

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: February 10, 2021
APPLICATION: PRDP20204027

FILE: 03925001

SUBJECT: Communications Facility (Type C) / Discretionary use, with Variances

APPLICATION: Installation of a Communications Facility (Type C) and associated equipment cabinet, relaxation of the minimum distance to existing dwellings and other communication facilities.

GENERAL LOCATION: Located at the northwest junction of Twp. Rd. 234 and Wintergreen Rd.

LAND USE DESIGNATION: Business, Recreation District (B-REC)

EXECUTIVE SUMMARY: LandSolutions LP, on behalf of TELUS Communications Inc. is proposing to construct a Type C Communications Facility west of the Wintergreen Golf & Country Club. The communications facility will include a 43.00 m (141.08 ft.) monopole self-support tower with a 7.44 sq. m (80.11 sq. ft.) equipment cabinet. The facility will be enclosed within a 2.10 m (6.89 ft.) tall chain-link barbed wire fence on a 100.00 sq. m (1,076.39 sq. ft.) area leased by TELUS.

The proposed location does not meet the following criteria of the County's Commercial Communications Facilities Administrative Policy (A-308):

- 18 (2) as there are 13 dwellings within the 500.00 m (1,640.41 ft.) minimum setback requirement, with the closest dwelling being approximately 330.00 m (1,082.68 ft.) to the south; and
- 18 (4) as there is a Type C Xplornet tower within the 2,000 m (6,561.68 ft.) minimum setback requirement. The Xplornet tower will be located approximately 500.00 m (1,640.41 ft.) to the west of the proposed TELUS tower.

The Applicant circulated a notification package to nearby landowners within 1,600.00 m of the proposed tower location and received eight (8) letters of support and one (1) letter in opposition. Of the responses, one letter of support and one letter of opposition were within the 500.00 m (1,640.41 ft.) radius.

The proposal also does not appear to align with the Greater Bragg Creek Area Structure Plan (GBASP) which indicates that wherever possible, the location of cellular or telecommunication facilities should be incorporated into a common facility or concentrated on limited sites. The Applicant has indicated that co-location with this tower is not feasible as the terms of the lease between Xplornet and the landowner do not meet TELUS' minimum requirements; however, the co-location response letter was not included in the application submission.

Given the amount of support for the tower from adjacent landowners, Administration recognizes the growing need for improved connectivity within Bragg Creek. However, as the application does not meet the requirements of the County's administrative policy and statutory plan, Administration does not have the ability to support an approval recommendation for the application.

The Federal Minister of Industry is the approving authority for telecommunication antenna structures and requires that the local land use authority and the public be consulted for input regarding the proposed placement of these structures. The County reviews the proposed facility against Administrative Policy A-308, *Commercial Communications Facilities*, and a development permit

Administration Resources

Sandra Khouri, Planning & Development Services



(concurrence) or refusal (non-concurrence) is issued. The County cannot prevent a proponent from ultimately gaining permission from Industry Canada to install a telecommunications antenna on any lands; privately held, County owned, or otherwise.

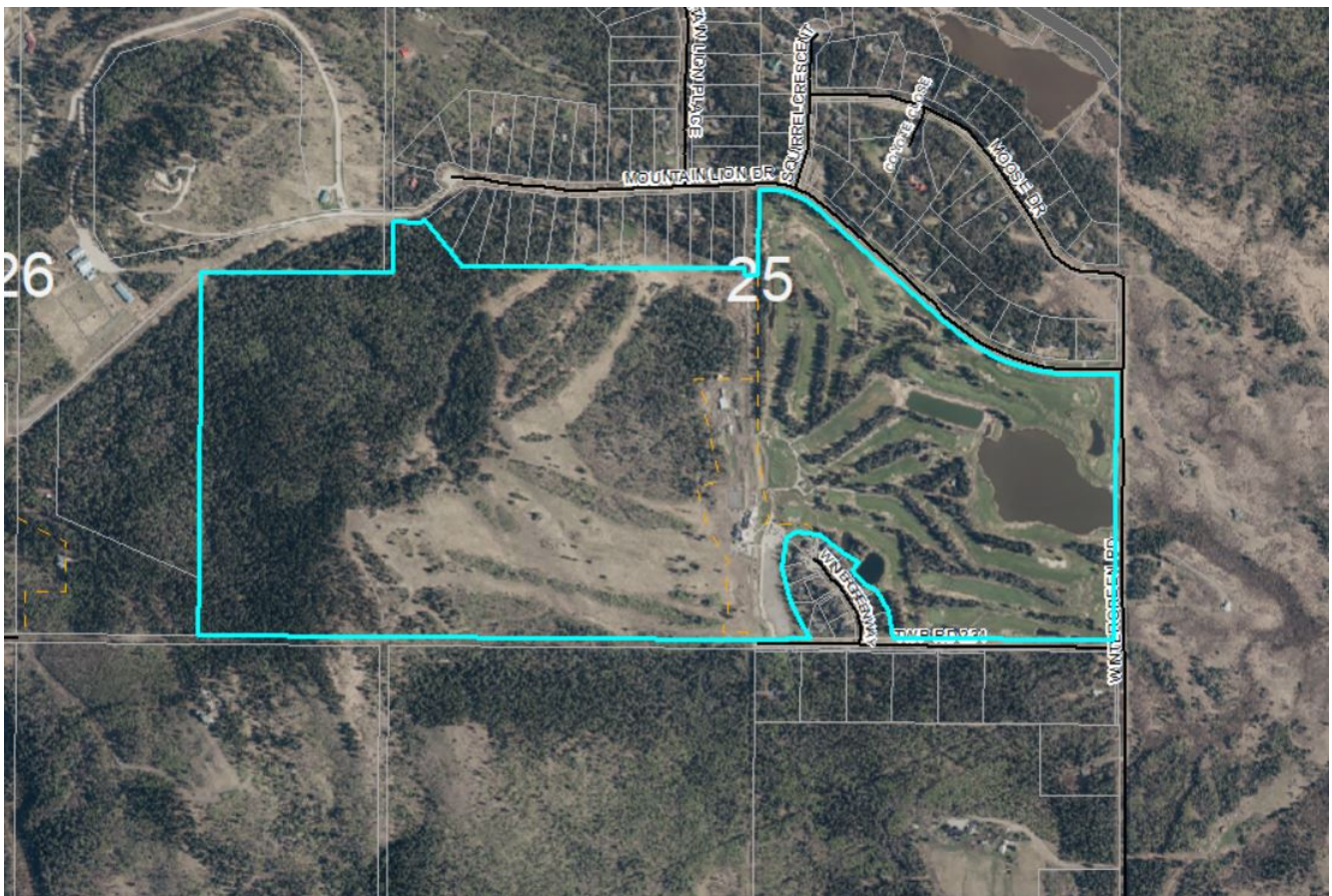
ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20204027 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20204027 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Distance from existing dwellings	500.00 m (1,640.41 ft.)	330.00 m (1,082.68 ft.)	34.00%
Distance from other Type B and Type C facilities	2,000 m (6,561.68 ft.)	500.00 m (1,640.41 ft.)	75.00%

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Greater Bragg Creek Area Structure Plan (GBASP) • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Commercial Communications Facility (Type C) is a discretionary use in the B-REC district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

The proposed tower will be accessed from a 10.00 m (32.01 ft.) wide TELUS Access Road and Utility Right-of-Way off of a paved approach from Township Road 264.

Corporate Business Plan

This application is consistent with Council's Strategic Plan in direct relation to businesses, seeing that businesses are able to thrive within the County.

Area Structure Plan

The subject land falls within the GBASP which provides the following direction on the proposed use:

6.1.5 Utilities

- d) *Wherever possible, the location of cellular or telecommunication facilities should be incorporated into a common facility or concentrated on limited sites.*

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for refusal.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT ‘C’: Application Referrals



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

1. 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:
 - i. Placement of one monopole self-support telecommunications tower, approximately 43.00 m (141.08 ft.) high; tower base area: 100.00 sq. m (1,076.39 sq. ft.);
 - ii. Placement of an equipment shelter; 7.44 sq. m (80.11 sq. ft.) in area; and
 - iii. Installation of a 2.10 m (6.89 ft.) high security fence.

Permanent:

2. 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.
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.
5. That should the Commercial Communication Facility become deactivated or unused; the Commercial Communication Facility shall be removed from the parcel within six months of becoming deactivated or unused.
6. That where possible, light shielding shall be considered to minimize the impact of the lighting to adjacent communities.

Advisory:

7. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
8. That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
9. That if the development authorized by this Development Permit has not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: TELUS Communications Inc. c/o LandSolutions LP	OWNER: Resorts of Canadian Rockies
DATE APPLICATION RECEIVED: December 9, 2020	DATE DEEMED COMPLETE: December 9, 2020
GROSS AREA: ± 159.45 hectares (± 394.02 acres)	LEGAL DESCRIPTION: S-25-23-05-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>December 23, 2020: Development Permit issued for a Type C facility for Xplornet (PRDP20203205)</p> <p>January 26, 2018: Conceptual Scheme application to amend the Greater Bragg Creek Area Structure Plan policy framework for future land uses, subdivision, and development of a comprehensive resort community was refused</p> <p>January 26, 2018: Redesignation of the subject land from Recreation Business District (B-4) to Direct Control District in order to facilitate the creation of a comprehensive resort community and commercial development was refused</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The Applicant circulated a public notification package to adjacent landowners within a 1,600 m (5,249.34 ft.) radius. Nine (9) responses were received, eight (8) of which were in support and one (1) was in opposition to the proposal.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

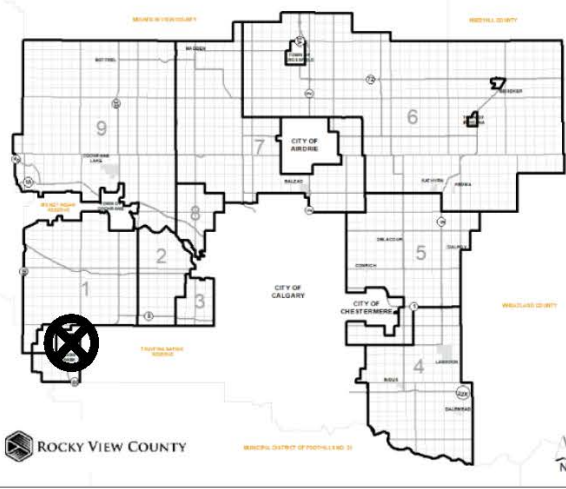


Location & Context

Development Proposal

Installation of a Communications Facility (Type C) and associated equipment cabinet, relaxation of the minimum distance to existing dwellings and other communication facilities

ATTACHMENT 'B' MAPS AND OTHER INFORMATION



Division: 01
Roll: 03925001
File: PRDP20204027
Printed: Jan 19, 2021
Legal: Block: A
Plan: 8310059 within S-25-23-05-W05M



TELUS Communications Inc.
Request for Municipal Concurrence
43m Monopole Telecommunication Facility
November 20, 2020

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2
skunz@rockyview.ca

Dear Mr. Kunz,

LandSolutions LP, on behalf of TELUS Communications Inc. (TELUS), is pleased to submit to you the captioned package for your review and consideration.

TELUS File:	AB002973-1
Legal Land Description:	Block A, Plan 831 0059 (S ½ 25-23-05 W5M)
Address:	50108 Twp. Rd. 234, Bragg Creek, Alberta T0L 0K0
Coordinates:	Lat: 50.984158° Long: -114.572699°

Following completion of public consultation and response to stakeholder's questions and concerns, LandSolutions, on behalf of our client TELUS is submitting the attached Development Permit application for a commercial communications facility and request for issuance of concurrence.

Notification packages were sent via the County's office to area landowners within a 1.6km radius on October 8, 2020. We received nine (9) letters/emails, 8 in support with one person stating that they were undecided and questioned how visible the tower would be from their residence.

In consideration of LandSolutions LP's site acquisition process and the municipal process, the proposed facility is in the most suitable location and has been designed with consideration to current and proposed land uses. When complete, the facility will provide continuous wireless coverage and added cellular capacity for the surrounding area.

Policy Review:

- The proposal is classified as a Commercial Communication Facility Type C
- A type C facility is listed as discretionary within the subject parcel's land use district (B-REC)
- Rural vistas will not be negatively impacted, the tower is located in an area that allows for partial and significant screening from trees
- The tower is located approximately 420m from the nearest residence to the north and approximately 330m from the nearest residence to the southeast – policy 3.c.i. (500m min. distance guideline) was unachievable, due to inadequate land, need to be close to developments requiring service and landlord's preference for this location that fits within their existing and future development plans for the lands
- The tower site is approximately 520m from the access point and municipal right of way (south)
- Policy guideline 3.c.iii. (2,000m distance from other type C facilities) – this was unachievable, as TELUS requires this tower within this area to meet network coverage and capacity requirements and this proposed location is the best location to minimize visual impact and political sensitivity with respect to proximity to area residences

- Co-location – This was not possible as Xplornet has plans to rebuild the tower and the terms of the lease between Xplornet and the landowner do not meet TELUS' minimum business requirements (significant risk of early termination, which would not allow TELUS its return on investment and could disrupt service without providing TELUS sufficient time to find an alternative location for its equipment)
- Design – a neutral coloured grey monopole is proposed, which is often preferred compared to traditional lattice tower designs and area residents have not had an issue with the proposed design and location of the tower

Attachments:

- DP application
- Preliminary design drawings and survey
- Notification package and all consultation correspondence
- Site photos
- Title certificate, non-financial caveats, Letter of Authorization

Sincerely,

LandSolutions LP, on behalf of TELUS Communications Inc.



Brenden Smith

Site Acquisitions & Municipal Affairs Specialist

LandSolutions LP

600, 322 11th Avenue SW

Calgary, Alberta, T2R 0C5

T: (403) 290-0008 | F: (403) 290-0050 | E: comments@landsolutions.ca

Photograph #1

From Site center facing north



Photograph #2

From Site center facing east



Photograph #3

From Site center facing south



Photograph #4

From Site center facing west



Photograph #5

From Access facing Approach



Photograph #6

From Approach facing Access



Photograph #7

Overhead power located approximately 30m east of Site



Photograph #8

Main entrance from Township Road 234.



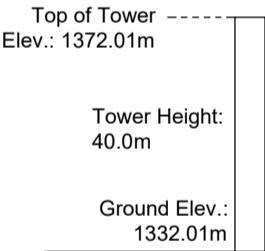
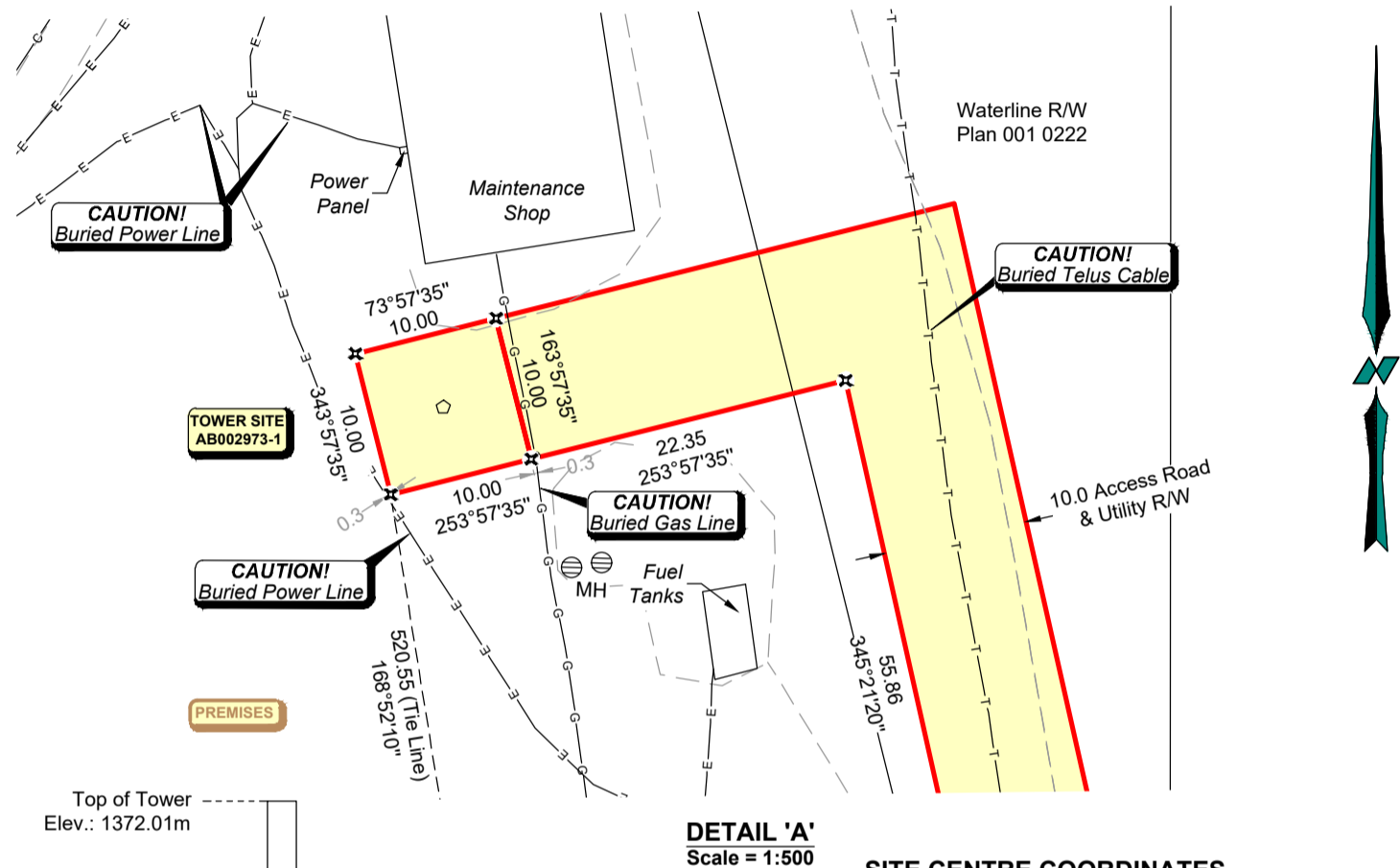








PLAN SHOWING SURVEY OF
TOWER SITE AB002973-1
ROCKY VIEW COUNTY - MOUNTAIN LION DRIVE
IN
BLOCK A, PLAN 831 0059
WITHIN
S. 1/2 SEC.25 TWP.23 RGE.5 W.5 M.
ROCKY VIEW COUNTY
SCHEDULE 'C'



SITE CENTRE COORDINATES
GEOGRAPHICAL (NAD 83 SURVEY CONTROL)
Latitude: 50° 59' 2.97" 50.984158° } Decimal
Longitude: 114° 34' 21.72" -114.572699° } Degrees

AREAS:	HECTARES	ACRES
TOWER SITE:	0.010	0.02
10.0 ACCESS ROAD & URW:	0.583	1.44
TOTAL:	0.593	1.46

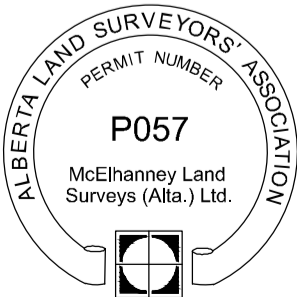
OPERATOR

OWNERS: BLOCK A, PLAN 831 0059
RESORTS OF THE CANADIAN ROCKIES INC.
Title No.: 011 272 509 +10

I, Irwin S. Natt, Alberta Land Surveyor, of the City of Calgary, Alberta, certify that the survey represented by this plan is true and correct to the best of my knowledge, has been carried out in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice, and the field survey was performed between February 20th and June 24th 2020.

Alberta Land Surveyor
Irwin S. Natt
Date Signed :
July 22nd, 2020

Witness (Rodrigo Bondad)



Bearings are Grid, UTM Zone 11, derived by GNSS. Reference Meridian is 117° West Longitude. Datum NAD83 (Original). Distances are horizontal, at ground level in metres. Combined Scale Factor is 0.999751.

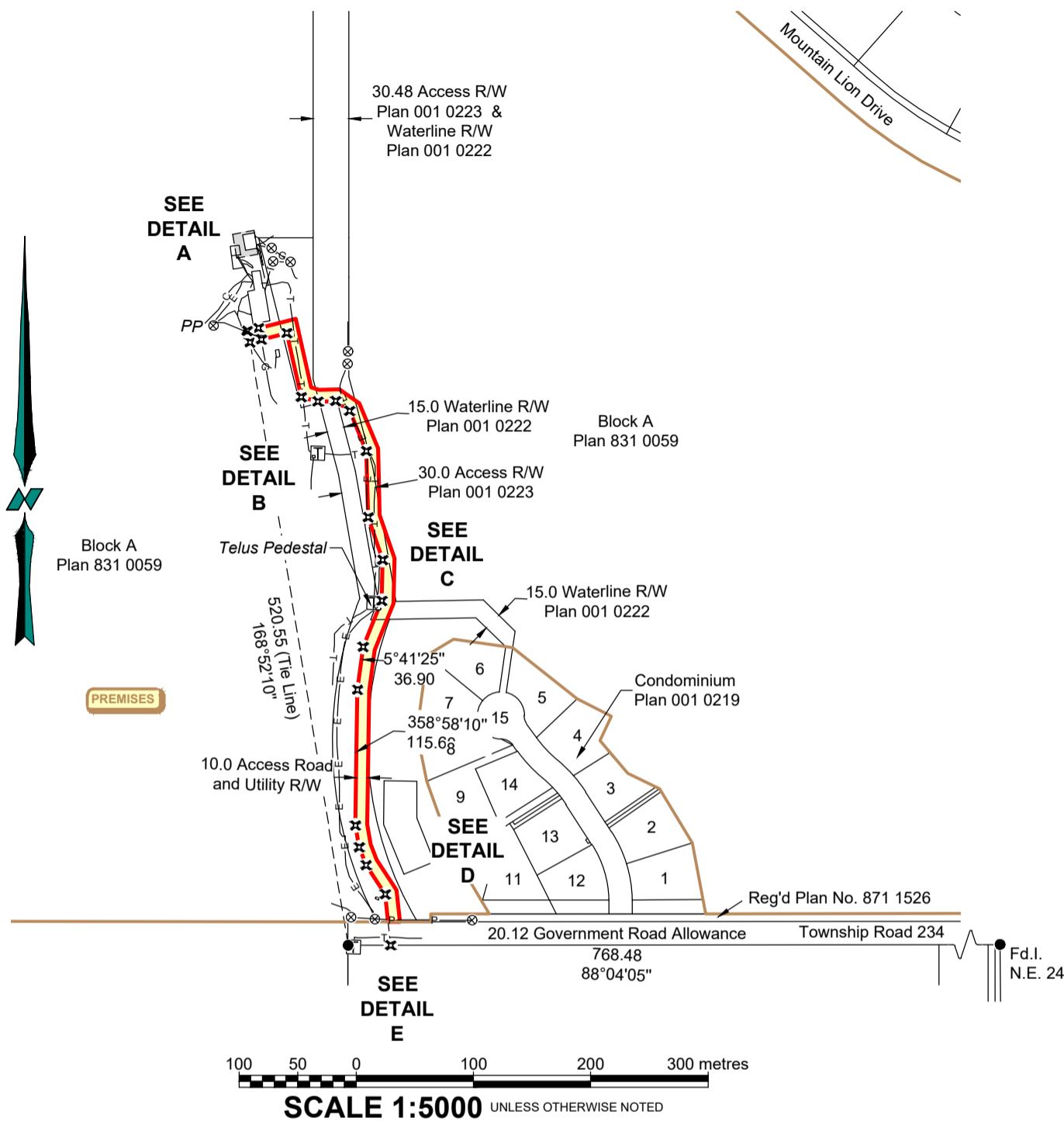
GROUND ELEVATIONS:
Tower Centre: 1332.01
Corners: SEE DETAIL

DATUM:
ASCM No. 630327
Elev.: 1323.195

PLAN ID.: C25010ST1	REVISION: 1
JOB No: 331125010	PAGE: 1 of 7

McElhanney Land Surveys (Alta.) Ltd.
100, 402 - 11 Avenue SE
Calgary, AB T2G 0Y4
T403-245-4711 F403-229-9160

SCHEDULE 'C'



I/We the landowner(s) / Occupant(s) consent to the location of the Tower Site and Access Road and Utility R/W as shown and have no objections.

Witness

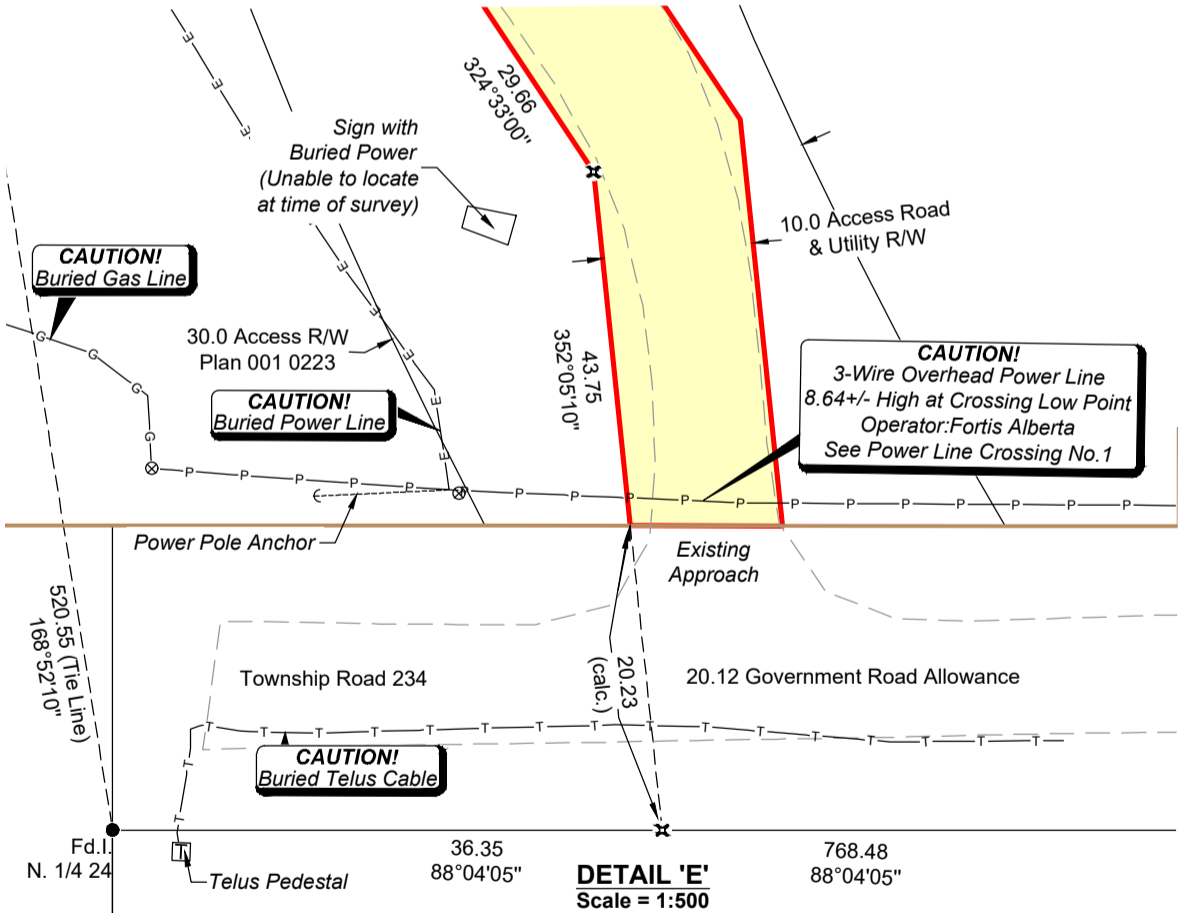
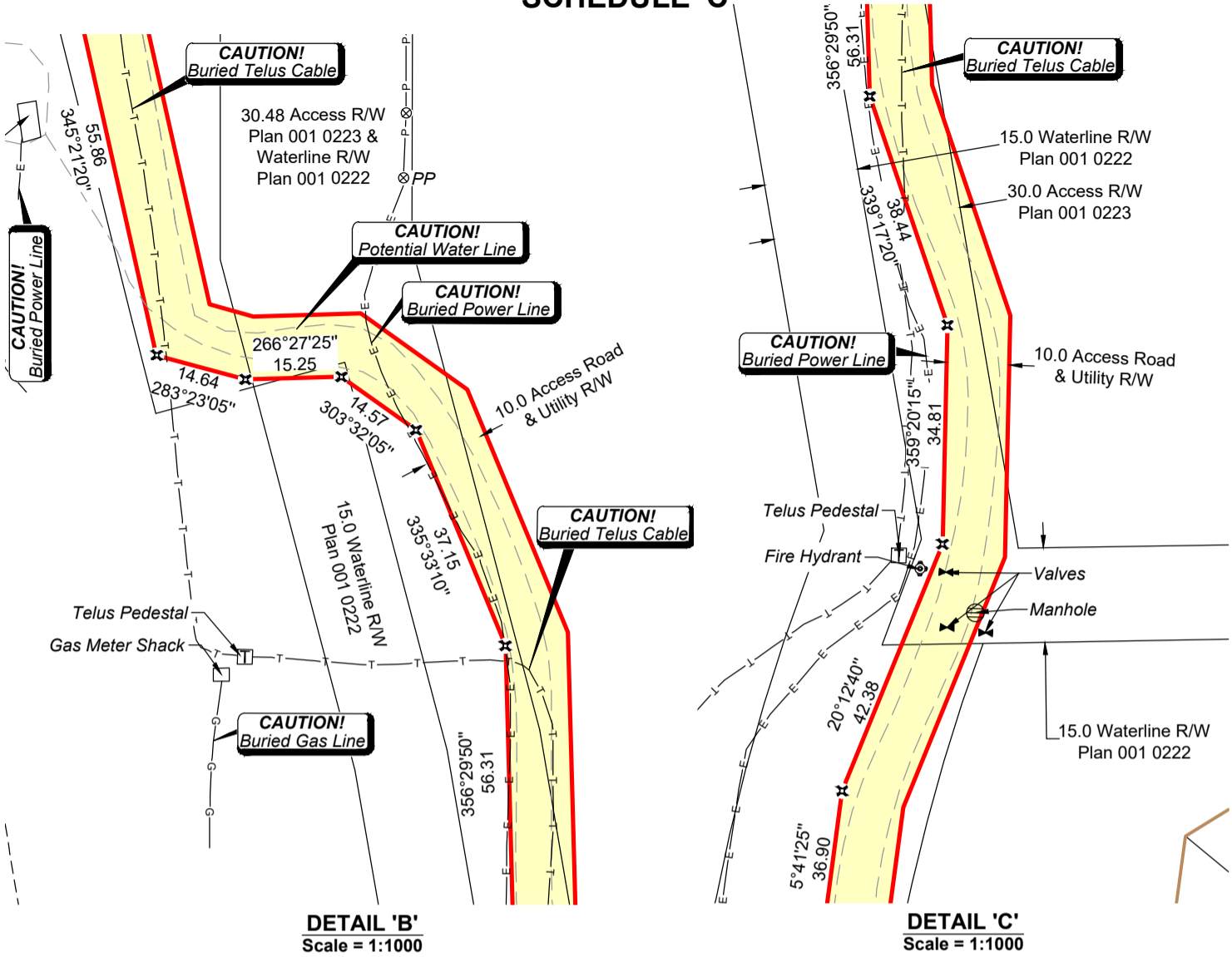
Witness

The location of underground facilities marked (and depth if applicable) are approximate only, represent the information available at the time of survey and are to assist the physical location at the time of construction. **McElhanney Land Surveys (Alta.) Ltd.** and its directors and employees are not responsible or liable for the location of any underground conduits, pipes, cables or other facilities whether shown on or omitted from this plan. Before excavating with machinery within 5m of the crossing area, facilities involved must be exposed by hand digging or hydrovac. Clients and/or contractors are responsible to perform **Alberta First Call 1-800-242-3447** prior to construction.

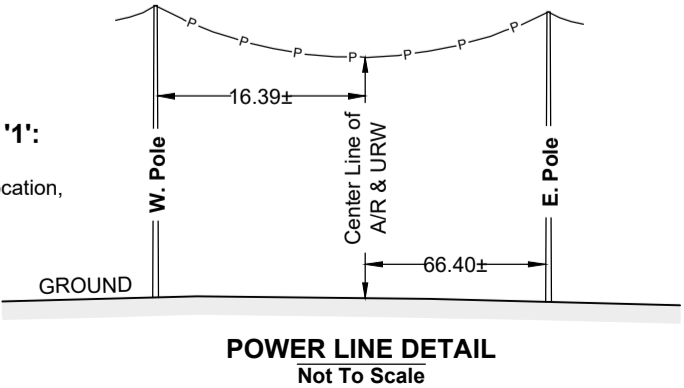
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Temporary Position:	✕
Statutory Iron Posts Found:	●
Site Centre:	○
Portions Referred to:	<div></div>
Man Hole:	⊗
Premises:	—
Edge of Gravel/Pavement:	- - - -

REVISIONS					
1	July 22/20	Moved Tower Site Location	RBD	MH	IC
0	April 23/20	Plan Issued	DL	RBD	JJ
REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV

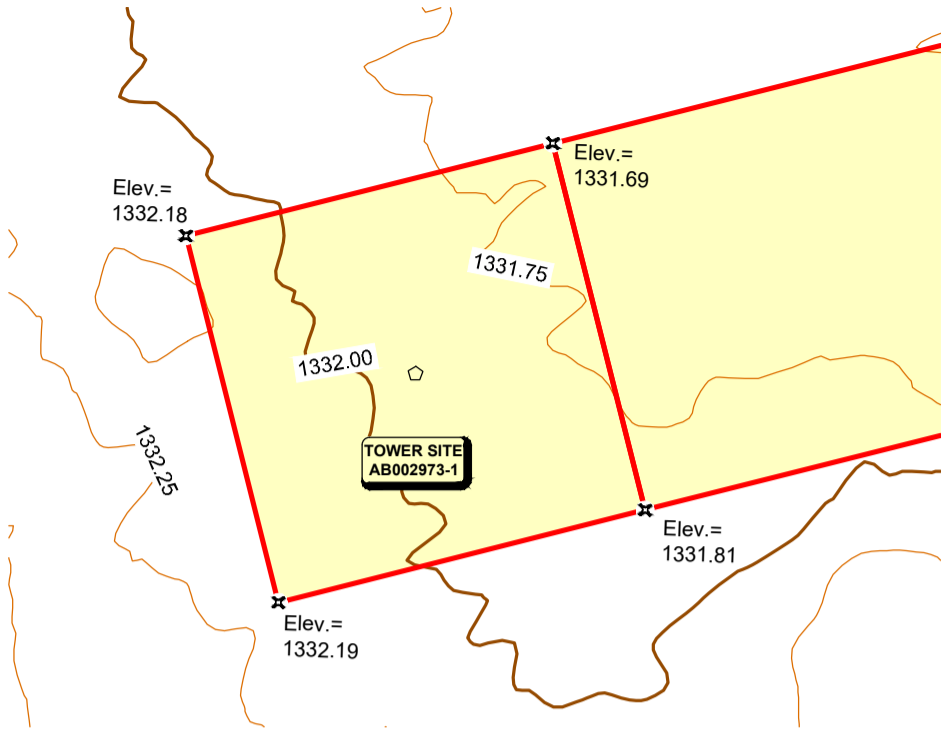
SCHEDULE 'C'



POWER LINE CROSSING '1':
3-Wire O/H Power Line
8.64± High @ Crossing Low Point Location,
Weather Conditions: 15°C.
Wind Velocity: 8km/h
Date: June 24/20



SCHEDULE 'C'

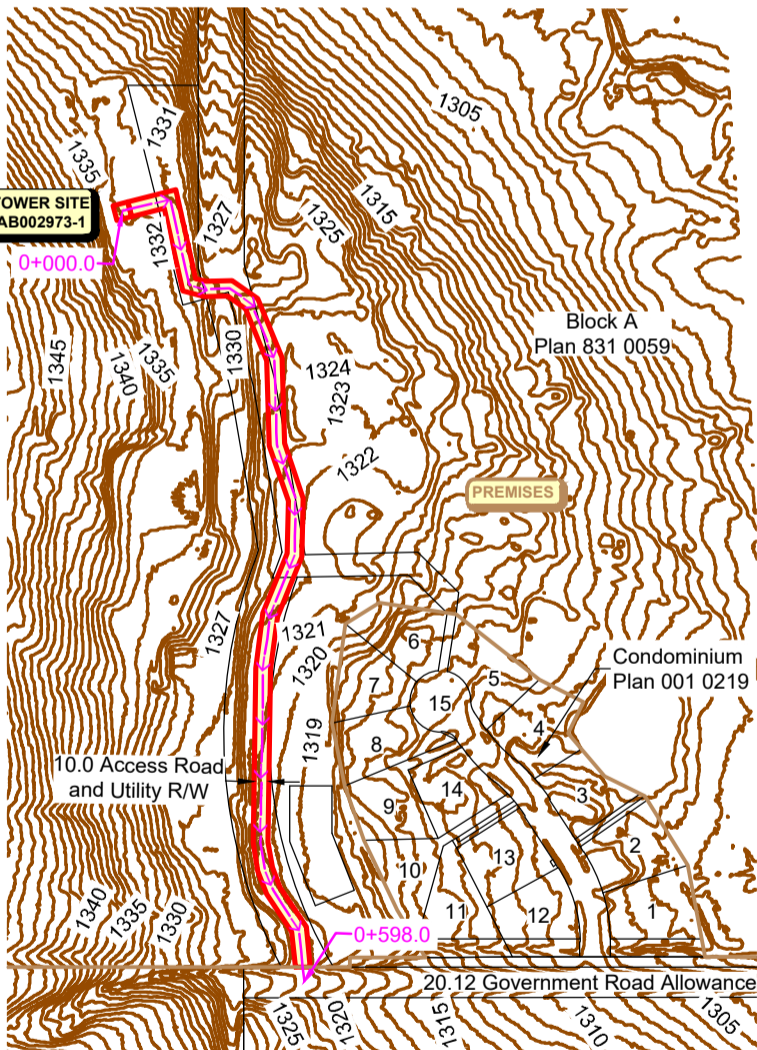


CONTOUR DETAIL

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CONTOUR INTERVAL: 0.25m

(Note: Contour Generated from LiDAR Observation)

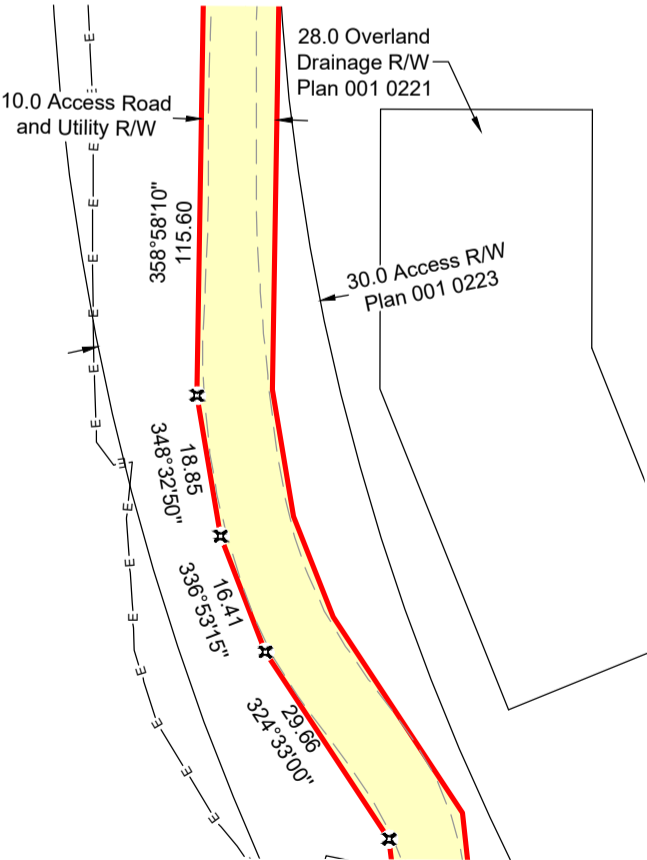


CONTOUR DETAIL

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CONTOUR INTERVAL: 1.0m

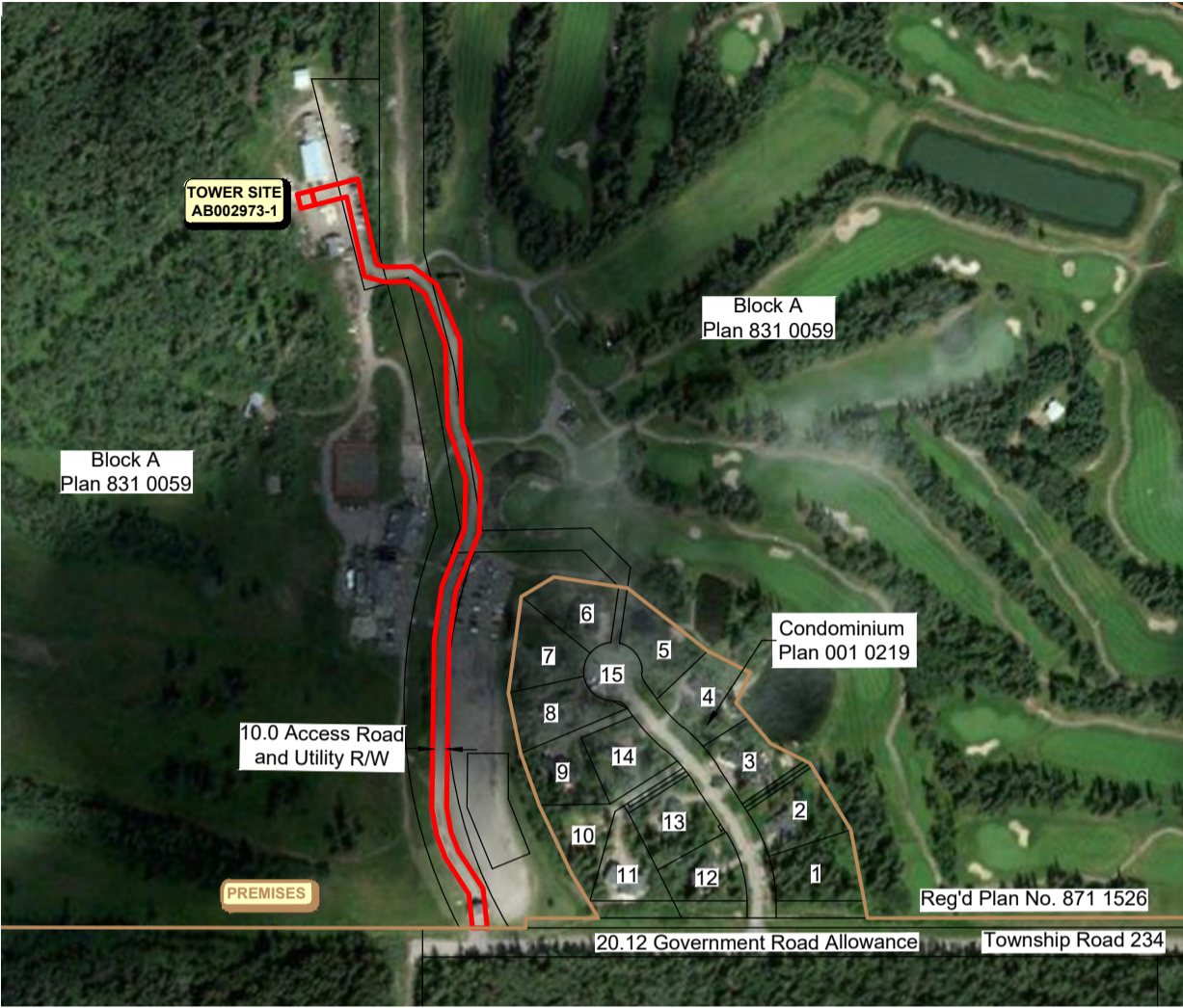
(Note: Contour Generated from LiDAR Observation)



DETAIL 'D'

Scale = 1:1000

SCHEDULE 'C'



AERIAL IMAGE DETAIL
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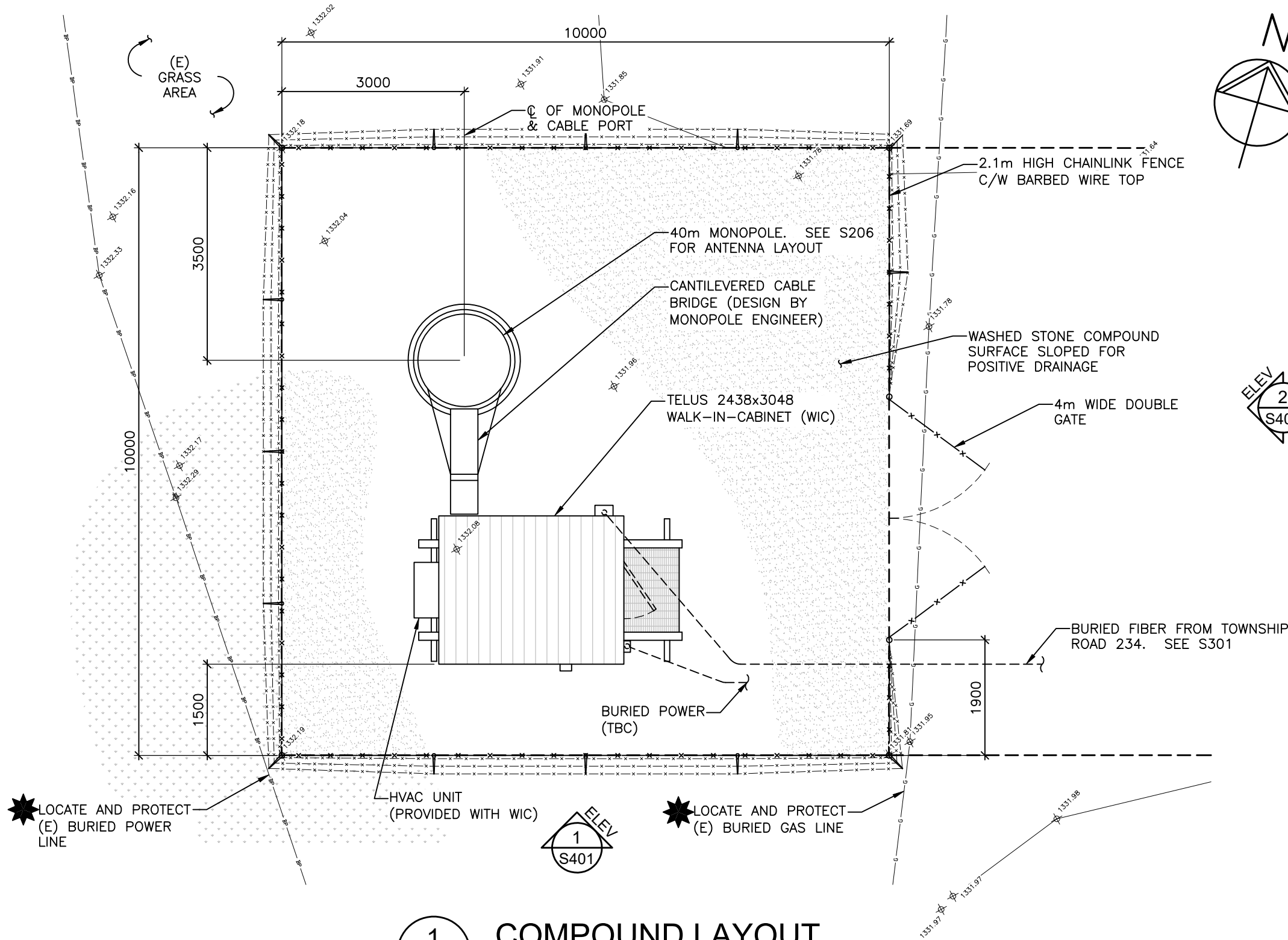
C. of T. 011 272 509 +10 (Dated: April 15th, 2020)	
REGISTERED NO.	ENCUMBRANCES, LIENS AND INTERESTS
7518JN	RESTRICTIVE COVENANT
771 140 006	RESTRICTIVE COVENANT
771 140 010	DEFERRED RESERVE (THE CALGARY REGIONAL PLANNING COMMISSION)
781 175 354	EASEMENT
811 028 161	DEFERRED RESERVE (THE CALGARY REGIONAL PLANNING COMMISSION)
851 180 210	EASEMENT (CANADIAN WESTERN NATURAL GAS COMPANY LIMITED)
861 113 114	UTILITY RIGHT OF WAY (330025 ALBERTA LTD.)
901 178 668	LEASE , ETC (WINTERGREEN GOLF & COUNTRY CLUB)
911 131 601	UTILITY RIGHT OF WAY (WINTERGREEN WOODS WATER UTILITY LTD.)
921 060 001	LEASE (WINTERGREEN GOLF & COUNTRY CLUB)
921 260 443	RESTRICTIVE COVENANT (RESORTS OF THE CANADIAN ROCKIES INC.)
951 063 618	LEASE AMENDING AGREEMENT (WINTERGREEN GOLF & COUNTRY CLUB)
961 146 512	EASEMENT (CANADIAN WESTERN NATURAL GAS COMPANY LIMITED)
001 029 023	EASEMENT & RESTRICTIVE COVENANT (RESORTS OF THE CANADIAN ROCKIES INC.)
001 029 028	UTILITY RIGHT OF WAY (THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44)
001 029 029	DEFERRED RESERVE (CANADIAN WESTERN NATURAL GAS COMPANY LIMITED)
011 102 826	LEASE , ETC (LORI DALE CHASE)
011 272 512	MORTGAGE (BANK OF MONTREAL)
011 272 514	MORTGAGE (548152 ALBERTA LTD.)
031 179 858	LEASE OPTION , ETC. (TERRY J PETTIGREW, BARBARA L BUNDON)
031 187 167	LEASE OPTION (MICHELE ERBAS)
051 258 686	LEASE (KENNETH WILSON, DEBORAH DUNN)
201 039 707	LEASE INTEREST UNDER 20 ACRES (TELUS COMMUNICATIONS INC.)

NOTES:

1. SEE LEGEND ON S301.
2. EXISTING UNDERGROUND SERVICES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY AND ADDITIONAL UNDERGROUND SERVICES MAY EXIST THAT ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING WHERE APPROPRIATE.

LEGEND:

 - DENOTES (E) GRADE ELEVATION (m AMSL)



1

S301

COMPOUND LAYOUT

1:75

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Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.



GS·Sayers
ENGINEERING LTD.

1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glotmansimpson.com

Project: Site ID: **AB002973**
WINTERGREEN GOLF COURSE
ROCKY VIEW COUNTY, ALBERTA



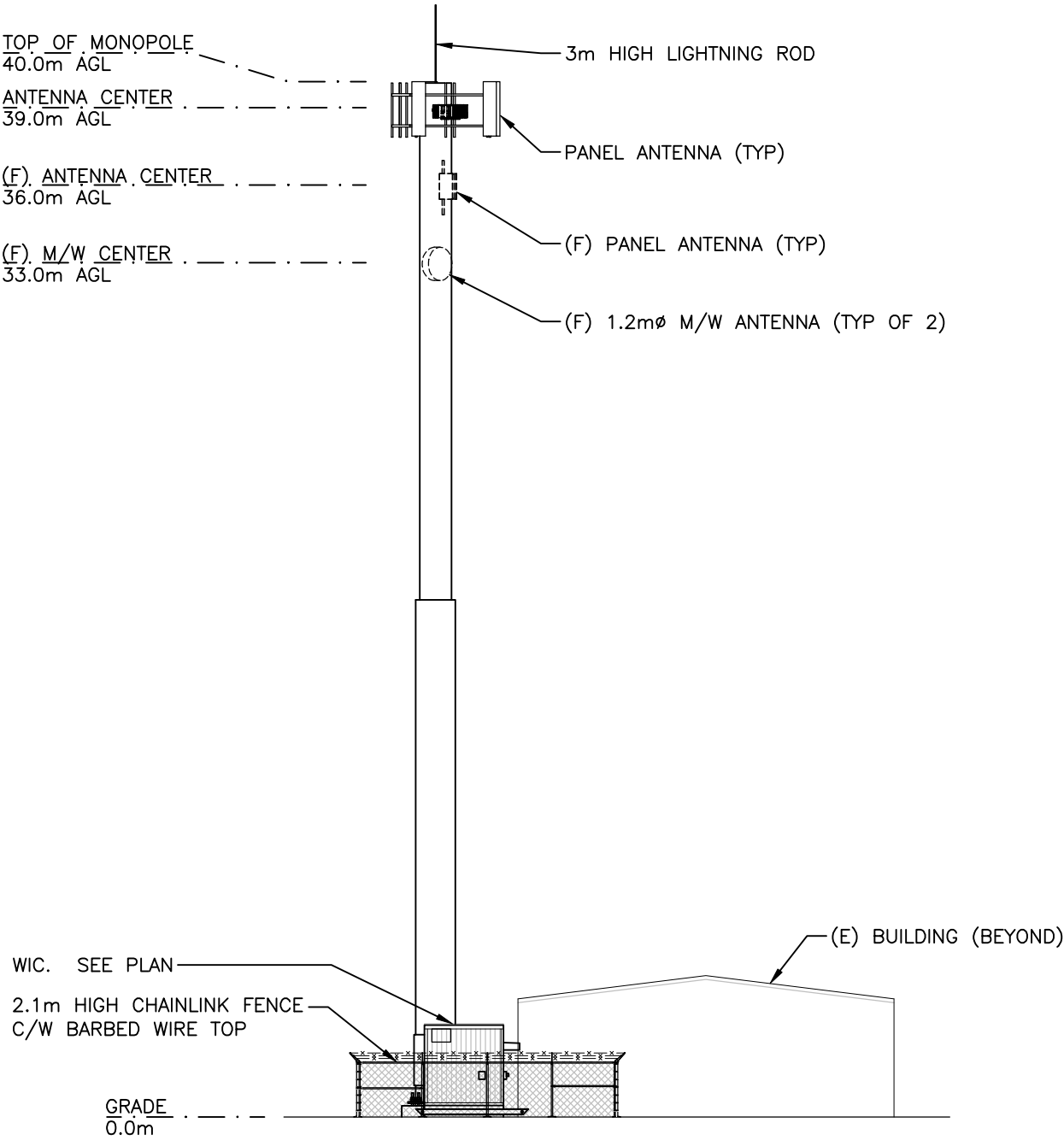
APEGA Permit To Practice: 12714

Sheet Title:
COMPOUND LAYOUT

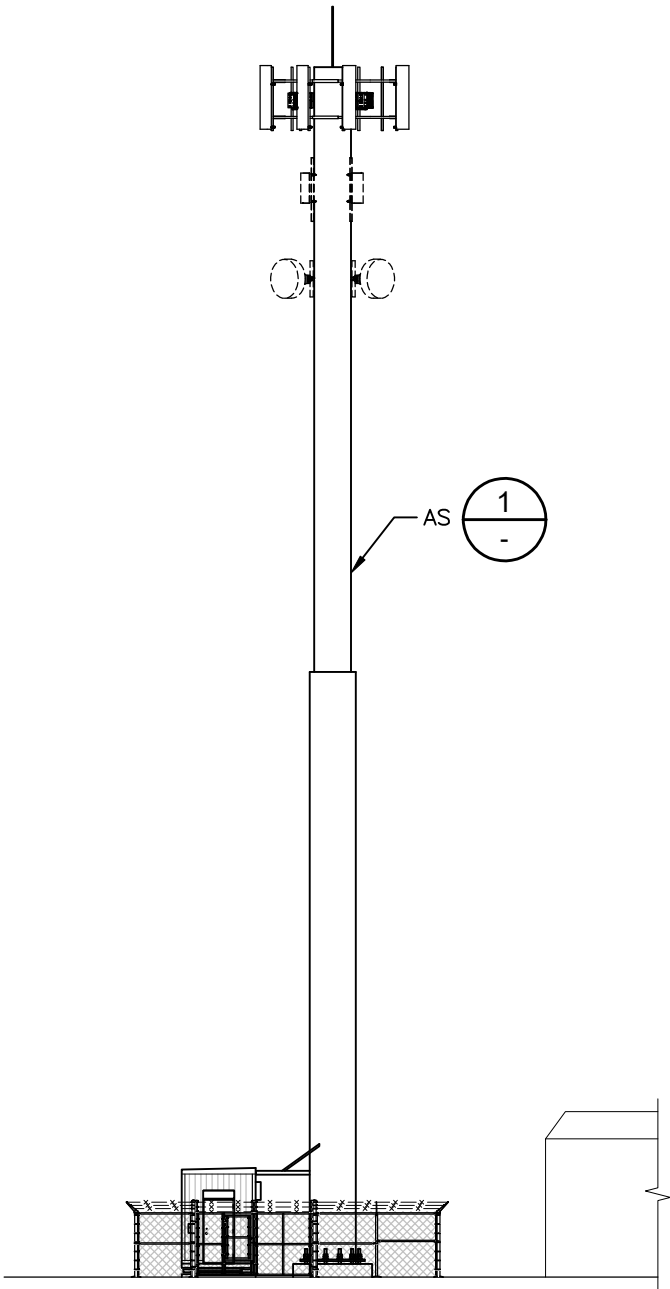
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No.:	Date:	Description:
Revisions:		
Date:	SEP 2020	Drawing:
Scale:	1:75	S304
Drawn:	CW	
Checked:	GF	
Project:	220157	Of

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GROUND LEVEL



1 SOUTH ELEVATION
S304 1:250



2 EAST ELEVATION
S304 1:250

	2020.09.21	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	SEP 2020	Drawing: S401
Scale:	1:250	
Drawn:	CW	
Checked:	GF	
Project:	220157	Of

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1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glotmansimpson.com

Project: Site ID: **AB002973**

WINTERGREEN GOLF COURSE
ROCKY VIEW COUNTY, ALBERTA

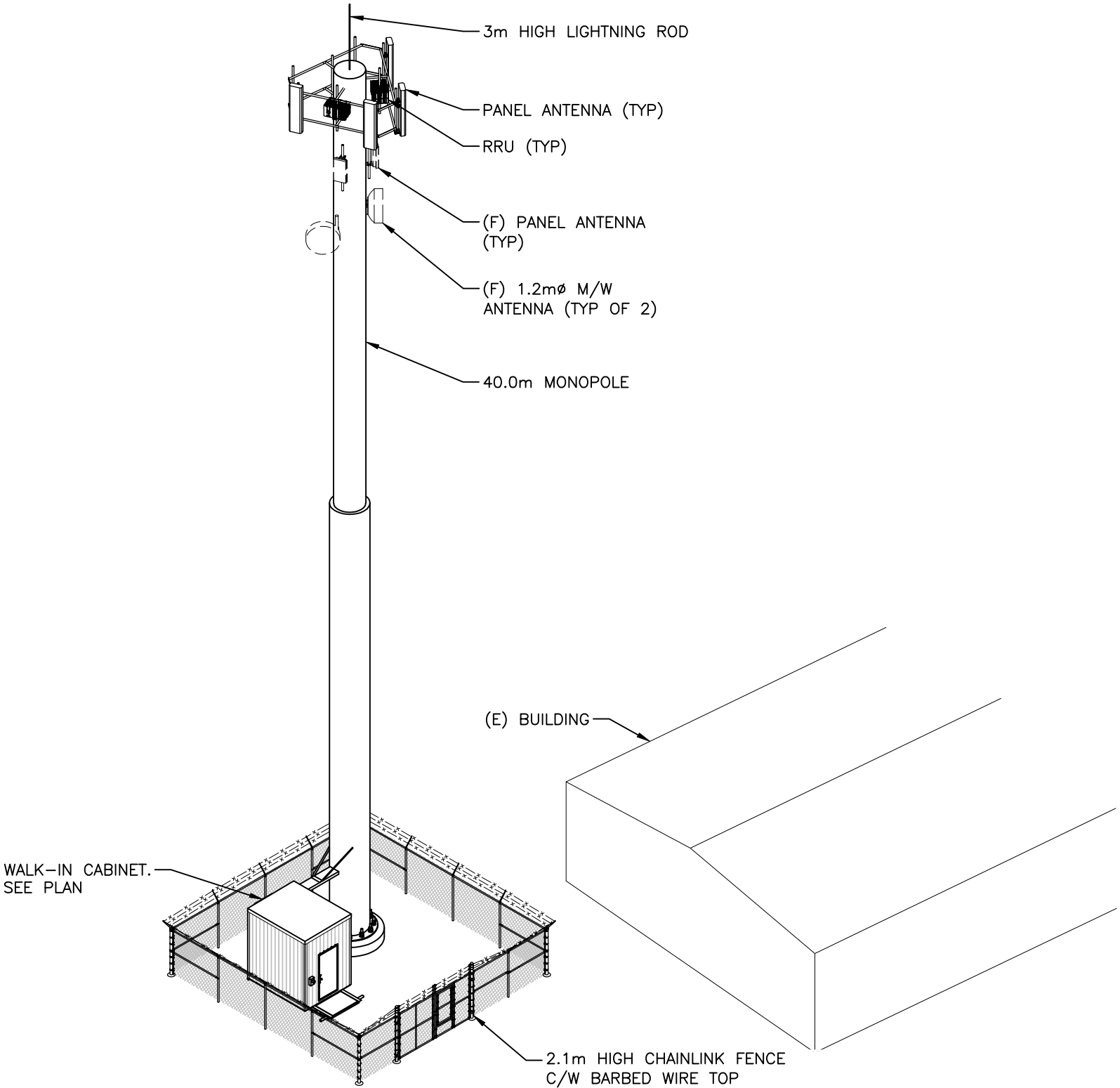
TELUS

APEGA Permit To Practice: 12714

Sheet Title:
SOUTH AND EAST ELEVATIONS

Revisions:

Date:	SEP 2020	Drawing: S401
Scale:	1:250	
Drawn:	CW	
Checked:	GF	
Project:	220157	Of



NOTES:

1. SITE ISOMETRIC IS DIAGRAMMATIC ONLY AND INTENDED TO DEPICT THE GENERAL SITE ARRANGEMENT. EXISTING CONDITIONS MAY NOT BE EXACTLY AS SHOWN.

LEGEND:

- ★ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) – DENOTES EXISTING
- (F) – DENOTES FUTURE
- (TYP) – DENOTES TYPICAL

1 SITE ISOMETRIC
- NTS

	2020.09.21	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:

APEGA Permit To Practice: 12714		Revisions:	
Sheet Title: SITE ISOMETRIC	Date:	SEP 2020	Drawing: S402
	Scale:	NTS	
	Drawn:	CW	
	Checked:	GF	
		Project: 220157	Of

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Project: Site ID: **AB002973**
WINTERGREEN GOLF COURSE
ROCKY VIEW COUNTY, ALBERTA

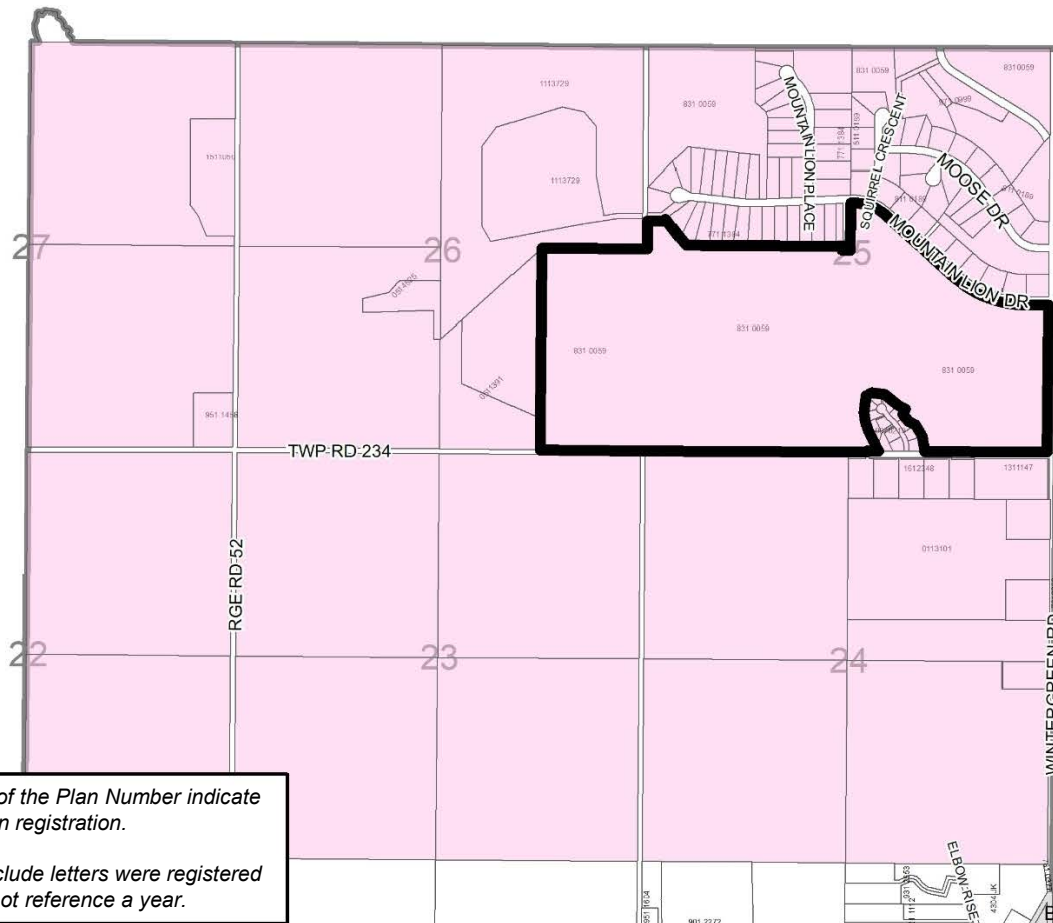




Public Notification Circulation Area

Development Proposal

Installation of a Communications Facility (Type C) and associated equipment cabinet, relaxation of the minimum distance to existing dwellings and other communication facilities



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Division: 01
Roll: 03925001
File: PRDP20204027
Printed: Jan 19, 2021
Legal: Block: A
Plan: 8310059 within S-25-23-05-W05M

Public Notification Responses

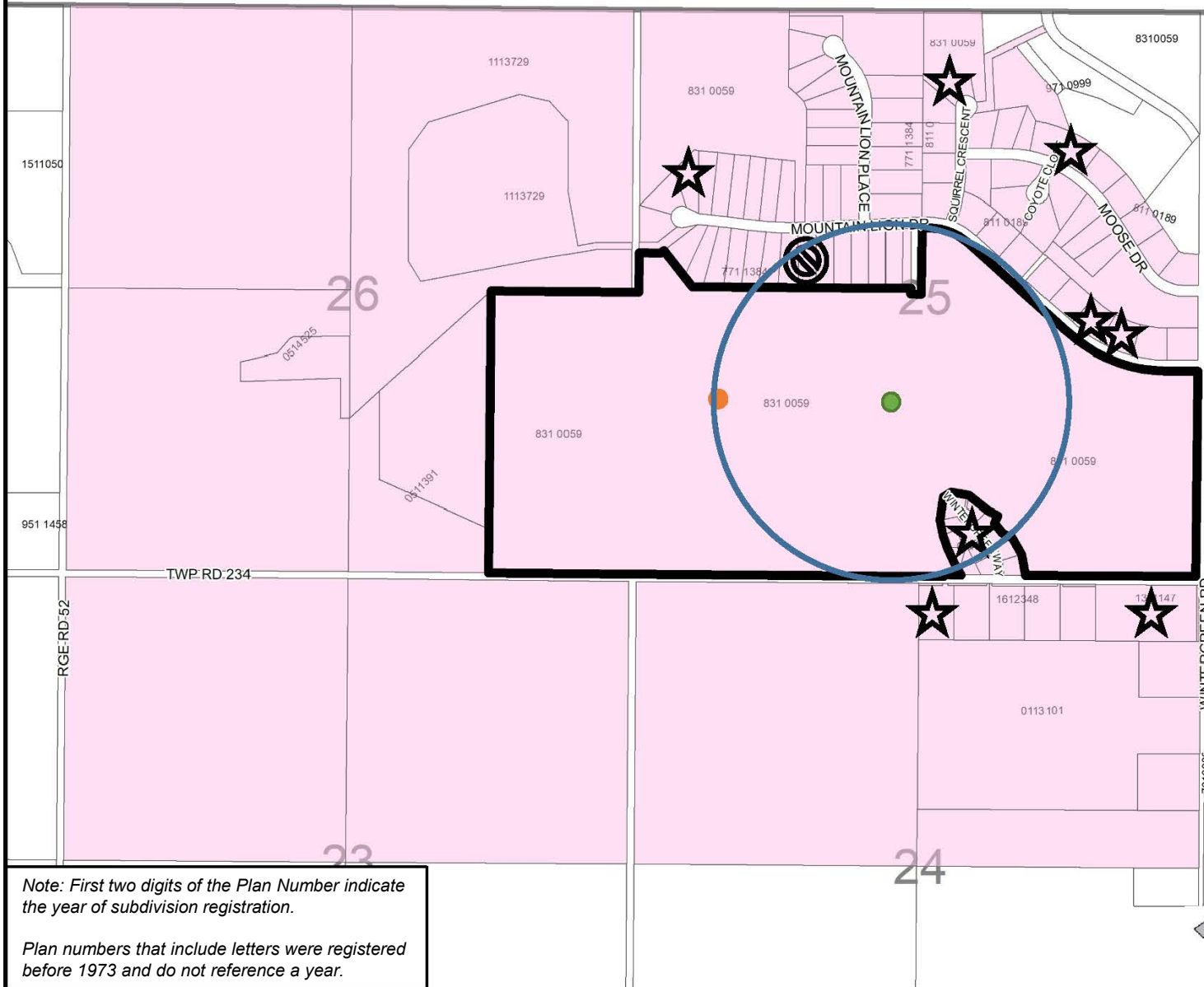
Development Proposal

Installation of a Communications Facility (Type C) and associated equipment cabinet, relaxation of the minimum distance to existing dwellings and other communication facilities

Legend

- Support 
- Opposition 
- Proposed TELUS Tower Location 
- 500 m Radius 
- Approved Xplornet Tower 

Division: 01
 Roll: 03925001
 File: PRDP20204027
 Printed: Jan 19, 2021
 Legal: Block: A
 Plan: 8310059 within S-25-23-05-W05M





TELUS Communications Inc.
Public Notice
43m Monopole Telecommunication Tower
October 7, 2020

Comment Sheet – AB002973-1

Send by Fax to (403) 290-0050 or email at comments@landsolutions.ca
or Mail to TELUS c/o LandSolutions LP
Suite 600, 322 – 11th Avenue SW, Calgary, AB T2R0C5

Proposed TELUS Telecommunications Facility
50108 Twp. Rd. 234, Bragg Creek, Alberta T0L 0K0
Rocky View County

1. Are you a cellular telephone or wireless internet user?

☒ Yes

☐ No

2. Is the location of the proposed facility acceptable?

☒ Yes

☐ No

If no, why? _____

3. Are you satisfied with the design of the proposed facility?

☒ Yes

☐ No

Comments: _____

4. Other comments (please attach pages if more space is needed):

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: A. G. BAPTIE

Address: 233-243 WINTERGREEN RD.

Postal Code: T0L0K0

Phone: _____

Email: _____



TELUS Communications Inc.

Public Notice

43m Monopole Telecommunication Tower

October 7, 2020

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50108 Twp. Rd. 234, Bragg Creek, Alberta T0L 0K0
Rocky View County

1. Are you a cellular telephone or wireless internet user?

☒ Yes☐ No

2. Is the location of the proposed facility acceptable?

☒ Yes☐ No

If no, why? _____

3. Are you satisfied with the design of the proposed facility?

☒ Yes☐ No

Comments: _____

4. Other comments (please attach pages if more space is needed):

This tower is much needed in the community. I am
looking forward to this being built & finally having
cell coverage at my residence.

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: Bryan HopeAddress: 80 Moose Dr.Postal Code: T0L 0K0

Phone: _____

Email: _____



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50108 Twp. Rd. 234, Bragg Creek, Alberta T0L 0K0
Rocky View County

1. Are you a cellular telephone or wireless internet user?

☒ Yes

☐ No

2. Is the location of the proposed facility acceptable?

☒ Yes

☐ No

If no, why? _____

3. Are you satisfied with the design of the proposed facility?

☒ Yes

☐ No

Comments: _____

4. Other comments (please attach pages if more space is needed):

We currently receive our internet from xplornet and the coverage is very poor. If telus can provide good coverage we would be interested in switching providers.

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: Carol Mertens

Address: 58 Mountain Lion Drive, Bragg Creek

Postal Code: T0L0K0

Phone: _____

Email: _____



Comment Sheet – AB002973-1

Send by Fax to (403) 290-0050 or email at comments@landsolutions.ca

or Mail to TELUS c/o LandSolutions LP

Suite 600, 322 – 11th Avenue SW, Calgary, AB T2R0C5

Proposed TELUS Telecommunications Facility
50108 Twp. Rd. 234, Bragg Creek, Alberta T0L 0K0
Rocky View County

1. Are you a cellular telephone or wireless internet user?

☒ Yes☐ No

2. Is the location of the proposed facility acceptable?

☒ Yes☐ No

If no, why? _____

3. Are you satisfied with the design of the proposed facility?

☒ Yes☐ No

Comments: _____

4. Other comments (please attach pages if more space is needed):

This is an excellent location. It is visually
non-intrusive and well located for area
coverage. I fully support installation
of this telecommunications tower.

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: Grant & Cindy NelsonAddress: 44 Mountain Lion Dr.Postal Code: T0L 0K0

Phone: _____

Email: _____



TELUS Communications Inc.
Public Notice
43m Monopole Telecommunication Tower
October 7, 2020

Comment Sheet – AB002973-1

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or Mail to TELUS c/o LandSolutions LP
Suite 600, 322 – 11th Avenue SW, Calgary, AB T2R0C5

Proposed TELUS Telecommunications Facility
50108 Twp. Rd. 234, Bragg Creek, Alberta T0L 0K0
Rocky View County

1. Are you a cellular telephone or wireless internet user?

☒ Yes

☐ No

2. Is the location of the proposed facility acceptable?

☒ Yes

☐ No

If no, why? _____

3. Are you satisfied with the design of the proposed facility?

☒ Yes

☐ No

Comments: _____

4. Other comments (please attach pages if more space is needed):

Our cell phones currently only work off our home wifi. If the power goes out we have no cell phone connection at home. A Telus tower is absolutely needed.

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: Jack Miller

Address: 40 Wintergreen Way, Bragg Creek

Postal Code: T0L 0K0

Phone: _____

Email: _____

From: [REDACTED]
To: [Comments](#)
Subject: [EXTERNAL]AB002973-1
Date: October 27, 2020 3:43:34 PM

To whom it may concern;
I live across the road from Wintergreen Golf Course and the proposed cell tower.

I am completely in favour of the build, as it will provide service we don't currently have.

I am satisfied with the location and the design.

Thanks,

Jory Jenson, EMT-P
Captain
[REDACTED]

Jory Jenson

Captain
[REDACTED]
[REDACTED]

Brenden Smith

From: Rick Boden [REDACTED]
Sent: October 16, 2020 3:54 PM
To: Comments
Cc: development@rockyview.ca
Subject: [EXTERNAL]Telus tower at Wintergreen

Hello,

I am a resident of the Wintergreen community and I received the Telus Tower proposal in the mail today. First of all, I would welcome better cell communications in our neighbourhood so I am not against the tower. I don't believe it would be visible from my house at its proposed location.

Why I am writing is because in the document it is mentioned that there are no suitable co-locate opportunities and the existing Xplornet tower is mentioned as too short. If it is the tower I am thinking of, there would also be no electricity available.

However several months ago, we received a similar proposal from Xplornet voicing their interest in constructing a new tower which, I believe, was planned at around 30 metres but much higher on the terrain than the proposed Telus tower. They also mentioned they were looking for co-location options.

Are you aware of the Xplornet proposal? Just curious.

Rick Boden

Brenden Smith

From: Comments
Sent: Sunday, January 17, 2021 7:06 AM
To: Susan Youmans
Cc: Brad Youmans; development@rockyview.ca
Subject: RE: AB002973_RE: [EXTERNAL]Wintergreen telecommunication tower

Hello Susan,

Thanks for the email. We applied to Rocky View County for Concurrence/support of the facility. The proposal will go before the Municipal Planning Commission for consideration on Feb. 10th. Following issuance of concurrence TELUS could build the facility within 6-8 months. It may be operational this year.

Regarding service, the tower would provide connectivity for high-speed home internet, as well as general cellular/mobile devices.

Thanks for reaching out. I'm copying staff at Rocky View County so they are aware of your interest.

Sincerely,

Sincerely,

Brenden Smith, RPP/MCIP
[SITE ACQUISITION & MUNICIPAL AFFAIRS SPECIALIST](#)

T: 403-290-0008 | F: 403-290-0050

Email: comments@landsolutions.ca



This message is intended only for the named recipients and may contain information that is confidential, privileged, or exempt from disclosure under applicable law. Any distribution, use, or copying of this message by anyone other than the named recipients is strictly prohibited.

 Please consider the environment before printing this email message.

From: Susan Youmans [REDACTED]
Sent: January 11, 2021 11:58 AM
To: Comments <comments@landsolutions.ca>

Cc: Brad Youmans [REDACTED]

Subject: Re: AB002973_RE: [EXTERNAL]Wintergreen telecommunication tower

Hi Brenden,

We are considering putting our home up for sale in Wintergreen and not having cell phone coverage there (at the end of Squirrel Crescent) is going to be a bigger concern for potential buyers.

Can you please give me an update regarding if the communications tower is going in and if so, when? Also, will internet access be provided as well as cell coverage? Our current internet is also terrible. Slow and intermittent.

Thanks so much.

Susan Youmans

On Sun, Nov 1, 2020 at 11:01 AM Comments <comments@landsolutions.ca> wrote:

Hi Susan, thanks for the email and feedback. I'll be in touch at the end of the public comment period.

Sincerely,

Brenden Smith, RPP/MCIP
SITE ACQUISITION & MUNICIPAL AFFAIRS SPECIALIST

T: 403-290-0008 | F: 403-290-0050

Email: comments@landsolutions.ca



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Please consider the environment before printing this email message.

From: [REDACTED]
To: [Comments](#)
Subject: Re: AB002973-1 Proposed TELUS Telecommunication Facility at 50108 Twp. Rd. 234, Bragg Creek, AB
Date: November 23, 2020 11:24:39 AM

Thank you for the follow up.

As there is a high probability that the proposed tower will be visible to our household, I regret to advise that I cannot support the project. I believe there are alternative locations on the hill that would not create a negative view for people in this area.

Thank you for the opportunity to comment.

Tim Grant

On Nov 19, 2020, at 11:18 AM, Comments <comments@landsolutions.ca> wrote:

Hello Tim,
Please read the attached formal response letter.
Sincerely,

Brenden Smith, RPP/MCIP
SITE ACQUISITION & MUNICIPAL AFFAIRS SPECIALIST

T: 403-290-0008 | F: 403-290-0050
Email: comments@landsolutions.ca
<[image001.jpg](#)>

<[image002.jpg](#)> <[image003.jpg](#)> <[image004.jpg](#)> <[image005.jpg](#)>

This message is intended only for the named recipients and may contain information that is confidential, privileged, or exempt from disclosure under applicable law. Any distribution, use, or copying of this message by anyone other than the named recipients is strictly prohibited.

<[image006.jpg](#)> Please consider the environment before printing this email message.
<AB002973-1_Response to Tim Grant.pdf>



TELUS Communications Inc.
Response to Public Consultation Feedback
43.0m Monopole Telecommunication Facility
November 19, 2020

Mr. Tim Grant
205 Mountain Lion Drive
Rocky View County, AB T3Z 2B4
[REDACTED]

RE: Public Consultation for Proposed Telecommunications Facility

TELUS File: AB002973-1
Legal Land Description: Block A, Plan 831 0059 (S ½ 25-23-05 W5M)
Address: 50108 Twp Rd. 234, Bragg Creek, Alberta T0L 0K0
Coordinates: Lat: 50.984158° Long: -114.572699°

Dear Tim,

Thank you for sending us feedback regarding the proposed telecommunications facility for TELUS Communications Inc ("TELUS"). Regarding your question about the degree of visibility of the tower from your residence, it is hard for me to be able to say definitively say it will be visible either way. Your residence is located approximately 490m to the northwest on the other side of the forested hill and there are many trees in the area that may obscure the view of the tower. Also, according to Google Earth there is approximately a 100m difference in elevation from the tower site compared to your residence. You may be able to see the top of the tower from your residence, it may blend in with the trees or be visible, but relatively small at your distance. Currently, there is no indication from Transport Canada available regarding the potential requirement for aeronautical lighting and according to TELUS' preliminary design drawings, there is no expectation that lighting will be required for the tower. Most likely at your distance and with the context of the environment the tower will be slightly visible, but not a nuisance.

Thank you for participating in the public consultation process for this proposal. TELUS endeavours for locate its infrastructure in suitable locations that respect public opinion and considers the technical requirements for providing high quality wireless service to area residents, businesses, and institutions. All correspondence received will become part of the public consultation records shared with Rocky View County and Innovation, Science and Economic Development Canada.

Sincerely,

**LandSolutions LP, on behalf of
TELUS Communications Inc.**

Brenden Smith
Site Acquisition & Municipal Affairs Specialist
LandSolutions LP
600, 322 – 11 Avenue SW
Calgary, AB T2R 0C5
T (403) 290-0008
F (403) 290-0050
E comments@landsolutions.ca

Industry and Health & Safety Info

- <http://strategis.ic.gc.ca/towers>
- <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>
- <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>
- http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php
- <https://www.ctia.org/homepage/public-safety-channel>
- <https://www.cwta.ca/for-consumers/radiofrequency-safety-standards/>



ATTACHMENT 'C': APPLICATION REFERRALS

AGENCY	CIRCULATED	RESPONSE RECEIVED
School Authority		
Rocky View Schools	No	
Calgary Catholic School District	No	
Public Francophone Education	No	
Catholic Francophone Education	No	
Province of Alberta		
Alberta Environment and Parks	No	
Alberta Transportation	No	
Alberta Sustainable Development (Public Lands)	No	
Alberta Culture and Community Spirit (Historical Resources)	No	
Energy Resources Conservation Board	No	
Alberta Health Services	No	
Public Utility		
ATCO Gas	Yes	Yes
ATCO Pipelines	Yes	Yes
AltaLink Management	No	
FortisAlberta	No	
Telus Communications	No	
TransAlta Utilities Ltd.	No	
Adjacent Municipality		
The City of Calgary	No	
Tsuut'ina Nation	No	
Other External Agencies		
EnCana Corporation	No	
Rocky View County Boards and Committees		
ASB Farm Members	No	
Internal Departments		
Recreation, Parks and Community Support	No	
Development Authority	No	
GIS Services	No	
Building Services	No	
Fire Services & Emergency Management	Yes	Yes
Development Compliance	Yes	Yes
Planning and Development Services (Engineering)	No	
Transportation Services	Yes	No
Capital Project Management	Yes	No
Utility Services	Yes	No
Agricultural and Environmental Services	Yes	No