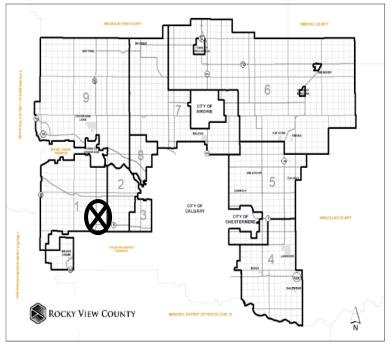
Subdivision & Development Appeal Board July 8, 2021 Item B-1

File: PRDP20211823

Communications Facility (Type C) and associated equipment shelter Applicant: Scott Telecom (on behalf of Xplornet Communications Inc.)

Owner: HCS Investment Holdings Ltd.
Appellants: Kenneth Robinson



Development Proposal

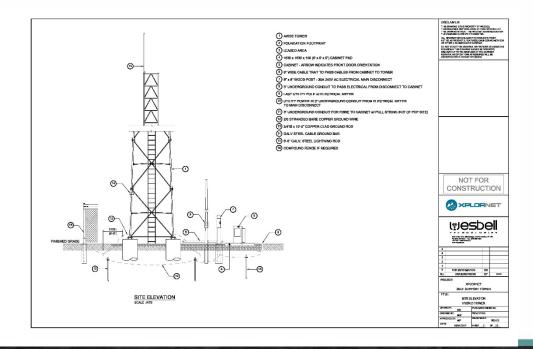
- 60.82 ha (150.30 acre) parcel is located at the southeast junction of Hwy. 8 and Rge. Rd. 41.
- Agriculture, General District (A-GEN) surrounded by similar land districts.
- Proposal is for the construction of a Type C communications facility on the subject parcel.





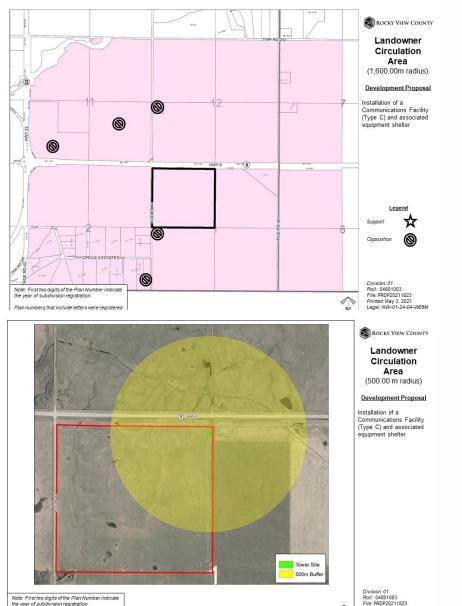


- Applicant proposes to construct a 45.00 m
 (147.64 ft.) self-support tower and a 4.46 sq.
 m (48.00 sq. ft.) equipment shelter enclosed
 within a 2.10 m (6.89 ft.) chain-link barbed
 wire fence.
- All located on a 225.00 sq. m (2,421.88 sq. ft.) area leased by Xplornet Communications Inc.





 Applicant has confirmed a setback of 70.00 m (229.66 ft.) for a new approach with Alberta Transportation to accommodate future Hwy. 8 expansion.



- As part of Public Engagement,
 Notification packages were
 circulated to 21 nearby landowners,
 within 1,600.00 m of the proposed
 tower location
 - Comments received from 6 stakeholders, all letters of concerns/opposition
 - No dwellings located within the 500.00 m (1,640.41 ft.) setback requirement and no other facilities within the 2000 m (6,561.68 ft.) setback requirement.

Plan numbers that include letters were registered

Printed: May 3, 2021 Legal: NW-01-24-04-W05M



262075 Racky View Point Rocky View County, AB, T4A 0X2

> 403-230-1401 questions@rockyview.ca. www.rockyview.ca.

Decision of the Municipal Planning Commission

This is not a development permit

Xplomet Communications Inc. c/o Scott Telecom Services Suite 900, 202 6 Ave SW Calgary, AB T2P 2R9

Development file #: PRDP20211823 Issue Date: May 27, 2021

Roll #: 04801003

Legal description: NW-01-24-04-W05

The Municipal Planning Commission conditionally approves the following

Description:

- That a Commercial Communication Facility, Type C, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
 - Placement of one monopole self-support telecommunications tower, approximately 45.00 m (147.64 ft.) high; tower base area: 225.00 sq. m (2,421.88 sq. ft.);
 - Placement of an equipment shelter; 4.46 sq. m (48.00 sq. ft.) in area; and
 - Installation of a 2.10 m (6.89 ft.) high-security fence.

Permanent:

- That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - That Applicant/Owner shall also submit a New Road Approach application to County Road Operations, for the proposed gravel approach off Range Road 41. The approach shall be constructed in accordance with County Servicing Standards and all required inspections completed.
- 3. That no topsoil shall be removed from the site.
- 4. That the Commercial Communication Facility shall be neutral in colour and blend with the surroundings, mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.

This is not a development permit

Rocky View County Municipal Planning Commission

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Application History

- PRDP20211823 for the construction of a the construction of a Type C communications facility on the subject parcel. Applied for April 16, 2021
- Municipal Planning Commission conditionally approved the application on May 26, 2021.
- Notice of Decision circulated to adjacent landowners
- 1 appeal received
- No letters of support or opposition received at time of report writing



