

**AGENDA**  
**CLEAR HILLS COUNTY**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**September 23, 2025**

The regular meeting of the Municipal Planning Commission for the Clear Hills County will be held on Tuesday, September 23, 2025, at 9:00 a.m. in the Council Chambers, 313 Alberta Avenue, Worsley Alberta.

- A) CALL TO ORDER**
- B) AGENDA**
  - A. REGULAR MEETING of September 23, 2025 ..... 1*
- C) ADOPTION OF THE PREVIOUS MINUTES**
  - A. REGULAR MEETING of July 22, 2025 ..... 2*
- D) BUSINESS ARISING OUT OF THE MINUTES**
- E) DELEGATION**
- F) BY-LAW**
- G) OLD BUSINESS**
- H) NEW BUSINESS**
  - A. DEVELOPMENT PERMIT APPLICATION – Jacob Braun..... 12*
  - B. DEVELOPMENT PERMIT APPLICATION – Mighty Peace Wireless..... 21*
  - C. DEVELOPMENT PERMIT APPLICATION – Mighty Peace Wireless..... 30*
  - D. DEVELOPMENT PERMIT APPLICATION – Mighty Peace Wireless..... 39*
  - E. DEVELOPMENT PERMIT APPLICATION – Mighty Peace Wireless..... 48*
  - F. DEVELOPMENT PERMIT APPLICATION – Mighty Peace Wireless..... 57*
- I) CORRESPONDENCE AND INFORMATION**
- J) CONFIDENTIAL ITEMS**
- K) ADJOURNMENT**

Initials show support - Reviewed by: Development Officer: 	Manager: 
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**MINUTES OF CLEAR HILLS COUNTY  
MUNICIPAL PLANNING COMMISSION  
COUNTY COUNCIL CHAMBERS  
TUESDAY, JULY 22, 2025**

**PRESENT**

Jason Ruecker	Chairperson
Danae Walmsley	Member
David Janzen	Member
Susan Hansen	Deputy Chairperson
Abram Giesbrecht	Member

**ABSENT**

**ATTENDING**

Allan Rowe	Chief Administrative Officer (CAO)
Bonnie Morgan	Executive Assistant (EA)
Kelsey Lund	Development Officer (DO)

**CALL TO ORDER**

Chairperson Ruecker called the meeting to order at 9:00 a.m.

**ACCEPTANCE OF  
AGENDA**

**M34-25 (07-22-25)**

**RESOLUTION by Member Janzen to adopt the agenda governing the July 22, 2025 Municipal Planning Commission Meeting, as presented. CARRIED.**

**APPROVAL OF  
MINUTES**

Previous Regular  
Meeting Minutes

**M35-25 (07-22-25)**

**RESOLUTION by Member Giesbrecht to adopt the minutes of the June 24, 2025, Municipal Planning Commission Meeting, as presented. CARRIED.**

**NEW BUSINESS**

Subdivision  
Application –  
Jake & Martha Fehr

Subdivision Application S07-25 was received from Jake & Martha Fehr for a Boundary Adjustment to include a total of 12.89 acres (5.22 hectares) on NW-24-85-9-W6.

**M36-25 (07-22-25)**

**RESOLUTION by Member Janzen that the Municipal Planning Commission approves Subdivision Application S07-25 received from Jake & Martha Fehr for a Boundary Adjustment to include a total of 12.89 acres (5.22 hectares) on NW-24-85-9-W6, subject to the following conditions:**

1. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
2. Minimum setbacks from property lines:
  - a. Front yard, 40.8 m (134 ft)
  - b. Side yard, 15.2 m (50 ft)
  - c. Rear yard, 15.2 m (50 ft)
3. Water supply setbacks:
  - a. Dugout
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
4. Sewage setbacks:
  - a. Septic Tank
    - i. 1 m (3.25 ft) from a property line
    - ii. 1 m (3.25 ft) from a building
    - iii. 10 m (33 ft) from a water course
    - iv. 10 m (33 ft) from a water source or well
  - b. Effluent Discharge
    - i. 90 m (300 ft) from property line
    - ii. 45 m (150 ft) from a building
    - iii. 45 m (150 ft) from a water course
    - iv. 50 m (165 ft) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.
8. Proof of amalgamation is required within 12 months of subdivision completion date.

CARRIED.

**NEW BUSINESS**

Subdivision  
Application –  
David & Maria  
Zacharias

Subdivision Application S08-25 was received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on SE-1-85-9-W6.

Deputy Chairperson Hansen entered the meeting at 9:04 a.m.

**M37-25 (07-22-25)**

**RESOLUTION** by Member Giesbrecht that the Municipal Planning Commission approves Subdivision Application S08-25 received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on SE-1-85-9-W6, subject to the following conditions:

1. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
2. Minimum setbacks from property lines:
  - a. Front yard, 40.8 m (134 ft)
  - b. Side yard, 15.2 m (50 ft)
  - c. Rear yard, 15.2 m (50 ft)
3. Water supply setbacks:
  - a. Well
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
4. Sewage setbacks:
  - a. Septic Tank
    - i. 1 m (3.25 ft) from a property line
    - ii. 1 m (3.25 ft) from a building
    - iii. 10 m (33 ft) from a water course
    - iv. 10 m (33 ft) from a water source or well
  - b. Effluent Discharge
    - i. 90 m (300 ft) from property line
    - ii. 45 m (150 ft) from a building
    - iii. 45 m (150 ft) from a water course
    - iv. 50 m (165 ft) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.

**CARRIED.**

NEW BUSINESS

Subdivision  
Application –  
David & Maria  
Zacharias

Subdivision Application S09-25 was received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on NE-6-85-10-W6.

**M38-25 (07-22-25)**

**RESOLUTION** by Chair Ruecker that the Municipal Planning Commission approves Subdivision Application S09-25 received from David & Maria Zacharias for a Residential Separation of 10 acres (4.05 hectares) on NE-6-85-10-W6, subject to the following conditions:

1. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
2. Minimum setbacks from property lines:
  - a. Front yard, 40.8 m (134 ft)
  - b. Side yard, 15.2 m (50 ft)
  - c. Rear yard, 15.2 m (50 ft)
3. Water supply setbacks:
  - a. Well
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
4. Sewage setbacks:
  - a. Septic Tank
    - i. 1 m (3.25 ft) from a property line
    - ii. 1 m (3.25 ft) from a building
    - iii. 10 m (33 ft) from a water course
    - iv. 10 m (33 ft) from a water source or well
  - b. Effluent Discharge
    - i. 90 m (300 ft) from property line
    - ii. 45 m (150 ft) from a building
    - iii. 45 m (150 ft) from a water course
    - iv. 50 m (165 ft) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.
8. Developer to obtain a Roadside Development Permit from Alberta Transportation.

**CARRIED.**

**NEW BUSINESS**

Subdivision  
Application –  
Ron Mason  
Contracting Ltd.

Subdivision Application S10-25 was received from Ron Mason Contracting Ltd. for a Farmyard Separation of 9.83 acres (3.98 hectares) on NE-14-86-5-W6.

**M39-25 (07-22-25)**

**RESOLUTION** by Member Janzen that the Municipal Planning Commission approves Subdivision Application S10-25 received from Ron Mason Contracting Ltd. for a Farmyard Separation of 9.83 acres (3.98 hectares) on NE-14-86-5-W6, subject to the following conditions:

1. Any outstanding property taxes are to be paid on the land proposed to be subdivided or arrangements made which are satisfactory to the County.
2. Minimum setbacks from property lines:
  - a. Front yard, 40.8 m (134 ft)
  - b. Side yard, 15.2 m (50 ft)
  - c. Rear yard, 15.2 m (50 ft)
3. Water supply setbacks:
  - a. Cistern
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Municipal Planning Commission.
4. Sewage setbacks:
  - a. Septic Tank
    - i. 1 m (3.25 ft) from a property line
    - ii. 1 m (3.25 ft) from a building
    - iii. 10 m (33 ft) from a water course
    - iv. 10 m (33 ft) from a water source or well
  - b. Effluent Discharge
    - i. 90 m (300 ft) from property line
    - ii. 45 m (150 ft) from a building
    - iii. 45 m (150 ft) from a water course
    - iv. 50 m (165 ft) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations be adhered to.

**CARRIED.**

**NEW BUSINESS**

Development Permit  
Application –  
Paul Wolfe

Development Permit Application W16-25 was received from Paul Wolfe to develop a Replacement Dwelling on SW-4-85-7-W6.

**M40-25 (07-22-25)**

**RESOLUTION by Member Walmsley that the Municipal Planning Commission approves Development Permit Application W16-25 received from Paul Wolfe to develop a Replacement Dwelling on SW-4-85-7-W6, subject to the following conditions:**

1. Prior to the start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. Minimum Setbacks from property lines:
  - a. Front Yard: 40.8 m (134 ft)
  - b. Side Yard: 15.2 m (50 ft.)
  - c. Rear Yard: 15.2 m (50 ft.)
3. Water Supply Setbacks
  - a. Cistern
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.
4. Sewage Setbacks:
  - a. Septic Tank
    - i. 1 m (3.25 ft.) from a property line
    - ii. 1 m (3.25 ft.) from a building
    - iii. 10 m (33 ft.) from a water course
    - iv. 10 m (33 ft.) from a water source or well
  - b. Effluent Discharge
    - i. 90 m (300 ft) from property line
    - ii. 45 m (150 ft) from a building
    - iii. 45 m (150 ft) from a water course
    - iv. 50 m (165 ft) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

**CARRIED.**

**NEW BUSINESS**  
Development Permit  
Application –  
William & Susanna  
Zacharias

Development Permit Application W17-25 was received from William & Susanna Zacharias to develop a Replacement Dwelling on SE-25-84-12-W6.

**M41-25 (07-22-25)**

**RESOLUTION** by Member Janzen that the Municipal Planning Commission approves Development Permit Application W17-25 received from William & Susanna Zacharias to develop a Replacement Dwelling on SE-25-84-12-W6, subject to the following conditions:

1. Prior to the start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. Minimum Setbacks from property lines:
  - a. Front Yard: 40.8 m (134 ft)
  - b. Side Yard: 15.2 m (50 ft.)
  - c. Rear Yard: 15.2 m (50 ft.)
3. Water Supply Setbacks
  - a. Well
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.
4. Sewage Setbacks:
  - a. Septic Tank
    - i. 1 m (3.25 ft.) from a property line
    - ii. 1 m (3.25 ft.) from a building
    - iii. 10 m (33 ft.) from a water course
    - iv. 10 m (33 ft.) from a water source or well
  - a. Effluent Discharge
    - i. 90 m (300 ft) from property line
    - ii. 45 m (150 ft) from a building
    - iii. 45 m (150 ft) from a water course
    - iv. 50 m (165 ft) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations to be adhered to.
8. Developer to obtain a Roadside Development Permit from Alberta Transportation.

**CARRIED.**

NEW BUSINESS

Development Permit  
Application –  
Jacob Fehr

Development Permit Application W19-25 was received from Jacob Fehr to develop a Second Residence on NE-15-85-8-W6.

**M42-25 (07-22-25)**

**RESOLUTION** by Member Janzen that the Municipal Planning Commission approves Development Permit Application W19-25 received from Jacob Fehr to develop a Second Residence on NE-15-85-8-W6, subject to the following conditions:

1. Prior to the start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. Minimum Setbacks from property lines:
  - a. Front Yard: 40.8 m (134 ft)
  - b. Side Yard: 15.2 m (50 ft.)
  - c. Rear Yard: 15.2 m (50 ft.)
3. Water Supply Setbacks
  - a. Dugout
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.
4. Sewage Setbacks:
  - a. Septic Tank
    - i. 1 m (3.25 ft.) from a property line
    - ii. 1 m (3.25 ft.) from a building
    - iii. 10 m (33 ft.) from a water course
    - iv. 10 m (33 ft.) from a water source or well
  - a. Effluent Discharge
    - i. 90 m (300 ft) from property line
    - ii. 45 m (150 ft) from a building
    - iii. 45 m (150 ft) from a water course
    - iv. 50 m (165 ft) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

**CARRIED.**

NEW BUSINESS

Development Permit  
Application –  
Wilhelm & Jessica  
Fehr

Development Permit Application W20-25 was received from Wilhelm & Jessica Fehr to develop a Replacement Dwelling on NE-36-85-9-W6.

**M43-25 (07-22-25)**

**RESOLUTION** by Member Janzen that the Municipal Planning Commission approves Development Permit Application W20-25 received from Wilhelm & Jessica Fehr to develop a Replacement Dwelling on NE-36-85-9-W6, subject to the following conditions:

1. Prior to the start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. Minimum Setbacks from property lines:
  - a. Front Yard: 40.8 m (134 ft)
  - b. Side Yard: 15.2 m (50 ft.)
  - c. Rear Yard: 15.2 m (50 ft.)
3. Water Supply Setbacks
  - a. Cistern
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.
4. Sewage Setbacks:
  - a. Lagoon
    - i. 30 metres (100 ft.) from a property line
    - ii. 45 metres (150 ft.) from a building
    - iii. 90 metres (300 ft.) from a water course
    - iv. 100 metres (330 ft.) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

**CARRIED.**

MUNICIPAL PLANNING COMMISSION  
TUESDAY, JULY 22, 2025

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ADJOURNMENT

Chairperson Ruecker adjourned the July 22, 2025, Municipal Planning Commission Meeting at 9:25 a.m.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 23, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – JACOB BRAUN</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W26-25 was received from Jacob Braun to develop a Second Residence on SE-27-86-7-W6.

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Road Access:
  - Currently there is no road access to the development site.
- Servicing:
  - Proposed water supply is dugout and eventually plan to tie into County Tie-In service.
  - Proposed sewage disposal is a sewage lagoon.

### ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Maps of proposed development location

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

**RESOLUTION** by... That the Municipal Planning Commission approves Development Permit Application W26-25 received from Jacob Braun to develop a Second Residence on SE-27-86-7-W6, subject to the following conditions:

1. Prior to the start of construction, any outstanding property taxes to be paid in full on the land proposed to be developed.
2. Minimum Setbacks from property lines:
  - a. Front Yard: 40.8 m (134 ft)
  - b. Side Yard: 15.2 m (50 ft.)
  - c. Rear Yard: 15.2 m (50 ft.)

**Initials show support - Reviewed by: Development Officer:**



**Manager:**



3. Water Supply Setbacks
  - a. Dugout
    - i. Front Yard, 40.8 m (134 ft) from the road right-of-way or 70 m (229.6 ft) from the center line, whichever is the greater.
    - ii. Interior Side Yard, 15.24 m (50 ft) or as required by the Development Authority.
    - iii. Rear Yard, 15.24 m (50 ft) or as required by the Development Authority.
4. Sewage Setbacks:
  - a. Lagoon
    - i. 30 metres (100 ft.) from a property line
    - ii. 45 metres (150 ft.) from a building
    - iii. 90 metres (300 ft.) from a water course
    - iv. 100 metres (330 ft.) from a water source or well
5. All sewage disposal systems must comply with the Alberta Private Sewage Treatment and Disposal Regulations.
6. All structures moved in and/or constructed on site shall conform to all building and code standards as set by Human Resources and Alberta Safety Codes Council.
7. All required County Land Use Bylaw and Provincial/Federal Regulations to be adhered to.

**Initials show support - Reviewed by: Development Officer:**

**Manager:**



**CLEAR HILLS COUNTY**  
Box 240  
Worsley AB T0H 3W0  
Telephone: 780-685-3925  
Fax: 780-685-3960  
Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)

**FORM A**  
Page 1

## APPLICATION FOR DEVELOPMENT PERMIT

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W26-25
DATE RECEIVED:	8/20/25
FEES PAID:	YES NO <u>N/A</u>

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

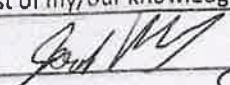
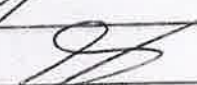
I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT Jacob Braun					NAME OF REGISTERED LAND OWNER Willie + Carin Fehr				
ADDRESS Box 206 Cleardale AB					ADDRESS Box 235 Worsley AB				
POSTAL CODE T0H 3Y0		EMAIL braunjac@lucy.com			POSTAL CODE T0H 3W0		EMAIL carin9002@outlook.com		
CONTACT NUMBERS					CONTACT NUMBERS				
Home 780-834-8652					Home 780-834-7584				
Business					Business				
Cell					Cell				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
SE	27	86	7	W6					
Size of the proposed development site:									
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES	
		ft			ft			10	
Lot type: INTERIOR <u>CORNER</u> THROUGH						LAND USE DISTRICT: AG1			
Describe the existing use of the land: Farm land									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A  
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DEVELOPMENT INFORMATION			
Describe the proposed use of the land: <b>Residential (2nd dwelling)</b>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
	ft		ft
		SIDE YARD (1)	m
			ft
		SIDE YARD (2)	m
			ft
Off street parking:		Size of space	Number of spaces
Off street loading:		Size of space	Number of spaces
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	<u>RURAL ROAD</u>
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
<b>Aug 11 2025</b>	<b>Oct 15 2025</b>	<b>\$70,000.00</b>	
Attached is			
(a) SITE PLAN	Yes	No	N/A
(b) FLOOR PLAN	Yes	No	N/A
DECLARATION			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: <b>Aug 26 2025</b>	SIGNATURE OF APPLICANT: 		
DATE: <b>Aug 26 2025</b>	SIGNATURE OF REGISTERED LAND OWNER: 		

# **APPLICATION FOR DEVELOPMENT PERMIT**

**FORM A**  
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## **ADDITIONAL INFORMATION REQUIRED**

### **ABANDONED WELLS**

If the building/addition is greater than 47m<sup>2</sup> (505.9 ft<sup>2</sup>) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to [www.geodiscover.alberta.ca](http://www.geodiscover.alberta.ca) for abandoned well location and status information.

### **WATER AND SEWAGE**

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
	<input checked="" type="checkbox"/>	DUGOUT
	<input type="checkbox"/>	WELL
	<input checked="" type="checkbox"/>	CISTERN & HAULING
	<input type="checkbox"/>	COUNTY SERVICE
	<input type="checkbox"/>	OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
	<input type="checkbox"/>	OPEN DISCHARGE/SEPTIC TANK
	<input type="checkbox"/>	SUB-SURFACE DISPOSAL/SEPTIC TANK
	<input checked="" type="checkbox"/>	ABOVE GROUND/SEPTIC TANK
	<input type="checkbox"/>	SEWAGE LAGOON
	<input type="checkbox"/>	OUTDOOR PRIVY
	<input type="checkbox"/>	COUNTY SERVICE
	<input type="checkbox"/>	OTHER (Please Specify)

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL [safety.services@gov.ab.ca](mailto:safety.services@gov.ab.ca)) OR A LICENSED PERMITTING AGENCY.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

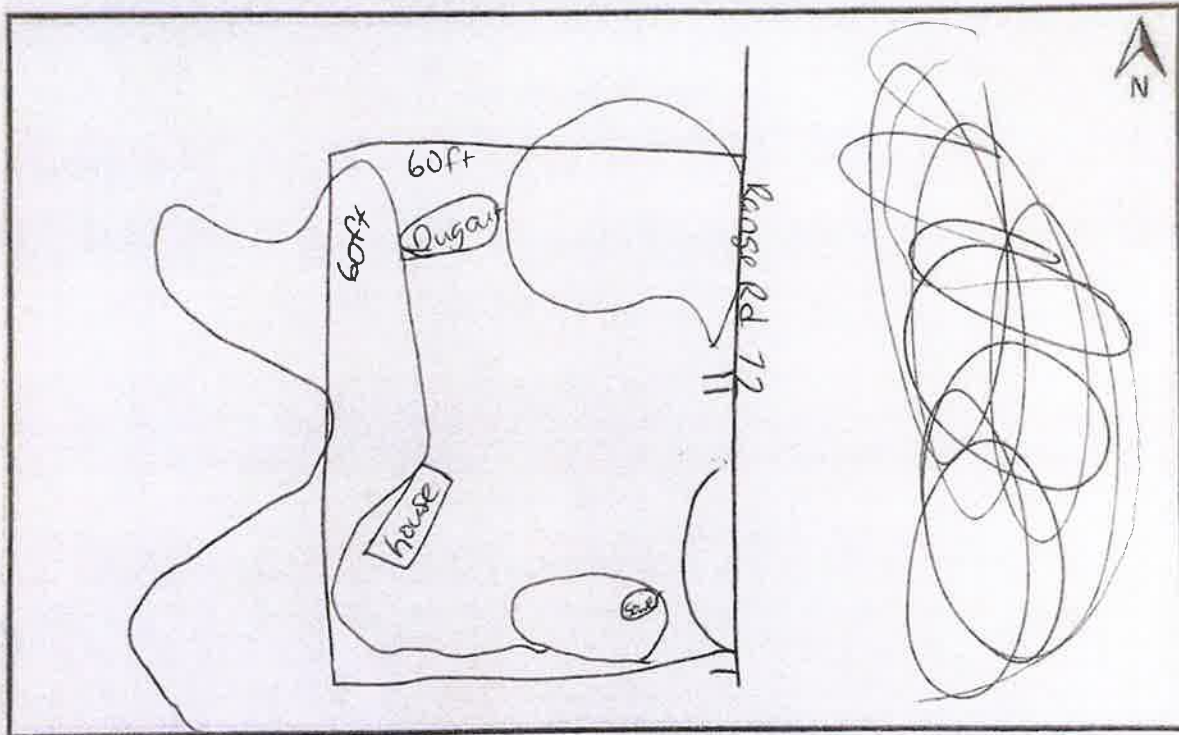
Page 3

**SITE MAP**

LEGAL LAND DESCRIPTION: SE-27-86-7-W 6

For industrial or commercial development, attach engineered drawings of proposed development.

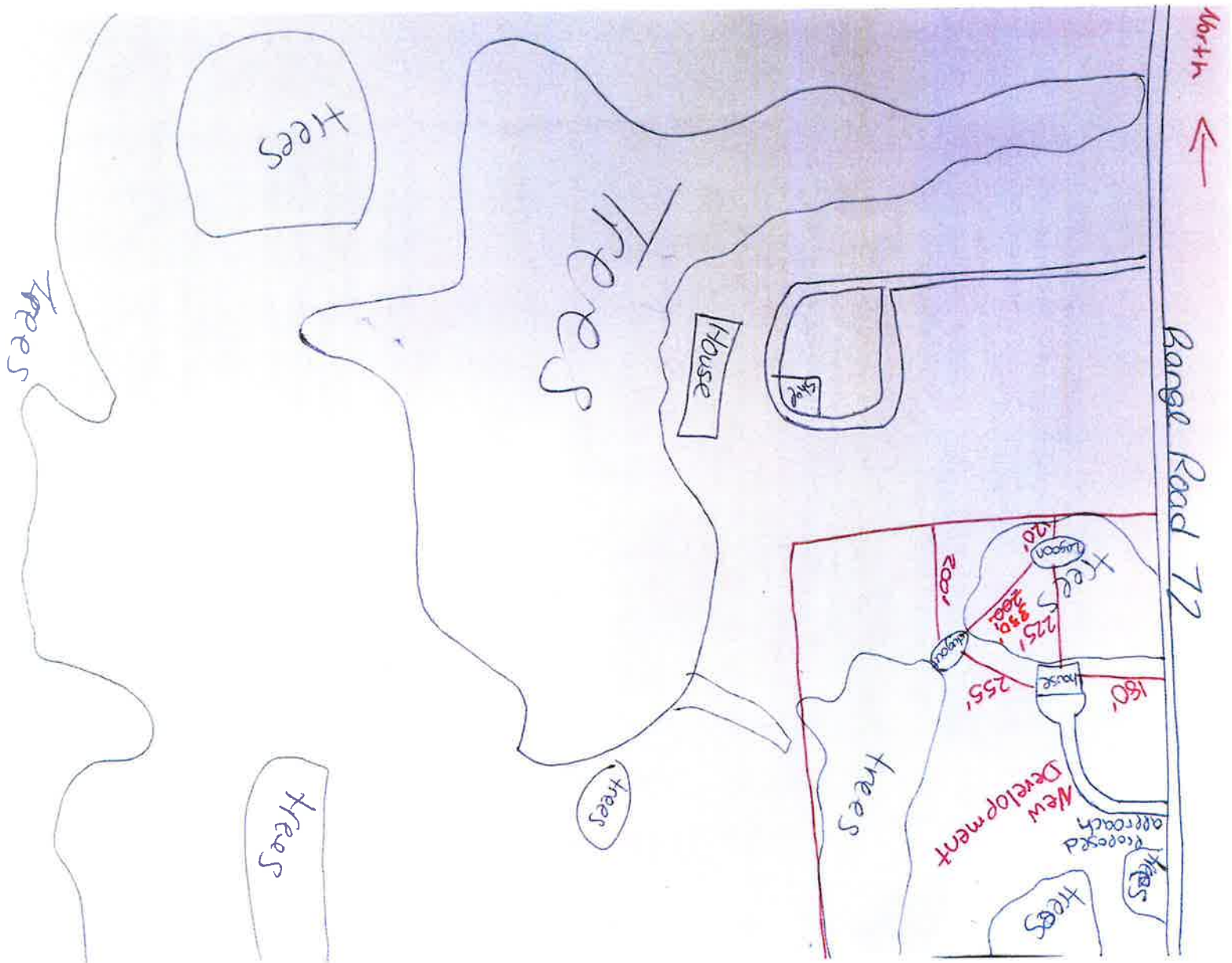
For residential and agricultural development, draw a sketch plan of proposed development.



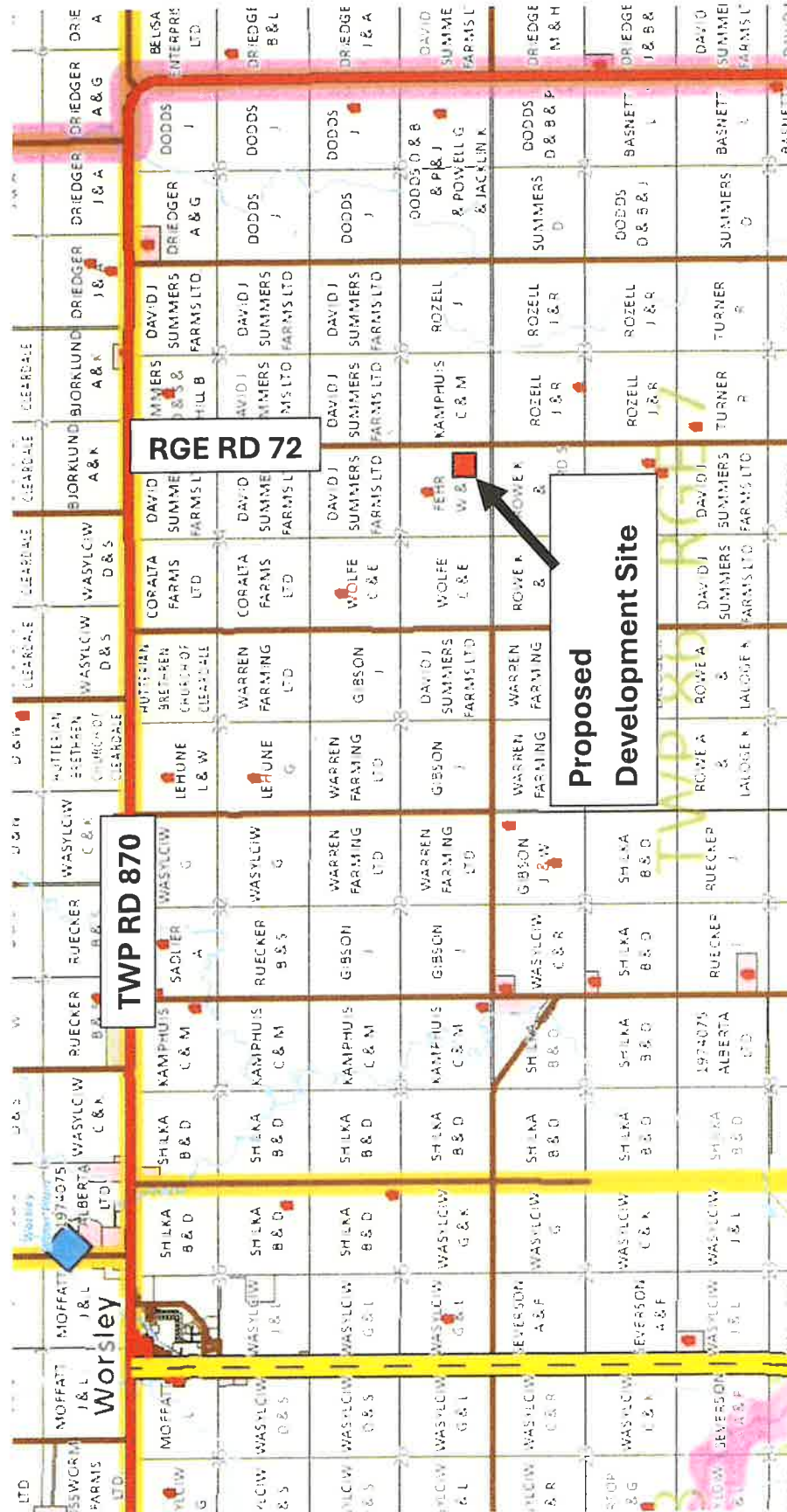
**Please indicate the following if they apply to your proposed development:**

- ☒ Location of water source & distance from property line and sewer system
- ☒ Location of sewer system & distance from water source and property line
- ☒ Access location(s)
- ☒ Location of existing or proposed buildings:
- ☐ Setbacks from the road allowance
- ☒ Location of roads in the area
- ☒ Location Shelterbelts
- ☒ Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- ☒ Location of River/ Lakes/ other watercourses

N ↑



S





# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 23, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – MIGHTY PEACE WIRELESS</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W28-25 was received from Mighty Peace Wireless to construct a Communications Tower on NE-13-85-6-W6.

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development is on land owned by Daniel & Sharon Giesbrecht.

### ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Map of proposed development location

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W28-25 received from Mighty Peace Wireless to construct a Communications Tower on NE-13-85-6-W6, subject to the following conditions:

1. Minimum setback from the property lines is the height of the tower plus 5 meters.
2. The base of the tower is to be fenced and signed for safety.
3. The site is to be kept weed free.
4. Fee to be paid prior to any development.
5. Site to be operated in compliance with Occupational Health and Safety Regulations.
6. All Provincial/Federal regulations are to be adhered to.
7. Developer to obtain a Roadside Development Permit from Alberta Transportation.

Initials show support - Reviewed by: Development Officer:



Manager:



**CLEAR HILLS COUNTY**

Box 240  
Worsley AB T0H 3W0  
Telephone: 780-685-3925  
Fax: 780-685-3960  
Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)

**FORM A**

Page 1

**APPLICATION FOR  
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W28-25		
DATE RECEIVED:	09/08/25		
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

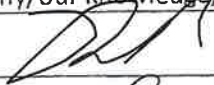

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT Mighty Peace Wireless					NAME OF REGISTERED LAND OWNER Dan Giesbrecht				
ADDRESS Box 1684, Fairview, AB					ADDRESS PO Box 128, Worsley, AB				
POSTAL CODE T0H 1L0		EMAIL <a href="mailto:accounts@mightypeacewireless.com">accounts@mightypeacewireless.com</a>			POSTAL CODE T0H 3W0		EMAIL <a href="mailto:shandal.giesbrecht8@gmail.com">shandal.giesbrecht8@gmail.com</a>		
CONTACT NUMBERS Home 780-835-4890					CONTACT NUMBERS Home				
Business 780-933-7050					Business				
Cell 780-834-8885					Cell 780-834-0201				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT	
NE	13	85	6	W6					
Size of the proposed development site:									
LENGTH 10 m ft		WIDTH 10 m ft		NUMBER OF HECTARES			OR ACRES 0.01		
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT: AG1			
Describe the existing use of the land: N/A									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

<b>DEVELOPMENT INFORMATION</b>			
Describe the proposed use of the land: Communications Tower			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
	ft		ft
SIDE YARD (1)		SIDE YARD (2)	
m		m	
ft		ft	
Off street parking:		Size of space	Number of spaces
Off street loading:		Size of space	Number of spaces
<b>Accessory use:</b>			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
Sept 1/2025	Dec 31/2026	10,000	
Attached is			
(a) SITE PLAN	Yes	No	N/A
(b) FLOOR PLAN	Yes	No	N/A

<b>DECLARATION</b>	
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.	
DATE: Aug 31/2025	SIGNATURE OF APPLICANT: 
DATE: Aug 31/2025	SIGNATURE OF REGISTERED LAND OWNER: 

SIGN  
HERE

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 3

## SITE MAP

LEGAL LAND DESCRIPTION: NE-13-85-6-W6

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

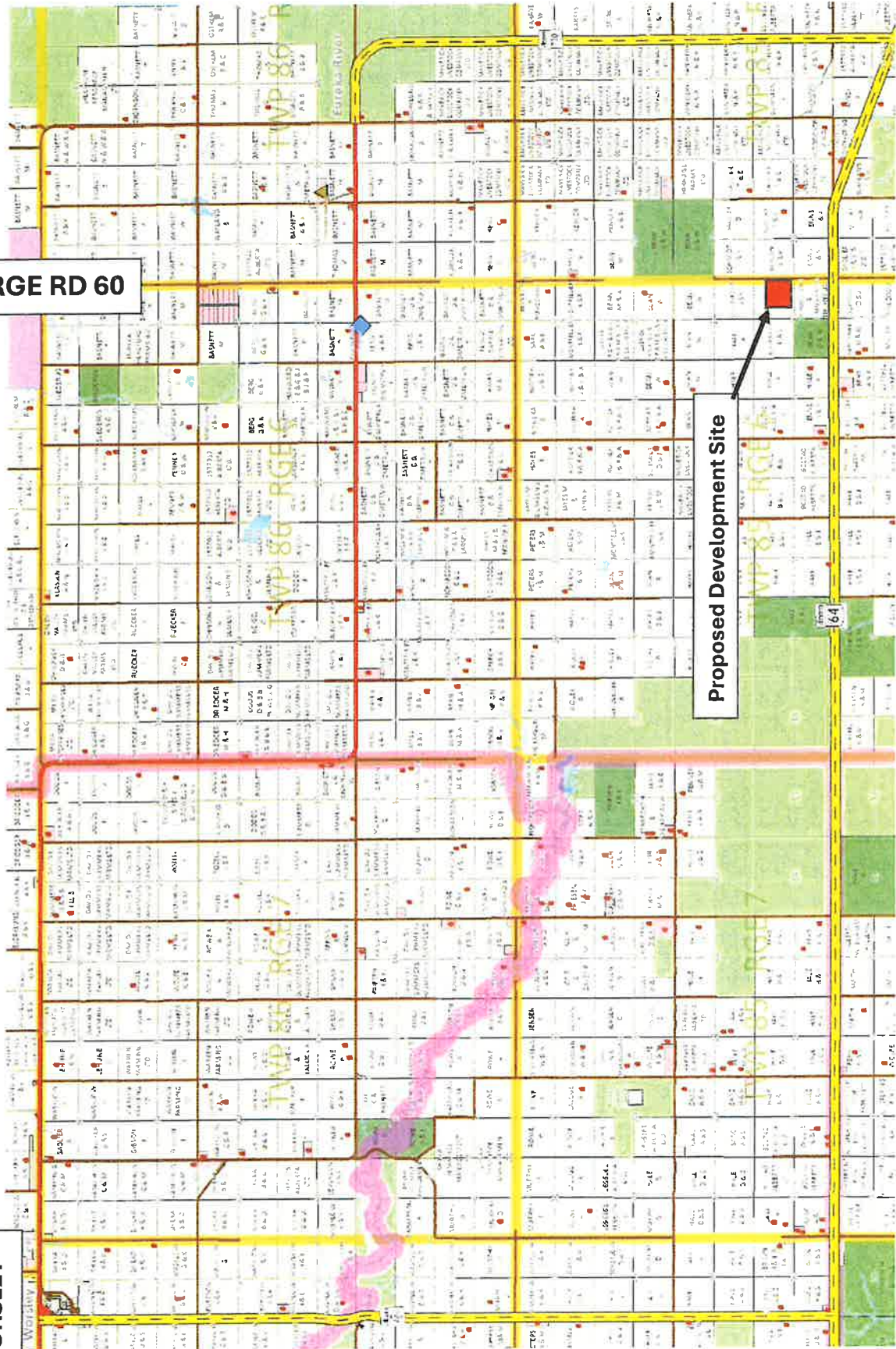
- ☐ Location of water source & distance from property line and sewer system
- ☐ Location of sewer system & distance from water source and property line
- ☐ Access location(s)
- ☐ Location of existing or proposed buildings:
- ☐ Setbacks from the road allowance
- ☒ Location of roads in the area
- ☐ Location Shelterbelts
- ☐ Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- ☐ Location of River/ Lakes/ other watercourses



WORSLEY

RGE RD 60

Proposed Development Site



# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 6

## RELOCATED BUILDINGS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s) N/A
- b) Canadian Safety Association Identification Number (CSA) N/A
- c) Present location of the building N/A
- d) Proposed relocation route
- N/A

### Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

Page 7

**RIGHT OF ENTRY FORM**

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.


Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Dan Nikiforuk, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: NE-13-85-6-W6

Aug 31/2025  
DATE:

  
SIGNATURE OF APPLICANT:

Q20-25-02303 DESIGN PROFILE  
150' 88AWSS TOWER  
KGP Co.  
Hines Creek, AB

**For Quote  
Purpose Only**  
07/21/2025



88AWSS Sections:  
Section #11 - Section #25

NOTES:  
1. GUYMASTER V8.2.3.0

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	45.0	(4) Tarana BNS	(4) DC 7.4mm (4) FO 5.5mm (assumed)

MATERIAL LIST

NO	TYPE
A	SR 64mm <sup>Ø</sup>
B	SR 25mm <sup>Ø</sup>
C	SR 22mm <sup>Ø</sup>

Design Wind as per NBC.  
Site Specific Wind required for Final Design.

Leg	350W	A	SR 57mm <sup>Ø</sup>	SR 51mm <sup>Ø</sup>	SR 44mm <sup>Ø</sup>	SR 38mm <sup>Ø</sup>	SR 29mm <sup>Ø</sup>	45.7m
Diagonal	300W	B	SR 25mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	39.6m
Horizontal	300W	C	SR 22mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	33.5m
Face Width	1.37m							30.5m
Panel Height # Panels								21.3m
								12.2m
								6.1m
								3.0m
								0.0m

TOTAL FOUNDATION LOADS

H=22.25 kN  
V=60.61 kN  
M=604.87 kN-m  
T=1.12 kN-m

INDIVIDUAL FOOTING LOADS

H=12.63 kN  
V=493.56 kN  
U=-494.36 kN



WestTower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 47.30m

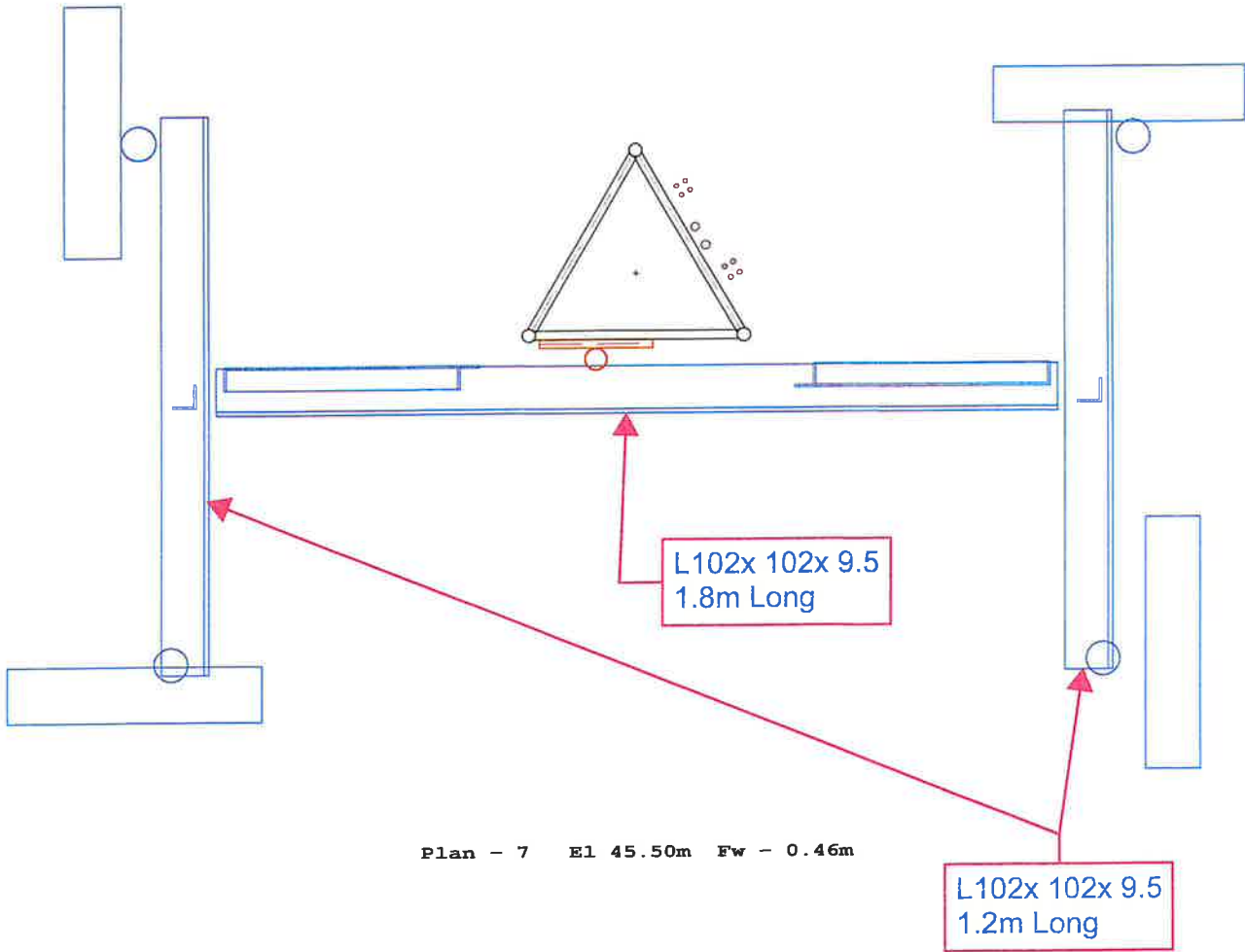
Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm



## ANTENNA LAYOUT



### KEY PROFILE

EL - 45.7m

EL - 0.0m



### Westtower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 45.72m

Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 23, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – MIGHTY PEACE WIRELESS</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W29-25 was received from Mighty Peace Wireless to construct a Communications Tower on SE-2-84-6-W6.

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development is on land owned by D & M Kobbert Farms Ltd.

### ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Map of proposed development location

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W29-25 received from Mighty Peace Wireless to construct a Communications Tower on SE-2-84-6-W6, subject to the following conditions:

1. Minimum setback from the property lines is the height of the tower plus 5 meters.
2. The base of the tower is to be fenced and signed for safety.
3. The site is to be kept weed free.
4. Fee to be paid prior to any development.
5. Site to be operated in compliance with Occupational Health and Safety Regulations.
6. All Provincial/Federal regulations are to be adhered to.
7. Developer to obtain a Roadside Development Permit from Alberta Transportation.

Initials show support - Reviewed by: Development Officer:  Manager: 

**CLEAR HILLS COUNTY**

Box 240  
Worsley AB T0H 3W0  
Telephone: 780-685-3925  
Fax: 780-685-3960  
Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)

**FORM A**

Page 1

**APPLICATION FOR  
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W29-25		
DATE RECEIVED:	09/08/25		
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT Mighty Peace Wireless					NAME OF REGISTERED LAND OWNER Jordan Kobbert				
ADDRESS Box 1684, Fairview, AB					ADDRESS PO Box 675 Hines Creek, AB				
POSTAL CODE T0H 1L0		EMAIL <a href="mailto:accounts@mightypeacewireless.com">accounts@mightypeacewireless.com</a>			POSTAL CODE T0H 2A0		EMAIL <a href="mailto:Jordan.kobbert.jk@gmail.com">Jordan.kobbert.jk@gmail.com</a>		
CONTACT NUMBERS Home 780-835-4890 Business 780-933-7050 Cell 780-834-8885					CONTACT NUMBERS Home Business Cell 780-834-7249				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S. SE	SEC. 2	TWP. 84	RG. 6	M. W6	OR	REGISTERED PLAN NO.	BLOCK	LOT	
Size of the proposed development site:									
LENGTH 10 m ft		WIDTH 10 m ft		NUMBER OF HECTARES		OR ACRES 0.01			
Lot type: INTERIOR      CORNER      THROUGH						LAND USE DISTRICT: A61			
Describe the existing use of the land: N/A									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

## DEVELOPMENT INFORMATION

Describe the proposed use of the land: Communications Tower

Check (✓) any proposed use(s) not identified above:

Dwelling unit(s)

Accessory structure(s) / use(s)

Home Occupation(s)

Sign(s)

Commercial or industrial structure(s) / use(s)

Other (specify)

Indicate the proposed setback from the property line:

FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
	ft		ft		ft		ft

Off street parking: Size of space Number of spaces

Off street loading: Size of space Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
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The land is adjacent to:

PRIMARY HIGHWAY

SECONDARY HIGHWAY

RURAL ROAD

Estimate the Project:

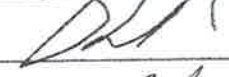
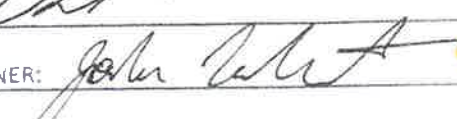
COMMENCEMENT DATE Sept 1/2025	COMPLETION DATE Dec 31/2026	CONSTRUCTION COSTS 10,000
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Attached is

(a) SITE PLAN	Yes	No	N/A	(b) FLOOR PLAN	Yes	No	N/A
---------------	-----	----	-----	----------------	-----	----	-----

## DECLARATION

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

DATE: Aug 31/2025	SIGNATURE OF APPLICANT: 
DATE: Aug 31 2025	SIGNATURE OF REGISTERED LAND OWNER: 

SIGN  
HERE

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 3

## SITE MAP

LEGAL LAND DESCRIPTION: 1-SE-2-84-6-6

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

- ☐ Location of water source & distance from property line and sewer system
- ☐ Location of sewer system & distance from water source and property line
- ☐ Access location(s)
- ☐ Location of existing or proposed buildings:
- ☐ Setbacks from the road allowance
- ☒ Location of roads in the area
- ☐ Location Shelterbelts
- ☐ Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- ☐ Location of River/ Lakes/ other watercourses

**RGE RD 61**

## Proposed Development Site

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

Page 6

**RELOCATED BUILDINGS**

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s) N/A
- b) Canadian Safety Association Identification Number (CSA) N/A
- c) Present location of the building N/A
- 
- 
- d) Proposed relocation route
- N/A
- 
- 
- 
- 
- 

**Please note:**

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

Page 7

**RIGHT OF ENTRY FORM**

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Dan Nikiforuk, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: 1-SE-2-84-6-6

Aug 31/2025  
DATE:

  
SIGNATURE OF APPLICANT:

Q20-25-02303 DESIGN PROFILE  
150' 88AWSS TOWER  
KGP Co.  
Hines Creek, AB

**For Quote  
Purpose Only**  
07/21/2025

NOTES:  
1. GUYMASTER V8.2.3.0

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	45.0	(4) Tarana BNS	(4) DC 7.4mm (4) FO 5.5mm (assumed)

MATERIAL LIST

NO	TYPE
A	SR 64mm <sup>Ø</sup>
B	SR 25mm <sup>Ø</sup>
C	SR 22mm <sup>Ø</sup>

Design Wind as per NBC.  
Site Specific Wind required for Final Design.

Leg	350W	A	SR 57mm <sup>Ø</sup>	SR 51mm <sup>Ø</sup>	SR 44mm <sup>Ø</sup>	SR 38mm <sup>Ø</sup>	SR 29mm <sup>Ø</sup>	45.7m
Diagonal	300W	B	SR 25mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	39.6m
Horizontal	300W	C	SR 25mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	33.5m
Face Width	1.37m							30.5m
Panel Height # Panels								21.3m
								12.2m
								6.1m
								3.0m
								0.0m

88AWSS Sections:  
Section #11 - Section #25

TOTAL FOUNDATION LOADS

H=22.25 kN  
V=60.61 kN  
M=604.87 kN-m  
T=1.12 kN-m

INDIVIDUAL FOOTING LOADS

H=12.63 kN  
V=493.56 kN  
U=-494.36 kN



Westtower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 47.30m

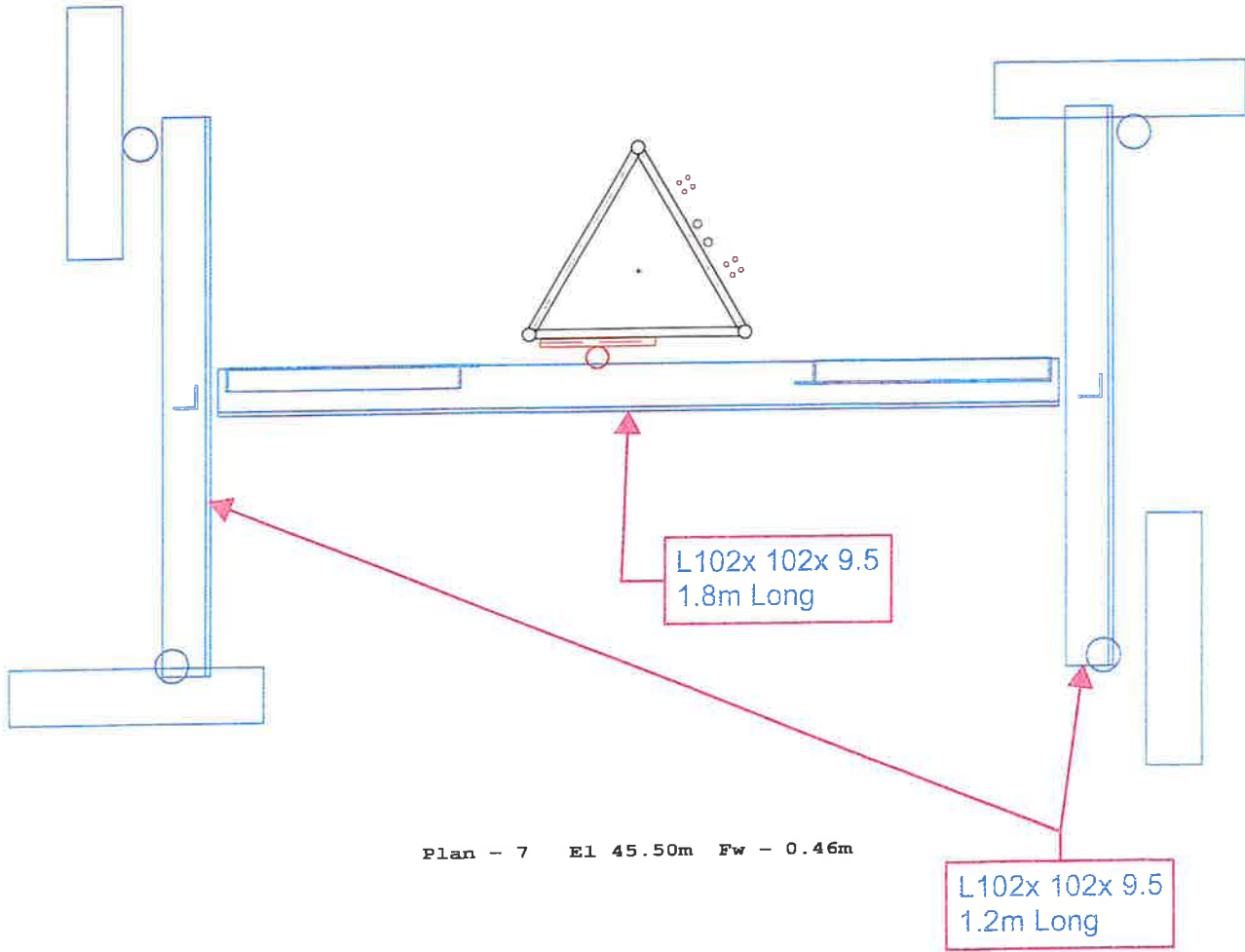
Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm



## ANTENNA LAYOUT



Plan - 7    El 45.50m    Fw - 0.46m

### KEY PROFILE

EL - 45.7m

EL - 0.0m



### WestTower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 45.72m

Tower Height: 45.72m

Standard: CSA S37-24

-Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 23, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – MIGHTY PEACE WIRELESS</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W30-25 was received from Mighty Peace Wireless to construct a Communications Tower on NE-35-86-8-W6.

### BACKGROUND:

- Zoning: Agricultural District 2 (AG2)
- Proposed development is on land owned by Sharna Summers (open camp).

### ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Map of proposed development location

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W30-25 received from Mighty Peace Wireless to construct a Communications Tower on NE-35-86-8-W6, subject to the following conditions:

1. Minimum setback from the property lines is the height of the tower plus 5 meters.
2. The base of the tower is to be fenced and signed for safety.
3. The site is to be kept weed free.
4. Fee to be paid prior to any development.
5. Site to be operated in compliance with Occupational Health and Safety Regulations.
6. All Provincial/Federal regulations are to be adhered to.
7. Developer to obtain a Roadside Development Permit from Alberta Transportation.

Initials show support - Reviewed by: Development Officer:  Manager: 
--

**CLEAR HILLS COUNTY**

Box 240

Worsley AB T0H 3W0

Telephone: 780-685-3925

Fax: 780-685-3960

Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)**FORM A**

Page 1

**APPLICATION FOR  
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W30-25		
DATE RECEIVED:	09/08/25		
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT Mighty Peace Wireless					NAME OF REGISTERED LAND OWNER Sharna Hill				
ADDRESS Box 1684, Fairview, AB					ADDRESS 263 PO Box 236, Worsley, AB				
POSTAL CODE T0H 1L0		EMAIL <a href="mailto:accounts@mightypeacewireless.com">accounts@mightypeacewireless.com</a>			POSTAL CODE T0H 3W0		EMAIL Sharna59@hotmail.com		
CONTACT NUMBERS Home 780-835-4890 Business 780-933-7050 Cell 780-834-8885					CONTACT NUMBERS Home Business Cell 780-835-0698				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S. 9 NE	SEC. 35	TWP. 86	RG. 8	M. W6	OR	REGISTERED PLAN NO.	BLOCK	LOT	
Size of the proposed development site:									
LENGTH 10 m ft		WIDTH 10 m ft		NUMBER OF HECTARES		OR ACRES 0.01			
Lot type: INTERIOR      CORNER      THROUGH					LAND USE DISTRICT: AG2				
Describe the existing use of the land: N/A									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

<b>DEVELOPMENT INFORMATION</b>			
Describe the proposed use of the land: <b>Communications Tower</b>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or Industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	REAR YARD	SIDE YARD (1)	SIDE YARD (2)
m	m	m	m
ft	ft	ft	ft
Off street parking:		Size of space	Number of spaces
Off street loading:		Size of space	Number of spaces
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		<u>SECONDARY HIGHWAY</u>	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE Sept 1/2025	COMPLETION DATE Dec 31/2028	CONSTRUCTION COSTS 10,000	
Attached is			
(a) SITE PLAN	<u>Yes</u>	No	N/A
(b) FLOOR PLAN	Yes	No	N/A

<b>DECLARATION</b>	
I/WE hereby declare that the above informatio	
DATE: Aug 31/2025	SIGNATURE OF
DATE: Aug 31/2025	SIGNATURE OF

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 3

## SITE MAP

LEGAL LAND DESCRIPTION: LSD 9, Section 35, Township 86, Range 8, West of the 6th Meridian

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.

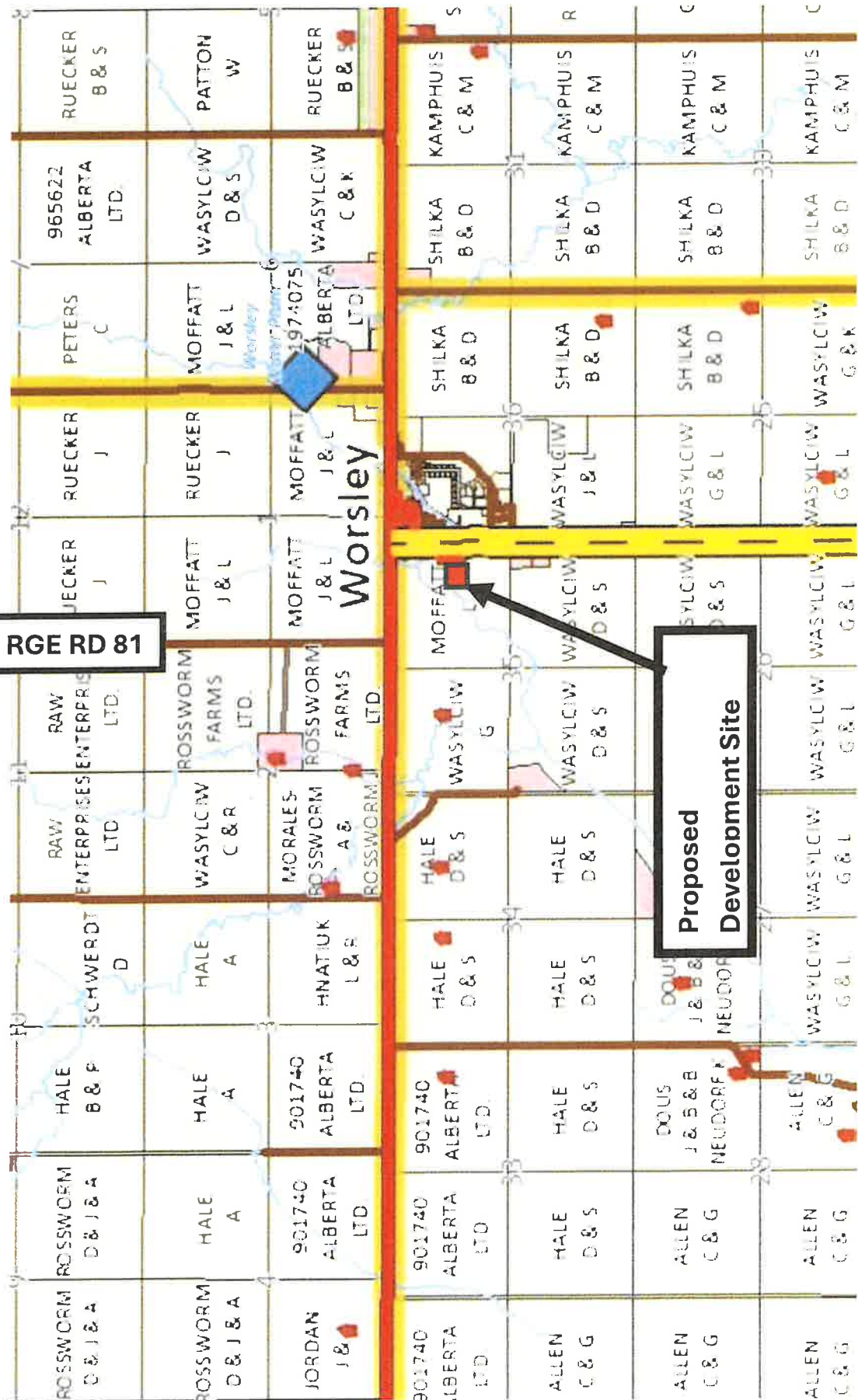


Please indicate the following if they apply to your proposed development:

- ☐ Location of water source & distance from property line and sewer system
- ☐ Location of sewer system & distance from water source and property line
- ☐ Access location(s)
- ☐ Location of existing or proposed buildings:
- ☐ Setbacks from the road allowance
- ☒ Location of roads in the area
- ☐ Location Shelterbelts
- ☐ Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- ☐ Location of River/ Lakes/ other watercourses



RGE RD 81



Proposed Development Site

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 6

## RELOCATED BUILDINGS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s) N/A
- b) Canadian Safety Association Identification Number (CSA) N/A
- c) Present location of the building N/A
- d) Proposed relocation route
- N/A

### Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

Page 7

**RIGHT OF ENTRY FORM**

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.


Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Dan Nikiforuk, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: LSD 9, Section 35, Township 86, Range 8, West of the 6th Meridian

Aug 31/2025  
DATE:

  
SIGNATURE OF APPLICANT:

Q20-25-02303 DESIGN PROFILE  
150' 88AWSS TOWER  
KGP Co.  
Hines Creek, AB

**For Quote  
Purpose Only**  
07/21/2025

NOTES:  
1. GUYMASTER V8.2.3.0

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	45.0	(4) Tarana BNS	(4) DC 7.4mm (4) FO 5.5mm (assumed)

MATERIAL LIST

NO	TYPE
A	SR 64mm $\phi$
B	SR 25mm $\phi$
C	SR 22mm $\phi$

Design Wind as per NBC.  
Site Specific Wind required for Final Design.

Leg	350W	A	SR 57mm $\phi$	SR 51mm $\phi$	SR 44mm $\phi$	SR 38mm $\phi$	SR 29mm $\phi$	45.7m
Diagonal	300W	B	SR 25mm $\phi$	SR 22mm $\phi$	SR 22mm $\phi$	SR 19mm $\phi$	SR 19mm $\phi$	39.6m
Horizontal	300W	C	SR 22mm $\phi$	SR 22mm $\phi$	SR 22mm $\phi$	SR 19mm $\phi$	SR 19mm $\phi$	33.5m
Face Width	1.37m							30.5m
Panel Height # Panels								21.3m
								12.2m
								6.1m
								3.0m
								0.0m

TOTAL FOUNDATION LOADS

H=22.25 kN  
V=60.61 kN  
M=604.87 kN-m  
T=1.12 kN-m

INDIVIDUAL FOOTING LOADS

H=12.63 kN  
V=493.56 kN  
U=-494.36 kN



Westtower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 47.30m

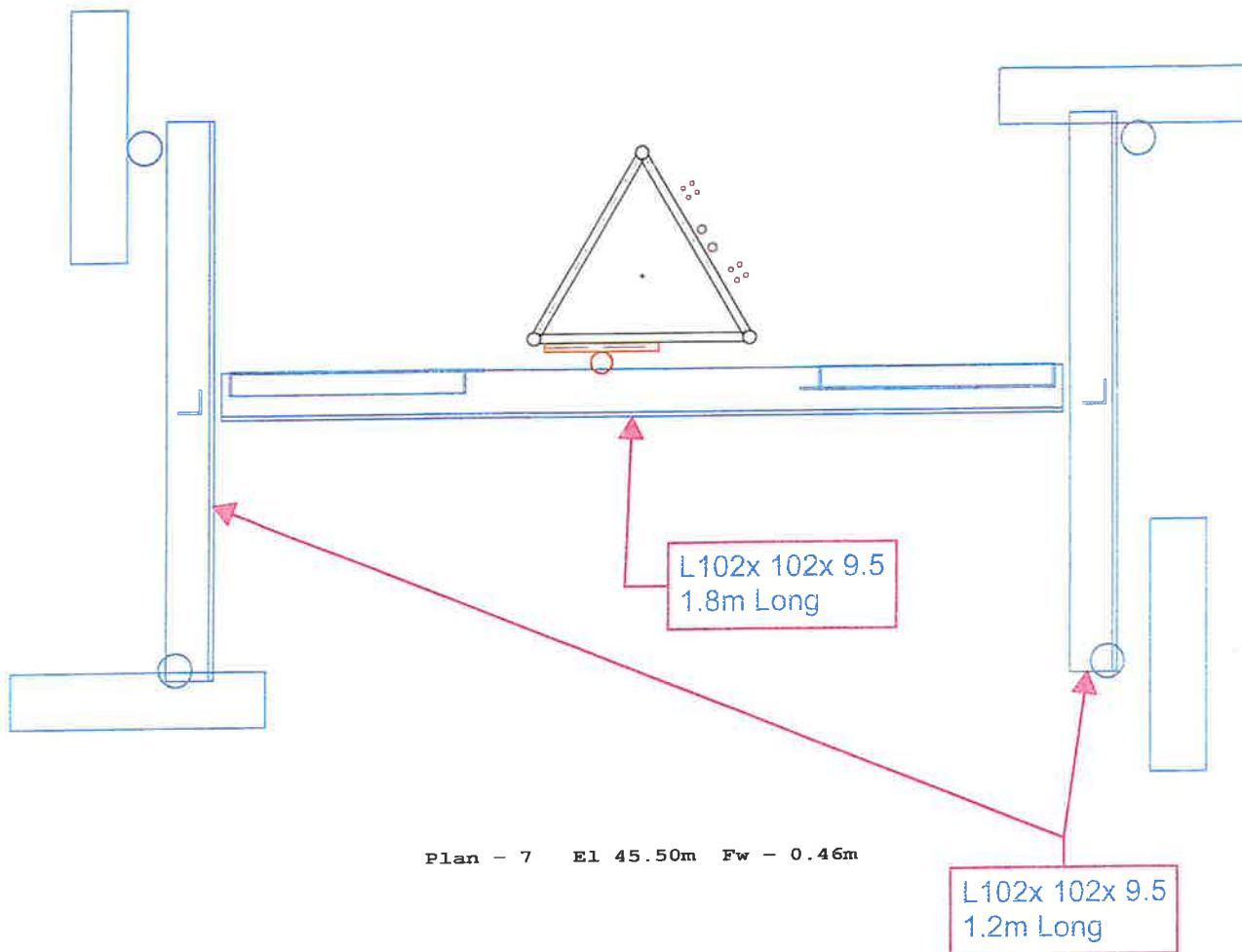
Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm



# ANTENNA LAYOUT



## KEY PROFILE

EL - 45.7m

EL - 0.0m



Westtower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 45.72m

Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 23, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – MIGHTY PEACE WIRELESS</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W31-25 was received from Mighty Peace Wireless to construct a Communications Tower on SW-28-87-7-W6.

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development is on land owned by Lois Moffatt.

### ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Map of proposed development location

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

RESOLUTION by... That the Municipal Planning Commission approves Development Permit Application W31-25 received from Mighty Peace Wireless to construct a Communications Tower on SW-28-87-7-W6, subject to the following conditions:

1. Minimum setback from the property lines is the height of the tower plus 5 meters.
2. The base of the tower is to be fenced and signed for safety.
3. The site is to be kept weed free.
4. Fee to be paid prior to any development.
5. Site to be operated in compliance with Occupational Health and Safety Regulations.
6. All Provincial/Federal regulations are to be adhered to.

Initials show support - Reviewed by: Development Officer:



Manager:



**CLEAR HILLS COUNTY**

Box 240  
Worsley AB T0H 3W0  
Telephone: 780-685-3925  
Fax: 780-685-3960  
Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)

**FORM A**

Page 1

**APPLICATION FOR  
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W31-25		
DATE RECEIVED:	09/08/25		
FEE PAID:	YES	NO	(N/A)

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

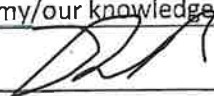
- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT Mighty Peace Wireless					NAME OF REGISTERED LAND OWNER Lois Moffatt				
ADDRESS Box 1684, Fairview, AB					ADDRESS PO Box 318 Worsley, AB				
POSTAL CODE T0H 1L0		EMAIL <a href="mailto:accounts@mightypeacewireless.com">accounts@mightypeacewireless.com</a>			POSTAL CODE T0H 3W0		EMAIL <a href="mailto:loismoffatt@gmail.com">loismoffatt@gmail.com</a>		
CONTACT NUMBERS Home 780-835-4890					CONTACT NUMBERS Home				
Business 780-933-7050					Business				
Cell 780-834-8885					Cell 780-835-1985				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S. 3 SW	SEC. 28	TWP. 87	RG. 7	M. W6	OR	REGISTERED PLAN NO.	BLOCK	LOT	
Size of the proposed development site:									
LENGTH 10 m ft		WIDTH 10 m ft		NUMBER OF HECTARES		OR ACRES 0.01			
Lot type: INTERIOR      CORNER      THROUGH						LAND USE DISTRICT: AG1			
Describe the existing use of the land: N/A									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

<b>DEVELOPMENT INFORMATION</b>			
Describe the proposed use of the land: Communications Tower			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	m	REAR YARD	m
	ft		ft
SIDE YARD (1)		m	SIDE YARD (2)
		ft	ft
Off street parking:		Size of space	Number of spaces
Off street loading:		Size of space	Number of spaces
Accessory use:			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	
Sept 1/2025	Dec 31/2026	10,000	
Attached is			
(a) SITE PLAN	Yes	No	N/A
(b) FLOOR PLAN	Yes	No	N/A
<b>DECLARATION</b>			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: Aug 31/2025	SIGNATURE OF APPLICANT: 		
DATE: Aug 31/2025	SIGNATURE OF REGISTERED LAND OWNER: <i>Lois Moffatt</i>		

SIGN  
HERE

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 3

## SITE MAP

LEGAL LAND DESCRIPTION: 3, Section 28, Township 87, Range 7, West of the 6th Meridian

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

- ☐ Location of water source & distance from property line and sewer system
- ☐ Location of sewer system & distance from water source and property line
- ☐ Access location(s)
- ☒ Location of existing or proposed buildings:
- ☐ Setbacks from the road allowance
- ☒ Location of roads in the area
- ☐ Location Shelterbelts
- ☒ Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- ☐ Location of River/ Lakes/ other watercourses



# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 6

## RELOCATED BUILDINGS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s) N/A
- b) Canadian Safety Association Identification Number (CSA) N/A
- c) Present location of the building N/A
- d) Proposed relocation route
- N/A

### Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

Page 7

**RIGHT OF ENTRY FORM**

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.


Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Dan Nikiforuk, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: LSD 3, Section 28, Township 87, Range 7, West of the 6th Meridian

Aug 31/2025  
DATE:

  
SIGNATURE OF APPLICANT:

Q20-25-02303 DESIGN PROFILE  
150' 88AWSS TOWER  
KGP Co.  
Hines Creek, AB

**For Quote  
Purpose Only**  
07/21/2025

88AWSS Sections:  
Section #11 - Section #25

NOTES:  
1. GUYMASTER V8.2.3.0

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	45.0	(4) Tarana BNS	(4) DC 7.4mm (4) FO 5.5mm (assumed)

MATERIAL LIST

NO	TYPE
A	SR 64mm <sup>o</sup>
B	SR 25mm <sup>o</sup>
C	SR 22mm <sup>o</sup>

Design Wind as per NBC.  
Site Specific Wind required for Final Design.

Leg	350W	A	SR 57mm <sup>o</sup>	SR 51mm <sup>o</sup>	SR 44mm <sup>o</sup>	SR 38mm <sup>o</sup>	SR 29mm <sup>o</sup>	45.7m
Diagonal	300W	B	SR 25mm <sup>o</sup>	SR 22mm <sup>o</sup>	SR 22mm <sup>o</sup>	SR 19mm <sup>o</sup>	SR 19mm <sup>o</sup>	39.6m
Horizontal	300W	C	SR 25mm <sup>o</sup>	SR 22mm <sup>o</sup>	SR 22mm <sup>o</sup>	SR 19mm <sup>o</sup>	SR 19mm <sup>o</sup>	33.5m
Face Width	1.37m							30.5m
Panel Height # Panels								21.3m
								12.2m
								6.1m
								3.0m
								0.0m

TOTAL FOUNDATION LOADS

R=22.25 kN  
V=60.61 kN  
M=604.87 kN-m  
T=1.12 kN-m

INDIVIDUAL FOOTING LOADS

H=12.63 kN  
V=493.56 kN  
G=-494.36 kN



Westtower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 47.30m

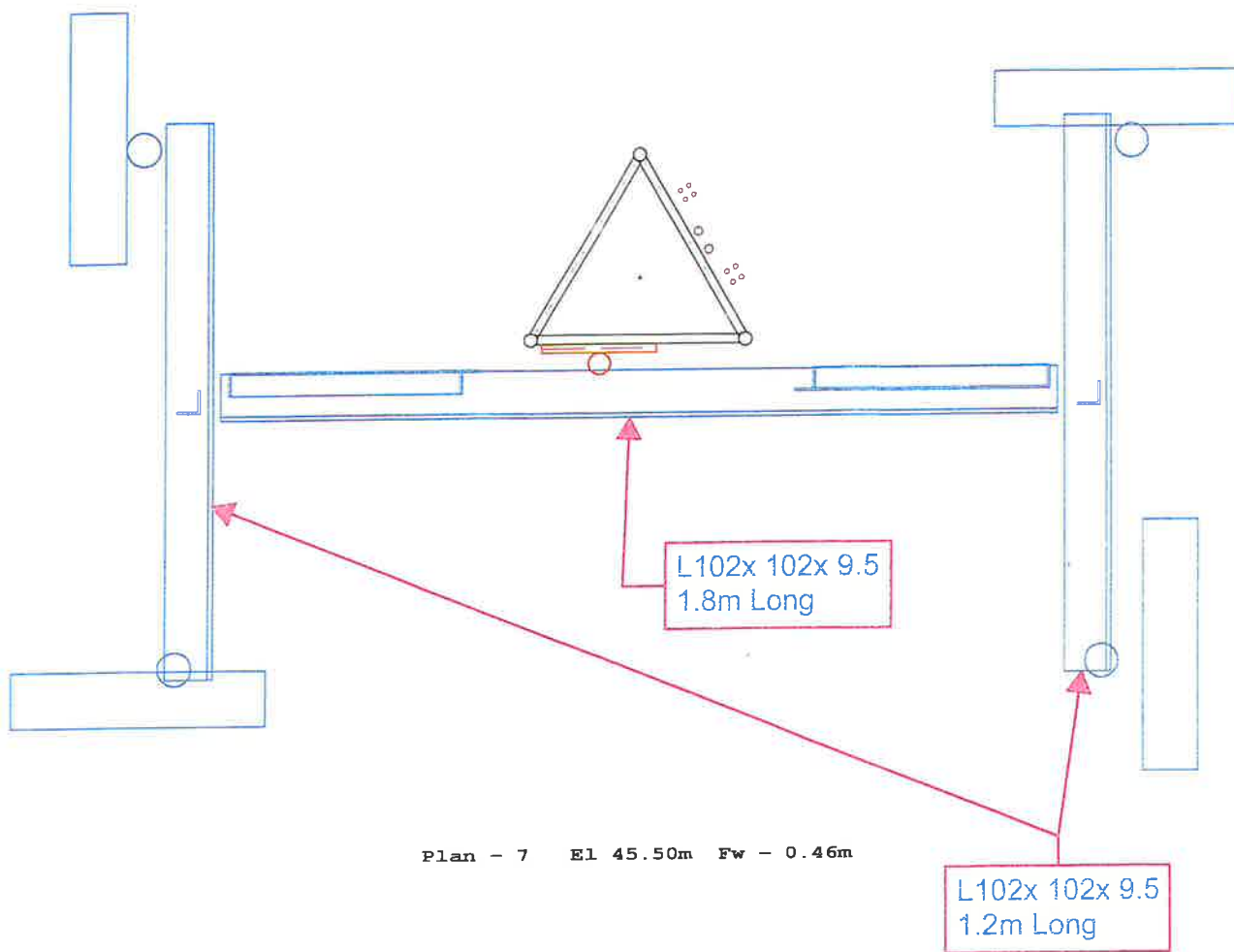
Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm



# ANTENNA LAYOUT



## KEY PROFILE

EL - 45.7m

EL - 0.0m



### Westtower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 45.72m

Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm

# Clear Hills County

## Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	September 23, 2025
Originated By:	Kelsey Lund, Development Officer
Title:	<b>DEVELOPMENT PERMIT APPLICATION – MIGHTY PEACE WIRELESS</b>
File:	61-02-02

### DESCRIPTION:

Development Permit Application W32-25 was received from Mighty Peace Wireless to construct a Communications Tower on NW-21-85-7-W6.

### BACKGROUND:

- Zoning: Agricultural District 1 (AG1)
- Proposed development is on land owned by 1696161 Alberta Ltd. (Bob Turner).

### ATTACHMENTS:

1. Development Permit Application
2. Development Sketch Plans
3. Map of proposed development location

### OPTIONS:

- A. Deny the application for the following reasons....
- B. Approve the application with the conditions recommended.
- C. Approve the application with different conditions.

### RECOMMENDED ACTION:

**RESOLUTION** by... That the Municipal Planning Commission approves Development Permit Application W32-25 received from Mighty Peace Wireless to construct a Communications Tower on NW-21-85-7-W6, subject to the following conditions:

1. Minimum setback from the property lines is the height of the tower plus 5 meters.
2. The base of the tower is to be fenced and signed for safety.
3. The site is to be kept weed free.
4. Fee to be paid prior to any development.
5. Site to be operated in compliance with Occupational Health and Safety Regulations.
6. All Provincial/Federal regulations are to be adhered to.

**Initials show support - Reviewed by: Development Officer:**  **Manager:** 

**CLEAR HILLS COUNTY**

Box 240

Worsley AB T0H 3W0

Telephone: 780-685-3925

Fax: 780-685-3960

Email: [info@clearhillscounty.ab.ca](mailto:info@clearhillscounty.ab.ca)**FORM A**

Page 1

**APPLICATION FOR  
DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W32-25		
DATE RECEIVED:	09/08/25		
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

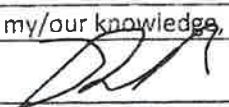
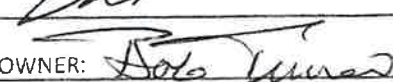
- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT Mighty Peace Wireless					NAME OF REGISTERED LAND OWNER Bob Turner				
ADDRESS Box 1684, Fairview, AB					ADDRESS PO Box 349, Worsley, AB				
POSTAL CODE T0H 1L0		EMAIL <a href="mailto:accounts@mightypeacewireless.com">accounts@mightypeacewireless.com</a>			POSTAL CODE T0H 3W0		EMAIL <a href="mailto:vicky@turnerstruck.com">vicky@turnerstruck.com</a>		
CONTACT NUMBERS Home 780-835-4890 Business 780-933-7050 Cell 780-834-8885					CONTACT NUMBERS Home Business Cell 780-835-0455				
<b>LAND INFORMATION</b>									
Legal description of proposed development site									
QTR/L.S. NW 12	SEC. 21	TWP. 85	RG. 7	M. W6	OR	REGISTERED PLAN NO.	BLOCK	LOT	
Size of the proposed development site:									
LENGTH 10 m ft		WIDTH 10 m ft		NUMBER OF HECTARES			OR ACRES 0.01		
Lot type: INTERIOR      CORNER      THROUGH					LAND USE DISTRICT: A61				
Describe the existing use of the land: N/A									

# APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 2

<b>DEVELOPMENT INFORMATION</b>			
Describe the proposed use of the land: <span style="float: right;">Communications Tower</span>			
Check (✓) any proposed use(s) not identified above:			
Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)	
Sign(s)	Commercial or industrial structure(s) / use(s)		
Other (specify)			
Indicate the proposed setback from the property line:			
FRONT YARD	REAR YARD	SIDE YARD (1)	SIDE YARD (2)
m	m	m	m
ft	ft	ft	ft
Off street parking:		Size of space	Number of spaces
Off street loading:		Size of space	Number of spaces
<b>Accessory use:</b>			
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
The land is adjacent to:			
PRIMARY HIGHWAY		SECONDARY HIGHWAY	RURAL ROAD
Estimate the Project:			
COMMENCEMENT DATE Sept 1/2025	COMPLETION DATE Dec 31/2026	CONSTRUCTION COSTS 10,000	
Attached is			
(a) SITE PLAN		(b) FLOOR PLAN	
Yes	No	Yes	No
N/A		N/A	
<b>DECLARATION</b>			
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.			
DATE: Aug 31/2025	SIGNATURE OF APPLICANT: 		
DATE: Aug 31/2025	SIGNATURE OF REGISTERED LAND OWNER: 		

SIGN  
HERE

# APPLICATION FOR DEVELOPMENT PERMIT

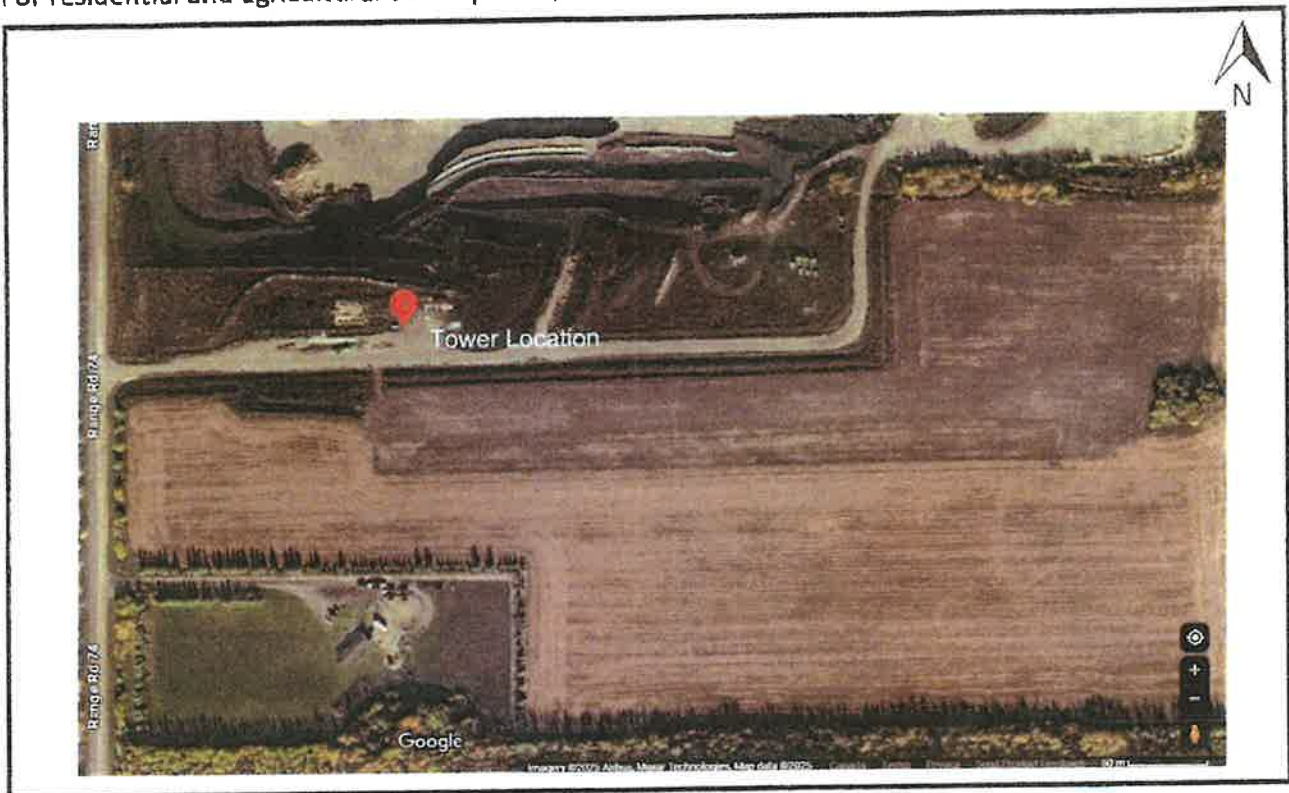
FORM A

Page 3

## SITE MAP

LEGAL LAND DESCRIPTION: LSD 12, Section 21, Township 85, Range 7, West of the 6th Meridian

For industrial or commercial development, attach engineered drawings of proposed development.  
For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

- ☐ Location of water source & distance from property line and sewer system
- ☐ Location of sewer system & distance from water source and property line
- ☐ Access location(s)
- ☐ Location of existing or proposed buildings:
- ☐ Setbacks from the road allowance
- ☒ Location of roads in the area
- ☐ Location Shelterbelts
- ☐ Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- ☐ Location of River/ Lakes/ other watercourses

N ↑

RGE RD 74

Proposed  
Development Site

Fehr  
Tirecraft

64

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

Page 6

**RELOCATED BUILDINGS**

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s) N/A
- b) Canadian Safety Association Identification Number (CSA) N/A
- c) Present location of the building N/A
- 
- 
- d) Proposed relocation route
- N/A
- 
- 
- 
- 
- 

**Please note:**

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

**APPLICATION FOR  
DEVELOPMENT PERMIT**

**FORM A**

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**RIGHT OF ENTRY FORM**

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, Dan Nikiforuk, do grant consent for an authorized  
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: LSD 12, Section 21, Township 85, Range 7, West of the 6th Meridian

Aug 31/2025

DATE:

  
SIGNATURE OF APPLICANT:

Q20-25-02303 DESIGN PROFILE  
150' 88AWSS TOWER  
KGP Co.  
Hines Creek, AB

**For Quote  
Purpose Only**  
6/12/2025

88AWSS Sections:  
Section #11 - Section #25

NOTES:  
1. GUYMASTER V8.2.3.0

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	45.0	(4) Tarana BNS	(4) DC 7.4mm (4) FO 5.5mm (assumed)

MATERIAL LIST

NO	TYPE
A	SR 64mm <sup>Ø</sup>
B	SR 25mm <sup>Ø</sup>
C	SR 22mm <sup>Ø</sup>

Design Wind as per NBC.  
Site Specific Wind required for Final Design.

Leg	350W	A	SR 57mm <sup>Ø</sup>	SR 51mm <sup>Ø</sup>	SR 44mm <sup>Ø</sup>	SR 38mm <sup>Ø</sup>	SR 29mm <sup>Ø</sup>	45.7m
Diagonal	300W	B	SR 25mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	39.6m
Horizontal	300W	C	SR 25mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 22mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	SR 19mm <sup>Ø</sup>	33.5m
Face Width	1.37m							30.5m
Panel Height # Panels								21.3m
								12.2m
								6.1m
								3.0m
								0.0m

TOTAL FOUNDATION LOADS

H=22.25 kN  
V=60.61 kN  
M=604.87 kN-m  
T=1.12 kN-m

INDIVIDUAL FOOTING LOADS

H=12.63 kN  
V=493.56 kN  
U=-494.36 kN



Westtower Communications Ltd.

4933 - 46th Street, Box 590, Thorsby, AB T0C 2P0

Phone: (780) 789-2375

Fax: (780) 789-3063

Client: KGP Co.

Job No: Q202502303

Date: 21 jul 2025

Location: HINES CREEK

Total Height: 47.30m

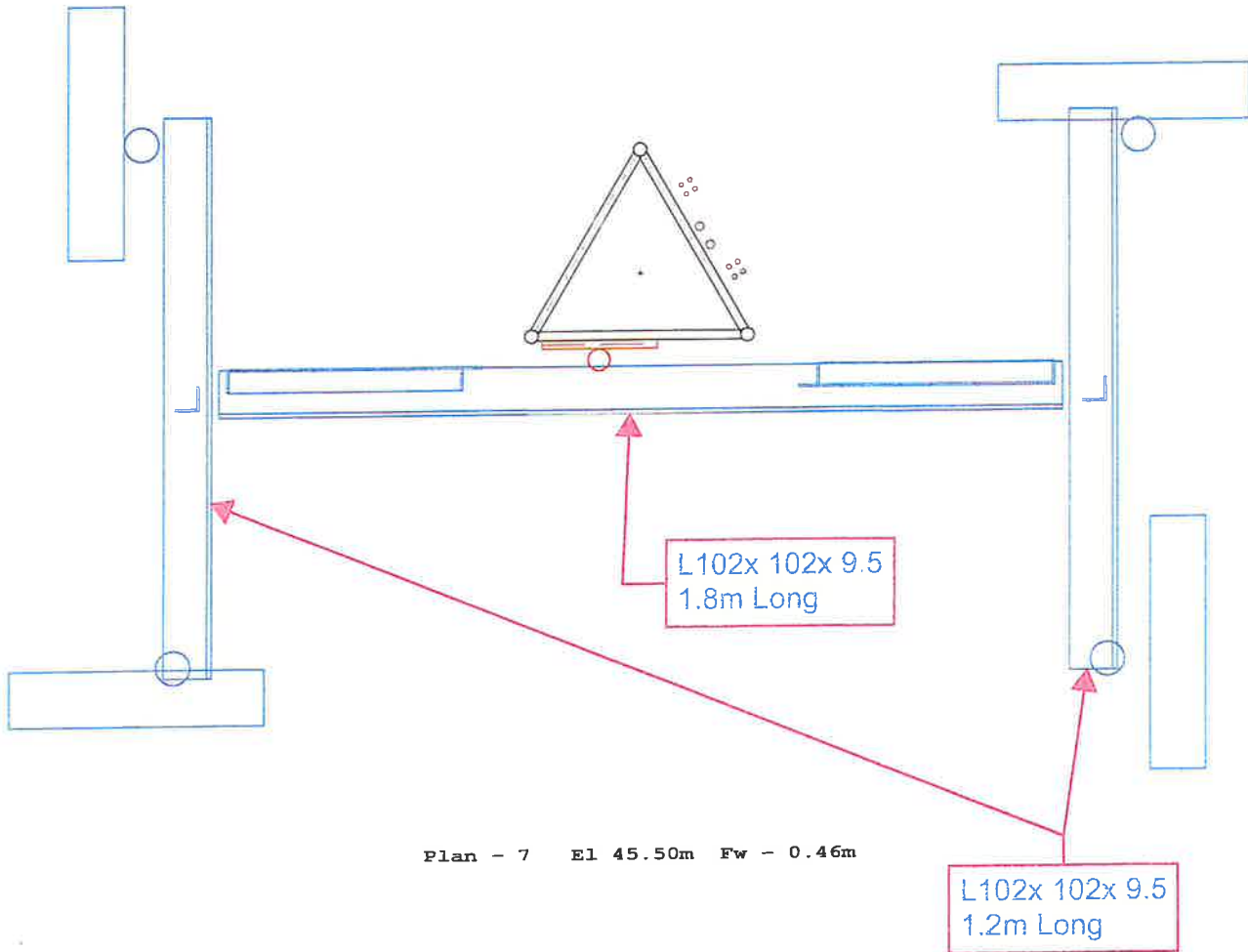
Tower Height: 45.72m

Standard: CSA S37-24

Design Wind & Ice: NBC: 350Pa/ 260Pa, 10mm



# ANTENNA LAYOUT



## KEY PROFILE

2L - 45.7m

RL - 0.0m



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