AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, OCTOBER 27, 2026, at 11:00 A.M.

https://us02web.zoom.us/j/82389283665?pwd=U9yUTncWHpxeXIWU5vOKXXa7Og0bls.1

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, October 13, 2026, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. *DP-26-41 – Permitted Use*

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

1. *DP-26-37 – Communication Tower*
2. *DP-26-40 – Communication Tower*

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, OCTOBER 13, 2026, at 11:00 A.M.

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 *(virtual)*
IN ATTENDANCE:	Gerhard Stickling	Chief Administrative Officer	
	Josh Hunter	Director of Corporate Services	
	Jessica Gummesen	Executive Assistant/ Recorder	
	Dan Archer	Mile Zero Banner Post Reporter	
	Gail Long	ISL Engineering *(virtual)*	

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, October 13, 2026, Municipal Planning Commission Meeting to order at 11:10 a.m.

02.0 ADOPTION OF THE AGENDA

053/13/10/26MPC **MOVED BY** Councillor These that Tuesday, October 13, 2026, Municipal Planning Commission Agenda be approved as presented
CARRIED UNANIMOUSLY

03.0 ADOPTION OF THE MINUTES

A) Tuesday, September 22, 2026, Municipal Planning Commission Meeting Minutes

054/13/10/26MPC **MOVED BY** Councillor Reese that the minutes from the Regular Municipal Planning Commission meeting held on Tuesday, September 22, 2026, be approved as presented
CARRIED UNANIMOUSLY

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. DP-26-34 – Permitted Use

055/22/09/26MPC **MOVED BY** Reeve Ungarian to accept Permit DP-26-34 issued by the Development Officer for information

CARRIED UNANIMOUSLY

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

1. DP-26-23 – Cemetery Parking Area

056/13/10/26MPC **MOVED BY** Councillor Reese that the Development Permit Application DP-26-32, for the construction a grass parking lot with barbed wire fence on Lot 1, Block 1, Plan 2220703, within SE7-84-23-W5M, adjacent to Range Road 235, be approved following nine (9) conditions and six (6) advisements:

Recommendation

It is recommended that the application for a grass parking area and a variance allowing a barbed wire fence with a maximum height of 1.52 m (5 ft) to be located on Lot 1 Block 1 Plan 2220703 on a portion of SE7-84-23-W5M be **APPROVED** subject to the following conditions:

1. The fence and parking area proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 1, Plan 2220703.
2. The fence shall be located within the property boundaries, and the applicant/owner shall ensure that neither parking area and construction of the fence disturbs graves or plots that are sold.
3. The applicant/owner shall comply with the uses and regulations of the Agriculture General (A) District
4. The applicant/owner may be required to enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
5. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of the development and its operation.
6. The applicant/owner is to ensure they apply to the applicable government authority prior to utilizing the site as a cemetery.
7. The applicant/owner shall provide a minimum 3m overburden between the bottom of a grave(s) and the top of the water table.
8. No further development or construction shall be allowed without an approved Development Permit.
9. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisements

1) The applicant/owner shall notify the Director of Cemeteries if there are any changes made to the cemetery plan.
2) The applicant/owner is to notify Alberta Health Services - Safe Healthy Environments (AHS-SHE) if any evidence of contamination or other issues of public health concern are identified at any phase of development.
3) The applicant/owner is to ensure that activities associated with construction and operation of the cemetery are maintained in accordance with the Public Health Act Nuisance and General Sanitation (AR 243/2003) which states:
No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
The applicant is to comply with Section 2(1), 2(2), 8, 11, 14 & 15 of the Nuisance and General Sanitation Regulation.
4) The applicant/owner shall ensure that any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, be completely contained within the proposed property boundaries and complies with the setback distances outlined in the most recent

Alberta Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an appropriate manner.
5) The applicant/owner shall ensure a 100 meter setback from any potable water source (well, dugout, surface water) based on the National Collaborating Centre for Environmental Health (NCCEH) Cemetery Setback Distances to Prevent Surface Water Contamination (October, 2017).
6) AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guidelines 243/2003 which states the following: "No person shall locate a water well within:
a. 1 Om of a watertight septic tank, pump out tank, or other watertight compartment of a sewage or wastewater system
b. 15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy
c. 30m of a leaching cesspool
d. 50m of sewage effluent on the ground surface
e. 1 00m of a sewage lagoon, or
f. 450m of any area where waste is or may be disposed of at a landfill: (AR 243/2003, s.15)
CARRIED

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, October 13, 2026, Municipal Planning Commission Meeting at 11:20 a.m.

Chair, Councillor Gloria Dechant

CAO, Gerhard Stickling

COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB TOH 2MO
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

DEVELOPMENT PERMIT
NOTICE OF DECISION

APPLICATION NO.:	**DP 26-41**
ROLL NO.:	**71124**
DEVELOPMENT:	**Moved-On Residence (1,040 ft²)**
USE TYPE:	**Permitted Use**
LAND USE DISTRICT:	**Agriculture General (A) District**
LEGAL DESCRIPTION (ATS Location):	**NE 9-84-22-W5M**
CONSTRUCTION VALUE:	**< $250,000**
NAME & ADDRESS OF APPLICANT(s):	Landowner

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

☐ **APPROVED**
☑ **APPROVED** with the following conditions
☐ **REFUSED** for the following reason(s)

(See below conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:

1. The development shall proceed in accordance with the attached site plan and/or elevations to reflect the proposed location on NE 9-84-22-W5M.

2. The applicant/owner shall comply with the uses and regulations of Agriculture General (A) District.

3. The applicant/owner may be required to enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.

4. The applicant/owner shall coordinate the transportation of the building on county roads with County staff and shall confirm that the hauler has entered into a Road Use Agreement with the County prior to transporting the residence onto the site.

5. The applicant/owner shall obtain other approvals required by other regulatory approvals, including Water Act Approvals and/or Licenses, throughout the course of this development and its operation. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Protected Areas. A copy of the approved permits must be submitted to the County of Northern Lights.

6. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards.

7. The owner/developer shall contact an accredited agency contracted by the Alberta Safety Codes Authority to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.

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

Advisement

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

October 15, 2026 — **DATE OF DECISION**

Oct 20, 2026 — **DATE OF ISSUE OF NOTICE OF DECISION**

DEVELOPMENT OFFICER

Please Note:
This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.

COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

IMPORTANT NOTICES

1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION**.
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER**.
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
   a) to a judge of the Appellate Division; and
   b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.

DEVELOPMENT PERMIT APPLICATION

FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO. DP 26-41
DATE RECEIVED September 25, 2026
ROLL NO. 71124

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			NAME OF REGISTERED OWNER		
ADDRESS			ADDRESS		
POSTAL CODE			POSTAL CODE		
EMAIL ADDRESS*			EMAIL 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): _____

Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____

QTR/LS: NE Section: 9 Township: 84 Range: 22 Meridian: W5

Size of the Parcel to be developed 1 ☑ Acres or ☐ Hectares

Description of the existing use of the land: _____

Proposed Development: Move 1973 home to site and set on foundation

Circle any proposed uses(s):

☐ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)	☐ PUBLIC USE(S)/ UTILITIES
☑ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)	☐ SHED/GARAGE/BARN(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)	☐ OTHER (SPECIFY)

Estimated:	Date of Commencement: 9/25/26	Date of Completion: 10/30/26	Value of Construction: $_____

PROPOSAL INFORMATION

DEVELOPMENT IS: ■ NEW ☐ EXISTING ☐ ALTERATION TO EXISTING

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

LOT AREA: 160 acres LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: .625 %

PRINCIPAL BUILDING SETBACK: FRONT: 2100' REAR: 500' SIDES: 240' /2350' HEIGHT 20'

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

ADDITIONAL INFORMATION INCLUDED

☐ SITE PLAN ☐ FLOOR PLAN ☑ LAND TITLE ☐ ABANDONED OIL WELL DECLARTION 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: 1973 SIZE: WIDTH 26' LENGTH 40'

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

Sep 25, 2026 _____
Date SIGNATURE OF APPLICANT

NOTE:
Signature of Registered Landowner required if different from Applicant

_____ _____
Date SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

FEE ENCLOSED: YES ☐ NO ☐ AMOUNT: $ 50.00 RECEIPT NO.: 239553

DEFINED USE: Single Detached Dwelling

PERMITTED/DISCRETIONARY: Permitted Use

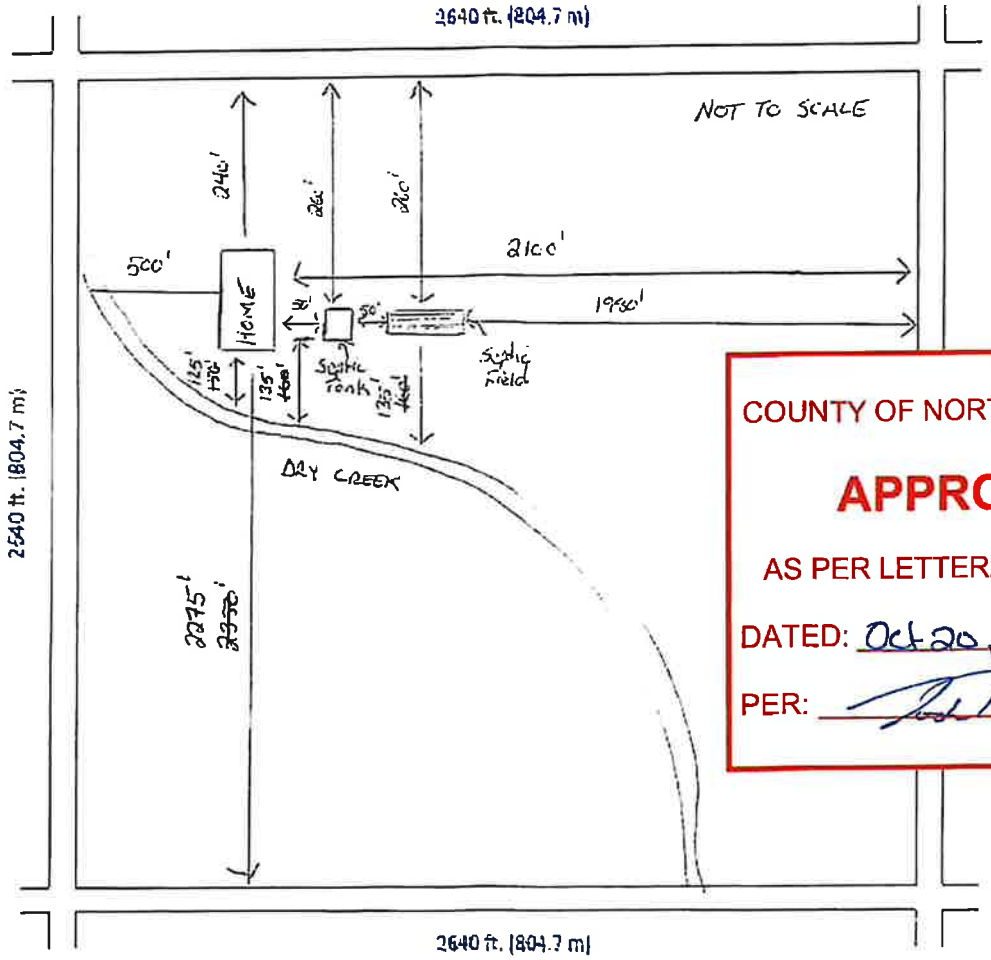
VARIANCE: N/A

PROPOSED DEVELOPMENT SKETCH

LEGAL NE ¼ SEC 9 TWP 84 RG 22 W W5 M

- [ ] Parcel Boundaries/dimensions (feet, meters, etc.).
- [ ] Locate developed road allowance(s) and access points(s).
- [ ] Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- [ ] Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- [ ] Distance from sewage outlet to water supply and all boundary lines (if applicable).
- [ ] Distance from water supply to all proposed boundary lines (If applicable).
- [ ] Locate additional residence(s) on the ¼ section (if applicable).
- [ ] Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Oct 20, 2026

PER:





County of Northern Lights

 # 600 7th Avenue NW, Box 10, Manning, AB T0H 2M0 Phone: (780) 836-3348 Fax (780) 836-3663

ADDITIONAL DEVELOPMENT INFORMATION

PLEASE INDICATE BELOW THE METHOD OF SEWAGE DISPOSAL AND TYPE OF DOMESTIC WATER SUPPLY TO BE USED IN RELATION TO YOUR DEVELOPMENT APPLICATION. PLEASE INDICATE ON THE SITE PLAN THE PROPOSED LOCATION AND DISTANCES OF YOUR WATER SUPPLY AND SEWAGE DISPOSAL FROM ALL PROPERTY LINES AND RESIDENCE.

TYPE OF DOMESTIC WATER SUPPLY (PLEASE CHECK)

- ___DUGOUT
- __WELL
- __CISTERN AND HAULING SERVICE
- ✓COMMUNITY WELL/MUNICIPAL SERVICE
- __OTHER (PLEASE SPECIFY)

TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

- __OPEN DISCHARGE/APPROVED SEPTIC TANK
- ✓SUB-SURFACE DISPOSAL/APPROVED SEPTIC TANK
- __ABOVE GROUND MOUND/APPROVED SEPTIC TANK
- __APPROVED SEWAGE LAGOON
- __OUTDOOR PRIVY
- ___MUNICIPAL SERVICE
- __OTHER (PLEASE SPECIFY)

PLEASE INDICATE IF THE ABOVE INFORMATIN IS:

a) EXISTING
(b) PROPOSED

FOR ADDITIONAL INFORMATION CONTACT:

MUNICIPAL AFFAIRS AND HOUSING, Public Safety Department
PEACE RIVER, AB
PHONE: 1-866-421-6929

APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

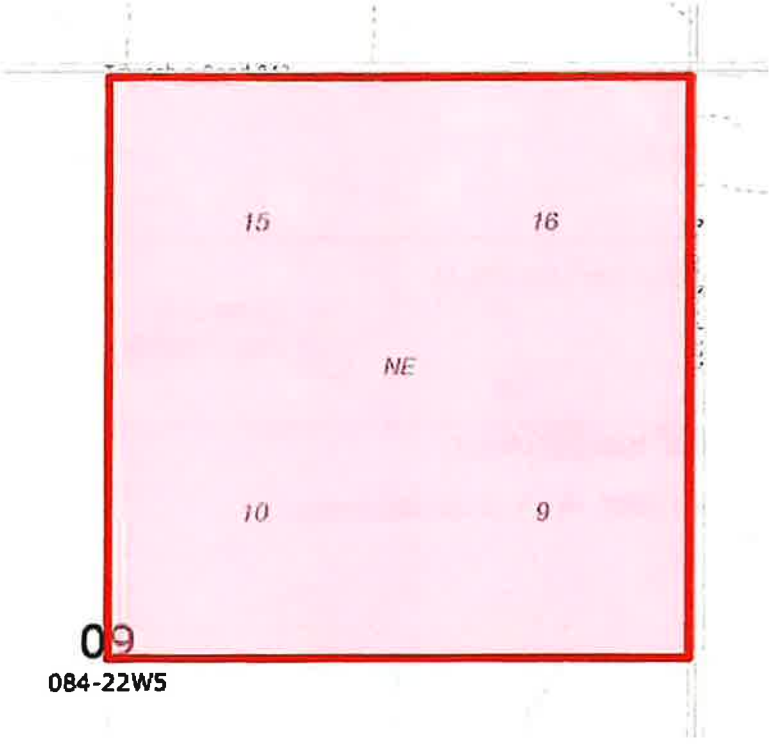
I _____, registered owner (or
(Please Print)

their agent) of NE 9 84 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)

10/30/26
_____
Date



ISL

Integrated Expertise. Locally Delivered.

Memorandum

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

To:	**Reeve and Council – County of Northern Lights**	Date:	**October 27, 2026**
Attention:	**Mr. Gerhard Stickling, Chief Administrative Officer**	Project No.:	**17128 DP26-37**
Cc:	**Josh Hunter, Saluhu Mohammed, David Schoor**		
Applicant:	**Arrow Technologies Group**		
From:	**Gail Long**		

Application

The applicant proposes to locate a 45-meter communication tower on SE 29-93-23-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 lightening protection and will be located within a fenced 3m x 3m compound.

This is the applicant's twelfth application for a communication tower within the County. The applicant's primary goal of installing the proposed towers is to improve internet connectivity for 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 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."

The landowner has supported the application by signing the application form.

Site and Surrounding Lands

The quarter section is located 5.8km northwest of Hotchkiss and 2.5km north of Hotchkiss River. A dugout, wetlands, and a heavily treed area located in the southeast portion of the quarter section separate the residence and accessory buildings from the balance of the quarter. The communication tower is proposed to be located near the east boundary midway through the quarter section. The balance of the lands is in agricultural production, with trees, an unnamed watercourse/drainage and seasonal low areas.

The quarter section and site are not within an environmentally sensitive area, a historical value (HRV) classified land designation, or the Grimshaw Gravels Aquifer. They are, however, located within the Key Wildlife Biodiversity Zone, and an environmentally sensitive wildlife area for grizzly.

There are no wellsites, high pressure gas lines, potable water wells, record of spills or contamination located within the quarter. There are low pressure gas lines owned by North Peace Gas Co-op within the quarter. An ATCO powerline on the east side of Range Road 234, then running along the south side of RR934, provides power to the residential site.

The proposed development meets all regulations of the A District.

Access to the tower site is located off Range Road 234, which has a residential road classification.

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 August 19, 2026. As per Section 4.2 of the Innovation, Science, and Economic Development Canada, a letter describing the proposed project was also sent to one adjacent landowner located within the required setback distance from the tower. No comments and/or concerns were received from either members of the public, or the adjacent landowner.

The application was also sent to referral agencies and all adjacent landowners. Forestry & Parks, North Peace Gas Co-op, and Telus all indicated they had no concerns with the proposed development. No additional responses were received.

Recommendation

It is recommended that the application for the location of a 45-meter communication tower on SE29-93-23-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 SE 29-93-23-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 to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.

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. 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.

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

DEVELOPMENT PERMIT APPLICATION

FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 26-37
DATE RECEIVED	August 31, 2026
ROLL NO.	186689

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			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) 7802398318	PHONE (RES)	PHONE (BUS) 7807014050	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION

Municipal Address (if applicable): _____

Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____

QTR/LS: SE Section: 29 Township: 93 Range: 23 Meridian: W5

Size of the Parcel to be developed 12 x 12 foot area ☐ Acres or ☐ Hectares

Description of the existing use of the land: farm

Proposed Development: We plan to install a 45m tall self support CSA communications tower on piles. This tower will be used to provide wireless internet to the local area

Circle any proposed uses(s):

☐ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)	☑ PUBLIC USE(S)/ UTILITIES
☐ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)	☐ SHED/GARAGE/BARN(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)	☐ OTHER (SPECIFY)

Estimated:	Date of Commencement: 9/10/26	Date of Completion: 10/15/26	Value of Construction: $ 60,000

RECEIVED
AUG 28 2026
COUNTY OF NORTHERN LIGHTS

MH

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 DECLARTION 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

8/10/2026
Date

_____
SIGNATURE OF APPLICANT

NOTE:
Signature of Registered Landowner required if different from Applicant

8/10/2026
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.: 238375

DEFINED USE: 45 Metre Communication Tower

PERMITTED/DISCRETIONARY: Discretionary Use

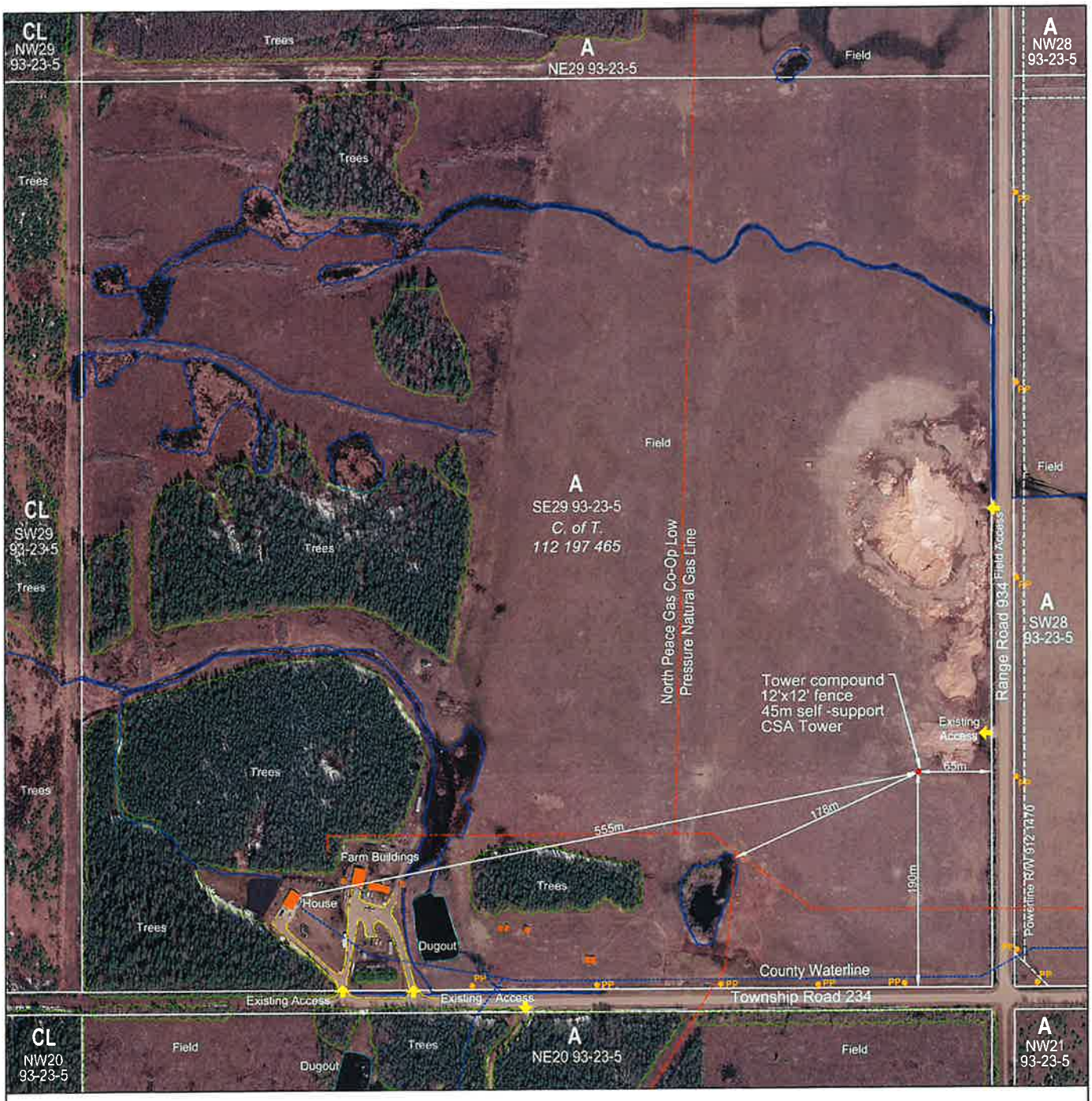
VARIANCE: N/A

PROPOSED DEVELOPMENT SKETCH

LEGAL SE *¼ SEC* 29 *TWP* 93 *RG* 23 *W* W5 *M*

- ☐ Parcel Boundaries/dimensions (feet, meters, etc.).
- ☐ Locate developed road allowance(s) and access points(s).
- ☐ Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- ☐ Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- ☐ Distance from sewage outlet to water supply and all boundary lines (if applicable).
- ☐ Distance from water supply to all proposed boundary lines (If applicable).
- ☐ Locate additional residence(s) on the ¼ section (if applicable).
- ☐ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.





DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW29, Twp 93, Rge 23, W5M

FILE No. DP-26-37

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- County Water Line
- ATCO Powerlines
- Edge of Treeline
- Creek/Drainage/Seasonal Wet Areas

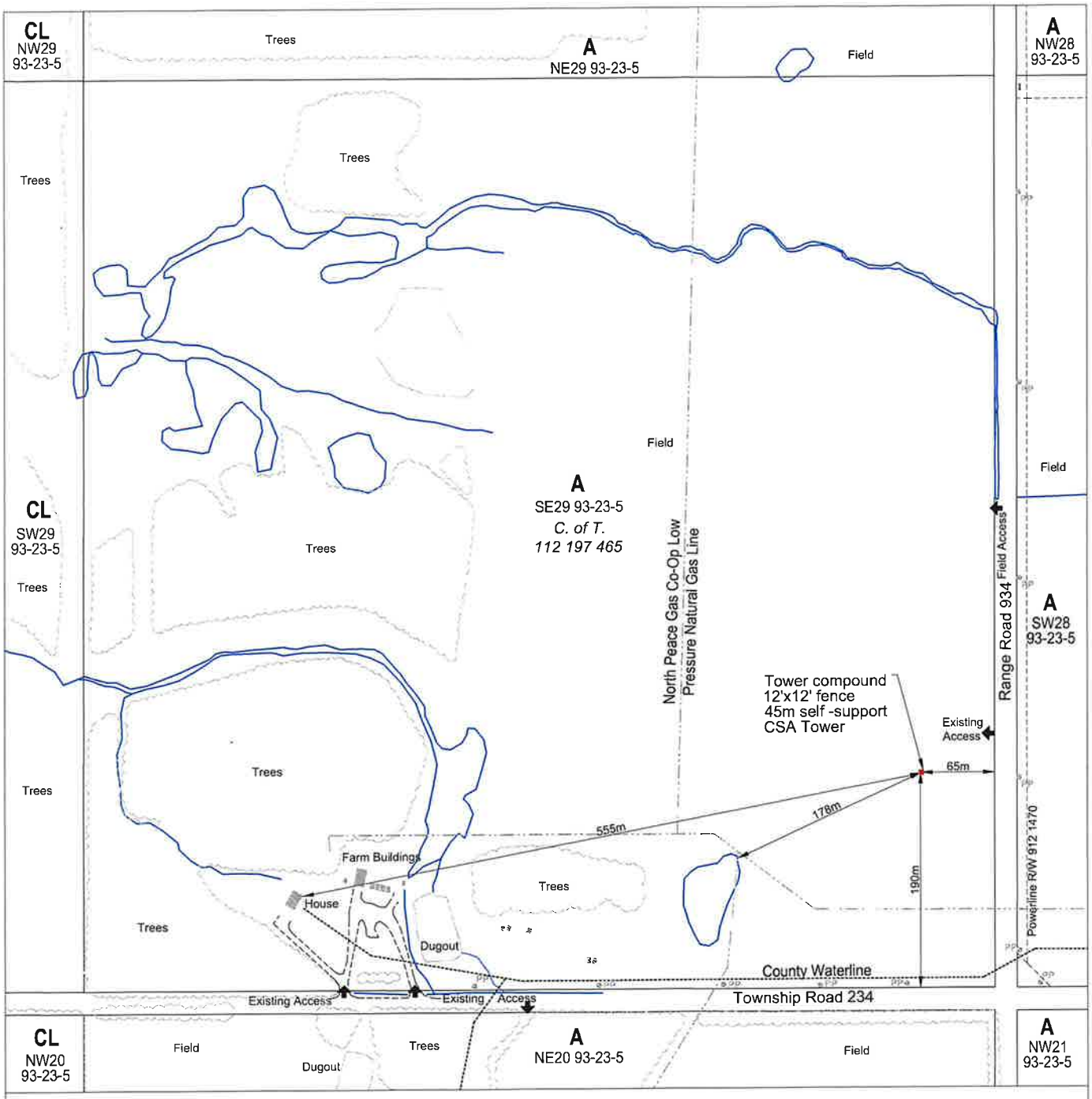
SCALE 1 : 5,000

0 50 100 150 200 (m)

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

September 23, 2026

P:\1 CADS\ACC\Basis\1188 [3]\Project Files\8 - Development Permits\DP26\DP-26-37 - Arrow (Communication Tower SE29 93-23-5)\DP-26-37 - Arrow.dwg - September 23, 2026



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SW29, Twp 93, Rge 23, W5M

FILE No. DP-26-37

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- County Water Line
- ATCO Powerlines
- Edge of Treeline
- Creek/Drainage/Seasonal Wet Areas

SCALE 1 : 5,000

0 50 100 150 200 (m)

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

September 23, 2026

ARROW
TECHNOLOGY GROUP

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



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

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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

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TECHNOLOGY GROUP

Compound & Tower Details

- **Type:** Trylon SuperTitan Allweld 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.

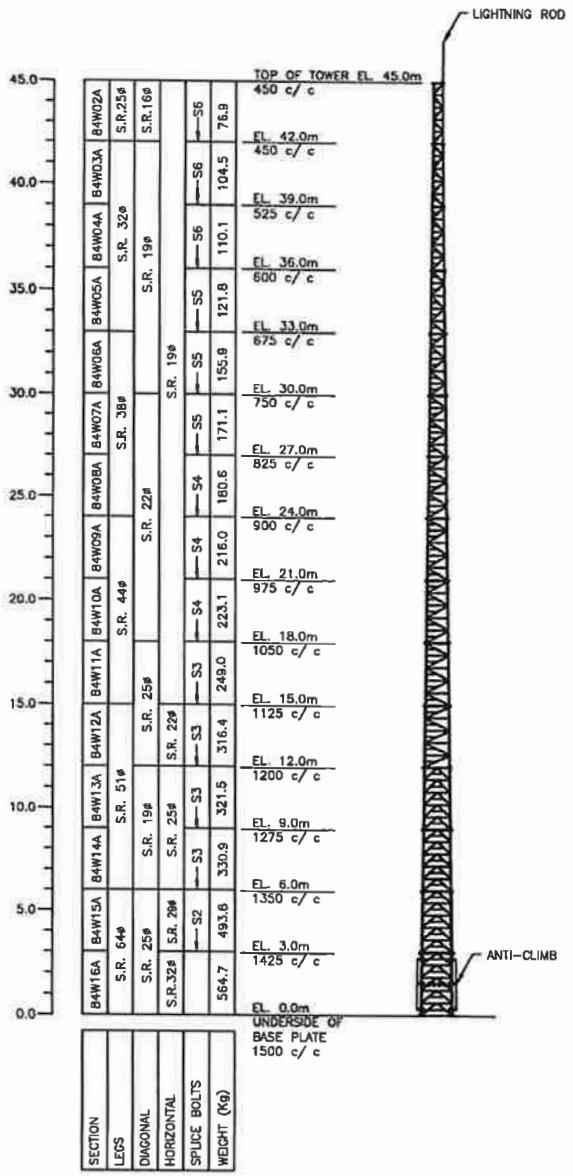
Regulatory Compliance

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

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

5/22/2024 3:58:19 PM
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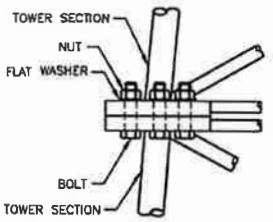


SECTION															
LEGS	S.R. 64ø	S.R. 51ø	S.R. 44ø	S.R. 38ø	S.R. 32ø	S.R.25ø									
DIAGONAL	S.R. 25ø	S.R. 19ø	S.R. 25ø	S.R. 22ø	S.R. 19ø	S.R.16ø									
HORIZONTAL	S.R.32ø	S.R. 28ø	S.R. 25ø	S.R. 22ø	S.R. 19ø										
SPLICE BOLTS		S2	S3	S3	S4	S4	S4	S5	S5	S5	S6	S6	S6		
WEIGHT (Kg)	564.7	493.6	330.9	321.5	316.4	249.0	223.1	216.0	180.6	171.1	155.9	121.8	110.1	104.5	76.9

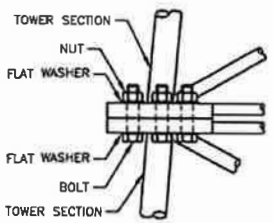
STRUCTURAL STEEL	
LEGS:	350W, FOR 25ø S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.O.

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:

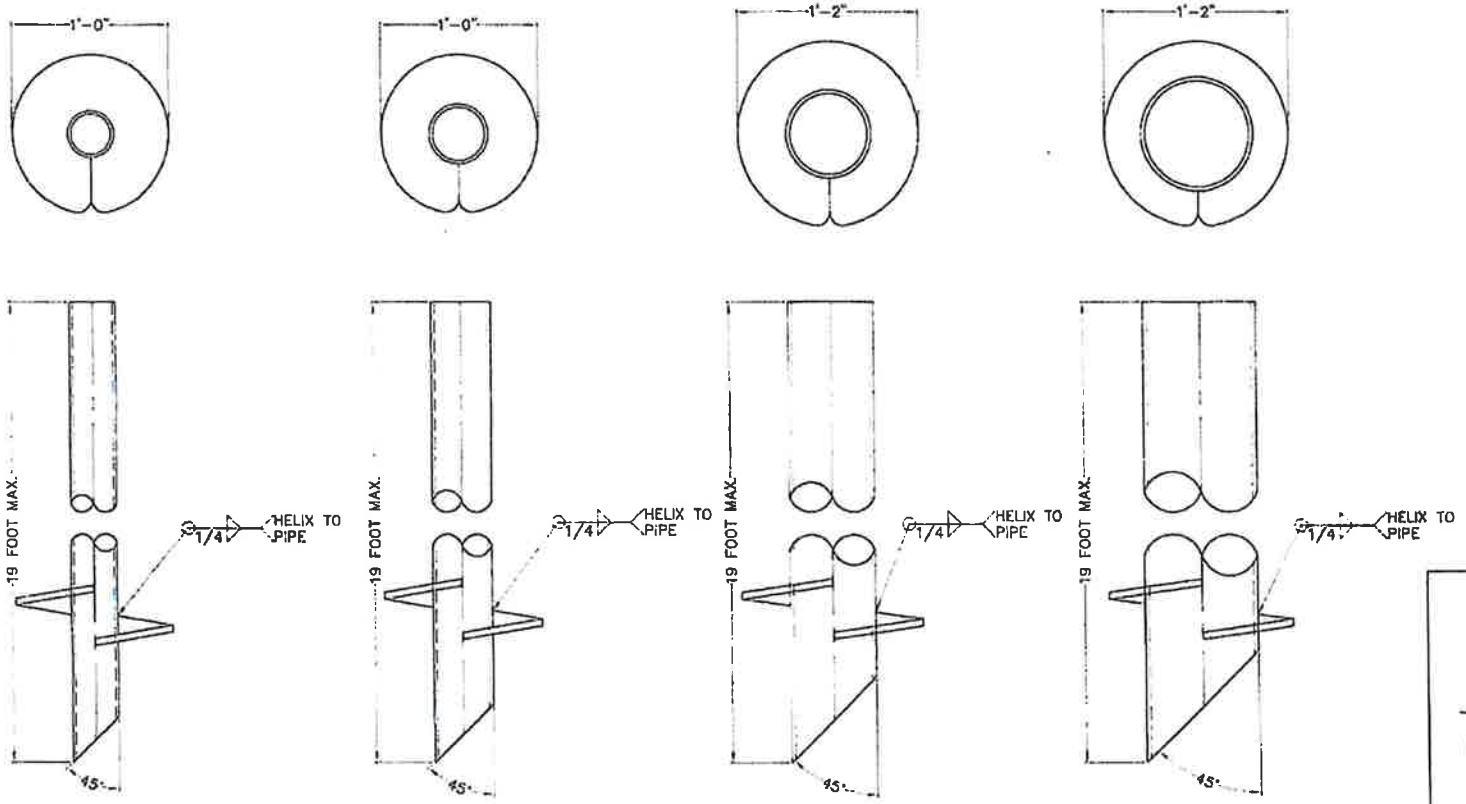
KGPCo

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

WESTOWER COMMUNICATIONS LTD

DESIGN PROFILE
KGP Co.
45m 84LDSS 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

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!

1	03/2023	UPDATE STAMP DATE		FCY
2				
3				

PROFESSIONAL ENGINEER ALBERTA
F. E. (FRANK) YUZY
MARCH 9/2023

ALBERTA PERMIT NUMBER P-7518

Kodiak Engineering Ltd.
Office: (780) 416-2125
Fax: (780) 416-2780
Cell: (780) 810-3533
101A, 857 Fir Stre
Sherwood Park, Al
T8A 4H8

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

RAINBOW ANCHORS
FOUR STANDARD HELICAL PILES
DETAILS

FILE No.	DATE	DRAWN	CHECKED	DWG. No.

APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

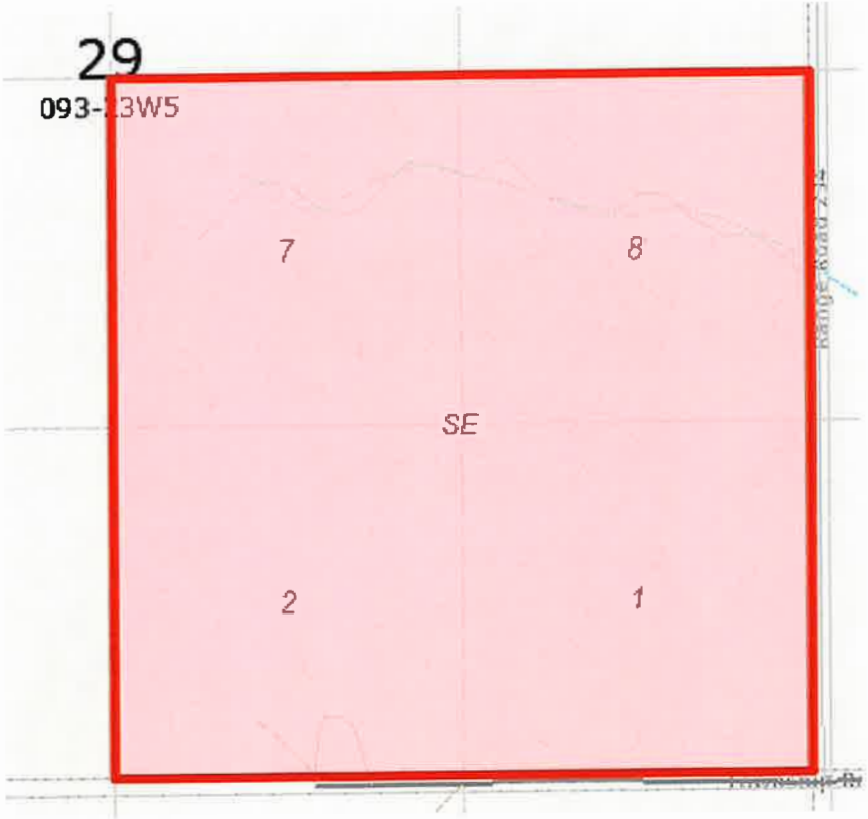
I, Arrow Technology Group, registered owner (or
(Please Print)

their agent) of SE 29 93 23 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)

10/15/26
Date



ATTENTION: Monica
Paper: Mile Zero-Banner Post
Next Issue: August 19, 2026
Size: 3 col. X 123 lines
Cost: $321.58/wk

NOTE: To ensure the ad is published in the edition noted above, please reply with any changes by the deadline below. Price quoted above is for **ONE WEEK** including G.S.T.

DEADLINE FOR NEXT EDITION
FRIDAY, AUG 14 at NOON

RESPONSIBILITY FOR ERRORS OR OMISSIONS ARE ASSUMED BY THE ADVERTISER UPON RECEIPT OF PROOF.

MILE ZERO Banner Post
Providing News & Advertising for communities along the Mackenzie Highway from Grimshaw to Manning and points beyond

Ph: 780-926-2000 Direct: 780-926-2001
Advertising Rep: NIKKI COLES

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ARROW TECHNOLOGY GROUP

PUBLIC NOTICE
Proposed Telecommunications Tower Installation

Arrow Technology Group is proposing to construct 2 new telecommunication 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 M11: [SE-29-93-23-W5], GPS Coordinates: [57.091712, -117.652192]
Location M13: [NW-4-94-21-W5], GPS Coordinates: [57.127920 ,-117.317790]

Purpose: This tower is 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.

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: August 19 to Sept 19 2026
Anticipated Construction Start: Sept 30, 2026
Anticipated In-Service Date: Nov 30, 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.

PLEASE NOTE: *Unfortunately, there is no account with Mackenzie Report Inc., Therefore payment must be received prior to the deadline above. Visa and Master Card are accepted. If you wish to pay by credit card, please fill out the Credit Card Authorization form and return to MZBPadvertise@mrnews.ca*

ADVERTISEMENT APPROVAL

PRINT NAME:_____ **SIGNATURE:** _____

Integrated Expertise. Locally Delivered.

Memorandum

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

To:	**Reeve and Council – County of Northern Lights**	Date:	**October 27, 2026**
Attention:	**Mr. Gerhard Stickling, Chief Administrative Officer**	Project No.:	**17128 DP26-40**
Cc:	**Josh Hunter, Saluhu Mohammed, David Schoor**		
Applicant:	**Arrow Technology Group**		
From:	**Gail Long**		

Application

The applicant proposes to locate a 45-meter communication tower on NW4-94-21-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 lightening protection and will be located within a fenced 3m x 3m compound.

This is the applicant's thirteenth application in the County. The applicant's primary goal of installing the proposed towers is to improve internet connectivity for 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 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."

The landowner has supported the application by signing the application form.

Site and Surrounding Lands

The quarter section is located immediately east of Highway 741 and 16 km northeast of Hotchkiss. The quarter section is owned by the Hutterian Brethren Church of Twin Rivers and has multiple structures which include several dwellings, silos, and a church. With exception of a heavily treed area midway through the quarter and a dugout located near the north boundary, the balance of the quarter is in agriculture production. A Development Agreement is not required by the County as access to the site is governed by Transportation and Economic Corridors.

The quarter section is not within the key wildlife biodiversity zone, an environmentally sensitive area, a historical value (HRV classified land designation, or the Grimshaw Gravels Aquifer, but is within an environmentally sensitive wildlife area for grizzly. An ATCO powerline is located on the east side of Highway 741 and both low and high pressure gas lines owned by North Peace Gas Co-op are located within the quarter. There are no County water lines, wellsites, or records of any spills or contamination within this quarter.

The proposed development meets all regulations of the A District.

Access to the tower site is located off Highway 771 near the southwest corner of the quarter section. The applicant has received permit approval from Alberta Transportation and Economic Corridors (TEC) 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 August 19, 2026. The applicant reports that no comments and/or concerns were received from members of the public. No additional notification is 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 and one adjacent landowner. Forestry & Parks, North Peace Gas Co-op Ltd., and Telus all responded and indicated they had no concerns with the proposed development. TEC responded indicating they had no concerns, but that a Roadside Development Permit (RDP) was required. The applicant has since obtained RDP approval. No further responses were received.

Recommendation

It is recommended that the application for the location of a 45-meter communication tower on NW 4-94-21-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 NW 4-94-21-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 and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.

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. 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.

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

DEVELOPMENT PERMIT APPLICATION

FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO. DP 26-40
DATE RECEIVED September 2, 2026
ROLL NO. 101157

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			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) 7802398318	PHONE (RES)	PHONE (BUS) 7807014050	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION

Municipal Address (if applicable): _____

Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____

QTR/LS: NW Section: 4 Township: 94 Range: 21 Meridian: W5

Size of the Parcel to be developed 12 x 12 foot area ☐ Acres or ☐ Hectares

Description of the existing use of the land: farm

Proposed Development: We plan to install a 45m tall self support CSA communications tower on piles. This tower will be used to provide wireless internet to the local area

Circle any proposed uses(s):

☐ SIGN(S) ☐ CULVERT(S)/ ROAD ACCESS POINT(S) ☑ PUBLIC USE(S)/ UTILITIES
☐ DWELLING UNIT(S) ☐ ACCESSORY STRUCTURE(S)/ USE(S) ☐ SHED/GARAGE/BARN(S)
☐ HOME BASED BUSINESS ☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) ☐ OTHER (SPECIFY)

Estimated:	Date of Commencement: 9/10/26	Date of Completion: 10/15/26	Value of Construction: $ 60,000

RECEIVED
AUG 28 2026
COUNTY OF NORTHERN LIGHTS

M13

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 DECLARTION 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

8/5/2026
Date — SIGNATURE OF APPLICAN

NOTE:
Signature of Registered Landowner required if different from Applicant

8/5/2026
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.: 238375

DEFINED USE: Agriculture General (A) District

PERMITTED/DISCRETIONARY: Discretionary Use

VARIANCE: N/A

ARROW
TECHNOLOGY GROUP

Northern Lights Last Mile

Phase One

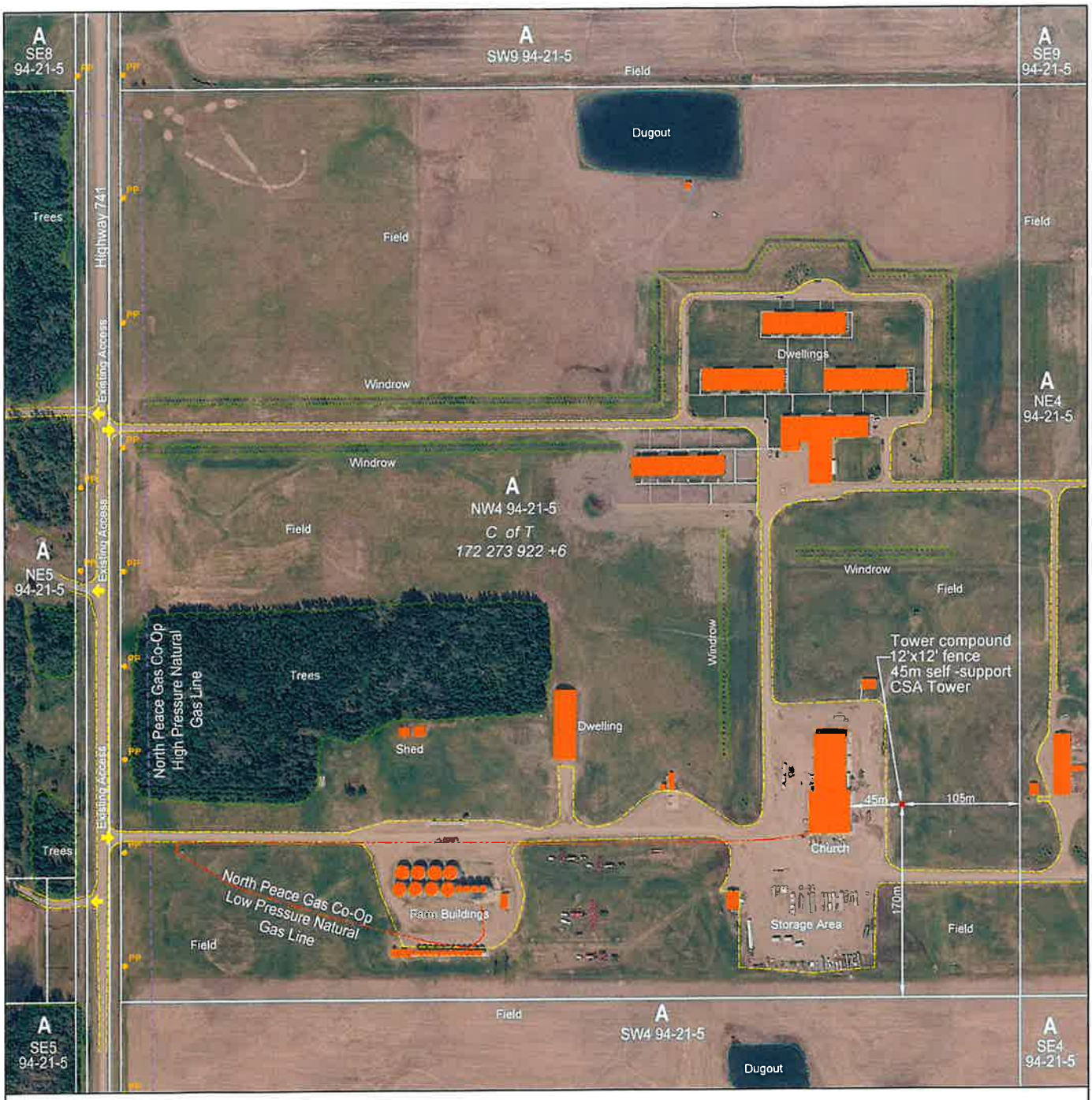
Purpose

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



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



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW4, Twp 94, Rge 21, W5M

FILE No. DP-26-40

LEGEND

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

N

SCALE 1 : 5,000

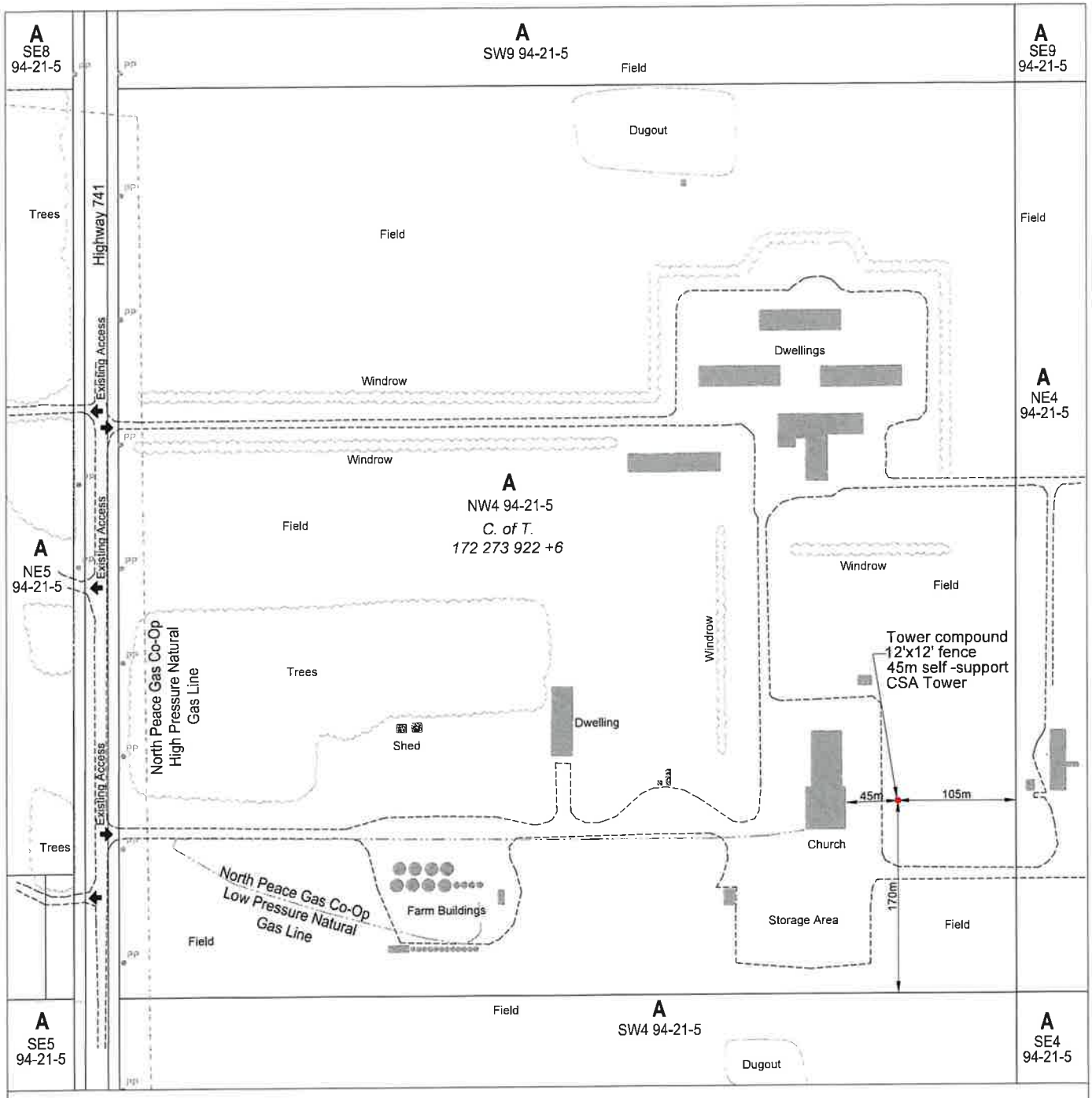
0 50 100 150 200 (m)

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

COUNTY OF NORTHERN LIGHTS

ISL

September 22, 2026



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW4, Twp 94, Rge 21, W5M

FILE No. DP-26-40

LEGEND

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

SCALE 1 : 5,000

0 50 100 150 200 (m)

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

September 22, 2026

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

ARROW
TECHNOLOGY GROUP

Compound & Tower Details

- **Type:** Trylon SuperTitan Allweld 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.

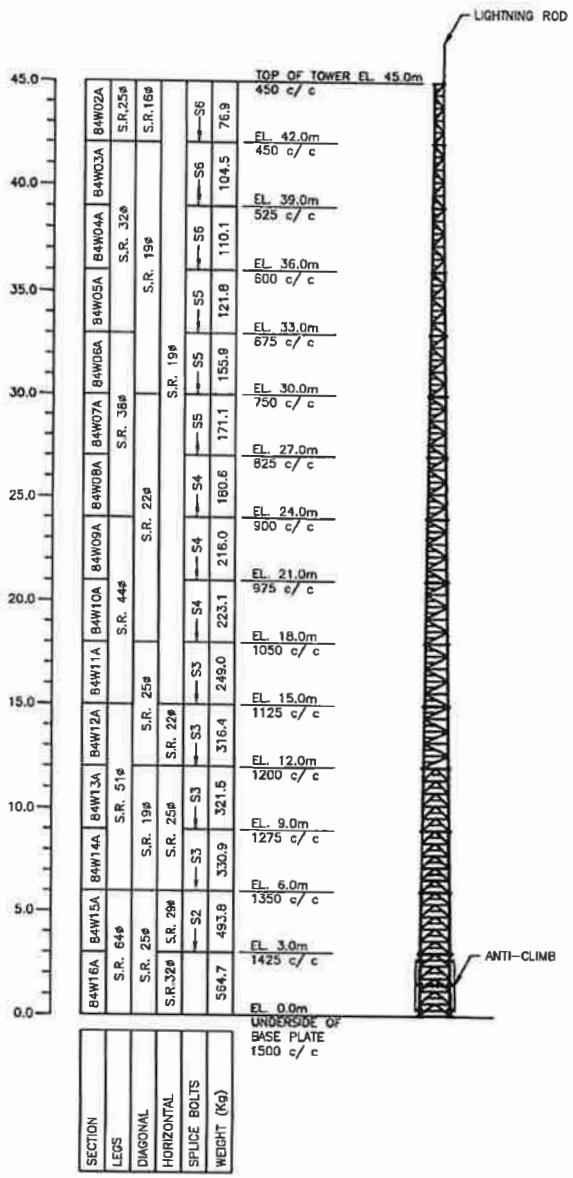
Regulatory Compliance

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

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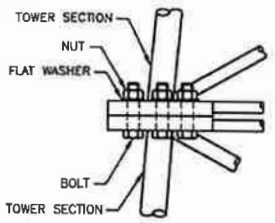
5/22/2024 3:58:19 PM
©COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF WesTower Communications LTD.



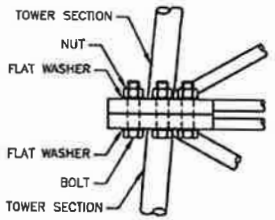
STRUCTURAL STEEL	
LEGS:	350W, FOR 25ø S.R. = 300W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.O.

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:

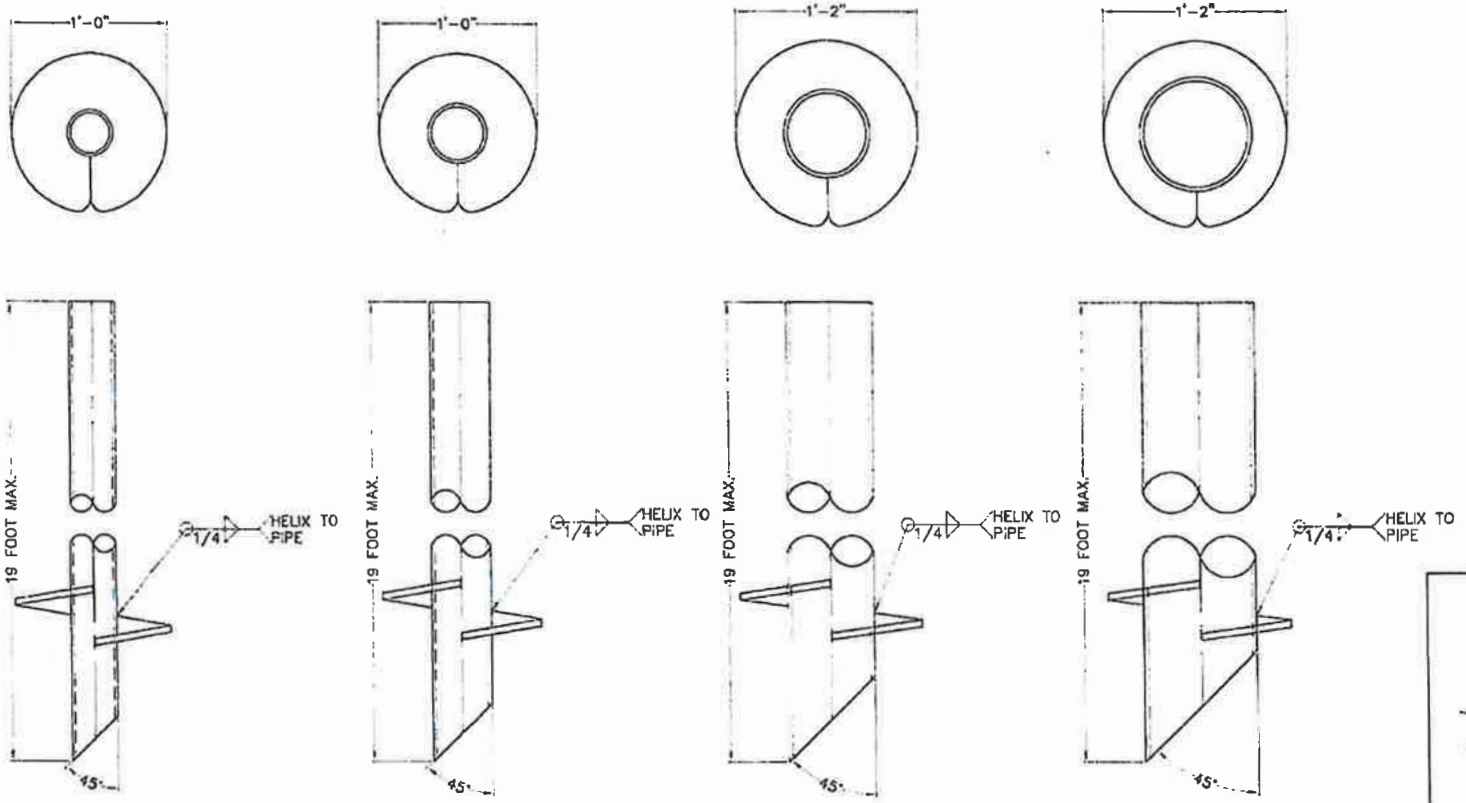
KGPCo

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

WESTOWER COMMUNICATIONS LTD

DESIGN PROFILE
KGP Co.
45m 84LDSS TOWER
ARROW TECHNOLOGY GROUP

SITE CODE:	DATE: 21MAY24
WTC CODE: WTC03532	DWN: A.P. CHK: AT
JOB No: 20-21568	DWG 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!

PROFESSIONAL ENGINEER ALBERTA
E. E. (FRANK) YUZYK
MARCH 9/2023

ALBERTA PERMIT NUMBER P-7518

Kodiak Engineering Ltd.
Office: (780) 416-2125 | 101A, 957 Fir Stn
Fax: (780) 416-2780 | Sherwood Park, AB
Cell: (780) 910-3533 | T8A 4N5

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RAINBOW ANCHORS
FOUR STANDARD HELICAL PILES
DETAILS

1	03/2025	UPDATE STAMP DATE		FEY
2				
3				

F.E. No. | DATE | DRAWN | CHECKED | DWG. No.

APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

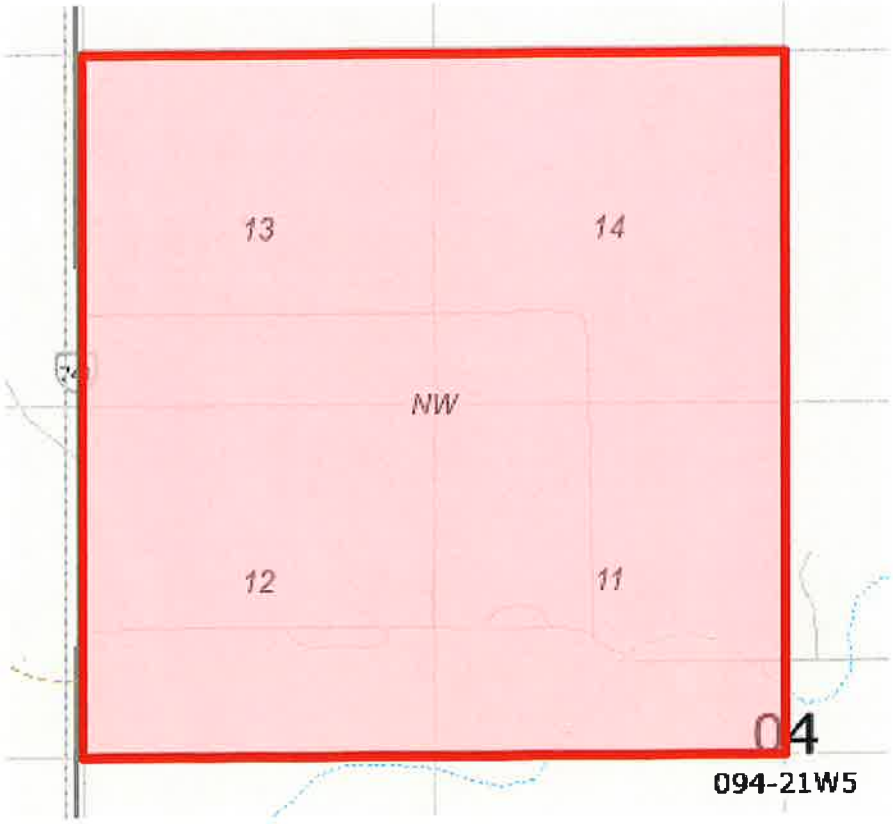
I, Arrow Technology Group Twin Rivers Hutterite Colony, registered owner (or
(Please Print)

their agent) of NW 4 94 21 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)

10/15/26
Date



ATTENTION:	**Monica**
Paper:	**Mile Zero-Banner Post**
Next Issue:	**August 19, 2026**
Size:	**3 col. X 123 lines**
Cost:	**$321.58/wk**

NOTE: To ensure the ad is published in the edition noted above, please reply with any changes by the deadline below. Price quoted above is for **ONE WEEK** including G.S.T.

DEADLINE FOR NEXT EDITION
FRIDAY, AUG 14 at NOON

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MILE ZERO Banner Post
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Advertising Rep: NIKKI COLES

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ARROW TECHNOLOGY GROUP

PUBLIC NOTICE
Proposed Telecommunications Tower Installation

Arrow Technology Group is proposing to construct 2 new telecommunication 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 M11: [SE-29-93-23-W5], GPS Coordinates: [57.091712, -117.652192]
Location M13: [NW-4-94-21-W5], GPS Coordinates: [57.127920 ,-117.317790]

Purpose: This tower is 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.

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: August 19 to Sept 19 2026
Anticipated Construction Start: Sept 30, 2026
Anticipated In-Service Date: Nov 30, 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.

PLEASE NOTE: *Unfortunately, there is no account with Mackenzie Report Inc., Therefore payment must be received prior to the deadline above. Visa and Master Card are accepted. If you wish to pay by credit card, please fill out the Credit Card Authorization form and return to MZBPadvertise@mrnews.ca*

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