



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 1-888-525-3841

DATE: October 15, 2025
FILE: DP 25-30
LONG LEGAL: NE 25-90-22-W5M
APPLICANT(S): Arrow Technology Group LLP
LANDOWNER(S): Landowner(s)
PROPOSED LAND USE: Discretionary Use – 45 Meter Communication Tower

*We have been presented with a Development Permit for a development on the above lands. We have enclosed a copy of the development permit application for your review. Any concerns or recommendations should be explained in detail. Please respond by **November 6, 2025** as this Development Permit will be presented at the Municipal Planning Commission meeting on **November 25, 2025**. You may reply by delivering your response directly to the County Office, or by way of Canada Post, fax, or email to info@countyofnorthernlights.com. If we do not hear from you on or before the above mentioned date, we will assume that you do not have any comments/concerns.*

Should you require further information, please call 1-780-438-9000, ext. 3222 and speak with Gail Long or email development@countyofnorthernlights.com.

COMMENTS:

SIGNATURE: _____

SIGNATURE: _____

PRINTED NAME: _____

PRINTED NAME: _____

cc:

- ☒ **Alberta Environmental Protection and Enhancement Act (EPEA) Submissions:** Prov. Bldg. Bag 900-4, Peace River, AB T8S Aep.epeaborealregion@gov.ab.ca
- ☒ **Alberta Forestry & Parks:** Jeff.Poeckens@gov.ab.ca
- ☒ **Alberta Health Services:** Bag 400, Peace River, AB T8S 1T6 NorthZone.EnvironmentalHealth@ahs.ca
- ☒ **Alberta Heritage & Tourism:** Historical.LUP@gov.ab.ca
- ☒ **Alberta Safety Codes Authority:** 3201-Provincial Building, Box 28 10320 99 Street Grande Prairie, Alberta, T8V 6J4 david.g.dobson@gov.ab.ca
- ☐ **Alberta Transportation and Economic Corridors:** #310, 9621-96 Ave. Bag 900-29, Peace River, AB T8S 1T4; TRANSDevelopmentPeaceRiver@gov.ab.ca
- ☒ **Alberta Energy Regulator (AER):** 9815-115 Street, Grande Prairie, AB T8V 7R3 FieldOpsNorthwest@aer.ca



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- ☒ **AER Setbacks:** Setbackreferrals@aer.ca
- ☒ **Directive 079:** Directive079@aer.ca
- ☒ **Water Act Submissions:** Prov. Bldg. Bag 900-5, Peace River, AB T8S Aep.waborealregion@gov.ab.ca
- ☒ **Holy Family Catholic Regional Division:** 10307-99 Street Peace River, AB T8S 1K1 Zachary.Silva@hfcrd.ab.ca
- ☒ **Peace River School Division:** 10018-101 Street Peace River, AB T8S 2A5 peacerriversd@prsd.ab.ca
- ☒ **County of Northern Lights:** dpw@countyofnorthernlights.com
- ☐ **Municipal District of Peace:** M.D. of Peace CAO, dbutz@mdpeace.com
- ☐ **Town of Manning:** Box 125, Manning, AB T0H 2M0 info@manning.ca
- ☐ **Town of Peace River:** 7410 104 Ave, Peace River AB T8S1M6 info@peacerriver.ca
- ☐ **Grimshaw Gravels Aquifer Management Advisory Association:** M.D. of Peace CAO, info@mdpeace.com
- ☐ **Mighty Peace Watershed Alliance:** Coordinator, info@mightypeacewatershedalliance.org
- ☐ **Canadian National Railway:** proximity@cn.ca
- ☐ **Manning Municipal Airport:** Airport@countyofnorthernlights.com
- ☐ **North Peace Regional Airport:** cypeairport@gmail.com
- ☒ **ATCO Electric Ltd:** 18th Floor Canadian Western Bank Bldg. 10303 Jasper Ave. Edmonton, AB LandInquiries@atcoelectric.com
- ☒ **North Peace Gas Co-op:** Box 1239, Fairview AB T0H 1L0 npg_moss@telus.net; and lori@northpeacegas.ca
- ☐ **Pembina Pipelines:** development@pembina.com
- ☒ **Telus:** Floor 4, 10103-99 Ave. Grande Prairie, AB T8V 0S1 circulations@telus.com
- ☒ **Adjacent Landowners:** Will be notified by mail.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 25-30
DATE RECEIVED	July 9, 25
ROLL NO.	203272

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 18236 - 102 Avenue			ADDRESS		
Edmonton, Alberta					
POSTAL CODE T5S 1S7			POSTAL CODE		
EMAIL ADDRESS* bruce@atg.net			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL) (780) 239-8318	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RFS)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): NE-25-90-22-W5 904045 RR 220 A	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: NE Section: 25 Township: 90 Range: 22 Meridian: W5	
Size of the Parcel to be developed 12 foot x 12 foot ☐ Acres or ☐ Hectares	
Description of the existing use of the land: Commercial Venture	
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):	
☐ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)
☐ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
☒ PUBLIC USE(S)/ UTILITIES	
☐ SHED/GARAGE/BARN(S)	
☐ OTHER (SPECIFY)	
Estimated:	Date of Commencement: 5/15/25
Date of Completion: 8/15/25	Value of Construction: \$ 60,000

M5-019

PROPOSAL INFORMATIONDEVELOPMENT IS: ☐ NEW ☒ EXISTING ☐ ALTERATION TO EXISTINGLAND 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 225 m**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

NOTE:

Signature of Registered
Landowner required if different
from Applicant

Date

Date

SIGNATURE OF APPLICANT _____

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

LAND USE DISTRICT: Ag general **FOR ADMINISTRATIVE USE**FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 50.00 RECEIPT NO. 220761

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

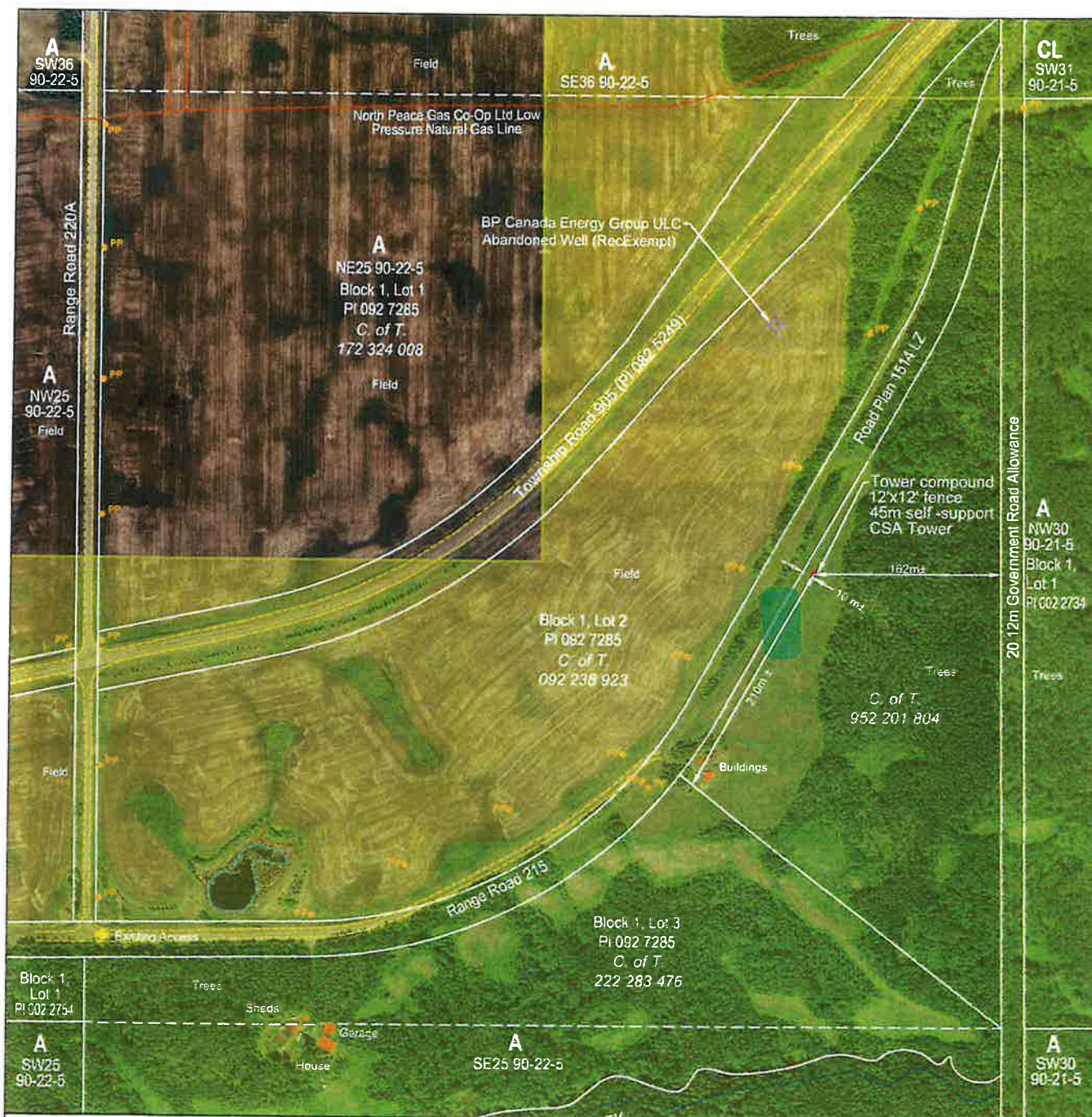
VARIANCE: _____

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.





DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE25, Twp 90, Rge 22, W5M

FILE No. DP-25-30

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Abandoned Well
- ATCO Powerlines
- Edge of Treeline
- Historical Resource Value (HR5)
- AMWI* Marsh

* Alberta Merged Wetland Inventory



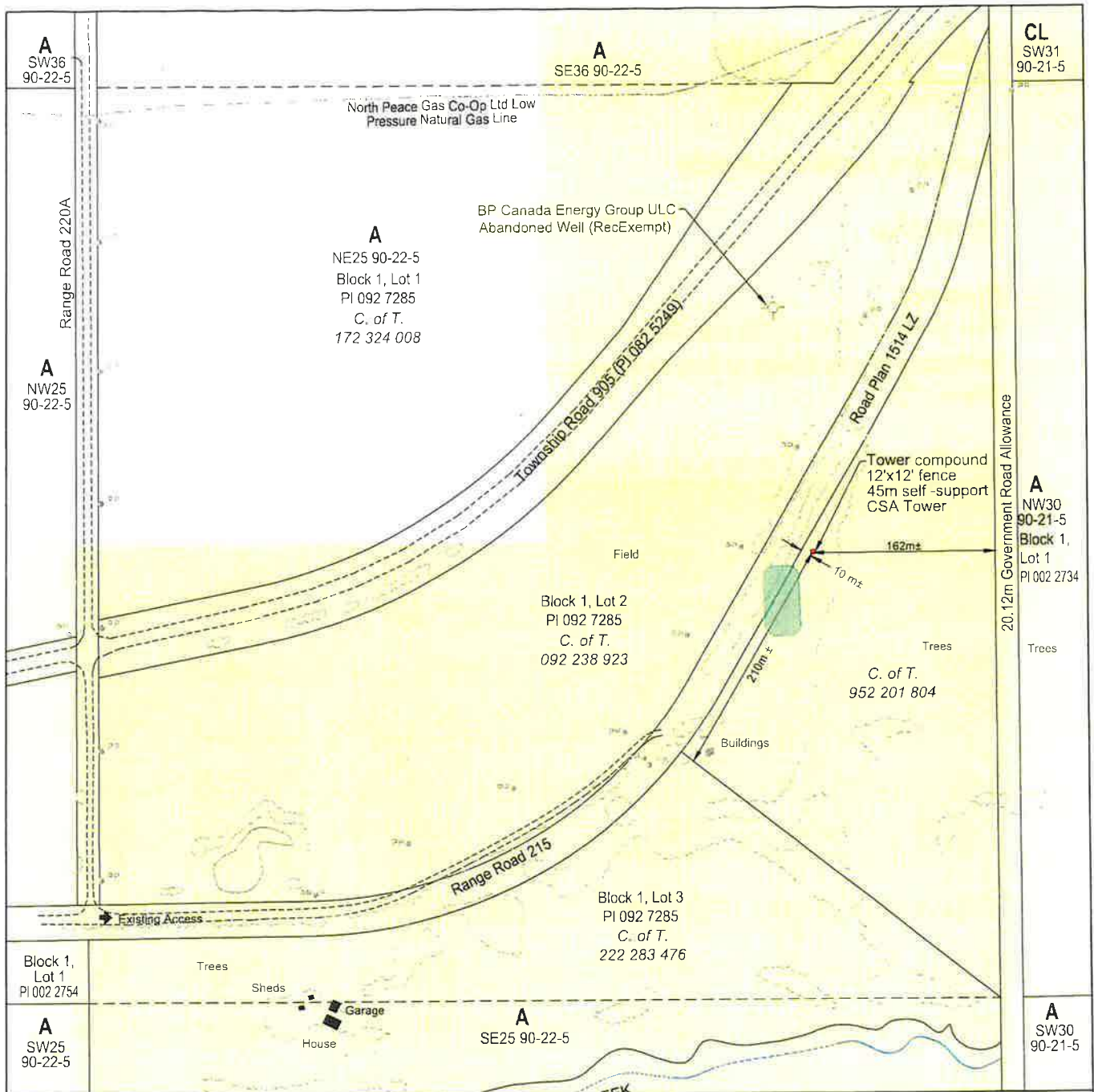
SCALE 1 : 5,000



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



July 16, 2025



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE25, Twp 90, Rge 22, W5M

FILE No. DP-25-30

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
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- Edge of Treeline
- Historical Resource Value (HR5)
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- * 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.



July 16, 2025



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:** 84LDSS Tower 150' AWSS - Sections 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

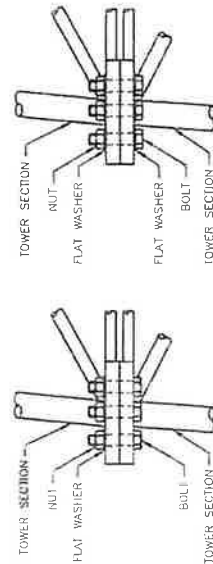
Arrow Technology Group

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

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

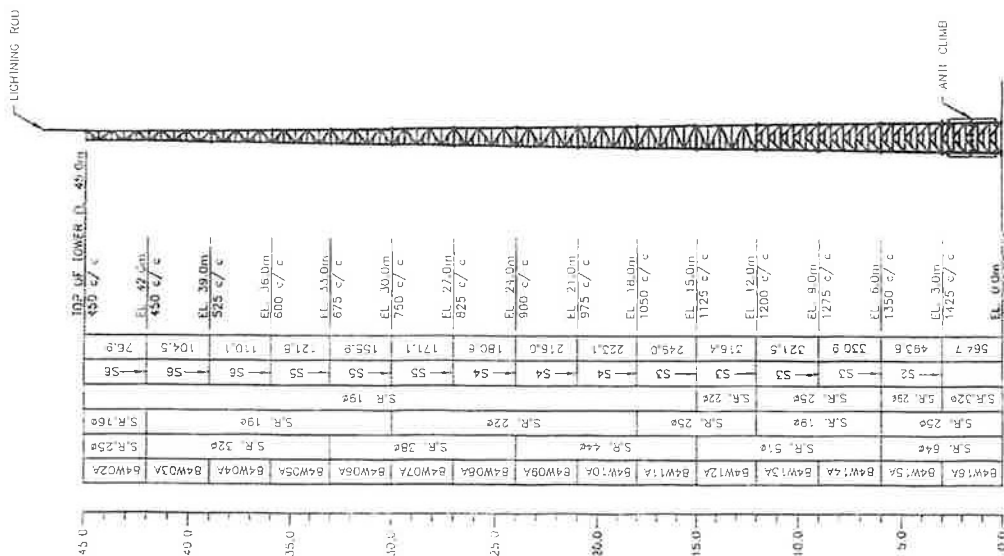
SPURGE BOLT INDEX (PER LEG)	
S2	(4) 1" x 5" A255 BOLT ASSEMBLY
S3	(4) 3/4" x 3-1/4" A255 BOLT ASSEMBLY / (4) EXTRA 3/4" F-436 F.W.
S4	(4) 3/4" x 3-1/4" A255 BOLT ASSEMBLY / (4) EXTRA 3/4" F-436 F.W.
S5	(4) 3/8" x 3-1/4" A255 BOLT ASSEMBLY / (4) EXTRA 5/8" F-426 F.W.
S6	(2) 3/8" x 2-1/2" A255 BOLT ASSEMBLY / (2) EXTRA 5/8" F-436 F.W.

SPLICE BOLTS QTY SHOWN FOR (1) TOWER ONLY



TYPICAL SPLICE DETAIL
W/ EXTRA WASHER

TYPICAL SPLICE DETAIL



SECTION
LEGS
DIAGONAL
HORIZONTAL
SPACE BOLTS
WEIGHT (KG)



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, Arrow Technology Group LLP registered owner (or
(Please Print)

their agent) of NE 25 90 22 W5 have consulted the Energy
(Legal Land Description)

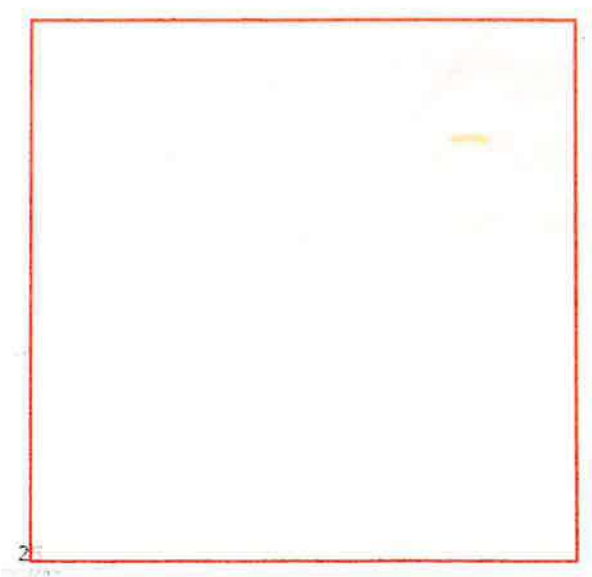
Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **abandoned wells are located on the property** subject to this application. I have contacted the responsible licensee(s), and the exact well location(s) has/have been confirmed.

Additional information provided by the licensee(s) requiring a change in the setback area is attached:

- ☐ Yes
- ☐ Not applicable

In the event that construction activity occurs within the setback area of the abandoned well(s) as a result of development on the subject property, the abandoned well(s) will be temporarily marked with on-site identification to prevent contact during construction.

A copy of the ERCB map showing the subject property and a list identifying and locating the abandoned well(s) on the subject property are attached.



Signature of registered owner (or agent)

8/15/25

Date

Ad placed in Mile Zero-Banner Post on August 20, 2025



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 M3: [NE-36-90-23-W5], GPS Coordinates: [56.858333, -117.516369]

Location M5: [NE-25-90-22-W5], GPS Coordinates: [56.883368, -117.354852]

Location M6: [NE-16-89-23-W5], GPS Coordinates: [56.726304, -117.591626]

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 Sept 20, 2025.

To submit comments or for more information about this proposal, 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: Aug 20 to Sept 20, 2025

Anticipated Construction Start: Sept 20, 2025

Anticipated In-Service Date: October 1, 2025

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