

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, DECEMBER 10, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/82392300114?pwd=4sPFRMbTo5OqNFKtppaaS014i3bTMo.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 26, 2024 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

B) Development Permits – To Be Issued or Discussed by MPC

i. Development Permit Application DP-24-16 Update

ii. Development Permit Application DP-24-24

iii. Development Permit Application DP-24-25

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, NOVEMBER 26, 2024 at 11:00 A.M.

<https://us02web.zoom.us/j/87035137124?pwd=zxp3iCAXabyiybYwkl1XocbWUoQMs6.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal (virtual)
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
Brent Reese	Ward Four	Deadwood/Sunny Valley
Gloria Dechant	Ward Five	North Star/Breaking Point
Terry Ungarian	Ward Six	Hotchkiss/Hawk Hills

REGRETS:

Linda Halabisky	Ward Seven	Keg River/Carcajou
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IN ATTENDANCE:

Gerhard Stickling – Chief Administrative Officer
Charles Schwab – Director of Public Works
Josh Hunter – Director of Finance
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Gail Long – Planning & Development Officer, ISL Engineering and Land Services Ltd. (virtual)
Debbie Bonnett – Planning & Development Officer, ISL Engineering and Land Services Ltd. (virtual)

01.0 CALL TO ORDER

Chair Terry Ungarian called the Tuesday, November 26, 2024 Municipal Planning Commission Meeting to order at 11:02 a.m.

02.0 ADOPTION OF THE AGENDA

054/26/11/24MPC **MOVED BY Councillor Reese to acknowledge receipt of the Tuesday, November 26, 2024 Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 12, 2024 Municipal Planning Commission Meeting Minutes

055/26/11/24MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, November 12, 2024 Municipal Planning Commission Meeting Minutes and adopt them as presented.**
CARRIED

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

B) Development Permits – To Be Issued or Discussed by MPC

i. DP-24-26 – Arrow Technology Group LLP

056/26/11/24MPC MOVED BY Councillor Dechant to acknowledge receipt of Development Permit DP-24-26; and approve the application for a 45 meters communication tower on Lot 1, Block 1, Plan 102 3754 located on part of the SW 6-85-24-W5M, subject to the following seven (7) conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1 Block 1 Plan 1023754 located within the SW 6-85-24-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
4. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

CARRIED

ii. DP-24-37 – Arrow Technology Group LLP

057/26/11/24MPC MOVED BY Councillor These to acknowledge receipt of the Development Permit DP-24-37; an approve the application for a 45 metres communication tower on Lot 2, Block 1, Plan 982 2460 located on part of the NE 30-91-23-W5M with the following seven (7) conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 2, Block 1, Plan 982 2469 within the NE30-91-23-W5M.
2. The owner/developer shall comply with the uses and regulations of Country Residential General (CR1) District.
3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access

approaches to ensure the approaches are constructed in accordance with County standards.

4. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.

5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:

- a. Building Permit
- b. Electrical Permit

6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.

7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

CARRIED

iii. DP-24-43 – Temporary Industrial Camp

058/26/11/24MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-24-43; an approve the operation of a temporary industrial camp to accommodate workers on Crown Land at SW 32-98-7-W6M subject to the following sixteen (16) conditions:**

1. This permit approval for an Industrial Camp is valid for one (1) year, from December 2024 to December 2025, in accordance with Section I12.3 of the Land Use Bylaw.
2. That the applicant/owner, if interested in a permit renewal to continue the Industrial Camp, are advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the Industrial Camp against its conditions of approval, and any other performance measures that the Development Authority considers relevant. Permit renewal shall be required if the Industrial Camp operation exceeds one (1) year.
3. The Industrial Camp shall proceed in accordance with the approved site plan and proposal details and comply with the development standards of the Crown Land (CL) District and Section I12 Industrial Camps of the Land Use Bylaw.
4. No development shall occur on any wetland or wet area without prior approval. It is the applicant/owner's responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval pursuant to Alberta Environment and Protection's Wetland Policy.
5. The applicant/owner may be required to enter into a development agreement with the County, not limited to upgrades to the existing access(es), and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards.
6. The applicant/owner may be required to enter into a Road Use Agreement with the County, if required.
7. The applicant/owner shall comply with the Alberta Private Sewage System Standard of Practice and in accordance with the requirements of Alberta Municipal Affairs.
8. The applicant/owner shall provide adequate water supply for domestic and firefighting purposes to meet the Camp's domestic water supply demand and ensure adequate water supply for firefighting needs in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.
9. The applicant/owner shall be responsible for the control of mud, snow, and other debris during the operation of the camp.

10. The applicant/owner shall ensure stormwater will be released to County ditches at predevelopment flows.

11. All waste generated by industrial developments shall be stored and disposed of in a manner that will not result in any contamination to groundwater supplies or create nuisances on adjacent lots.

12. The applicant/owner screen the Industrial Camp from view of adjacent development in accordance with Section I9 of the LUB.

13. The applicant/owner provide outdoor lighting in accordance with Section I115.1 of the LUB.

14. The applicant/owner obtain all other approvals required by other regulatory jurisdictions and maintain the approvals throughout the course of this development and its operation.

15. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:

- a. Provincial Plumbing or PSDS Permit,
- b. Gas Inspection Permit,
- c. Building Permit,
- d. Electrical Permit, and
- e. Safety Codes Permits.

16. No further development or construction be allowed without an approved Development Permit.

CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Terry Ungarian adjourns the Tuesday, November 26, 2024 Municipal Planning Commission Meeting at 11:21 a.m.

Chair/Reeve Terry Ungarian

CAO, Gerhard Stickling

Date Signed



COUNTY OF
Northern Lights

#600, 7th Ave NW, PO Box 10, Manning AB T0H 2M0
Phone 780-836-3348 Fax 780-836-3663
Toll Free 1-888-525-3481

Report No.

MPC

Agenda Item No.

04.B.1)

Subject:	Development permit Application Update: DP-24-16
Agenda Date:	Tuesday, December 10, 2024
Attachments:	

RECOMMENDATION

It is recommended that:

- 1) Council acknowledge receipt of the Report; and
- 2) Accept it for information.

CONSIDERATION

Email from David Schoor, Senior Planner, ISL Engineering and Land Services Ltd.

Here's some information for the County team and Council about DP24-16 (Mennonite church), see below.

1. Application was deemed complete August 1 2024.
2. Circulation was sent to agencies and adjacent landowners. Five letters of opposition were sent by adjacent landowners.
3. The County received a petition in opposition to the church with 23 signatures. The petition contained the following points of contention:
 - Increased traffic, which increases traffic safety risks, impacts the daily commute, and requires increased road maintenance and dust control.
4. The applicant has been advised of the petition and the concerns raised during circulation.
5. The applicant is preparing a transportation study to address traffic/transportation concerns.

Prepared By:

Teresa Tupper
Executive Assistant

Accepted for Council
Consideration by:

Gerhard Stickling
Chief Administrative Officer (CAO)

04.B.1)



To: **Reeve and Council – County of Northern Lights** Date: **December 10, 2024**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-24-24 Arrow Technology Group LLP**

From: **Gail Long**

Application

The applicant proposes to locate a 45 meter communication tower on NW 9-87-25-W5M. The parcel is 64.74 ha (159.96 ac) in area and is regulated by the Agriculture General (A) District. The proposed development is defined as “Public Utility” and listed as a discretionary use within this District. The applicant has indicated that the steel communication tower requires a pile footing with safety light and lightening protection and will be located within a fenced 3m x 3m compound.

The communication tower is one of six applications that have been submitted for the area. The applicant’s primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County of Northern Lights, and has advised that the towers would, “bring significant benefits to the region, including improved access to educational resources, telehealth services, and economic benefits. It is intended that connectivity will be improved while minimizing any negative impacts on the local environment and the community.”

The applicant has indicated the towers are not 5G (cellular towers) but use different technology which operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas.

The applicant has advised that they take health and environmental concerns seriously. The proposed towers will operate at 6.0 GHz and 3.0 GHz frequencies, which are within the safety guidelines established by Health Canada’s Safety Code 6. The applicant advises “...these frequencies are like those used in common household Wi-Fi routers and are considered safe for human exposure”, and all equipment that is used is approved by Industry Canada for use in Canada and complies with all regulations.”

Site and Surrounding Lands

The proposed development is located approximately 15.2 km west of Dixonville.

The proposed tower will be located in the northeast corner of the quarter section. All surrounding lands adjacent to the subject property are zoned Agriculture General (A) District, and are either treed, under partial cultivation, or agricultural pastures. There are 3 residential dwellings within 1.6 km of the proposed tower.



The parcel is not located within the Grimshaw Gravels Aquifer. The soil classification is mostly 100% class 3 “moderately severe limitations”, subclass C “adverse climate”, with a small triangle near the tower location that is 100% class 4 “severe limitations”, subclass M “moisture limitations.”

The parcel is located within the Key Wildlife Biodiversity Zone and an environmentally sensitive wildlife area (Grizzly). The parcel is not within any historical value (HRV) classified designation, and is located within the Fort Vermilion Watershed. A wetland review shows some marsh around a pond area in the northeast corner of the parcel.

Access and Servicing

The parcel is accessed via Highway 689 which is located north of the property. The existing access to the parcel will be used to access the tower site.

There is a single phase ATCO powerline on the north side of Highway 689. No wellsites are located on the parcel. There is a low pressure gas line owned by North Peace Gas Co-op, however there is no high pressure gas line, municipal water, sewer lines, or any record of any spills or contamination within the quarter section.

Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County’s Municipal Development Plan (MDP) and Land Use Bylaw (LUB) and relevant Provincial legislation. The proposed tower will be located 50 meters from the front property boundary and 150 meters from the nearest side property boundary, which exceeds the setback distances required in the Agriculture General (A) District. The tower also meets the regulations outlined in Section 123 Public Utilities regulations of the LUB.

It should be noted that the location of the tower on this parcel will be closer to the front yard property boundary than the residence, but because it meets the front yard setback, there is nothing in the LUB that would restrict its proposed location.

Circulation Comments

In accordance with Section 123.15 of LUB, the applicant has indicated that nearby homes were visited to distribute a public notice, solicit comments, and to provide contact information for any concerns. In addition, the applicant placed a public notice in the August 14, 2024 edition of the Mile Zero-Banner Post. The applicant has indicated that he had received one concern from a resident located approx. 3.5 km away from the proposed site, but that he believed he was able to answer all of the questions brought forward in order to alleviate these concerns.

The Development Permit application was circulated to affected agencies and adjacent landowners. A response was received from Telus indicating they had no concerns with the proposed development. Transportation and Economic Corridors responded indicating a roadside development permit would be required and stated their main concern would be the setback, as it would need to be setback from the highway right-of-way a minimum distance of the height of the tower. This setback distance is being met. No concerns from adjacent landowners or any other referral agencies were received.



Recommendation

It is recommended that this application for the location of a 45 meter communication tower on the NW 9-87-25-W5M be **APPROVED** subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on the NW 9-87-25-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
4. The applicant shall apply for a Roadside Development Permit and obtain approval for development near a Provincial Highway through Government of Alberta Transportation and Economic Corridors.
5. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
6. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
7. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP-24-24
DATE RECEIVED	June 26/24
ROLL NO.	73806

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

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 form 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 detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Arrow Technology Group LLP			NAME OF REGISTERED OWNER		
ADDRESS					
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>NW-9-87-25-W5</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>NW</u> Section: <u>9</u> Township: <u>87</u> Range: <u>25</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>12 foot x 12 foot</u> <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Farm</u>	
Proposed Development: <u>We plan to install a 45m tall self-support CSA communication tower on piles.</u>	
<u>This tower will be used to provide wireless INTERNET to the few surrounding homes.</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
	<input checked="" type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>8/15/24</u> Date of Completion: <u>10/30/24</u> Value of Construction: \$ <u>60,000</u>

D3

PROPOSAL INFORMATION

DEVELOPMENT IS: NEW EXISTING ALTERATION TO EXISTING

LAND IS ADJACENT TO: PRIMARY HIGHWAY LOCAL ROAD INTERNAL SUBDIVISION ROAD OTHER

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%

PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED

SITE PLAN FLOOR PLAN LAND TITLE ABANDONED OIL WELL DECLARATION SIGNED

ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION DISTANCE TO ROAD / HIGHWAY _____

ADDITIONAL INFORMATION AS REQUIRED:

ELEVATIONS SOIL TESTS HOURS OF OPERATION _____

NUMBER OF DWELLING UNITS _____ NUMBER OF EMPLOYEES _____

PROPOSED BUSINESS ACTIVITIES Internet to surrounding farm homes to tower.

LANDOWNER LETTER OF AUTHORIZATION ADJACENT LANDOWNER LETTERS OF SUPPORT

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____ YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

5/29/2024

Date

SIGNATURE OF APPLICANT _____

NOTE:
Signature of Registered
Landowner required if different
from Applicant

6/17/2024

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

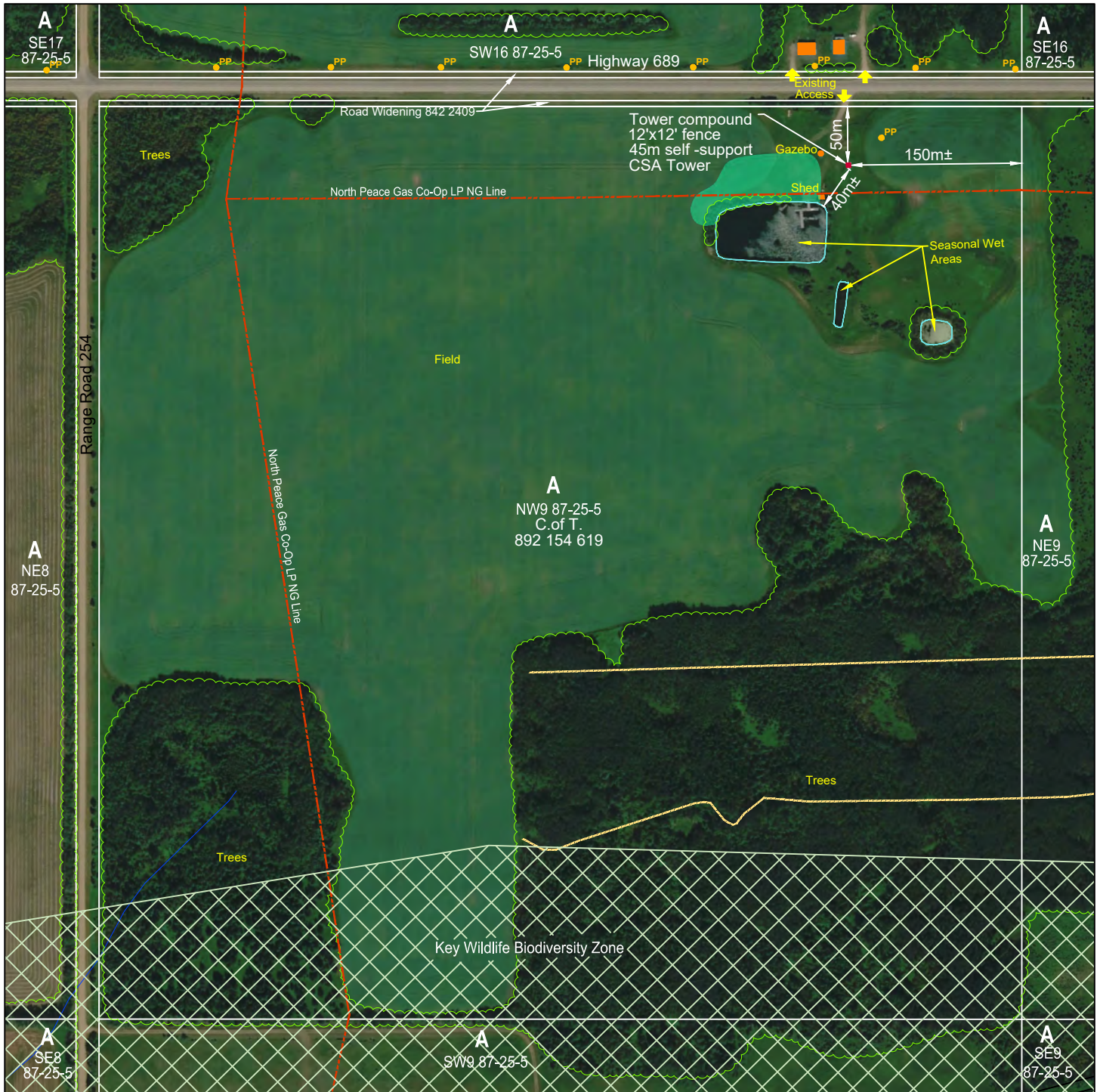
LAND USE DISTRICT: Agriculture General (A) District

FEE ENCLOSED: YES NO AMOUNT: \$ \$50.00 RECEIPT NO.: 206843

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW9, Twp 87, Rge 25, W5M

FILE No. DP-24-24

SCALE 1 : 5,000



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



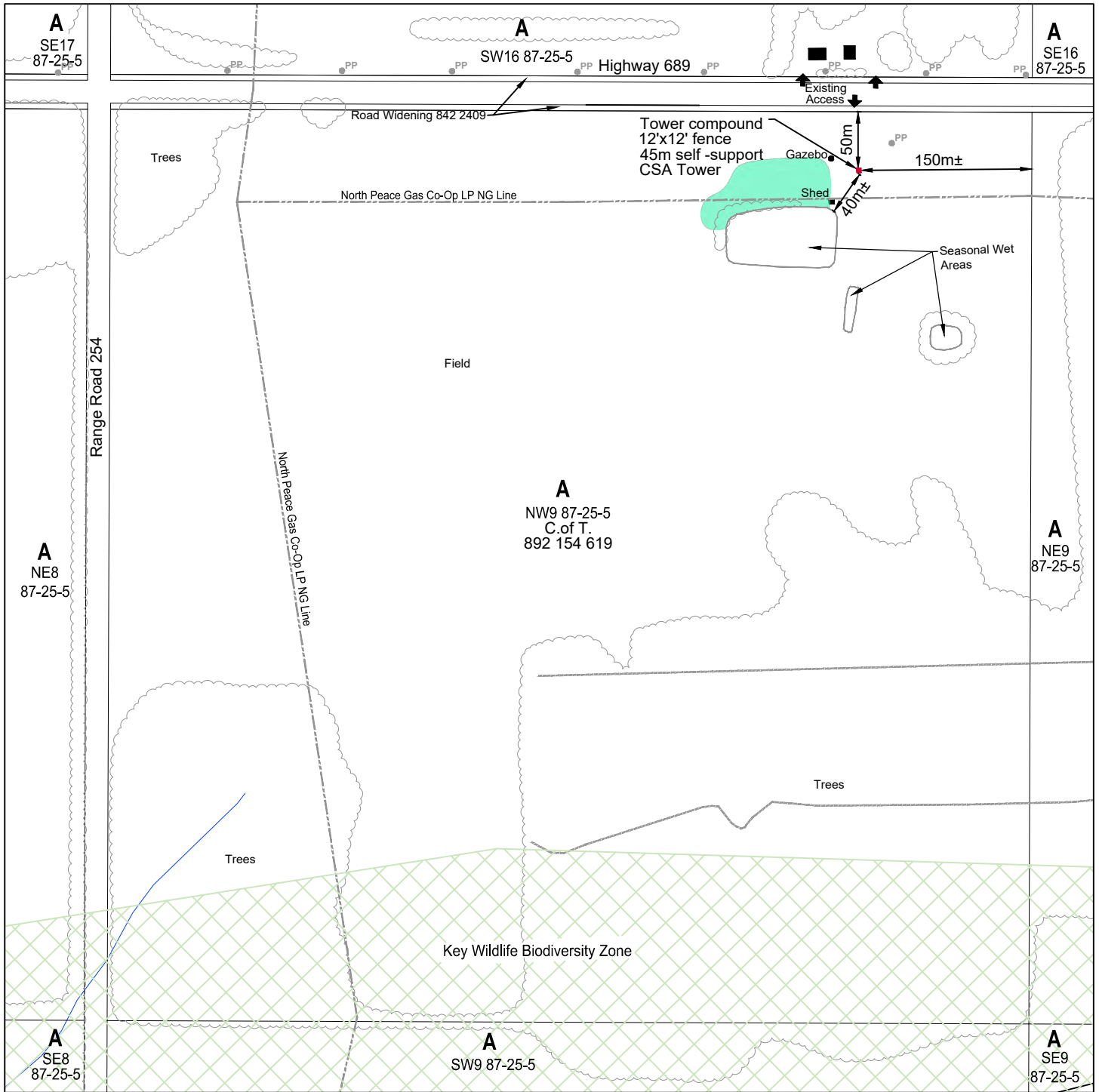
LEGEND

- Tower Location
 - Buildings/Structures
 - Existing Access
 - Outline
 - Low Pressure Natural Gas Servicing
 - ATCO Single Phase Powerline
 - Creek/Drainage
 - Edge of Treeline
 - Key Wildlife Biodiversity Zone
 - AMWI* Marsh
- * Alberta Merged Wetland Inventory



October 1, 2024

PH / C:\ADSK\ACCDocs\ISL\16613\Project Files\B - Development Permits\2024\DP-24-24 Arrow NW 9-87-25-5\DP-24-24-Arrow.dwg / October 1, 2024



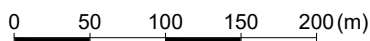
DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW9, Twp 87, Rge 25, W5M

FILE No. DP-24-24

SCALE 1 : 5,000



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



October 1, 2024

LEGEND

- Tower Location
- Buildings/Structures
- Existing Access
- Outline
- Low Pressure Natural Gas Servicing
- ATCO Single Phase Powerline
- Creek/Drainage
- Edge of Treeline
- Key Wildlife Biodiversity Zone
- AMWI* Marsh

* Alberta Merged Wetland Inventory

DEVELOPMENT SKETCH

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.





Compound & Tower Details

- **Type:** Westtower 84LDSS Tower 1-15
- **Height:** 45 meters
- **Foundation:** Screw piles with welded collar
- **Compound Size:** 12 x 12 feet
- **Fencing:** Phoenix Fence stainless 12' x 6' Fence Panel & 12' x 6' Fence Panel with 4' Man Gate
- **Enclosure:** White 24x30x60 Metal Enclosure with AC plugs, meter, and breaker
- **Lightning Protection:** 3/4" Galvanized rod with mounting hardware
- **Lighting:** Tower LED FAA-OL1 6LED Double 12-24VDC with mounting hardware
- **Anti-Climb:** 55"-58" x 114" Flat Shielding - 18 AWG
- **Safety:** Tower safety climb system

Documentation

Generic prints for the tower and piling are attached from the suppliers.

Community Engagement

Consultation with Landowners: Tom Waldon visited nearby homes to provide a public notice and contact information for any concerns.

Public Advertisement: Ran for two weeks in the local weekly paper.

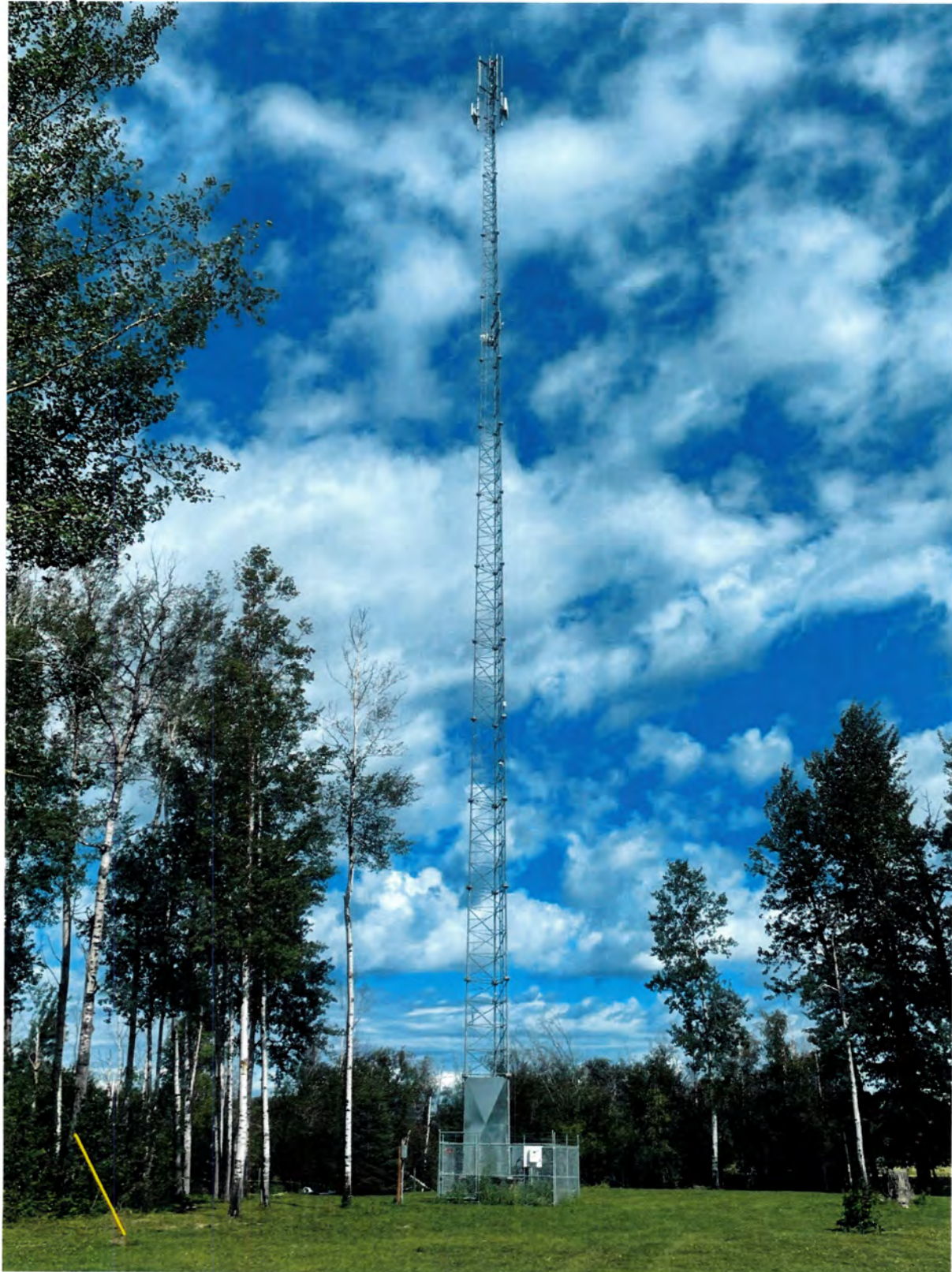
Regulatory Compliance

The project adheres to federal regulations and technical and safety requirements

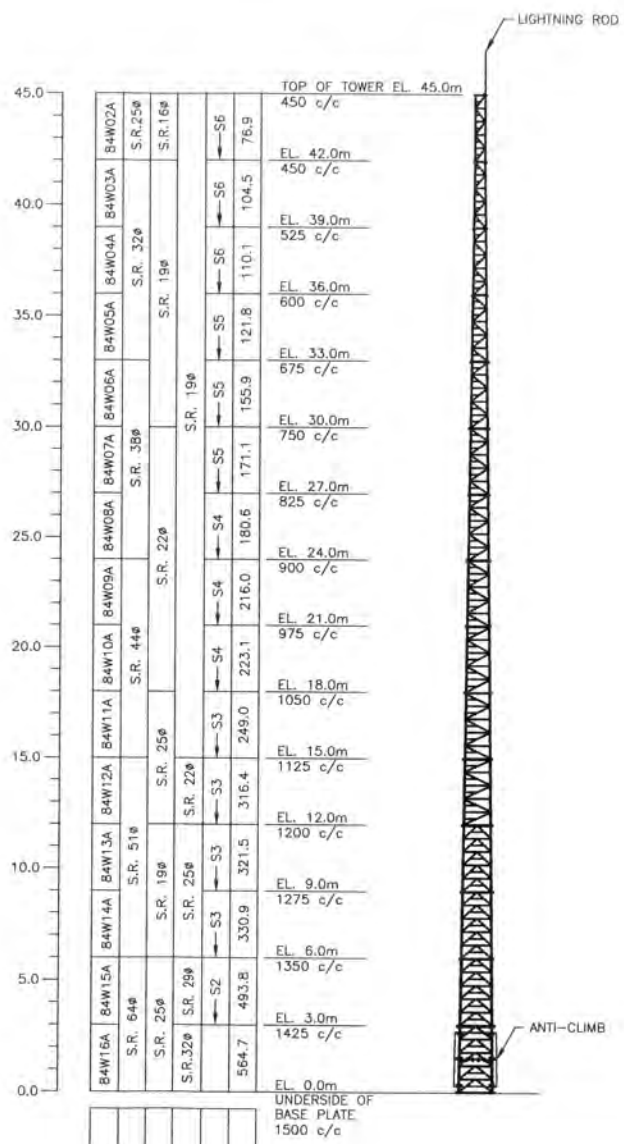


Bruce Burman
Arrow Technology Group
780-701-4050 (w) | 780-239-8318 (m) | www.atg.net

Compound & Tower Details



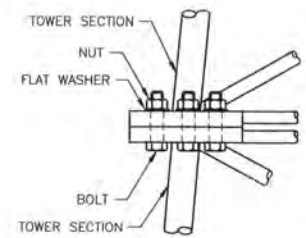
5/22/2024 3:58:19 PM
 COPYRIGHT: DUPLICATION, REDORING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF WestTower Communications LTD.



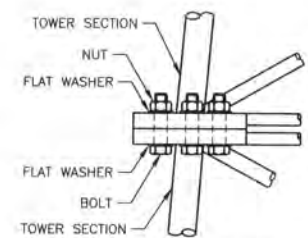
STRUCTURAL STEEL	
LEGS:	350W, FOR 25# S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.D.

SPLICE BOLT INDEX (PER LEG)	
S2	(4) 1"Ø x 5" A325 BOLT ASSEMBLY
S3	(4) 3/4"Ø x 3-3/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S4	(4) 3/4"Ø x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S5	(4) 5/8"Ø x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 5/8" F-436 F.W.
S6	(2) 5/8"Ø x 2-1/2" A325 BOLT ASSEMBLY /w (2) EXTRA 5/8" F-436 F.W.

SPLICE BOLTS QTY SHOWN FOR (1) TOWER ONLY



TYPICAL SPLICE DETAIL



TYPICAL SPLICE DETAIL
W/ EXTRA WASHER

NOTES

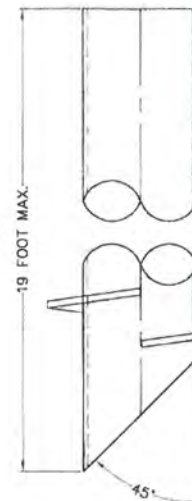
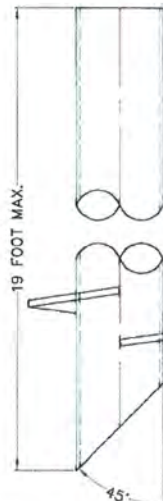
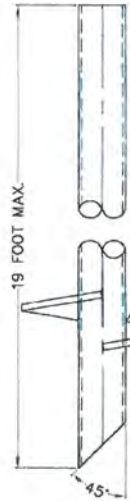
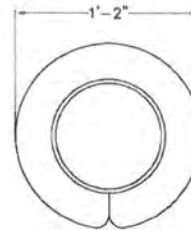
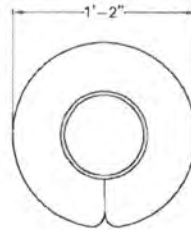
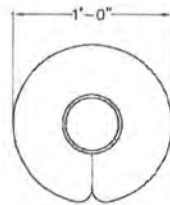
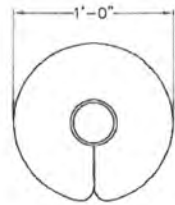
ENG. RECORD No: 20-21568 APP'D:



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0	ISSUED FOR CONSTRUCTION	A.P.	AT	21MAY24
REV	DESCRIPTION	OWN	CHK	DATE



DESIGN PROFILE			
KGP Co.			
45m 84LDS TOWER			
ARROW TECHNOLOGY GROUP			
SITE CODE:	DATE:	21MAY24	
WTC CODE: WTC03532	DWN: A.P.	CHK: AT	
JOB No: 20-21568	DWG No: A01-1		



1/4" HELIX TO PIPE

1/4" HELIX TO PIPE

1/4" HELIX TO PIPE

1/4" HELIX TO PIPE

3" NOM. Sch.40
 (3.5" OD x 0.216 w.t.)
 PIPE MATERIAL GRADE: A106 Gr.B
 HELIX IS 1/2" PLATE - 44W
 HELIX RATED 7,200 LBS AXIAL
 MAXIMUM INSTALL TORQUE 5,900 FT-LBS

4" NOM. Sch.40
 (4.5" OD x 0.237 w.t.)
 PIPE MATERIAL GRADE: A106 Gr.B
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6" NOM. Sch.40
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 PIPE MATERIAL GRADE A106 Gr.B
 HELIX IS 1/2" PLATE - 44W
 HELIX RATED 15,200 LBS AXIAL
 MAXIMUM INSTALL TORQUE 18,500 FT-LBS

8" NOM. Sch.40
 (8.625 OD x 0.322 w.t.)
 PIPE MATERIAL GRADE A106 Gr.B
 HELIX IS 1/2" PLATE - 44W
 HELIX RATED 25,600 LBS AXIAL
 MAXIMUM INSTALL TORQUE 56,700 FT-LBS

NOTE:

1. ALL WELDS TO CSA W59-LATEST.
2. ALL WELDS WITH E7018-1 ELECTRODE.
3. HELIX RATED AS ABOVE CAPACITY AT FACTOR OF SAFETY OF 3.0.
4. HELICAL PILE CAPACITY DEPENDENT ON A NUMBER OF FACTORS INCLUDING DEPTH, SOIL CONDITION, THEREFORE IT IS RECOMMENDED THAT THE INSTALLED PILES BE LOAD TESTED PRIOR TO USE.
5. MAXIMUM TORQUE INSTALLATION AS ABOVE - BASED ON 0.58 OF YIELD STRENGTH.
6. IF IN DOUBT - ASK!



ALBERTA PERMIT NUMBER P-7518

Kodiak Engineering Ltd.
 Office: (780) 416-2125 | 101A, 957 7th Street
 Fax: (780) 416-2780 | Sherwood Park, AB
 Cell: (780) 910-3535 | T6A 4N6

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RAINBOW ANCHORS
 FOUR STANDARD HELICAL PILES
 DETAILS

REV.	DATE	DESCRIPTION	DRW. BY	CHK. BY	APP. BY
1	03/2023	UPDATE STAMP DATE			FEY
2					
3					

FILE No.	DATE	DRAWN	CHECKED	DWG. No.	REV
05-06-3328	05/12	FEY	-	R3735-01A	1A



To: **Reeve and Council – County of Northern Lights** Date: **December 10, 2024**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-24-25 Arrow Technology Group LLP**
From: **Gail Long**

Application

The applicant proposes to locate a 45 meter communication tower on the SW 22-87-24-W5M. The parcel is 64.75 ha (160 ac) in area and is regulated by the Agriculture General (A) District. The proposed development is defined as “Public Utility” and listed as a discretionary use within this District. The applicant has indicated that the steel communication tower requires a pile footing with safety light and lightening protection and will be located within a fenced 3m x 3m compound.

The communication tower is one of six applications being proposed for the area. The applicant’s primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County of Northern Lights, and has advised that the towers would, “bring significant benefits to the region, including improved access to educational resources, telehealth services, and economic benefits. It is intended that connectivity will be improved while minimizing any negative impacts on the local environment and the community.”

The applicant has indicated the towers are not 5G (cellular towers) but use different technology which operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas.

The applicant has advised that they take health and environmental concerns seriously. The proposed towers will operate at 6.0 GHz and 3.0 GHz frequencies, which are within the safety guidelines established by Health Canada’s Safety Code 6. The applicant advises “...these frequencies are like those used in common household Wi-Fi routers and are considered safe for human exposure”, and all equipment that is used is approved by Industry Canada for use in Canada and complies with all regulations.”

Site and Surrounding Lands

The proposed development is located approximately 4.6 km west of Dixonville.

The proposed tower will be located in the southwest corner of the quarter section. All surrounding lands adjacent to the subject property are zoned Agriculture General (A) District, and are either treed, under partial cultivation, or agricultural pastures. There are 6 residential dwellings within 1.6 km of the proposed tower.



The parcel is not located within the Grimshaw Gravels Aquifer, and has a soil classification of 100% Class 3 “moderately severe limitations”, subclass C “adverse climate”.

The parcel is located within an environmentally sensitive wildlife area (Grizzly). The parcel is not within any historical value (HRV) classified designation or Key Wildlife Biodiversity Zone, and is located within the Fort Vermilion Watershed. There is a creek and natural wet areas but there is no open water, swamp, or marsh on the parcel.

Access and Servicing

The parcel is accessed via Range Road 243 which is located west of the property. An existing access to the parcel will be used to access the tower site.

A single phase ATCO powerline is adjacent to Range Road 243 on the east side. No wellsites are located on the parcel. There is a low pressure gas line owned by North Peace Gas Co-op, however there is no high pressure gas line, municipal water, sewer lines, or any records of any spills or contamination within the quarter section.

Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County’s Municipal Development Plan (MDP) and Land Use Bylaw (LUB) and relevant Provincial legislation. The proposed tower will be located 168 meters from the front property boundary and 95 meters from the nearest side property boundary, which exceeds the setback distances required in the Agriculture General (A) District. The tower also meets the regulations outlined in Section I23 Public Utilities regulations of the LUB.

Circulation Comments

In accordance with Section I23.15 of LUB, the applicant has indicated that nearby homes were visited to distribute a public notice, solicit comments, and to provide contact information for any concerns. In addition, the applicant placed a public notice in the August 14, 2024 edition of the Mile Zero-Banner Post. The applicant has indicated that there have been no concerns received regarding the proposed development at this location.

The Development Permit application was circulated to affected agencies and adjacent landowners. Responses were received from Alberta Energy Regulator, Telus, and Alberta Transportation and Economic Corridors, all indicating they had no concerns with the proposed development. No concerns from adjacent landowners or any other referral agencies were received.

Recommendation

It is recommended that this application for the location of a 45 meter communication tower on the SW 22-87-24-W5M be **APPROVED** subject to the conditions outlined:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on the SW 22-87-24-W5M.



2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner may be required to enter into a development agreement with the County if any upgrading of the existing access is required and shall consult the County of Northern Lights Public Works Department when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
4. This permit approval is issued on the condition that all other approvals, including any Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	24-25
DATE RECEIVED	June 26/24
ROLL NO.	73461

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

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 form 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 detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Arrow Technology Group LLP			NAME OF REGISTERED OWNER		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>SW-22-87-24-W5</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____ QTR/LS: <u>sw</u> Section: <u>22</u> Township: <u>87</u> Range: <u>24</u> Meridian: <u>w5</u>	
Size of the Parcel to be developed <u>12 foot x 12 foot</u> <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Farm</u>	
Proposed Development: <u>We plan to install a 45m tall self-support CSA communication tower on piles.</u> <u>This tower will be used to provide wireless INTERNET to the few surrounding homes.</u>	
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input checked="" type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> DWELLING UNIT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input type="checkbox"/> SHED/GARAGE/BARN(S) <input type="checkbox"/> HOME BASED BUSINESS <input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) <input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>8/15/24</u> Date of Completion: <u>10/30/24</u> Value of Construction: \$ <u>60,000</u>

D2 New complete original

PROPOSAL INFORMATION

DEVELOPMENT IS: NEW EXISTING ALTERATION TO EXISTING

LAND IS ADJACENT TO: PRIMARY HIGHWAY LOCAL ROAD INTERNAL SUBDIVISION ROAD OTHER

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%

PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED

SITE PLAN FLOOR PLAN LAND TITLE ABANDONED OIL WELL DECLARATION SIGNED

ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION DISTANCE TO ROAD / HIGHWAY _____

ADDITIONAL INFORMATION AS REQUIRED:

ELEVATIONS SOIL TESTS HOURS OF OPERATION _____

NUMBER OF DWELLING UNITS _____ NUMBER OF EMPLOYEES _____

PROPOSED BUSINESS ACTIVITIES Internet to surrounding farm homes to tower.

LANDOWNER LETTER OF AUTHORIZATION ADJACENT LANDOWNER LETTERS OF SUPPORT

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____ YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

NOTE: Signature of Registered Landowner required if different from Applicant

Date 5/28/2024 SIGNATURE OF APPLICANT _____

Date 6/4/2024 SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Agriculture General (A) District

FEE ENCLOSED: YES NO AMOUNT: \$ \$50.00 RECEIPT NO.: 206843

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____



PH / C:\ADSK\ACCDocs\15613\Project Files\B - Development Permits\2024\DP-24-25 Arrow SW 22-87-24-5\DP-24-25-Atcrew.dwg / October 1, 2024

DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

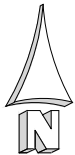
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FILE No. DP-24-25

SCALE 1 : 5,000



NOTE: Improvements located as per data supplied by owner and Abadata measurements.

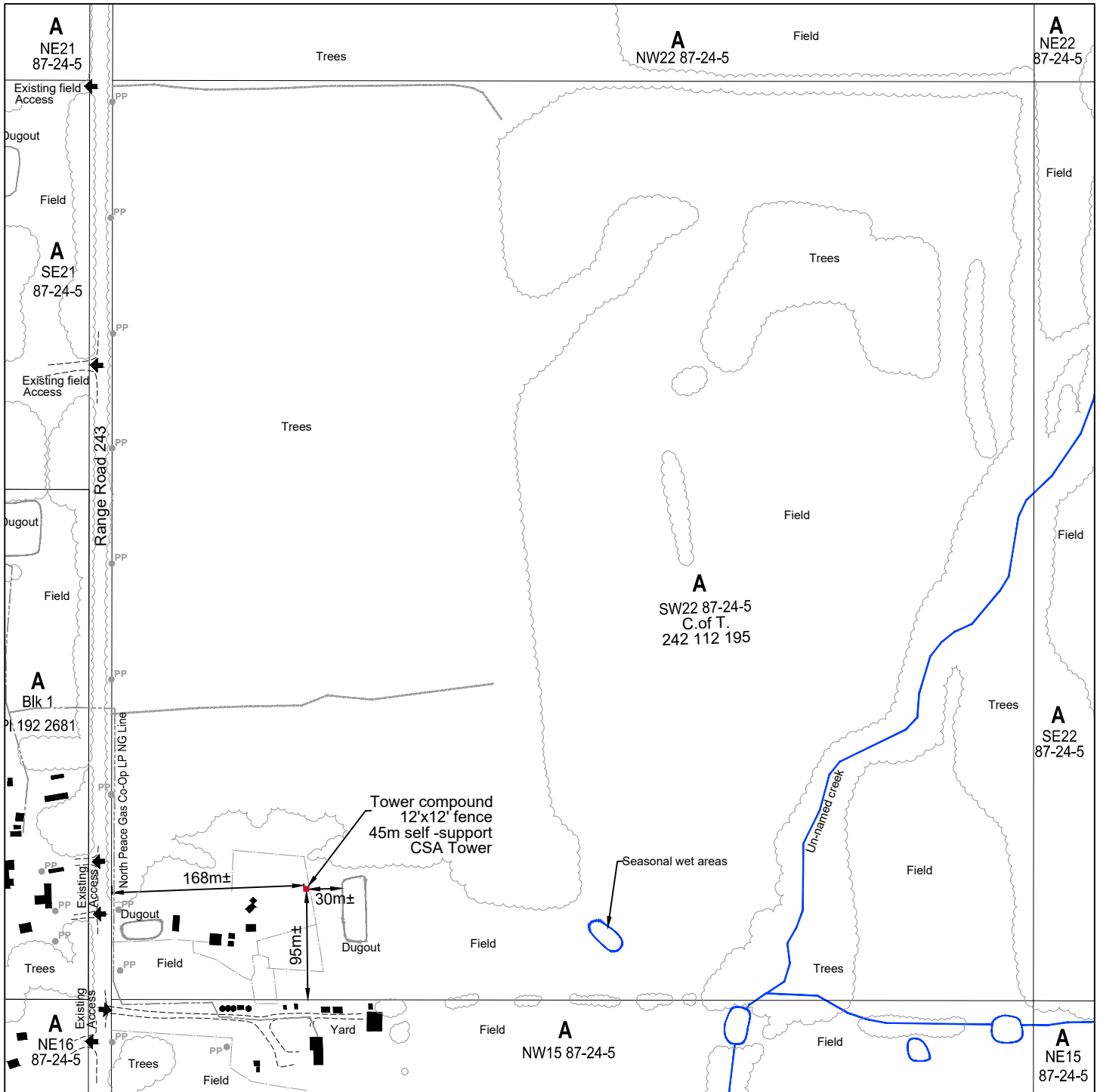


LEGEND

- Tower Location
- Buildings/Structures
- Existing Access
- - - Low Pressure Natural Gas Servicing
- ATCO Single Phase Powerline
- Outline
- x- Fence
- ~ Edge of Treeline
- ~ Creek/Drainage
- Natural Wet Areas



October 1, 2024



PH / C:\ADSK\ACD\Drawings\116613\Project Files\B - Development Permits\2024\DP-24-25-Arrow SW 22-87-24-5\DP-24-25-Arrow.dwg / October 1, 2024

DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW22, Twp 87, Rge 24, W5M

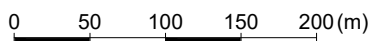
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LEGEND

- Tower Location
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Single Phase Powerline
- Outline
- Fence
- Edge of Treeline
- Creek/Drainage
- Natural Wet Areas

SCALE 1 : 5,000



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



October 1, 2024

DEVELOPMENT SKETCH

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.





Compound & Tower Details

- **Type:** Westower 84LDSS Tower 1-15
- **Height:** 45 meters
- **Foundation:** Screw piles with welded collar
- **Compound Size:** 12 x 12 feet
- **Fencing:** Phoenix Fence stainless 12' x 6' Fence Panel & 12' x 6' Fence Panel with 4' Man Gate
- **Enclosure:** White 24x30x60 Metal Enclosure with AC plugs, meter, and breaker
- **Lightning Protection:** 3/4" Galvanized rod with mounting hardware
- **Lighting:** Tower LED FAA-OL1 6LED Double 12-24VDC with mounting hardware
- **Anti-Climb:** 55"-58" x 114" Flat Shielding - 18 AWG
- **Safety:** Tower safety climb system

Documentation

Generic prints for the tower and piling are attached from the suppliers.

Community Engagement

Consultation with Landowners: Tom Waldon visited nearby homes to provide a public notice and contact information for any concerns.

Public Advertisement: Ran for two weeks in the local weekly paper.

Regulatory Compliance

The project adheres to federal regulations and technical and safety requirements



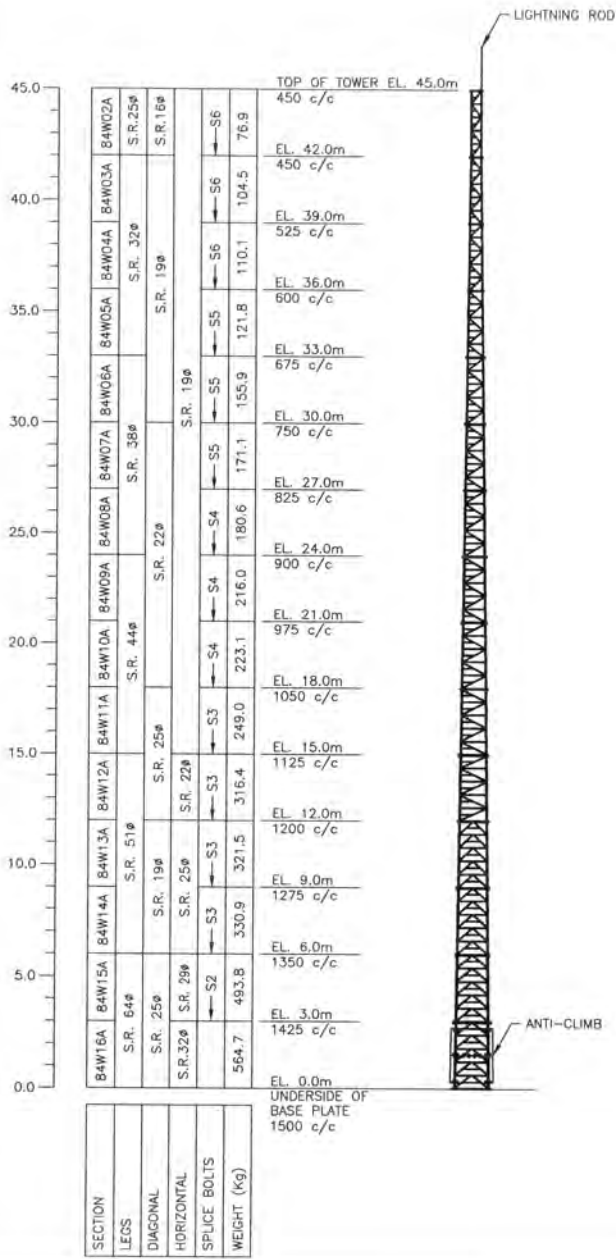
Bruce Burman

Arrow Technology Group

780-701-4050 (w) | 780-239-8318 (m) | www.atg.net

Compound & Tower Details

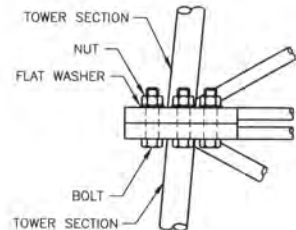




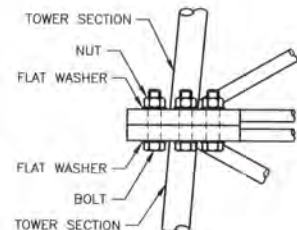
STRUCTURAL STEEL	
LEGS:	350W, FOR 25# S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.O.

SPLICE BOLT INDEX (PER LEG)	
S2	(4) 1"Ø x 5" A325 BOLT ASSEMBLY
S3	(4) 3/4"Ø x 3-3/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S4	(4) 3/4"Ø x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W.
S5	(4) 5/8"Ø x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 5/8" F-436 F.W.
S6	(2) 5/8"Ø x 2-1/2" A325 BOLT ASSEMBLY /w (2) EXTRA 5/8" F-436 F.W.

SPLICE BOLTS QTY SHOWN FOR (1) TOWER ONLY



TYPICAL SPLICE DETAIL



TYPICAL SPLICE DETAIL
W/ EXTRA WASHER

NOTES

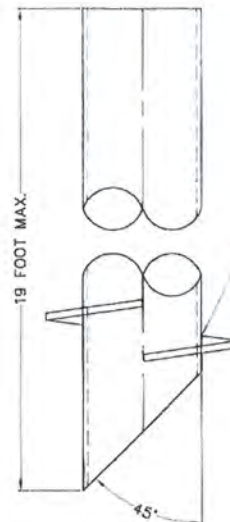
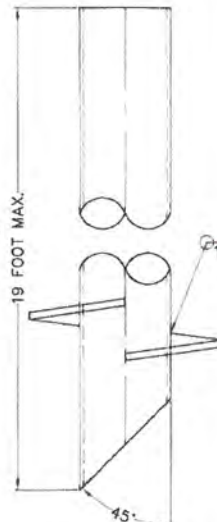
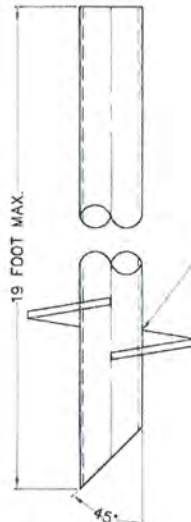
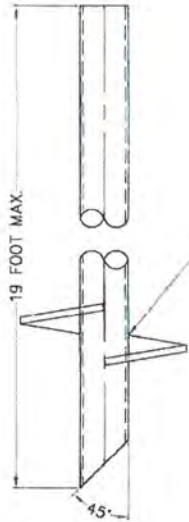
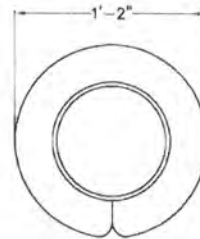
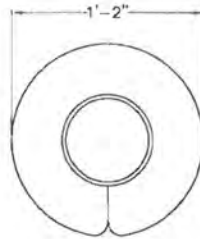
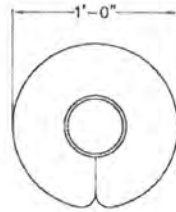
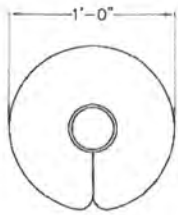
ENG. RECORD No: 20-21568 APP'D:



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3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P.	21MAY24
REV	DESCRIPTION	DWN	DATE
		CHK	



DESIGN PROFILE		
KGP Co.		
45m B4LDSS TOWER		
ARROW TECHNOLOGY GROUP		
SITE CODE:	DATE: 21MAY24	
WTC CODE: WTC03532	DWN: A.P.	CHK: AT
JOB No: 20-21568	DWG No: A01-1	



3" NOM. Sch.40

(3.5" OD x 0.216 w.t.)

PIPE MATERIAL GRADE: A106 Gr.B

HELIX IS 1/2" PLATE - 44W

HELIX RATED 7,200 LBS AXIAL

MAXIMUM INSTALL TORQUE 5,900 FT-LBS

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(4.5" OD x 0.237 w.t.)

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8" NOM. Sch.40

(8.625 OD x 0.322 w.t.)

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HELIX IS 1/2" PLATE - 44W

HELIX RATED 25,600 LBS AXIAL

MAXIMUM INSTALL TORQUE 56,700 FT-LBS

NOTE:

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2. ALL WELDS WITH E7018-1 ELECTRODE.
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6. IF IN DOUBT - ASK!



ALBERTA PERMIT NUMBER P-7518



Kodiak
Engineering Ltd.

Office: (780) 416-2125 | 101A, 957 Fr. Str.
Fax: (780) 416-2780 | Sherwood Park, AB
Cell: (780) 910-3533 | T8A 4N6

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RAINBOW ANCHORS
FOUR STANDARD HELICAL PILES
DETAILS

03/2023	UPDATE STAMP DATE			FEY

FILE No. | DATE | DRAWN | CHECKED | DWG. No. | T8