


**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 TELECOMMUNICATION TOWER – CONCURRENCE EXTENSION REQUEST  
 March 4, 2026**

<b>REQUEST INFORMATION</b>		
	<b>LEGAL DESCRIPTION:</b> SW 35-20-01 W5M	
	<b>LANDOWNER(S):</b> WENDY TEMPLE	
	<b>APPLICANT:</b> SCOTT TELECOM SERVICES LTD.	
	<b>CARRIER:</b> XPLORNET COMMUNICATIONS INC.	
<b>PROPOSAL:</b> Concurrence extension request for a 45.0m (150.0+/- ft.) self-support telecommunication tower and supporting equipment cabinet within a 15m x 15m compound; is proposed to be installed on this Agricultural District property that is located directly north and east on the inside corner of Highway 549 West, and approximately 2.5 kilometres west of the Town of Okotoks. This is approximately 1 kilometre south of the intersection of Highway 549W and Highway 552W.		
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger	<b>FILE MANAGER:</b> Brittany Smith

**PURPOSE OF APPLICATION:**

Request to reconfirm the concurrence that was granted by Council on September 22, 2021 for the installation of one 45m (150.0+/- ft.) monopole telecommunication tower on a portion the subject 129.31 acre Agricultural District parcel. A 15m x15m lease site on the property is proposed to include a 48 sq. ft. walk-in equipment cabinet.

On September 22, 2024, the 3 year timeframe for the granted concurrence elapsed. This 3 year timeframe is established by Innovation, Science and Economic Development Canada (ISED) through its Client Procedures Circular CPC-2-0-03, *Radiocommunication and Broadcasting Antenna Systems*. While the CPC does not prescribe an automatic expiry date for a granted municipal concurrence, it does establish that construction of an antenna system is expected to occur within 3 years of the completion of consultation. Where that timeframe has elapsed, the CPC provides for the land-use authority to extend concurrence in writing for a specified period, or alternatively for the proponent to re-initiate consultation.

This request before Council is intended to formally reconfirm concurrence in light of the time elapsed since the original consultation. There are no proposed changes to the location, height, design, or technical parameters of the facility. The extension request is therefore limited to timing and does not introduce any new impacts or considerations.

If Council approves the request, the carrier will commit to constructing the facility on or before March 4, 2027. Should construction not be completed by that date, the carrier will re-initiate and complete a full public and municipal consultation process in accordance with ISED requirements and Foothills County policy prior to proceeding.

**Note:** Please refer to the agent’s letter of request, which is included as Appendix B for more information.

## **BACKGROUND INFORMATION:**

Communication towers are federally regulated and fall under the jurisdiction of Innovation, Science & Economic Development Canada (ISED). As a result of the federal jurisdiction of such operations, traditional municipal land use controls such as zoning bylaws, site plan controls, development approvals and building code requirements would not be the authority of the local municipality. However, it is a requirement of federal licensing that a proponent consult with the local land use authority and/or local public where required. Proponents must follow the land use consultation process for the siting of antenna system established by the land use authority, where one exists. Foothills County's policies and procedures for Telecommunication Tower can be found under Appendix B of the Land Use Bylaw and is also included as Appendix C of this report.

On September 22, 2021, Council passed the following motion granting concurrence for the subject Telecommunication Tower:

***That Council support the installation of one 45+/- meter self-support tower on the lands legally described as that portion of SW 35-20-01 W5M which lies northeast of the main road on Plan 9310538 containing 55.45 hectares (137.02 acres) more or less. This support is based upon the design and location identified within the formal proposal and identified as: Xplornet File: AB4520.***

**Note:** The full Staff Report for the Telecommunication Tower Proposal of September 22, 2021 is included as Appendix D.

## **OPTIONS FOR COUNCIL CONSIDERATION:**

### **OPTION #1 – SUPPORT OF THE EXTENSION REQUEST**

Should Council have no concerns with the request, Council may wish to consider the following motion:

*Council approves the request and reconfirms the concurrence originally granted on September 22, 2021. The proponent therefore has until March 11, 2027 to construct the facility being one 45m (150.0 ft.) self-support telecommunication tower with equipment shed on the lands legally described as SW 35-20-01 W5M.*

### **OPTION #2 – NON-SUPPORT OF THE EXTENSION REQUEST**

Should Council have concerns with the request, Council may wish to consider the following motion:

*Council denies the request to reconfirm the concurrence originally granted on September 22, 2021 for the installation of one 45m (150.0 ft.) self-support telecommunication tower with equipment shed on the lands legally described as SW 35-20-01 W5M. Council directs that the proponent is required to re-initiate and complete a full public and municipal consultation process in accordance with Innovation, Science and Economic Development Canada (ISED) requirements and Foothills County policy prior to proceeding.*

## **APPENDICES**

### **APPENDIX A:**

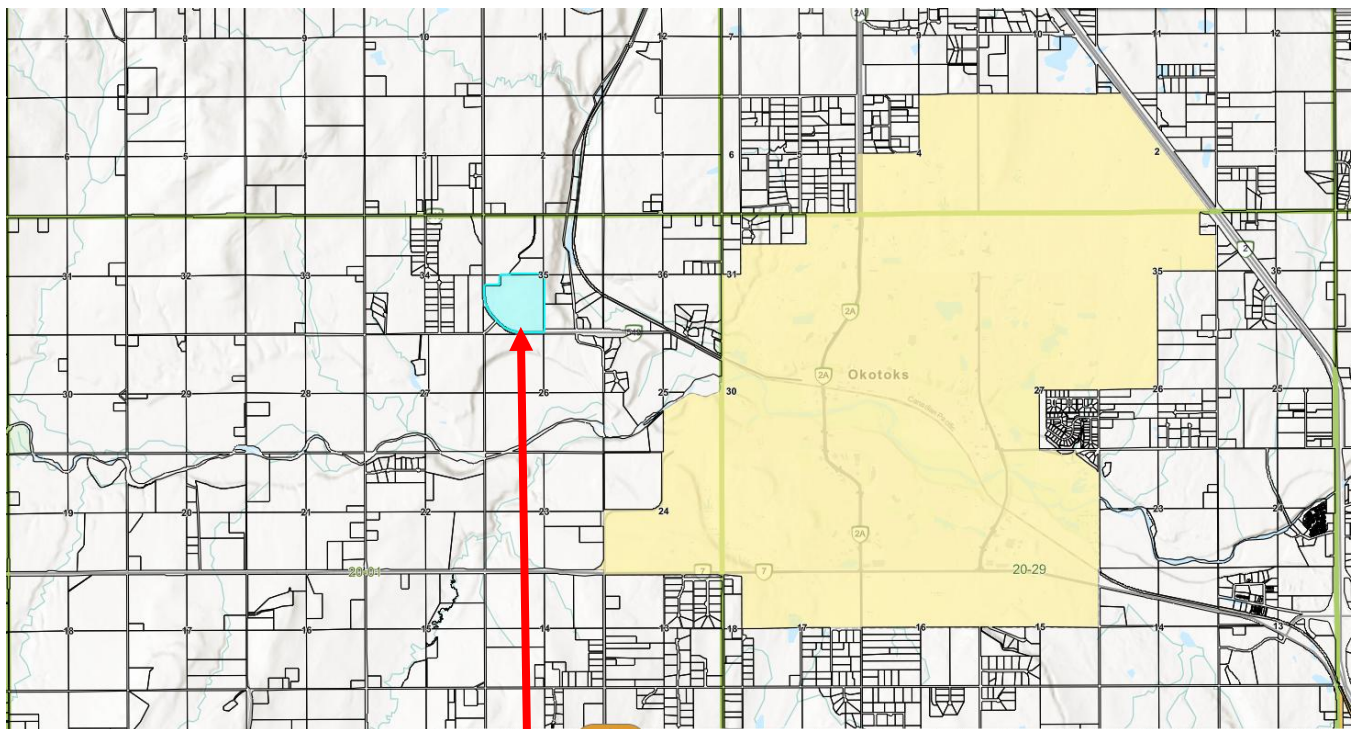
**LOCATION MAP  
ORTHO PHOTO**

**APPENDIX B:**  
**AGENT'S LETTER OF REQUEST**

**APPENDIX C:**  
**APPENDIX B OF LAND USE BYLAW 60/2014 - TELECOMMUNICATION TOWERS  
POLICIES AND PROCEDURES**

**APPENDIX D:**  
**STAFF REPORT FROM PREVIOUS APPROVAL SEPTEMBER 22, 2021**

**APPENDIX A: LOCATION MAP**



**Subject Parcel**

**APPENDIX A: ORTHO PHOTO**



## APPENDIX B: AGENTS LETTER OF REQUEST



February 5, 2026

Foothills Council  
Foothills County  
309 Macleod Trail, Box 5605,  
High River, AB, T1V 1M7

**RE: Extension to Letter of Concurrence**  
**Location: Located on a portion of SW 35-20-1 W5M**

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I am writing on behalf of Xplore Inc. to formally request an extension of the previously issued Letter of Concurrence (LOC) for the proposed telecommunications tower located on a portion of SW 35-20-1 W5M.

The proposed project remains exactly as approved in 2021. There are no changes to the location, type, height, design, or footprint of the tower. The proposal before Council is identical to the original submission that received concurrence. This proposal is for a 45m self-support tower located on agricultural lands on a 15m x 15m leased area. Access to the tower will be off HWY 549.

Public engagement for the project was completed in 2021 in accordance with ISED requirements. A total of 99 notification packages were sent to landowners within a one-mile radius of the proposed site.

Eight responses were received:

Seven (7) responses in support of the project, citing the need for reliable high-speed internet services to support rural residents, businesses, and agricultural operations. One (1) response opposed, citing potential visual impact to the individual's property. However, this respondent also noted that the land is currently undeveloped and was not their primary residence.

Overall, feedback demonstrated strong community support and a clear need for improved rural connectivity.

Council granted concurrence on October 1, 2021. While the LOC does not specify an explicit expiry date, Innovation, Science and Economic Development Canada (ISED) recommends that a Letter of Concurrence be either extended after three years from issuance or that the Land Use Authority (LUA) process be restarted. As more than three years have elapsed, Xplore is respectfully requesting an extension of the original concurrence.

Construction did not proceed following concurrence due to budgetary constraints and global supply-chain disruptions related to the COVID-19 pandemic, which significantly impacted the availability and timing of telecommunications equipment and materials.



The project is now proceeding because of Government of Canada and Government of Alberta funding allocations under the Universal Broadband Fund (UBF), which supports the delivery of high-speed internet services to underserved rural communities.

Subject to concurrence being extended, the tower installation is scheduled for spring to early summer 2026, with construction completed within the same season.

All required provincial approvals have been secured. Approval from Alberta Transportation and Economic Corridors (ATEC) and clearance under the Historical Resources Act (HRA) have both been received. Copies of these approvals are attached for Council's reference.

This project directly supports the federal government's "High-Speed Access for All" initiative, which aims to ensure all Canadians have access to reliable high-speed internet services, particularly in rural and remote communities.

Additional information on this initiative is available here:

<https://ised-isde.canada.ca/site/high-speed-internet-canada/en/canadas-connectivity-strategy/high-speed-access-all-canadas-connectivity-strategy>

While there are existing telecommunications towers in the area, they are operated by a single provider. Xplore's niche is rural broadband, and this location directly supports its core business and rural clients. Strong public support in 2021, combined with the lack of alternative providers within a five-mile radius, highlights the importance of this infrastructure to the community.

Xplore respectfully requests that Council grant an extension of the previously issued Letter of Concurrence to allow this important project to proceed, with the understanding that if the extension is not granted, Xplore would be required to re-initiate and complete a full public and municipal consultation process.

Thank you for your time and consideration. Should Council require any additional information, we would be pleased to provide it.

Regards,

*Michele Klein*

Michele Klein  
Municipal Planner

Scott Telecom Services Ltd.  
Suite 900, Bow Valley Square 1  
202 – 6th Avenue SW  
Calgary, AB T2P 2R9  
Find us on LinkedIn | Twitter | [www.scotttelecom.com](http://www.scotttelecom.com)

# APPENDIX C: APPENDIX B OF LAND USE BYLAW 60/2014 – TELECOMMUNICATION TOWERS POLICIES AND PROCEDURES

## Foothills County - Land Use Bylaw

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### APPENDIX B

#### TELECOMMUNICATION TOWERS

##### **POLICIES & PROCEDURE ON TELECOMMUNICATION TOWERS:**

*(Federally Regulated only, those that do not fall under federal jurisdiction must go through the necessary applications of the Foothills County).*

##### **VISION STATEMENT:**

The Foothills County (hereafter known as "the County"), by way of the policies listed, will take proactive steps to limit the number of towers within the County by encouraging carriers towards co-utilization. It is important to the Council of the County to have telecommunication towers placed in an area that will have the least amount of opposition to and visual impact upon nearby residents.

##### **POLICIES:**

###### **LOCATION**

New telecommunication towers should be encouraged to locate in the areas zoned as Agriculture District and Industrial District.

All equipment shelters and tower locations must meet the County's setback distances to roads and property lines.

###### **CO-LOCATION**

All Carriers requesting a new telecommunication tower (freestanding antenna structure) will be required to identify any other such structure within a 5-mile radius of the proposed site location. Each request should also provide documentary evidence that co-location of the existing structures within that 5-mile radius is not a viable alternative to a second structure.

The co-location of additional carriers is preferred and supported by this County. Each new tower request should allow for co-utilization. Required are letters from all four currently registered telecommunication carriers (Rogers AT&T, Telus Mobility, Microcell Connexions and Bell Mobility) indicating that they can or cannot co-locate on this tower. Reasons for not co-locating will be required.

Future requests for towers within the vicinity of the proposed tower will not be supported by the County if that Carrier chooses not to co-locate when asked. Sufficient reasons and explanations will need to be submitted to support another tower in that area.

###### **PUBLIC CONSULTATION**

The carriers will be responsible for contacting area landowners within a one-mile area and for holding a public meeting prior to a submission to the County. The public consultation is intended to provide an opportunity for local community concerns to be addressed when a telecommunication tower is proposed. One staff member of the County and the Councillor for the area, or an alternative, will also attend this meeting.

**NOTE: SEE APPENDIX B.1 FOR TEMPORARY ALTERNATE PUBLIC CONSULTATION PROCESS - COVID**

## **Foothills County - Land Use Bylaw**

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The Freedom of Information and Protection of Privacy Act restricts the County from providing the Carriers with landowner information. Therefore, the County will be responsible for sending the mailout to those area residents within one mile, at the Carrier's cost. The fees for each mailout would depend on the number of people to be contacted for each area. With each mailout, the Carrier will be responsible to submit a letter which will give notification of the location of the tower, physical details of the tower, the time and location of the public meeting, and a contact name and phone number of someone employed by the Carrier who can answer questions regarding this proposal. The mailout should be sent 20 days prior to the public meeting and the Carriers should allow an extra 5 days to give the County reasonable time to get the notices out.

From the public meeting, the Carriers will be responsible to provide the County with a copy of the agenda and the minutes indicating the topics discussed, additional concerns raised with resolutions, and any outstanding issues that the Carriers and/or Landowners could not resolve. After the Public Consultation has been held, the Carrier, if it wishes to proceed, shall submit its formal proposal to the County.

### **DESIGN STANDARDS**

Where Canada Innovation, Science and Economic Development (ISED) or Industry Canada requires that a telecommunication tower be lighted, the following steps are encouraged to minimize visual impacts:

1. the lighting of equipment structures and any other facilities on site should be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
2. all lighting should be a minimum number of low intensity white lights; and
3. the strobe interval should be the maximum allowable by Canada Innovation, Science and Economic Development and Industry Canada, and the strobe lights should only be used if absolutely necessary.


### **COUNTY FEES, CONSULTATION, AND DECISION**

The Carriers will submit, along with their formal proposal, the Telecommunications Towers application fee.

The Carriers will submit their formal proposal to the Development Officer of the County. The Development Officer will present the proposal to Council and will provide his/her position of support or non-support towards the formal proposal.

The County will provide its position to the Carriers within a 30-day period of receiving the proposal. This decision will also be forwarded to Industry Canada by the Development Officer.

**MISCELLANEOUS PLANNING ITEM  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 REQUEST FOR CONCURRENCE FOR TELECOMMUNICATION TOWER  
 September 22, 2021**

<b>APPLICATION INFORMATION</b>	
	<b>DATE APPL. COMPLETE:</b> August 12, 2021
	<b>LEGAL:</b> Ptn. SW 35-20-01 W5M
	<b>LANDOWNER:</b> Wendy Temple
	<b>APPLICANT:</b> Scott Telecom Services Ltd.
	<b>SERVICE PROVIDER:</b> Xplornet Communications Inc.
<b>EXISTING LAND USE:</b> Agricultural District	
<b>PROPOSAL:</b> 45 meter (150+/- ft.) Self-Support Telecommunication Tower with equipment cabinets within a 10m x 10m lease area on the subject property.	
<b>DIVISION NO:</b> 5	<b>COUNCILLOR</b> Alan Alger
<b>FILE MANAGER:</b> Drew Granson	

**LOCATION:**

The subject property is a 129.31 acre Agricultural District parcel located directly north and east on the inside corner of Highway 549 West, and approximately 2.5 kilometres west of the Town of Okotoks. This is approximately 1 kilometre south of the intersection of Highway 549W and Highway 552W.

**BACKGROUND:**

Formal proposal has been submitted by Scott Telecom Services Ltd. on behalf of Xplornet Communications Inc. for the installation of one 45m (~150 ft.) self-support tower with antennas and equipment cabinet.

Communication Towers are federally regulated and fall under the jurisdiction of Innovation, Science and Economic Development Canada. As a result of the federal jurisdiction of such operations, traditional municipal land use controls such as zoning by-laws, site plan controls, development approvals and building code requirements would not be the authority of the local municipality. It is nonetheless, a requirement of federal licensing that a proponent consult with the local land-use authority and/or local public where required.

**PROCESS:**

Proponents must follow the land-use consultation process for the siting of antenna systems established by the land-use authority, where one exists. As per Appendix B of the Land Use Bylaw, local requirements including Location, Public Consultation, Design Standards, and Municipality Consultation have been addressed with respect to this proposal. A notification package was prepared, and 99 pre-stamped envelopes were mailed to Foothills County on June 22, 2021, to distribute prior to June 30, 2021. A public notice was published in the June 30, 2021,

edition of the Western Wheel, a sign was posted on the property notify area residents of the proposal, and a website was available in lieu of an open house.

**Vision Statement:**

As per Appendix B of the Land Use Bylaw, The Municipal District of Foothills will take proactive steps to limit the number of towers within the Municipality by encouraging carriers towards co-utilization. It is important to the Council of the Municipality to have telecommunication towers placed in an area that will have the least amount of opposition to and visual impact upon nearby residents.

**CO-LOCATION**

All Carriers requesting a new telecommunication tower (freestanding antenna structure) will be required to identify any other such structure within a 5-mile radius of the proposed site location. Each request should also provide documentary evidence that co-location of the existing structures within that 5-mile radius is not a viable alternative to a second structure.

The co-location of additional carriers is preferred and supported by this Municipality. Each new tower request should allow for co-utilization. Required are letters from registered telecommunication carriers indicating that they can or cannot co-locate on this tower. Reasons for not co-locating will be required.

The applicant has identified two existing towers within a 5.0 mile radius of the proposed location and has provided rational illustrating that these existing facilities are not viable candidates for co-location as they are too far away to meet Xplornet coverage objectives.

The applicant has provided correspondence offering the opportunity for co-location on the proposed tower, to which Telus and Freedom Mobile have expressed no interest and declined, and Rogers Communication and Bell Mobility provided no response. Though future sharing may occur.

**COUNCIL ACTION REQUIRED:**

This proposal is submitted on behalf of Xplornet Communications Ltd. under the local municipality's policies and procedures and is not a request for public hearing and/or meeting. Local and Federal requirements include the necessity of Council providing their position (support / non-support of the installation) in writing to the requesting service provider and Industry Canada within 30 days of receiving the formal proposal. Any determination of non-support toward the proposal will be required to include rationale as to the decision.

**STAFF COMMENTS:**

The applicant has generally aligned and satisfied the Foothills County's requirements within Appendix B of the current Land Use Bylaw with respect to locating the proposed facility within Agricultural lands, and has provided notice and conducted appropriate public consultation as per alternate form of public consultation, acknowledged by Council on August 26<sup>th</sup>, 2020.

This proposed location received generally positive feedback from residents who chose to provide feedback.

**OPTIONS FOR CONSIDERATION:**

Following are two (2) possible options for Council's consideration:

**OPTION #1: SUPPORT OF THE PROPOSAL**

Council may move to support the installation of one 45+/- meter self-support tower on the lands legally described as *That Portion of SE 35-20-01 W5M which lies northeast of the main road on Plan 9310538 containing 55.45 hectares (137.02 acres) more or less*. This support is based upon design and location as have been included within the formal proposal and identified as:

Xplornet File: AB4520

**OPTION #2: NON-SUPPORT OF THE PROPOSAL**

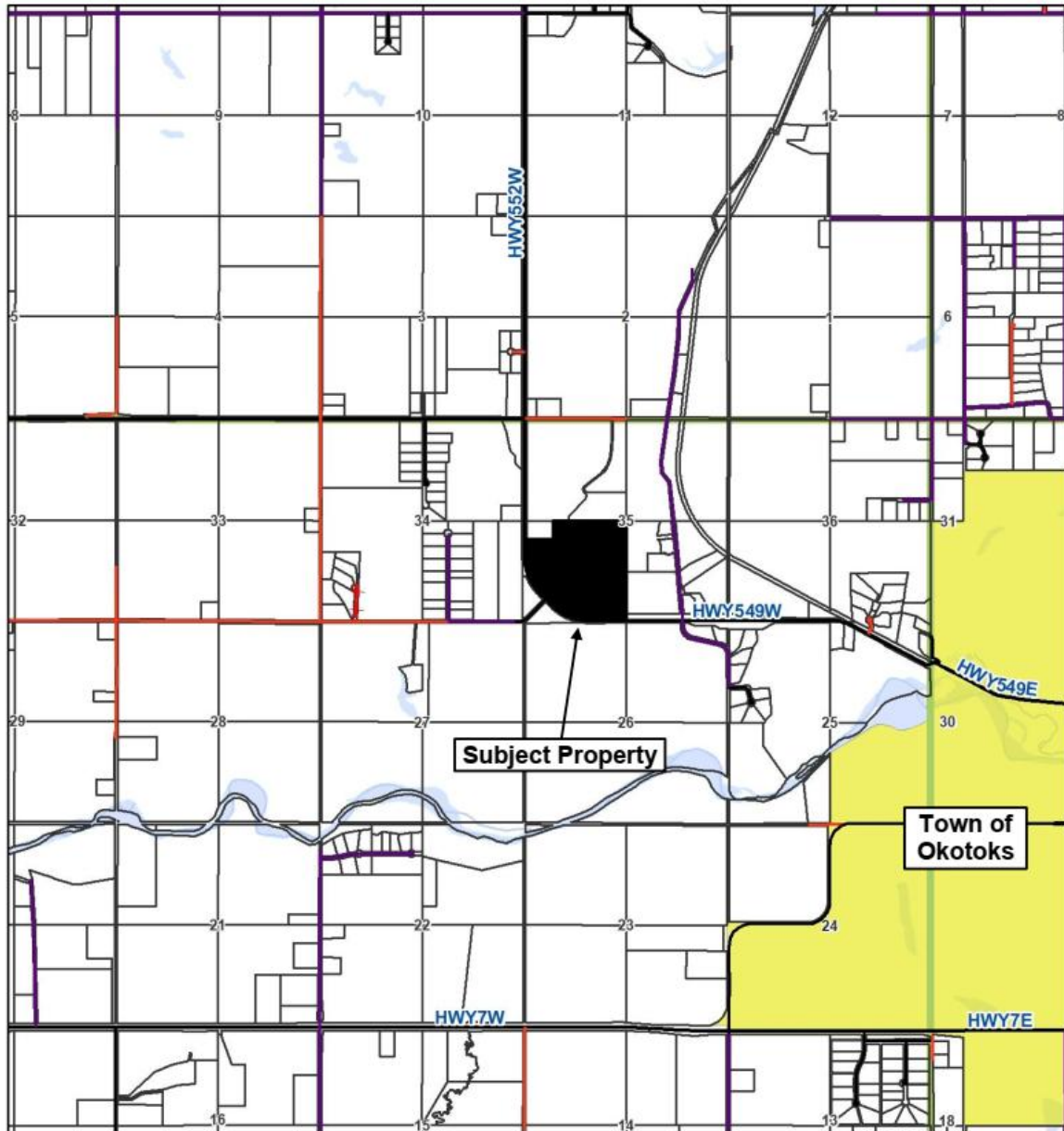
Council may move to not support the installation of one 45+/- meter self-support tower on the lands legally described as *That Portion of SE 35-20-01 W5M which lies northeast of the main road on Plan 9310538 containing 55.45 hectares (137.02 acres) more or less* should it be felt that evidence as has been provided by the land agent does not clearly meet the requirements as are provided for within municipal policy.

**ENCLOSURES:**

- Location Map
- Formal Proposal



# Location Map



### Legend

- Townships
- Town
- <all other values>
- ROLL**
- 2001352530
- Hard Surface (Chip/oil)
- Gravel
- Pavement
- Proposed Road

Not Survey Quality

1:41,726

Date Printed: 9/13/2021

Document Path: C:\Users\dgrinson.FCA\B\Desktop\DrawM\apStart.mxd

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include: Municipal Records and ARIA.LIS.  
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August 4, 2021

Foothills County  
309 Macleod Trail  
Box 5605  
High River, AB T1V 1M7

Attention: Drew Granson, Planning & Development Officer,

**RE: Proposed Xplornet Telecommunications Installation and Associated Equipment Shelter  
Located on a portion of SW 35-20-1 W5M  
Request for Concurrence  
Xplornet File: AB4520**

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

Federal regulations require that Xplornet follow the below process:

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

In accordance with these policies, public consultation has been completed following ISEDC requirements and Foothills County's Land Use Bylaw 60/2014, Appendix B Telecommunication Towers. A notification package was prepared and 99 pre-stamped envelopes were mailed to Foothills County on June 22, 2021 to distribute prior to June 30, 2021. A public notice was published in the June 30, 2021 edition of the Western Wheel. A sign was posted on the property notify area residents of the proposal and a website was available in lieu of an open house.

An email response with a comment sheet was received on July 3, 2021 from Pierre Boucher advising that the tower will provide LTE service and he supports the proposed tower location. Pierre Boucher was emailed back on July 5, 2021 with acknowledgement of his support and was thanked for his participation in the public consultation process. A comment sheet was received on July 4, 2021, via fax, from Norbert Selbstaedt noting support of tower and a comment on elevation. On July 12, 2021, Norbert Selbstaedt was responded to, via email, advising of the site selection process. A comment sheet was received on July 6, 2021, via email, from Allen and Vivian Bilawchuk stating their support of the tower, however, did not want to have to change their existing email addresses. On July 8, 2021, Allen and Vivian Bilawchuk were emailed advising of the need for internet services and provided information regarding any further concerns with their email addresses. A voicemail was received on July 7, 2021 from Mark Klaassen advising he saw the ad in Western Wheel newspaper, Mark requested a call back. On July 7, 2021, Mark Klaassen was called back regarding the tower proposal. Mark Klaassen wanted to know where tower was in relation to his property - provided detail and has no further concerns. A follow up email was sent to Mark Laassen to summarize the conversation. A comment sheet was received on July 8, 2021 via the website from

Jeffrey Tsuji inquiring about elevation and location of tower. On July 13, 2021, Jeffrey Tsuji was emailed advising of 1102m elevation and provided a simulation photo and Google Earth pin image of tower location proposed. No additional comments were received from Jeffrey Tsuji. A comment sheet was received, via email, on July 14, 2021 from Ralph and Heather Tripp advising of their support for the tower proposal. On July 23, 2021, a response was sent to Ralph and Heather Tripp thanking them for their support. An email was received on July 16, 2021 from Jacqui and Guy Hardy providing their support for service and location. On July 23, 2021, a response was sent to Jacqui and Guy Hardy thanking them for the support and explanation for need of tower. A voicemail was received from Scott McLeod on August 3, 2021 requesting a call back to discuss the location of the property. Cam Dyer called Scott McLeod and confirmed the tower location. Scott advised that they own the property to the East and plan to develop the property and he would like the tower moved. Cam sent a response via email on August 4, 2021 allowing a 21 day response period as per ISED public consultation requirements. Public consultation concluded on July 30, 2021 with no further comments or concerns received.

We respectfully request that Foothills County review the following attachments. The attachments are enclosed either as required by your guidelines, or in addition to your guidelines, in order to provide sufficient information to make a decision regarding concurrence:

- Certificate of Title dated August 2, 2021
- Letter of Authorization
- Detailed Site Plan
- Elevation Drawings
- Photo Simulation
- Landowner Notification Package
- Notification Line List
- Western Wheel Tearsheet
- Site Location Signage
- Website Presentation
- Public Comments and Responses
- Invitations to Co-Locate

Xplornet makes every attempt to develop as sensitively as possible, while balancing the technical requirements and customer demand for improving service in an area. The location for the proposed telecommunications tower was identified by qualified radiofrequency engineers. It is central to an area experiencing poor signal coverage and that is susceptible to capacity limitations. Xplornet attests that the installation will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6.

In conformance with Innovation, Science and Economic Development Canada's (ISED) (formerly Industry Canada) policy for approving new telecommunications installations, Xplornet has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area. Xplornet assessed 4 existing structures found within a 5 mile radius of the targeted area on which to collocate Xplornet's equipment, however they are incapable of meeting the coverage objectives of this proposal. The existing structures are detailed below. All equipment necessary to operate this facility will reside within an equipment shelter at the base of the tower. Xplornet attests that the installation will respect good engineering practices, including structural adequacy.

Latitude	Longitude	Height (m)	Distance (km)	Licensee Name	Disqualification Justification
50.7575	-114.062778	61	3.26	Rogers Media	Too far away to meet coverage objectives.

50.714167	-113.993056	60	3.91	Rogers Communications Canada Inc.	Too far away to meet coverage objectives.
50.716389	-113.952222	76	6.40	Rogers Communications Canada Inc.	Too far away to meet coverage objectives.
50.776389	-113.976389	61	6.67	Rogers Communications Canada Inc.	Too far away to meet coverage objectives

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

Thank you,



Jaclyn Meikle  
Project Manager  
Scott Telecom Services  
Phone: 780-702-5687  
jmeikle@scottland.ca



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0026 603 209                              5;1;20;35;SW                                      101 043 622

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 20  
SECTION 35  
THAT PORTION OF THE SOUTH WEST QUARTER  
WHICH LIES NORTHEAST OF THE MAIN ROAD  
ON PLAN 9310538  
CONTAINING 55.45 HECTARES (137.02 ACRES)  
MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
DESCRIPTIVE	9512860	3.12	7.71	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 001 360 270

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
101 043 622	11/02/2010	TRANSFER OF LAND	\$877,000	NOMINAL

---

OWNERS

WENDY EVELYN TEMPLE  
OF BOX 995  
OKOTOKS  
ALBERTA T1S 1B1

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
9030DN	08/02/1927	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.

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( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 101 043 622

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

320-17 AVE SW  
CALGARY  
ALBERTA T2S2V1  
PORTION OF NE1/4 OF SEC.34-20-1-W5M AS DESCRIBED &  
AS TO PLAN RW 203 IN THE SW1/4 OF SEC.35-20-1-W5M  
"DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR"  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 021218501)  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 071355639)

911 065 105 03/04/1991 CAVEAT  
RE : ACQUISITION OF LAND  
CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.  
31.  
P. O. BOX 160, HIGH RIVER  
ALBERTA  
AGENT - HARRY RIVA CAMBRIN

951 280 543 07/12/1995 AFFIDAVIT OF SURVIVING JOINT TENANT  
NEW TITLE ISSUED  
AFFECTED PLAN: 9512860  
AFFECTED PARTY: JOHN GRABEL THOMPSON

101 043 623 11/02/2010 RELEASE OF DOWER RIGHTS  
BY - IAN MICHAEL TEMPLE

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 2 DAY OF AUGUST,  
2021 AT 01:15 P.M.

ORDER NUMBER: 42284627

CUSTOMER FILE NUMBER: XPL-0001.135



\*END OF CERTIFICATE\*

( CONTINUED )

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

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

SCHEDULE D

AUTHORIZATION LETTER

FROM: WENDY EVELYN TEMPLE  
Box 995, Station Main  
Okotoks, AB  
T1S 1B1

TO WHOM IT MAY CONCERN:

Re: SW 35-20-1 W5M

Site: AB4520

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

Sincerely,

  
WENDY EVELYN THOMPSON