

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 11, 2025 at 11:00 A.M.

<https://us02web.zoom.us/j/88520268226?pwd=bHgjUuC5EYwdFaR88Bfp19HZtNOWBa.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) *Tuesday, February 11, 2025 Municipal Planning Commission Meeting Minutes* Pg.02

04.0 PLANNING AND DEVELOPMENT

A) **Development Permits – Issued by the Development Officer**

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

1) *Development Permit DP-25-02* Pg. 04

2) *Development Permit DP-25-03* Pg. 20

C) **Miscellaneous**

1) *Green Municipal Fund Grant Opportunity* Pg.34

05.0 ADJOURNMENT

**MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 11, 2025 at 11:00 A.M.**

<https://us02web.zoom.us/j/88279746671?pwd=tr2nK9x3b1boLILYRWtEpwFbc6hS6a.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
Linda Halabisky	Ward Seven	Keg River/Carcajou

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)

01.0 CALL TO ORDER

Chair Ungarian called the Tuesday, February 11, 2025 Municipal Planning Commission Meeting to order at 11:38 a.m.

02.0 ADOPTION OF THE AGENDA

009/11/02/25MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, February 11, 2025 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 28, 2025 Municipal Planning Commission Meeting Minutes

010/11/02/25MPC **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, January 28, 2025 Municipal Planning Commission Meeting Minutes and adopt them as presented.**
CARRIED

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) *Development Application DP-25-01*

011/11/02/25MPC MOVED BY Councillor Halabisky to acknowledge receipt of the Development Application DP-25-01; issued by the Development Officer and accept it for information.
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Ungarian adjourned the Tuesday, February 11, 2025 Municipal Planning Commission Meeting at 11:39 a.m.

Chair/Reeve, Terry Ungarian

CAO, Gerhard Stickling



Hi7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights**
Attention: **Gerhard Stickling, Chief Administrative Officer**
Cc: **David Schoor**
Reference: **DP-25-02**
From: **Deb Bonnett**

Date: **March 11, 2025**
Project No.: **16613**

1.0 Application

The applicant proposes locating a 45-meter (m) communication tower on Lot 1, Block 1, Plan 122 3970 (on part of NW 22-86-24-W5M) and 40 m from the front boundary of the property. The County's Land Use Bylaw (LUB) requires a development setback of 41 meters from the front boundary. A variance of 1 m is requested by the applicant.

Lot 1, Block 1, Plan 122 3970 is 7.7 ha (18.95 ac) and its development 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 advised that the tower, made of steel, requires a pile footing with safety light and lightening protection, and will be located within a fenced 3m x 3m compound.

The tower is one of several applications that have been and will be submitted for the area by the applicant. The applicant's primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County and 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 advised that the towers are not 5G (cellular towers) but use a technology which operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas and will operate at 3.0 GHz and 6.0 GHz frequencies, which are within the 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 used is approved by Industry Canada for use in Canada and complies with all regulations."

2.0 Site and Surrounding Lands

The quarter section is located at the southeast corner of Range Road of 243 and Township Road 864. Access to the subject site, Lot 1, Block 1, Plan 122 3970, is from Township Road 864.



The property is located 33.5 km northwest of Peace River town limits. It is not located within a Key Wildlife Biodiversity Zone however it is within an environmentally sensitive wildlife area for Grizzly. The Alberta Merged Wetland Inventory shows pockets of bog and swamp, and aerial photography shows a creek and possible low/wet areas, but these features do not interfere with the tower location.

An abandoned well site owned by Spoke Resources Ltd., is located within the quarter section and outside the subject site. The wellsite is 102 m south of the subject site's south property line. There are no record of spills or contamination within the quarter section. The quarter section also contains a low pressure gas line owned by North Peace Gas Co, a discontinued high pressure gas line owned by Insignia Energy Ltd, and a right of way owned by Sanling Energy.

The development is not within any historical value (HRV) classified land designation and it is not with the Grimshaw Gravels Aquifer.

The proposed development meets all regulations of the A District, except the required 41 m development setback from Township Road 864. The proposed 1 m variance is reasonable as it has limited material effect on the adjacent roadway.

3.0 Circulation and Notification Comments

The applicant, in accordance with Industry Canada requirements, notified nearby residents of the proposed tower and invited questions and feedback. The applicant also advertised the location of the proposed tower in the Mile Zero-Banner Post.

The application was circulated to adjacent landowners and referral agencies by the County. In addition, the Alberta Energy Regulator (AER) was notified to obtain abandoned well setback information. Attempts were also made to contact the abandoned well-owners. There were no concerns received from any referrals.

4.0 Recommendation

It is recommended that the 45-meter communication tower, located 40 meters from the front property line on Lot 1, Block 1, Plan 122 39870 (on part of the NW 22-86-24-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 Lot 1, Block 1, Plan 122 3970 (on part of the NW 22-86-24-W5M).
2. The owner/developer shall comply with the uses and regulations of the 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 Industry Canada approvals, 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.

Advisement #1

The lease agreement between the applicant and landowner should include consent to the development and provide for an easement to access the tower site.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 25-02
DATE RECEIVED	Jan 9, 2025
ROLL NO.	73326

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		
ADDRESS 18236 - 102 Avenue		
Edmonton, Alberta		
POSTAL CODE T5S 1S7		
EMAIL ADDRESS* bruce@atg.net		
*By supplying the County with an email address,)		
PHONE (CELL) 7802398318	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): NW-22-86-24-W5	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: NW Section: 22 Township: 86 Range: 24 Meridian: W5	
Size of the Parcel to be developed 12 foot x 12 foot <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: Farm	
Proposed Development: We plan to install a 45m tall self-support CSA communication tower on piles.	
This tower will be used to provide wireless INTERNET to the few surrounding homes.	
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: 11/15/24
	Date of Completion: 11/15/24
	Value of Construction: \$ 60,000

PROPOSAL INFORMATION			
DEVELOPMENT IS: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> ALTERATION TO EXISTING			
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input checked="" type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> 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	
<input checked="" type="checkbox"/> SITE PLAN <input type="checkbox"/> FLOOR PLAN <input type="checkbox"/> LAND TITLE <input type="checkbox"/> ABANDONED OIL WELL DECLARATION SIGNED <input type="checkbox"/> ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION <input type="checkbox"/> DISTANCE TO ROAD / HIGHWAY _____	
ADDITIONAL INFORMATION AS REQUIRED:	
<input type="checkbox"/> ELEVATIONS <input type="checkbox"/> SOIL TESTS <input type="checkbox"/> HOURS OF OPERATION _____ <input type="checkbox"/> NUMBER OF DWELLING UNITS _____ <input type="checkbox"/> NUMBER OF EMPLOYEES _____ <input checked="" type="checkbox"/> PROPOSED BUSINESS ACTIVITIES This tower will be used to provide fixed wireless service to homes in the vicinity of the tower. _____ <input type="checkbox"/> LANDOWNER LETTER OF AUTHORIZATION <input type="checkbox"/> ADJACENT LANDOWNER LETTERS OF SUPPORT	

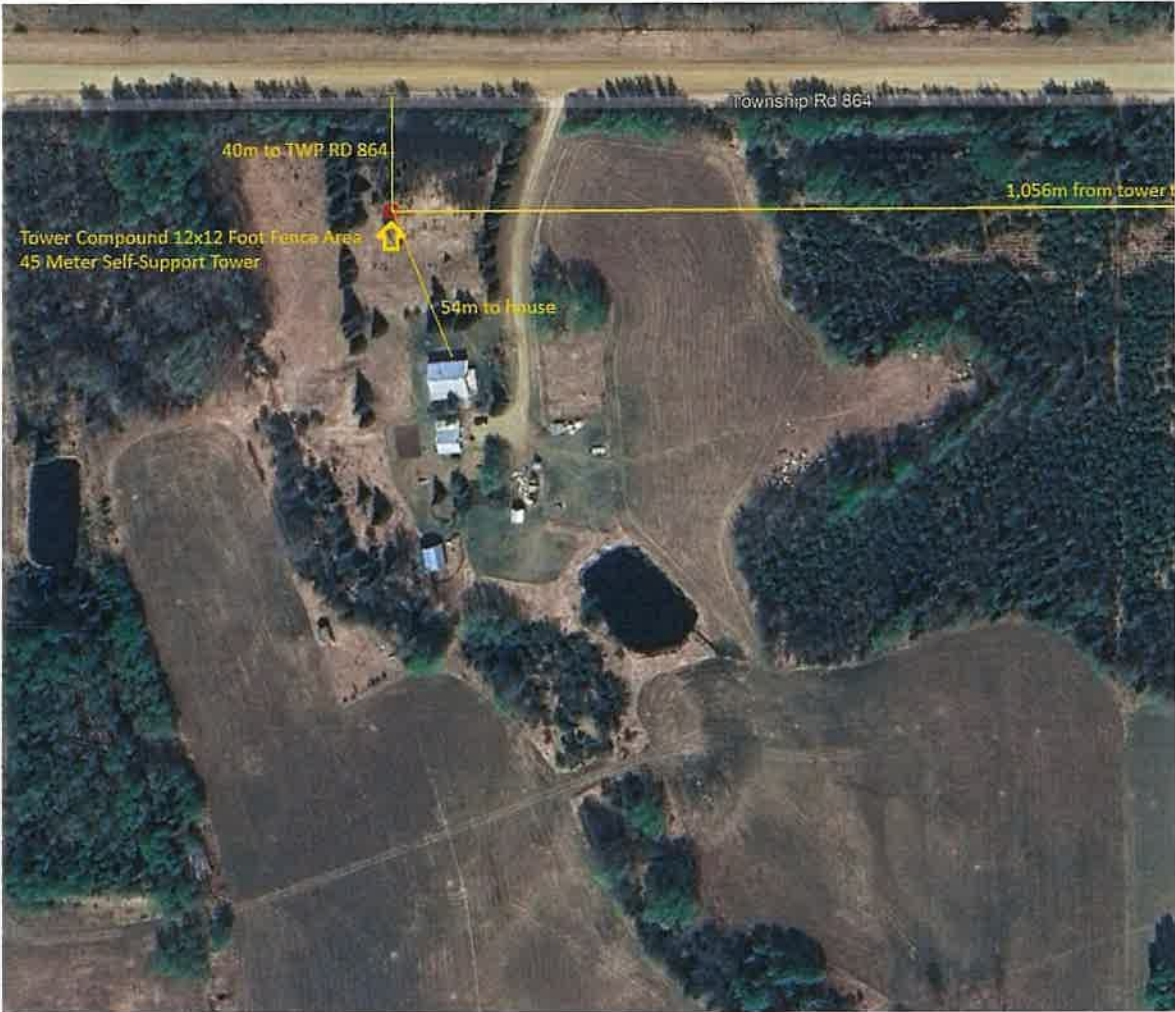
MANUFACTURED HOME (MOBILE HOME)	
SERIAL NUMBER: _____	YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

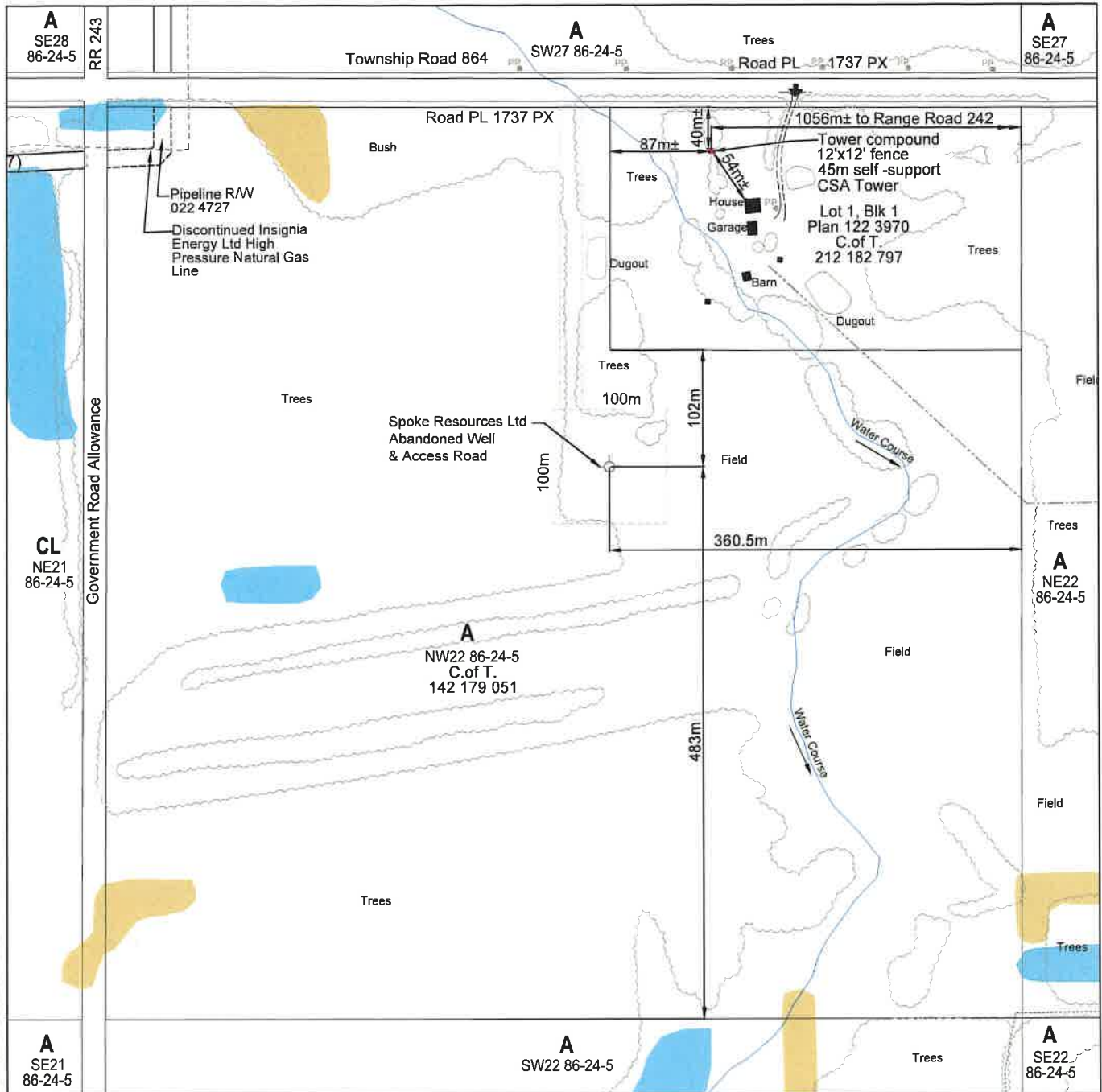
DECLARATION	
I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT	
NOTE: Signature of Registered Landowner required if different from Applicant	Date 11/15/2021 Date 11/15/2021 Date _____ <div style="text-align: center;">  SIGNATURE OF APPLICANT  SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER </div>

FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: Ag General	
FEE ENCLOSED: YES <input type="checkbox"/> NO <input type="checkbox"/>	AMOUNT: \$ 50.00 RECEIPT NO.: 213526
DEFINED USE: _____	
PERMITTED/DISCRETIONARY: _____	
VARIANCE: _____	

DP 25-02 Lot 1, Block 1, Plan 122 3970

NW 22-86-24 W5M





LEGEND

- Tower Location
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Discontinued Gas Line
- Creek/Watercourse
- Abandoned Well
- PP ATCO Powerlines
- Edge of Treeline
- AMW* Bog
- AMW* Swamp
- * Alberta Merged Wetland Inventory

DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW22, Twp 86, Rge 24, W5M

FILE No. DP-25-02

SCALE 1 : 5,000

0 50 100 150 200 (m)

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



February 18, 2025

04.B-1)



LEGEND

- Tower Location
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Discontinued Gas Line
- ~ Creek/Watercourse
- Abandoned Well
- ATCO Powerlines
- Edge of Treeline
- AMW* Bog
- AMW* Swamp

* Alberta Merged Wetland Inventory

DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW22, Twp 86, Rge 24, W5M

FILE No. DP-25-02

SCALE 1 : 5,000

0 50 100 150 200 (m)

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



February 18, 2025

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.





Abandoned Well Map Viewer

Getting Around

Annotate

Analysis



Print



Help



Pan



Zoom In



Zoom Out



Full Extent



Previous Extent



Polygon



Rectangle



Export well to
excel

Printing

Help File

Navigation Tools

Location Info

Abandoned Wells, Well Licenc...

Details

Licence Number

0255399

Licensee Name

Spoke Resources Ltd.

Status

Abandoned

Latitude

56.477215

Longitude

-117.708604

Fluid

Not Applicable

Licence Surface Location Label

14-22-086-24W5

Licensee Id

A8FY

Address 1

c/o Sproule Asset Management Limited

Address 2

900, 140 - 4th Avenue SW

City

Calgary

Province

AB

Postal Code

T2P 3N3

Phone Number

(403) 689-5488



Northern Lights Last Mile

Phase One

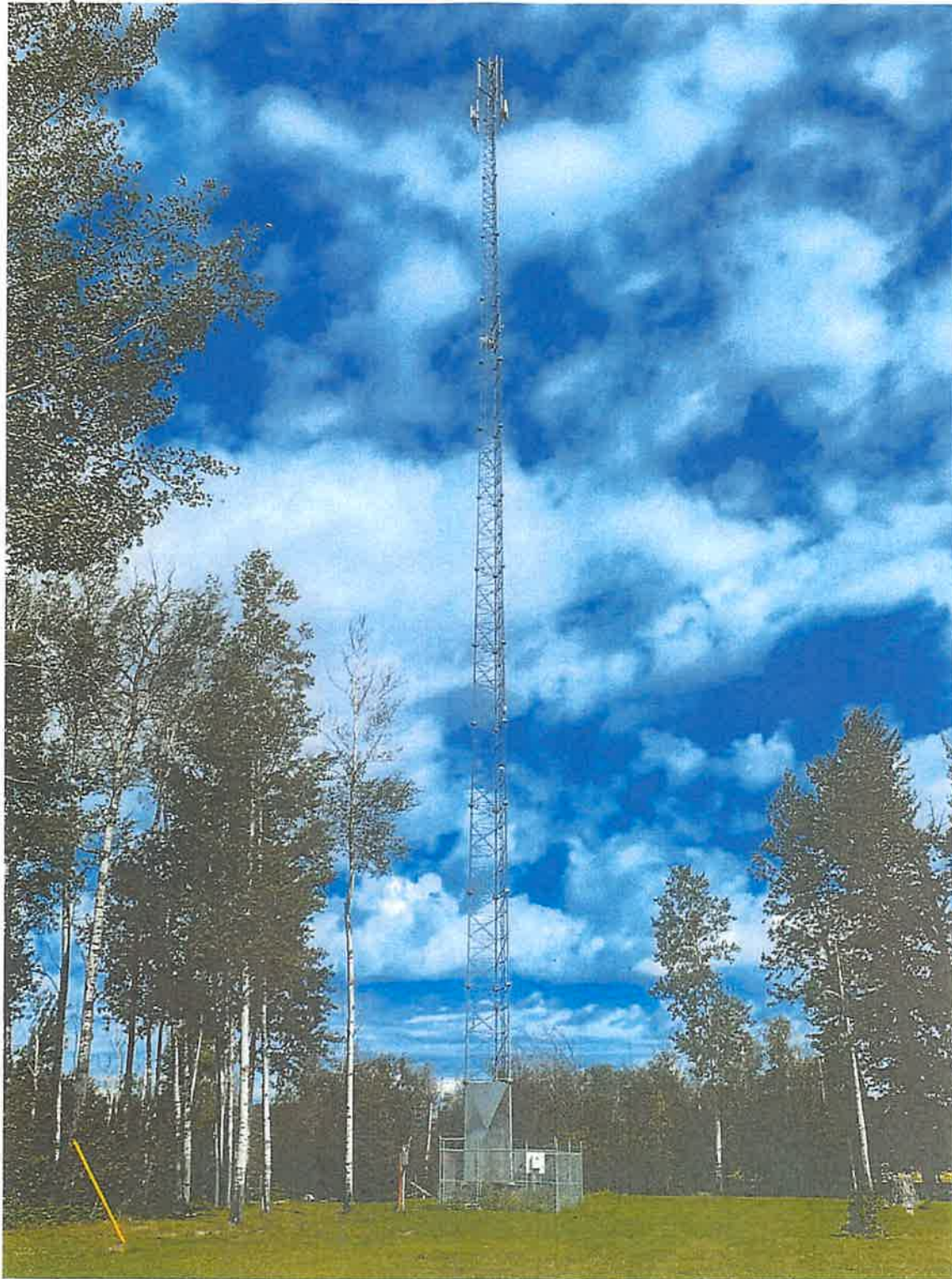
Purpose

The project aims to improve internet last mile service to rural homes by installing seven fixed wireless Internet towers in the region surrounding Dixonville.

Site Plan: Tower Compound = Red Square



Compound & Tower Details



18236 - 102 AVENUE, EDMONTON, ALBERTA T5S 1S7 • PHONE (780) 701-4050
FAX (780) 451-6050 • E-MAIL BRUCE@ATG.NET



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

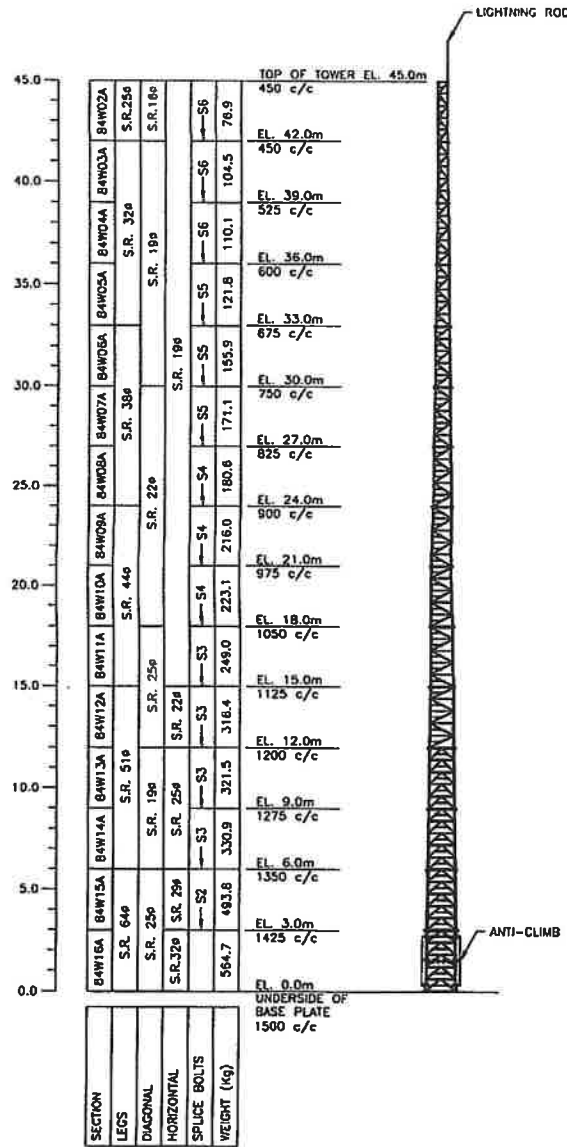
The project adheres to federal regulations and technical and safety requirements



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

04.B-1)

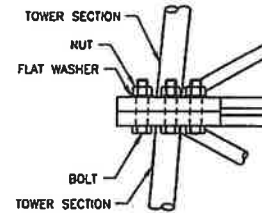
5/22/2024 3:58:19 PM
COPYRIGHT, DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF WestTower Communications LTD.



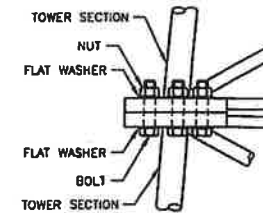
STRUCTURAL STEEL	
LEGS:	350W, FOR 25# S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.O.

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

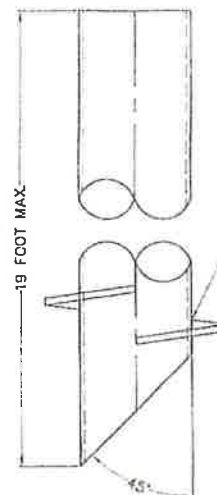
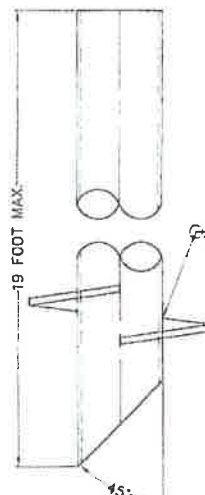
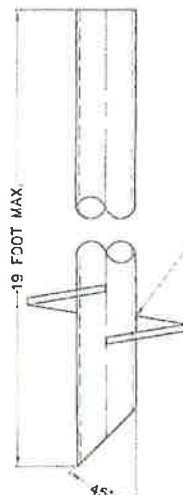
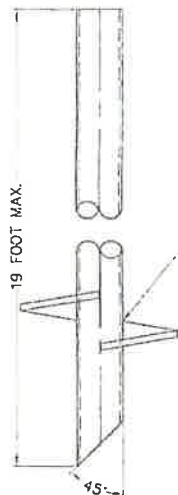
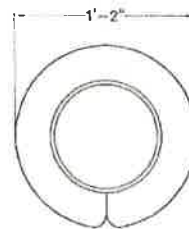
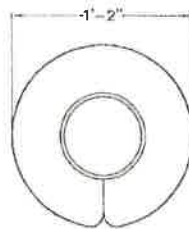
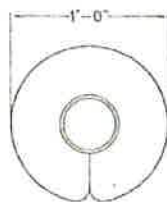
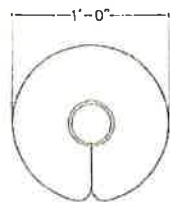
ENG. RECORD No: 20-21568 APP'D:



4			
3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P. AT	21MAY24
REV	DESCRIPTION	DRW	DATE
		CHK	



DESIGN PROFILE			
KGP Co.			
45m B4LDSS TOWER			
ARROW TECHNOLOGY GROUP			
SITE CODE:	DATE: 21MAY24		
WTC CODE: WTC03532	DATE: A.P.	CHK: AT	
JOB No: 20-21568	DRW No: AD1-1		



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

4" NOM. Sch.40
(4.5" OD x 0.237 w.t.)

PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 9,800 LBS AXIAL
MAXIMUM INSTALL TORQUE 10,900 FT-LBS

6" NOM. Sch.40
(6.625 OD x 0.280 w.t.)

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-751B



Kodiak
Engineering Ltd.

Office: (780) 414-3125 | 101A, 957 5th Ave
Fax: (780) 414-3780 | Sherwood Park, AB
Cell: (780) 810-3333 | TAA 448

INFORMATION INCLUDED IN THIS DRAWING IS PROPRIETARY AND IS NOT TO BE REPRODUCED, DISTORTED OR DISCLOSED EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY KODIAK ENGINEERING LTD.

RAINBOW ANCHORS
FOUR STANDARD HELICAL PILES
DETAILS

03/2023	UPDATE STAMP DATE		FEY

04.B-1



PUBLIC NOTICE

Proposed Telecommunications Tower Installation

Arrow Technology Group is proposing to construct 3 new telecommunications towers in the county of Northern Lights. This notice is being provided in accordance with the requirements of the local land use Authority.

Proposed Tower Details:

45-meter tall self-supporting allweld steel tower on pile footing, with safety light, and lightning protection. Tower will be in a 3m by 3m fenced compound. Fence height 2.25m.

Location D5: [NW-22-86-24-W5], **GPS Coordinates:** [56.479800, -117.706880]

Location M1: [SE-33-91-23-W5], **GPS Coordinates:** [56.930540, -117.635600]

Location M4: [NW-36-90-24-W5], **GPS Coordinates:** [56.853532, -117.693551]

Purpose: These towers are required to improve last mile internet coverage to rural home of Northern Lights County.

Alternative Sites: Several locations were considered. These proposed sites were selected as the best options to achieve the required network objectives while minimizing impact on the surrounding area.

Visual Impact: Efforts have been made to minimize the visual impact of the proposed towers.

Safety: The proposed towers will be built in compliance with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Public Consultation: Arrow Technology Group invites you to provide comments about this proposal. Your comments are important to us.

The public consultation period will be open for 30 days from the date of this notice. Written comments will be accepted until December 15th 2024.

To submit comments or for more information about this proposal, please contact:

Arrow Technology Group
Attention: Bruce Burman
18236 – 102 Avenue, Edmonton, Ab, T5S 1S7
Email: bruce@atg.net
Phone: (780) 239-8318

Anticipated Project Timeline:

Public Consultation Period: November 15 to December 15th 2024

Anticipated Construction Start: January 15th 2025

Anticipated In-Service Date: April 31, 204

All comments received will be considered. A written response addressing all reasonable and relevant concerns will be provided within 7 days of comment receipt.



7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights**
Attention: **Gerhard Stickling, Chief Administrative Officer**
Cc: **David Schoor**
Reference: **DP-25-03**
From: **Deb Bonnett**

Date: **March 11, 2025**
Project No.: **16613**

1.0 Application

The applicant proposes to locate a 45-meter communication tower on Lot 1, Block 1, Plan 242 0645. The parcel, located NW 36-90-24-W5M, is 10.63 ha (26.27 ac) in area and is designated Agriculture General (A) District. The proposed tower is defined as “Public Utility” and listed as a discretionary use within this District. The applicant has indicated that the tower, made of steel, requires a pile footing with safety light and lightening protection and will be located within a fenced 3m x 3m compound.

The tower is one of several applications that have been and will be submitted for the area by the applicant. The applicant’s primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County, and 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 advised that the towers are not 5G (cellular towers) but use a technology that operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas and will operate at 3.0 GHz and 6.0 GHz frequencies, which are within the 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 used is approved by Industry Canada for use in Canada and complies with all regulations.”

2.0 Site and Surrounding Lands

The quarter section is located 7 km southwest of Manning and 3.6 km west of North Star at the southeast corner of Range Road of 241 and Township Road 910. The subject site is accessed from Township Road 910 and developed with a house, barn, and farm related buildings. A portion of the quarter section is under agricultural production, while the balance and majority contain a forest and creek. The quarter section and site are not located within a Key Wildlife Biodiversity Zone, an environmentally sensitive area, an historical value (HRV) classified land designation or the Grimshaw Gravels Aquifer. There are



no well sites, and no record of spills or contamination. A low pressure gas line owned by North Peace Gas Co-op, and a County water line run through the quarter section and site.

The proposed development meets all regulations of the A District.

3.0 Circulation and Notification Comments

The applicant, in accordance with Industry Canada requirements, notified nearby residents of the proposed tower and invited questions and feedback. The applicant also advertised the location of the proposed tower in the Mile Zero-Banner Post.

The application was circulated to adjacent landowners and referral agencies by the County. There were no concerns received from any landowners or referral agencies.

4.0 Recommendation

It is recommended that the application for the location of a 45-meter communication tower on Lot 1, Block 1, Plan 242 0645 (on part of NW 36-90-24 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 Lot 1, Block 1, Plan 242 0645 (on part of NW 36-90-24 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 Industry Canada approvals or 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.



Advisement #1

The lease agreement should include consent to the development and provide for an easement to access the tower site.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 25-03
DATE RECEIVED	Jan 9, 2025
ROLL NO.	

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		
ADDRESS 18236 - 102 Avenue		
Edmonton, Alberta		
POSTAL CODE T5S 1S7		
EMAIL ADDRESS* bruce@atg.net		
*By supplying the County with an email address, I		
PHONE (CELL) 7802398318	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): NW-36-90-24-W5	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: NW Section: 36 Township: 90 Range: 24 Meridian: W5	
Size of the Parcel to be developed 12 foot x 12 foot <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: Farm	
Proposed Development: We plan to install a 45m tall self-support CSA communication tower on piles.	
This tower will be used to provide wireless INTERNET to the few surrounding homes.	
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: 11/15/24
Date of Completion: 11/15/24	Value of Construction: \$ 60,000

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 This tower will be used to provide fixed wireless service to homes in the vicinity of the 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

11/15/2021

Date
11/15/2021
Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

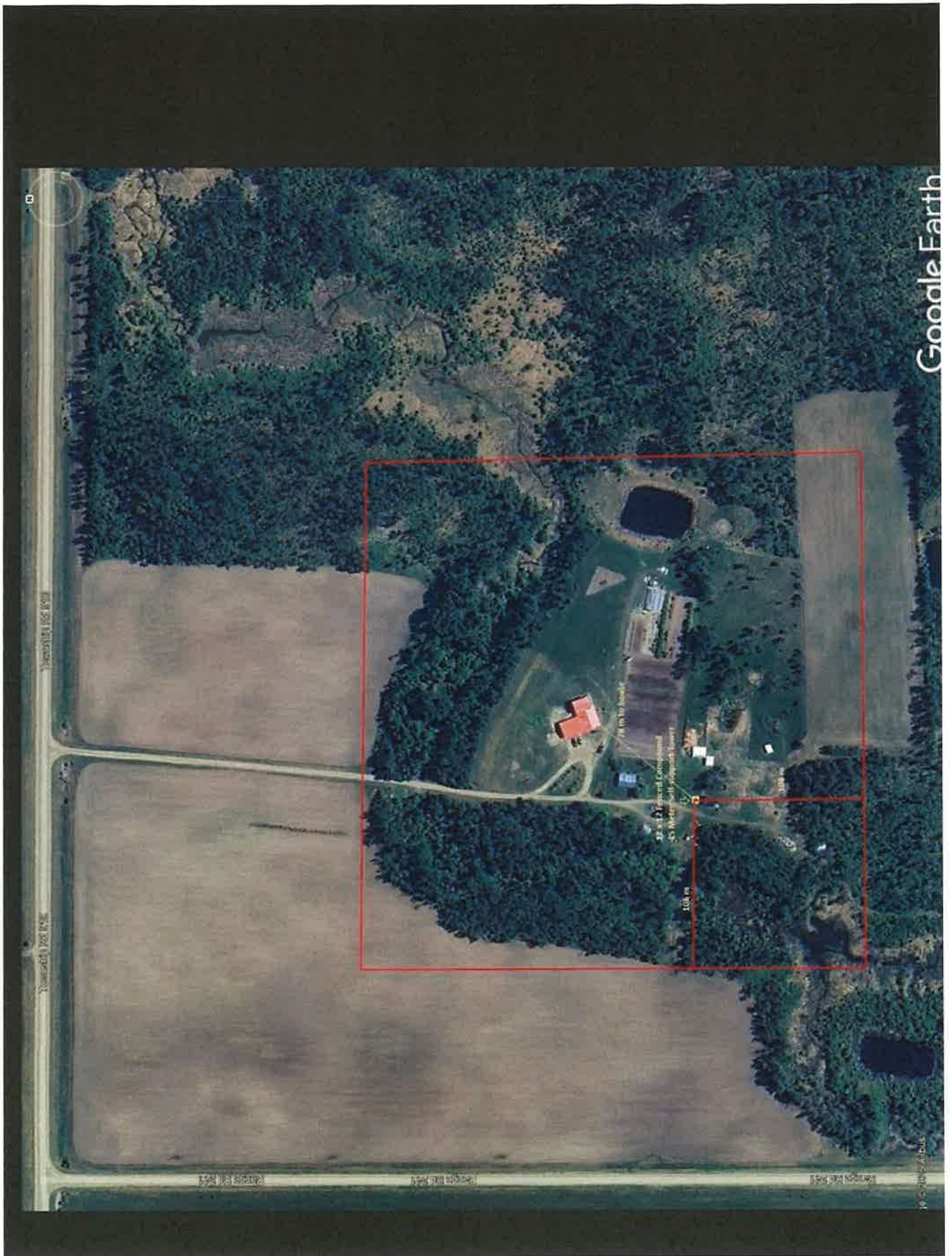
LAND USE DISTRICT: Ag General

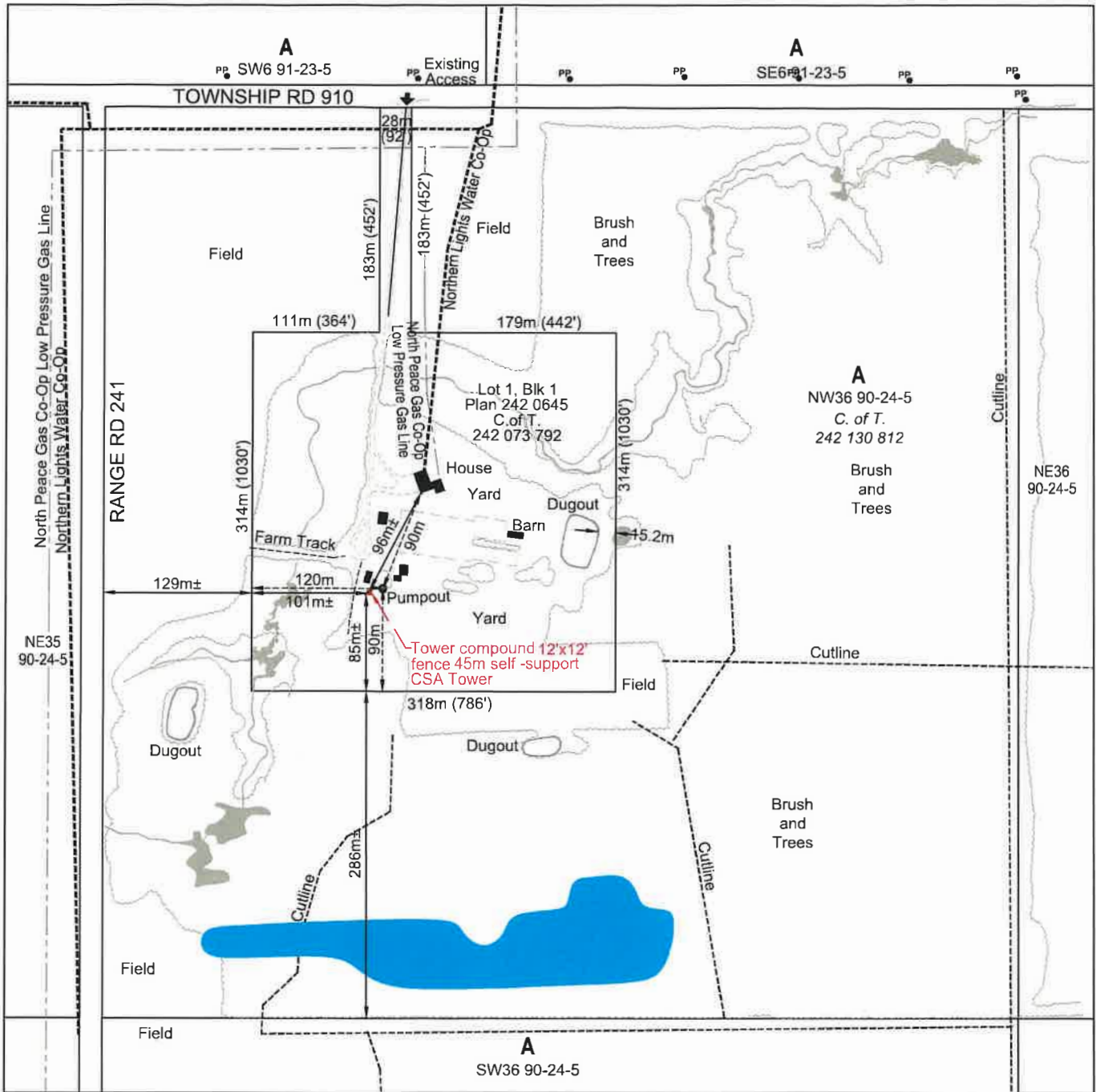
FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 50.00 RECEIPT NO.: 213525

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____





DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW36, Twp 90, Rge 24, W5M

FILE No. DP-25-03



LEGEND

- Tower Location
- Buildings/Structures
- Pumpout
- ➡ Existing Access
- - - Cut-Lines and Tracks
- - - Low Pressure Natural Gas
- - - Northern Lights Water Co-Op
- ~ Creek/Watercourse/Pond
- AMWI* Swamp
- * Alberta Merged Wetland Inventory

SCALE 1 : 5,000

0 50 100 150 200(m)

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



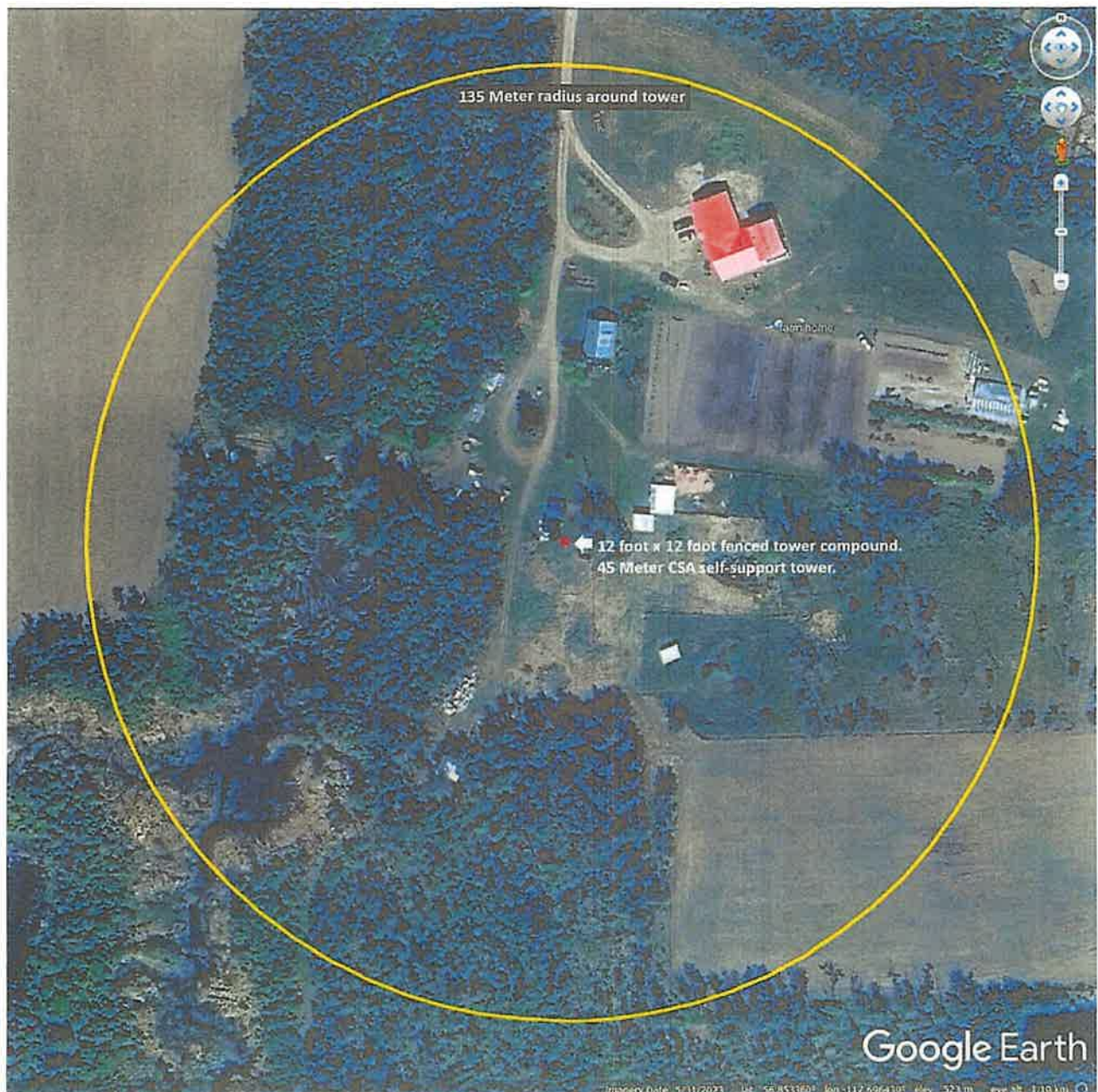
February 26, 2025

04.B-2)

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.



Northern Lights Last Mile

Phase One

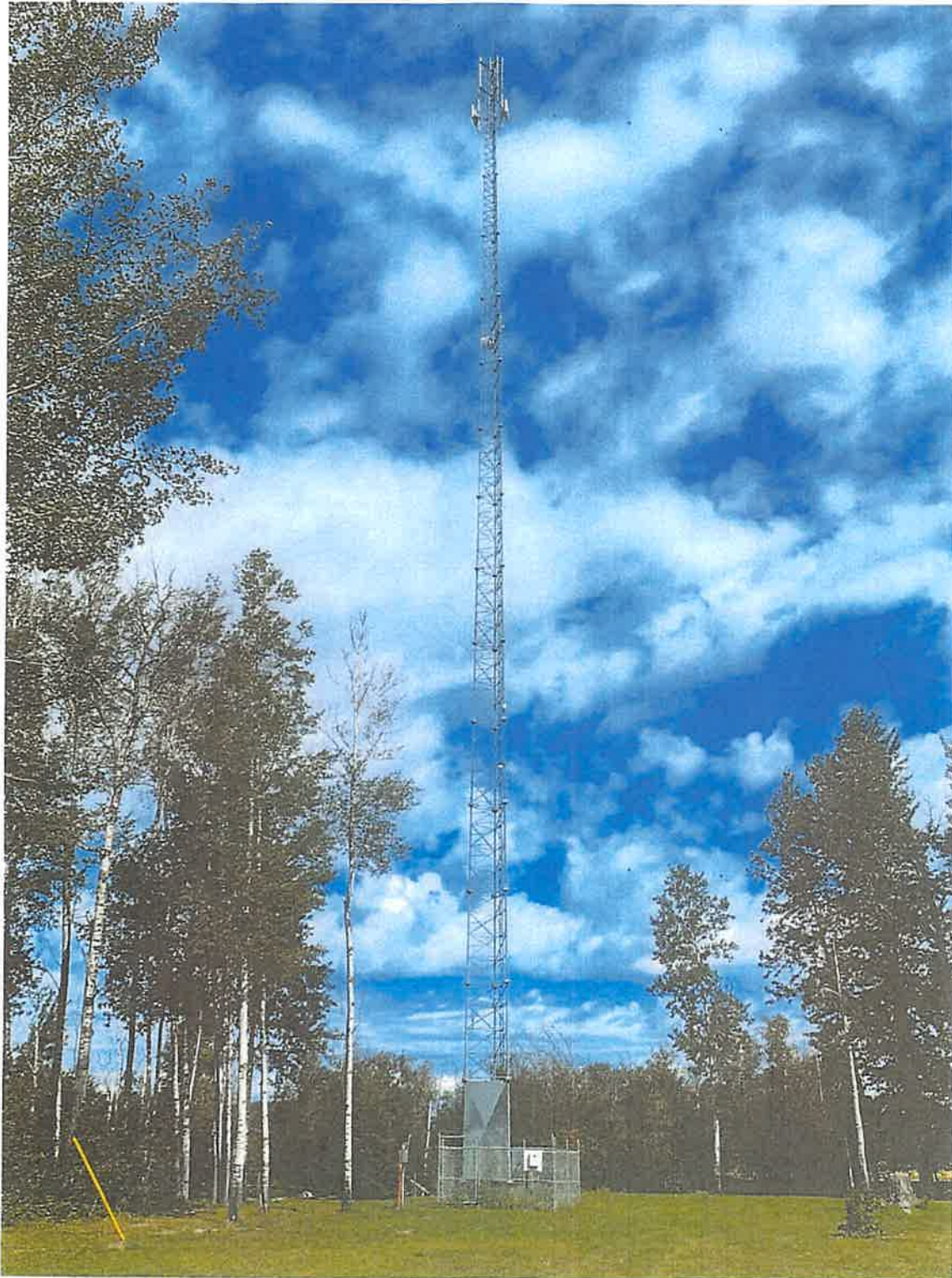
Purpose

The project aims to improve internet last mile service to rural homes by installing seven fixed wireless Internet towers in the region surrounding Dixonville.

Site Plan: Tower Compound = Red Square



Compound & Tower Details



18236 - 102 AVENUE, EDMONTON, ALBERTA T5S 1S7 • PHONE (780) 701-4050
FAX (780) 451-6050 • E-MAIL BRUCE@ATG.NET



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.

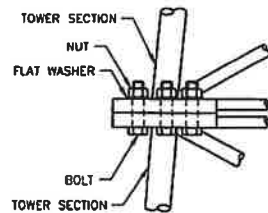
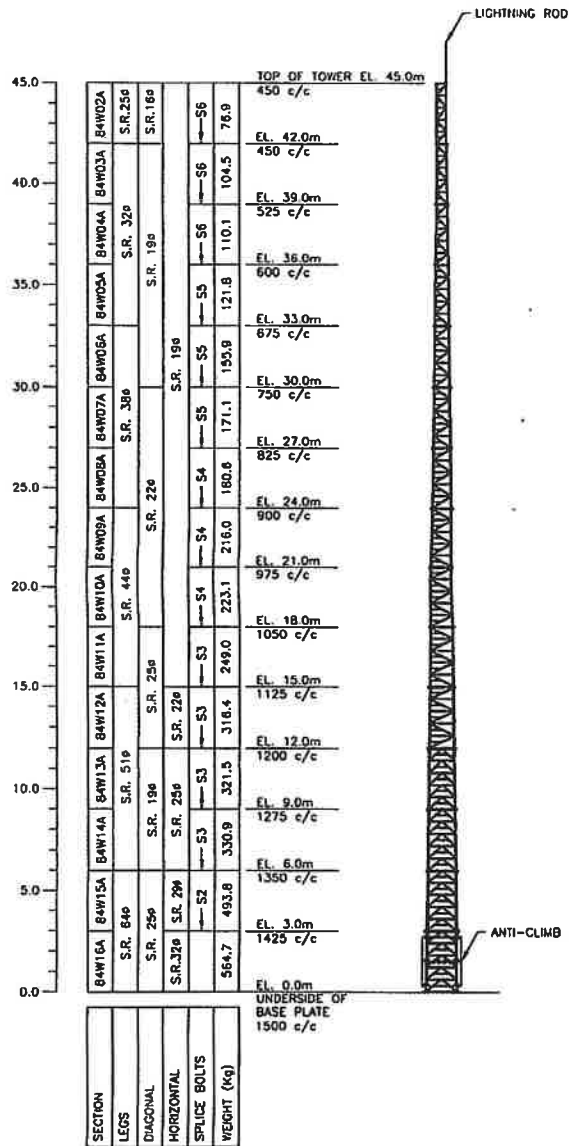
Public Advertisement: Ran for two weeks in the local weekly paper.

Regulatory Compliance

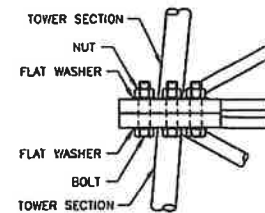
The project adheres to federal regulations and technical and safety requirements



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



TYPICAL SPICE DETAIL



TYPICAL SPICE DETAIL
W/ EXTRA WASHER

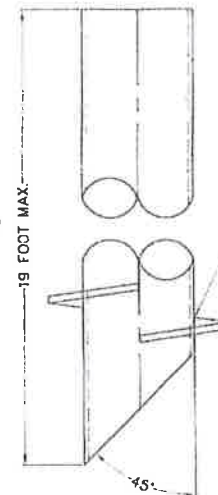
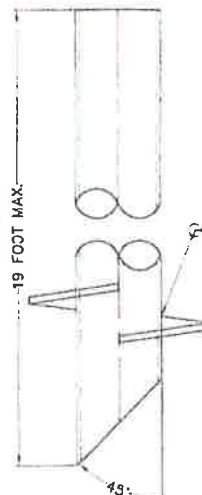
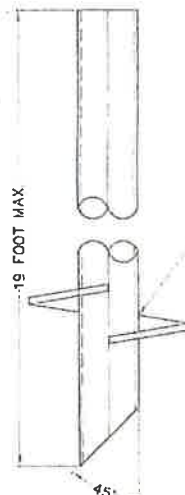
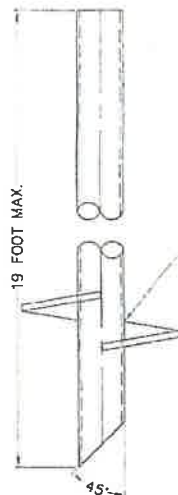
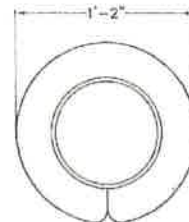
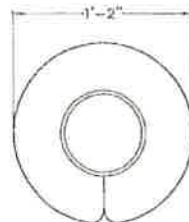
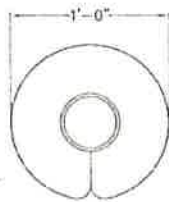
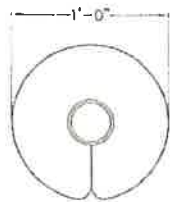
STRUCTURAL STEEL	
LEGS:	350W, FOR 250 S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.O.

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

SPICE BOLTS QTY SHOWN FOR (1) TOWER ONLY

NOTES

ENG. RECORD No: 20-21568		APP'D:	
4			
3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P. AT	21MAY24
REV	DESCRIPTION	OWN	DATE
		CHK	
DESIGN PROFILE			
KGP Co.			
45m 84LDS5 TOWER			
ARROW TECHNOLOGY GROUP			
SITE CODE:		DATE: 21MAY24	
WTC CODE: WTC03532		OWN: 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

4" NOM. Sch.40
(4.5" OD x 0.237 w.t.)
PIPE MATERIAL GRADE: A106 Gr.B
HELIX IS 1/2" PLATE - 44W
HELIX RATED 9,800 LBS AXIAL
MAXIMUM INSTALL TORQUE 10,900 FT-LBS

6" NOM. Sch.40
(6.625 OD x 0.280 w.t.)
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 0.5B OF YIELD STRENGTH.
6. IF IN DOUBT - ASK!



ALBERTA PERMIT NUMBER P-7518



Kodiak
Engineering Ltd.

Office: (780) 416-2125 101A, 957 Pr. Ste
Fax: (780) 416-2780 Sherwood Park, AB
Cell: (780) 910-3533 T8A 4N8

INFORMATION INCLUDED IN THIS DRAWING IS PROPRIETARY AND IS NOT TO BE REPRODUCED, DISTRIBUTED OR DISCLOSED EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY KODIAK ENGINEERING LTD.

RAINBOW ANCHORS
FOUR STANDARD HELICAL PILES
DETAILS

03/2023	UPDATE STAMP DATE	TEY

04.B-2



Subject:	Green Municipal Fund
Agenda Date:	March 11, 2025
Attachments:	ISL - Green Municipal Fund (GMF) – Climate Ready Plans and Processes grant opportunity

INFORMATION

The GMF is a Canada-wide program of the Federation of Canadian Municipalities (FCM) and funded by the Government of Canada. The program is designed to support and promote resiliency in local communities by providing grants, loans, innovative financing, leveraged investments, capacity building, and strategic support. The GMF recently introduced a new grant under its adaptation funding stream, called Climate-Ready Plans and Processes.

This grant supports local governments in developing climate risk assessments, climate adaptation plans, asset management plans, and incorporating a climate adaptation and resilience lens in planning and service delivery frameworks. These actions are critical for safeguarding infrastructure, protecting essential services, and promoting the wellbeing of residents when facing extreme weather events.

If ISL's application is successful, the GMF would reimburse up to \$5,000 for costs incurred while preparing the application, which they would kindly ask that the County transfer to ISL to compensate their team for their effort. If our application is unsuccessful, ISL would not charge the County for this effort.

See attached letter from ISL for more detail.

OPTIONS

1. Council approves ISL submitting the GMF application and council gives a letter of support for this.
2. Council acknowledges receipt of Report; and accept it for information.

RECOMMENDATION

It is recommended that:

1. Council approves ISL submitting the GMF application and council gives a letter of support for this.

Prepared By:

Gerhard Stickling
CAO



February 28, 2025
Our Reference: 92901

County of Northern Lights
Box 10, 600 – 7 Avenue NW
Manning AB T0H 2M0

Attention: Gerhard Stickling, Chief Administrative Officer

Dear Gerhard:

Reference: Green Municipal Fund – Climate Ready Plans and Processes grant opportunity

We appreciate the County of Northern Lights' receptivity to discussing long-term resilience and adaptability. Based on our recent conversations, we present a grant offered through the *Green Municipal Fund* (GMF) that could support the County in proactively planning for climate-related challenges, while unlocking additional funding for planning, asset management, and capital infrastructure initiatives in the future.

About the Green Municipal Fund

The GMF is a Canada-wide program of the Federation of Canadian Municipalities (FCM) and funded by the Government of Canada. The program is designed to support and promote resiliency in local communities by providing grants, loans, innovative financing, leveraged investments, capacity building, and strategic support. The GMF recently introduced a new grant under its adaptation funding stream, called ***Climate-Ready Plans and Processes***.

This grant supports local governments in developing climate risk assessments, climate adaptation plans, asset management plans, and incorporating a climate adaptation and resilience lens in planning and service delivery frameworks. These actions are critical for safeguarding infrastructure, protecting essential services, and promoting the wellbeing of residents when facing extreme weather events.

Funding Details

For the County, the ***Climate-Ready Plans and Processes*** grant would automatically cover 80% of eligible project costs, up to \$70,000. However, there are additional incentives¹ that include:

- 95% covered eligible costs if the project incorporates meaningful reconciliation, anti-racism, equity, or inclusion.
- 100% covered eligible costs if the County collaborates with another municipality or Indigenous community

This grant covers a variety of projects, including the development of climate adaptation plans, climate-focused asset management strategies, community-wide climate risk assessments, and capacity-building initiatives. Communities that don't have a local climate risk assessment are strongly encouraged to start there.

¹ GMF will determine eligibility for these additional incentives at the time of evaluation of submissions. Please note that the \$70,000 cap would be maintained, even if the County was eligible for these incentives.

The first intake for this grant was in the Fall of 2024. Successful applicants have not been publicly announced. According to GMF, the next intake will take place in the Spring of 2025, likely in April.

Benefits for the County

For the County, this program presents a valuable opportunity to develop a comprehensive risk assessment or adaptation plan that identifies and addresses context-specific risks and vulnerabilities in critical infrastructure (i.e., roads, and water, wastewater, and stormwater infrastructure), key economic sectors (i.e., agriculture and construction), and overall community well-being (i.e., social and cultural services, and recreational and commercial amenities). A successful application would position the County to:

- Better understand how the different parts of the County may experience the effects of climate change (i.e., changes in seasonal median temperatures, precipitation, weather phenomena and extreme weather events) in the short, medium, and long term.
- Enhance its preparedness and response to extreme weather (i.e., drought, heavy rain/snow, etc.), and associated disasters (i.e., fires, flooding, etc.) and environmental changes (i.e., loss of biodiversity, changes in land cover, etc.)
- Strengthen critical infrastructure resilience against the identified local climate impacts.
- Provide data and resources to inform long-term planning for municipal assets (i.e., transportation and servicing infrastructure, governmental facilities, recreational amenities, etc.), residential and non-residential development, and agricultural systems (i.e., food security and economic resilience).

Beyond immediate benefits of this work, completing a climate risk assessment or adaptation strategy aligns with funding requirements for future federal and provincial grants targeting infrastructure projects, emergency response, and resilience planning. Thus, investing in this now will increase eligibility for funding opportunities in years to come.

Alignment with County's Planning Framework

The County has existing direction and objectives that would support exploring climate-related grants. These include:

- **2024-2033 Strategic Plan**
 - Acknowledges environmental resilience as a key environmental consideration
 - Includes an objective related to strengthening infrastructure to withstand weather impacts and integrate climate resilience into emergency response strategies to protect critical infrastructure and ensure community safety in changing conditions

Additionally, the County has already taken action to increase preparedness within the community by developing a County-wide emergency preparedness guide, one for people with disabilities/special needs, and one for Farms and Livestock. The GMF's Climate-Ready Plans and Processes grant is another avenue that can advance Council's long-range plans and increase eligibility for future grant opportunities.

Next Steps

If the County is interested in pursuing this funding, ISL would be pleased to assist with scoping the project and preparing the submission at no up-front cost to the County.

- If our application is successful, the GMF would reimburse up to \$5,000 for costs incurred while preparing the application, which we would kindly ask that the County transfer to ISL to compensate our team for their effort.



- If our application is unsuccessful, ISL would not charge the County for this effort.

If you have any questions, our team, including Nathalia Schwind and Chelseay Rudolph, would be happy to provide further details. We would also be happy to present this information to Council.

Please let us know how you would like to proceed, and if you would be interested in pursuing any of the additional incentives described above. Given the timeline for the next Climate Ready Plans and Processes funding intake, we recommend a presentation to Council on March 11 or March 25, followed by a prompt decision to allow for adequate preparation of the grant application.

We look forward to working together on this exciting opportunity.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DSchoor', is positioned below the 'Sincerely,' text.

David Schoor, MCP, RPP, MCIP | Senior Planner