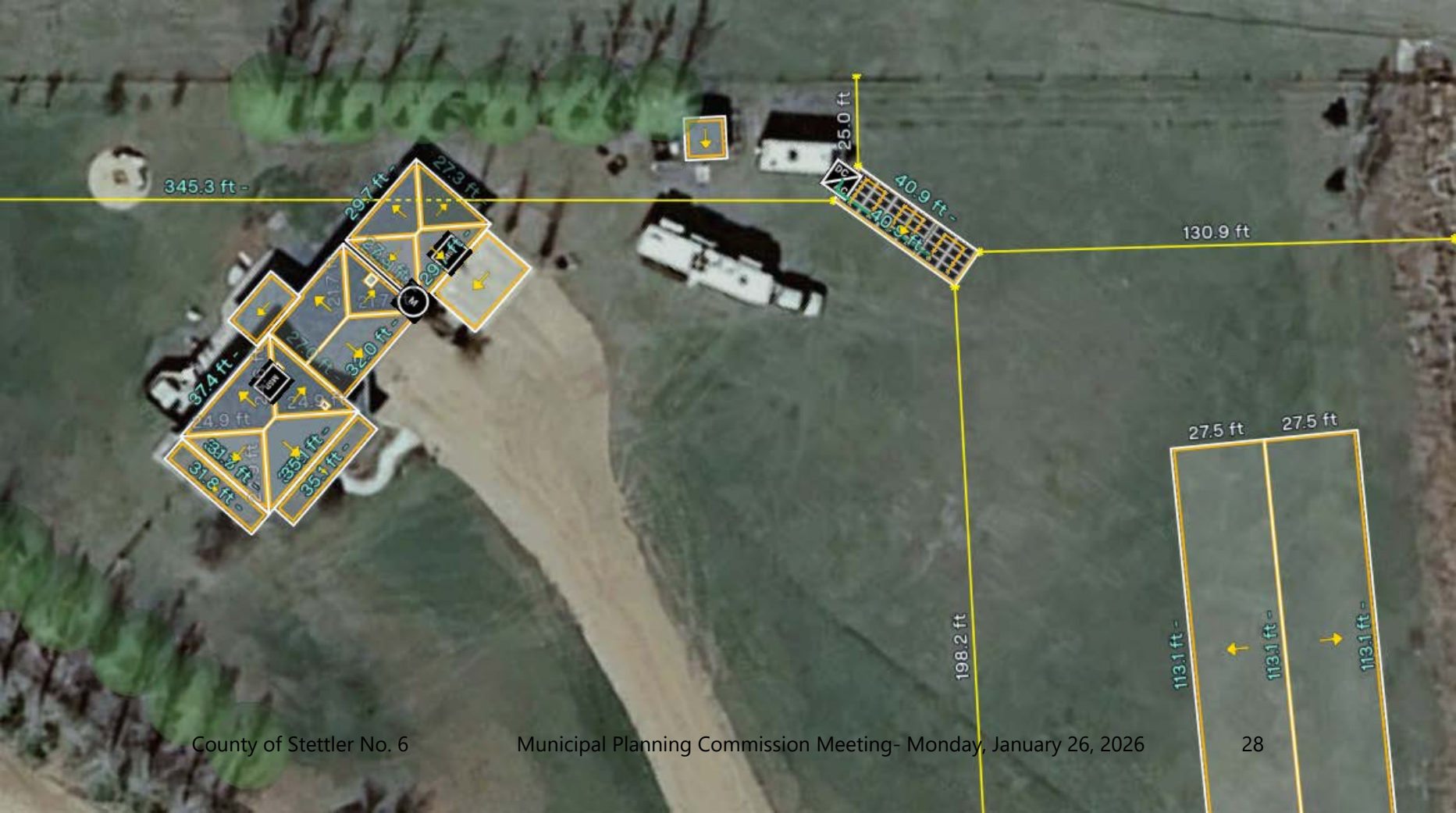
The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

### Notes for Information and Follow-up by Applicant:

- a. The applicant/property owner for a residential development permit adjacent to or in the Agricultural District is hereby notified that the purpose of the Agricultural District is to provide landowners with the right to farm, and that agricultural activities in the District have precedence.
- b. Where the applicant intends to use groundwater for commercial purposes, please note that the Water Act requires a license approval from Alberta Environment and Parks.  
  
Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the regulatory approval requirements of Alberta Environment and Parks and/or with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act, relative to the servicing of any development in this District by means of a private sewage disposal system.
- c. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other permit (including safety codes permits e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters.
- d. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.
- e. The applicant/property owner is responsible for:
  - (i) determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;
  - (ii) ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;
  - (iii) ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;
  - (iv) ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties;

- (v) making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way;
- (vi) notifying Alberta 1<sup>st</sup> Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines;
- (vii) ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water;
- (viii) ensuring that foundation & drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability;
- (ix) ensuring that a 2-meter separation is provided between the water table and footings for the buildings;
- (x) ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage do not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan.

DRAFT



345.3 ft -

297 ft -

273 ft -

25.0 ft

40.9 ft -

130.9 ft

374 ft -

31.8 ft -

35.1 ft -

35.1 ft -

270 ft -

24.9 ft -

24.9 ft -

29.1 ft -

32.0 ft -

198.2 ft

27.5 ft

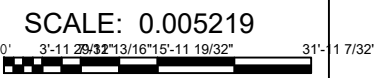
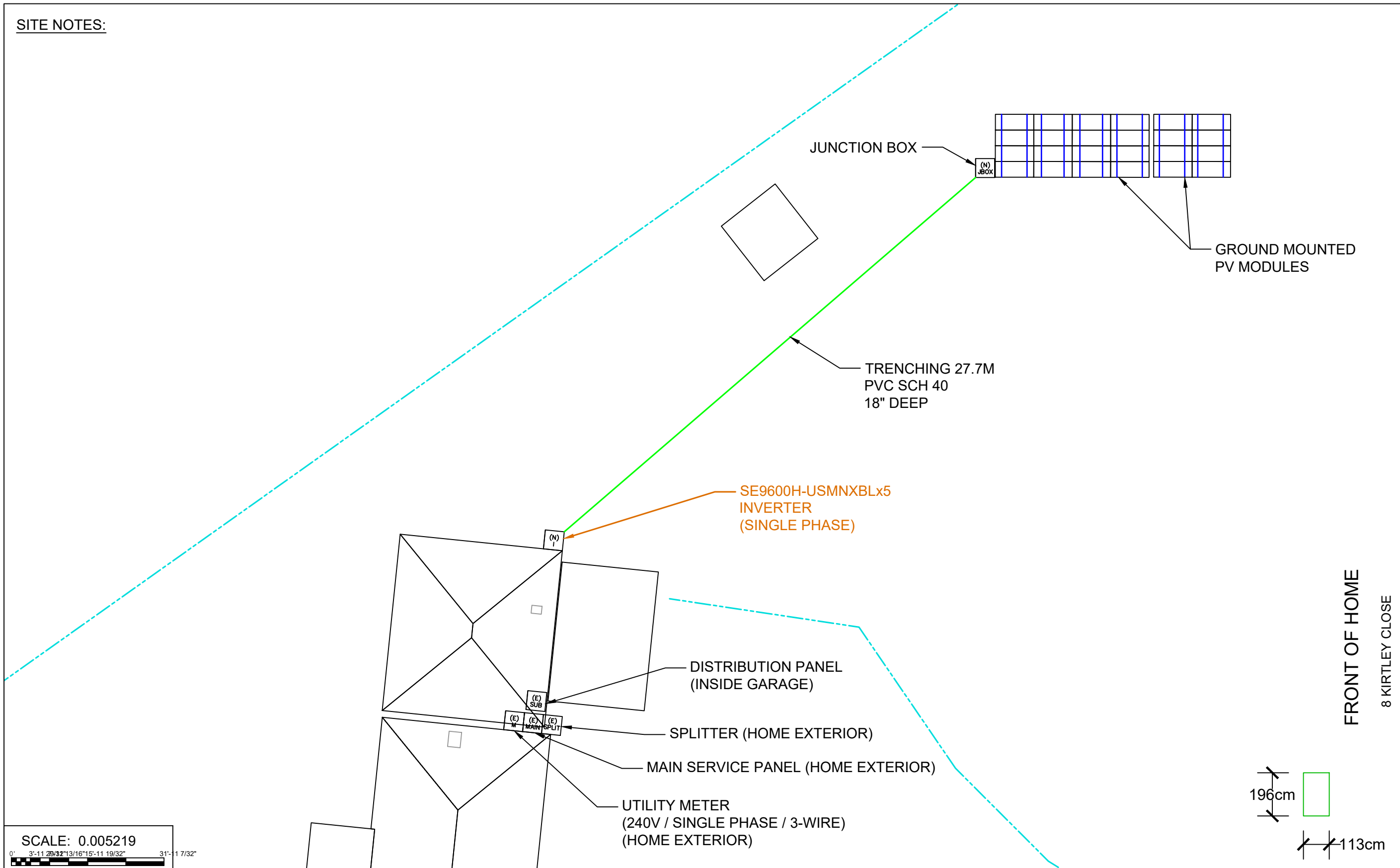
27.5 ft

113.1 ft -

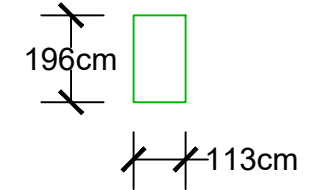
113.1 ft -

113.1 ft -

**SITE NOTES:**



FRONT OF HOME  
8 KIRTLEY CLOSE



DESIGNED BY



CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT Orizon Energy NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE RECIPIENTS ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF Orizon Energy.



Orizon Energy

4004 97 St NW, Unit 24, Edmonton AB

Orizon Energy

587.404.8316

**SITE INFORMATION:**

JOSHUA NICHOLS  
8 KIRTLEY CLOSE  
STETTLE, ALBERTA T0C 2L0  
(24) LR8-54HGBB-500M  
NEW: INVERTER(S): (1) SE9600H-USMNXLx5,  
NEW OPTIMIZER: (24) S500B  
NEW: 12 KW DC & 9.6 KW AC

DRAWING BY

TREY PYLE

DATE

11/24/2025

PROJECT ID

0

SHEET NAME

SITE PLAN

SHEET NUMBER

PV-2A

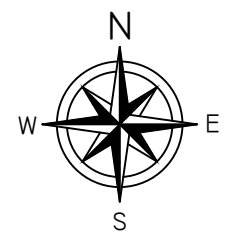
REVISION

**SYSTEM LEGEND**

- (E) UTILITY METER / MAIN SERVICE PANEL
- (E) MAIN SERVICE PANEL
- (E) SUBPANEL
- (N) PV COMBINER PANEL
- (N) PV LOAD CENTER
- (N) PV PRODUCTION METER
- (N) AC DISCONNECT
- (N) JUNCTION BOX
- (N) AC DISCONNECT
- (N) MICROINVERTER
- (N) PV MODULE
- 3' FIRE ACCESS PATHWAY
- (N) PV MODULE

**ROOF SECTION CRITERIA AND SPECIFICATIONS**

ROOF SECTION	PV MODULE QTY	AZIMUTH	PITCH	LUMBER SIZE
PS1	16	180	ADJ	
PS2	8	180	ADJ	



**22.9%**  
MAX MODULE  
EFFICIENCY

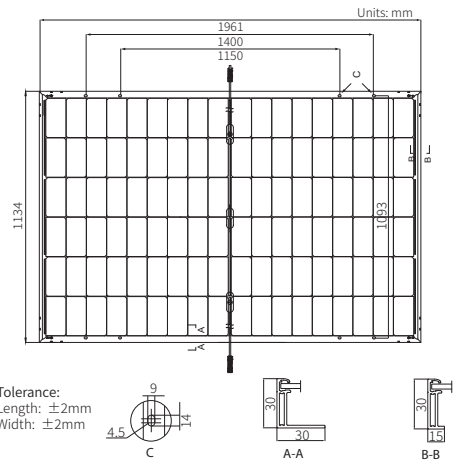
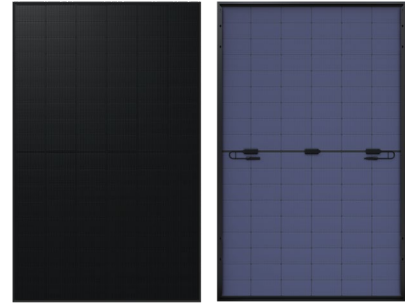
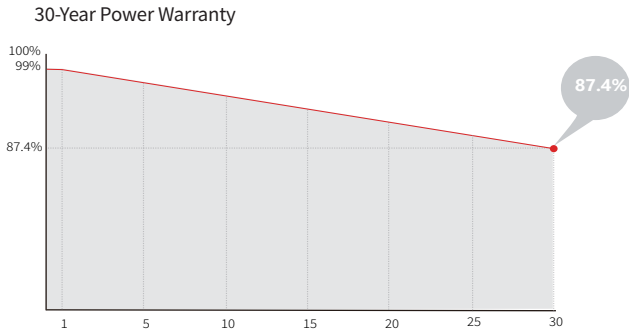
**0~3%**  
POWER  
TOLERANCE

**<1%**  
FIRST YEAR  
POWER DEGRADATION

**0.4%**  
YEAR 2-30  
POWER DEGRADATION

**HALF-CELL**  
Lower operating temperature

## Additional Value



## Mechanical Parameters

Cell Orientation	108 (6×18)
Junction Box	IP68
Output Cable	4mm <sup>2</sup> , +400, -200mm/±1200mm length can be customized
Glass	Dual glass, 2.0+2.0mm heat strengthened glass
Frame	Anodized aluminum alloy frame
Weight	28kg
Dimension	1961×1134×30mm
Packaging	36pcs per pallet / 180pcs per 20' GP / 864pcs per 40' HC

## Electrical Characteristics

STC : AM1.5 1000W/m<sup>2</sup> 25°C

NOCT : AM1.5 800W/m<sup>2</sup> 20°C 1m/s

Test uncertainty for Pmax:  $\pm 3\%$

Modul Type	LR8-54HGGB-495W		LR8-54HGGB-500W		LR8-54HGGB-505W		LR8-54HGGB-510W	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Max Power(Pmax/W)	495	377	500	380	505	383	510	386
Open Circuit Voltage(Voc/V)	39.42	37.47	39.58	37.62	39.75	37.78	39.91	37.93
Short Circuit Current (Isc/A)	15.90	12.77	15.95	12.81	16.00	12.85	16.05	12.89
Voltage at Maximum Power (Vmp/V)	32.98	31.34	33.14	31.49	33.31	31.65	33.47	31.80
Current at Maximum Power (Imp/A)	15.01	12.02	15.09	12.06	15.16	12.10	15.24	12.14
Module Efficiency (%)	22.3		22.5		22.7		22.9	

## Electrical characteristics with different rear side power gain (reference to 500W front)

Pmax /W	Voc/V	Isc /A	Vmp/V	Imp /A	Pmax gain
525	39.58	16.75	33.14	15.84	5%
550	39.58	17.54	33.14	16.59	10%
575	39.68	18.34	33.24	17.30	15%
600	39.68	19.14	33.24	18.05	20%
625	39.68	19.93	33.24	18.80	25%

## Operating Parameters

Operational Temperature	-40°C ~ +85°C
Power Output Tolerance	0 ~ 3%
Maximum System Voltage	DC1500V (IEC/UL)
Maximum Series Fuse Rating	30A
Nominal Operating Cell Temperature	45±2°C
Protection Class	Class II
Bifaciality	φPmax: 80±10%
	φVoc: 98±5%
	φIsc: 80±10%
Fire Rating	UL Type 29
	IEC Class C

## Mechanical Loading

Front Side Maximum Static Loading (e.g. snow, wind)	5400Pa
Rear Side Maximum Static Loading (e.g. wind)	2400Pa
Hailstone Test	25mm Hailstone at the speed of 23m/s

## Temperature Ratings (STC)

Temperature Coefficient of Isc	+0.045%/°C
Temperature Coefficient of Voc	-0.230%/°C
Temperature Coefficient of Pmax	-0.280%/°C



# Municipal Planning Commission

## *Development Officers' Report - Development Permit*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> January 26, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Ward 6 Erskine – Buffalo Lake
<b>OWNER:</b>	William Storey	<b>APPLICANT:</b>	William Storey
<b>SUBJECT PROPERTY:</b>	Lot 12 Block 2 Plan 162 3372	<b>ZONING:</b>	HR
<b>TOTAL AREA:</b>	0.2 acres	<b>PROPOSED DEVELOPMENT:</b>	Placement of Manufactured Home (2008 SRI Home) with a 12' X 16' deck
<b>FILE NO:</b>	DP 26001	<b>ROLL NO.</b>	753920

### 1.0 PURPOSE

To consider the placement of a Manufactured Home which is a discretionary use and the construction of a 12' x 16' deck which is a permitted use in the Hamlet Residential District.

### 2.0 SUMMARY

The subject property is located in Erskine at 12 Prospect Ave. The surrounding properties are made up of residential uses, with the Erskine school across the street to the West.

The applicant is proposing the placement of a 2008 SRI manufactured home. The shingles are brand new and the siding is in like-new condition. The dealer will be installing the new skirting and attaching a new set of stairs for the home.

The applicant intends on building a 12' X 16' deck onto the manufactured home.

### 3.0 LAND USE BYLAW

Section 102.3 of Land Use Bylaw 1443-10 as amended provides for a Manufactured Home as a discretionary use in the Hamlet Residential District.

67.2 Skirting of a Manufactured Home, including finishing, to the satisfaction of the Development Authority, must be completed within thirty (30) days of the date a manufactured home is placed on the site.

67.3 The appearance, design, and construction of any ancillary structures, such as patios, porches, additions, and skirting, shall complement the design of the Manufactured Home.

67.4 Where a Development Permit application has been approved for a Manufactured Home, any renovations or improvements required to ensure that the Manufactured Home complies with this bylaw shall be listed as conditions of the development permit.

67.5 Notwithstanding Section 31.1, all renovations that are set out as conditions of the approval of a development permit for a Manufactured Home shall be completed within one (1) year of the issuance of the Development Permit.

#### **4.0 DISCUSSION**

The manufactured home meets all the requirements of the Land Use Bylaw. It is of 2008 construction, and meets the minimum floor requirement for a dwelling in the Hamlet Residential district.

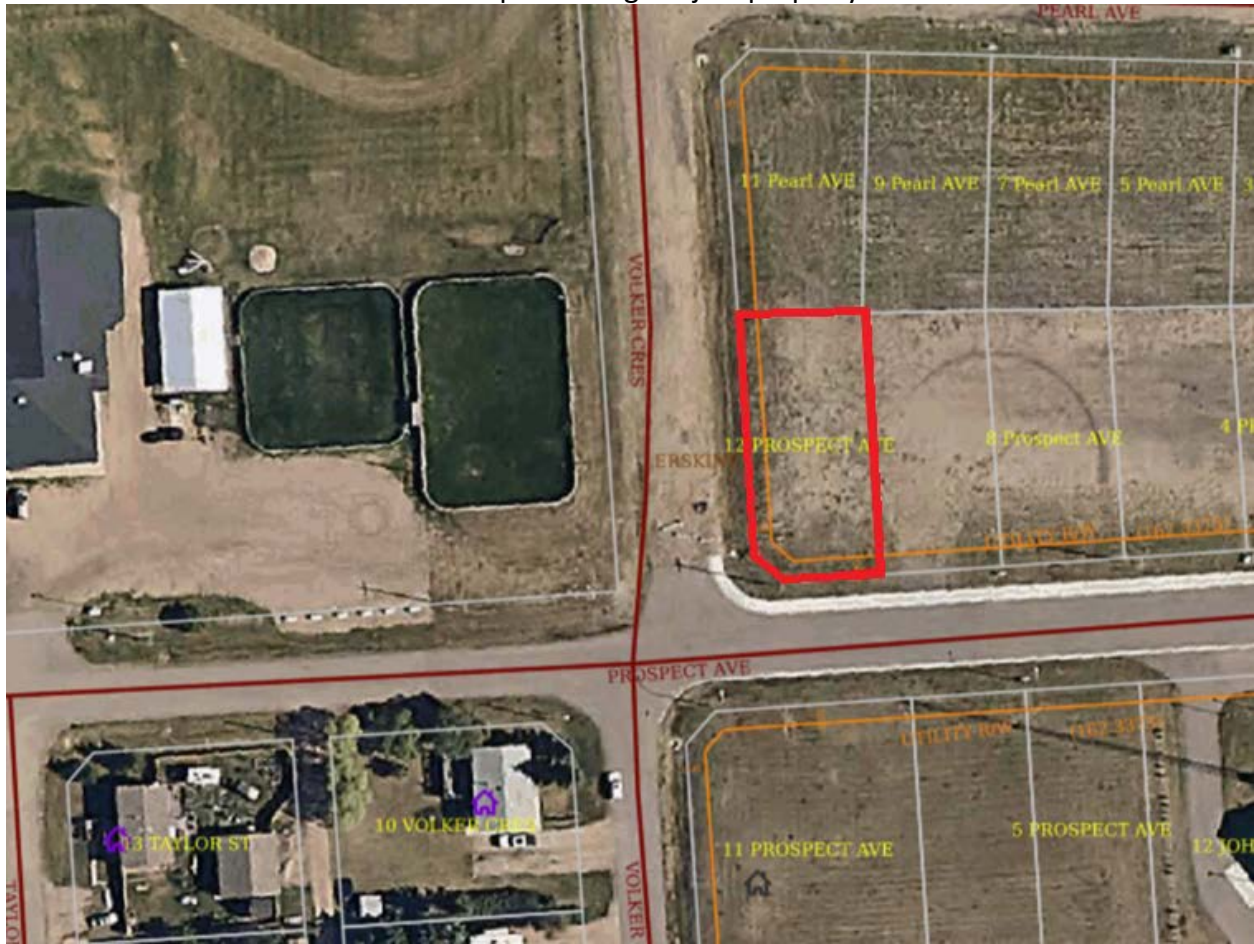
The applicant does not intend to do any renovations to the outside of this home, with the shingles being new and the siding in good condition. The dealer will install new skirting and build and attach new stairs. Within the next year the applicant indicated he will be adding a deck to the manufactured home.

The lot is currently addressed but the blue sign has not been installed because the approach has not been constructed yet. A condition has been added to the draft permit to require the applicant to apply for the sign to be installed.

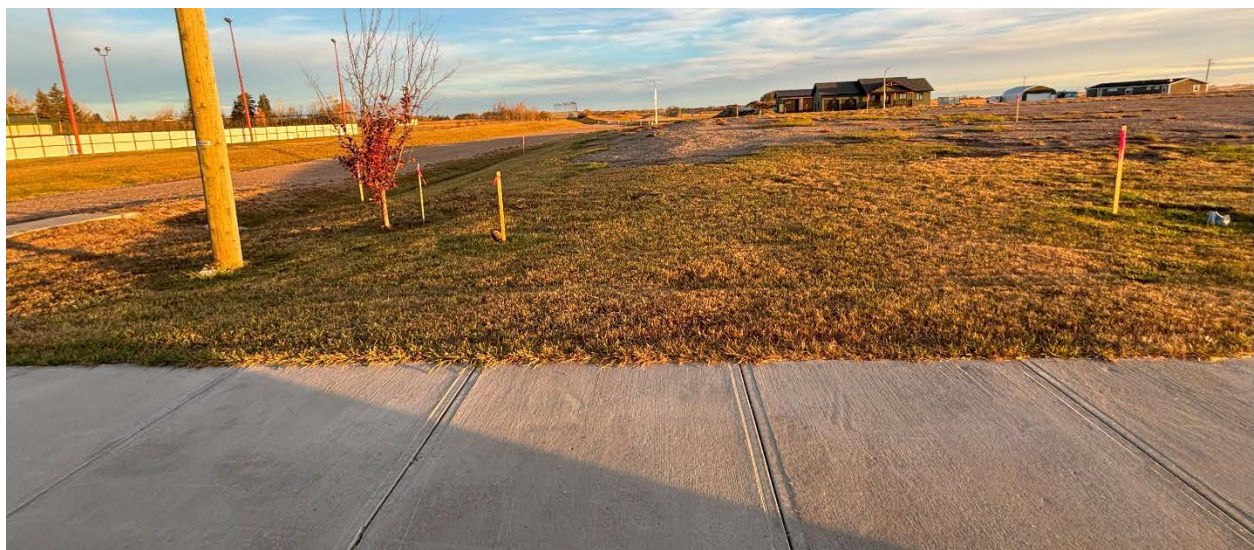
The County of Stettler has recently contracted ROHI Engineering to create grading certificates for the subject property, and a condition of the permit will be that the applicant follow the conditions set out on the certificate.

**5.0 SITE PHOTOGRAPHS**

Area map outlining subject property.

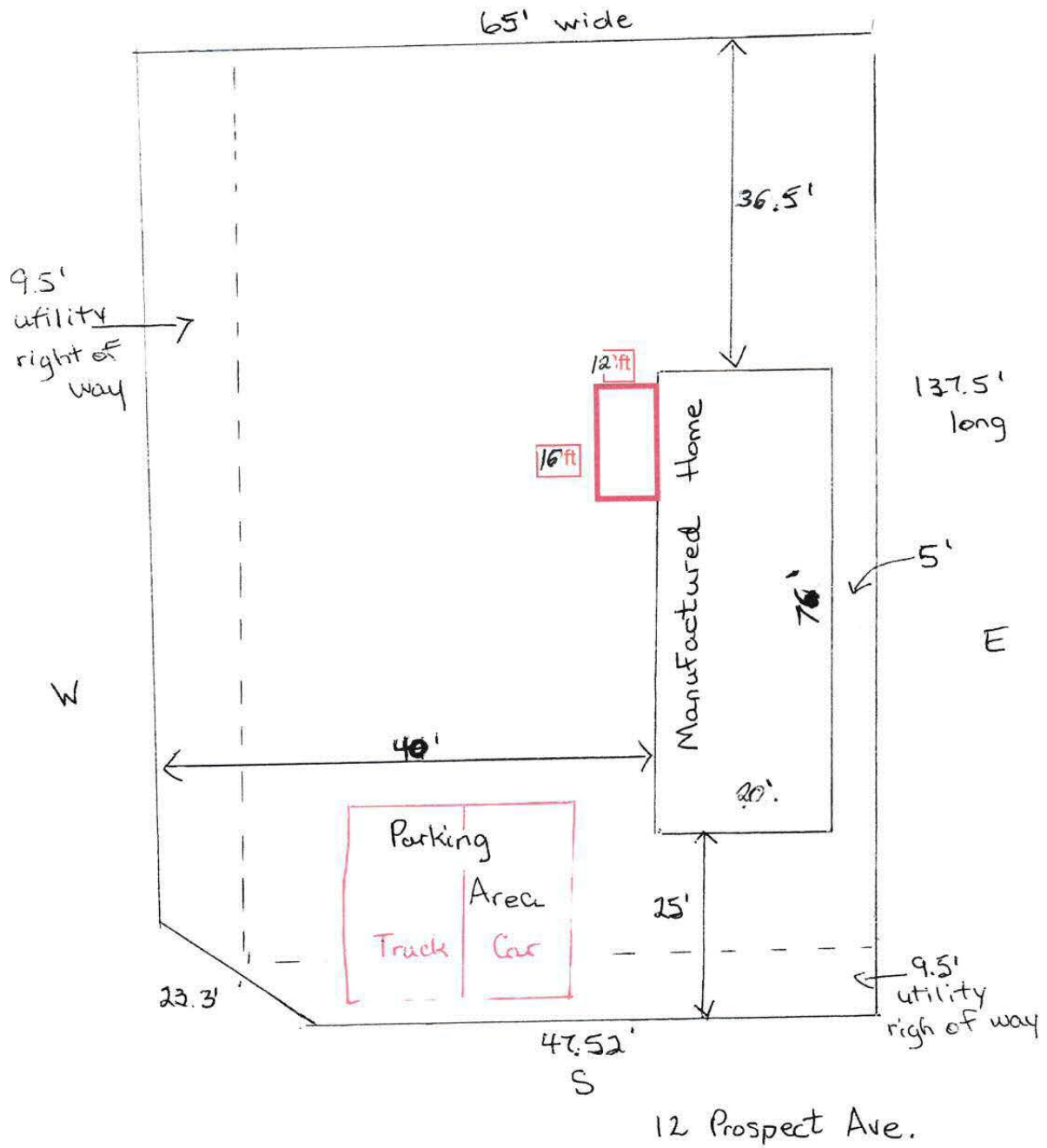


Area of proposed development.



Applicant submitted site plan.

N



Manufactured Home to be relocated onto the subject property.



## 6.0 SETBACKS (HAMLET RESIDENTIAL DISTRICT)

The proposed location of the Manufactured Home complies with the minimum setback requirements of the Hamlet Residential Land Use District.

Front yard setback of 25' from property line – Development is compliant.

Rear yard setback of 25' from property line – Development is compliant.

Side yard setbacks of 5' from property line – Development is compliant.

## 7.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the discretionary use development permit application DP 26001 (Storey) for a Manufactured Home and deck on Lot 12 Block 2 Plan 162 3372 subject to the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

## 8.0 RECOMMENDATION

Administration recommends that the development permit application DP 26001 be **approved with conditions** as details in the attached Draft Development Permit DP 26001 for a Manufactured Home.



Carly Tateson  
Development Officer



## COUNTY OF STETTLER NO. 6 Development Permit No. DP 26001

### **THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:**

Applicant: William Storey  
Address: 4011 Lakeshore Drive Sylvan Lake, AB T4S 1B0  
Owner: William Storey

**In respect of development involving:** Placement of a 2008 SRI "Manufactured Home" and 12' X 16' deck which is a discretionary use in the Hamlet Residential District.

**Legal description of land to be developed:** Lot 12 Block 2 Plan 162 3372

**Roll Number:** 753920

**Rural Address:** 12 Prospect Ave

**Zoning District:** Hamlet Residential

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26001 and the following documents submitted with the application:

1. Site Plan
2. Pictures of Manufactured Home

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the placement of manufactured home located at the property as described above.

### **The following variances have been granted as part of this approval:**

1. None.

### **This approval is subject to compliance with the following conditions:**

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. Where the development permit is issued for development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. The applicant must ensure that all waste material / debris from the construction be contained to their property until such time it be removed and disposed of properly.
4. The contractor on behalf of the applicant, the applicant, the landowner or their successor in title shall apply for building, electrical, gas, plumbing and private sewage system permits under the Safety Codes Act in respect of the use approved under this development permit. That person must submit a copy of the active permit upon being issued by the Safety Codes Council or other accredited agency (including the issued Building Permit, the floor plan and the site plan) to the Development Officer to demonstrate compliance with this development permit. Upon completion of the project a copy of the final inspection signed off by the accredited agency inspector for the aforementioned permits shall be submitted to the Development Officer within 30 days post construction in order to remain compliant with the nature of the use described in this development permit.
5. Skirting of a Manufactured Home, including finishing, to the satisfaction of the Development Authority, must be completed within thirty (30) days of the date a manufactured home is placed on the site
6. An approach must be constructed to meet current County Standards.
7. The applicant shall comply with the County's Rural Addressing Bylaw relative to making arrangements for civic addressing.
8. The applicant shall develop the subject property in accordance with the building grading certificate, and sign and return the certificate confirming this.

**Date of Decision:**

**Attachments:**

1. Site Plan
2. Picture of Manufactured Home
3. Building Grade Certificate

**Appeal**

Should you as the applicant, an adjacent landowner or a person with an interest in this application wish to appeal the refusal, approval or any of the conditions of approval, an Appeal Notice must be made in writing by completing the Appeal Form available on the County of Stettler website. Pursuant to Sections 685 and 686 of the Municipal Government Act, the Appeal Notice must be submitted within 21 days of the **Decision Date** referenced above to:

The Clerk  
Regional Subdivision and Development Appeal Board  
c/o Parkland Community Planning Services  
Unit B 4730 Ross Street Red Deer, Alberta.  
T4N 1X2

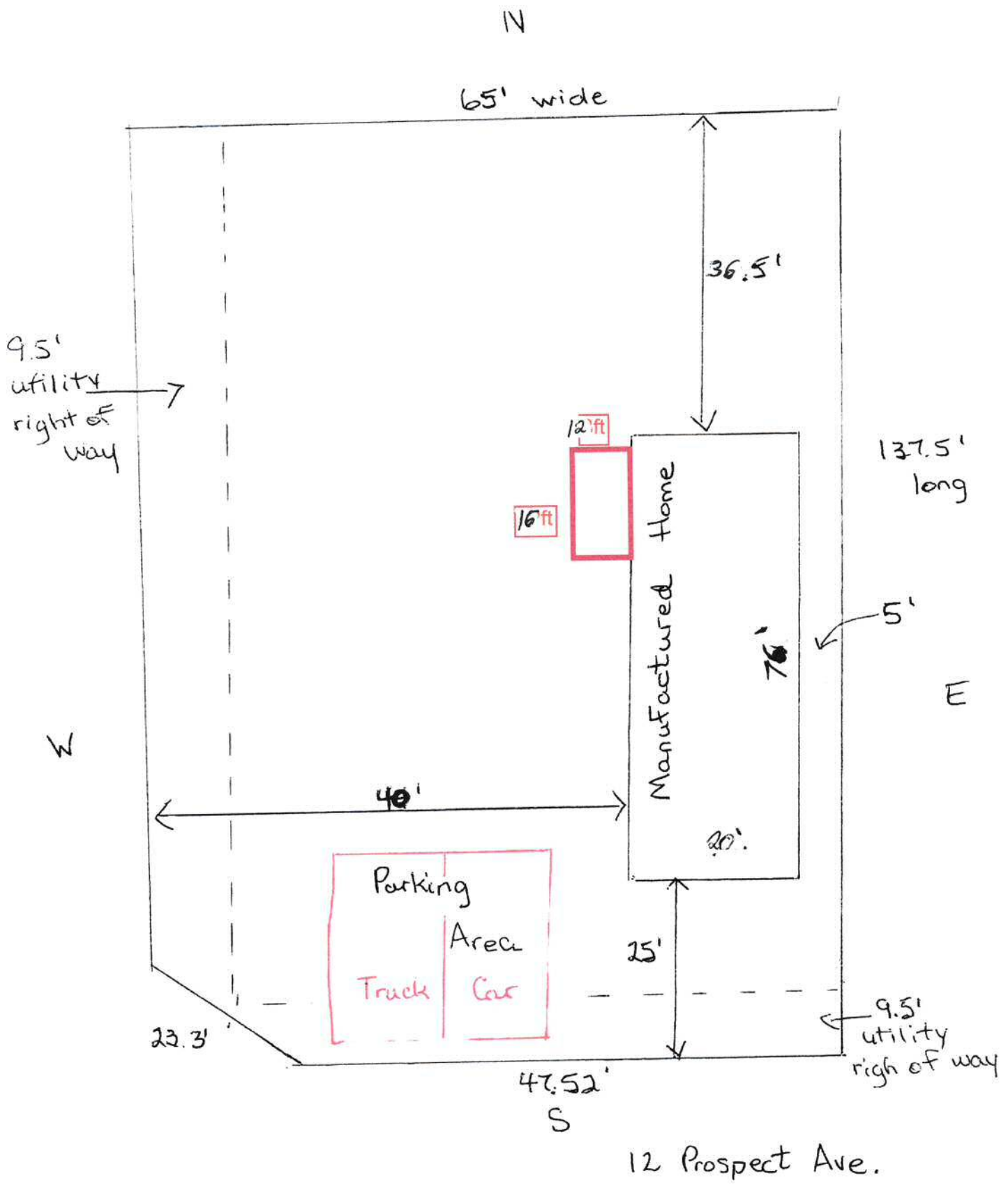
The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

**Notes for Information and Follow-up by Applicant:**

- a. The applicant/property owner for a residential development permit adjacent to or in the Agricultural District is hereby notified that the purpose of the Agricultural District is to provide landowners with the right to farm, and that agricultural activities in the District have precedence.
- b. Where the applicant intends to use groundwater for commercial purposes, please note that the Water Act requires a license approval from Alberta Environment and Parks.  
  
Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the regulatory approval requirements of Alberta Environment and Parks and/or with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act, relative to the servicing of any development in this District by means of a private sewage disposal system.
- c. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other permit (including safety codes permits e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters.
- d. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.
- e. The applicant/property owner is responsible for:
  - (i) determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;
  - (ii) ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;

- (iii) ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;
- (iv) ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties;
- (v) making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way;
- (vi) notifying Alberta 1<sup>st</sup> Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines;
- (vii) ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water;
- (viii) ensuring that foundation & drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability;
- (ix) ensuring that a 2-meter separation is provided between the water table and footings for the buildings;
- (x) ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage do not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan.

DRAFT

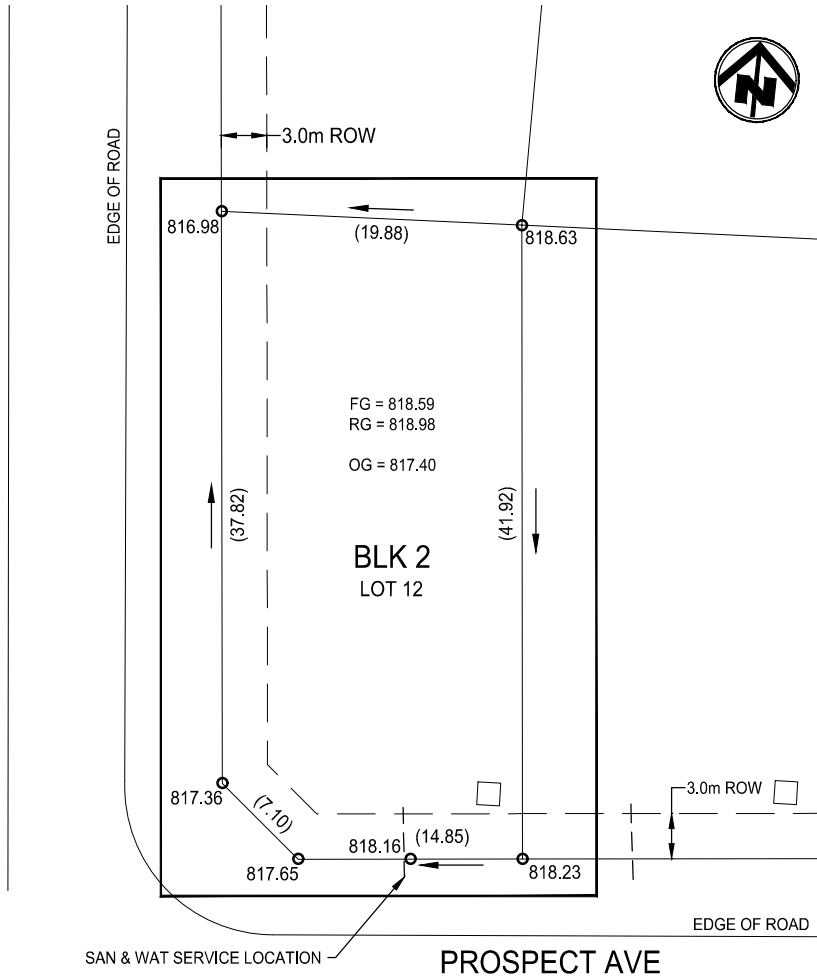
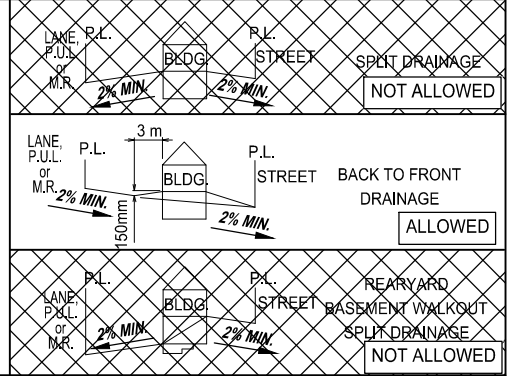






# BUILDING GRADE CERTIFICATE

1. THE BUILDER MUST CONSTRUCT WITHIN 50mm OF THE DESIGN LOT LINE ELEVATIONS & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER
2. POSITIVE DRAINAGE IS TO BE MAINTAINED AND SHALL BE DIRECTED TO A PUBLIC RIGHT OF WAY. DRAINAGE SHALL NOT HAVE ANY ADVERSE AFFECT ON ADJACENT PROPERTY OWNERS.
3. ELEVATIONS AND DIMENSIONS ARE IN METERS.
4. INFORMATION IS REFERENCES FROM ENGINEERING DRAWINGS FROM MPE ENGINEERING LTD. DATED OCTOBER 2015.
5. ONLY THE DRAINAGE PATTERN OR PATTERNS MARKED 'ALLOWED' IN THE DRAWINGS TO THE RIGHT ARE ACCEPTABLE FOR THIS LOT. ANY DEVIATION REQUIRES A REVISED GRADING CONCEPT PREPARED BY A PROFESSIONAL ENGINEER.
6. INTERIOR LOT GRADES SHOWN REFER TO THE MINIMUM GRADE REQUIRED UNLESS OTHERWISE INDICATED.
7. SOILS INVESTIGATION CONFIRMING SOIL BEARING AT THE FOUNDATIONS, GROUND WATER TABLE, AND SULPHATE CONCENTRATION IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.



**LEGEND**

DESCRIPTION	EXISTING
SUBJECT PROPERTY	
BLOCK PROPERTY LINE /W PI	
LOT PROPERTY LINE /W PI	
RIGHT OF WAY	
DRIVEWAY LOCATION	
WATER/SANITARY SERVICE	
PROPERTY LINE DIMENSION	(32.00)
DRAINAGE DIRECTION	
LOT GRADE	#.#
SUGGESTED FRONT GRADE AT FRONT OF MAIN BUILDING	FG
SUGGESTED REAR GRADE AT BACK OF OF MAIN BUILDING	RG
ORIGINAL GRADE AT APPROXIMATE CENTRE OF LOT	OG

**LOT GRADING DETAIL**  
SCALE: 1:500

TOP OF FOOTING: MAX. DEPTH BELOW AVERAGE BACK OF CURB = _____ LOWEST ELEVATION = <u>815.27</u>	CIVIC ADDRESS: _____ LOT: <u>12</u> BLOCK: <u>2</u> PLAN No.: _____ DEVELOPER: _____ SCALE: <u>1:500</u>
AS-BUILT SEWER INVERT ELEVATIONS: SANITARY AT PROPERTY LINE = <u>814.68</u> STORM AT PROPERTY LINE = <u>N/A</u>	

I CERTIFY THAT THE AS-CONSTRUCTED LOT LINE GRADES WILL BE WITHIN 50mm OF THE VALUES STATED ON THIS CERTIFICATE:

OWNER OR REPRESENTATIVE: _____ DATE: _____	ACCEPTED BY: _____ DATE: _____
(PRINT NAME)	
County of Stettler No. 6 SIGNATURE: _____	Municipal Planning Commission Meeting- Monday, January 26, 2026 <span style="float: right;">43</span>



# Municipal Planning Commission

## Subdivision Report

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> January 26, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Stettler
<b>OWNER:</b>	Peter M Hofer HUTTERIAN BRETHREN CHURCH OF ERSKINE	<b>APPLICANT:</b>	Eugene and Melody Torkelson
<b>SUBJECT PROPERTY:</b>	NE and SE 3-39-19-W4M	<b>ZONING:</b>	Agricultural District
<b>TOTAL AREA IN EXISTING TITLE:</b>	246.4 acres (99.7 hectares)	<b>AREA OF PROPOSED PARCELS:</b>	+/- 12.58 acres (5.09 hectares)
<b>FILE NO:</b>	SUB2025-15	<b>ROLL NO.</b>	433900(NE 3-39-19-W4M) 434101(SE 3-39-19-W4M)

### 1.0 PURPOSE

To Subdivide and Consolidate  $\pm 4.19$  ac ( $\pm 1.70$  ha) from SE 3-39-19-W4M and  $\pm 8.39$  ac ( $\pm 3.39$  ha) from NE 3-39-19-W4M to create a  $\pm 12.58$  ac ( $\pm 5.09$  ha) proposed consolidated lot, with two remaining lots as shown in Appendix A.

### 2.0 BACKGROUND AND DISCUSSION

The subject property is located approximately 3 km east of the Town of Stettler, within the County of Stettler. The location of the subject lands is shown in Appendix B. The subject property abuts Range Road 19-2 along its eastern boundary.

The terrain of the property is primarily characterized by cultivated cropland and an existing farmstead. The proposed parcel, comprising approximately  $\pm 12.58$  acres ( $\pm 5.09$  hectares), contains an existing dwelling, several accessory shops and storage buildings, and a fenced livestock enclosure associated with the farmstead use.

The following report will examine the proposed subdivision in relation to the County's existing plans, the comments obtained through the referral process, and other applicable planning considerations.

#### Intermunicipal Development Plan

The subject property is outside any Intermunicipal Development Plan area.

#### Municipal Development Plan

Policy 4.6 stipulates that, in the Agricultural District, the County generally supports the subdivision of an existing farmstead(s) as an agricultural parcel(s) if the following criteria are complied with: (i) The

preferred maximum size of a farmstead parcel shall be determined by the size of the minimum area required to include the yard site with permanent bona-fide and viable buildings, shelter belt, access, power, pole, gas connection, domestic water well, and private sewage disposal system excluding the setback distance to property boundaries that are required under the Alberta Private Sewage Systems Standard of Practice issued by the Safety Codes Council under the Private Sewage Disposal Systems Regulation (Alberta Regulation 229/1997).

The proposed subdivided parcel and remainder parcel meet the MDP provisions.

### **Area Structure Plan / Outline Plan**

The subject property is not subject to an existing Area Structure Plan or Outline Plan.

### **Land Use Bylaw**

The subject property is located within the Agricultural (A) District of the Land Use Bylaw (LUB). The proposed parcel and the remainder parcel meet the minimum parcel size requirement of three acres.

### **Municipal Reserves**

Pursuant to Section 663(a) of the Municipal Government Act, no Municipal Reserve is required for the ±8.39 ac (±3.39 ha) parcel, as it is considered the first parcel subdivided from NE 3-39-19-W4M.

The second parcel, comprising approximately ±4.19 ac (±1.70 ha) from SE 3-39-19-W4M, is subject to Municipal Reserve dedication. The required reserve dedication is calculated as 10% of 4.19 acres, equating to 0.419 acres.

Based on the County's current reserve rate of \$2,428 per acre, the required cash-in-lieu of Municipal Reserve is calculated as 0.419 acres × \$2,428 per acre, totaling \$1,017.34, and is required to be paid prior to endorsement.

### **Water and Wastewater Services, Utilities**

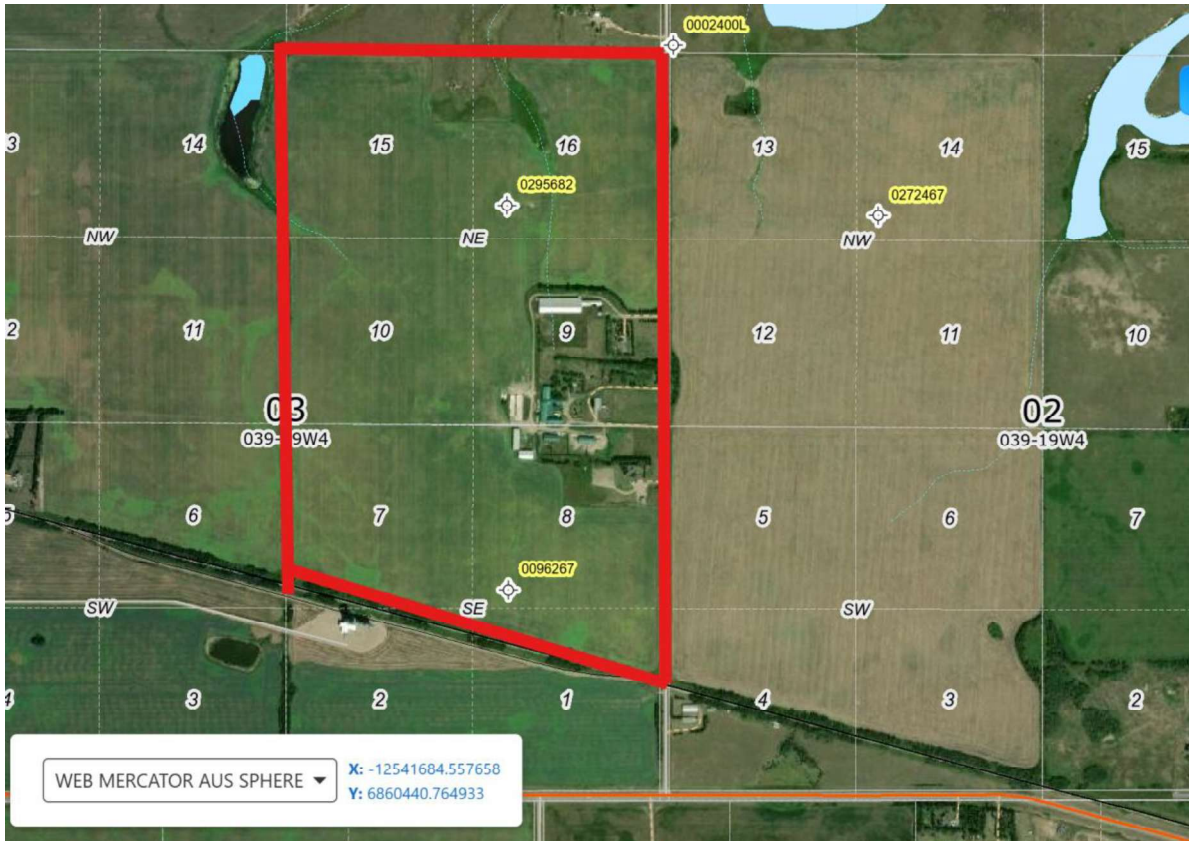
The existing farmstead is fully serviced; however, the existing open discharge system does not meet the required setback distances. As such, relocation of the system to a location that meets the required setbacks is requested.

Relocation would ensure that the open discharge system complies with the setback and separation distances outlined in the Private Sewage Disposal Systems Regulation (Alberta Regulation 229/1997) and the Alberta Private Sewage Systems Standard of Practice. Alternatively, the septic system may be upgraded to a system that requires reduced setback distances and meets all applicable regulatory requirements.

The remainder parcel has sufficient space to locate and develop a private wastewater system to meet the setback and separation distances of the Private Sewage Disposal Systems Regulation (Alberta Regulation 229/1997) and the Alberta Private Sewage Systems Standard of Practice.

There is one abandoned well located in the northeast portion of NE 3-39-19-W4M, approximately 400 metres north of the boundary of the proposed parcel.

There is one abandoned well located in the eastern portion of SE 3-39-19-W4M, approximately 300 metres south of the boundary of the proposed parcel.



**Access and Road Dedication**

The parcel abuts Range Road 19-2 along its eastern boundary.

Range Road 19-2 meets the County’s preferred 30-metre road right-of-way standard.

The proposed parcel contains a developed driveway that is accessed from Range Road 19-2 along the parcel’s eastern boundary.

The proposed remainder parcel of SE 3-39-19-W4M contains one existing approach, while the proposed remainder parcel of NE 3-39-19-W4M contains two existing approaches from Range Road 19-2. One approach, at the northeast corner of the proposed parcel, does not meet the County’s minimum sight-distance requirements for safe access onto Range Road 19-2. It is recommended that trees, underbrush, and stumps located on the west side of Range Road 19-2 be cleared to achieve a minimum sight distance of 160 metres. This improvement is recommended as a condition of subdivision approval to ensure safe and adequate access.

**Rural Development Fund**

County policies require a \$1,000 contribution to the Rural Development Fund per acre of land above the area required to accommodate a farmstead up to a maximum of 10 acres. The farmstead separation includes the yard site, shelter belt, access, power pole, water well, and private sewage disposal system [excluding the setback distances that are required under the Alberta Private Sewage Disposal Systems Regulation]. In this case, the farmstead accounts for 12.08 acres.

The proposed parcel has an area of 12.58 acres. The Rural Development Fund contribution is calculated as follows:

$$12.58 \text{ acres less } (10.00 \text{ acres}) = 2.58 \text{ acres @ } \$1,000/\text{acre} = \$2,850.00$$

### **Site Photos**

A site inspection was completed on December 19<sup>th</sup>, 2025. The following images illustrate the general nature of the subject property.

*Photo 1: View of the existing storage building*



*Photo 2: View of the existing dwelling and storage building in the proposed parcel*



*Photo 3: View of the shops in the remainder lot of NE 3-39-19-W4M, looking north*



Photo 4: View of the remainder lot of SE 3-39-19-W4M, looking south



### 3.0 REFERRAL COMMENTS

The application was referred to County Staff, agencies with an interest in the land, and adjacent landowners. Comments in their entirety are attached in Appendix C.

#### Comments from Municipal Staff

- Operations - No concerns

#### Comments from Adjacent Landowners

- None

#### Comments from Referral Agencies

- Canada Post - No Concerns, provide addressing updates if approved
- Alberta Energy Regulator - Comments in the notes
- ATCO Electric - No comments
- ATCO Distribution and ATCO Transmission - No objection
- Forestry and Parks - No concerns
- TELUS - No concerns
- Apex Utilities - No objection
- Alberta Transportation – No objection
  - The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.
  - The requirements of Section 19 are met; therefore, no variance is required.
  - Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:
    - a) The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to

the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.

- b) Transportation and Economic Corridors accepts no responsibility for noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Such features may include landscaping and/or berming to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner and/or municipality.
  - c) The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject lands will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.
- Alberta Health Services - No objections, recommends consideration of the following items be made to ensure that the development of this property does not create a nuisance as defined in the Public Health Act: Nuisance and General Sanitation Regulation, NGS Reg, (AR 243/2003):  
The setback distances outlined in Section 15(1) and (2) the NGS Reg must be met, these include:
    - No person shall locate a water well within:
      - a) 10 m of a watertight septic tank, pump out tank or other watertight compartment of a sewage or wastewater system,
      - b) 15 m of a weeping tile field, evaporation treatment mound, or outdoor pit privy,
      - c) 30 m of a leaching cesspool,
      - d) 50 m of sewage effluent on the ground surface,
      - e) 100 m of a sewage lagoon,
      - f) Or 450 m of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)
    - Nor shall you locate any of the aforementioned items in a-f within the stipulated distances of an existing well.

#### 4.0 RECOMMENDATION

In the opinion of the Subdivision Authority, the proposed application satisfies the requirements of Section 654 of the *Municipal Government Act*, the relevant matters listed in Section 9 of the *Matters Relating To Subdivision and Development Regulations* (see Appendix D); and complies with the MDP and the LUB.

Therefore, the Subdivision Authority **APPROVES** application **SUB2025-15** subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land

Titles Office at no cost to the County.

2. All outstanding Property Taxes to be paid to the County of Stettler No. 6.
3. The existing private sewage disposal system's open discharge point for the residence of the proposed parcel must be:

Relocated to meet the requirements of a 40 metre setback from any dwelling and 90 metre setback from any proposed property boundary, and meet the setback requirements of the Private Sewage Disposal Systems Regulation (Alberta Regulation 229/1997) and the Alberta Private Sewage Systems Standard of Practice from the proposed property boundaries. The new location of the open discharge in relation to the property boundaries must be provided on a drawing prepared by an Alberta Land Surveyor;

OR

replaced with an alternate system that meets the requirements of the Private Sewage Disposal Systems Regulation (Alberta Regulation 229/1997) and the Alberta Private Sewage Systems Standard of Practice. Written confirmation that the alternative system has been installed shall be provided to the County in the form of the final inspection report (or a confirmation letter) from an accredited Safety Codes Officer, and must include confirmation by the Safety Codes Officer that the required setbacks from the property boundaries have been met.

4. The applicant shall contact the County Operations Department to arrange for the clearing of trees and grubbing of underbrush and stumps within the west side of Range Road 19-2 to achieve 160 metre sight distances looking east from the centreline of the access to the proposed lot.
5. Municipal reserves shall be provided by cash-in-lieu of land in the amount equal to 10% of the parcel being created [i.e. 10% of 4.19 acres equals 0.419 acres]. The applicant and the County have agreed that, for the purpose of this subdivision application the fair market value of land within the SE 3-39-19-W4M is \$2,428.00 per acre (as determined pursuant to Policy 1.32 Municipal Reserve and Environmental Reserve Land Value). Therefore, the cash-in-lieu of land amount to be paid for the 0.419 acres MR dedication is \$1,017.34. The exact amount will be calculated based on the parcel area shown in the final plan of subdivision.

**Notes for Information and Follow-up by Applicant:**

- a. The applicant is responsible for the payment of the \$200.00 endorsement fee to the County per new lot created through subdivision. \$1,000 contribution to the Rural Development Fund per acre of land above 10 acres is also charged at the time of endorsement. In this case, the tentative plan of subdivision proposes a parcel of 12.58 acres with 10.00 acres for the farmstead not subject to the \$1,000 per acre contribution thereby requiring a Rural Development Fund contribution of approximately \$2,850.00. The exact amount will be calculated based on the final plan of subdivision.
- b. The developer is responsible for making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way.
- c. Any existing instruments on the land title, for example lease roads, pipelines or other oil and gas facilities or other infrastructure and agreements are automatically carried forward from the land

title of the subject property to the land title(s) of the proposed parcel(s).

- d. Please notify Alberta One-Call at 1-800-242-3447 to arrange for field locating should any excavations be required near utility lines.
- e. An abandoned well search indicated that there are either no abandoned wells on the property or if there are, that the proposed subdivision area, project site or building site is located outside of the required setback distance from any abandoned well on the property.
- f. If the applicant intends to apply to participate in the County's residential laneway snow plowing program it is the applicant's responsibility to construct and maintain at no cost to the County a laneway that complies with the County's access requirements for snow plowing equipment. Please contact the County for further details. The laneway snow plowing program does not apply to commercial and industrial properties or to properties in a hamlet or a multi-lot subdivision.
- g. Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act relative to the servicing of any development in this District by means of a private sewage disposal system.
- h. The issuance of this conditional Subdivision Approval indicates only that the proposed subdivision is approved in accordance with the provisions of the County of Stettler No. 6 Municipal Development Plan, Land Use Bylaw and related policies and does in no way relieve or excuse the applicant or landowner from obtaining any other permit (including safety codes permits, e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters. Further, the issuance of this conditional Subdivision Approval specifically does not absolve the applicant or the landowner from their responsibility to comply with the Environmental Protection and Enhancement Act, the Water Act or the Public Lands Act, for example, relative to impacting a wetland on the subject property, but not excluding other provisions. It is the applicant or landowner's responsibility to undertake a wetland assessment of the subject property by a Qualified Wetland Science Practitioner to determine if any of the activities permitted under this subdivision approval may impact a wetland.

## 5.0 ALTERNATIVES

1. Postpone the application pending further information.

**OR:**

2. Deny the application, stating reasons.



---

**Jiayi Wang**  
**Planner, Parkland Community Planning Services**

### Attachments

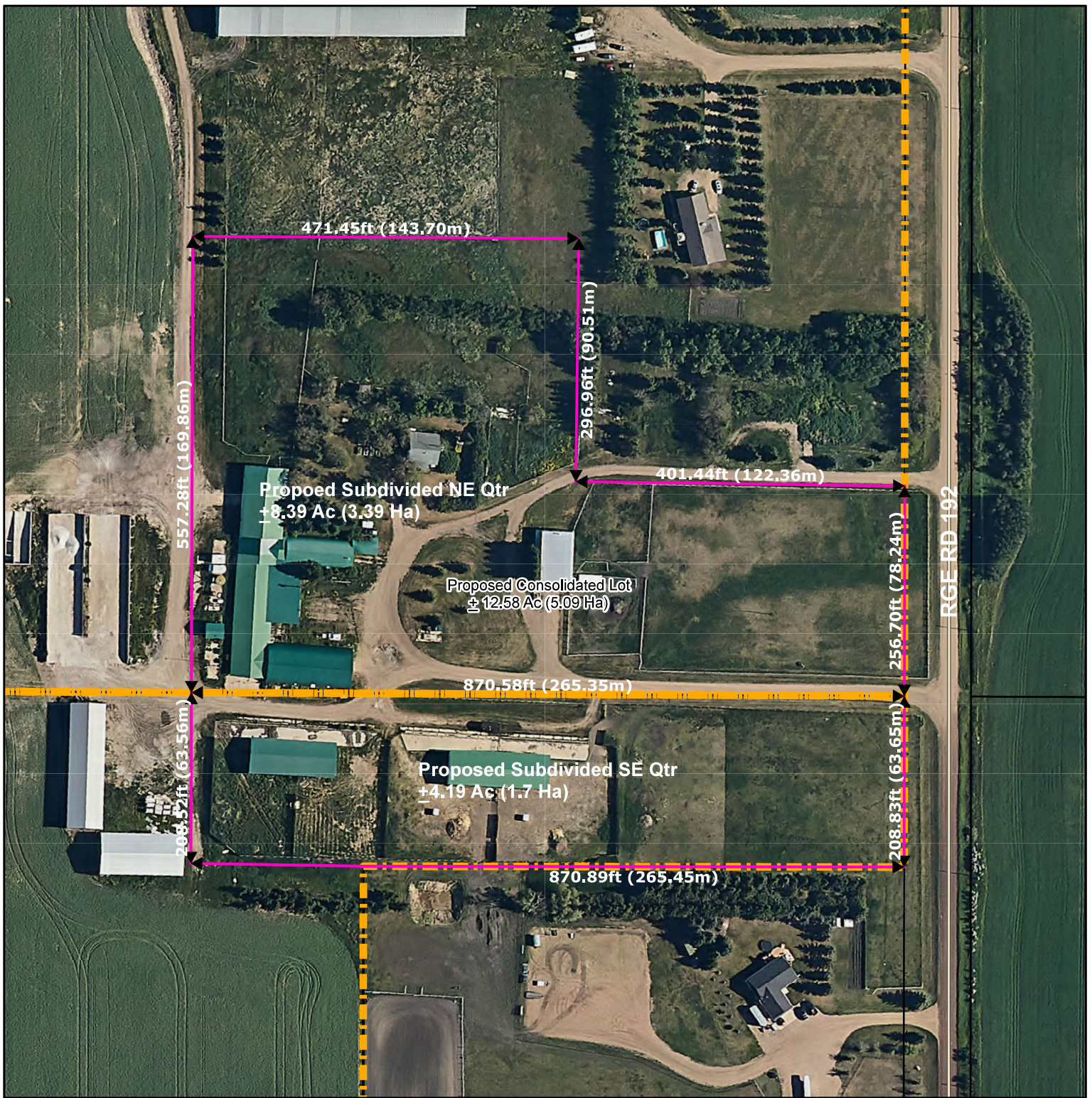
Appendix A: Proposed Subdivision

Appendix B: Location Map

Appendix C: Referral Comments

Appendix D: *Municipal Government Act* – Approval of Application - Section 654

*Matters Relating To Subdivision and Development Regulation* – Relevant Considerations – Section



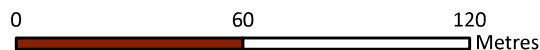
Location of Proposed Subdivision  
 SUB2025-15  
 NE and SE 3-39-19-W4M



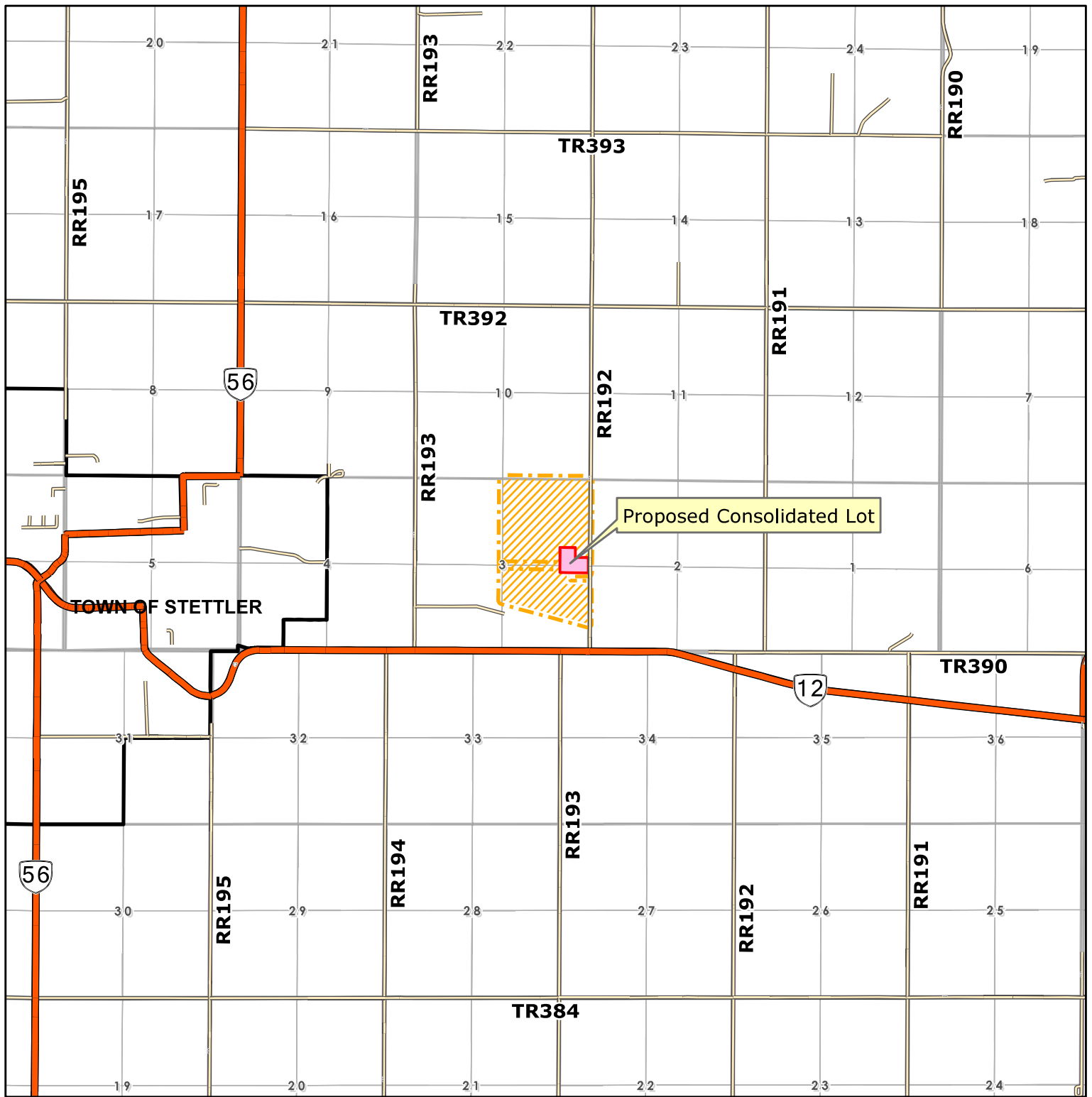
1:2,000

**Legend**

- Proposed Consolidated Lot
- - - Property Subject to Subdivision





Provided by the County of Stettler No.6  
 Dimensions and areas are approximate  
 and based on information submitted by  
 the applicant. Dimensions need to be  
 verified in the field by an ALS.



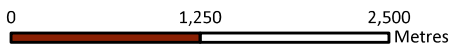
Location of Proposed Subdivision  
 SUB2025-15  
 NE and SE 3-39-19-W4M



**Legend**

-  Proposed Consolidated Lot
-  Property Subject to Subdivision

1:50,000



Provided by the County of Stettler No.6  
 Dimensions and areas are approximate  
 and based on information submitted by  
 the applicant. Dimensions need to be  
 verified in the field by an ALS.

**APPENDIX B**




---

 SUB2025-15
 

---

From Pamela Kutuadu <Pamela.Kutuadu@albertahealthservices.ca>

Date Wed 2025-12-31 1:56 PM

To Jiayi Wang <jiai.wang@pcps.ab.ca>

**Attention: Jiayi Wang- Planner, Parkland Community Planning Services**

**Re: SUB2025-15 E 3-39-19 W4M County of Stettler**

Alberta Health Services- Safe Healthy Environments appreciates the opportunity to comment on this referral. Based on the information provided the scope of the application is to consolidate 8.39 acres from the NE 1/4 with 4.19 acres from the SE ¼, resulting in a separate 12.58-acre title with the existing barns, animal shelters, shops and 1 dwelling serviced by a private drinking water well and open discharge septic system.

Alberta Health Services- Safe Healthy Environments (AHS-SHE) recommends consideration of the following items be made to ensure that the development of this property does not create a nuisance as defined in the Public Health Act: *Nuisance and General Sanitation Regulation, NGS Reg, (AR 243/2003)*:

- The setback distances outlined in Section 15(1) and (2) the *NGS Reg* must be met, these include:
  - No person shall locate a water well within:
    - a. **10 m** of a watertight septic tank, pump out tank or other watertight compartment of a sewage or wastewater system,
    - b. **15 m** of a weeping tile field, evaporation treatment mound, or outdoor pit privy,
    - c. **30 m** of a leaching cesspool,
    - d. **50 m** of sewage effluent on the ground surface,
    - e. **100 m** of a sewage lagoon,
    - f. Or **450 m** of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)
  - Nor shall you locate any of the aforementioned items in a-f within the stipulated distances of an existing well.

We have no objections to the approval of this application. If you have any questions or concerns regarding this application, please contact me.

Sincerely,

Pamela Kutuadu B.Sc. B.EH (AD), MPH, CPHI(C)  
 Public Health Inspector II  
 Central Zone- Drinking Water and Land use Lead  
 300 Jordan Parkway  
 Red Deer, AB T4P 0G8  
 403-406-1029  
 Environmental Public Health – Central Zone  
 1-833-476-4743

---

**RE: Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15**

---

From Setbackreferrals <SetbackReferrals@aer.ca>

Date Wed 2025-12-17 3:23 PM

To Jiayi Wang <jiayi.wang@pcps.ab.ca>

 2 attachments (230 KB)

2025-158 Report.pdf; 2025-158 Map.pdf;

Good Day,

Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

Thank you,

### **Setback Referrals**

#### **Alberta Energy Regulator**

e [SetbackReferrals@aer.ca](mailto:SetbackReferrals@aer.ca)

Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4

**inquiries** 1-855-297-8311 **24-hour emergency** 1-800-222-6514 [www.aer.ca](http://www.aer.ca)

Security Classification: Protected A

---

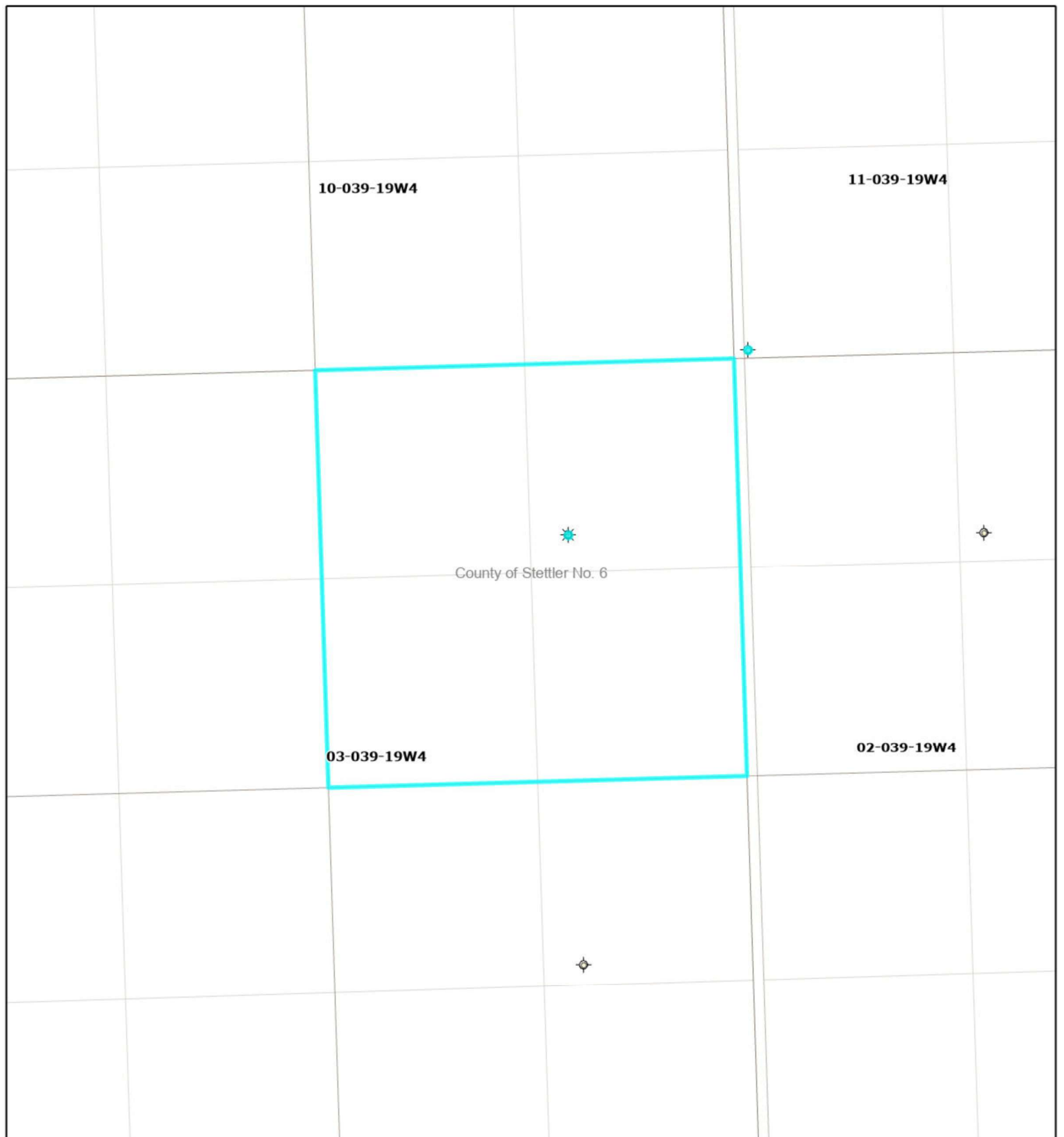
**From:** Jiayi Wang <jiayi.wang@pcps.ab.ca>

**Sent:** December 17, 2025 12:30 PM



**Subject:** Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15


**CAUTION: External email alert.**

**DO NOT click links, open attachments, reply, or enter AER credentials**



County of Stettler No. 6

 HVP Pipelines  
 Sour Natural Gas Pipelines

 Sour Oil-Well Effluent Pipelines  
 dbo.FC\_Well\_SHL\_D56\_

The AER does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information.

You are strongly encouraged to undertake due diligence by contacting the licensee to obtain current sour gas setback level designations, at the earliest stage of development planning.

17-Dec-25  
NE and SE 3-39-19-W4M

**Wells with Known H2S**

License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback
0002400L	ABANDONED	S0/04-11-039-19W4/0	04-11-039-19W4	N/A	Chevron Canada Limited	N/A	100 m from wellhead
295682	ABANDONED	00/16-03-039-19W4/0	16-03-039-19W4	GAS	Ember Resources Inc.	N/A	100 m from wellhead

---

**RE: Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15 AUI RESPONSE**

---

**From** Third Party Requests <thirdpartyrequests@apexutilities.ca>

**Date** Wed 2025-12-17 1:59 PM

**To** Jiayi Wang <jiai.wang@pcps.ab.ca>

 1 attachment (10 MB)

SUB2025-15 Agency Referral Letter.pdf;

To Whom It May Concern:

Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify **Utility Safety Partners at 1-800-242-3447** to arrange for “field locating” should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

Thank you,  
Land Services  
APEX Utilities Inc.

---

**From:** Jiayi Wang <jiai.wang@pcps.ab.ca>

**Sent:** Wednesday, December 17, 2025 12:30 PM

**Subject:** Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN  
Planner

---

**ATCO Distribution \_ ATCO Transmission 4620 RESPONSE RE: Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15**

---

**From** Gas Land Department <land.admin@atco.com>

**Date** Tue 2025-12-30 10:20 AM

**To** Jiayi Wang <jiai.wang@pcps.ab.ca>

ATCO Distribution and ATCO Transmission wish to confirm we have no objection as we have no pipelines in the proposed area.

Thank you for allowing ATCO to review your proposal and provide feedback.

**Eileen Fecho CONTRACTOR**

Administrative Coordinator | Land | Gas Transmission

ATCO Pipelines & Liquids Global Business Unit

**E:** [fecho.eileen@atco.com](mailto:fecho.eileen@atco.com)

**A:** 14<sup>th</sup> Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8



[ATCO.com](http://ATCO.com) [Facebook](#) [Twitter](#) [LinkedIn](#)

---

**From:** Jiayi Wang <jiai.wang@pcps.ab.ca>

**Sent:** Wednesday, December 17, 2025 12:30 PM

**Subject:** Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15

**CAUTION:** This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN

County of Stettler No. 6

---

**INQ-2025-0551 Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15**

---

**From** @ Electric Land Inquiries <LandInquiries@atcoelectric.com>

**Date** Fri 2025-12-19 8:14 AM

**To** Jiayi Wang <jiayi.wang@pcps.ab.ca>

**Cc** Sturrock, Chad <Chad.Sturrock@atco.com>

 1 attachment (10 MB)

SUB2025-15 Agency Referral Letter.pdf;

Good Morning Jiayi,

ATCO Electric has no comments or concerns with this application.

Thank you

Rita Klasson

Senior Land Administrator, Land Administration

ATCO Electric

T. 780 508-4688

A. 10<sup>TH</sup> Floor AC, 10035 – 105 Street, Edmonton AB T5J 1C8



[ATCO.com](https://www.atco.com) [LinkedIn](#) [Facebook](#) [Instagram](#) [X](#)

-  
*In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.*

---

**From:** Jiayi Wang <jiayi.wang@pcps.ab.ca>

**Sent:** Wednesday, December 17, 2025 12:30 PM

**Subject:** Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN

County of Stettler No. 6

Municipal Planning Commission Meeting- Monday, January 26, 2026

61

---

**RE: Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15**

---

From WAY, Jeffrey <jeffrey.way@canadapost.postescanada.ca>

Date Wed 2025-12-17 1:30 PM

To Jiayi Wang <jiai.wang@pcps.ab.ca>

No Concerns with application from Canada Post. Please provide any civic address updates resulting from application.

Thank you and Happy Holidays,

Jeffrey Way  
Canada Post  
Edmonton Delivery Services  
780-405-0378 W-cell  
780-944-3395 fax  
[jeffrey.way@canadapost.ca](mailto:jeffrey.way@canadapost.ca)

Merry Christmas and Happy New Year

---

**From:** Jiayi Wang <jiai.wang@pcps.ab.ca>

**Sent:** December-17-25 12:30 PM

**Subject:** Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15

---

**This Message Is From an External Sender | Ce message provient d'un expéditeur externe**

This message came from outside your organization. Please be CAUTIOUS, particularly with links and attachments. | Ce message provient de l'extérieur de votre organisation. Veuillez faire preuve de PRUDENCE, particulièrement lorsqu'il s'agit de liens et de pièces jointes.

[Report Suspicious](#)

---

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN  
Planner  
Unit B, 4730 50th Street  
Red Deer, AB. T4N 1X2

---

**RE: Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15**

---

From Trevor Pratt <Trevor.Pratt@gov.ab.ca>

Date Fri 2026-01-02 3:51 PM

To Jiayi Wang <jiyi.wang@pcps.ab.ca>

Hello,

Forestry and Parks has no concerns with the subdivision as defined in the application. Reminder, it is the responsibility of the land owner to ensure they are following applicable Provincial Legislation.

Thank you,

Trevor Pratt  
Lands Officer  
Forestry and Parks  
587-385-7197  
trevor.pratt@gov.ab.ca

Classification: Protected A

Classification: Protected A

---

**From:** Jiayi Wang <[jiayi.wang@pcps.ab.ca](mailto:jiayi.wang@pcps.ab.ca)>

**Sent:** December 17, 2025 12:30 PM

**Subject:** Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15

**CAUTION:** This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN  
Planner  
Unit B, 4730 50th Street  
Red Deer, AB. T4N 1X2

---

**Re: Subdivision Referral - County of Stettler: NE and SE 3-39-19-W4M - PCPS file: SUB2025-15**

---

From circulations . <circulations@telus.com>

Date Wed 2025-12-17 3:17 PM

To Jiayi Wang <jiai.wang@pcps.ab.ca>

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Thank you,

**Joanne Bourdage**

**Real Estate Specialist | TELUS Land Solutions Team  
Customer Network Planning (CNP)**

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

**The future is friendly®**

[circulations@telus.com](mailto:circulations@telus.com)

On Wed, Dec 17, 2025 at 12:30 PM Jiayi Wang <[jiai.wang@pcps.ab.ca](mailto:jiai.wang@pcps.ab.ca)> wrote:

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN

Planner

Unit B, 4730 50th Street

Red Deer, AB. T4N 1X2

Phone: 403-605-5515

8:00 AM-4:30 PM(Monday to Friday)

Email: [jiai.wang@pcps.ab.ca](mailto:jiai.wang@pcps.ab.ca)

Web: [pcps.ca](http://pcps.ca)

# Transportation and Economic Corridors Notification of Referral Decision

## Subdivision in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	SUB2025-15	<b>Highway(s):</b>	12
<b>Legal Land Location:</b>	QS-SE SEC-03 TWP-039 RGE-19 MER-4	<b>Municipality:</b>	County of Stettler No. 6
<b>Decision By:</b>	Yashi Parmar	<b>Issuing Office:</b>	Central Region / Hanna
<b>Issued Date:</b>	December 18, 2025	<b>Appeal Authority:</b>	Land and Property Rights Tribunal
<b>RPATH Number:</b>	RPATH0068782		
<b>Description of Development:</b>	<p>RE: Proposed Subdivision: To Subdivide and Consolidate <math>\pm 4.19</math> ac (<math>\pm 1.70</math> ha) from SE 3-39-19-W4M and <math>\pm 8.39</math> ac (<math>\pm 3.39</math> ha) from NE 3-39-19-W4M to Create a <math>\pm 12.58</math> ac (<math>\pm 5.09</math> ha) proposed consolidated lot, with two remaining lots. Legal Description: NE and SE 3-39-19-W4M Location: County of Stettler No. 6 Applicant: Eugene and Melody Torkelson Landowner: Peter M Hofer, Hutterian Brethren Church of Erskine (Land Title) Pursuant to the Municipal Government Act, this application is being referred to agency stakeholders to advise of a proposed subdivision application. Please forward your comments and recommendations on this proposal by January 5th, 2026. If we have not received your comments within this period, we will process the application as if you have no objections to the proposed subdivision. In your reply, please reference our file number.</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 12.

**Transportation and Economic Corridors offers the following comments with respect to this application:**

1. The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.
2. The requirements of Section 19 are met, therefore no variance is required.

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
3. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Yashi Parmar, Development and Planning Technologist**, on December 18, 2025 on behalf of the Minister of Transportation and Economic Corridors

## APPENDIX D

### Municipal Government Act

#### Approval of Application

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any
- (c) statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided, the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

(1.1) Repealed 2018 c11 s13.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
  - (i) unduly interfere with the amenities of the neighbourhood, or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) A subdivision authority may approve or refuse an application for subdivision approval.

### Matters Relating To Subdivision and Development Regulation

#### Relevant Consideration

9 In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

- (a) its topography,
- (b) its soil characteristics,
- (c) storm water collection and disposal,
- (d) any potential for the flooding, subsidence or erosion of the land,
- (e) its accessibility to a road,
- (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),
- (h) the use of land in the vicinity of the land that is the subject of the application, and
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.



# Municipal Planning Commission

## Subdivision Report

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> January 26, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Erskine – Buffalo Lake
<b>OWNER:</b>	1647718 Alberta Ltd.	<b>APPLICANT:</b>	Bemoco Land Surveying Ltd.
<b>SUBJECT PROPERTY:</b>	SE 24-39-22-W4M	<b>ZONING:</b>	Agricultural District
<b>TOTAL AREA IN EXISTING TITLE:</b>	+/- 160 acres (64.7 hectares)	<b>AREA OF PROPOSED PARCELS:</b>	±5.00 ac (±2.03 ha) ±3.00 ac (±1.21 ha)
<b>FILE NO:</b>	SUB2025-18	<b>ROLL NO.</b>	690100

### 1.0 PURPOSE

To create a ±5.00 ac (±2.03 ha) parcel and to subdivide a ±3.00 ac (±1.21 ha) strip of land that will be consolidated with the SW 24-39-22-W4M as shown in Appendix A.

### 2.0 BACKGROUND AND DISCUSSION

The subject property is located approximately 4 km north of the Hamlet of Nevis, within the County of Stettler. This application contains two requests:

- 1) To subdivide approximately ±5.00 ac (±2.03 ha) from SE 24-39-22-W4M. The proposed parcel contains an existing unpaved driveway that provides access to several abandoned buildings located on the site. The remainder parcel of SE 24-39-22-W4M will retain an existing access point located approximately 50 metres south of the proposed parcel access, ensuring continued access to the remainder lands.
- 2) A proposed boundary adjustment and consolidation involving approximately ±3.00 ac (±1.21 ha) is intended to formalize and secure legal access from Range Road 22-0 to the balance of SW 24-39-22-W4M.

The following report will examine the proposed subdivision in relation to the County's existing plans, the comments obtained through the referral process, and other applicable planning considerations.

#### Intermunicipal Development Plan

The subject property is outside any Intermunicipal Development Plan area.

#### Municipal Development Plan

Policy 4.6 stipulates that, in the Agricultural District, the County generally supports the subdivision of a bare parcels for a residence with a preferred maximum size of a 5 acres.

The proposed parcel and remainder parcel meet the MDP provisions.

#### **Area Structure Plan / Outline Plan**

The subject property is not subject to an existing Area Structure Plan or Outline Plan.

#### **Land Use Bylaw**

The subject property is located within the Agricultural (A) District of the Land Use Bylaw (LUB). The proposed parcel and the remainder parcel meet the minimum parcel size requirement of three acres.

#### **Municipal Reserves**

Pursuant to Section 663(a) of the Municipal Government Act, no reserves are to be taken as this is  $\pm 5.00$  ac ( $\pm 2.03$  ha) as the first parcel out of a quarter section.

The second parcel, consisting of a 3-acre strip to be consolidated with the SW 24-39-22-W4M, is subject to Municipal Reserve dedication. The required reserve dedication is calculated as 10% of 3.0 acres, equating to 0.3 acres.

Based on the County's current reserve rate of \$2,428 per acre, the cash-in-lieu of reserve totals  $\$2,428 \times 0.3$  acres = \$728.40 and is required to be paid prior to endorsement.

#### **Water and Wastewater Services, Utilities**

The proposed parcel and remainder parcel has sufficient space to locate and develop a private wastewater system to meet the setback and separation distances of the Private Sewage Disposal Systems Regulation (Alberta Regulation 229/1997) and the Alberta Private Sewage Systems Standard of Practice.

There are no abandoned wells located on SE 24-39-22-W4M.

#### **Access and Road Dedication**

The parcel abuts Range Road 22-0 along its eastern boundary.

Range Road 22-0 does not meet the County's preferred 30-metre road right-of-way standard. As such, a five (5) metre road right-of-way dedication along the eastern boundaries of both the proposed parcel and the remainder parcel fronting Range Road 22-0 is recommended.

Both the proposed parcel and the remainder parcel will have access from Range Road 22-0.

The proposed strip of land to be consolidated will serve as the legal access to SW 24-39-22-W4M.

Sight lines at the existing accesses to Range Road 22-0 meet the County's requirements for clear distance, and no further road or access improvements are required.

#### **Rural Development Fund**

The two proposed parcels to be created from SE 24-39-22-W4M are approximately 5 acres and 3 acres in size. The creation of a residential parcel or creation of a parcel containing an existing dwelling that is not part of a farmstead that is up to 5 acres in size is exempt from any further rural development fund contribution.

**Site Photos**

A site inspection was completed on December 19, 2025. The following images illustrate the general nature of the subject property.

*Photo 1: View of the abandoned buildings located on the proposed parcel, looking west*



*Photo 2: View of the remainder parcel, looking south*



*Photo 3: View of the proposed strip land access to SW 24-39-22-W4M, looking west*



*Photo 4: View of the access to the proposed parcel, looking west*



### 3.0 REFERRAL COMMENTS

The application was referred to County Staff, agencies with an interest in the land, and adjacent landowners. Comments in their entirety are attached in Appendix C.

#### Comments from Municipal Staff

- Operations - No concerns

#### Comments from Adjacent Landowners

- None

#### Comments from Referral Agencies

- *Canada Post - No Concerns with application.*
- *Alberta Energy Regulator – Comments in notes*
- *Fortis Alberta - No concerns & no easement*
- *ATCO Pipelines - No objection*
- *Forestry and Parks - No concerns*
- *APEX Utilities Inc. - No objection*
- *TELUS - No concerns*

### 4.0 RECOMMENDATION

In the opinion of the Subdivision Authority, the proposed application satisfies the requirements of Section 654 of the *Municipal Government Act*, the relevant matters listed in Section 9 of the *Matters Relating To Subdivision and Development Regulations* (see Appendix D); and complies with the MDP and the LUB.

Therefore, the Subdivision Authority **APPROVES** application **SUB2025-18** subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. All outstanding Property Taxes to be paid to the County of Stettler No. 6.
3. The applicant shall enter into a Road Acquisition Agreement to dedicate 5 metres of land for future road widening of Range Road 22-0 parcel along the east boundary of the proposed and remainder parcel in accordance with Council Policy PD 4.4 – Road Dedication, Upgrades and Subdivision Registration.
4. Municipal reserves shall be provided by cash-in-lieu of land in the amount equal to 10% of the parcel being created [i.e. 10% of 3 acres equals 0.3 acres]. The applicant and the County have agreed that, for the purpose of this subdivision application the fair market value of land within the SE 24-39-22-W4M is \$2,428.00 per acre (as determined pursuant to Policy 1.32 Municipal Reserve and Environmental Reserve Land Value). Therefore, the cash-in-lieu of land amount to be paid for the 0.3 acres MR dedication is \$728.40. The exact amount will be calculated based

on the parcel area shown in the final plan of subdivision.

**Notes for Information and Follow-up by Applicant:**

- a. The applicant is responsible for the payment of the \$200.00 endorsement fee to the County per new lot created through subdivision.
- b. The developer is responsible for making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way.
- c. Any existing instruments on the land title, for example lease roads, pipelines or other oil and gas facilities or other infrastructure and agreements are automatically carried forward from the land title of the subject property to the land title(s) of the proposed parcel(s).
- d. Please notify Alberta One-Call at 1-800-242-3447 to arrange for field locating should any excavations be required near utility lines.
- e. An abandoned well search indicated that there are either no abandoned wells on the property or if there are, that the proposed subdivision area, project site or building site is located outside of the required setback distance from any abandoned well on the property.
- f. If the applicant intends to apply to participate in the County's residential laneway snow plowing program it is the applicant's responsibility to construct and maintain at no cost to the County a laneway that complies with the County's access requirements for snow plowing equipment. Please contact the County for further details. The laneway snow plowing program does not apply to commercial and industrial properties or to properties in a hamlet or a multi-lot subdivision.
- g. Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act relative to the servicing of any development in this District by means of a private sewage disposal system.
- h. The issuance of this conditional Subdivision Approval indicates only that the proposed subdivision is approved in accordance with the provisions of the County of Stettler No. 6 Municipal Development Plan, Land Use Bylaw and related policies and does in no way relieve or excuse the applicant or landowner from obtaining any other permit (including safety codes permits, e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters. Further, the issuance of this conditional Subdivision Approval specifically does not absolve the applicant or the landowner from their responsibility to comply with the Environmental Protection and Enhancement Act, the Water Act or the Public Lands Act, for example, relative to impacting a wetland on the subject property, but not excluding other provisions. It is the applicant or landowner's responsibility to undertake a wetland assessment of the subject property by a Qualified Wetland Science Practitioner to determine if any of the activities permitted under this subdivision approval may impact a wetland.

## 5.0 ALTERNATIVES

1. Postpone the application pending further information.

**OR:**

2. Deny the application, stating reasons.



---

**Jiayi Wang**  
Planner, Parkland Community Planning Services

### Attachments

Appendix A: Proposed Subdivision

Appendix B: Referral Comments


Appendix C: *Municipal Government Act* – Approval of Application - Section 654

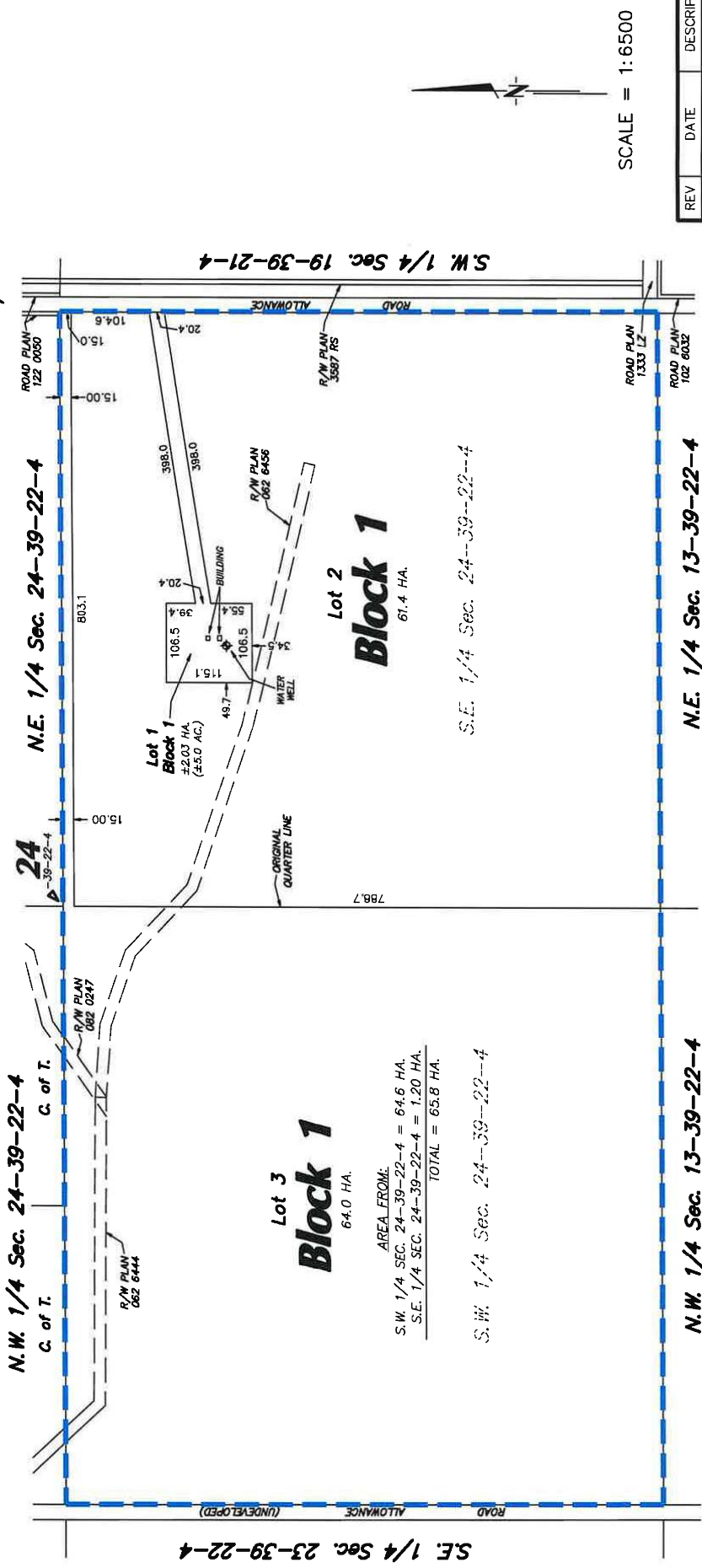
*Matters Relating To Subdivision and Development Regulation* – Relevant Considerations – Section 9

Appendix A Proposed Subdivision

COUNTY OF STETTLER No. 6  
 TENTATIVE PLAN  
 SHOWING  
 PROPOSED SUBDIVISION &  
 BOUNDARY ADJUSTMENT  
 OF ALL OF  
 S. 1/2 Sec. 24-39-22-4

NOTES:

- Buildings are plotted from aerial photo and are approx.
- Distances shown are in metres.
- Area dealt with is bounded thus  and contains: ±129.2HA. (±319.2 AC.)



SCALE = 1:6500

REV	DATE	DESCRIPTION
0	Oct. 30, 2025	Issue

DRAWN BY: RFP  
 CHK'D: KV  
 FILE No: S-048-24 tent

**BEMOCO LAND SURVEYING LTD.**  
 100, 6040-47th AVENUE  
 RED DEER, AB., PH. 403-342-2611  
 WWW.BEMOCO.COM

**Block 1**  
 64.0 HA.

AREA FROM:  
 S.W. 1/4 SEC. 24-39-22-4 = 64.6 HA.  
 S.E. 1/4 SEC. 24-39-22-4 = 1.20 HA.  
 TOTAL = 65.8 HA.

**Block 1**  
 61.4 HA.

**Block 1**  
 ±2.03 HA. (±5.0 AC.)



---

**RE: Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18**

---

From Setbackreferrals <SetbackReferrals@aer.ca>

Date Wed 2025-12-17 3:30 PM

To Jiayi Wang <jiayi.wang@pcps.ab.ca>

2 attachments (253 KB)

2025-159 Report.pdf; 2025-159 Map.pdf;

Good Day,

Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

Thank you,

### Setback Referrals

#### Alberta Energy Regulator

e [SetbackReferrals@aer.ca](mailto:SetbackReferrals@aer.ca)

Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4

**inquiries** 1-855-297-8311   **24-hour emergency** 1-800-222-6514   [www.aer.ca](http://www.aer.ca)

Security Classification: Protected A

---

**From:** Jiayi Wang <jiayi.wang@pcps.ab.ca>

**Sent:** December 17, 2025 1:47 PM

**Subject:** Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18

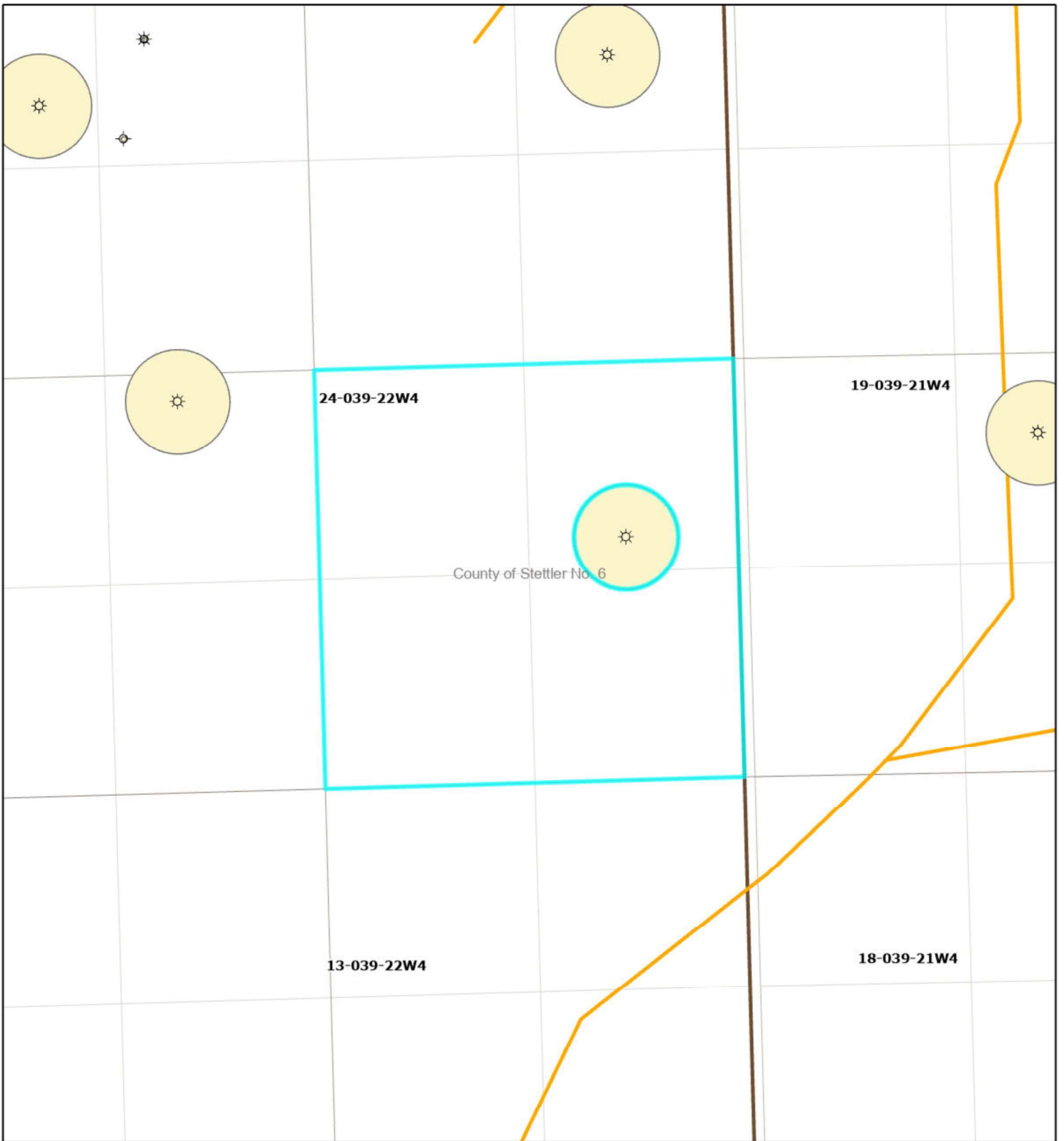
**CAUTION: External email alert.**



**DO NOT click links, open attachments, reply, or enter AER credentials**

17-Dec-25  
SW-24-39-22-W4M

**Wells with Known H2S**

License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback
335839	FLOWING	00/08-24-039-22W4/0	08-24-039-22W4	COALBED METHANE-COALS ONLY	Canadian Natural Resources Limited	0	100 m from wellhead



 HVP Pipelines  
 Sour Natural Gas Pipelines

 Sour Oil-Well Effluent Pipelines  
 dbo.FC\_Well\_SHL\_D56\_

The AER does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information.

You are strongly encouraged to undertake due diligence by contacting the licensee to obtain current sour gas setback level designations, at the earliest stage of development planning.

---


**RE: Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18 - AUI RESPONSE**

---

**From** Third Party Requests <thirdpartyrequests@apexutilities.ca>

**Date** Thu 2025-12-18 9:24 AM

**To** Jiayi Wang <jiai.wang@pcps.ab.ca>

 1 attachment (740 KB)

SUB2025-18 Agency Referral Letter.pdf;

To Whom It May Concern:

Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

We wish to advise that we have no facilities in the proposed subdivision, however, please notify Utility Safety Partners at 1-800-242-3447 to arrange for “field locating” should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

Thank you,  
Land Services  
APEX Utilities Inc.

---

**From:** Jiayi Wang <jiai.wang@pcps.ab.ca>

**Sent:** Wednesday, December 17, 2025 1:47 PM

**Subject:** Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

---

**ATCO Distribution \_ ATCO Transmission 4621 RESPONSE RE: Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18**

---

**From** Gas Land Department <land.admin@atco.com>

**Date** Tue 2025-12-30 10:47 AM

**To** Jiayi Wang <jiai.wang@pcps.ab.ca>

ATCO Distribution and ATCO Transmission wish to confirm we have no objection as we have no pipelines in the proposed area.

Thank you for allowing ATCO to review your proposal and provide feedback.

**Eileen Fecho CONTRACTOR**

Administrative Coordinator | Land | Gas Transmission

ATCO Pipelines & Liquids Global Business Unit

E: [fecho.eileen@atco.com](mailto:fecho.eileen@atco.com)

A. 14<sup>th</sup> Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8



[ATCO.com](http://ATCO.com) [Facebook](#) [Twitter](#) [LinkedIn](#)

---

**From:** Jiayi Wang <jiai.wang@pcps.ab.ca>

**Sent:** Wednesday, December 17, 2025 1:47 PM

**Subject:** Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18

**CAUTION:** This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN

Planner

---

**RE: Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18**

---

From WAY, Jeffrey <jeffrey.way@canadapost.postescanada.ca>

Date Wed 2025-12-17 3:19 PM

To Jiayi Wang <jiayi.wang@pcps.ab.ca>

No Concerns with application.

Thank you and Happy Holidays,

Jeffrey Way  
Canada Post  
Edmonton Delivery Services  
780-405-0378 W-cell  
780-944-3395 fax  
[jeffrey.way@canadapost.ca](mailto:jeffrey.way@canadapost.ca)

Merry Christmas and Happy New Year

---

**From:** Jiayi Wang <jiayi.wang@pcps.ab.ca>

**Sent:** December-17-25 1:47 PM

**Subject:** Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18

---

**This Message Is From an External Sender | Ce message provient d'un expéditeur externe**

This message came from outside your organization. Please be CAUTIOUS, particularly with links and attachments. | Ce message provient de l'extérieur de votre organisation. Veuillez faire preuve de PRUDENCE, particulièrement lorsqu'il s'agit de liens et de pièces jointes.

[Report Suspicious](#)

---

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN  
Planner  
Unit B, 4730 50th Street  
Red Deer, AB. T4N 1X2

---


**FW: Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18**

---

**From** Trevor Pratt <Trevor.Pratt@gov.ab.ca>

**Date** Fri 2026-01-02 3:56 PM

**To** Jiayi Wang <jiai.wang@pcps.ab.ca>

 1 attachment (740 KB)

SUB2025-18 Agency Referral Letter.pdf;

Hello,

Forestry and Parks has no concerns with the subdivision as defined in the application. Reminder, it is the responsibility of the land owner to ensure they are following applicable Provincial Legislation.

Thank you,

Trevor Pratt  
Lands Officer  
Forestry and Parks  
587-385-7197  
trevor.pratt@gov.ab.ca

Classification: Protected A

---

**From:** EPA LUApps-RDDR <RedDeer.LUApps@gov.ab.ca>

**Sent:** December 17, 2025 4:15 PM

**To:** Trevor Pratt <Trevor.Pratt@gov.ab.ca>

**Subject:** FW: Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18

Classification: Protected A

---

**From:** Jiayi Wang <[jiai.wang@pcps.ab.ca](mailto:jiai.wang@pcps.ab.ca)>

**Sent:** December 17, 2025 1:47 PM

**Subject:** Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18

**CAUTION:** This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Afternoon,

---

**320167041- Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18**

---

**From** Diana Pounall <diana.pounall@fortisalberta.com>  
on behalf of  
Land Service <landserv@fortisalberta.com>

**Date** Mon 2025-12-22 11:04 AM

**To** Jiayi Wang <jiayi.wang@pcps.ab.ca>

 2 attachments (970 KB)

SUB2025-18 Agency Referral Letter.pdf; Easements - 320167041 - Subdivision SE 24-39-22 W4 County of Stettler No 6 SUB2025-18.pdf;

Good Day,

Please find attached the subject mentioned documents for your review. If you require any additional information please feel free to contact the undersigned at your convenience.

Thank you,

**Diana Pounall** | Land Coordinator, Land Department

---

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264



**We are FortisAlberta.** We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

---

**From:** Jiayi Wang <jiayi.wang@pcps.ab.ca>

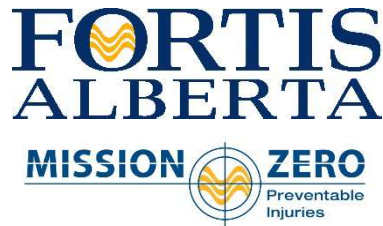
**Sent:** Wednesday, December 17, 2025 1:47 PM

**Subject:** [CAUTION] Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18

**THINK BEFORE YOU CLICK:**

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing.

If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.



Diana Pounall  
Land Department

**FortisAlberta Inc.**  
320 - 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 587-775-6264  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
Diana.Pounall@fortisalberta.com

December 22, 2025

PCPS Community Planning Services  
Unit B, 4730 Ross Street  
Red Deer, Alberta  
T4N 1X2

**Attention:** Jiayi Wang

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320167041

**MD File No.:** SUB2025-18

**Location/Legal Description:** SE 24-39-22 W4

**Customer Name:** 1647718 Alberta Ltd.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,

*D. Pounall*

Diana Pounall

RE: 320167041

---

**Re: Subdivision Referral - County of Stettler: SE 24-39-22-W4M - PCPS file: SUB2025-18**

---

From circulations . <circulations@telus.com>

Date Thu 2025-12-18 8:16 AM

To Jiayi Wang <jiai.wang@pcps.ab.ca>

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Thank you,

**Joanne Bourdage**

**Real Estate Specialist | TELUS Land Solutions Team  
Customer Network Planning (CNP)**

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

**The future is friendly®**

[circulations@telus.com](mailto:circulations@telus.com)

On Wed, Dec 17, 2025 at 1:46 PM Jiayi Wang <[jiai.wang@pcps.ab.ca](mailto:jiai.wang@pcps.ab.ca)> wrote:

Good Afternoon,

Please see the attached circulation and provide comments, if any, no later than January 6th, 2026.

Thank you!

Jiayi Wang, MPLAN  
Planner  
Unit B, 4730 50th Street  
Red Deer, AB. T4N 1X2

Phone: 403-605-5515  
8:00 AM-4:30 PM(Monday to Friday)  
Email: [jiai.wang@pcps.ab.ca](mailto:jiai.wang@pcps.ab.ca)  
Web: [pcps.ca](http://pcps.ca)

## Appendix C

### Municipal Government Act

#### Approval of Application

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any
- (c) statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided, the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

(1.1) Repealed 2018 c11 s13.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
  - (i) unduly interfere with the amenities of the neighbourhood, or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) A subdivision authority may approve or refuse an application for subdivision approval.

### Matters Relating To Subdivision and Development Regulation

#### Relevant Consideration

9 In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

- (a) its topography,
- (b) its soil characteristics,
- (c) storm water collection and disposal,
- (d) any potential for the flooding, subsidence or erosion of the land,
- (e) its accessibility to a road,
- (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),
- (h) the use of land in the vicinity of the land that is the subject of the application, and
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

# Department Report - 2025

## 2025 Development Permit Applications

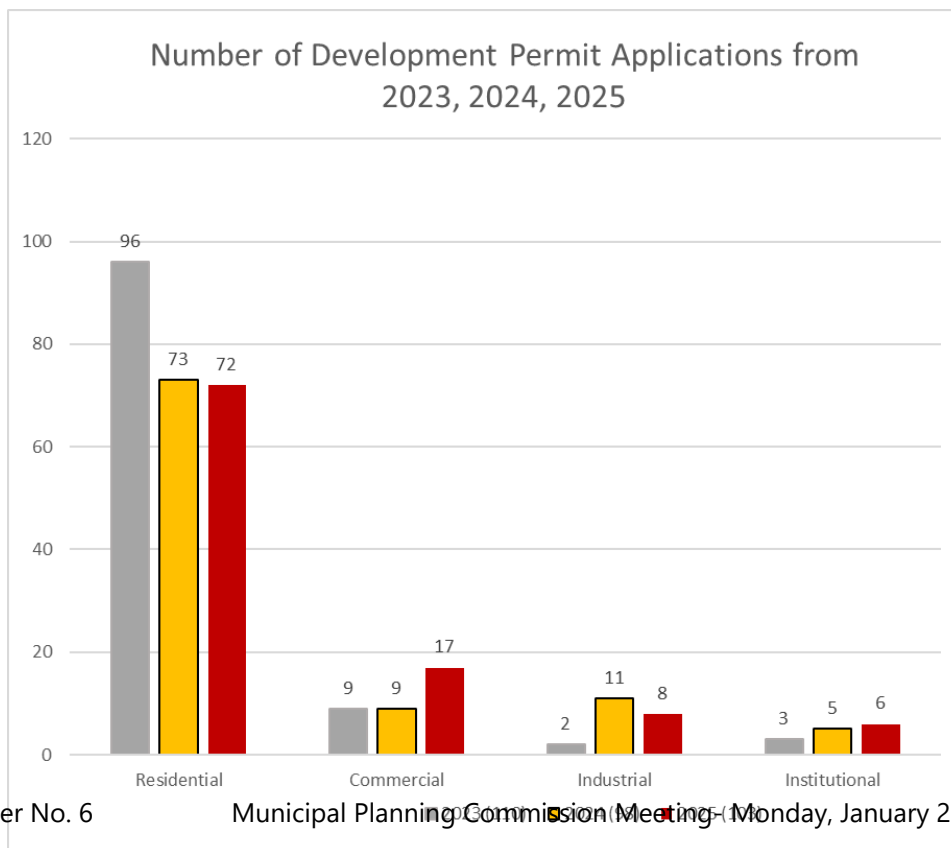
In 2025, Planning Staff processed 103 Development Permit applications. These are separated into 4 types of development: Residential, Commercial, Industrial, and Institutional.

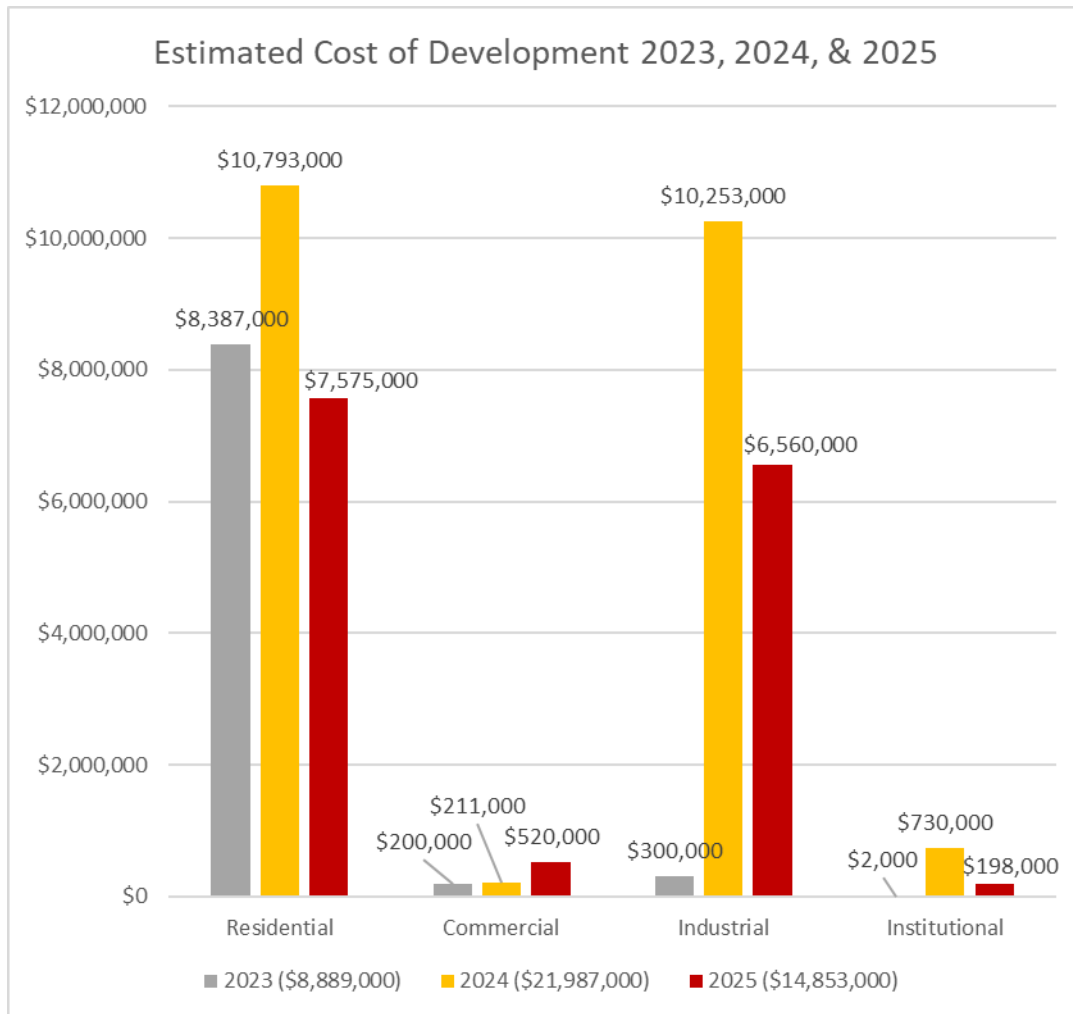
The total number of Residential permits processed was 72. This includes new construction, moved in dwellings, manufactured homes, additions to existing dwellings, ancillary buildings, solar panel arrays, and use of RV's as dwellings. The estimated value provided by applicants for these permits was \$7,575,000.

The total number of Commercial permits processed was 17. This includes home businesses, automotive repair shops, kennels, outdoor recreation facility, and oilfield service or supply. The estimated value provided by applicants for these permits was \$520,000.

The total number of Industrial permits processed was 8. This includes gravel pits, waste landfill, reclamation, work camp, and private utility and power generation. The estimated value provided by the applicants for these permits was \$6,500,000.

The total number of Institutional permits processed was 6. This includes a community building, outdoor recreation facility, fire station, and private storage on the environmental reserve. The estimated value provided by the applicants for these permits was \$198,000.





The chart above represents the dollar amount for each of the 4 types of development permits processed as presented by the applicant for the last 3 years. It should be noted that not all applications contained cost estimates, this year 28 applications did not contain estimates. Consequently, this representation may not reflect the actual value of the developments. Planning staff will be doing a comparison analysis later this year for permits processed in the 2025 calendar year to compare the value given by the applicant vs the actual assessed value given by the property assessor.

Although this year had 5 more development permits than last year the estimated cost of development was significantly lower. One of the reasons for the decrease of total estimated development this year has to do with the \$5,000,000 private utility and data processing center application submitted last year.

Notable changes from 2024 to 2025 was the increase in residential roof-mounted and stand-alone solar panel arrays, increasing from 1 to 17.

The average number of days from the application deemed complete to the decision date on for permitted uses was 5 days, while discretionary uses was 14.

## **2025 Subdivision Applications**

As of December 31, 2025, 18 subdivision applications had been received compared to the 17 applications received by the end of 2024. Sixteen (16) applications had been decided and two (2) were awaiting decision as of year end.

Trends for the sixteen (16) approved applications are as follows:

- Average number of days to issue a decision once the application is deemed complete is 39.9 days (up from 36.4 days in the December 2024 report)
- Eleven (11) applications were for a first parcel out of a quarter section
- Eight (8) of the applications for a first parcel out involved creating a new parcel around and existing farmstead
- Three (3) of the applications for a first parcel out created new bare parcels with no existing buildings
- One (1) application was for a fourth parcel out of a quarter section to create a new parcel for an existing farmstead and required approval of a Land Use Bylaw Amendment
- One (1) application was a title separation within an existing subdivision
- One (1) application involved an expansion of an existing residential acreage
- One (1) application was a boundary adjustment to bring an existing driveway into the same title as the quarter section served by the driveway
- One (1) application involved resizing and reconfiguring two existing commercial parcels in the Heartland Business Park

For the eleven (11) applications involving a first parcel out/farmstead removal, the average size of the parcel that was created was 14.5 acres (compared to the 18.6 acres average for 2024).

This average continues to be influenced by the need to accommodate the setback distance around an existing open discharge location, the layout of farm buildings and paddocks and efforts to avoid isolated, difficult to access crop areas.

**SUBDIVISION ACTIVITY - 2025 (January 1 to December 31)**

Subdivision File No.	Legal Description	Applicant	Number of New Lots Created	Avg. Lot Size (acres) of New Parcel	Date Application Complete	Date of Decision	Status	Days to Decide
SUB2025-01	NW 8-39-19-4	Jean Bruntjen	1	12.61	22-Jan-25	26-Feb-25	Endorsed	35
SUB2025-02	NW 31-39-21-4	John and Delores Hill	1	10.00	30-Jan-25	26-Mar-25	Endorsed	55
SUB2025-03	SE 2-40-20-4	Erick Osterud	1	10.00	13-Feb-25	26-Mar-25	Endorsed	41
SUB2025-04	NE 18-42-18-4	Larry Ross and Irene Tanguay	1	10.37	01-Apr-25	21-May-25	Endorsed	50
SUB2025-05	NE 15-41-20-4	Elizabeth Rider	1	29.00	15-Apr-25	21-May-25	Endorsed	36
SUB2025-06	NW 12-41-20-4	Maureen Rider	1	3.00	15-Apr-25	21-May-25	Endorsed	36
SUB2025-07	NE 32-38-19-4	Highway 12 Real Estate	2	1.97 and 1.57	01-May-25	19-Jun-25	Endorsed	49
SUB2025-08	NE 31-38-18-4	Jason and Kyilee Turre	1	18.00	13-May-25	19-Jun-25	Endorsed	37
SUB2025-09	SE 21-39-19-4	Anthony Borek	1	17.00	16-May-25	19-Jun-25	Tentative Approval	34
SUB2025-10	SW 13-41-17-4	Kevin Halseth	1	12.09	12-Jun-25	16-Jul-25	Endorsed	34
SUB2025-11	NE 34-37-17-4	Lyle Goodkey	1	12.60	19-Jul-25	20-Aug-25	Endorsed	32
SUB2025-12	NW 22-38-19-4	Ross Scheerschmidt	1	3.12	28-Aug-25	15-Oct-25	Endorsed	51
SUB2025-13	NW 16-40-20-4	Kathleen Murphy and Alexander Geates	1	9.95	12-Sep-25	15-Oct-25	Tentative Approval	33
SUB2025-14	SE 24-40-19-4	Michelle Bowles	1	15.33	12-Sep-25	15-Oct-25	Tentative Approval	33
SUB2025-15	NE and SE 3-39-19-4	Eugene and Melody Torkelson	1	12.58	16-Dec-25	Pending	Pending	n/a
SUB2025-16	Lots 6,7 and B, Block 7, Plan 7973AH	Lawrence Clarke	2	0.32 and 0.80	15-Oct-25	03-Dec-25	Tentative Approval	49
SUB2025-17	SW 12-39-22-4 and Lot B, Plan 782 2532	Bemoco Land Surveying Ltd.	0	0.602	30-Oct-25	03-Dec-25	Tentative Approval	34
SUB2025-18	SE 24-39-22-4	Bemoco Land Surveying Ltd.	1	5.00	16-Dec-25	Pending	Pending	n/a

***Subdivision Applications Submitted and In Process between January 1, 2025 - December 31, 2025 = 18***



# Municipal Planning Commission

## Report

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> January 26, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Donalda - Red Willow
<b>OWNER:</b>	D & D Zinter	<b>APPLICANT:</b>	Scott Telecom Services Ltd.
<b>SUBJECT PROPERTY:</b>	SW 19-40-19-4	<b>ZONING:</b>	Agricultural (A)
<b>FILE NO:</b>	n/a	<b>ROLL NO.</b>	456200

### 1.0 PURPOSE:

To consider a request for input regarding a proposed telecommunications tower

### 2.0 BACKGROUND:

Scott Telecom Services is acting as the agent for an Xplore Telecommunications installation (tower). The proposed tower is 45m tall and is a self-supporting structure. More detail about the proposed tower, site location and feedback from public consultation is found in the attachment.

Telecommunications facilities, which includes cell towers, fall under the jurisdiction of the Federal government and are not subject to development permit approval. The approval process that is used by Innovation, Science and Economic Development Canada (ISED), requires the proponent of a telecommunications facility to obtain local input. This includes the municipality, landowners near the proposed facility, and members of the general public. The process requires written confirmation and/or input from the municipality which can take the form of a letter.

The property owner to the northwest of the proposed location has indicated their objection based on health implications and visual impact of the proposed tower.

### 3.0 ANALYSIS AND DISCUSSION:

Planning staff have no concerns regarding the proposed telecommunications tower. An approach application may be required for the access off Range Road 20-0. A road use agreement may be required for the construction traffic.

#### **4.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION**

- (a) Authorize the MPC Chair to send the attached letter containing the County's input on the proposed telecommunications tower.
- (b) Table the decision to receive further information.
- (c) Change the letter and authorize the MPC Chair to send the revised letter containing the County's input on the proposed telecommunications tower.

#### **5.0 RECOMMENDATION**

Administration recommends that MPC authorize the MPC Chair to send the attached letter outlining the County's input regarding the proposed telecommunications tower.

Respectfully submitted,



---

**Craig Teal, RPP MCIP**  
Director of Planning & Development



December 18, 2025

County of Stettler No. 6  
Planning and Development  
6602 - 44 Avenue  
Stettler, AB  
T0C 2L0

Attention: Rich Fitzgerald

**RE: Proposed Xplore Telecommunications Installation  
Located on a portion of SW 19-40-19 W4M  
Xplore File: AB5511  
Request for Letter of Concurrence**

---

As more Canadians rely on internet services for personal security, convenience, and business, Xplore is required to respond to the demands of their customers by completing network expansion and improvements. The proposed 45m self-support tower will significantly enhance coverage and improve internet bandwidth and speed for the surrounding area.

According to the Radiocommunication Act, the Minister of Industry retains sole jurisdiction over approving proposed radiocommunication antenna systems, including cell towers. Proponents must follow Innovation, Science and Economic Development Canada's antenna tower siting procedures, titled Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03).

Federal regulations require that Xplore follow the process below:

- Investigate sharing or using existing infrastructure before proposing new antenna-supporting structures.
- Contact the land-use authority (LUA) to determine local requirements regarding antenna systems.
- Undertake public notification and address relevant concerns, whether by following local LUA requirements or Innovation, Science and Economic Development Canada's default process, as is required and appropriate.
- Satisfy Innovation, Science and Economic Development Canada's default process, as is required and appropriate.

In accordance with these policies, public consultation was completed by Xplore pursuant to ISED's default consultation process and County of Stettler No. 6. Bylaw No. 1443-10. On October 23, 2025, 4 notification packages were mailed to the list of addresses that were within the notification zone of 150m. In addition, a public notice was published in the local newspaper, The Stettler Independent on October 23, 2025.

Public notification for the proposed telecommunications tower took place from October 23, to November 22, 2025. During this period, one response was received from Veronica Salmon, who expressed concerns regarding aesthetics, health and safety and the proposed location.

STS advised Veronica that a self-supporting tower was selected to reduce visual impact. Health Canada SC-6 addresses health and safety considerations. In addition, site selection also involves several other factors, including zoning compliance, access to power, and the availability of a willing landlord. The public notification period was then extended until December 9<sup>th</sup> with no further comments received.

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. Xplore attests that the installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6. This includes all combined effects of the installation, setting restrictions and limits to exposure to all radio frequencies and electromagnetic field strengths.

We respectfully request that County of Stettler No 6. review the following attachments. The attachments are enclosed as required by your guidelines in order to provide sufficient information regarding concurrence:

- Title
- Letter of Authorization
- Survey
- Design Drawings
- Photo Simulations
- Notification Package
- Notification Line List
- Tearsheet

Xplore makes every attempt to develop as sensitively as possible, while balancing the technical requirements and customer demand for improving service in an area. The location for the proposed telecommunications tower was identified by qualified radiofrequency engineers. It is central to an area experiencing poor internet coverage and that is susceptible to capacity limitations.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards

*Michèle Klein*

Michele Klein  
Municipal Planner  
Scott Telecom Services Ltd.  
Cell: 403-993-7305  
mklein@scotland.ca



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0023 389 281            4;19;40;19;SW                      072 162 894

LEGAL DESCRIPTION  
MERIDIAN 4 RANGE 19 TOWNSHIP 40  
SECTION 19  
QUARTER SOUTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF STETTLER NO. 6

REFERENCE NUMBER: 072 162 893

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 162 894	22/03/2007	TRANSFER OF LAND	\$210,000	CASH

---

OWNERS

DANIEL ZINTER

AND

DOLORES ZINTER

BOTH OF:

BOX 1497

COCHRANE

ALBERTA T4C 1B4

AS JOINT TENANTS

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
782 010 569	17/01/1978	UTILITY RIGHT OF WAY GRANTEE - ALBERTA POWER LIMITED. AS TO PORTION OR PLAN:7820057 "TAKES PRIORITY DATE OF CAVEAT 5360UP"

---

REGISTRATION

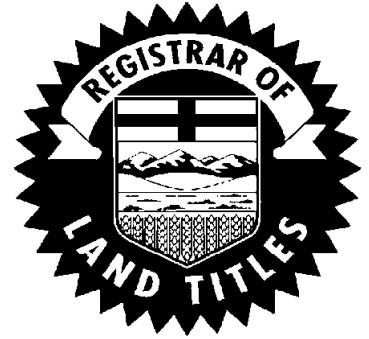
NUMBER      DATE (D/M/Y)      PARTICULARS

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 2 DAY OF JUNE, 2025 AT 02:34 P.M.

ORDER NUMBER: 53884127

CUSTOMER FILE NUMBER: XPLMAB5511.1



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**SCHEDULE D**  
**AUTHORIZATION LETTER**

FROM: DANIEL ZINTER AND  
DOLORES ZINTER  
Box 97  
Water Valley, Alberta  
T0M 2E0

TO WHOM IT MAY CONCERN:

Re: SW 19-40-19 W4M  
Site: AB5511

We/I, Daniel Zinter and Dolores Zinter, the owner of the above mentioned property, hereby give Xplore Inc. and its agents permission to act as our agent to acquire the necessary permits, drawings and/or buildings structural blue-prints, hydro information from the public utility and information from the municipality or other authorities concerned, needed to approve the construction of the telecommunications site at the address indicated above and as shown on the attached plans.

Sincerely,

  
\_\_\_\_\_  
Daniel Zinter  
Owner

  
\_\_\_\_\_  
Dolores Zinter  
Owner



# Site Sketch

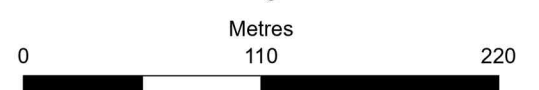
## 4;19;40;19;SW

- 45m Self-Support Tower
- 10m x 10m Site
- 10m Wide Access
- 3m Wide Utility R/W
- Parcel Boundaries
- Existing Power Lines



Municipality: COUNTY OF STETTLER NO. 6  
 Access Length: 30m  
 Distance to Power: 89m  
 Tower Coordinates: 52.455592, -112.739511  
 Elevation: 809m

WARNING: This map is based on overlaid public data sets and may be inaccurate. Do not use this map for construction. It is not a legal survey. Buried hazards or infrastructure such as pipelines, powerlines or cables may not be shown accurately or at all. The same is true for facilities and geographical features. Relying on the accuracy or completeness of this map could cause serious injury or death. Use it at your own risk.



Scale: 1:3,500  
 Coordinate System: NAD 1983 3TM 114

Author: Gregory Switzer  
 Contact: (403) 261-1000  
 Publish Date: 2025-07-18



XPLM-AB5511.1

Sources: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Maxar, Altalis, GeoGratis, DataBC, Abadata

SECTION NO.	1	2	3	4	5	6	7	8	9	10	11	12
LEGS (350W)	HSS 8.625x0.3125	HSS 6.625x0.3125										
DIAGONALS		L2 1/2x2 1/2x1/4 (300W)										
HORIZONTALS				SR 1 1/8 (300W)	SR 2 3/4 (300W)	SR 0 7/8 (300W)	SR 2 1/2 (300W)	SR 0 3/4 (300W)	SR 2 1/4 (300W)	SR 0 3/4 (300W)	SR 2 (300W)	SR 1 5/8 (300W)
RED. SecH1		L2x2x1/4 (300W)										

EL. = 150.00'  
F.W. = 36.00"

EL. = 140.00'  
F.W. = 36.00"

EL. = 130.00'  
F.W. = 39.00"

EL. = 120.00'  
F.W. = 42.00"

EL. = 110.00'  
F.W. = 45.00"

EL. = 100.00'  
F.W. = 48.00"

EL. = 90.00'  
F.W. = 51.00"

EL. = 80.00'  
F.W. = 54.00"

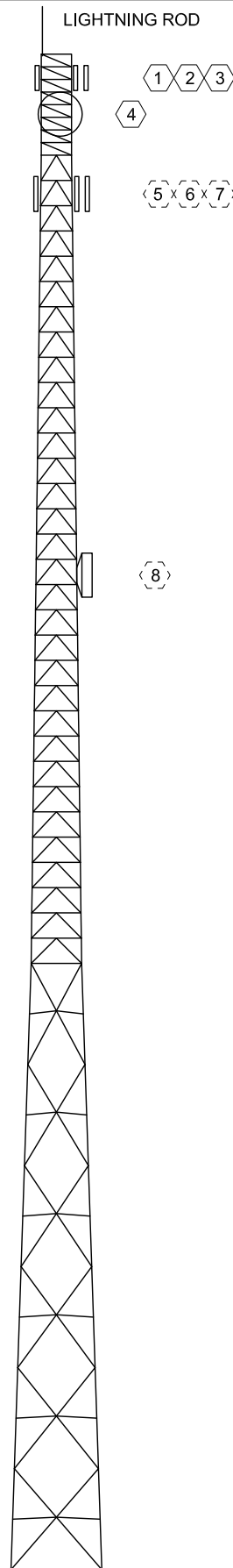
EL. = 70.00'  
F.W. = 57.00"

EL. = 60.00'  
F.W. = 60.00"

EL. = 40.00'  
F.W. = 76.00"

EL. = 20.00'  
F.W. = 92.00"

EL. = 0.00'  
F.W. = 108.00"



**TOWER PROFILE \***

\* THIS TOWER PROFILE IS ONLY FOR PRESENTATION PURPOSE, TOWER STRUCTURAL MEMBERS AND TOWER FACE WIDTH TO BE DESIGNED FOR SPECIFIC TOWER SITE.

ANTENNA LIST						
ANTENNA No.	ANTENNA TYPE	ELEVATION (m)	AZIMUTH (°)	MAIN TX-LINE	EQUIPMENT AT ANTENNA ELEVATION LEVEL	STATUS
1	«ALPHA WIRELESS» AW3506	45.0	0	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
2	«ALPHA WIRELESS» AW3506	45.0	120	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
3	«ALPHA WIRELESS» AW3506	45.0	240	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
4	4 FT DISH	44.0	240	(1) CAT-5	-	INITIAL
5	«ALPHA WIRELESS» AW3519	41.5	0	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
6	«ALPHA WIRELESS» AW3519	41.5	120	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
7	«ALPHA WIRELESS» AW3519	41.5	240	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
8	4 FT DISH	30.0	0	(1) CAT-5	-	FUTURE

**NOTE:**

1. THE ELEVATION OF THE ANTENNAS "OMNI" IS THAT OF THE INTERSECTION OF THE RADOME OF THE ANTENNA WITH ITS METAL BASE. THE ELEVATION OTHER TYPES OF ANTENNA IS THAT OF THE GEOMETRIC CENTER OF THE ANTENNA;
2. THE ELEVATIONS OF THE ANTENNAS ARE GIVEN WITH RESPECT TO THE BOTTOM OF THE TOWER BASE PLATES;
3. THE TRANSMISSION LINES TO BE PROPERLY ATTACHED TO THE WELDED Tx BRACKETS PROVIDED ON THE TOWER SECTIONS.

**DESIGN NOTE:**

DESIGN SPECIFICATION :	CSA-S37-13
WIND PRESSURE :	≤ 500 Pa
RADIAL ICE :	25 mm /S37-13
STEEL :	G40.21 300W LEGS < 1-5/8"Ø 350W LEGS 1-5/8"Ø & >
FINISH :	HOT-DIPPED GALVANIZED
IMPORTANCE FACTOR :	1.00
SERVICEABILITY FACTOR :	1.00
TERRAIN CATEGORY :	OPEN
MAX DEFLECTION :	0.65° @ M/W

**DISCLAIMER:**  
THIS DRAWING IS THE PROPERTY OF WESBELL TECHNOLOGIES. REPRODUCTION OF PART OR WHOLE OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER IS STRICTLY PROHIBITED.  
ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE AS PRODUCTS, FEATURES, ENGINEERING METHODS OR OTHER CIRCUMSTANCES WARRANT.  
DO NOT SCALE THIS DRAWING. ANY ERRORS OR OMISSIONS REGARDING THIS DRAWING SHOULD BE REPORTED IMMEDIATELY TO THE ENGINEER OF THE CURRENT REVISION. MODIFICATIONS AS REQUIRED WILL BE INCORPORATED IN FUTURE REVISIONS.

**NOT FOR CONSTRUCTION**



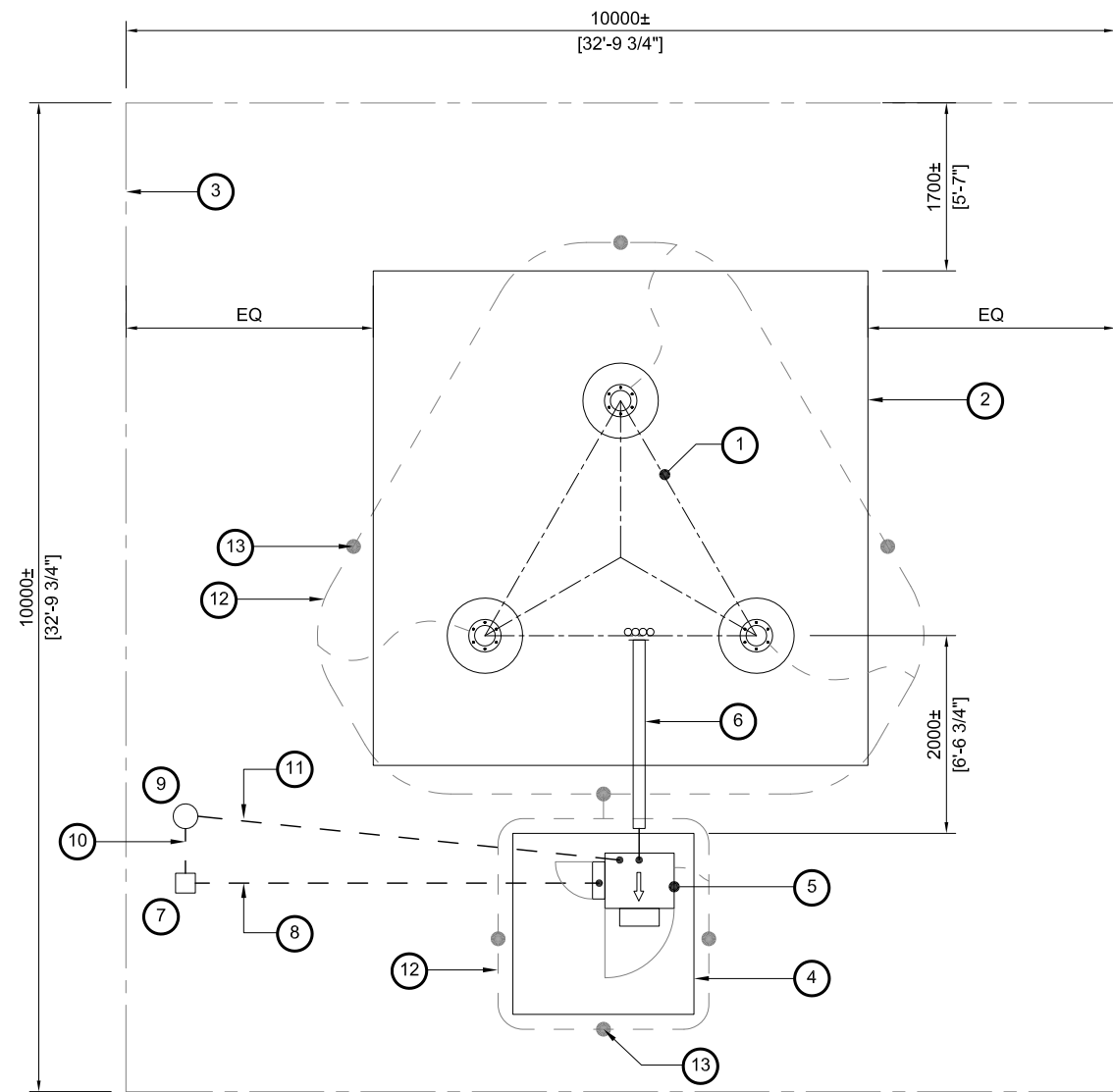
6300 Ordan Drive, Mississauga, Ontario Canada, L5T 1W6  
Ph: (905) 595-8000 Fax: (905) 595-7986  
Toll Free: 1 800-WESBELL  
www.wesbell.com

5			
4			
3			
2			
1			
0	FOR INFORMATION	RR	
No.	ISSUE/REVISION	BY	DATE

**PROJECT:**  
XPLORNET  
SELF SUPPORT TOWER

**TITLE:**  
150' TOWER PROFILE

DRAWN BY:	RR	PURCHASE ORDER NO.
CHECKED BY:	MW	PROJECT NO.
APPROVED BY:	MP	DRAWING NO. S02-01
DATE:	18/01/2017	SHEET 3 OF 12



**SITE LAYOUT & GROUNDING**  
SCALE : NTS

**NOTE:**

1. a. PRIOR TO MAKING A GROUND SYSTEM CONNECTION CLEAN THE CONNECTION PARTS OF PAINT OR OTHER FOREIGN MATTER
- b. ALL BURNDY CONNECTORS AND CONNECTING WIRE OR CABLE PARTS THAT COME IN CONTACT WITH THE BURNDY CONNECTOR SHALL BE CLEANED OF ALL RUST, OXIDE OR DIRT AND THEN GIVEN A LIBERAL APPLICATION OF NO-OX-ID 'A' SPECIAL SEALING COMPOUND PRIOR TO COMPLETING THE CONNECTIONS. (ABOVE GRADE ONLY)
2. ALL GROUND WIRE ABOVE GRADE IS TO BE 7/16" GALV WIRE UNLESS NOTED
3. WHERE THERE IS A CONTINUOUS FLOW OF GROUND WIRE (ie. LOOP AROUND BLDG OR TOWER) CONNECT WIRE TO ROD WITH CAD WELD #115 (MOLD GTC-182G)
4. WHERE THERE IS GALV WIRE TO GALV WIRE CONNECTION ARE TO BE CLEAN AND FREE OF PAINT AT THE MATING SURFACE USE CAD WELD SHOT #115 (MOLD YRC-2G2G-LH OR RH)
5. AT GROUND LEVEL, ALL CONDUCTORS SHALL BE BURIED MINIMUM 600mm BELOW FINISHED GRADE
6. THE TOWER/ FOUNDATION/ CABINET ORIENTATION TO BE DETERMINED ON SITE WALK
7. THE LOCATION AND ORIENTATION OF (7) (8) (9) (10) (11) TO BE DETERMINED PER SITE SPECIFIC REQUIREMENT

- (1) 150' AWSS
- (2) FOUNDATION FOOTPRINT
- (3) 10m x 10m LEASED AREA
- (4) 1830 x 1830 x 150 (6' x 6' x 6") CABINET PAD
- (5) CABINET - ARROW INDICATES FRONT DOOR ORIENTATION
- (6) 6" WIDE CABLE TRAY TO PASS CABLES FROM CABINET TO TOWER
- (7) 8" x 8" WOOD POST - 30A 240V AC ELECTRICAL MAIN DISCONNECT
- (8) 3" UNDERGROUND CONDUIT TO PASS ELECTRICAL FROM DISCONNECT TO CABINET
- (9) LAST UTILITY POLE w/ ELECTRICAL METER
- (10) UTILITY POWER IN 3" UNDERGROUND CONDUIT FROM ELECTRICAL METER TO MAIN DISCONNECT
- (11) 3" UNDERGROUND CONDUIT FOR FIBRE TO CABINET w/ PULL STRING IN IT (IF POP SITE)
- (12) 2/0 STRANDED BARE COPPER GROUND WIRE
- (13) 3/4"Ø x 10'-0" COPPER CLAD GROUND ROD
- (14) GALV STEEL CABLE GROUND BAR
- (15) 3m GALV. STEEL LIGHTNING ROD
- (16) COMPOUND FENCE IF REQUIRED

**DISCLAIMER:**  
THIS DRAWING IS THE PROPERTY OF WESBELL TECHNOLOGIES. REPRODUCTION OF PART OR WHOLE OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER IS STRICTLY PROHIBITED.  
ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE AS PRODUCTS, FEATURES, ENGINEERING METHODS OR OTHER CIRCUMSTANCES WARRANT.  
DO NOT SCALE THIS DRAWING. ANY ERRORS OR OMISSIONS REGARDING THIS DRAWING SHOULD BE REPORTED IMMEDIATELY TO THE ENGINEER OF THE CURRENT REVISION. MODIFICATIONS AS REQUIRED WILL BE INCORPORATED IN FUTURE REVISIONS.

**NOT FOR CONSTRUCTION**



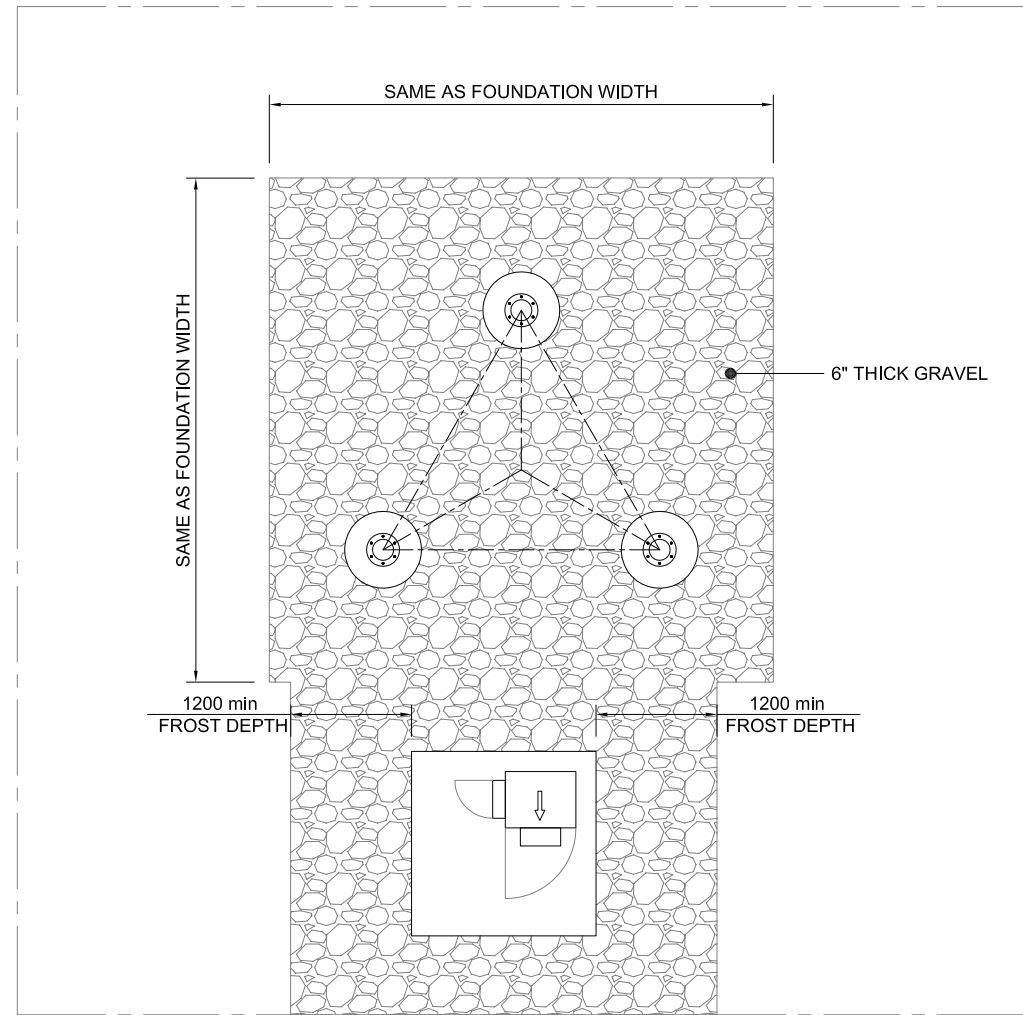
6300 Ordan Drive, Mississauga, Ontario Canada, L5T 1W6  
Ph: (905) 595-8000 Fax: (905) 595-7986  
Toll Free: 1 800-WESBELL  
www.wesbell.com

5			
4			
3			
2			
1			
0	FOR INFORMATION	RR	
No.	ISSUE/REVISION	BY	DATE

**PROJECT:**  
XPLORNET  
SELF SUPPORT TOWER

**TITLE:**  
COMPOUND LAYOUT & GROUNDING  
150' (45m) TOWER

DRAWN BY:	RR	PURCHASE ORDER NO.	
CHECKED BY:	MW	PROJECT NO.	
APPROVED BY:	MP	DRAWING NO.	S03-01
DATE:	18/01/2017	SHEET	5 OF 22



**COMPOUND LAYOUT  
- SURFACE BACKFILL**  
SCALE : NTS

**DISCLAIMER:**  
THIS DRAWING IS THE PROPERTY OF WESBELL TECHNOLOGIES. REPRODUCTION OF PART OR WHOLE OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER IS STRICTLY PROHIBITED.  
ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE AS PRODUCTS, FEATURES, ENGINEERING METHODS OR OTHER CIRCUMSTANCES WARRANT.  
DO NOT SCALE THIS DRAWING. ANY ERRORS OR OMISSIONS REGARDING THIS DRAWING SHOULD BE REPORTED IMMEDIATELY TO THE ENGINEER OF THE CURRENT REVISION. MODIFICATIONS AS REQUIRED WILL BE INCORPORATED IN FUTURE REVISIONS.

**NOT FOR  
CONSTRUCTION**



6300 Ordan Drive, Mississauga, Ontario Canada, L5T 1W6  
Ph: (905) 595-8000 Fax: (905) 595-7986  
Toll Free: 1 800-WESBELL  
www.wesbell.com

5			
4			
3			
2			
1			
0	FOR INFORMATION	RR	
No.	ISSUE/REVISION	BY	DATE

**PROJECT:**  
XPLORNET  
SELF SUPPORT TOWER

**TITLE:**  
COMPOUND LAYOUT - SURFACE BACKFILL  
150' (45m) TOWER

DRAWN BY:	RR	PURCHASE ORDER NO.	
CHECKED BY:	MW	PROJECT NO.	
APPROVED BY:	MP	DRAWING NO.	S03-02
DATE:	18/01/2017	SHEET	6 OF 22



PREPARED BY:

**FC TELECOM**  
CONSULTANTS

County of Stettler No. 6

Municipal Planning Commission Meeting - Monday, January 26, 2026

101

**AB5511**  
**WHITE SANDS PHOTOSIM**



**October 23, 2025**

**To: Landowner**

**Re: Proposed Xplore Telecommunications Installation  
Located on a portion of SW 19-40-19 W4M  
Xplore's File: AB5511**

---

Xplore Inc. (Xplore) would like to notify area residents of a proposal to construct a telecommunications installation on a portion of SW 19-40-19 W4M located in County of Stettler No. 6. The proposed installation is a 45m (148ft) self-support tower with the approximate corresponding GPS coordinates of 52.455592° N, -112.739511° W. In addition, public notice will be published in The Stettler Independent on the same day as mentioned above.

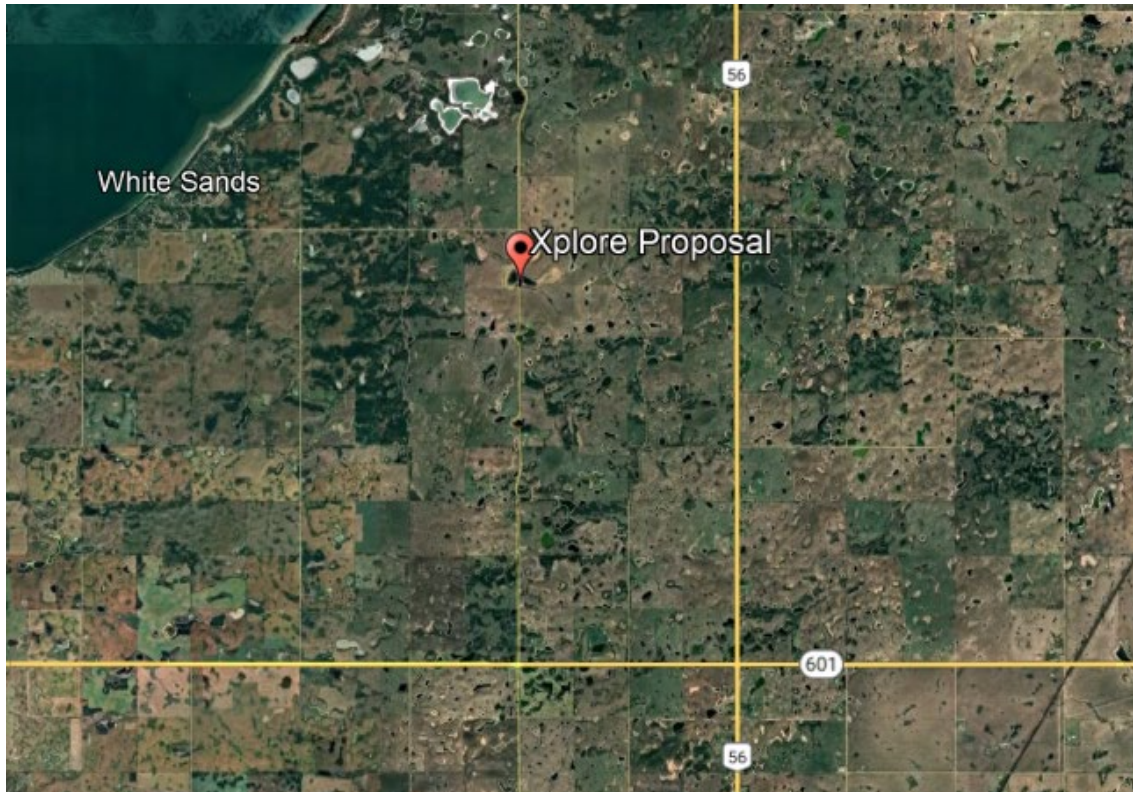
#### **About Xplore**

Xplore Inc. is Canada's leading rural broadband Internet provider. We believe everyone should have access to the online world, so we make our service available everywhere in Canada, including the hard to reach places. We overcome the challenges of Canada's vast geography through our hybrid network of fixed-wireless towers on the ground and next-generation satellites in space. Our customers live in the farthest reaches of the country and just outside of major urban centres, and through our coast-to-coast network of local dealers we connect them to all that the Internet offers. Xplore connects you to what matters online. For more information, please visit <https://www.xplore.com/why-choose-xplore/>.

#### **Xplore's Proposal**

In conformance with Innovation, Science and Economic Development Canada's (ISED) (formerly Industry Canada) policy for approving new telecommunications installations, Xplore has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area. There were no existing structures found within a 3km radius of the targeted area on which to collocate Xplore's equipment. All equipment necessary to operate this facility will reside within an equipment shelter at the base of the tower. Xplore attests that the installation will respect good engineering practices, including structural adequacy.

## Proposal Map



### Health Canada

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. Xplore attests that the installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's *Safety Code 6*. This includes all combined effects of the installation, setting restrictions and limits to exposure to all radio frequencies and electromagnetic field strengths.

### Canadian Environmental Assessment

Proponents are responsible for ensuring that antenna systems are installed and operated in a manner that complies with other statutory requirements such as *the Canadian Environmental Protection Act, 1999*, *the Migratory Birds Convention Act, 1994*, and *the Species at Risk Act*, as applicable. If a proposed tower falls within ISED's default public consultation process, written confirmation of the project's status under IAA as to whether it is incidental to a designated project or, if not, whether it is on federal lands is required. The proposed telecommunications facility described in this notification package is excluded from environmental assessment under the Impact Assessment Act (IAA) (previously Canadian Environmental assessment Act, 2012 (CEAA2012), repealed).

### Transport Canada / NAV Canada Requirements

Transport Canada and NAV Canada determine requirements for marking and lighting of the tower and whether the proposal would have an impact on the provision of the national air navigation system. Based on the information regarding the proposed tower, the expectation is that marking or lighting will not be required, however the federal authorities will make the final determination.

**Site Plan**

The tower compound will be 10m. x 10m. All equipment necessary to operate this facility will reside within an equipment shelter with the approximate dimensions of 6' x 8'. Access to the tower will be via an existing approach off Range Road 200.

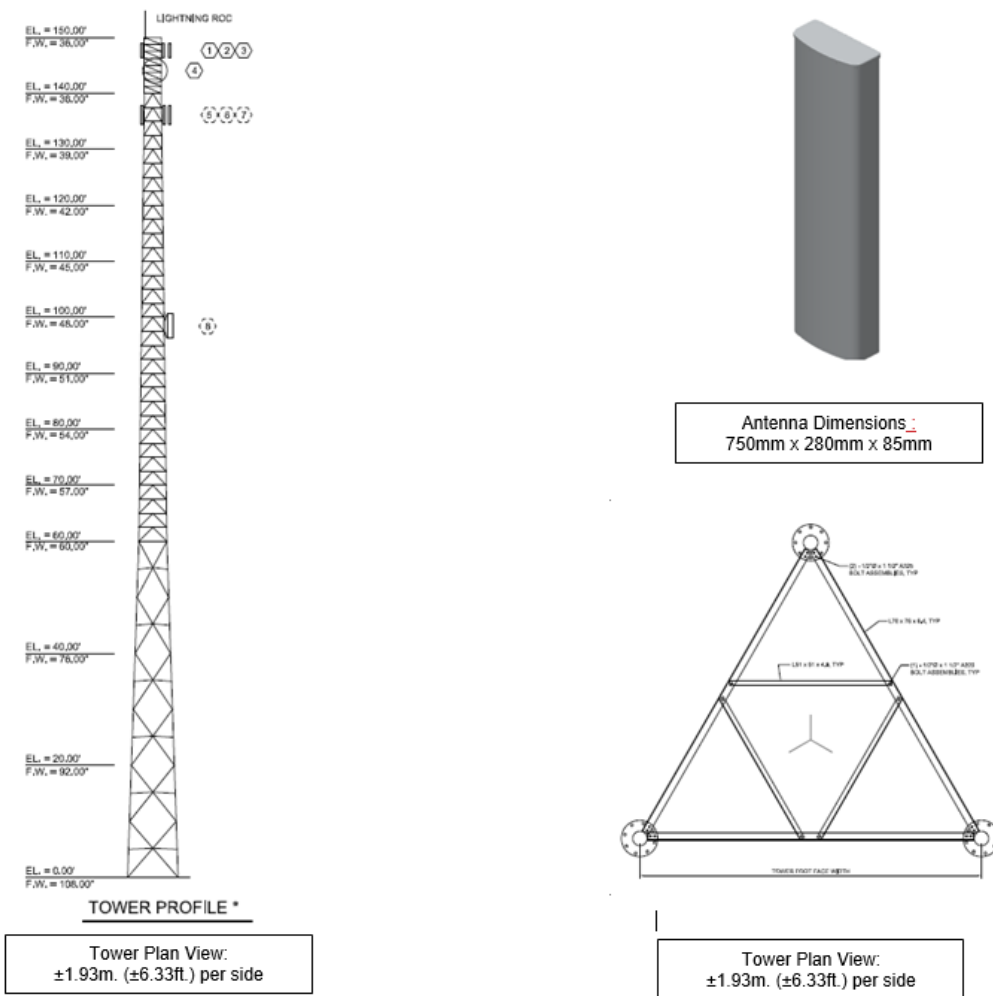


**Colocation**

It is Xplore’s policy to first consider colocating (sharing) existing infrastructure, including other carrier’s towers before proposing to build a new structure. Where a new structure is required to be built, Xplore welcomes colocation applications by other carriers. In accordance with federal regulations, Xplore has processes in place to facilitate the sharing of Xplore’s telecommunications tower infrastructure in a timely manner. Future sharing may result in additional antennas being installed on the proposed tower.

**Elevation Profile/Antenna Mounts**

Below is the elevation profile of the proposed 45m. self-support tower, a tower plan view and photos indicative of the mounted antenna(s) that are planned to be located on this tower. All of the equipment required to operate the facility will reside within an equipment shelter with the approximate dimensions of 6’ x 8’.



**Rationale for a Tower Site**

As more Canadians rely on internet services for personal security, convenience and business, Xplore is required to respond to the demands of our customers by completing network expansion and improvements.

### Photo-simulation

Below is a simulation depicting what the tower is expected to look like, post construction.

**Type:** Self-Support **Height:** 45m. **Shelter Dimensions:** 6' x 8'.



### Consultation Process and Procedures

Service providers are required to consult with the Local Land Use Authority and the general public regarding new telecommunications installations. If no telecommunications protocol has been set in place by the Land Use Authority for the purposes of this proposal, the provider is required to follow ISED's (formerly, Industry Canada) Default Public Consultation Process, in accordance with Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03 Issue 5, effective July 15, 2014). The County of Stettler No. 6 currently does not have a telecommunications protocol; therefore, ISED's Default Public Consultation Process will be followed.

### Additional Information

General information regarding telecommunications systems is available on ISED's Spectrum Management and Telecommunications websites:

Innovation, Science and Economic Development Canada: Facts about towers – <http://ic.gc.ca/antenna>

Innovation, Science and Economic Development Canada: FAQ on Radiofrequency Energy and Health – <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Health Canada: Safety Code 6, Radiofrequency Exposure Guidelines – [http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

Health Canada: Cell Phone Towers – <http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>

Canadian Wireless Telecommunications Association (CWTA): Health and Safety – <http://www.cwta.ca/for-consumers/health-safety/>

Should you have any comments, questions or concerns regarding Xplore's telecommunications proposal described herein, please feel welcome to contact the undersigned prior to November 22, 2025. Comments

may be mailed to Scott Telecom Services, Suite 900, 202 – 6<sup>th</sup> Avenue SW, Calgary, Alberta T2P 2R9.  
Comments may also be faxed to 403-263-5263 or emailed to [notify@scotland.ca](mailto:notify@scotland.ca).

Regards,

*Michèle Klein*

Michele Klein

Municipal Planner

Agent for Xplore

Phone: 403-261-6514

Email: [notify@scotland.ca](mailto:notify@scotland.ca)

**Additional Contact Information:**

**Innovation, Science and Economic Development Canada**

Central and Northern Alberta District Office

Canada Place

9700 Jasper Avenue NW, Room 725

Edmonton, AB T5J 4C3

Telephone: 1-800-461-2646 or 780-495-2472

Fax: (780) 495-6501

Email: [spectrumedmonton-edmontonspectre@ised-isde.gc.ca](mailto:spectrumedmonton-edmontonspectre@ised-isde.gc.ca)

**County of Stettler No. 6**

Planning and Development

6602 - 44 Avenue

Stettler, AB

TOC 2L0

Telephone: 403-742-4441

Email: [planning@stettlercounty.ca](mailto:planning@stettlercounty.ca)

**Attachments:** Comment sheet



**Comment Sheet (AB5511)  
SW 19-40-19 W4M**

---

1. Are you an internet service user?

yes       no

2. Do you currently own any of the following devices?

Tablet    Laptop    E-reader    Home Computer

3. Do you plan on purchasing any of the following devices in the next year?

Tablet    Laptop    E-reader    Home Computer

4. Do you feel this is the most appropriate location for the site in this area?

yes       no

---

---

---

5. Are you satisfied with the appearance of the proposed facility?

If not, what changes would you suggest?

yes       no

---

---

---

6. What comments do you have that could improve our consultation process?

---

---

---

Additional Comments:

---

---

---

---

---

---

Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.

*(Please print clearly)*

Name:

---

Mailing Address:

---

---

---

Postal Code

---

Email Address:

---

We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to [notify@scotland.ca](mailto:notify@scotland.ca)



23 octobre 2025

**À: Propriétaire**  
**Re: Installation d'équipements de télécommunications proposée par Xplore Inc.**  
**Située sur une portion de SO 19-40-19 W4M**  
**Fichier Xplore : AB5511**

---

Xplore Inc. (Xplore) souhaite aviser les résidents de la région d'un projet de construction d'une installation de télécommunications sur une partie de SO 19-40-19 W4M située près de la Comté de Stettler n° 6. L'installation proposée est une tour autoportante de 45m (148ft) aux coordonnées GPS approximatives de 52,455592°, -112,739511°. De plus, un avis public sera publié en The Stettler Independent le même jour que celui mentionné ci-dessus.

#### **À propos d'Xplore**

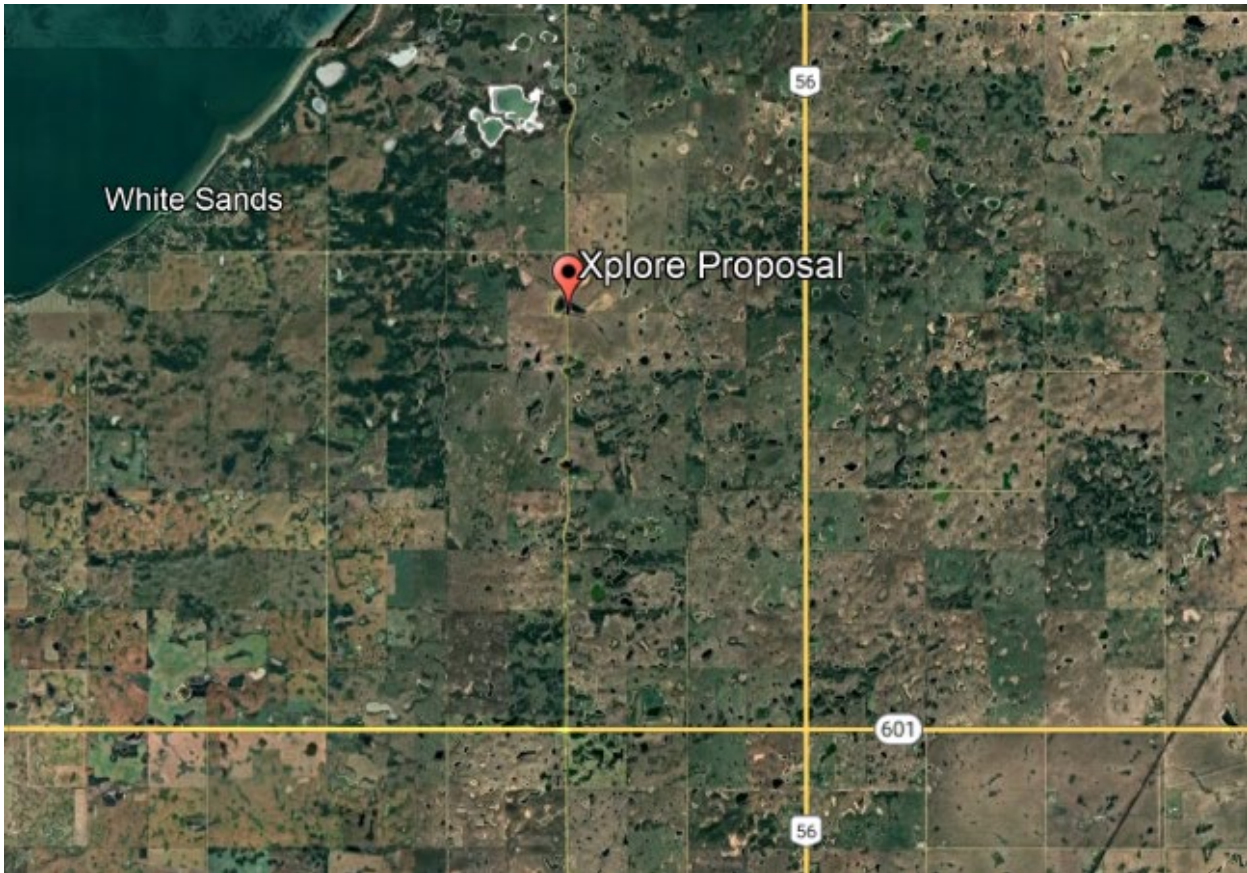
Xplore Inc. est le principal fournisseur d'accès Internet haute vitesse en milieu rural au Canada. Nous croyons que tout le monde devrait avoir accès au monde en ligne, c'est pourquoi nous rendons notre service disponible partout au Canada, y compris dans les endroits difficiles d'accès. Nous relevons les défis de la vaste géographie du Canada grâce à notre réseau de tours fixes sans fil au sol, de fibres optiques et de satellites de prochaine génération dans l'espace. Nos clients vivent dans les régions les plus éloignées du pays et juste à l'extérieur des grands centres urbains, et grâce à notre réseau de revendeurs locaux d'un océan à l'autre, nous les connectons à tout ce qu'offre l'internet. Xplore vous connecte à ce qui compte en ligne. Pour plus d'informations, s'il vous plaît visitez <https://www.xplore.ca/fr/>

#### **La proposition d'Xplore**

Conformément à la politique d'Innovation, Sciences et Développement économique Canada (ISED) (anciennement Industrie Canada) pour l'approbation de nouvelles installations de télécommunications, Xplore a étudié tous les systèmes d'antennes existants et d'autres infrastructures capables de recevoir les équipements de télécommunications de la région. Aucune structure existante n'a été trouvée dans un rayon de 3 km de la zone ciblée sur laquelle placer l'équipement d'Xplore. Tout l'équipement nécessaire au fonctionnement de cette installation résidera dans un abri d'équipement à la base de la tour. Xplore atteste que l'installation respectera les bonnes pratiques d'ingénierie, y compris l'adéquation structurale.



### Carte de proposition



### Santé Canada

ISED exige que tous les fournisseurs de services sans fil opèrent conformément aux normes de sécurité de Santé Canada. Xplore atteste que l'installation décrite dans cet avis de notification sera installée et exploitée de façon continue conformément au Code de sécurité 6 de Santé Canada. Cela comprend tous les effets combinés de l'installation, l'établissement de restrictions et de limites d'exposition à toutes les fréquences radio et aux forces des champs électromagnétiques.

### Évaluation environnementale canadienne

Les promoteurs sont responsables de s'assurer que les systèmes d'antennes sont installés et exploités conformément aux autres exigences réglementaires telles que la Loi canadienne sur la protection de l'environnement (1999), la Loi de 1994 sur la convention concernant les oiseaux migrateurs et la Loi sur les espèces en péril, selon le cas. Si une tour proposée relève du processus de consultation publique par défaut d'ISED, une confirmation écrite du statut du projet en vertu de l'IAA indiquant s'il est accessoire à un projet désigné ou, dans le cas contraire, s'il se trouve sur des terres fédérales, est requise. L'installation des équipements de télécommunications proposée décrite dans le présent avis de notification est exclue de l'évaluation environnementale en vertu de la Loi sur l'évaluation d'impact (IAA) (anciennement Loi canadienne sur l'évaluation environnementale, 2012 (CEAA2012), abrogée).



**Exigences de Transports Canada / NAV Canada**

Transports Canada et NAV Canada déterminent les exigences relatives au balisage et à l'éclairage de la tour et déterminent si la proposition aurait une incidence sur la prestation du système national de navigation aérienne. Sur la base des informations concernant la tour proposée, on s'attend à ce que le marquage ou l'éclairage ne soient pas nécessaires, mais les autorités fédérales prendront la décision finale.

**Plan du site**

L'espace au sol nécessaire de la tour mesurera 10m. x 10m. Tout l'équipement nécessaire au fonctionnement de cette installation résidera dans un abri d'équipement aux dimensions approximatives de 6' x 8'. L'accès à la tour se fera par une approche existante depuis Range Road 200.



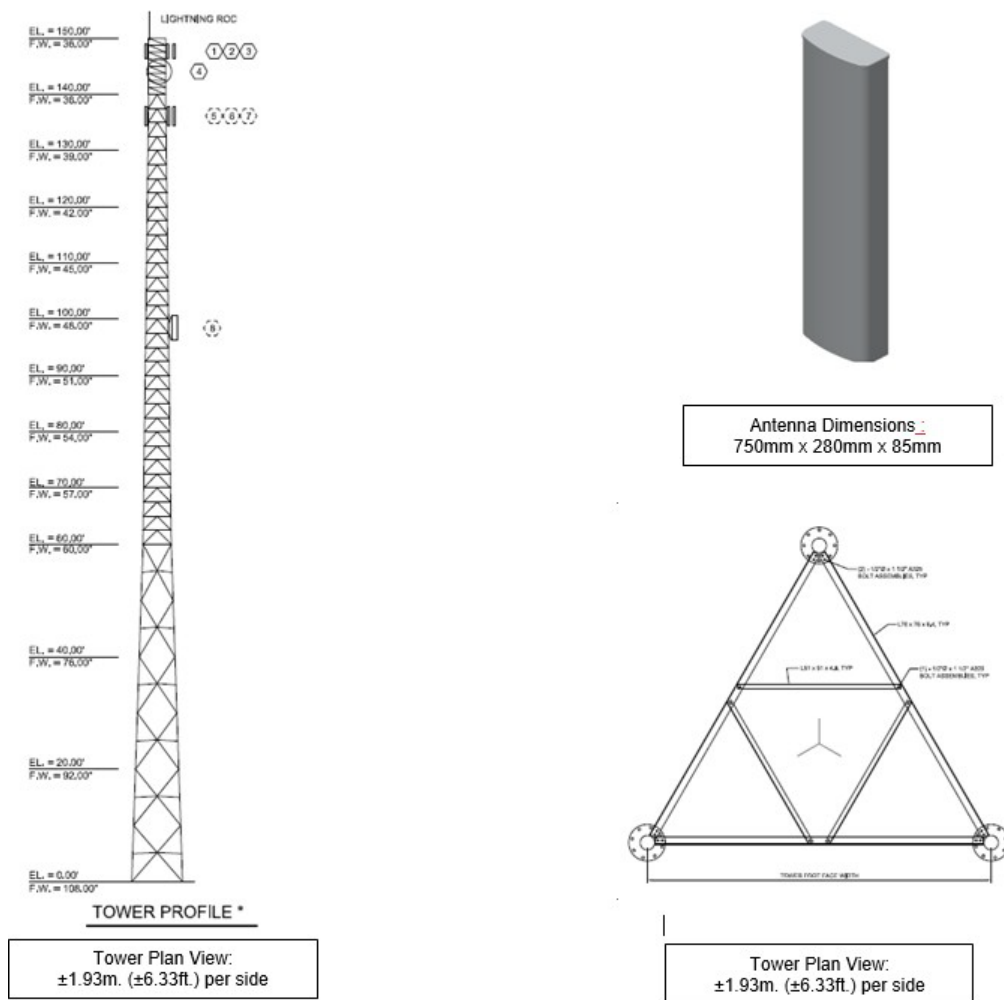


**Colocation**

La politique de Xplore est d'abord d'envisager de colocaliser (partager) l'infrastructure existante, y compris les tours d'autres opérateurs, avant de proposer de construire une nouvelle structure. Lorsqu'une nouvelle structure doit être construite, Xplore accueille les demandes de colocation d'autres transporteurs. Conformément à la réglementation fédérale, Xplore a mis en place des processus pour faciliter le partage de l'infrastructure de la tour de télécommunications de Xplore dans un délai convenable. Le partage futur pourrait entraîner l'installation d'antennes supplémentaires sur le pylône proposé.

**Profil d'élévation/supports d'antenne**

Vous trouverez ci-dessous le profil d'élévation de 45m. du pylône autoportant proposé, une vue en plan du pylône et des photos indiquant la ou les antennes approximatives qu'il est prévu d'installer sur ce pylône. Tout l'équipement nécessaire au fonctionnement de l'installation résidera dans un abri d'équipement aux dimensions approximatives de 6 pieds x 8 pieds.



**Justification d'un site de tour**

Alors que de plus en plus de Canadiens comptent sur les services Internet pour leur sécurité personnelle, leur commodité et leurs affaires, Xplore doit répondre aux demandes de nos clients en complétant l'expansion et les améliorations du réseau.



### Simulation photo

Vous trouverez ci-dessous une simulation illustrant à quoi la tour devrait ressembler après la construction.

**Type:** Autoportante **Hauteur:** 45m. **Dimensions de l'abri:** 6' x 8'.



### Processus de consultation et procédures

Les fournisseurs de services sont tenus de consulter l'autorité locale d'utilisation des terres et le grand public concernant les nouvelles installations de télécommunications. Si aucun protocole de télécommunications n'a été mis en place par l'Autorité d'utilisation des terres aux fins de cette proposition, le fournisseur est tenu de suivre le processus de consultation publique par défaut d'ISED (anciennement Industrie Canada), conformément aux Systèmes d'antennes de radiocommunication et de radiodiffusion (CPC- 2-0-03 Numéro 5, en vigueur le 15 juillet 2014). Le comté de Stettler n° 6 n'a pas actuellement de protocole de télécommunications; par conséquent, le processus de consultation publique par défaut d'ISED sera suivi.

### Information complémentaire

Des informations générales concernant les systèmes de télécommunications sont disponibles sur les sites Web Gestion du spectre et Télécommunications d'ISED :

<https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr>

<https://www.canada.ca/fr/sante-canada/services/securete-et-risque-pour-sante/radiation/exposition-professionnelle-reglementation/code-securete-6-lignes-directrices-exposition-radiofrequences.html>

Association canadienne des télécommunications sans fil (CWTA): Santé et sécurité –

<https://canadatelecoms.ca/fr/>



commentaires peuvent être postés à Scott Telecom Services, Suite 900, 202 – 6th Avenue SW, Calgary, Alberta T2P 2R9.  
Les commentaires peuvent également être faxés au 403-263-5263 ou envoyés par courriel à [notify@scotland.ca](mailto:notify@scotland.ca).

Salutations,

*Michela Klein*

Michele Klein

Municipal Planner

Agent pour Xplore

Téléphone : (403) 261-6514

E-mail: [notify@scotland.ca](mailto:notify@scotland.ca)

**Coordonnées supplémentaires :**

**Innovation, Sciences et Développement économique Canada**

**Bureau du district du Centre et du Nord de l'Alberta**

Place Canada

9700, avenue Jasper Nord-Ouest, salle 725

Edmonton (Alberta) T5J 4C3

Téléphone : 1-800-461-2646 ou 780-495-2472

Télécopieur : 780-495-6501

Courriel : [spectrumedmonton-edmontonspectre@ised-isde.gc.ca](mailto:spectrumedmonton-edmontonspectre@ised-isde.gc.ca)

**Comté de Stettler n° 6**

Urbanisme et développement

6602 - 44 Avenue

Stettler (Alberta)

TOC 2L0

Téléphone : 403-742-4441

Courriel : [planning@stettlercounty.ca](mailto:planning@stettlercounty.ca)

**Pièces jointes:** Feuille de commentaires



**Feuille de commentaires (AB5511)  
(SO 19-40-19 W4M)**

---

1. Êtes-vous un utilisateur de services Internet?

oui       non

2. Possédez-vous actuellement l'un des appareils suivants ?

Tablette     Ordinateur portable     Liseuse     Ordinateur familial

3. Prévoyez-vous d'acheter l'un des appareils suivants au cours de l'année prochaine ?

Tablette     Ordinateur portable     Liseuse     Ordinateur familial

4. Pensez-vous que c'est l'emplacement le plus approprié pour le site dans cette zone ?

oui       non

---

---

---

5. Êtes-vous satisfait de l'apparence de l'installation proposée?

Si non, quels changements suggéreriez-vous ?

oui       non

---

---

---

6. Quels commentaires avez-vous qui pourraient améliorer notre processus de consultation?

---

---

---



Commentaires additionnels:

---

---

---

---

---

---

Veillez fournir votre nom, votre adresse postale complète et votre adresse électronique (facultatif) si vous souhaitez être informé de l'état d'avancement de cette proposition. Ces informations ne seront pas utilisées à des fins de marketing ; cependant, vos commentaires seront acheminés aux autorités municipales appropriées.  
*(Veillez écrire lisiblement)*

Nom:

---

Adresse postale:

---

---

---

Code postal

---

Adresse e-mail:

---

Nous vous remercions pour votre contribution.

Les commentaires peuvent être faxés au 403-263-5263, ou envoyés par e-mail à [notify@scotland.ca](mailto:notify@scotland.ca)

## NOTIFICATION

### LUA and ISED

Legal	Title Number	LINC Number	Name	Address	Date Notifications Mailed	Expiry Date for Comment Period	Comments:
			County of Stettler No. 6	<a href="mailto:planning@stettlercounty.ca">planning@stettlercounty.ca</a>	23-Oct-25	22-Nov-25	
			ISED	<a href="mailto:ic.spectrumedmonton-edmontonspectre.ic@canada.ca">ic.spectrumedmonton-edmontonspectre.ic@canada.ca</a>	23-Oct-25	22-Nov-25	
			MP- The Honourable Pierre Poilievre	<a href="mailto:pierre.poilievre@parl.gc.ca">pierre.poilievre@parl.gc.ca</a>	23-Oct-25	22-Nov-25	

### Invitation to Collocate - Carrier Letters

Legal	Title Number	LINC Number	Name	Address	Date sent	Expiry Date for Comment Period	Comments:

### Public Notifications

Legal	Title Number	LINC Number	Name	Address	Notifications Sent	Expiry Date for Comment Period	Comments:
				Public Notice			Public Notice to be published in the Stettler Independent, October 23, 2025 edition.
4;19;40;19;SW	072162894	0023389281	DANIEL ZINTER AND DOLORES ZINTER	Box 1497 Cochrane, AB T4C 1B4	23-Oct-25	22-Nov-25	Landowner
4;19;40;19;NW	052 166 485	0023389307	MCCOMISH RANCH LTD	Box 2170, Stettler AB, T0C 2L0	23-Oct-25	22-Nov-25	Resident within 150m
4;20;40;24;NE	102226143	0012375094	ELDON SALMON AND VERONICA LYNN SALMON	Box 433, Stettler AB, T0C 2L0	23-Oct-25	22-Nov-25	Resident within 150m
4;20;40;24;SE	002 314 257	28599166	ELDON SALMON AND VERONICA LYNN SALMON	Box 433, Stettler AB, T0C 2L1	23-Oct-25	22-Nov-25	Resident within 150m



**Legal Notices**   **Legal Notices**   **Legal Notices**

**PUBLIC NOTICE**

October 23, 2025

**TAKE NOTICE THAT;**

anyone with an equal, prior or superior equitable or legal right or interest in/to/for/of the Title: **BAERGEN, PATRICIA JO** or **PATRICIA JO BAERGEN** in any style variation thereof capable to confuse, suspend or clog said Title, right or interest in/to/for Title is **HEREBY REQUESTED** to present their claim to witness:

Patricia Baergen, c/o 12685 Highway 1, Avonport, Nova Scotia, B0P 1P0 before expiration of thirty days of this publication.

**Looking for all the greatest local deals?**

Exclusive local specials and promotions in your community

**eEDITIONS**

Read the complete newspaper online!

Visit your local community Black Press Media newspaper website & click on the **E-EDITIONS** button at the top of the page.

**Legal Notices**   **Legal Notices**   **Legal Notices**   **Legal Notices**   **Legal Notices**

AB5511

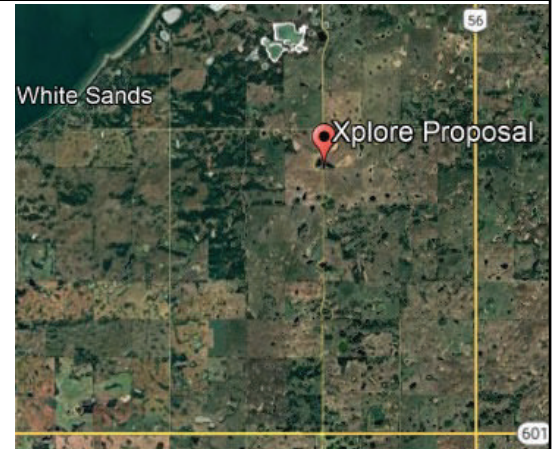
**PUBLIC NOTICE**

Xplore Inc. would like to notify area residents of a proposal of a new telecommunications installation situated on a portion of SW 19-40-19 W4M located in County of Stettler No. 6. The proposed installation will be a 45m self-support tower. All of the equipment required to operate the facility will be located inside an equipment shelter at the base of the tower.

Xplore Inc. souhaite informer les résidents de la région d'une proposition d'installation de télécommunications située sur une partie du SO 19-40-19 W4M dans le Comté de Stettler n° 6. L'installation proposée sera une tour autoportante de 45 m. Tout l'équipement nécessaire pour faire fonctionner l'installation sera situé à l'intérieur d'un abri d'équipement à la base de la tour.

This new telecommunications facility will improve coverage to the County of Stettler area.

Cette nouvelle installation de télécommunications améliorera la couverture dans la région du Comté de Stettler.



Your comments are welcome at (403) 261-6514  
Written comments can be faxed to (403) 263-5263,  
Mailed to  
Scott Telecom Services Ltd.  
Suite 900, Bow Valley Square 1  
202 – 6th Avenue SW  
Calgary, AB T2P 2R9  
Emailed to [notify@scotland.ca](mailto:notify@scotland.ca)

All comments will be accepted until **November 22, 2025**

**Seller reaches buyer.**

**Buyer reaches seller.**

**IN THE CLASSIFIEDS!**

**SHOP LOCAL. SAVE LOCAL**

**Support the local businesses that keep your community and its newspapers thriving.**



**From:** [Notify](#)  
**To:** [vsalmon@xplornet.com](mailto:vsalmon@xplornet.com); [Notify](#)  
**Subject:** RE: (EXT) Comment Sheet (AB5511)  
**Date:** November 18, 2025 5:06:16 PM  
**Attachments:** [image001.png](#)

---

Good afternoon Veronica,

Xplore has determined that it requires a communication tower in the County of Stettler due to coverage and capacity demands. Given this search ring, a field agent searches the area for potential candidates who are interested in leasing a portion of their land to Xplore for the purpose of a telecommunications tower. In selecting a location, several factors were taken into account: there was a willing landlord, current zoning is appropriate for the required use, access and power is accessible to the site, and the coverage requirements are sufficient. The proposed site has met all of the criteria required to meet a location to accommodate a telecommunications tower.

To address your concerns regarding the aesthetics of the proposal, all reasonable efforts have been made to decrease the size and visibility of the proposed tower, in order to minimize the visual impact on the surrounding area.

The mast of the tower is designed as a lattice style, which permits the sky and surrounding area to be viewed through the tower as opposed to a solid monopole style installation. In addition, both the mast and the antennas would be painted light grey so as to minimize visual contrast against the sky.

Health Canada has issued Safety Code 6 to regulate the exposure to radiofrequency fields by telecommunications facilities. This code limits the levels of exposure to radiofrequency fields emitted from telecommunications facilities in order to protect both workers in the telecommunications field and the general population. Based on current scientific data, Health Canada has concluded that you will not experience adverse health effects from exposure to radiofrequency EMFs at the levels permitted by Safety Code 6. This includes exposure from equipment that uses 5G technology. The tower will conform to the standards as outlined in Safety Code 6. It is important to note that the radiofrequency fields that this tower will be operating at will be significantly lower levels than the limits established by Safety Code 6. For further information please refer to the following websites:

<http://strategis.ic.gc.ca/antenna>.

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html>

Telecommunications towers play a vital role in ensuring Canadians have access to fast, reliable wireless services. Whether it's staying connected with loved ones, accessing important information, or supporting businesses, emergency services, and air navigation systems, dependable communication is essential. To provide this, towers must be thoughtfully placed in locations that ensure optimal coverage and reliability for all users.

Again, thank you for your comments and for participating in the public consultation for this proposed site. If you have any additional comments regarding the proposed tower, please do not hesitate to contact me at the telephone number or email address noted below on or before December 9, 2025.

Regards,

**Michele Klein**

*Municipal Planner*

Tel: 403-261-6514

Email: [mklein@scotland.ca](mailto:mklein@scotland.ca)

**Scott Telecom Services Ltd.**

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scotttelecom.com](http://www.scotttelecom.com)



This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential or privileged information. If you are not the intended recipient or believe you received this communication in error, please advise the sender and delete the copy you received. You should not print, copy, retransmit or otherwise use this communication.

---

**From:** vsalmon@xplornet.com <vsalmon@xplornet.com>

**Sent:** November 18, 2025 6:44 AM

**To:** Notify <notify@scotland.ca>

**Subject:** (EXT) Comment Sheet (AB5511)

Please see attached Comment sheet

Regards,

Veronica Salmon

NOTE: THIS MESSAGE IS INTENDED ONLY FOR THE ADDRESSEE, IT MAY CONTAIN PRIVILEGED OR CONFIDENTIAL INFORMATION. If you are not the intended recipient of this message, you are hereby notified that dispersing of this information is strictly prohibited. If you have received this communication in error, please notify me immediately. Thank you



**Comment Sheet (AB5511)  
SW 19-40-19 W4M**

---

1. Are you an internet service user?

yes       no

2. Do you currently own any of the following devices?

Tablet     Laptop     E-reader     Home Computer

3. Do you plan on purchasing any of the following devices in the next year?

Tablet     Laptop     E-reader     Home Computer

4. Do you feel this is the most appropriate location for the site in this area?

yes       no

---

---

---

5. Are you satisfied with the appearance of the proposed facility?

If not, what changes would you suggest?

yes       no

---

---

---

6. What comments do you have that could improve our consultation process?

---

---

---

First and foremost, the landowner who actually lives next door to the proposed tower site should have been approached, rather than inking a deal with someone who does not even live in the County of Stettler and will not be affected by potential health hazards or have their once beautiful view turned into an eyesore of an internet tower. This leaves us dealing with all the negative consequences of having the proposed tower, while the non-county resident receives the income from it without any impact and their day-to-day life. Not good customer relations.

Additional Comments:

---

---

---

---

---

---

Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.

*(Please print clearly)*

Name:

Elden + Veronica Salmon

Mailing Address:

P.O. Box 433

Stettin, AB

Postal Code

T0C 2L0.

Email Address:

Vsalmon@xplor.net.com

We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to [notify@scotland.ca](mailto:notify@scotland.ca)



# County of Stettler No. 6

Box 1270  
6602 – 44 Avenue  
Stettler, Alberta T0C 2L0  
T:403.742.4441 F: 403.742.1277  
[www.stettlercounty.ca](http://www.stettlercounty.ca)

---

January 26, 2026

Michele Klein, Municipal Planner  
Scott Telecom Services Ltd.

*Via email to: [mklein@scotland.ca](mailto:mklein@scotland.ca)*

Dear Ms. Klein,

**RE: Xplore Telecommunications Tower – SW 19-40-19-4 in County of Stettler**

The purpose of this letter is to convey the County of Stettler's input on the telecommunications facility proposed for the SW 19.

On behalf of the County, the Municipal Planning Commission has no concerns regarding the location and design of the proposed telecommunications facility.

Please note that the access off Range Road 20-0 may require upgrades. Please contact County staff and submit an approach application.

Additionally, a road use agreement may be required for any heavy vehicle traffic involved in the construction. Please contact [roadata.com](http://roadata.com) for requirements on County of Stettler roadways.

Should you have any questions about our response please contact Craig Teal, RPP MCIP, Director of Planning & Development at 403 742 4441 ext 119.

Sincerely,

Councillor Justin Stevens, Chair  
County of Stettler Municipal Planning Commission