

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 24, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/88049667736?pwd=nEF4zYnJUudkXzdBUHM1aADNbnNW72.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, February 10, 2026, 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

a) Development Application DP-26-02 – Discretionary Use

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 10, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/85380352185?pwd=7NuSVgvWb42FajFltRlCbdxgxPD8Lf.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley (virtual)
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 (virtual)

IN ATTENDANCE:

Gerhard Stickling – Chief Administrative Officer
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Pearl Luken – Planning & Development Clerk
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, February 10, 2026, Municipal Planning Commission Meeting to order at 11:07 a.m.

02.0 ADOPTION OF THE AGENDA

007/10/02/26MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, February 10, 2026, Municipal Planning Commission Meeting agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 27, 2026, Municipal Planning Commission Meeting Minutes

008/10/02/26MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, January 27, 2026, Municipal Planning Commission Meeting Minutes and adopt them as presented.**

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) DP-25-45 – Permitted Use

009/10/02/26MPC **MOVED BY Councillor Yasinski acknowledge receipt of Development Permit Application DP-25-45; 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 Dechant adjourned the Tuesday, February 10, 2026, Municipal Planning Commission Meeting at 11:09 a.m.

Chair, Councillor Gloria Dechant

CAO, Gerhard Stickling



To: **Reeve and Council – County of Northern Lights** Date: **February 24, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **17128 DP26-02**
Cc: **David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant proposes a 45-meter communication tower on the SW15-95-22-W5M. The quarter section 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 lightning protection, and will be located within a fenced 3m x 3m compound.

The tower is the ninth application that has been submitted 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.”

Site and Surrounding Lands

The quarter section is located immediately north of Highway 692 and 34 km northeast of the Manning town limits. The quarter section has a residence and accessory buildings, with Gravina Creek running north/south and surrounded by trees on both sides. The balance of the lands on both sides of the creek are in agricultural production. The proposed tower is in the yard site east of the accessory buildings. A Development Agreement is not required by the County as access to the site is government by Transportation and Economic Corridors.

The quarter section is not located within the Grimshaw Gravels Aquifer or an environmentally sensitive area, but is located within the Key Wildlife Biodiversity Zone and an environmentally sensitive area for Grizzly. The proposed tower location and three quarters of the quarter section are located within a historical value (HRV) classified land designation. An ATCO powerline located on the north side of Highway 692 and a low-pressure gas line owned by North Peace Gas Co-op runs east/west through the quarter section. There are no high-pressure gas lines, County water lines, wellsites, or records of any spills or contamination within this quarter section.



The proposed development meets all regulations of the A District.

Access to the tower site is located off Highway 692 near the southeast corner of the quarter section. The applicant has received permit approval from Transportation and Economic Corridors for the proposed development.

Circulation Comments

The applicant, in accordance with Industry Canada requirements, advertised the location and a description of the proposed development in the Mile Zero-Banner Post on December 17, 2025. The applicant reports that no comments and/or concerns were received from members of the public. No additional notification was required, as per Section 4.2 of the Innovation, Science, and Economic Development Canada, and Section I23.15 of the County's Land Use Bylaw.

The application was also sent to referral agencies. Alberta Energy Regulator, Telus, and the County all responded and indicated they had no concerns with the proposed development. Alberta Transportation and Economic Corridors (TEC) responded indicating that a permit had been issued for the proposed development and advised the location of a communication tower on the site did not warrant the need for any upgrade or closure of the existing access. As a result, a Development Agreement for existing or future accesses is not required.

Recommendation

It is recommended that the application for the location of a 45-meter communication tower on the SW15-95-22-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 SW15-95-22-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner enter into and comply with a development agreement with the County, if necessary.
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: Building Permit, 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.



Memorandum

Integrated Expertise. Locally Delivered.



Advisement

1. The lease agreement between the applicant and landowner, for the communication tower should include consent to the development and provide for an easement to access the tower site.
2. Should the applicant find any historical artifacts on site, they should be reported to Alberta Heritage.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP26-02
DATE RECEIVED	Jan 7 '26
ROLL NO.	72133

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 (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): SW-15-95-22-W5	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: SW Section: 15 Township: 95 Range: 22 Meridian: W5	
Size of the Parcel to be developed _____ <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 self support CSA communications 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 type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: 1/30/25
	Date of Completion: 3/15/25
	Value of Construction: \$ _____

M12-0

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 _____

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

12/1/2025

Date
12/1/2025

Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

LAND USE DISTRICT: _____ **FOR ADMINISTRATIVE USE**

FEE ENCLOSED: YES NO AMOUNT: \$ 50.00 RECEIPT NO.: 227406

DEFINED USE: 45 Meter Communication Tower

PERMITTED/DISCRETIONARY: Discretionary Use

VARIANCE: No variance required



Northern Lights Last Mile

Phase One

Purpose

The project aims to improve internet last mile service to rural homes by installing a fixed wireless Internet tower in the region north of Manning.

Site Plan: Tower Compound = Red Square



ARROW

TECHNOLOGY GROUP

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 one week in the local weekly paper.

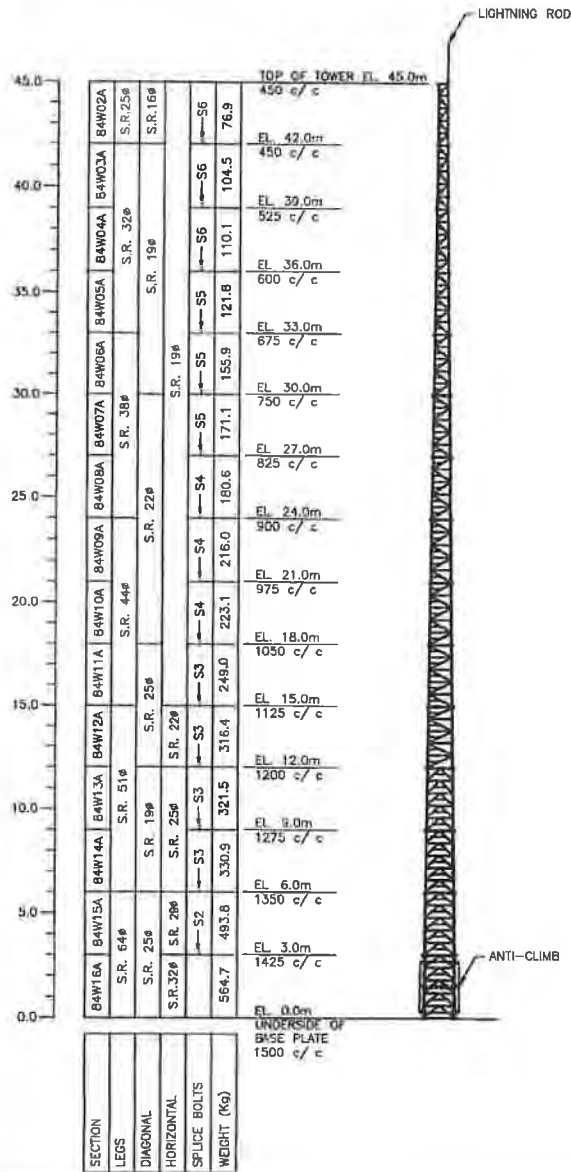
Regulatory Compliance

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

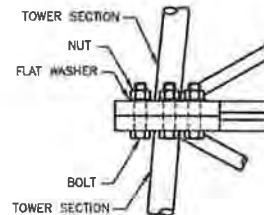
5/22/2024 3:58:19 PM
 84523000101 - EXPLANATION RECORDING. USE OR DISCLOSE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF WestTower Communications Ltd.



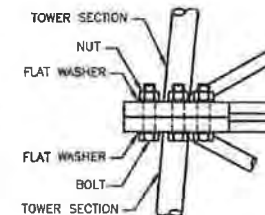
STRUCTURAL STEEL	
LEGS:	350W, FOR 25# S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.C.

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



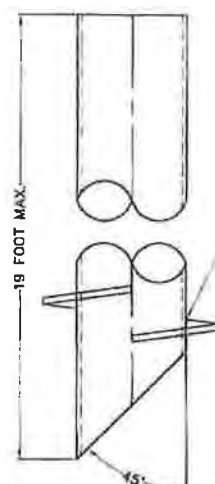
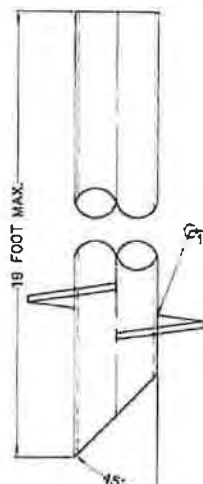
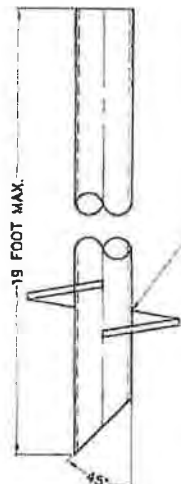
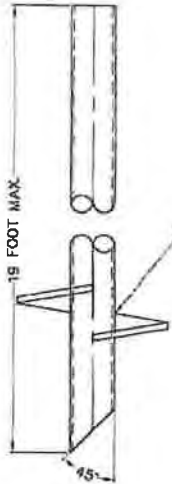
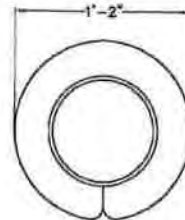
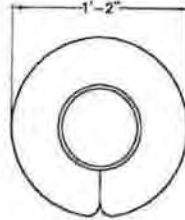
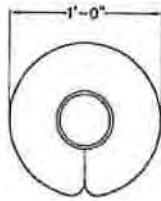
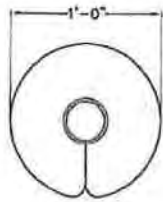
TYPICAL SPLICE DETAIL



TYPICAL SPLICE DETAIL
 W/ EXTRA WASHER

NOTES

ENCL. RECORD No: 20-21568		APPD:	
4			
3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P. AT	21MAY24
REV	DESCRIPTION	DRN/CHK	DATE
DESIGN PROFILE			
KGP Co.			
45m B4LDSS TOWER			
ARROW TECHNOLOGY GROUP			
SITE CODE:	DATE: 21MAY24		
WTC CODE: WTC03532	DRN: A.P.	CHK: AT	
JOB No: 20-21568	DRW No: AQ1-1		



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-7518

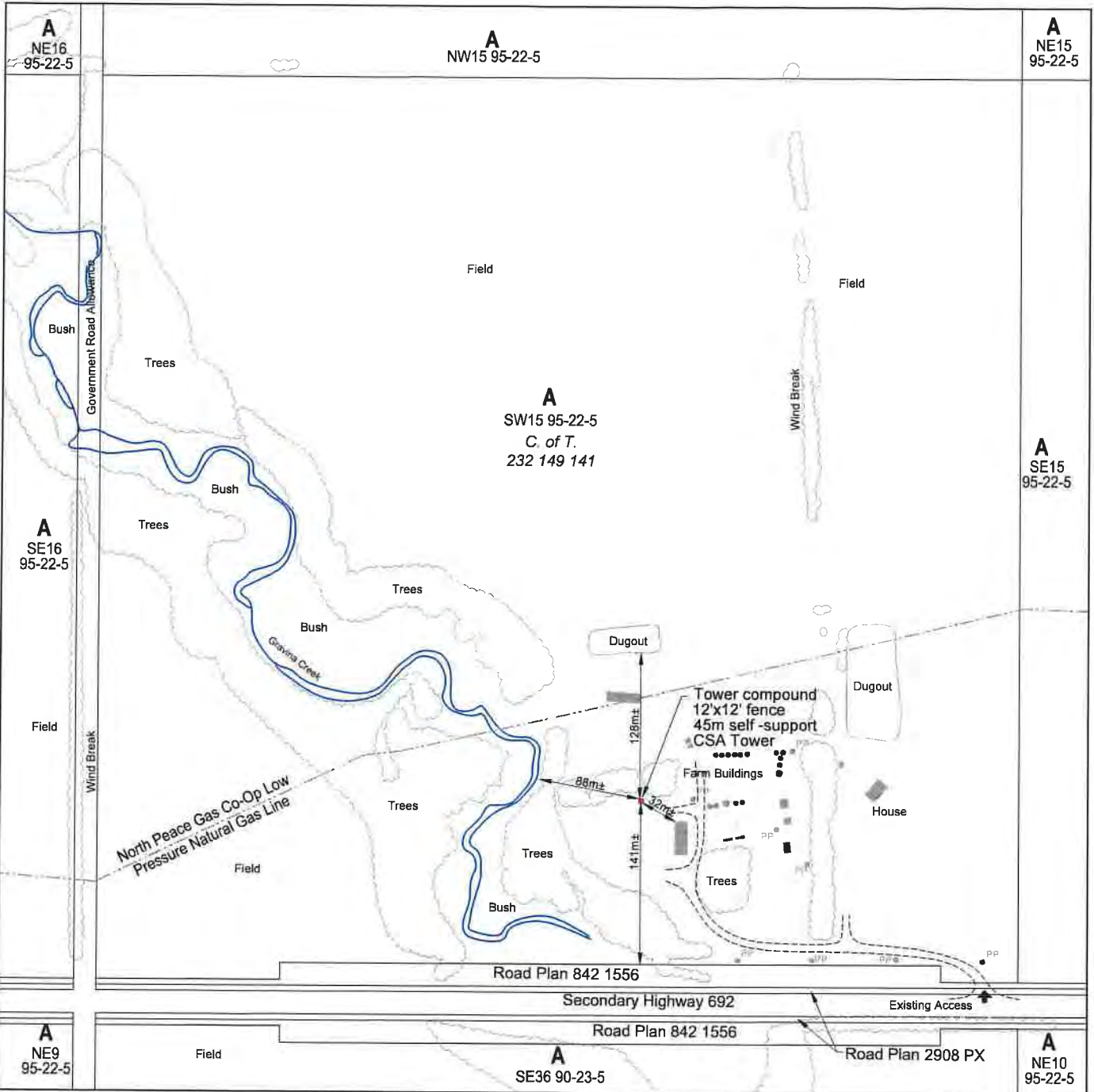
Kodiak Engineering Ltd.
 Office: (780) 416-8125 | 101A, 957 St. Street
 Fax: (780) 416-2700 | Edmonton, Alberta, AB
 Cell: (780) 910-3333 | T4A 4K6

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

RAINBOW ANCHORS
 FOUR STANDARD HELICAL PILES
 DETAILS

03/2023	UPDATE STAMP DATE			FEY
REV.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
FILE No.	DATE	DRAWN	CHECKED	DRWG. No.
05-06-3328	05/12	FEY		R3735-01A
				REV 1A

Path: C:\AUS\K\CC\Doc\NLS\118613\Project1\Fcs30_Development\Fc.mxd\30260P-26-02_Arrow.dwg / January 22, 2026



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW15, Twp 95, Rge 22, W5M

FILE No. DP-26-02



LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- PP ATCO Powerlines
- Edge of Treeline



SCALE 1 : 5,000



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



January 22, 2026



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

Arrow Technology Group LLP

, registered owner (or

(Please Print)

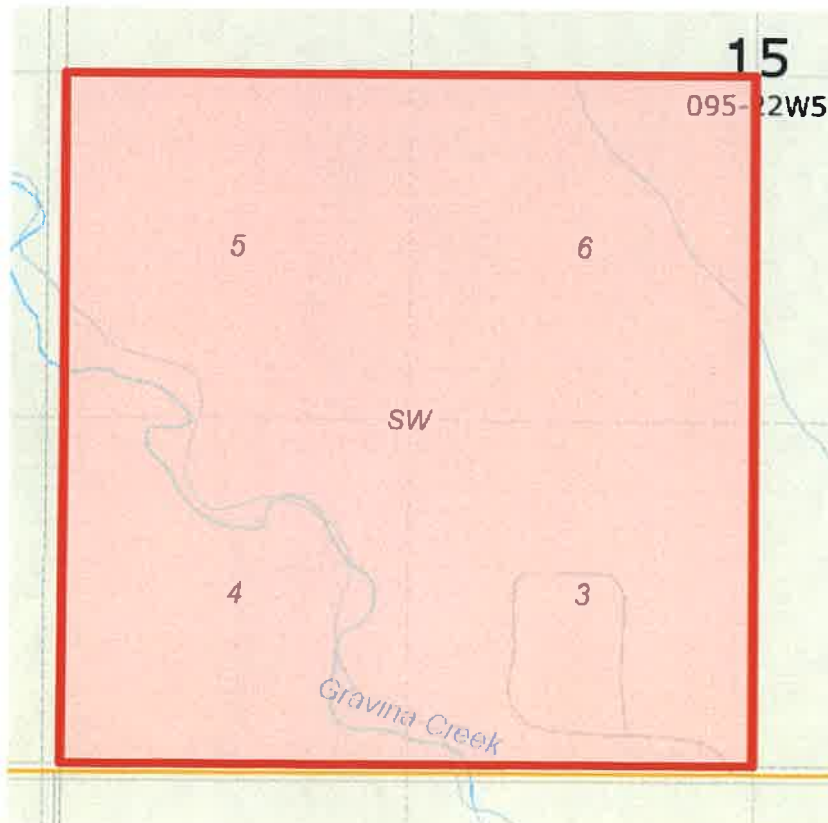
their agent) of SW 15 95 22 W5, have consulted the Energy
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that there are no abandoned wells located the property subject to this application. A copy of the ERCB map showing the subject property is attached.

Signature of registered owner (or agent)

3/15/25

Date



Mile Zero-Banner Post – November 12, 2025

ARROW
TECHNOLOGY GROUP

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 D4: [SW-12-86-24-W5], GPS Coordinates: [56.442317°, -117.838447°]
Location M7: [SW-30-88-21-W5], GPS Coordinates: [56.654853°, -117.138881°]
Location M8: [NE-9-91-21-W5], GPS Coordinates: [56.883582°, -117.305641°]

Purpose: These towers are required to improve local mobile 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.

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

Arrow Technology Group
Attention: Bruce Burnian
18236 – 102 Avenue, Edmonton, AB T5G 1E7
Email: bruce@atg.net
Phone: (780) 239-8318

Anticipated Project Timeline:
Public Consultation Period: November 12 to December 12, 2025
Anticipated Construction Start: December 12, 2025
Anticipated In-Service Date: February 15, 2026

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