



June 09, 2026

File No.: PLDP20260180

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Communication Tower

Landowner: DAWSON, GERALD DOUGLAS & DENISE CECILE

Applicant: CYPRESS LAND SERVICES INC. c/o Chris James & Justin Rockafellow

Legal: NE 30-33-4-5

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

The applicant is proposing to construct a 45 m tall self-support communication tower with equipment shelter at ground level, which will be located at the central-eastern boundary of the subject parcel. The proposed installation will be contained within a 15 m by 15 m compound, secured by a 1.8 m tall chain-link fence topped with barb wire, and a locking gate. Construction is expected to take approximately one month.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to **June 30, 2026**. Comments may be sent to:

Email: bhutchings@mvcountry.com; or

In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

.../2

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 211 or via email at bhutchings@mvcountry.com.

Sincerely,



Becky Hutchings, Development Officer
Planning and Development Services

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





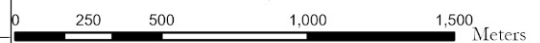
Mountain View COUNTY

Location, Land Use, Ownership & Circulation



- Rural Address
 - Proposed Development Permit
 - Airport Height Limitation
- Land Use Zoning**
- Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control

Subject Land



Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Legal Location: NE 30-33-4-5
File No: PLDP20260180

Map Created on: 6/8/2026



Mountain View
C O U N T Y

DEVELOPMENT PERMIT APPLICATION

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

PLDP 20260180
Discretionary

Application Date:

Submission Requirements

- | | |
|---|---|
| Application form | Abandoned Oil/Gas Well Information from AER |
| Development Permit fees | Applicant's signature |
| Certificate of Title - current within 30 days | Registered Landowner's signature(s) (if required) |
| Site Plan | Supplemental Forms - for Second Dwelling or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s):

Address: Town/City: Postal Code:

Phone #: Alternate Phone #:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Address: [Redacted]
Phone: [Redacted]
Email: [Redacted]

Site Information & Development Details

RURAL ADDRESS:

LEGAL: Section: Township: Range: West of Meridian

Plan: Block: Lot: Parcel Size:

Is property adjacent to a developed County or Provincial Road?

Existing BUILDINGS:

Number of Existing DWELLINGS:

PROPOSED DEVELOPMENT:
(what are you applying for)

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front: Rear:
Side: Side:

Proposed Construction Details

Type of STRUCTURE:

If Dwelling, what type:

If Other, describe:

Foundation/Basement:

Square Footage:

Building Height:

*If Mobile Home: Year:

Size:

Model:

Serial Number:

Name/Make of Unit:

*If "Move-On" Home: - submit photographs of the dwelling

Year Built:

Name of Mover:

Present Location of Dwelling:

Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?

- Is there an abandoned oil/gas well on the property?
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines Distance:
- Confined Feeding Operations: Distance:

Sewage System:

Type:

If other:

Water Supply:

Type:

If other:

Has proposed development started?

Estimated start date:

Estimated completion date:

Estimated cost of project:

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.



ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD. ROEHAMPTON WEST LTD.

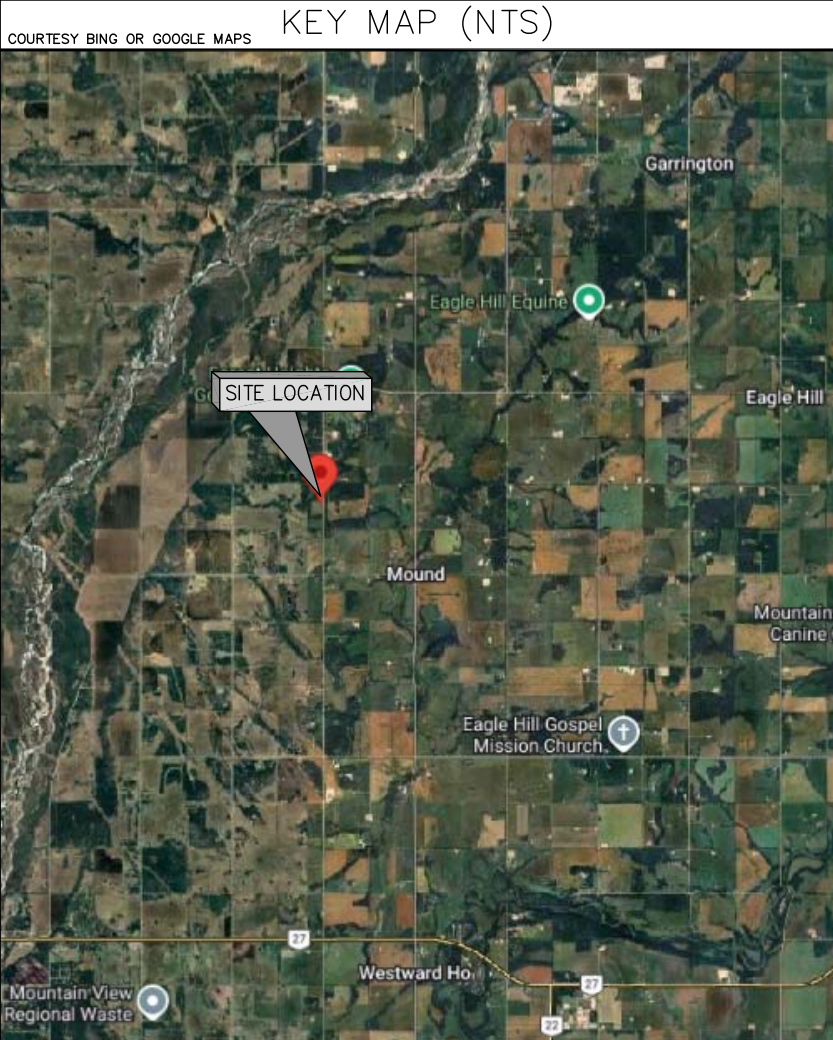
PROJECT NAME:	NEW SITE
PROJECT TYPE:	45m SELF SUPPORT TOWER, SHELTER, & EQUIP INSTALL.
PROJECT SITE No.:	AB4109 – MOUND
TOWER OWNER:	XPLORE
ADDRESS:	NE-30-33-4-W5 MOUND, AB

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	0	18 FEB 26
A01	SITE PLAN	0	18 FEB 26
A02	COMPOUND PLAN	0	18 FEB 26
A03	COMPOUND – WEST AND SOUTH SIDE VIEW	0	18 FEB 26



SITE PHOTO

ISSUE		
	ISSUE	DATE
0	PRELIMINARY	18 FEB 26



GEOGRAPHIC COORDINATES

LATITUDE: N 51.865147°
 LONGITUDE: W 114.545696°

UTILITY – CONTACT

ALBERTA ONE CALL: (BEFORE YOU DIG) 1-800-242-3447

NOTES:

1. ENSURE ALL ASPECTS OF WORK CONFORM TO XPLORE SPECIFICATIONS.
2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES.
6. DO NOT SCALE DRAWINGS.

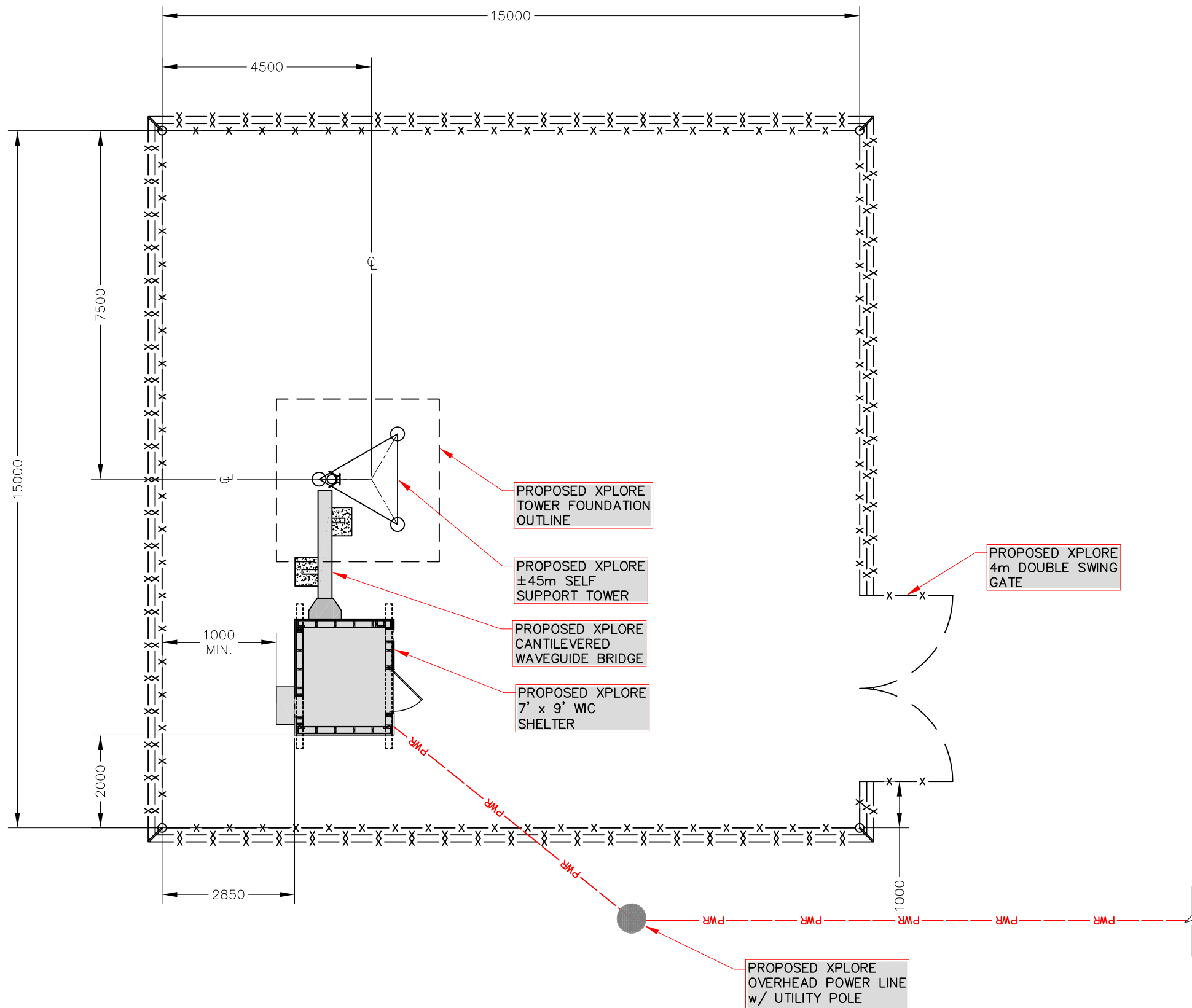


ROEHAMPTON WEST
 5324 Calgary Trail NW
 Unit 208
 EDMONTON, AB T6H 4J8
 (780)784-5488
 VANCOUVER - EDMONTON - CALGARY

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NOTES:

1. THE FENCE SHALL HAVE A MINIMUM OF 1.0m CLEARANCE TO THE EDGE OF FREE AIR COOLING, TO THE EDGE OF TOWER FOUNDATION AND TO THE HYDRO METER.
2. THE DRAWING IS FOR REFERENCE ONLY. THE LOCATION OF THE ACCESS ROAD AND GATE MAY VARY DEPENDING ON SITE-SPECIFIC REQUIREMENTS.
3. WIC FOUNDATION SHALL BE INSTALLED CLEAR OF THE FOOTPRINT OF THE TOWER FOUNDATIONS. WHERE SPACE ALLOWS, PROVIDE 1.5m CLEARANCE.



1 COMPOUND PLAN

NOTES:

1. COMPOUND LAYOUT OBTAINED FROM GOOGLE EARTH.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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4			
3			
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1			
0	AS	PRELIMINARY	18 FEB 26
NO.	BY	DESCRIPTION	DATE

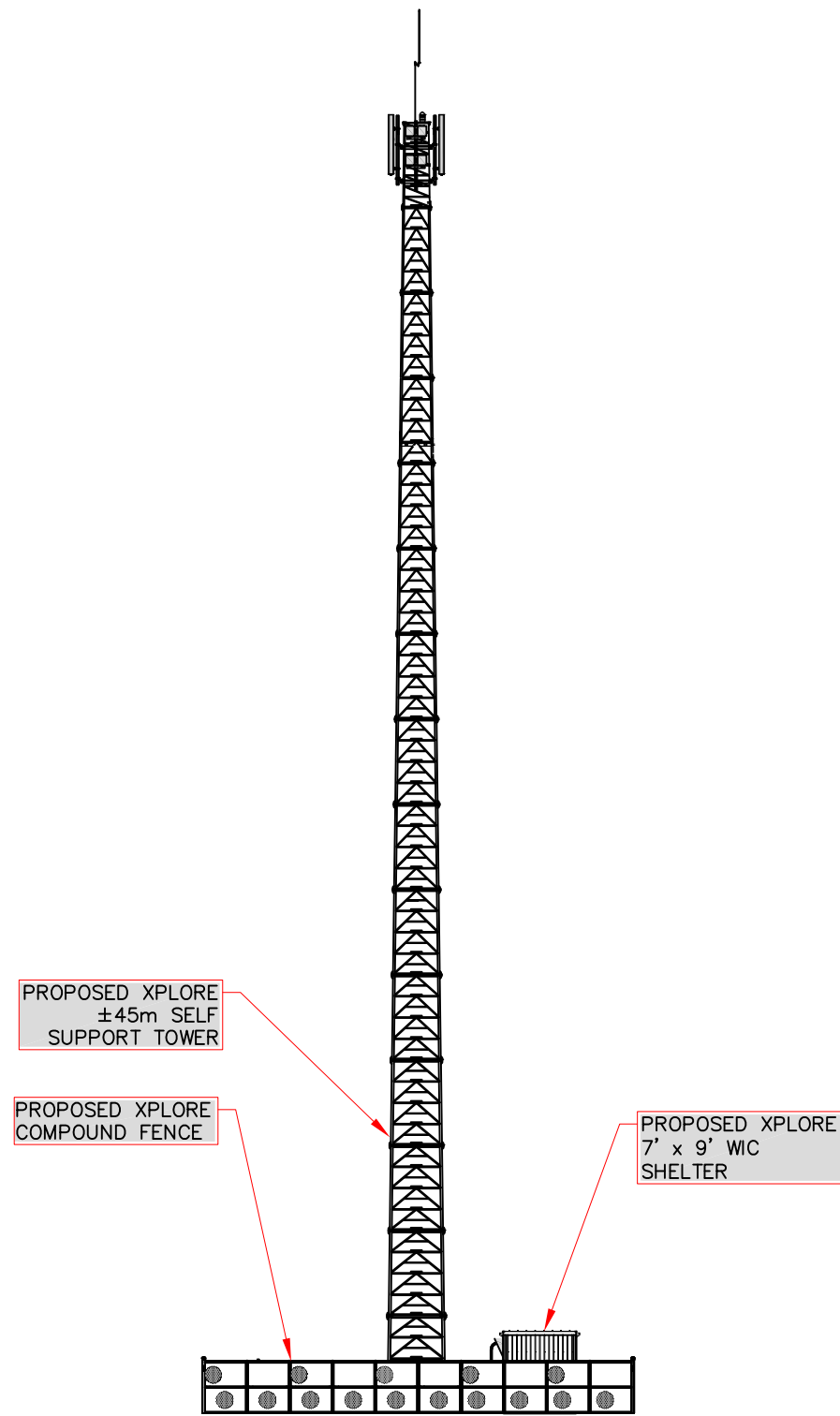
ROEHAMPTON WEST
 5324 Calgary Trail NW
 Unit 208
 EDMONTON, AB T6H 4J8
 (780)784-5488
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
 NE-30-33-4-W5 MOUND, AB

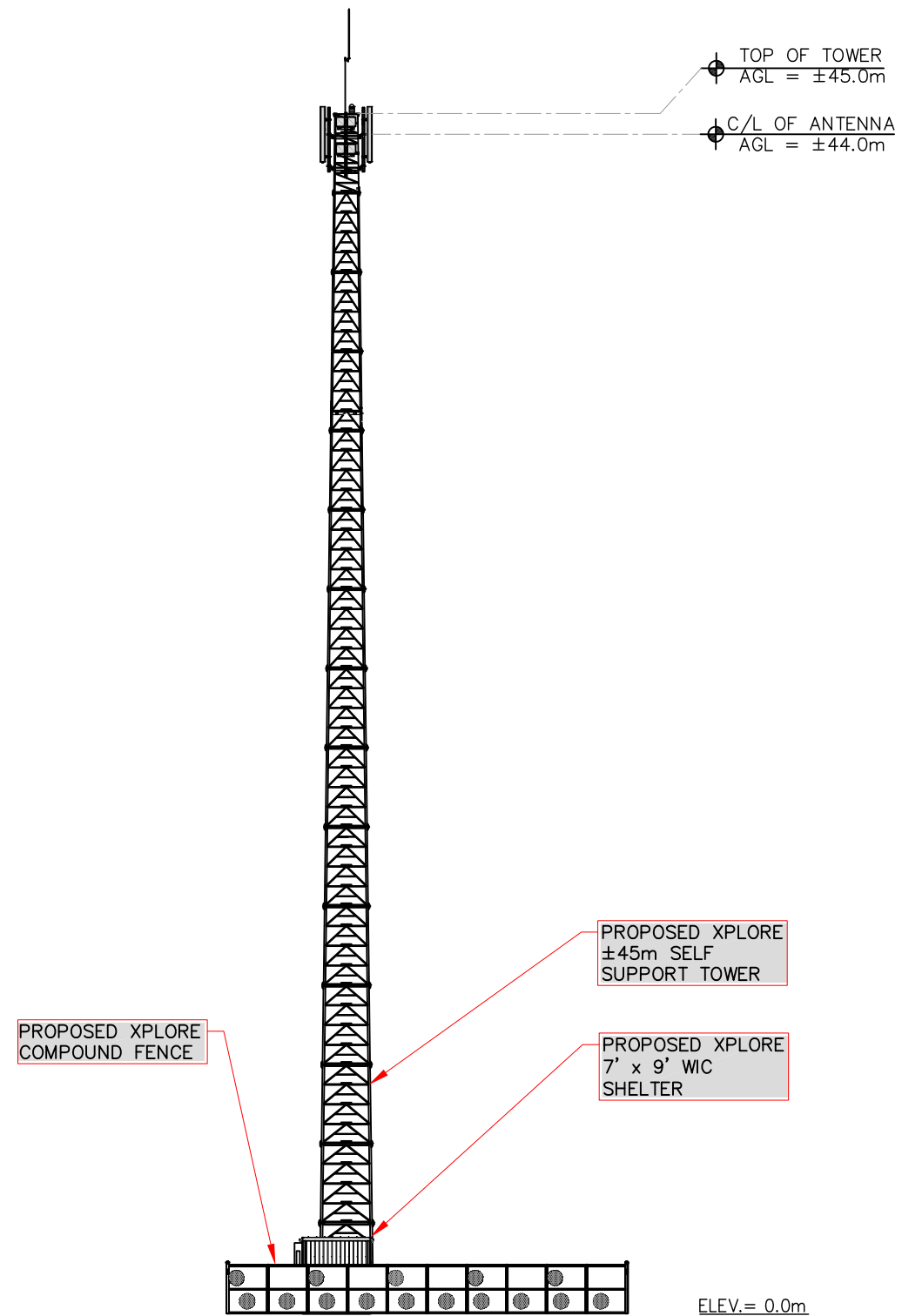
TITLE:
 COMPOUND PLAN

PROJECT NAME: NEW SITE	PROJECT NO: AB4109	DWG. NO: A02
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① COMPOUND - WEST SIDE VIEW



② COMPOUND - SOUTH SIDE VIEW

- NOTES:
1. ALL WORK TO CONFORM TO LATEST XPLORE SPECIFICATIONS.
 2. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
 3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 4. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:



5			
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1			
0	AS	PRELIMINARY	18 FEB 26
NO.	BY	DESCRIPTION	DATE

ROEHAMPTON WEST
 5324 Calgary Trail NW
 Unit 208
 EDMONTON, AB T6H 4J8
 (780)784-5488
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
NE-30-33-4-W5 MOUND, AB

TITLE:
COMPOUND - WEST AND SOUTH SIDE VIEW

PROJECT NAME: NEW SITE	PROJECT NO: AB4109	DWG. NO: A03
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Cypress Land Services Inc.
3909 University Ave NW
Calgary AB, T3B 6K3

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website: www.cypresslandservices.com

May 29, 2026

Via Email: bhutchings@mvcounty.com

Becky Hutchings
Development Officer
Mountain View County

Subject: Request for Concurrence for XPLORE Wireless Facility
Location: NE 30-33-4W5
Coordinates: 51.865153°, -114.545722°
XPLORE Site: AB4109 - Mound

Please be advised that following Innovation, Science and Economic Development Canada (ISEDs) consultation process commonly referred to as the CPC-2-0-03, and in accordance with Section 10.7 (Communication Tower) of Mountain View County's Land Use Bylaw No. 10.24, XPLORE Communications Inc. (XPLORE) has completed the public consultation process and is respectfully requesting concurrence for the proposal of a 45m self-support tower to improve wireless services. Enclosed please find evidence of the following efforts regarding this public notification process:

- On April 15th, 2026, Notification Packages were provided to the County and mailed out to residents who fell within a radius of 1600m (1 mile) of the quarter section containing the proposed site, as per Section 10 – Subsection 2 of the Mountain View County Land Use Bylaw No. 10/24. In total, 45 notification packages were mailed out. Please see **Appendix 1: Notification Package**.
- On April 21st, 2026, an advertisement was placed in **Albertan**. Please see **Appendix 2: Newspaper Advertisements**
- On May 29th, 2026, the consultation period concluded. During the consultation period, we received one comment from a resident, who was supportive of the proposed project.

XPLORE is committed to working with the community to improving service within the community of Mound, AB and the broader Mountain View County. Should you require any additional information, please do not hesitate to contact me at 416-833-1461 or by email at chris@cypresslandservices.com.

Chris James
Manager, Real Estate & Government Affairs


Cypress Land Services
Agents for XPLORE

Appendix 1: Notification Package



Dear Owner/Occupant,

April 17, 2026

Please accept this notification regarding proposed XPLORE Communications Inc. ("XPLORE") wireless service improvements in your community.

Subject: XPLORE Telecommunications Facility Proposal Notification Package
LEGAL: NE 30-33-4W5
LOCATION: NE 30-33-4W5 (Title #071 239 755 A)
Coordinates: 51.865153°N, -114.545722°W
XPLORE Site: AB4109 - Mound

What is XPLORE Proposing?

XPLORENET seeks to continue to provide high quality wireless internet services to communities throughout Alberta. Increasingly, rural communities depend on wireless internet services to stay connected to meet their personal, business, health and educational needs. In order to ensure improved internet services to rural areas of Mountain View County, XPLORENET is proposing to add a new wireless facility.

The new facility is proposed to be located **NE 30-33-4W5** (coordinates **51.865153°N, -114.545722°W**). XPLORE is proposing to construct a 45 metre self-support tower, to improve telecommunications services within several kilometres of the installation.

Regulatory Authority

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations. The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to Mountain View County as part of our application for concurrence.

Local Municipality

In accordance with Section 10.7 of Mountain View County Land Use Bylaw No. 10/24, Xplore will undertake pre-application community consultation with adjacent landowners within a 1.6 km (1 mile) radius of the subject quarter section and provide confirmation of consultation to the County. Consultation will also be carried out in accordance with Innovation, Science and Economic Development Canada's (ISED) Client Procedures Circular CPC-2-0-03 (CPC). This notification is to provide the opportunity to obtain information regarding the proposal, ask questions and provide comments. The closing period for comments to be received by XPLORE is **May 22, 2026**.

Location

The subject property is located at **NE 30-33-4W5**, coordinates **51.865153°N, -114.545722°W**. The subject property is used as farmland. The proposed tower may have sufficient space and loading capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location dependent upon the type of equipment.

Safety Code 6



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 so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.

Site Access

A new approach for site access is required. A request for new approach application to be submitted to Mountain View County for approval. Construction is expected to take approximately one month.

Environment

XPLORE confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act. Any municipal environmental regulations will be followed.

Transport Canada

The tower will be constructed to include aeronautical markings or lighting required by Transport Canada. Comments are pending. No marking or lighting is anticipated.

Structural Considerations

XPLORE confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction.

General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/towers>.

Contacts:

XPLORE Inc.

Justin Rockafellow c/o Cypress Land Services Inc.
Agents to XPLORE
3909 University Ave NW, Calgary AB, T3B 6K3
telephone: 1-604-620-0877
e:publicconsultation@cypresslandservices.com

ISED

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: ic.spectrumedmonton-edmontonspectre.ic@canada.ca

Mountain View County

Becky Hutchings, Development Officer
10-1408 Twp Rd. 320, P.O Bag 100, Didsbury, AB T0M 0W0
Phone: 403-335-3311 ext. 211
Email: bhutchings@mvcountry.com
<https://www.mountainviewcounty.com/>

If you have any specific questions regarding the proposal, please feel welcome to contact the above.



AERIAL MAP



PRELIMINARY DESIGN PLANS – SITE PLAN

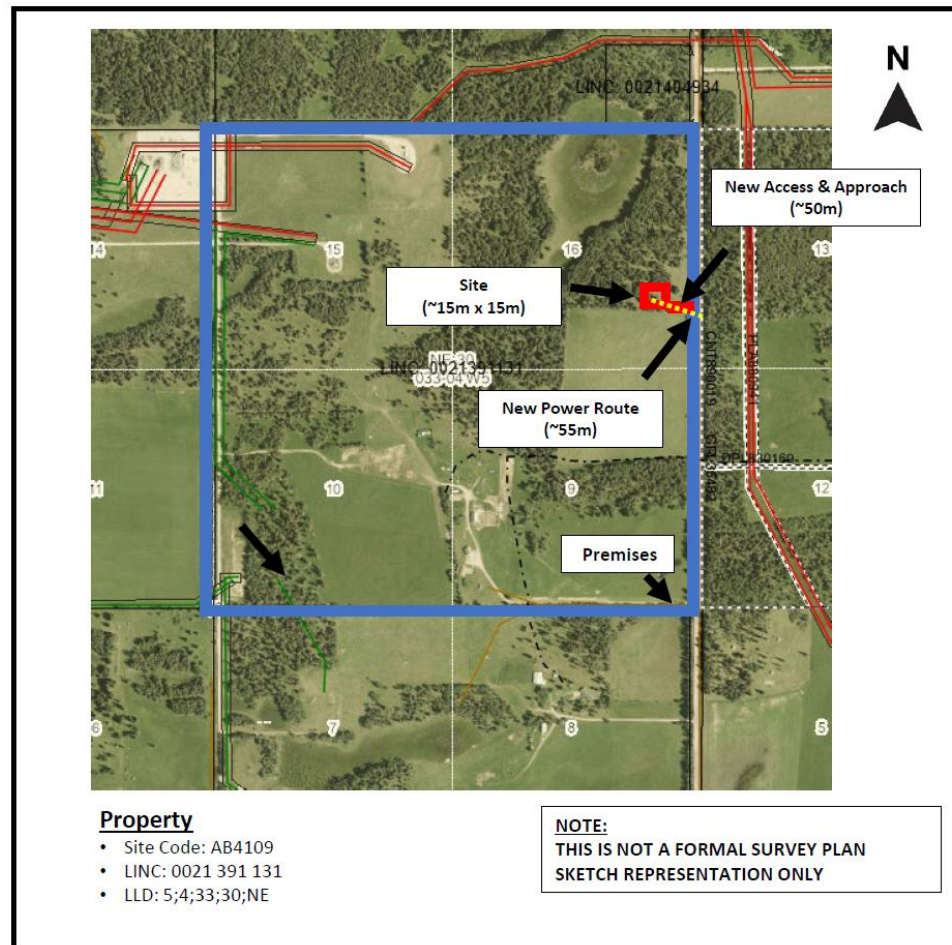




PHOTO-SIMULATION

BEFORE	AFTER
	
<p>Artist's rendering of proposed facility looking north from 300m away.</p>	
<p><i>Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.</i></p>	



**COMMENT SHEET
TELECOMMUNICATIONS FACILITY PROPOSAL
LEGAL: NE 30-33-4W5
LOCATION: NE 30-33-4W5
Coordinates: 51.865153°N, -114.545722°W
XPLORE Site: AB4109 - Mound**

1. Do you feel this is an appropriate location for the proposed facility?

- Yes
- No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- Yes
- No

Comments _____

3. Additional Comments _____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by XPLORE in satisfying ISED’s consultation requirements. The closing period for comments to be received by XPLORE is **May 22, 2026**.

Name _____
(Please print clearly)

Email Address _____

Mailing Address _____

**XPLORE c/o Cypress Land Services Inc.
3909 University Ave NW, Calgary AB, T3B 6K3
Attention: Justin Rockafellow, Director, Real Estate & Government Affairs
Email: publicconsultation@cypresslandservices.com
*Thank you for your input.***

Appendix 2: Newspaper Advertisements



**Notice of Proposed Xplore Telecommunications Facility /
Avis de projet d'installation de télécommunications Xplore**

Description: As part of the public consultation process required by the Innovation, Science and Economic Development Canada (ISED), XPLORE Inc. is inviting the public to comment on a proposed telecommunications facility consisting of a 45.0 metre self-support tower and ancillary radio equipment in order to provide dependable internet services to rural areas surrounding Mound, Alberta and Mountain View County.

Description : Dans le cadre du processus de consultation publique exigé par Innovation, Sciences et Développement économique Canada (ISDE), XPLORE Inc. invite le public à formuler des commentaires concernant une installation de télécommunications proposée, comprenant une tour autoportante de 45,0 mètres et des équipements radio auxiliaires, afin d'offrir des services Internet fiables aux régions rurales entourant Mound (AB) et la Comté de Mountain View.

Proposed Tower Location / Emplacement proposé de la tour: NE 30-33-4W5, Mound, AB (Title # 071 239 755 A)

Coordinates / Coordonnées: 51.865153°, -114.545722°

For More Information / Pour de plus amples renseignements:

Chris James
c/o Cypress Land Services Inc.
Agents to XPLORE
3909 University Ave NW, Calgary AB, T3B 6K3
telephone: 1-604-620-0877
e:publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on May 29, 2026, with respect to this matter.

Le public est invité à formuler ses commentaires concernant cette proposition au plus tard à la fin de la journée ouvrable du 29 mai 2026.

XPLORE Site: AB4109 - Mound

Location Map / Carte de localisation

