



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 7
DATE:	May 26, 2021	APPLICATION: PRDP20211428
FILE:	06307004	
SUBJECT:	Communications Facility (Type C) / Discretionary use, with Variances	

APPLICATION: Communications Facility (Type C) and associated equipment cabinet and relaxation of the minimum distance to other communications facilities.

GENERAL LOCATION: Located at the southwest junction of Hwy. 566 and Rge. Rd. 285.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: Scott Telecom Services, on behalf of TELUS Communications Inc., is proposing to construct a Type C Communications Facility on a property just east of the Balzac East Area Structure Plan. The communications facility will include a 76.50 m (250.98 ft.) self-support tower with a 7.41 sq. m (79.76 sq. ft.) equipment cabinet. The facility will be located on a 306.00 sq. m (3,293.76 sq. ft.) compound enclosed with a barbed wire and chain-link fence.

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

- 18 (4), as there are three other communications facilities within the 2,000.00 m (6,561.68 ft.) minimum setback requirement, the closest located approximately 1,350.00 m (4,429.13 ft.) away. The Applicant has indicated that this tower is not suitable for co-location as it is too far away to meet coverage objectives.

The Applicant circulated a notification package to all adjacent landowners within 1,600.00 m (5,249.34 ft.) of the proposed tower location; they did not receive any letters of support or opposition.

Administration is of the opinion that any impacts to adjacent lands would be minimal; the surrounding lands are largely industrial and agricultural, with low residential densities. Additionally, adjacent landowners have not voiced any concerns during the notification period.

The Government of Canada 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 facilities against Administrative Policy A-308, *Commercial Communications Facilities*, and either: issues a development permit (concurrence), or refuses the application (non-concurrence). 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 approval in accordance with Option #1.

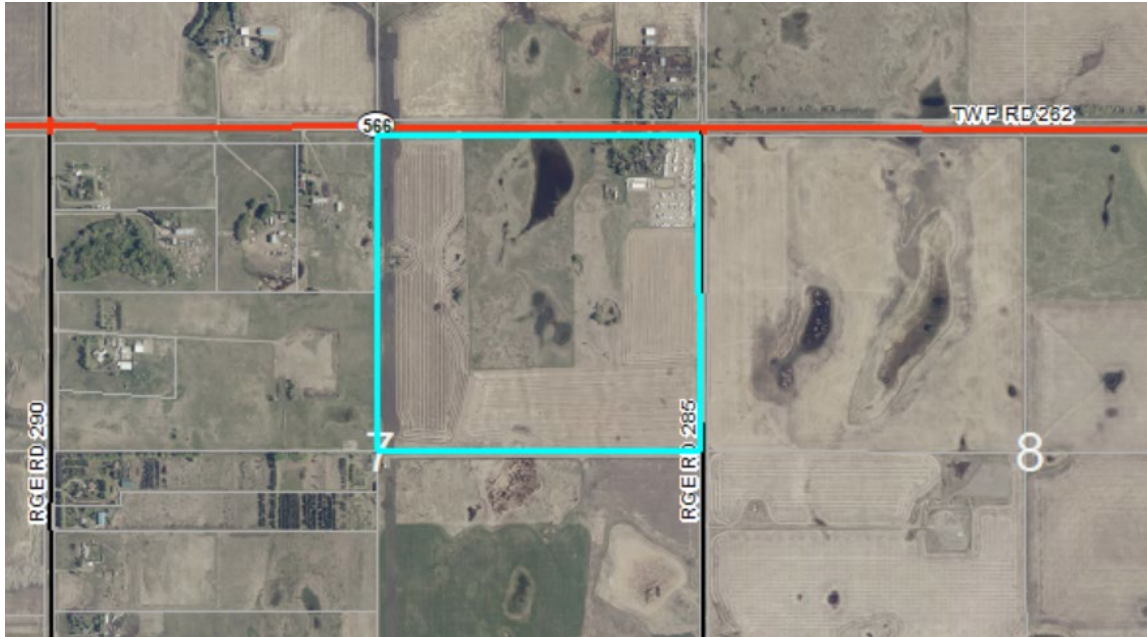
Administration Resources

Sandra Khouri, Planning & Development Services

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20211428 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211428 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Distance from other Type B and Type C facilities	2,000.00 m (6,561.68 ft.)	1,350.00 m (4,429.13 ft.)	32.50%

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; Land Use Bylaw; Commercial Communications Facilities Policy A-308; 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 A-GEN district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission



Additional Review Considerations

Conditions were set based on the following items:

Accessibility to a Road

Access to the proposed tower is from an existing approach off Township Road 285 and a driveway located on the quarter section to the south. TELUS has leased a portion of the quarter section to the south (SE ¼ 7-26-28-W4M) and proposes to gain access through this mutual approach via an access easement.

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. Improving telecommunications connectivity within the County will help achieve this goal.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

1. That a *Communications 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 self-support telecommunications tower, approximately 76.50 m (250.98 ft.) high, with a tower base area of approximately 306.00 sq. m (3,293.76 sq. ft.);
 - ii. Placement of an equipment shelter, approximately 7.41 sq. m (79.76 sq. ft.) in area; and
 - iii. Installation of an over height chain-link enclosure fence, approximately 2.43 m (7.98 ft.) in height.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit confirmation of an Access Easement Agreement between TELUS and the landowner of SE-07-26-28-W04M, inclusive of any required access right-of-way plan.
 - i. That if access is not permitted over the registered pipeline right-of-way, that the access shall be relocated and approved as per County Standards.

Permanent:

3. That the Communications Facility (Type C) may be located within 2,000.00 m (6,561.68 ft.) of another Communications Facility (Type C).
4. 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.
5. That no topsoil shall be removed from the site.
6. That the Communications 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.
7. That should the Communications Facility become deactivated or unused, the Communications Facility shall be removed from the parcel within six months of becoming deactivated or unused.
8. That where possible, light-shielding shall be considered to minimize the impact of the lighting to adjacent communities.
9. That if the development authorized by this Development Permit has not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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.

Advisory:

10. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
11. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

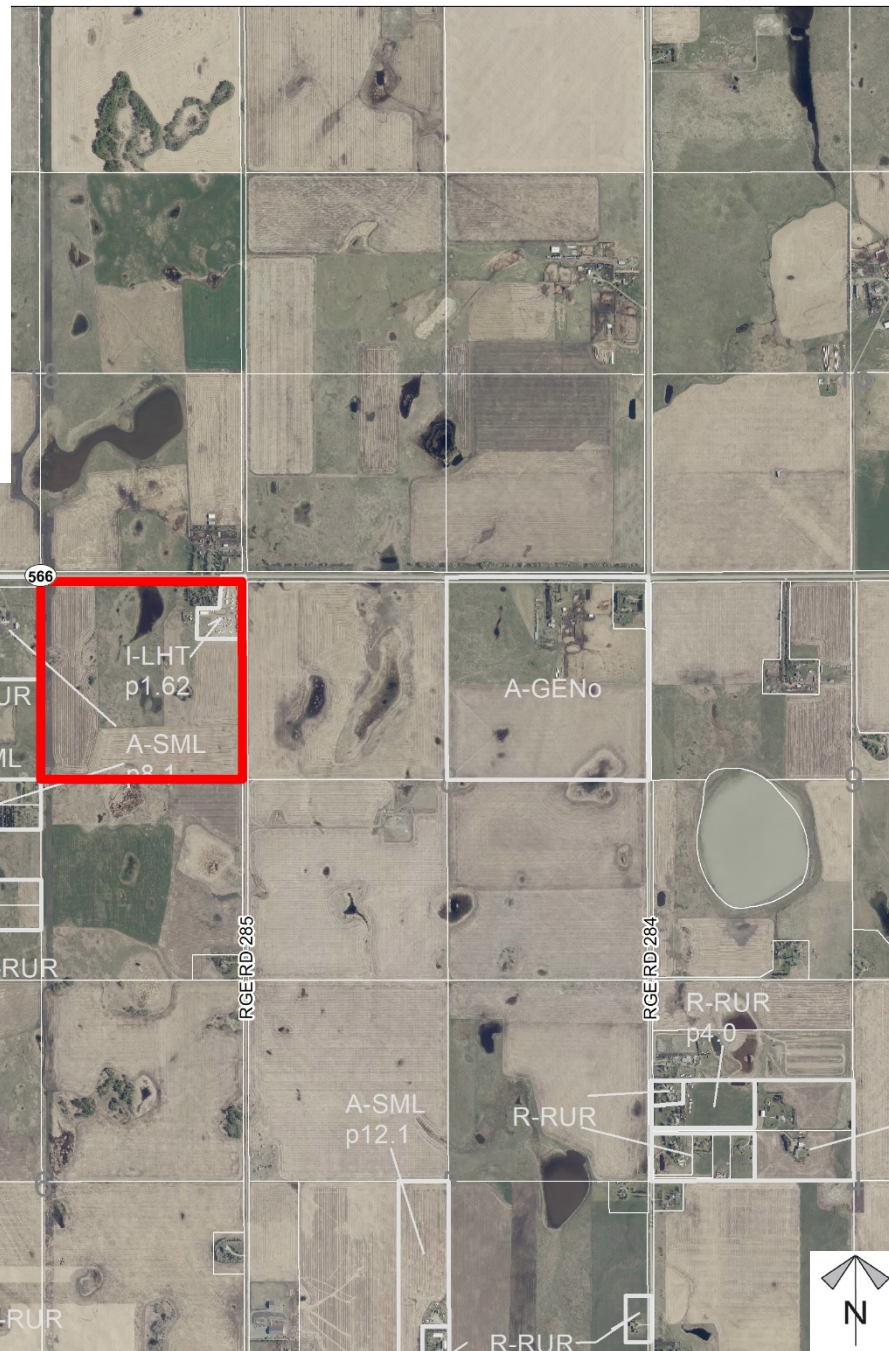
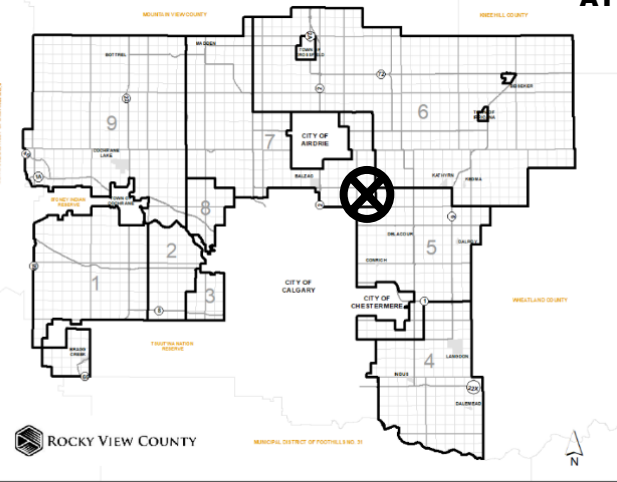
APPLICANT: TELUS Communications Inc. c/o Scott Telecom Services	OWNER: Eleanor Joyce Leinweber
DATE APPLICATION RECEIVED: April 9, 2021	DATE DEEMED COMPLETE: April 12, 2021
GROSS AREA: ± 63.98 hectares (± 158.11 acres)	LEGAL DESCRIPTION: NE-07-26-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board (SDAB)	
HISTORY: <i>July 7, 2017:</i> A development permit was issued for Outdoor Storage, Recreational Vehicles	
PUBLIC & AGENCY SUBMISSIONS: <p>The Applicant circulated a public notification package to all adjacent landowners within a 1,600.00 m (5,249.34 ft.) radius. They did not receive any letters of support or opposition.</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

Communications Facility
(Type C) and associated
equipment cabinet and
relaxation of the minimum
distance to other
communications facilities

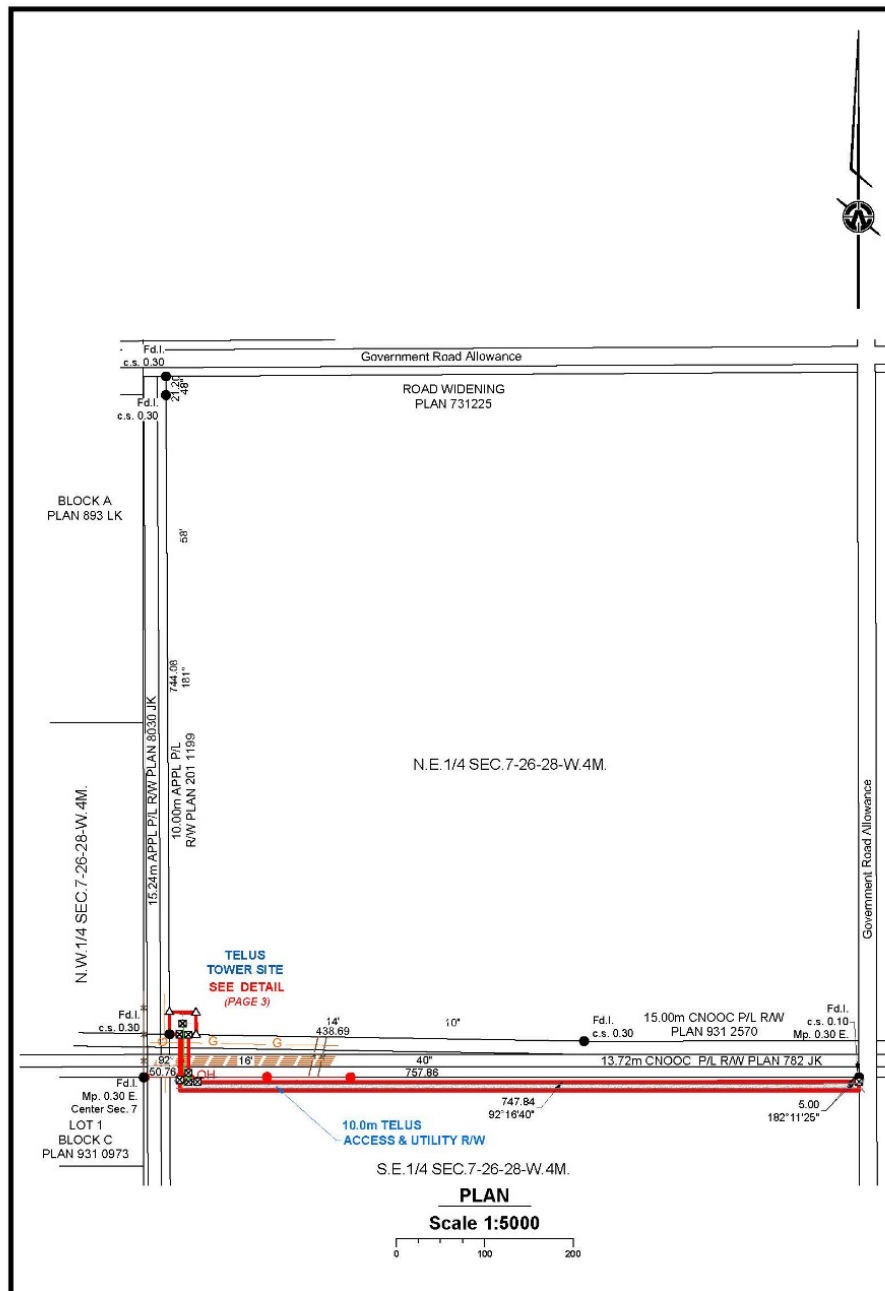


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 File: PRDP20211428
 Printed: April 23, 2021
 Legal: NE-07-26-28-W04M

Site Plan

Development Proposal

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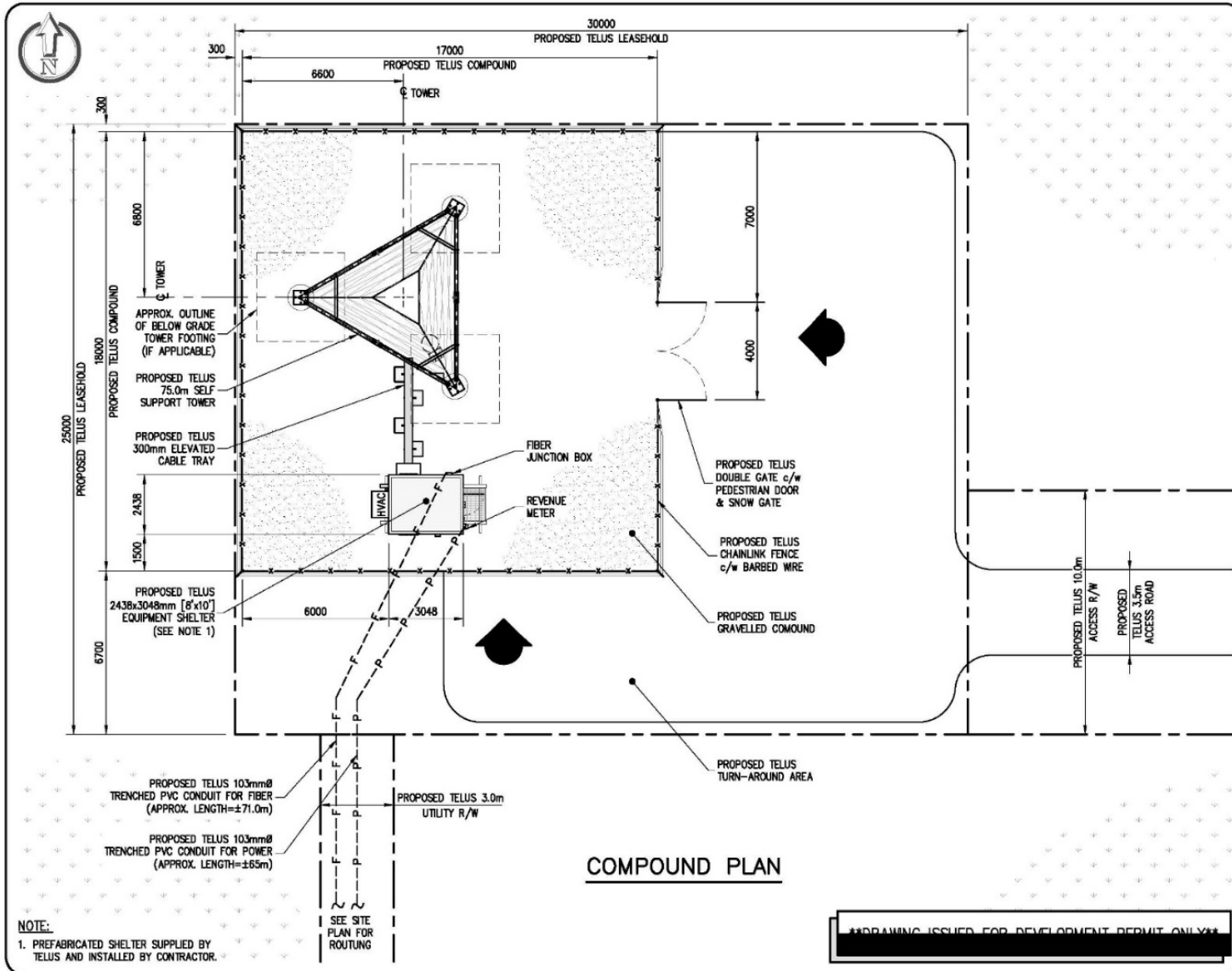
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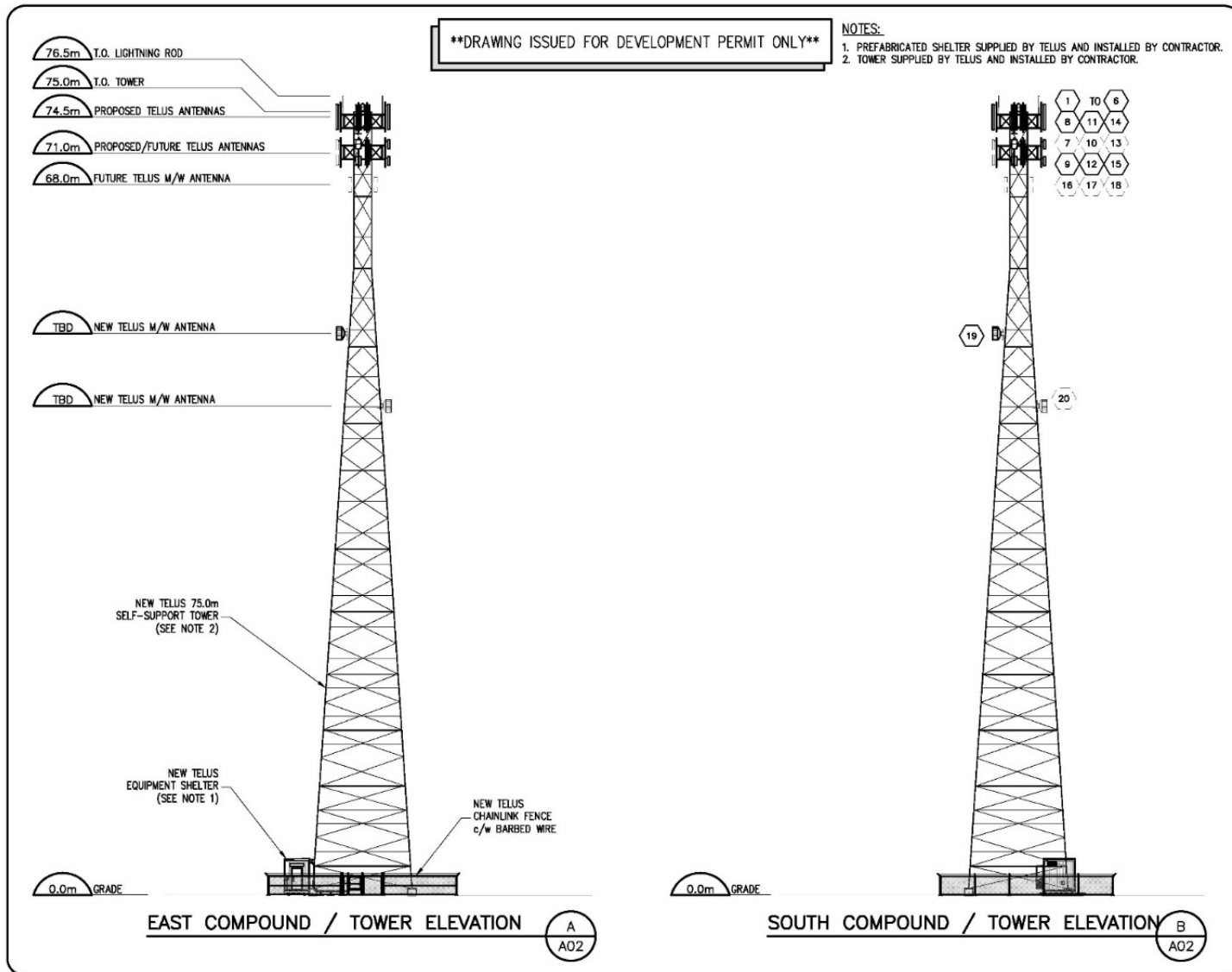


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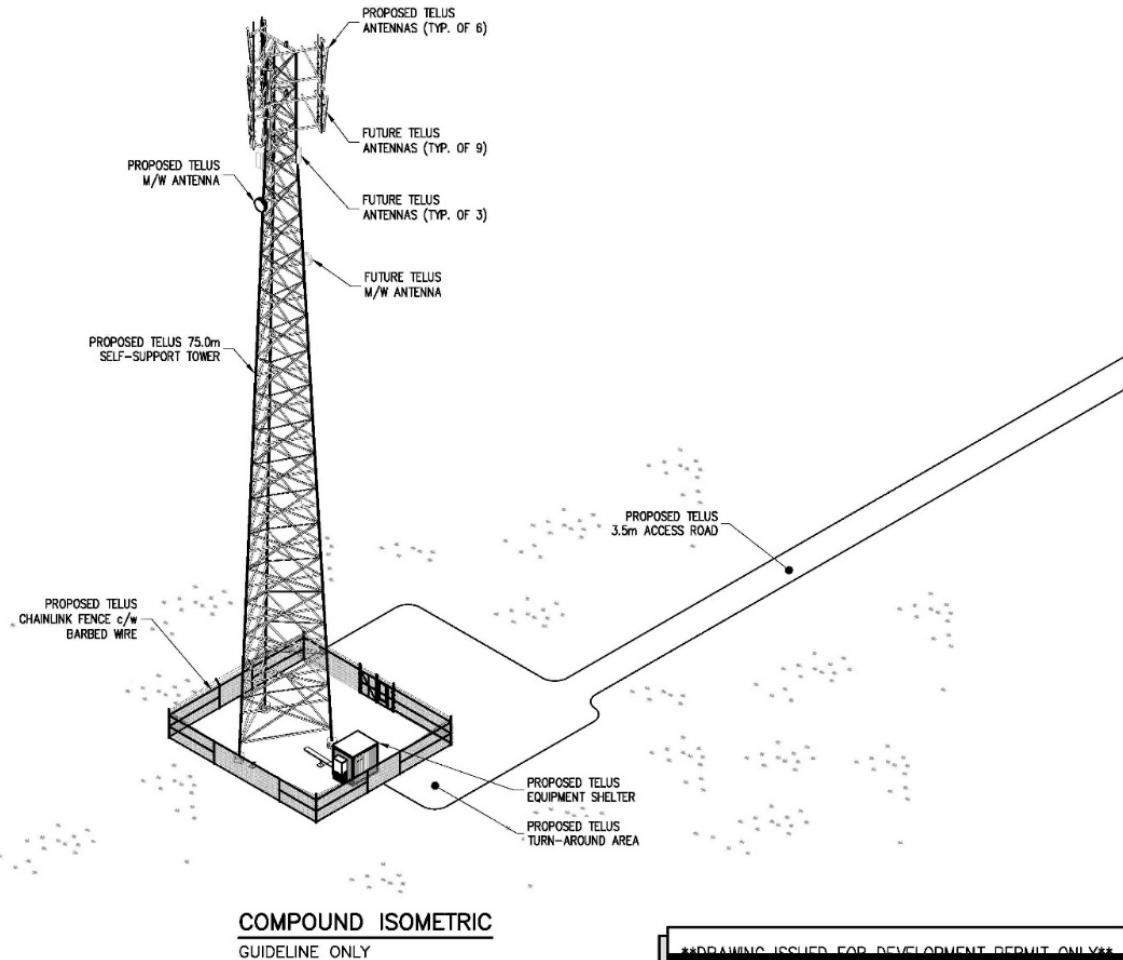


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Site Photos

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Policy A-308 Separation Distances


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Legend

*Proposed
Tower Location* 

*500 m Dwelling
Radius* 

*Existing
Communications
Facilities* 

*2,000 m Tower
Radius* 

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