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**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	May 26, 2021	<b>APPLICATION:</b> PRDP20211823
<b>FILE:</b>	04801003	
<b>SUBJECT:</b>	Communications Facility (Type C) / Discretionary use, with no Variances	

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**APPLICATION:** Installation of a Communications Facility (Type C) and associated equipment shelter.

**GENERAL LOCATION:** Located at the southeast junction of Hwy. 8 and Rge. Rd. 41.

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

**EXECUTIVE SUMMARY:** Scott Telecom Services, on behalf of Xplornet Communications Inc., is proposing to construct a Type C Communications Facility on the subject parcel. The communications facility will include a 45.00 m (147.64 ft.) self-support tower with a 4.46 sq. m (48.00 sq. ft.) equipment shelter. The facility will be enclosed within a 2.10 m (6.89 ft.) tall chain-link barbed wire fence on a 225.00 sq. m (2,421.88 sq. ft.) area leased by Xplornet Communications Inc.

The proposed location meets the criteria of the County's Commercial Communications Facilities Administrative Policy (A-308).

The Applicant circulated a notification package to twenty-one (21) nearby landowners within 1,600.00 m (5,249.34 ft.) of the proposed tower location and received comments from six (6) stakeholders in total; six (6) letters of opposition and no letters of support.

There were no dwellings located within the 500.00 m (1,640.41 ft.) setback radius requirement and no other facilities within the 2,000.00 m (6,561.68 ft.) setback requirement.

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 (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 approval in accordance with Option #1.

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20211823 be approved with the conditions noted in Attachment 'A'.

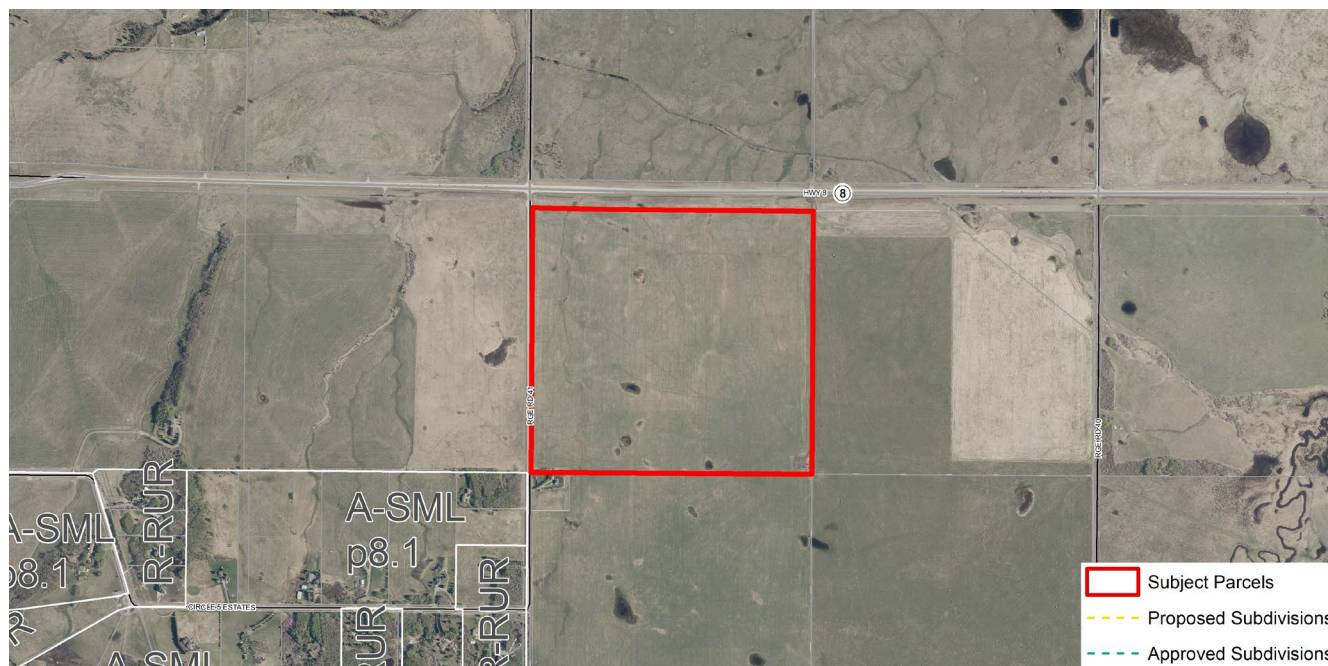
Option #2: THAT Development Permit Application PRDP20211823 be refused.

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**Administration Resources**

Wayne Van Dijk, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

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

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Commercial Communications Facilities Policy A-308;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>PERMITTED USE:</b></p> <p>Commercial Communications Facility (Type C) is a discretionary use in the A-GEN district</p>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <p>Municipal Planning Commission</p>

Additional Review Considerations

Conditions based on the following items:

*Accessibility to a road*

There is an existing approach off Hwy. 8 that is planned to be removed to accommodate future Hwy. 8 widening by Alberta Transportation; not on current three (3) year construction plan. The Applicant proposes to construct a 10.00 m (32.01 ft.) wide approach off Twp. Rd. 41 to access the proposed tower.



## ROCKY VIEW COUNTY

*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"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

WV/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



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 45.00 m (147.64 ft.) high; tower base area: 225.00 sq. m (2,421.88 sq. ft.);
  - ii. Placement of an equipment shelter; 4.46 sq. m (48.00 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.
  - i. 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.
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 the adjacent landowners.
7. 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.

**Advisory:**

8. That during construction, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
9. That a Building Permit, if applicable, shall be obtained for the equipment shelter through Building Services, prior to any construction taking place.
10. That any other federal, provincial, or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
  - i. That a Roadside Development Permit be obtained from Alberta Transportation.





ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

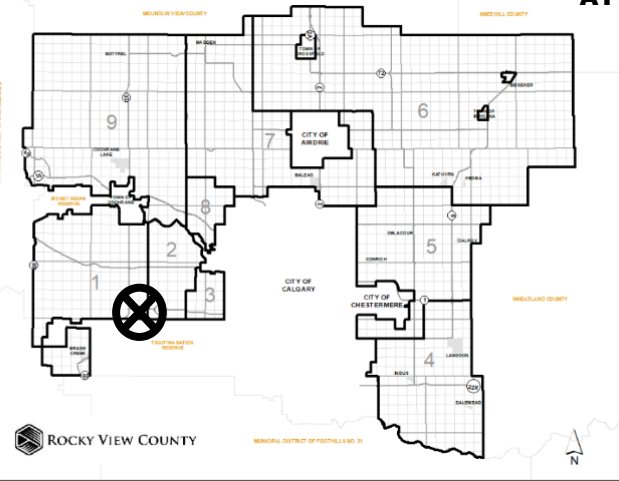
<b>APPLICANT:</b> Xplornet Communications Inc. c/o Scott Telecom Services	<b>OWNER:</b> HCS Investment Holdings Ltd.
<b>DATE APPLICATION RECEIVED:</b> April 16, 2020	<b>DATE DEEMED COMPLETE:</b> May 6, 2021
<b>GROSS AREA:</b> ± 60.82 hectares (± 150.30 acres)	<b>LEGAL DESCRIPTION:</b> NW-01-24-04-W05
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> No previous development permit history	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b>  The Applicant circulated a public notification package to twenty-one (21), adjacent landowners, within a 1,600 m (5,249.34 ft.) radius. Six (6) responses were received, all six (6) were in opposition to the proposal.  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.	



## Location & Context

### Development Proposal

Installation of a  
Communications Facility  
(Type C) and associated  
equipment shelter



Division: 01  
Roll: 04801003  
File: PRDP20211823  
Printed: May 3, 2021  
Legal: NW-01-24-04-W05M



## Aerial Imagery

### Development Proposal

Installation of a  
 Communications Facility  
 (Type C) and associated  
 equipment shelter

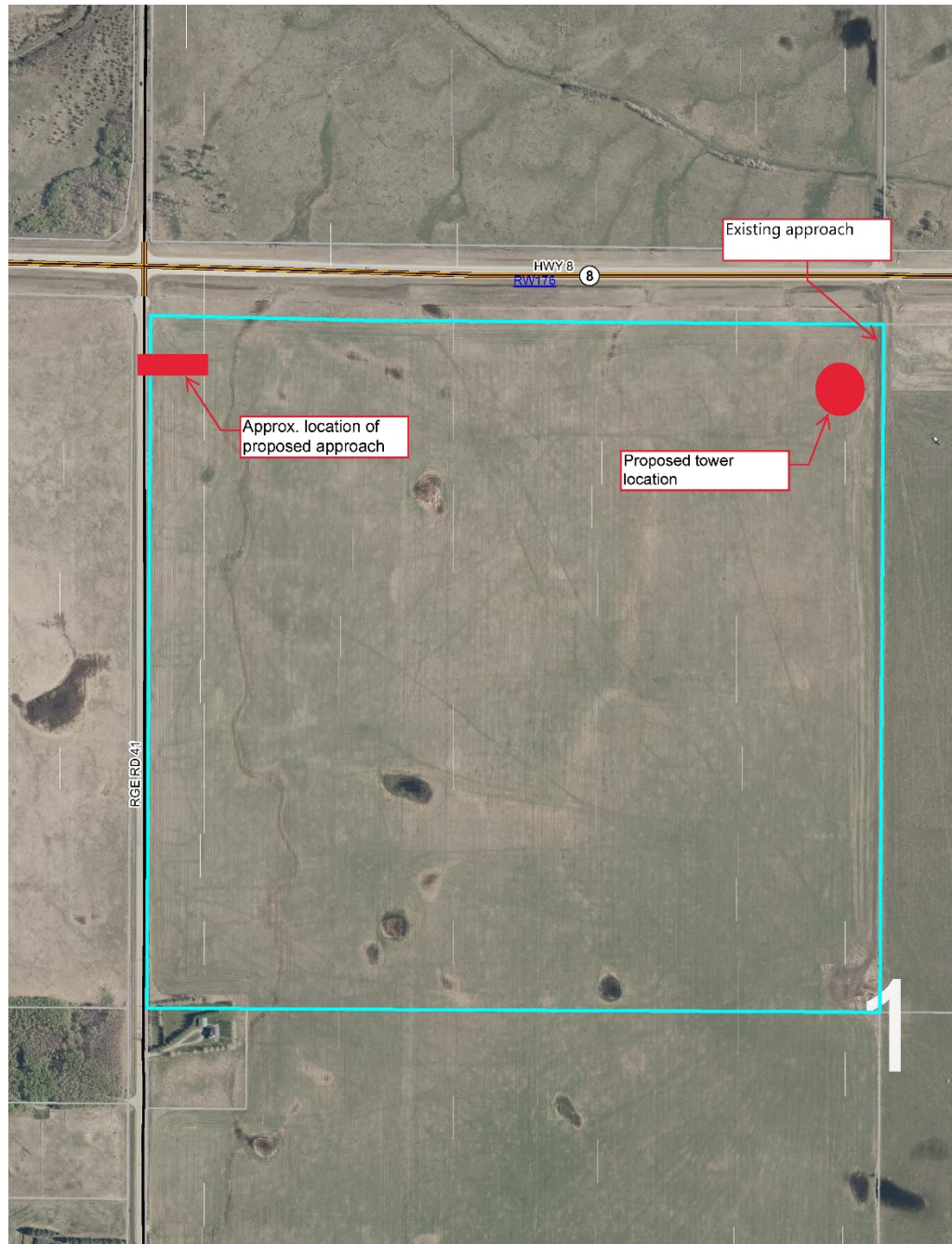


Division: 01  
 Roll: 04801003  
 File: PRDP20211823  
 Printed: May 3, 2021  
 Legal: NW-01-24-04-W05M

## Proposed Access

### Development Proposal

Installation of a  
Communications Facility  
(Type C) and associated  
equipment shelter



Division: 01  
 Roll: 04801003  
 File: PRDP20211823  
 Printed: May 3, 2021  
 Legal: NW-01-24-04-W05M





April 16, 2021

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

Attention: To Whom it May Concern

**RE: Proposed Xplornet Telecommunications Installation  
Located on a portion of NW 1-24-4 W5M  
Development Permit and Request for Concurrence  
Xplornet File: AB1379**

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According to the Radiocommunication Act, the Minister of Industry retains sole jurisdiction over approving proposed radiocommunication antenna systems, including cell towers. Proponents must follow Innovation, Science and Economic Development Canada's antenna tower siting procedures, titled Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03).

Federal regulations require that Xplornet follow the below process:

- Investigate sharing or using existing infrastructure before proposing new antenna-supporting structures.
- Contact the land-use authority (LUA) to determine local requirements regarding antenna systems.
- Undertake public notification and address relevant concerns, whether by following local LUA requirements or Innovation, Science and Economic Development Canada's default process, as is required and appropriate.
- Satisfy Innovation, Science and Economic Development Canada's default process, as is required and appropriate.

In accordance with these policies, public consultation has been completed following ISED requirements and Rocky View County requirements. A notification package was prepared and 21 pre-stamped envelopes were mailed to Rocky View County on March 9, 2021 for distribution to affected residents. A public notice was included in the March 16, 2021 issue of the Rocky View Weekly. The public consultation period concluded on April 15, 2021. To date, six stakeholders have provided comments regarding the proposal. Ken Robinson sent an email and forwarded a comment sheet on March 15, 2021 with concerns regarding aesthetics. The original response was sent on March 17, 2021 with additional correspondence received and responded to. Warren McNabb sent an email on March 16, 2021 and a response was sent on March 25, 2021. Tracey Feist sent an email on April 1, 2021 opposed to the tower location. A response was sent on April 1, 2021 replying to Ms. Feist's comments. Stan and Mary Robinson sent a comment sheet on April 6, 2021 with concerns regarding the tower location. A response was sent on April 6, 2021 with details as to the determination of the location. Cindy Kucyk left a voicemail and sent on a comment sheet on April 7, 2021 with concerns regarding location, consultation process, long term effects and lighting. A response was sent on April 8, 2021 addressing the concerns. M.E. Dusdal sent a letter on April 12, 2021 with concerns regarding location in the notification, tower location and Alberta Transportation plans for Highway 8. A response was sent addressing the concerns on April 13, 2021, allowing for a 21 day response period as per default ISED public consultation requirements. A copy of all correspondence has been included in this package. Scott Telecom Services is pre-submitting following a conversation on March 26, 2021 between Rocky View County, Xplornet Communications and Scott Telecom Services.



We respectfully request that Rocky View County review the following attachments. The attachments are enclosed either as required by your guidelines, or in addition to your guidelines, in order to provide sufficient information to make a decision regarding concurrence:

- Communications Facilities Application Form
- Certificate of Title
- Digital copy of non-financial instruments/caveats registered on title
- Letter of Authorization
- Site Plan
- Elevation Drawings
- Photo Simulation
- Landowner Notification Package
- Public Notice Tearsheet
- Comments Received & Responses Sent
- Invitations to Co-Locate and Response Received

Xplornet makes every attempt to develop as sensitively as possible, while balancing the technical requirements and customer demand for improving service in an area. The location for the proposed telecommunications tower was identified by qualified radiofrequency engineers. It is central to an area experiencing poor signal coverage and that is susceptible to capacity limitations. Xplornet attests that the installation will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6.

In conformance with Innovation, Science and Economic Development Canada's (ISED) (formerly Industry Canada) policy for approving new telecommunications installations, Xplornet has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area. There were no existing structures found within a 2km radius of the targeted area on which to collocate Xplornet's equipment. All equipment necessary to operate this facility will reside within an equipment cabinet at the base of the tower. Xplornet attests that the installation will respect good engineering practices, including structural adequacy.

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you,



Jaclyn Meikle  
Project Manager  
Scott Telecom Services  
Cell: 780-702-5687  
jmeikle@scottland.ca

## Proposed Tower Imagery

### Development Proposal

Installation of a  
Communications Facility  
(Type C) and associated  
equipment shelter



**BEFORE**



**AFTER**



**AB1379**

TOWNSHIP ROAD 241 PHOTOSIM



Division: 01  
 Roll: 04801003  
 File: PRDP20211823  
 Printed: May 3, 2021  
 Legal: NW-01-24-04-W05M



## Landowner Circulation Area

(1,600.00m radius)

### Development Proposal

Installation of a  
Communications Facility  
(Type C) and associated  
equipment shelter

### Legend

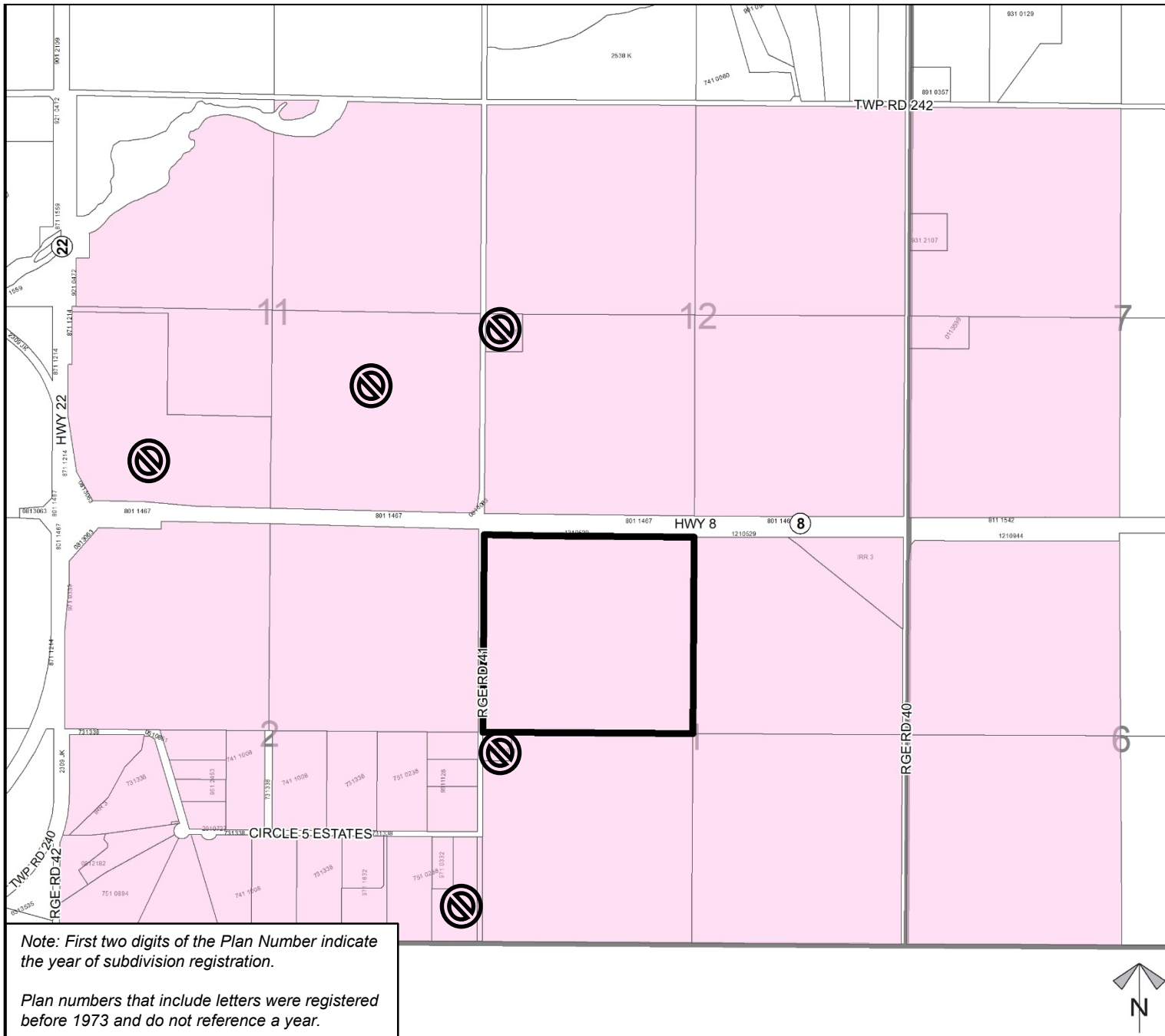
Support



Opposition



Division: 01  
Roll: 04801003  
File: PRDP20211823  
Printed: May 3, 2021  
Legal: NW-01-24-04-W05M



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

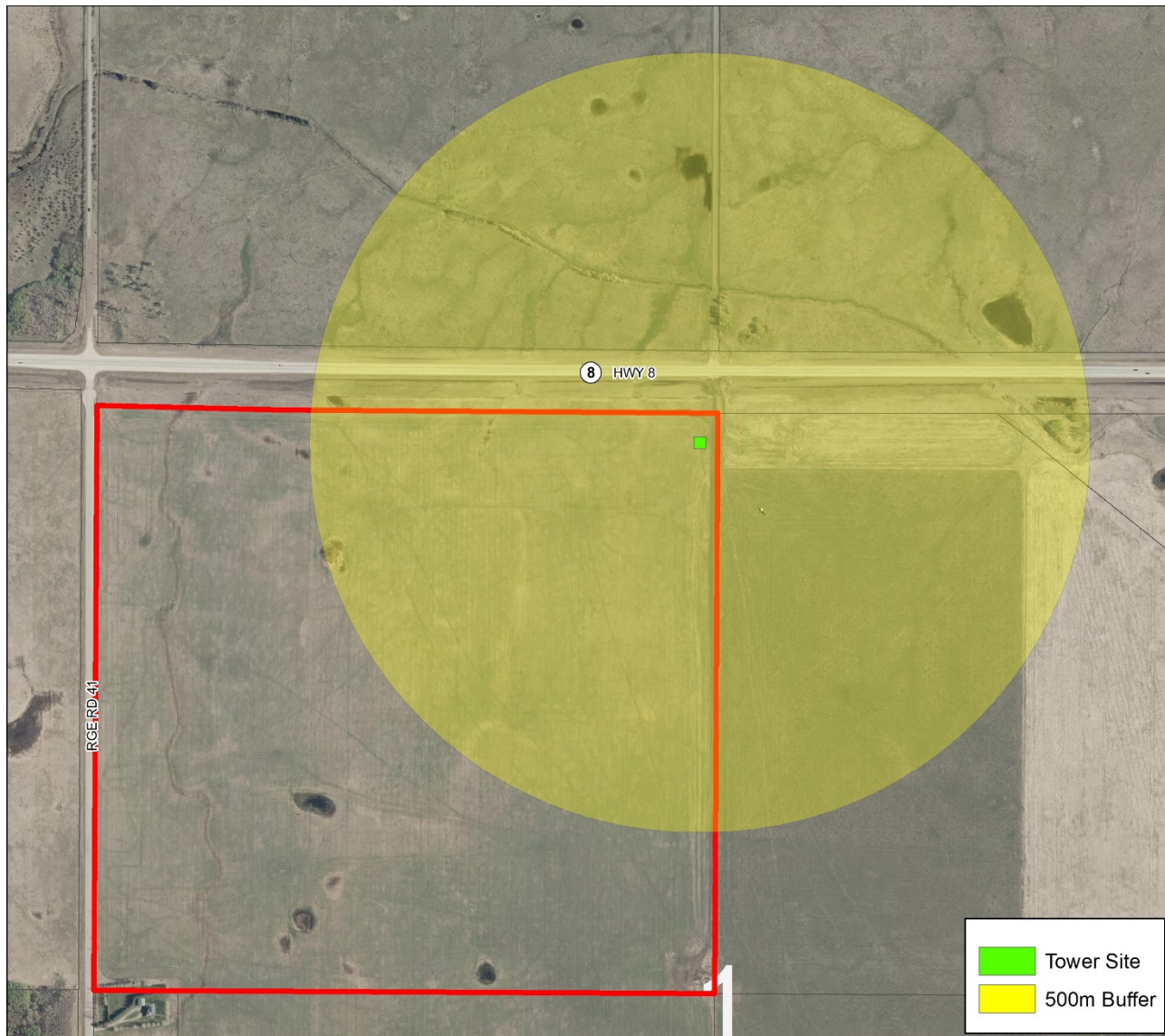
Plan numbers that include letters were registered before 1973 and do not reference a year.

## Landowner Circulation Area

(500.00 m radius)

### Development Proposal

Installation of a  
Communications Facility  
(Type C) and associated  
equipment shelter



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: 04801003  
 File: PRDP20211823  
 Printed: May 3, 2021  
 Legal: NW-01-24-04-W05M



March 16, 2021

To: Landowner

Re: Proposed Xplornet Telecommunications Installation  
Located on a portion of NW 1-24-4 W5M  
Xplornet's File: AB1379

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Xplornet Communications Inc. (Xplornet) would like to notify area residents of a proposal to construct a telecommunications installation on a portion of **NW 1-24-4 W5M** located in Rocky View County. The proposed installation is a 45m (148ft.) self-support tower with the approximate corresponding GPS coordinates of 51.022319° N, -114.432157° W. The dimensions of the tower are  $\pm 1.93\text{m}$ . ( $\pm 6.33\text{ft.}$ ) per side of the triangle. In addition, a public notice will be published in the Rocky View Weekly on the same day as specified above.

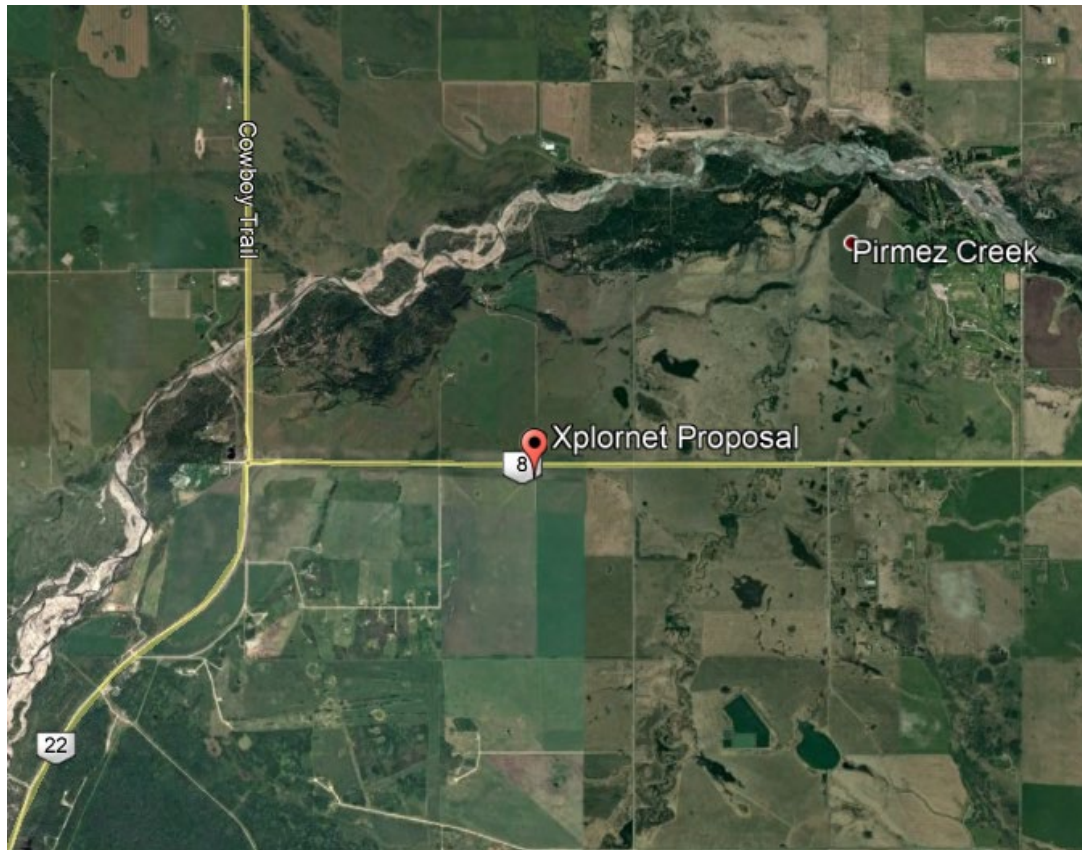
#### **About Xplornet**

Xplornet Communications Inc. is Canada's leading rural broadband Internet provider. We believe everyone should have access to the online world, so we make our service available everywhere in Canada, including the hard to reach places. We overcome the challenges of Canada's vast geography through our hybrid network of fixed-wireless towers on the ground and next-generation satellites in space. Our customers live in the farthest reaches of the country and just outside of major urban centres, and through our coast-to-coast network of local dealers we connect them to all that the Internet offers. Xplornet connects you to what matters online. For more information, please visit <https://www.xplornet.com/why-choose-xplornet/>.

#### **Xplornet's Proposal**

In conformance with Innovation, Science and Economic Development Canada's (ISED) (formerly Industry Canada) policy for approving new telecommunications installations, Xplornet has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area. There were no existing structures found within a 2km radius of the targeted area on which to collocate Xplornet's equipment. All equipment necessary to operate this facility will reside within an equipment cabinet at the base of the tower. Xplornet attests that the installation will respect good engineering practices, including structural adequacy.



**Proposed Map****Health Canada**

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. Xplornet attests that the installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's *Safety Code 6*. This includes all combined effects of the installation, setting restrictions and limits to exposure to all radio frequencies and electromagnetic field strengths.

**Canadian Environmental Assessment**

Proponents are responsible for ensuring that antenna systems are installed and operated in a manner that complies with other statutory requirements such as *the Canadian Environmental Protection Act, 1999*, *the Migratory Birds Convention Act, 1994*, and *the Species at Risk Act*, as applicable. The proposed telecommunications facility described in this notification package is excluded from environmental assessment under the Impact Assessment Act (IAA).

**Transport Canada / NAV Canada Requirements**

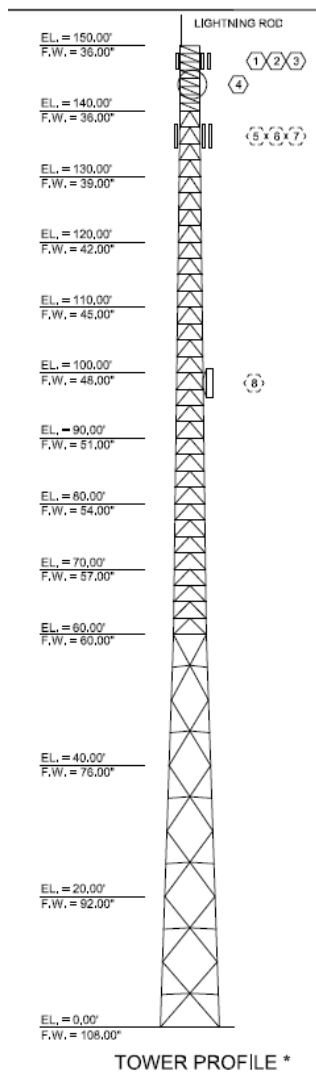
Transport Canada and NAV Canada determine requirements for marking and lighting of the tower and whether the proposal would have an impact on the provision of the national air navigation system. Based on the information regarding the proposed tower, the expectation is that marking or lighting will not be required, however the federal authorities will make the final determination.

**Colocation**

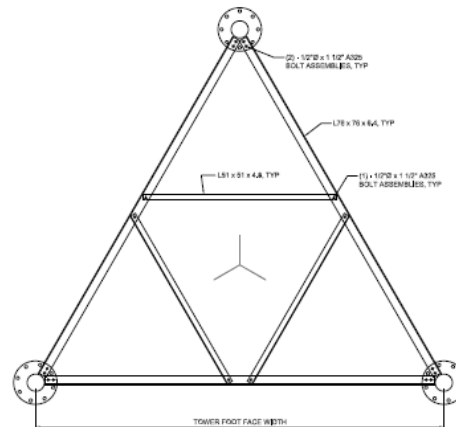
It is Xplornet's policy to first consider colocating (sharing) existing infrastructure, including other carrier's towers before proposing to build a new structure. Where a new structure is required to be built, Xplornet welcomes colocation applications by other carriers. In accordance with federal regulations, Xplornet has processes in place to facilitate the sharing of Xplornet's telecommunications tower infrastructure in a timely manner. Future sharing may result in additional antennas being installed on the proposed tower.

**Elevation Profile/Antenna Mounts**

Below is the elevation profile of the proposed 45m. self-support tower, a tower plan view and photos indicative of the mounted antenna(s) that are planned to be located on this tower. All of the equipment required to operate the facility will reside within an equipment shelter with the approximate dimensions of 6' x 8' located within the fenced compound.



Antenna Dimensions:  
750mm x 280mm x 85mm



Tower Plan View:  
±1.93m. (±6.33ft.) per side

**Rationale for a Tower Site**

As more Canadians rely on internet services for personal security, convenience and business, Xplornet is required to respond to the demands of our customers by completing network expansion and improvements.

**Additional Information**

General information regarding telecommunications systems is available on ISED's Spectrum Management and Telecommunications websites:

Innovation, Science and Economic Development Canada: Facts about towers – <http://ic.gc.ca/antenna>

Innovation, Science and Economic Development Canada: FAQ on Radiofrequency Energy and Health –

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Health Canada: Safety Code 6, Radiofrequency Exposure Guidelines – <http://www.hc-sc.gc.ca/ewh->

[semb/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semb/pubs/radiation/radio_guide-lignes_direct-eng.php)

Health Canada: Cell Phone Towers – [http://www.hc-sc.gc.ca/ewh-semb/radiation/cons/stations/index-](http://www.hc-sc.gc.ca/ewh-semb/radiation/cons/stations/index-eng.php)

[eng.php](http://www.hc-sc.gc.ca/ewh-semb/radiation/cons/stations/index-eng.php)

Canadian Wireless Telecommunications Association (CWTA): Health and Safety – [http://www.cwta.ca/for-](http://www.cwta.ca/for-consumers/health-safety/)

[consumers/health-safety/](http://www.cwta.ca/for-consumers/health-safety/)

Should you have any comments, questions or concerns regarding Xplornet's telecommunications proposal described herein, please feel welcome to contact the undersigned prior to **April 15, 2021**. Comments may be mailed to Scott Telecom Services, Suite 900, 202 – 6<sup>th</sup> Avenue SW, Calgary, Alberta T2P 2R9. Comments may also be faxed to 403-263-5263 or emailed to [notify@scottland.ca](mailto:notify@scottland.ca).

Regards,



Jaclyn Meikle

Project Manager

Agent for Xplornet

Phone: 780-702-5687

Email: [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)

**Additional Contact Information:****Innovation, Science and Economic Development Canada****Southern Alberta District Office**

Spectrum Management Operations

Harry Hays Building

#478, 220 - 4th Avenue SE

Calgary, AB T2G 4X3

Telephone: 1-800-267-9401

Fax: 403-292-4295

Email: [ic.spectrumcalgary-calgaryspectre.ic@canada.ca](mailto:ic.spectrumcalgary-calgaryspectre.ic@canada.ca)

**Rocky View County**

Steven Lam, Development Assistant

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Telephone: 403-520-6303

Email: [SLam@rockyview.ca](mailto:SLam@rockyview.ca)

**Attachments:** Comment sheet



**Comment Sheet (AB1379)**  
**NW 1-24-4 W5M**

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1. Are you an internet service user?

☐ yes

☐ no

2. Do you currently own any of the following devices?

☐ Tablet

☐ Laptop

☐ E-reader

☐ Home Computer

3. Do you plan on purchasing any of the following devices in the next year?

☐ Tablet

☐ Laptop

☐ E-reader

☐ Home Computer

4. Do you feel this is the most appropriate location for the site in this area?

☐ yes

☐ no

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5. Are you satisfied with the appearance of the proposed facility?

If not, what changes would you suggest?

☐ yes

☐ no

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6. What comments do you have that could improve our consultation process?

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Additional Comments:

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Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.

*(Please print clearly)*

Name:

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Mailing Address:

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Postal Code 

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Email Address:

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We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to [notify@scotland.ca](mailto:notify@scotland.ca)



4 - Tuesday, March 16, 2021, Rocky View Weekly

# Glenn Price resigns from Crossfield council, citing medical reasons

BY SCOTT STRASSER  
Staff Writer

Crossfield's deputy mayor has resigned from Town council, citing personal medical reasons.

According to a statement from the Town of Crossfield on March 8, Glenn Price's resignation was regrettably accepted by the remainder of council during a special meeting held the night before. His resignation was effective immediately.

"Council would like to thank Deputy Mayor Price for his service to the community," the release stated. "Crossfield has greatly benefited from his time on council."

Price was first elected to council during the October 2017 municipal elections. According to the Town's website, in addition to council, Price served on Crossfield's Annexation Ad-Hoc Committee, the Investment Committee and the Town's Inter-municipal Framework Committee with Rocky View County.

Price, who is known throughout Crossfield by his nickname of "Shorty," said he suffered a fall in January while working at his business – Shorty's Garage Automotive Body Shop.

"I've had Rickets since I was a kid – it's a type of bone disease – so I fell down in mid-January and for the last six weeks, my legs have been killing me," he said. "I have a piece of metal in one leg and...I have a couple of screws left in my leg. One side feels like an ice pick and the other is like a dull ache."



SCOTT STRASSER/Rocky View Weekly

**STEPPING DOWN** – Crossfield Deputy Mayor Glenn "Shorty" Price has resigned from the role due to health reasons. His vacancy will be filled in an upcoming by-election this spring.

Since his fall, Price said he has visited doctors and learned he faces a lengthy recovery period and may even have to get surgery. With that possibility on the horizon, he said he felt it would be in the best interests of both himself and Crossfield as a whole to step down from council for the remainder of the term.

"Because of my bone disease, a surgery for me is not just a go-and-get-it-done type of thing," he said. "I could be down for four to six weeks, or four to six months. I figured it would just be best for everybody if I started taking care of myself."

In its press release, the Town stated a motion will be made at the council meeting on March 16 to add Price's vacancy to the municipality's by-election that is already slated to be held May 10. The by-election is to fill a vacancy left by Coun. Devon Helfrich, who passed away in January.

Crossfield's council has seen a turbulent last year in terms of its membership. In addition to Helfrich's passing and Price's resignation, two other members resigned from their positions in the spring of 2020 – Beth Gabriel and Liz Grace. They were replaced in a by-election last October by Couns. Justin Gustafson and Kim Harris.

In addition to his role as the Town's deputy mayor and the owner of Shorty's Garage Automotive Body Shop, Price is also the owner of the building that houses the Diner at Shorty's – a family restaurant along Railway Street in Crossfield's downtown.

After spending more than three years on council, Price said what he enjoyed most about the position was the opportunity to help people.

"I love fixing stuff," he said. "I love helping out. I know I helped a lot of people and I know I tried my hardest. I loved it when people would come to me and they had a problem, but they would have a solution. It was great because just talking to them and giving some pointers, it worked out for everybody."

Price said he did not want to rule out running for council again in the next municipal election this October, but added it is unlikely.

"I don't want to speculate anything because if I say something, I kind of mean it," he said. "I love Crossfield and I'll volunteer for whatever, but running next year, until I get in better health, is probably out of the question."

Information regarding Crossfield's upcoming by-election can be found on the Town's website at [crossfieldalberta.com](http://crossfieldalberta.com)

## ANNUAL GENERAL MEETING

Rocky View Regional  
Handibus Society

Online meeting, March 25th, 7:00  
For invitation please  
email: [agm@rockyviewbus.ca](mailto:agm@rockyviewbus.ca)



## ANNOUNCEMENT

**Cochrane Lake Gas Co-op Ltd.**

Annual General Meeting  
is scheduled for

**Tuesday, March 30, 2021**

**Madden Community Hall  
7:00 pm**

**5 Supplemental Bylaws to be  
Amended**

**Please Pre-register by  
March 22, 2021 – 403-932-2707 or  
[admin@clgas.ca](mailto:admin@clgas.ca)**

**Alberta Health Authority Covid 19  
Protocols in Place**

**Visit our Website for more information:  
[www.clgas.ca](http://www.clgas.ca)**

## PUBLIC NOTICE



Xplornet Communications Inc. would like to notify area residents of a proposal of a new telecommunications installation situated on a portion of NW 1-24-4 W5M located within Rocky View County. The proposed installation will be a 45m self-support tower. All of the equipment required to operate the facility will be located inside an equipment shelter at the base of the tower.

This new telecommunications facility will improve coverage to the Rocky View County area.

Your comments are welcome  
at (780) 702-5687

Written comments can be faxed to  
(403) 263-5263

Mailed to Scott Telecom Services Ltd.  
Suite 900, Bow Valley Square 1  
202 – 6th Avenue SW  
Calgary, AB T2P 2R9  
Email to [notify@scottland.ca](mailto:notify@scottland.ca)

All comments will be accepted until  
**April 15, 2021**



**HOME IN CROSSFIELD**  
1088 sq ft, 3 bedroom,  
2 bath mobile home in the  
Crossfield Estates Ltd.  
MLS# A1071995

**\$97,000**

LEGACY  
REAL ESTATE SERVICES

**STEVE HARRIS**  
403-801-9510



**Jaclyn Meikle**

---

**From:** Notify  
**Sent:** March 31, 2021 4:50 PM  
**To:** Ken Robinson  
**Cc:** ic.spectrumcalgary-calgaryspectre.ic@canada.ca; SLam@rockyview.ca  
**Subject:** RE: (EXT) Xplornet tower NW1-24-4w5m (AB1379)

Hi Ken,

Once public consultation is complete for the proposal, the application will be reviewed and assessed by Rocky View County. The County will consider public feedback as part of the review.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)

---

**From:** Ken Robinson [REDACTED]  
**Sent:** March 29, 2021 2:19 PM  
**To:** Notify <[notify@scottland.ca](mailto:notify@scottland.ca)>  
**Subject:** Re: (EXT) Xplornet tower NW1-24-4w5m (AB1379)

Hello Jaclyn,  
I am looking forward to hear from Xplornet as there is no impact voicing my concerns to you.  
The visual impact concerns have no effect on any conversation with you.  
No offer to even consider communicating with the company that is paying your fees.  
Very disappointing consultation from you to this point.  
I hope my letter to the county will have some more weight on design impact.  
Your truly.

Ken Robinson

On Mar 29, 2021, at 11:36 AM, Notify <[notify@scottland.ca](mailto:notify@scottland.ca)> wrote:

Good morning Ken,

The public notice was included in the February 16, 2021 issue of the Rocky View Weekly, I have attached the tearsheet from the newspaper. We have forwarded your email to Xplornet Communications, however, Xplornet has engaged Scott Telecom Services to complete the public consultation for this proposal. The proposal remains a self-support structure due to the reasonings stated previously.

Thank you,

Jaclyn Meikle

**Jaclyn Meikle**

*Project Manager*

Tel: 780 702 5687

Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Ken Robinson [REDACTED]

**Sent:** March 25, 2021 10:32 AM

**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>

**Subject:** Re: (EXT) Xplornet tower NW1-24-4w5m (AB1379)

Hello Jaclyn,

I sent a message directly to the county myself as I don't trust you will pass on my concerns.

There has not been any notification in the Rockyview paper.

The unwillingness to construct a tower that is visually more appealing is my concern and will be a impact for 50 years down the road. Not just to me or my neighbours but all traffic goes on Hwy 8 looking to get out into the country.

Please take my concerns to Xplornet or I will. If there is no response from Xplornet in 5 days I will be contacting tell or provide me with the designer's information.

Yours truly.

Ken Robinson

On Mar 25, 2021, at 9:01 AM, Notify <[notify@scotland.ca](mailto:notify@scotland.ca)> wrote:

Good morning Ken,

Your comments will be included in our submission to Rocky View County. As noted below, the self-support lattice style structure was chosen for this location as it structurally capable for the proposed antennas and the future need for cellular antennas to be added to the tower dependent on customer demands and coverage requirements.

Please advise if you have any further questions or comments regarding the proposed telecommunication installation.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**

*Project Manager*

Tel: 780 702 5687

Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Ken Robinson [REDACTED]

**Sent:** March 23, 2021 11:32 AM

**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>

**Subject:** Re: (EXT) Xplornet tower NW1-24-4w5m

Thanks for the information regarding the work on site.  
The truck was pounding so I thought the foundation was started.  
It was doing soil samples is there any thoughts to a design improvement or do I need to oppose with county and complain to the company for years after?

Ken Robinson

On Mar 22, 2021, at 3:41 PM, Notify <[notify@scotland.ca](mailto:notify@scotland.ca)> wrote:

Good afternoon Ken,

I have confirmed that Xplornet was completing their geotechnical site investigation at the proposed site. Construction has not been started at this location.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>  
**Sent:** March 22, 2021 11:01 AM  
**To:** Ken Robinson [REDACTED]  
**Subject:** RE: (EXT) Xplornet tower NW1-24-4w5m

Good morning Ken,

Thank you for your email. I will look into the below and get back to you regarding the pilings.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Ken Robinson [REDACTED]  
**Sent:** March 19, 2021 8:25 AM  
**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>  
**Subject:** Re: (EXT) Xplornet tower NW1-24-4w5m

Is saw truck out at the site yesterday driving piles for foundation.

Ken Robinson

On Mar 19, 2021, at 7:10 AM, Notify  
<[notify@scotland.ca](mailto:notify@scotland.ca)> wrote:

Good morning Ken,

Thank you for your response. Your comments will be included in the submission to the LUA for review upon completion of public consultation. Due to the rural location and height of the proposed installation, 45m, a self-support lattice style structure is proposed for this location. A self-support lattice style structure was chosen as it is structurally capable for the proposed antennas and the future need for cellular antennas to be added to the tower dependent on customer demands and coverage requirements. The tower height of 45m was the lowest height to meet the immediate coverage needs of the area.

Please advise if you have any further questions or comments regarding the proposed telecommunication installation.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Ken Robinson [REDACTED]  
**Sent:** March 17, 2021 3:48 PM  
**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>  
**Subject:** Re: (EXT) Xplornet tower NW1-24-4w5m

Hello Jaclyn  
I disagree that the view through the structure 10 wider is better than a single pole.  
The structure will stick out on the horizon like a sore thumb.  
I realize you are not looking at the structure so you don't have to care. You are paid to do the notification. Don't try to snow me over as I am sure that you would also not want this structure in your view. The landowner does not reside near this location so he is only looking at the revenue the lease will create. Make it more appealing visually and I would not object.  
Yours truly  
Ken Robinson



On Mar 17, 2021, at 3:10 PM, Notify  
<[notify@scotland.ca](mailto:notify@scotland.ca)> wrote:

Good afternoon Mr. Ken Robinson,

Thank you for your email and subsequent comment sheet received on March 15, 2021. The location for the proposed telecommunication installation on the parcel was chosen after discussions with the landowner and current zoning and setback requirements to property lines, roadways and the powerline were taken into consideration. All reasonable efforts are made to decrease the size and visibility of the proposed tower in order to minimize the visual impact on the surrounding area, yet provide the optimal coverage, service and capacity for the area. The structure is a self-support lattice style structure with no guy wires, which enables the surroundings to be viewed through the tower as opposed to a solid monopole structure.

Please advise if you have any further questions or comments regarding the proposed telecommunication installation prior to April 7, 2021.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Ken Robinson

**Sent:** March 15, 2021 10:59 PM

**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>

**Subject:** (EXT) Xplornet tower NW1-24-4w5m

Here is the survey

<image001.jpg>

<image002.jpg>

Ken Robinson


<mime-attachment>

<AB1379 Rocky View Weekly Tearsheet - March 16.pdf>

**Jaclyn Meikle**

**From:** Ken Robinson [REDACTED]  
**Sent:** March 15, 2021 10:59 PM  
**To:** Notify  
**Subject:** (EXT) Xplornet tower NW1-24-4w5m

Here is the survey

 **XPLORNET**

Comment Sheet (AB1379)  
NW 1-24-4 WSM

1. Are you an internet service user?  
☒ yes ☐ no

2. Do you currently own any of the following devices?  
☒ Tablet ☒ Laptop ☒ E-reader ☒ Home Computer

3. Do you plan on purchasing any of the following devices in the next year?  
☐ Tablet ☐ Laptop ☐ E-reader ☐ Home Computer

4. Do you feel this is the most appropriate location for the site in this area?  
☐ yes ☒ no  
*Location is going to interfere with farming.  
Could it move closer to Roadway?*

5. Are you satisfied with the appearance of the proposed facility?  
If not, what changes would you suggest?  
☐ yes ☒ no  
*The structure is very unappealing  
It has a ugly appearance  
Single Pole or a tree appearance  
would be preferred.*

6. What comments do you have that could improve our consultation process?  
*Options on appearance would be  
better as this is ugly.*

## Additional Comments:

Some better visual thought  
need to be considered.  
Even with no homes close it  
spoils the horizon view that  
everyone can see.

Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.  
(Please print clearly)

Name:

Ken Robinson

Mailing Address:

Postal Code:

Email Address:

We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to [notify@scotiand.ca](mailto:notify@scotiand.ca)

Ken Robinson



**Jaclyn Meikle**

---

**From:** Ken Robinson [REDACTED]  
**Sent:** March 15, 2021 9:17 PM  
**To:** Notify  
**Subject:** (EXT) Xplornet tower NW1-24-4w5M

Hello

This eye sore should have some astetic features as it is visible from several homes.

I would hope better visual aspects could be done to make this hidden from view.

Single pole with tree features would be much easier to handle.

I don't want the horizon scared by this hideous structure. I am sure you could do much better if it was in your view

Ken Robinson

**Jaclyn Meikle**

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**From:** Jaclyn Meikle  
**Sent:** March 30, 2021 1:02 PM  
**To:** Warren McNabb  
**Subject:** RE: (EXT) Xplornet tower Rocky View County (AB1379)

Hi Warren,

Thank you for your email. I will keep you updated if there are any major changes in the construction timeline that I am made aware of.

If you have any additional comments or questions, feel free to contact me.

Thank you,

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Warren McNabb [REDACTED]  
**Sent:** March 25, 2021 4:55 PM  
**To:** Jaclyn Meikle <[jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)>  
**Subject:** RE: (EXT) Xplornet tower Rocky View County

Thank you Jaclyn for this information. The tower is approximately where I thought it would be going. I live in Redwood Meadows and we are surrounded by trees. Getting a powerful cell signal has been a problem here for years.

I have been with Rogers and with Telus. Rogers supplies no signal, while Telus provides two bars and that's due to joining with my neighbours roof top booster.

We went with a satellite dish from Xplornet and receive a signal from the unobstructed southern sky view, albeit 10Mbps download.

Xplornet now says they can offer me 25Mbps download if I switch to LTE which "is NOW in my area". I do believe they will supply me with one of those small LTE devices that picks up cell signals and you simply wi-fi it to your computer. The roof top dish will be obsolete.

My question to you was to see when this closer tower would be erected, assuming no NIMBY opposition happens, as it may quite possibly supply a better strength signal through the trees.

I also believe, in the interim, they will be using the tower at Hwy 1 and Hwy 22 as the tower at Moose Mountain is useless here. Just ask Divinci Internet.

There is no need for you to contact Xplornet for me as I have been asking them to send out a tech for a site test, and they are refusing, saying it will "just work, trust us".

The sign up dead-line is March 31<sup>st</sup> for a free upgrade from my current method. As you state, the new tower is likely late April or early May.

I will just have to figure out what to do in the meantime, switch now or wait until I see the tower going up.

Thank you very much for your response, it is appreciated.

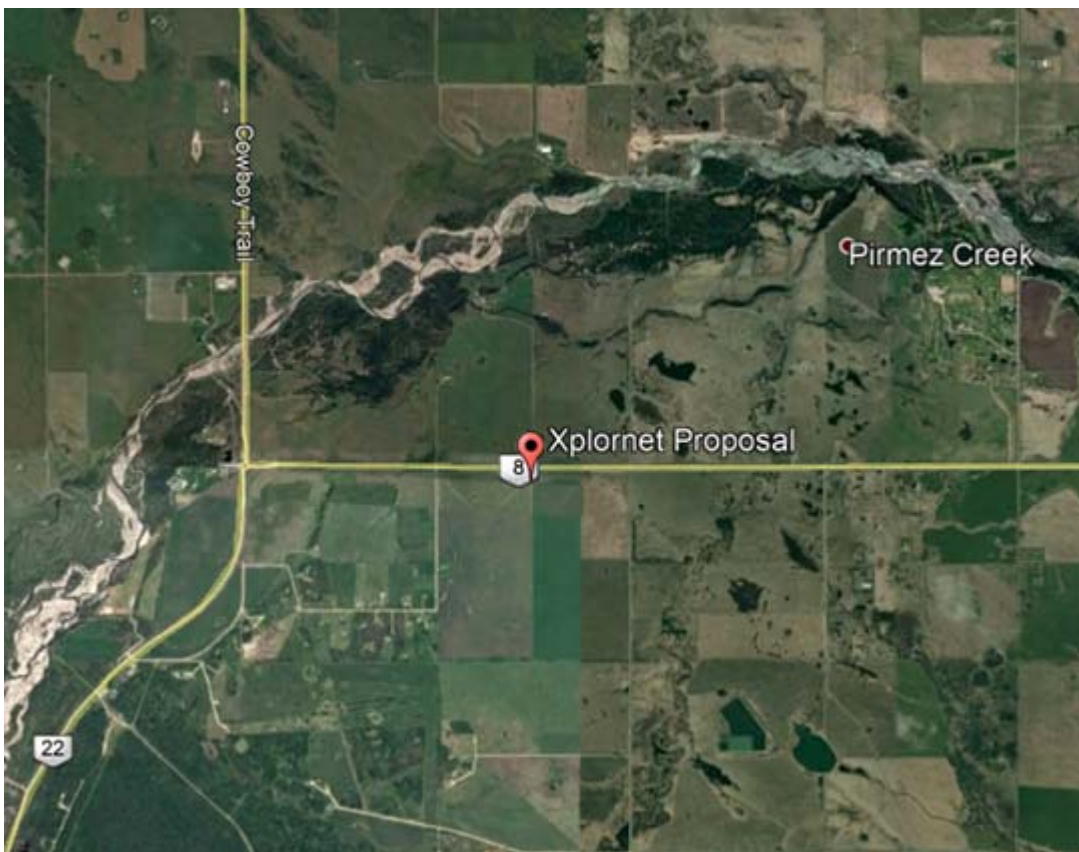
Warren McNabb  
Redwood Meadows

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**From:** Notify [<mailto:notify@scotland.ca>]  
**Sent:** Thursday, March 25, 2021 4:35 PM  
**To:** Warren McNabb  
**Subject:** RE: (EXT) Xplornet tower Rocky View County

Good afternoon Warren,

The proposed 45m self-support tower is located on a portion of NW 1-24-4 W5M with the approximate GPS coordinates of 51.022319, -114.432157. I have included a map below with the location. The proposal will provide LTE internet to the area. If you are comfortable providing your phone number and/or account number I can forward your inquiry to Xplornet to contact you regarding the upgrade in regards to your location and the tower location. Construction is currently scheduled for as soon as all approvals are received.



Please do not hesitate to contact me with any further questions or comments.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

**From:** Warren McNabb [REDACTED]  
**Sent:** March 16, 2021 4:32 PM  
**To:** Notify <[notify@scotland.ca](mailto:notify@scotland.ca)>  
**Subject:** (EXT) Xplornet tower Rocky View County

Ref: Rocky View Weekly, March 16<sup>th</sup>, 2021-03-16

Hello, I was wondering if you could simply answer this inquiry for me.

The picture in the RVW paper is small, but it appears that a plan is afoot for a new telecommunications tower on HWY 8, near the Hwy 22 traffic circle.

If this is correct, will this tower be handling Xplornet's LTE internet signals ?

The reason for my inquiry is that I am currently with Xplornet, but with a satellite dish download connection of 10 Mbps.

Xplornet is telling me that LTE is now available in my area with up to 25 Mbps download speed and I should upgrade with them.

I live in Redwood Meadows, which is surrounded by trees. Line of sight to this new tower is quite dense, and of course, it is not even up yet.

The signal will get here, it may bounce around a lot, but it will eventually find my new LTE dish, will it not ?

So, my question is ... is this the new tower to accommodate their LTE boasting in my area ? When will it be erected (if all planning is okayed)

I know of no other Xplornet tower in my area currently.

Any information you can supply would greatly affect my upgrading with Xplornet to LTE.

(PS: Telus has advised me that LTE is not available to me .... yet ... so wondering how Xplornet can say that it is).

Much appreciated,  
Warren McNabb  
Redwood Meadows AB  
[REDACTED]



**Jaclyn Meikle**

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**From:** Jaclyn Meikle  
**Sent:** April 1, 2021 4:33 PM  
**To:** Tracey Feist  
**Cc:** jason.poleschuk@aecom.com; Jerry Lau; slam@rockyview.ca; Notify  
**Subject:** RE: (EXT) RE: Comment Sheet RE: AB1379, NW 1-24-4-W5

Good afternoon Tracey,

Thanks for taking the time to reach out to Scott Telecom Services as part of the public consultation process. As noted below by Jerry Lau, Scott Telecom Services on behalf of Xplornet Communications has submitted a permit application to Alberta Transportation for review for the proposed location.

Regarding the location you proposed below, Xplornet considers a variety of factors in site selection. Xplornet is responding to coverage and capacity demands of customers in the area. In order to provide coverage to the area, a search ring is established in which a tower can be situated in order to meet these demands. A representative of Xplornet conducts an assessment of the area, within the search ring, seeking potential candidates that are interested in leasing a portion of their lands for a tower site. In addition to selecting a location, several factors were taken into account: there was a willing landlord, current zoning is appropriate for the required use, access and power is accessible to the site, and the coverage requirements of Xplornet are sufficient. The selected site met all of the criteria required and is the optimal location to accommodate a telecommunications tower.

Please advise if you have any further questions or comments regarding the proposed telecommunication installation prior to April 22, 2021.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)

---

**From:** Jerry Lau <Jerry.Lau@gov.ab.ca>  
**Sent:** April 1, 2021 9:49 AM  
**To:** Tracey Feist [REDACTED] Jaclyn Meikle <jmeikle@scottland.ca>; slam@rockyview.ca; Notify <notify@scottland.ca>  
**Cc:** jason.poleschuk@aecom.com  
**Subject:** (EXT) RE: Comment Sheet RE: AB1379, NW 1-24-4-W5

All,

Please be advised that at this time we have received a permit application for the tower and is being reviewed.

While Alberta Transportation has completed the functional planning for the future twinning of Hwy 8 and Hwy 22, construction is considered a future project not on the current 3 year construction program, and is not part of the SR1 project. Our representatives at the NRCB hearing have no knowledge of this issue being raised.

Thanks.

Jerry Lau, P. Eng.  
Infrastructure Manager  
Southern Region  
Alberta Transportation  
Government of Alberta

Tel 403-297-8633  
[Jerry.Lau@gov.ab.ca](mailto:Jerry.Lau@gov.ab.ca)



Classification: Protected A

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**From:** Tracey Feist [REDACTED]  
**Sent:** Thursday, April 01, 2021 8:21 AM  
**To:** [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca); [slam@rockyview.ca](mailto:slam@rockyview.ca); [notify@scotland.ca](mailto:notify@scotland.ca)  
**Cc:** [jason.poleschuk@aecom.com](mailto:jason.poleschuk@aecom.com); Jerry Lau <[Jerry.Lau@gov.ab.ca](mailto:Jerry.Lau@gov.ab.ca)>  
**Subject:** Comment Sheet RE: AB1379, NW 1-24-4-W5

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Morning Ms. Meikle,

I feel it is necessary to write you to oppose the proposed Xplornet Telecommunications Installation Tower on Highway 8.

As an adjacent landowner, I would suggest that you first talk with Alberta Transportation. Given their push on driving the approval of the Springbank Off-Stream Reservoir, it is their plan to twin Highway 8 as quickly as possible to accommodate this build. Stantec was commissioned for this project:

[http://www.transportation.alberta.ca/projects/assets/Area\\_7\\_Calgary\\_Area/Hwy%208%20at%2022%20Interchange%20\(SR1\)/Recommended%20Plan%20-%20Ultimate%20Stage.pdf](http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy%208%20at%2022%20Interchange%20(SR1)/Recommended%20Plan%20-%20Ultimate%20Stage.pdf)

Although it states on the Alberta Transportation website: *"a planning study of the Highway 8 and 22 interchange was completed for right of way protection purposes only and for a potential extension of Highway 8 to the west."*, it was revealed at the NRCB hearing this past week that the twinning of Highways 8, and Highway 22 [back to Trans Canada], is a crucial support element to complete this dry dam.

Mr. Lau, perhaps you can speak to this.

I raise this to you Ms. Meikle, because I believe you are unaware of Alberta Transportation's intentions. The tower would be situated where the new twinned road would be placed, on the south side of Highway 8.

Perhaps it would be in your best interest to commence discussions with the T'suu Tina Nation, and put the tower along the designated "Road Allowance". Access would be down Range Road 40, 1.6 km off of Highway 8. This location is not as populated as your suggested location at NW1-24-4-W5.

Regards,

Tracey Feist, APR

Elbow Valley Resources Inc.  
Bar Open A Ranches Ltd.  
AB Cell: 403-540-5945  
CO Cell: 720-254-6194



Comment Sheet (AB1379)  
NW 1-24-4 W5M

1. Are you an internet service user?  
☒ yes      ☐ no
2. Do you currently own any of the following devices?  
☒ Tablet    ☒ Laptop    ☒ E-reader    ☒ Home Computer
3. Do you plan on purchasing any of the following devices in the next year?  
☐ Tablet    ☐ Laptop    ☐ E-reader    ☐ Home Computer    NOT SURE
4. Do you feel this is the most appropriate location for the site in this area?  
☐ yes      ☒ no  


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5. Are you satisfied with the appearance of the proposed facility?  
 If not, what changes would you suggest?  
☐ yes      ☒ no  


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6. What comments do you have that could improve our consultation process?  


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 I WILL LOOK OUT MY EAST FACING  
 WINDOWS & SEEING THIS BIG  
 TOWER  


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Additional Comments:

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Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.  
(Please print clearly)

Name:

MARY + STAN ROBINSON

Mailing Address:

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---

Postal Code

Email Address:

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We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to [notify@scotland.ca](mailto:notify@scotland.ca)

**From:** [Sherilyn Batchelder](#)  
**To:** [REDACTED]  
**Cc:** [ic.spectrumcalgary-calgaryspectre.ic@canada.ca](mailto:ic.spectrumcalgary-calgaryspectre.ic@canada.ca)  
**Subject:** Xplornet Proposed Tower (AB1379) NW 1-24-4 W5M  
**Date:** Tuesday, April 6, 2021 4:37:00 PM  
**Attachments:** [Robinson Comment Sheet April 6, 2021.pdf](#)

---

Hi Mary and Stan,

Thank you for your attached comment sheet and taking part in the public consultation process. You indicated that you had concerns about the location of the tower in relation to your view.

Xplornet has determined that it requires a communication tower in the area due to coverage and capacity demands. As consumption of wireless communication services increases, gaps form in the wireless network necessitating construction of new facilities. The proposed location is the best location for filling the existing gap in service and providing coverage to the area. The past year has brought to the spotlight the need for increased bandwidth for online learning, remote working and personal internet requirements in rural areas. Xplornet is doing a significant amount of investing in communities such as yours to improve service.

Xplornet considers a variety of factors in site selection. Xplornet is responding to coverage and capacity demands of customers in the area. In order to provide coverage to the area, a search ring is established in which a tower can be situated in order to meet these demands. In conformance with ISED's policy for new telecommunications installations, and Rocky View County's Telecommunications Policy, Xplornet has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area (known as "colocation"). No existing structures were identified within a 2 km radius for colocation. As no colocation opportunities were available, a representative of Xplornet conducts an assessment of the area, seeking potential candidates that are interested in leasing a portion of their lands for a tower site. In addition to selecting a location, several factors were taken into account: there was a willing landlord, current zoning is appropriate for the required use, access and power is accessible to the site, and the coverage requirements of Xplornet are sufficient. The selected site met all criteria for the optimal location to accommodate a telecommunications tower.

Second, to address your concerns regarding the aesthetics of the proposal, the mast of the tower is designed as a lattice-style self support, enabling the surrounding area to be viewed through the tower as opposed to a solid monopole structure. Both the mast and the antennas would be painted light grey so as to minimize visual contrast against the sky.

Should you have any further comments, please respond by April 27, 2021.

Regards.  
Sherilyn

Sherilyn Batchelder  
*Project Manager - Telecom*  
Tel: 403-261-6517

Mobile: 403-701-4655

Email: [sbatchelder@scottland.ca](mailto:sbatchelder@scottland.ca)

**Scott Telecom Services Ltd.**

Suite 900, Bow Valley Square 1

202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scottland.ca](http://www.scottland.ca)



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XPLORNET

Comment Sheet (AR1379)  
NW 1-24-4 WSM

1. Are you an internet service user?

☒ yes ☐ no

2. Do you currently own any of the following devices?

☐ Tablet ☐ Laptop ☐ E-reader ☒ Home Computer

3. Do you plan on purchasing any of the following devices in the next year?

☐ Tablet ☐ Laptop ☐ E-reader ☐ Home Computer

4. Do you feel this is the most appropriate location for the site in this area?

☐ yes ☒ no

- PROPOSED SITE IS TOO CLOSE TO MY HOME.  
I LIVE 1.6 KM AWAY

5. Are you satisfied with the appearance of the proposed facility?

If not, what changes would you suggest?

☐ yes ☒ no

- MOVING LOCATIONS

6. What comments do you have that could improve our consultation process?

By making this proposed location for Explorer  
Tower - known to all parties in this  
community - as this was not done

AR1379



## Additional Comments:

- LONG TERM EFFECTS OF EMF ARE A CONCERN
- 1.6 KM IS CLOSE TO THE TOWER
- NAKING OF LIGHTING ON TOWER HAS NOT BEEN DETERMINED - I WOULD NOT WANT THAT IN MY VIEW
- I AM NOT IN FAVOR OF THIS LOCATION

Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.  
(Please print clearly)

Name: CINDY KUCYK

Mailing Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to [notify@scotland.ca](mailto:notify@scotland.ca)



April 8, 2021

Via Email: [cindykucyk@icloud.com](mailto:cindykucyk@icloud.com)

Cindy Kucyk  
[REDACTED]  
[REDACTED]

**RE: Proposed Xplornet Telecommunications Tower  
Located on a portion of NW 1-24-4 W5M  
Xplornet File: AB1379**

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We are in receipt of your comment sheet received on April 7, 2021. I would like to take this opportunity to address the items detailed in your response. You indicated that you had concerns about the location of the tower, the consultation process, long term effects and the lighting.

#### **Location Selection**

Xplornet considers a variety of factors in site selection. Xplornet is responding to coverage and capacity demands of customers in the area. In order to provide coverage to the area, a search ring is established in which a tower can be situated in order to meet these demands. In conformance with ISED's policy for new telecommunications installations, and Rocky View County's Telecommunications Policy, Xplornet has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area (known as "colocation"). No existing structures were identified within a 2 km radius for colocation. As no colocation opportunities were available, a representative of Xplornet conducted an assessment of the area, seeking potential candidates that are interested in leasing a portion of their lands for a tower site. In addition to selecting a location, several factors were taken into account: there was a willing landlord, current zoning is appropriate for the required use, access and power is accessible to the site, and the coverage requirements of Xplornet are sufficient. The selected site met all criteria for the optimal location to accommodate a telecommunications tower.

#### **Consultation Process**

Service providers are required to consult with the Local Land Use Authority and the general public regarding new telecommunications installations. If no telecommunications protocol has been set in place by the Land Use Authority for the purposes of this proposal, the provider is required to follow ISED's (formerly, Industry Canada) Default Public Consultation Process, in accordance with Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03 Issue 5, effective July 15, 2014). The consultation process and procedures applicable to this proposed development are outlined in Rocky View County's Policy A-308. As per Rocky View County's policy, Xplornet is required to distribute the notification to all properties within 1,600 meters of the proposed telecommunications facility and include a public notice in the local newspaper. The required notification packages were mailed to Rocky View County and were distributed to the affected properties on March 11, 2021. A public notice was included in the March 16, 2021 issue of the Rocky View Weekly.

#### **Health and Safety**

Health Canada has issued Safety Code 6 to regulate the exposure to radiofrequency fields by telecommunications facilities. This code limits the levels of exposure to radiofrequency fields emitted from telecommunications facilities, in order to protect both workers in the telecommunications field and the general population. The general public exposure limit incorporates a wide safety margin and is designed to protect all age groups, including infants and children on a continuous basis; therefore, it is far below the threshold for potentially adverse health effects.

In addition, Health Canada recently updated Safety Code 6 so that it reflects the scientific literature published up to August 2014. This update was based on recommendations provided by the Royal Society of Canada (RSC) to ensure that the results of emerging research related to the safety of radiofrequency energy were reflected in the review of Safety Code 6. The RSC expert panel released their review in March 2014 and concluded that there are no established adverse health effects at exposure levels below the proposed limits. Recommendations made by the RSC included further reductions to the Safety Code 6 exposure limits (100-1000 times lower) to ensure a larger safety margin for all Canadians. Safety Code 6 is reviewed by Health Canada on a regular basis to verify that the guideline provides protection against all known potentially harmful health effects. Canada's limits are consistent with the science-based standards used in other parts of the world (e.g., the United States, the European Union, Japan, Australia and New Zealand) and provide protection against all known adverse health effects from RF energy.

Xplornet attests that the proposed tower will conform to the standards as outlined in Safety Code 6. Health Canada does not regulate or enforce compliance with Safety Code 6. Innovation, Science and Economic Development (ISED – formerly Industry Canada) is the federal agency responsible for regulating wireless communications equipment. Upon installation of any antenna equipment, a Safety Code 6 report is submitted to ISED to ensure compliance.

It is important to note that the radiofrequency fields this tower will be operating at will be at significantly lower levels than the limits established by Safety Code 6. Typically, a fully-loaded communications tower would produce less than 2% of the Safety Code 6 limit.

For more information on Safety Code 6: <https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html>

### Lighting

Transport Canada and NAV Canada determine requirements for marking and lighting of the tower and whether the proposal would have an impact on the provision of the national air navigation system. Based on the information regarding the proposed tower, the expectation is that marking or lighting will not be required. Submissions were made to Transport Canada and NAV Canada on March 11, 2021.

Please advise if you have any additional comments regarding the proposed telecommunication installation prior to April 29, 2021.

Regards,



Jaclyn Meikle  
Project Manager  
Agent for Xplornet  
Scott Telecom Services Ltd.  
Tel: 780 702 5687  
Email: jmeikle@scottland.ca

**Jaclyn Meikle**

---

**From:** Cindy Kucyk [REDACTED]  
**Sent:** April 9, 2021 4:39 PM  
**To:** Notify  
**Subject:** Re: (EXT) Explornet site proposal hwy 8 RR40 (AB1379)

Thank- you for your response.

Sent from my iPhone

On Apr 8, 2021, at 3:32 PM, Notify <notify@scotland.ca> wrote:

Good afternoon Cindy,

Thank you for taking the time to reach out to Scott Telecom Services as part of the public consultation process. Please find attached a letter in response to your April 7, 2021 comment sheet.

Please advise if you have any additional comments regarding the proposed telecommunication installation prior to April 29, 2021.

Thank you,  
Jaclyn Meikle

**Jaclyn Meikle**  
*Project Manager*  
Tel: 780 702 5687  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

---

**From:** Cindy Kucyk [REDACTED]  
**Sent:** April 7, 2021 4:05 PM  
**To:** Notify <notify@scotland.ca>  
**Subject:** (EXT) Explornet site proposal hwy 8 RR40

Please find enclosed a copy of my comments on the proposed explornet tower site. I can be reached at [REDACTED]

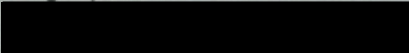
Thank you,  
Cindy Kucyk

<image001.jpg>

<image002.jpg>

Sent from my iPhone  
<Cindy Kucyk Response - 2021-04-08.pdf>



M.E. Dusdal  
244104 Range Road 42  
Calgary, Ab. T3Z 2X6  


April 13 2021

Jaclyn Meikle  
Xplornet Project Manager  
Email: [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)

RE: Xplornet file: AB1379

Dear Ms Meikle

As the registered owner of the north half of 2 24 4 W5 which adjoins NW1 24 4 W5, I am opposed to this installation.

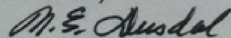
The information I received regarding this proposal is misleading. The proposed map, included in this information package, indicates the tower location being at the NE corner of section 1 next to Range Road 40.. On the first page of the information package, location is stated "on a portion of NW1 24 4 W5". So which location is correct- the corner of NW1 and RR41 or the corner of NE1 and RR40?

Both locations are unfavorable for this project as north half of 1 24 4 W5 is productive farmland, a portion of which will be lost for agricultural purposes.

Most importantly, you must be aware of Alberta Transportations plans for the future twinning of Highway 8. The required land needed for this is on the south side of Hwy 8, right where this proposal will be situated. Knowing this, why would this proposal even be considered?

Therefore I suggest you find a more suitable location.

Yours truly



M E Dusdal

Cc:1c.spectrumcalgary-calgaryspectre.ic@canada.ca  
: SLam@rockyview.ca





April 13, 2021

Via Email: [REDACTED]

M.E. Dusdal  
[REDACTED]  
[REDACTED]

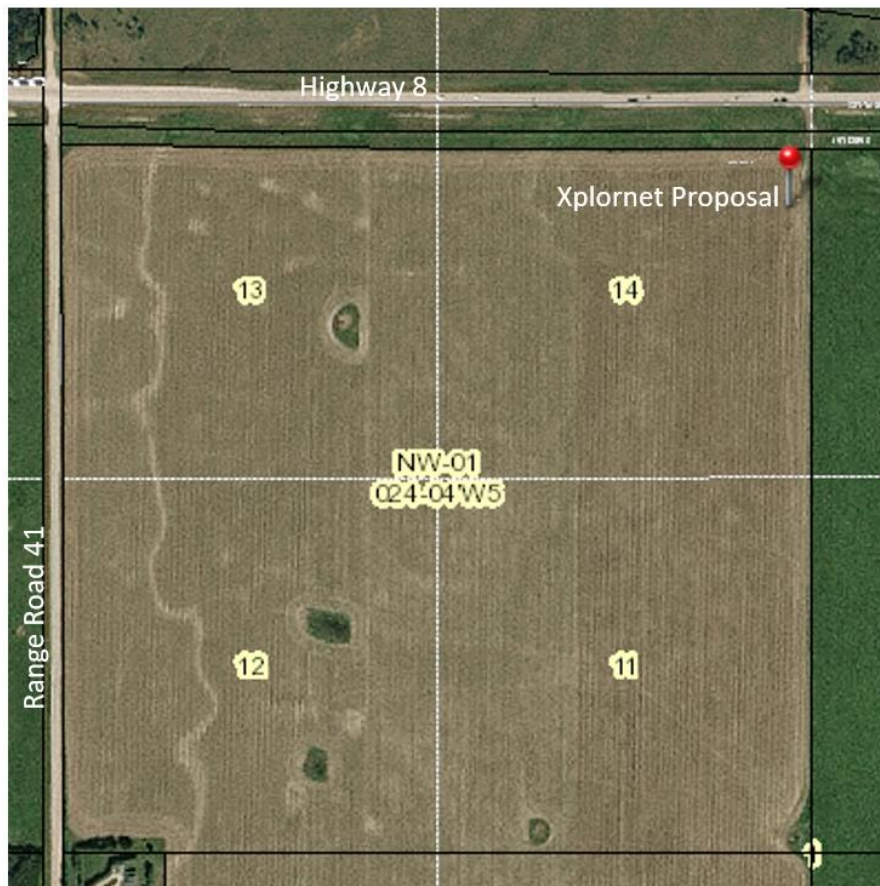
**RE: Proposed Xplornet Telecommunications Tower**  
**Located on a portion of NW 1-24-4 W5M**  
**Xplornet File: AB1379**

---

We are in receipt of your letter received on April 12, 2021. I would like to take this opportunity to address the items detailed in your response. You indicated that you had concerns about the location referenced in the notification package, location of the tower and Alberta Transportation's plans for Highway 8.

**Notification Package Location**

The Xplornet telecommunications installation is proposed on a portion of NW 1-24-4 W5M with the approximate corresponding GPS coordinates of 51.022319, -114.432157. The map included in the notification package shows the correct location, however, it is zoomed out to show the location in reference to the surrounding area. I have included a map below of the quarter section with the tower location shown.



**Location Selection**

Xplornet considers a variety of factors in site selection. Xplornet is responding to coverage and capacity demands of customers in the area. In order to provide coverage to the area, a search ring is established in which a tower can be situated in order to meet these demands. In conformance with ISED's policy for new telecommunications installations, and Rocky View County's Telecommunications Policy, Xplornet has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area (known as "colocation"). No existing structures were identified within a 2 km radius for colocation. As no colocation opportunities were available, a representative of Xplornet conducted an assessment of the area, seeking potential candidates that are interested in leasing a portion of their lands for a tower site. In addition to selecting a location, several factors were taken into account: there was a willing landlord, current zoning is appropriate for the required use, access and power is accessible to the site, and the coverage requirements of Xplornet are sufficient. The selected site met all criteria for the optimal location to accommodate a telecommunications tower.

**Alberta Transportation Approvals**

Scott Telecom Services on behalf of Xplornet Communications has submitted a permit application to Alberta Transportation for review and approval for the proposed location. Jerry Lau, Infrastructure Manager with Alberta Transportation previously advised that 'While Alberta Transportation has completed the functional planning for the future twinning of Hwy 8 and Hwy 22, construction is considered a future project not on the current 3 year construction program.'

Please advise if you have any additional comments regarding the proposed telecommunication installation prior to May 4, 2021.

Regards,



Jaclyn Meikle  
Project Manager  
Agent for Xplornet  
Scott Telecom Services Ltd.  
Tel: 780 702 5687  
Email: jmeikle@scottland.ca

**Jaclyn Meikle**

---

**From:** Jaclyn Meikle  
**Sent:** April 13, 2021 11:20 AM  
**To:** Marlene Dusdal  
**Cc:** ic.spectrumcalgary-calgaryspectre.ic@canada.ca  
**Subject:** RE: (EXT) Xplornet tower re: file #AB1379  
**Attachments:** M.E. Dusdal Response - 2021-04-13.pdf

Good morning,

Thank you for taking the time to reach out to Scott Telecom Services as part of the public consultation process. Please find attached a letter in response to your April 12, 2021 letter.

Please advise if you have any additional comments regarding the proposed telecommunication installation prior to May 4, 2021.

Thank you,  
Jaclyn Meikle

Jaclyn Meikle  
Project Manager  
Tel: 780 702 5687  
Email: jmeikle@scottland.ca

-----Original Message-----

**From:** Marlene Dusdal [REDACTED]  
**Sent:** April 12, 2021 3:21 PM  
**To:** Jaclyn Meikle <jmeikle@scottland.ca>  
**Cc:** ic.spectrumcalgary-calgaryspectre.ic@canada.ca  
**Subject:** (EXT) Xplornet tower re: file #AB1379



March 11, 2021

Bell Mobility  
5099 Creekbank Road  
Mississauga, ON L4W 5N2  
Tel: 905-282-2845

Attention: Brock Enderton

RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORNET COMMUNICATIONS INC.**

XPLORNET REF: AB1379

SITE LOCATION: Rocky View County – Pirmez Creek

---

Xplornet Communications Inc. has acquired land for a telecommunications facility to enhance wireless internet coverage in the area.

Local land use authorities require telecommunication carriers site-share whenever technically feasible; therefore, Xplornet wishes to determine if other carriers hold an interest in co-locating on the planned tower. Below, please find a brief description of the proposed site:

1. Proposal: 45m self-support tower
2. Site Address: NW 1-24-4 W5M
3. Coordinates: 51.022319° N, -114.432157° W
4. Site Description: Agricultural
5. Zoning: Agriculture – General District (A-GEN)
6. LUA: Rocky View County

If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign below in acknowledgement. Permitting efforts will then continue on behalf of Xplornet Communications Inc. with the understanding that another carrier may join Xplornet Communications Inc. in sharing the tower site.

Please forward your confirmation and any questions or comments in this regard no later than **April 12, 2021**.

Regards,

A handwritten signature in black ink that reads 'Meikle'.

Jaclyn Meikle

Project Manager

Agent for Xplornet

Phone: 780-702-5687

Email: [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)

XPL Ref: AB1379



By signing below, I acknowledge a co-location is of interest. Please contact me to discuss.

\_\_\_\_\_  
Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [jmeikle@scotland.ca](mailto:jmeikle@scotland.ca)





March 11, 2021

Freedom Mobile  
207 Queens Quay West, Suite 710  
Toronto, ON M5J 1A7  
Tel: 647-575-9002

Attention: Carmelina O'Connor

RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORNET COMMUNICATIONS INC.**

XPLORNET REF: AB1379

SITE LOCATION: Rocky View County – Pirmez Creek

---

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Regards,

A handwritten signature in black ink that reads 'Meikle'.

Jaclyn Meikle

Project Manager

Agent for Xplornet

Phone: 780-702-5687

Email: [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)



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\_\_\_\_\_  
Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)



March 11, 2021

Rogers Communications Inc.  
Network Implementation West  
700, 500 – 4 Avenue SW  
Calgary, AB T2P 2V6

Attention: To Whom it May Concern

RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORNET COMMUNICATIONS INC.**

XPLORNET REF: AB1379

SITE LOCATION: Rocky View County – Pirmez Creek

---

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Please forward your confirmation and any questions or comments in this regard no later than **April 12, 2021**.

Regards,

A handwritten signature in black ink that reads 'Meikle'.

Jaclyn Meikle

Project Manager

Agent for Xplornet

Phone: 780-702-5687

Email: [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)

XPL Ref: AB1379



By signing below, I acknowledge a co-location is of interest. Please contact me to discuss.

\_\_\_\_\_  
Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)



March 11, 2021

TELUS – Mobile Broadband Network Deployment  
3030 - 2 Avenue SE  
Calgary, AB T2A 5N7

Attention: Grace Suh

RE: **PROPOSAL TO CO-LOCATE WITH  
XPLORNET COMMUNICATIONS INC.**  
XPLORNET REF: AB1379  
SITE LOCATION: Rocky View County – Pirmez Creek

---

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Please forward your confirmation and any questions or comments in this regard no later than **April 12, 2021**.

Regards,

A handwritten signature in black ink that reads "Meikle".

Jaclyn Meikle  
Project Manager  
Agent for Xplornet  
Phone: 780-702-5687  
Email: [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)

XPL Ref: AB1379





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\_\_\_\_\_  
Name:  
Title:  
Date:  
Company Name:

Please forward by fax the signed letter at (403) 263-5263, or by email at [jmeikle@scottland.ca](mailto:jmeikle@scottland.ca)

**Jaclyn Meikle**

---

**From:** Grace Suh <Grace.Suh@telus.com>  
**Sent:** March 16, 2021 12:32 PM  
**To:** Alex Bayko  
**Cc:** Jaclyn Meikle  
**Subject:** (EXT) RE: AB1379 - Proposal to Co-Locate - Proposed Telecommunication Tower - (XPL-0001.083)

Hi Alex,

Thank you for the proposal. I have been advise we are not in need of a site at this location.

Best,  
Grace

Grace Suh  
Senior Real Estate Manager  
Technology Strategy and Operations  
200 Consilium Place, Suite 1600  
Scarborough, Ontario  
M1H 3J3  
647 837 8269 telephone  
416 803 1491 mobile

---

**From:** Alex Bayko [mailto:abayko@scottland.ca]  
**Sent:** March 11, 2021 06:10 PM  
**To:** Grace Suh <Grace.Suh@telus.com>  
**Cc:** Jaclyn Meikle <jmeikle@scottland.ca>  
**Subject:** AB1379 - Proposal to Co-Locate - Proposed Telecommunication Tower - (XPL-0001.083)

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Good Afternoon Grace,

Please accept the attached letter on behalf of Xplornet regarding an invitation to co-locate on a proposed facility within NW 1-24-4 W5M, Rocky View County, Alberta.

Thanks,

**Alex Bayko**  
*Surface Land Administrator*  
Tel: 403-261-6516  
Email: [abayko@scottland.ca](mailto:abayko@scottland.ca)

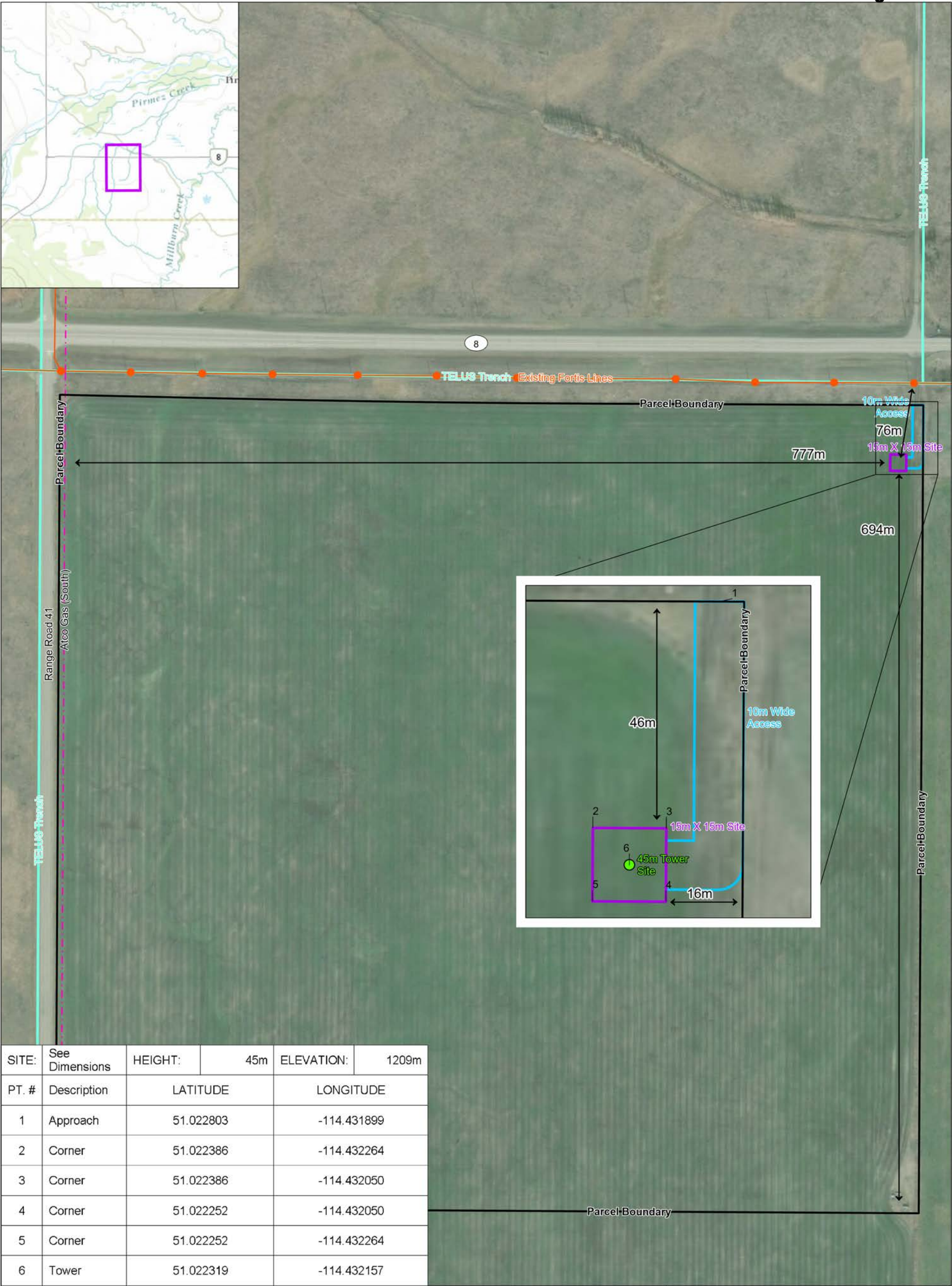
**Scott Land & Lease Ltd.**  
Suite 900, Bow Valley Square 1  
202 – 6th Avenue SW

Calgary, AB T2P 2R9

Find us on [LinkedIn](#) | [Twitter](#) | [www.scottland.ca](http://www.scottland.ca)



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SITE:	See Dimensions	HEIGHT:	45m	ELEVATION:	1209m
PT. #	Description	LATITUDE		LONGITUDE	
1	Approach	51.022803		-114.431899	
2	Corner	51.022386		-114.432264	
3	Corner	51.022386		-114.432050	
4	Corner	51.022252		-114.432050	
5	Corner	51.022252		-114.432264	
6	Tower	51.022319		-114.432157	

Site Sketch  
5;4;24;1;NW

- 45m Tower Site

15m X 15m Site

10m Wide Access

Parcel Boundaries

Existing Power Lines

Low-pressure Pipelines

TELUS Trenches
- 
- Municipality: Rockyview County  
Access Length: 72 Metres  
Distance to Power: 76 Metres

WARNING: This map is based on overlaid public data sets and may be inaccurate. Do not use this map for construction. It is not a legal survey. Buried hazards or infrastructure such as pipelines, powerlines or cables may not be shown accurately or at all. The same is true for facilities and geographical features. Relying on the accuracy or completeness of this map could cause serious injury or death. Use it at your own risk.
- 
- Scale: 1:3,500  
Coordinate System: NAD 1983 3TM 114
- Author: Dave Taylor  
Contact: (403) 261-6529  
Publish Date: 2021-03-02
- 
- Sources: GeoEye, RDEK, Province of Alberta, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, AAFC, NRCan, GeoEye, Maxar, Altalis, GeoGratis, DataBC, Abadata
- XPL-0001.083





ISSUED FOR INFORMATION

FEBRUARY 2017

PROJECT INFORMATION

SITE NAME: 150' SELF SUPPORT TOWER  
ADDRESS: SITE ADDRESS  
CITY: CITY OF CANADA  
COORDINATES: TBD

DRAWING LIST

SHEET No	DWG No	DESCRIPTION	SHEET No	DWG No	DESCRIPTION .
1	S01-01	STRUCTURAL GENERAL NOTES	19	S07-01	ANTI-CLIMB DETAILS
2	S01-02	STRUCTURAL GENERAL NOTES	20	E01-01	ELECTRICAL GENERAL NOTES
3	S01-03	ROCK ANCHOR INSTALLATION PROCEDURE	21	E02-01	CABLING DIAGRAM HUAWAI 3-SECTOR
4	S02-01	TOWER PROFILE	22	E02-02	CABLING DIAGRAM HORIZON QUANTUM BACKHAUL (XPIC)
5	S03-01	COMPOUND LAYOUT & GROUNDING			
6	S03-02	COMPOUND LAYOUT - SURFACE BACKFILL			
7	S03-03	SITE ELEVATION			
8	S03-04	8" x 8" WOOD POST INSTALLATION			
9	S03-05	CABLE TRAY DETAILS			
10	S03-06	FENCE DETAILS			
11	S03-07	ACCESS ROAD DETAILS			
12	S04-01	MAT FOUNDATION			
13	S04-02	ROCK ANCHOR FOUNDATION			
14	S04-03	ANCHOR BOLT TEMPLATE ASSEMBLY			
15	S04-04	CONCRETE PAD			
16	S04-05	FOUNDATION REBAR LIST			
17	S05-01	ANTENNA MOUNT DETAILS			
18	S06-01	MW FACE MOUNT DETAILS			



6300 Ordan Drive Mississauga, Ontario Canada, L5T 1W6  
Ph: (905) 595-8000 Fax: (905) 595-7986  
Toll Free: 1 800-WESBELL  
www.wesbell.com

SITE KEY PLAN (N.T.S.)



STRUCTURE PHOTO



PROPERTY MANAGER / LANDLORD APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

THE OWNER (OR ITS AUTHORIZED REPRESENTATIVES) HEREBY APPROVES THE INSTALLATIONS AND/OR REWIRING OF THE CABLES, WIRES, COMMUNICATION FACILITIES AND EQUIPMENT (THE "NETWORK") BY THE VENDOR AND/OR ITS AUTHORIZED CONSTRUCTION CONTRACTOR AT THE PREMISES AS SHOWN ON THE PLAN ATTACHED HERETO. ALL THE NETWORK INSTALLED BY THE VENDOR AND/OR ITS AUTHORIZED CONSTRUCTION CONTRACTOR OR ITS PREDECESSORS ON OR TO THE PREMISES SHALL REMAIN THE PROPERTY OF THE VENDOR AND THE VENDOR SHALL HAVE THE RIGHT TO REMOVE ITS NETWORK AT ANY TIME. IT IS UNDERSTOOD THAT THE NETWORK SHALL REMAIN A PROPERTY OF THE VENDOR DESPITE THAT THE NETWORK MAY BE IN PART OR IN WHOLE ATTACHED TO THE PREMISES AND IT SHALL NOT AT ANY TIME BECOME A FIXTURE TO THE PREMISES. THE OWNER AGREES TO PROVIDE THE VENDOR AND/OR ITS AUTHORIZED CONSTRUCTION CONTRACTOR ACCESS TO THE PREMISES DURING ALL REASONABLE BUSINESS HOURS EXCEPT THAT IN SITUATIONS OF EMERGENCY, THE VENDOR AND/OR ITS AUTHORIZED CONSTRUCTION CONTRACTOR SHALL HAVE ACCESS AT ANY AND ALL TIMES THAT IT REQUIRES FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND OPERATING THE NETWORK. THE ENCLOSED DRAWINGS OF THE PROPOSED TELECOMMUNICATIONS INSTALLATIONS ARE SUBMITTED PURSUANT TO THE LICENSE AGREEMENT BETWEEN THE LANDLORD AND THE VENDOR. THE LANDLORD IS REQUESTED TO DISCLOSE IN WRITING, THE IDENTITY AND LOCATION OF ANY HAZARDOUS SUBSTANCE LOCATED AT OR ADJACENT TO THE VENDOR 'S PROPOSED TELECOMMUNICATIONS INSTALLATIONS.

SECTION NO.	1	2	3	4	5	6	7	8	9	10	11	12
LEGS (350W)	HSS 8.625x0.3125	HSS 6.625x0.3125		SR 2 3/4		SR 2 1/2 (300W)		SR 2 1/4		SR 0 3/4 (300W)	SR 2	SR 1 5/8
DIAGONALS		L2 1/2x2 1/2x1/4 (300W)			SR 0 7/8 (300W)					SR 0 3/4 (300W)		
HORIZONTALS				SR 1 1/8 (300W)	SR 0 7/8 (300W)	SR 1 (300W)		SR 0 7/8 (300W)			SR 0 3/4 (300W)	
RED, SecH1			L2x2x1/4 (300W)									

EL. = 150.00'  
F.W. = 36.00"

EL. = 140.00'  
F.W. = 36.00"

EL. = 130.00'  
F.W. = 39.00"

EL. = 120.00'  
F.W. = 42.00"

EL. = 110.00'  
F.W. = 45.00"

EL. = 100.00'  
F.W. = 48.00"

EL. = 90.00'  
F.W. = 51.00"

EL. = 80.00'  
F.W. = 54.00"

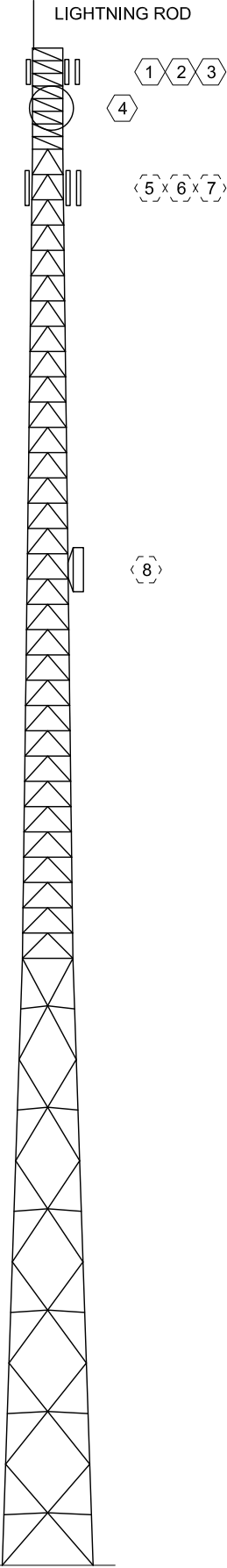
EL. = 70.00'  
F.W. = 57.00"

EL. = 60.00'  
F.W. = 60.00"

EL. = 40.00'  
F.W. = 76.00"

EL. = 20.00'  
F.W. = 92.00"

EL. = 0.00'  
F.W. = 108.00"



TOWER PROFILE \*

\* THIS TOWER PROFILE IS ONLY FOR PRESENTATION PURPOSE, TOWER STRUCTURAL MEMBERS AND TOWER FACE WIDTH TO BE DESIGNED FOR SPECIFIC TOWER SITE.

ANTENNA LIST						
ANTENNA No.	ANTENNA TYPE	ELEVATION (m)	AZIMUTH (°)	MAIN TX-LINE	EQUIPMENT AT ANTENNA ELEVATION LEVEL	STATUS
1	«ALPHA WIRELESS» AW3506	45.0	0	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
2	«ALPHA WIRELESS» AW3506	45.0	120	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
3	«ALPHA WIRELESS» AW3506	45.0	240	(1/1) HYBRID FIBER/PWR	(1) RRU3256	INITIAL
4	4 FT DISH	44.0	240	(1) CAT-5	-	INITIAL
5	«ALPHA WIRELESS» AW3519	41.5	0	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
6	«ALPHA WIRELESS» AW3519	41.5	120	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
7	«ALPHA WIRELESS» AW3519	41.5	240	(1/1) HYBRID FIBER/PWR	(1) RRU3256	FUTURE
8	4 FT DISH	30.0	0	(1) CAT-5	-	FUTURE

NOTE:

1. THE ELEVATION OF THE ANTENNAS "OMNI" IS THAT OF THE INTERSECTION OF THE RADOME OF THE ANTENNA WITH ITS METAL BASE. THE ELEVATION OTHER TYPES OF ANTENNA IS THAT OF THE GEOMETRIC CENTER OF THE ANTENNA;
2. THE ELEVATIONS OF THE ANTENNAS ARE GIVEN WITH RESPECT TO THE BOTTOM OF THE TOWER BASE PLATES;
3. THE TRANSMISSION LINES TO BE PROPERLY ATTACHED TO THE WELDED Tx BRACKETS PROVIDED ON THE TOWER SECTIONS.

DESIGN NOTE:

DESIGN SPECIFICATION :	CSA-S37-13
WIND PRESSURE :	≤ 500 Pa
RADIAL ICE :	25 mm /S37-13
STEEL :	G40.21 300W LEGS < 1-5/8"Ø 350W LEGS 1-5/8"Ø & >
FINISH :	HOT-DIPPED GALVANIZED
IMPORTANCE FACTOR :	1.00
SERVICEABILITY FACTOR :	1.00
TERRAIN CATEGORY :	OPEN
MAX DEFLECTION :	0.65° @ M/W

DISCLAIMER: **Page 61 of 68**

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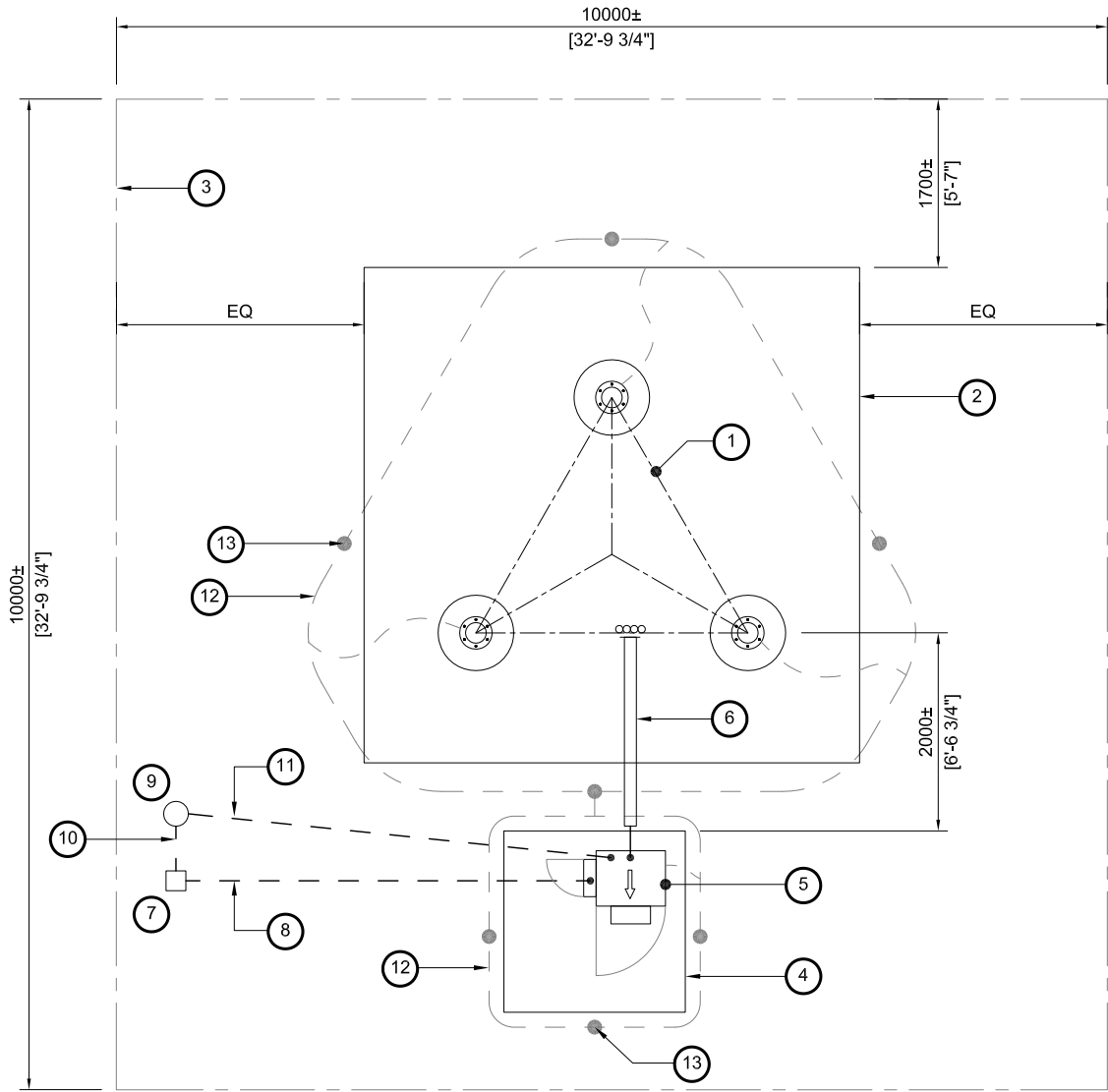
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No.	ISSUE/REVISION	BY	DATE

PROJECT: XPLORNET  
SELF SUPPORT TOWER

TITLE: 150' TOWER PROFILE

DRAWN BY: RR	PURCHASE ORDER NO.
CHECKED BY: MW	PROJECT NO.
APPROVED BY: MP	DRAWING NO. S02-01
DATE: 18/01/2017	SHEET 3 OF 12





**SITE LAYOUT & GROUNDING**  
SCALE : NTS

**NOTE:**

- a. PRIOR TO MAKING A GROUND SYSTEM CONNECTION CLEAN THE CONNECTION PARTS OF PAINT OR OTHER FOREIGN MATTER
- b. ALL BURNDY CONNECTORS AND CONNECTING WIRE OR CABLE PARTS THAT COME IN CONTACT WITH THE BURNDY CONNECTOR SHALL BE CLEANED OF ALL RUST, OXIDE OR DIRT AND THEN GIVEN A LIBERAL APPLICATION OF NO-OX-ID 'A' SPECIAL SEALING COMPOUND PRIOR TO COMPLETING THE CONNECTIONS. (ABOVE GRADE ONLY)
- ALL GROUND WIRE ABOVE GRADE IS TO BE 7/16" GALV WIRE UNLESS NOTED
- WHERE THERE IS A CONTINUOUS FLOW OF GROUND WIRE (ie. LOOP AROUND BLDG OR TOWER) CONNECT WIRE TO ROD WITH CAD WELD #115 (MOLD GTC-182G)
- WHERE THERE IS GALV WIRE TO GALV WIRE CONNECTION ARE TO BE CLEAN AND FREE OF PAINT AT THE MATING SURFACE USE CAD WELD SHOT #115 (MOLD YRC-2G2G-LH OR RH)
- AT GROUND LEVEL, ALL CONDUCTORS SHALL BE BURIED MINIMUM 600mm BELOW FINISHED GRADE
- THE TOWER/ FOUNDATION/ CABINET ORIENTATION TO BE DETERMINED ON SITE WALK
- THE LOCATION AND ORIENTATION OF 7 8 9 10 11 TO BE DETERMINED PER SITE SPECIFIC REQUIREMENT

- 1 150' AWSS
- 2 FOUNDATION FOOTPRINT
- 3 10m x 10m LEASED AREA
- 4 1830 x 1830 x 150 (6' x 6' x 6") CABINET PAD
- 5 CABINET - ARROW INDICATES FRONT DOOR ORIENTATION
- 6 6" WIDE CABLE TRAY TO PASS CABLES FROM CABINET TO TOWER
- 7 8" x 8" WOOD POST - 30A 240V AC ELECTRICAL MAIN DISCONNECT
- 8 3" UNDERGROUND CONDUIT TO PASS ELECTRICAL FROM DISCONNECT TO CABINET
- 9 LAST UTILITY POLE w/ ELECTRICAL METER
- 10 UTILITY POWER IN 3" UNDERGROUND CONDUIT FROM ELECTRICAL METER TO MAIN DISCONNECT
- 11 3" UNDERGROUND CONDUIT FOR FIBRE TO CABINET w/ PULL STRING IN IT (IF POP SITE)
- 12 2/0 STRANDED BARE COPPER GROUND WIRE
- 13 3/4"Ø x 10'-0" COPPER CLAD GROUND ROD
- 14 GALV STEEL CABLE GROUND BAR
- 15 3m GALV. STEEL LIGHTNING ROD
- 16 COMPOUND FENCE IF REQUIRED

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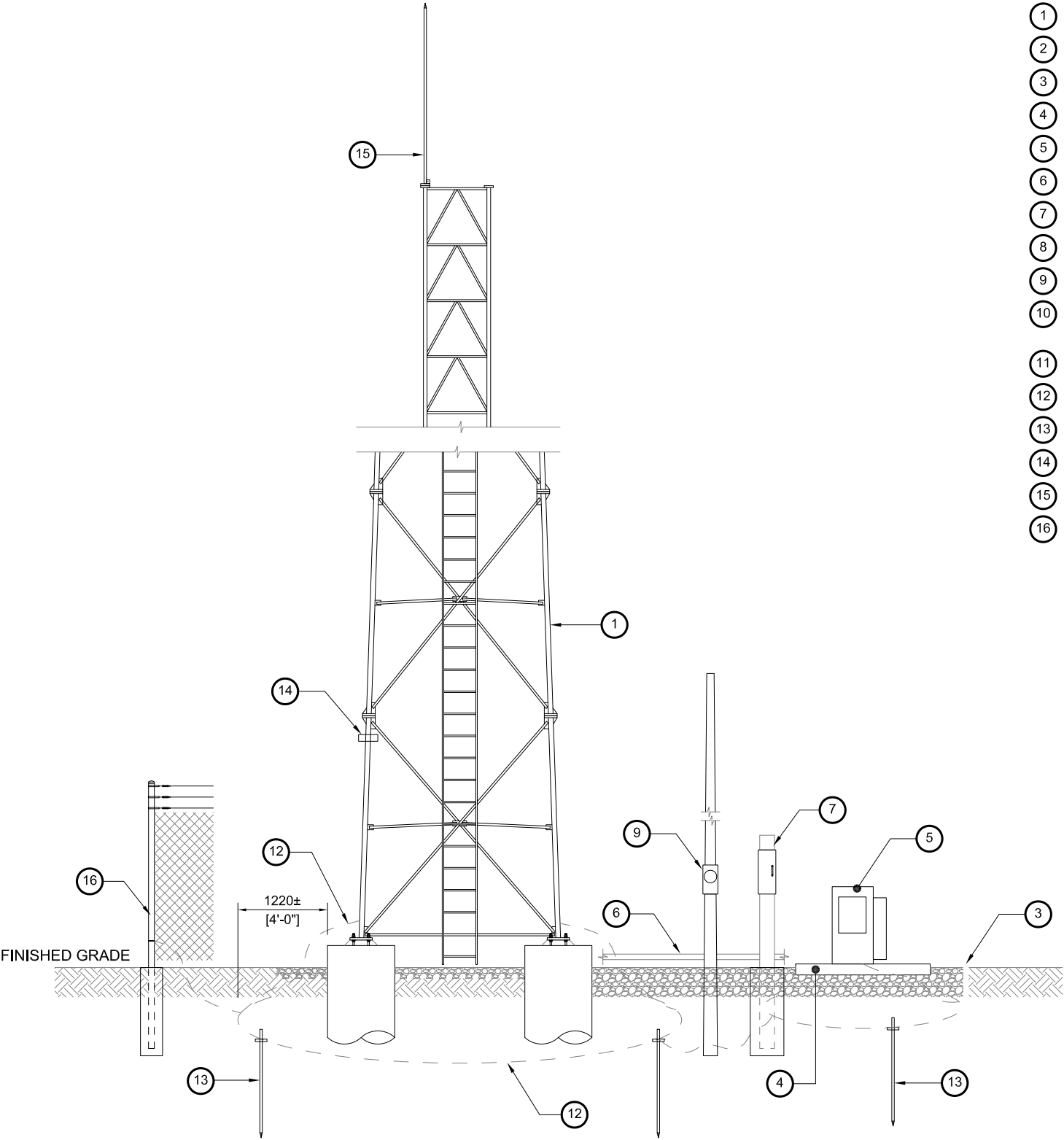
PROJECT:

XPLORNET  
SELF SUPPORT TOWER

TITLE:

COMPOUND LAYOUT & GROUNDING  
150' (45m) TOWER

DRAWN BY:	RR	PURCHASE ORDER NO.
CHECKED BY:	MW	PROJECT NO.
APPROVED BY:	MP	DRAWING NO. S03-01
DATE:	18/01/2017	SHEET 5 OF 22



SITE ELEVATION  
SCALE : NTS

- 1 AWSS TOWER
- 2 FOUNDATION FOOTPRINT
- 3 LEASED AREA
- 4 1830 x 1830 x 150 (6' x 6' x 6") CABINET PAD
- 5 CABINET - ARROW INDICATES FRONT DOOR ORIENTATION
- 6 6" WIDE CABLE TRAY TO PASS CABLES FROM CABINET TO TOWER
- 7 8" x 8" WOOD POST - 30A 240V AC ELECTRICAL MAIN DISCONNECT
- 8 3" UNDERGROUND CONDUIT TO PASS ELECTRICAL FROM DISCONNECT TO CABINET
- 9 LAST UTILITY POLE w/ ELECTRICAL METER
- 10 UTILITY POWER IN 3" UNDERGROUND CONDUIT FROM ELECTRICAL METER TO MAIN DISCONNECT
- 11 3" UNDERGROUND CONDUIT FOR FIBRE TO CABINET w/ PULL STRING IN IT (IF POP SITE)
- 12 2/0 STRANDED BARE COPPER GROUND WIRE
- 13 3/4"Ø x 10'-0" COPPER CLAD GROUND ROD
- 14 GALV STEEL CABLE GROUND BAR
- 15 6'-0" GALV. STEEL LIGHTNING ROD
- 16 COMPOUND FENCE IF REQUIRED

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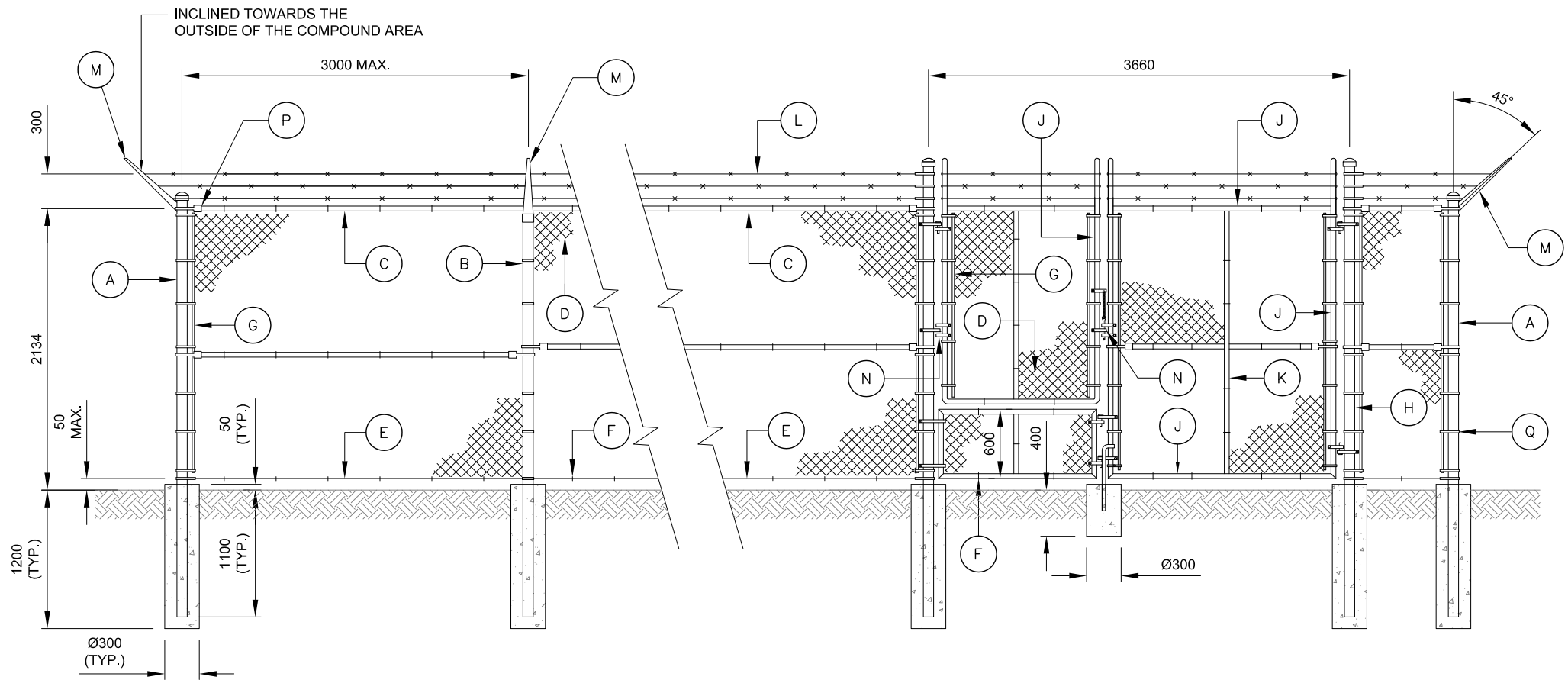
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PROJECT: XPLORNET  
SELF SUPPORT TOWER

TITLE: SITE ELEVATION  
HYBRID TOWER

DRAWN BY:	RR	PURCHASE ORDER NO.
CHECKED BY:	MW	PROJECT NO.
APPROVED BY:	MP	DRAWING NO. S03-03
DATE:	18/01/2017	SHEET 7 OF 22



COMPOUND AREA - FENCE DETAIL  
SCALE: 1:50

- |   |   |
|---|---|
| (A) CORNER POST - HSS 89 x 4.8  | (H) GATE POST - HSS 89 x 4.8                              |
| (B) UNTERNEDATE POST - HSS 60 x 3.2   | (J) GATE FRAMING - HSS 48 x 3.2                           |
| (C) HORIZONTAL PIPE - HSS 48 x 3.2  | (K) GATE BRACING - HSS 48 x 3.2                           |
| (D) CHAIN LINK, HOP DIP GALVANIZED AFTER WEAVING,<br>#9 GAUGE STEEL WIRE WOVEN IN A 50mm MESH | (L) BARBED AIRE, THREE STRANDS OF 12.5 GA. SPACED @ 150mm |
| (E) ONE STRAND GALVANIZE TENSION WIRE 5 GA.   | (M) BARBED WIRE SUPPORT                                   |
| (F) WIRE MESH FASTENER SPACED AT 300mm c/c MAX  | (N) GATE LATCH  |
| (G) CHAIN LINK TENSION BAR  | (P) POST FITTING  |
|   | (Q) METALLIC CLAMP SPACED AT 600mm c/c MAX                |

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE
2. IF ROCK IS ENCOUNTERED, DRILL 600mm INTO SOUND BEDROCK AND USE NON-SHRINK GROUT TO SET POSTS
3. CONCRETE: MINIMUM 20MPa AT 28 DAYS; AIR ENTRAINMENT: 5% - 7%
4. REFER TO THE COMPOUND LAYOUT DRAWING TO LOCATE THE FENCE
5. FENCE GATE LOCATION AND ORIENTATION TO BE DETERMINED BY THE CONTRACTOR PER SITE SPECIFIC REQUIREMENT

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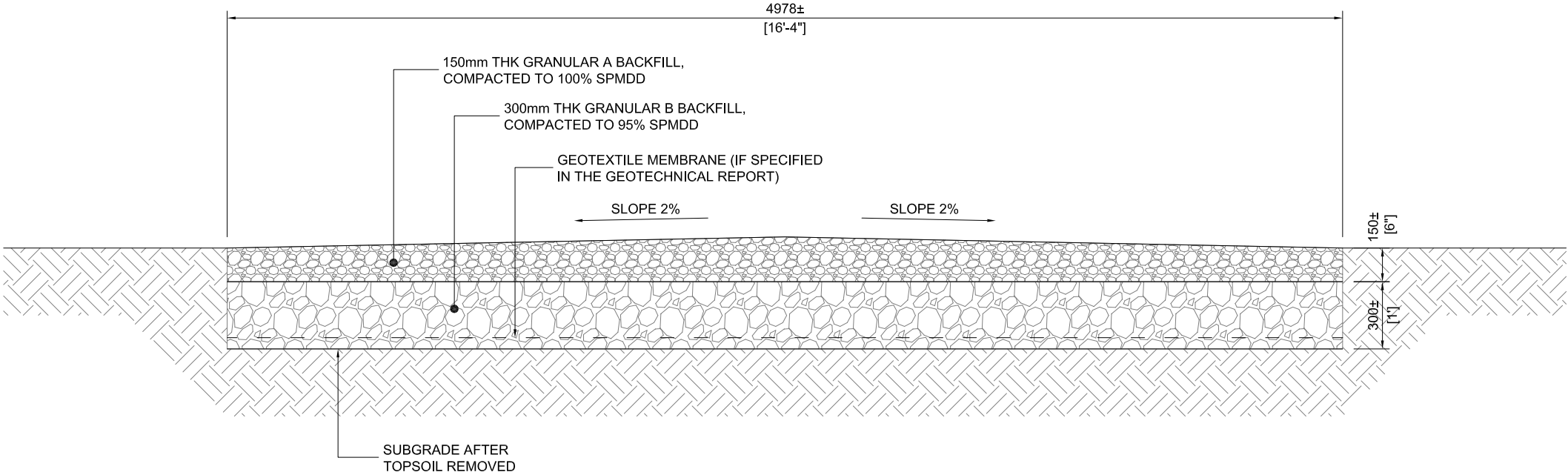
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PROJECT: XPLORNET  
SELF SUPPORT TOWER

TITLE: FENCE DETAILS  
(IF REQUIRED)

DRAWN BY: RR	PURCHASE ORDER NO.
CHECKED BY: MW	PROJECT NO.
APPROVED BY: MP	DRAWING NO. S03-06
DATE: 18/01/2017	SHEET 10 OF 22



ACCESS ROAD  
TYPICAL CROSS-SECTION  
SCALE: 1:25

NOTE:

1. ACCESS ROAD LENGTH, LOCATION AND ORIENTATION TO BE PROPOSED BY THE CONTRACTOR PER SITE SPECIFIC REQUIREMENT
2. THE CONTRACTOR TO PROVIDE ACCESS ROAD LAYOUT TO THE CLIENT AND THE TOWER DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION WORK

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PROJECT:  
XPLORNET  
SELF SUPPORT TOWER

TITLE:  
ACCESS ROAD DETAILS

DRAWN BY:	RR	PURCHASE ORDER NO.
CHECKED BY:	MW	PROJECT NO.
APPROVED BY:	MP	DRAWING NO. S03-07
DATE:	18/01/2017	SHEET 11 OF 22



- ### DETAIL "A"

\* THIS FOUNDATION PLAN VIEW AND ELEVATION VIEW ARE ONLY FOR PRESENTATION PURPOSE; TOWER FOUNDATION TYPE AND SIZE TO BE DESIGNED FOR SPECIFIC TOWER SITE ACCORDING TO THE RECOMMENDATION OF GEOTECHNICAL REPORT.

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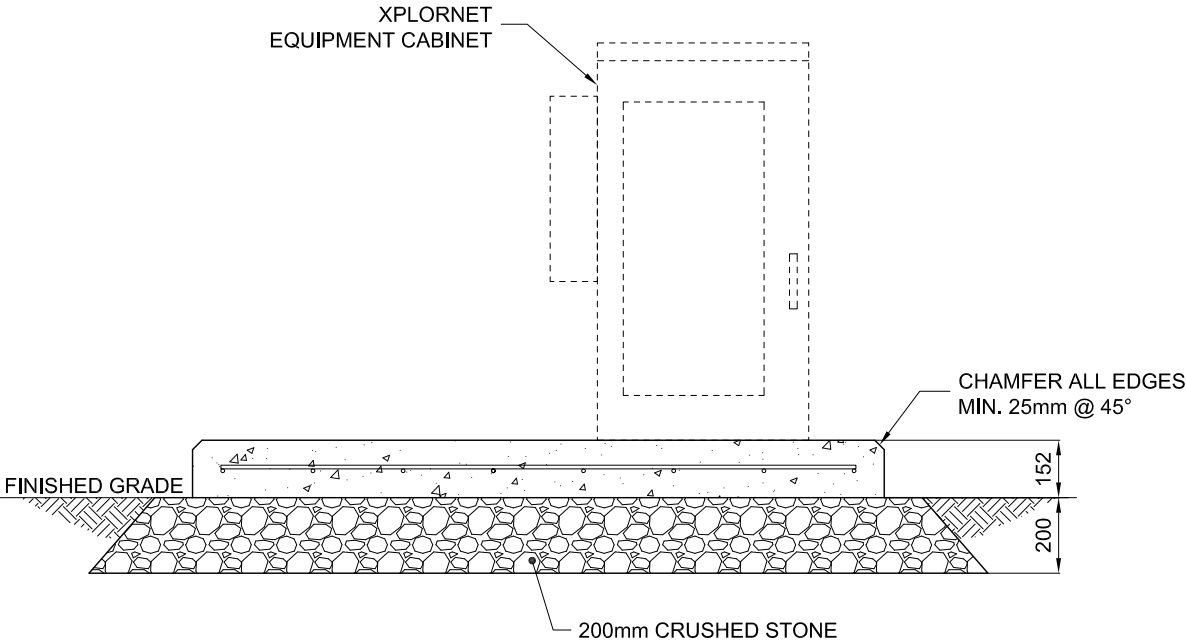
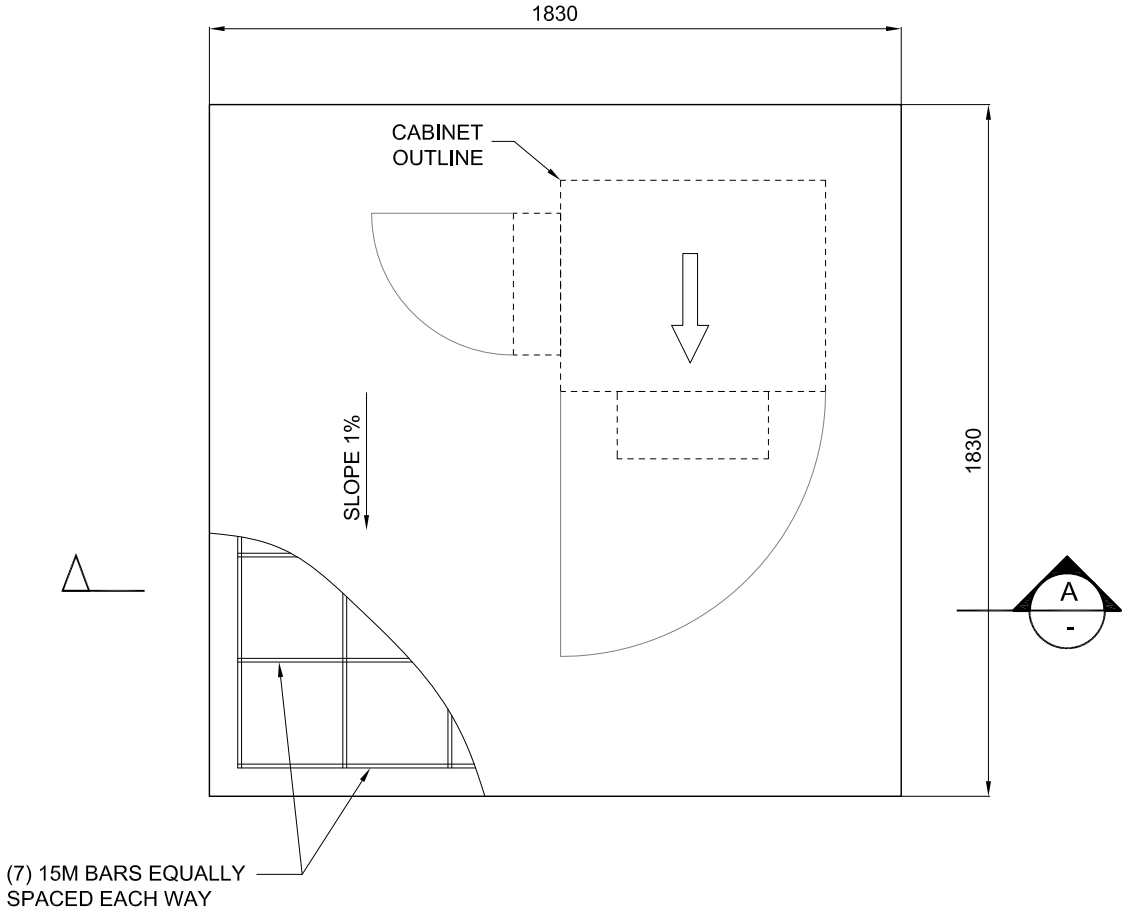
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PROJECT: XPLORNET  
SELF SUPPORT TOWER

TITLE: MAT FOUNDATION  
150' TOWER

DRAWN BY:	RR	PURCHASE ORDER NO.
CHECKED BY:	MW	PROJECT NO.
APPROVED BY:	MP	DRAWING NO. S04-01
DATE:	18/01/2017	SHEET <u>6</u> OF <u>12</u>



**A** SECTION A-A  
N.T.S.

FOUNDATION DESIGN NOTES:

1. REFER TO STRUCTURAL GENERAL NOTES.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH: 30MPa AT 28 DAYS; AIR ENTRAINMENT: 5 - 7%; MAXIMUM SIZES OF COARSE AGGREGATE: 19mm; MAXIMUM SLUMP: 75mm ± 25mm.
3. THE CONCRETE COVER OVER REINFORCING STEEL (REBAR) SHALL BE MINIMUM 75mm (3"), UNLESS OTHERWISE NOTED ON THE DRAWING.
4. THE REINFORCING STEEL (REBAR) SHALL CONFORM TO CSA STANDARD G30.18 WITH MINIMUM YIELD STRENGTH OF 400MPa (GRADE 400).
5. THE ESTIMATED VOLUME OF CONCRETE = 0.51 cu.m

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PROJECT: XPLORNET  
SELF SUPPORT TOWER

TITLE: CABINET CONCRETE PAD

DRAWN BY: RR	PURCHASE ORDER NO.
CHECKED BY: MW	PROJECT NO.
APPROVED BY: MP	DRAWING NO. S04-04
DATE: 18/01/2017	SHEET 15 OF 22



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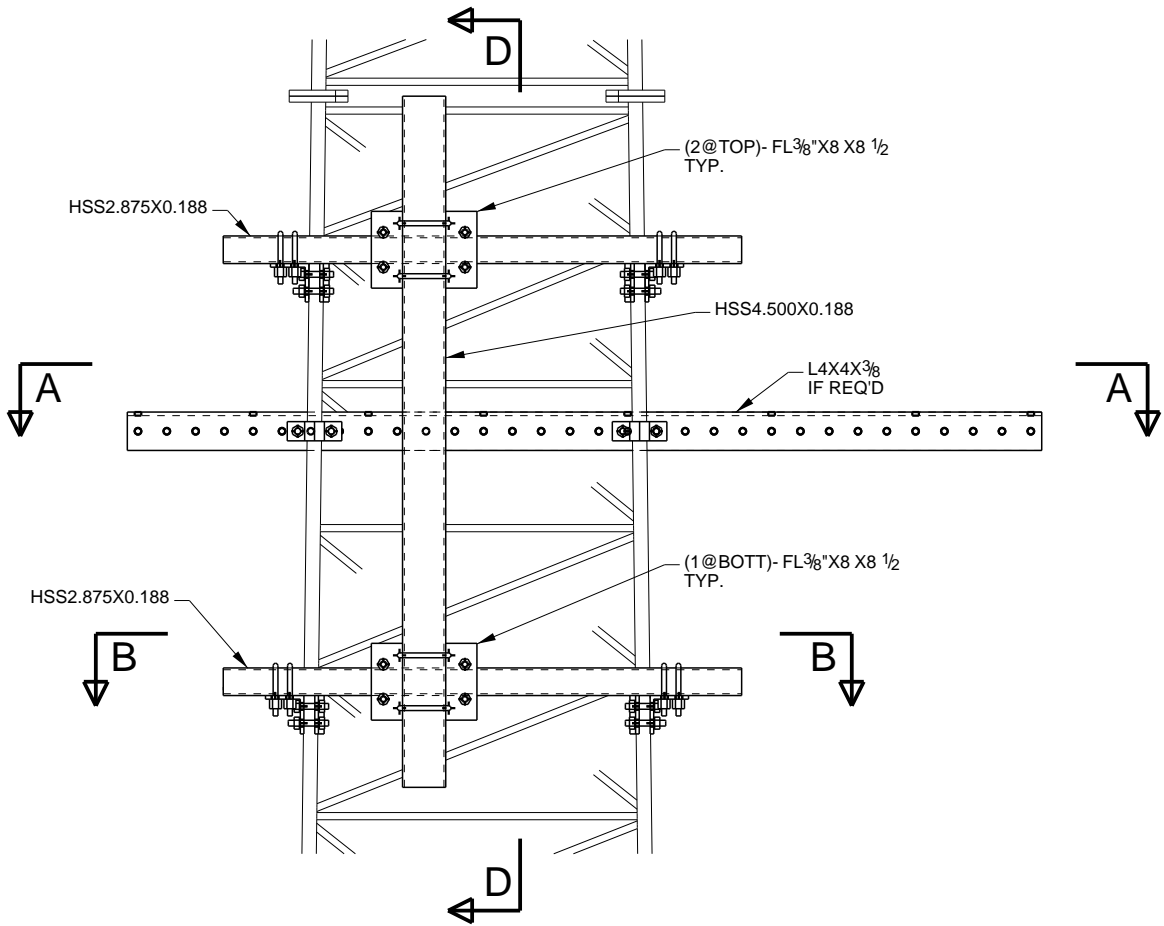
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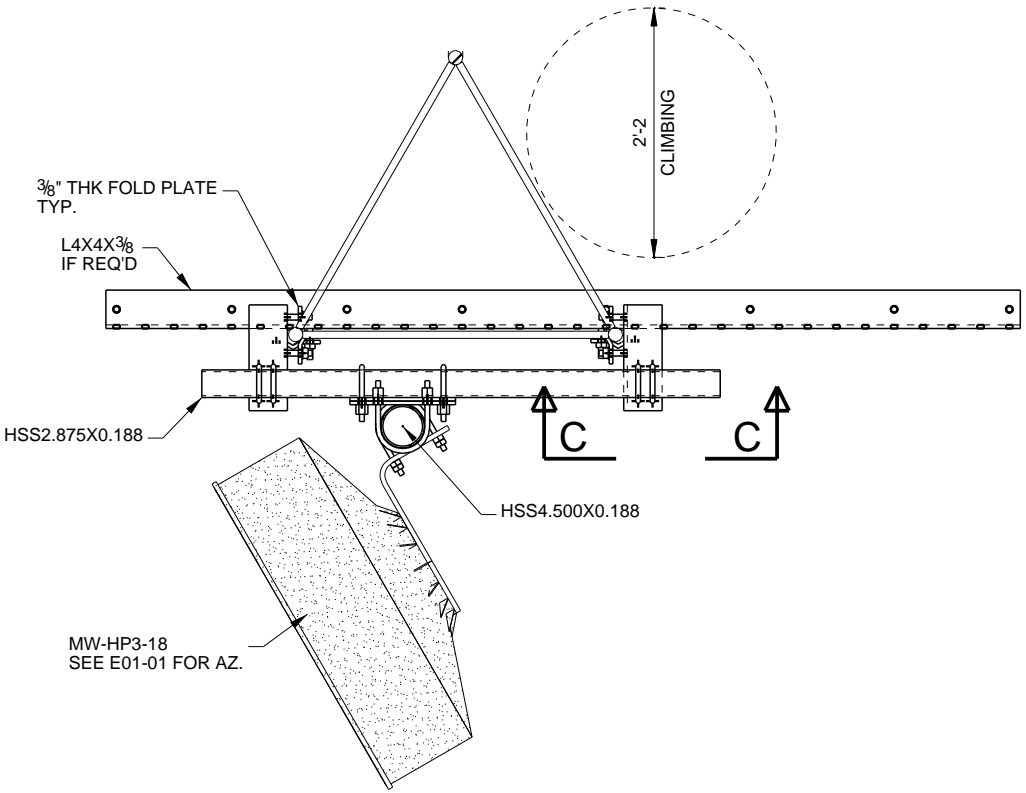
PROJECT: SAMPLE AWSS TOWER  
MW. MOUNT DETAILS

TITLE: MW DISH MOUNT AT EL. 26.5m

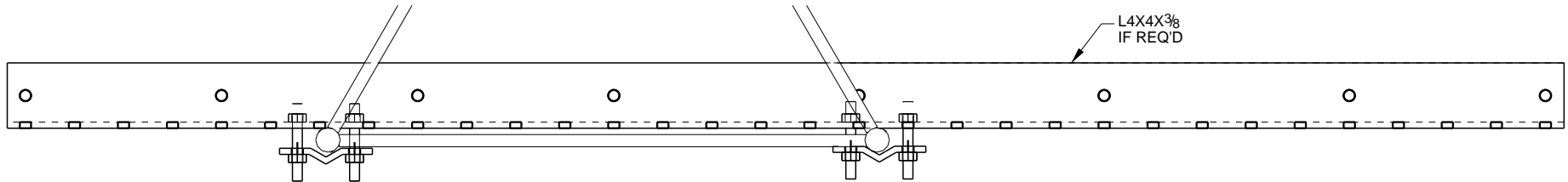
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CHECKED BY: MW	PROJECT NO. 8_Crestomere
APPROVED BY: MP	DRAWING No. S06-01
DATE: 02/02/2017	SHEET 18 OF 22



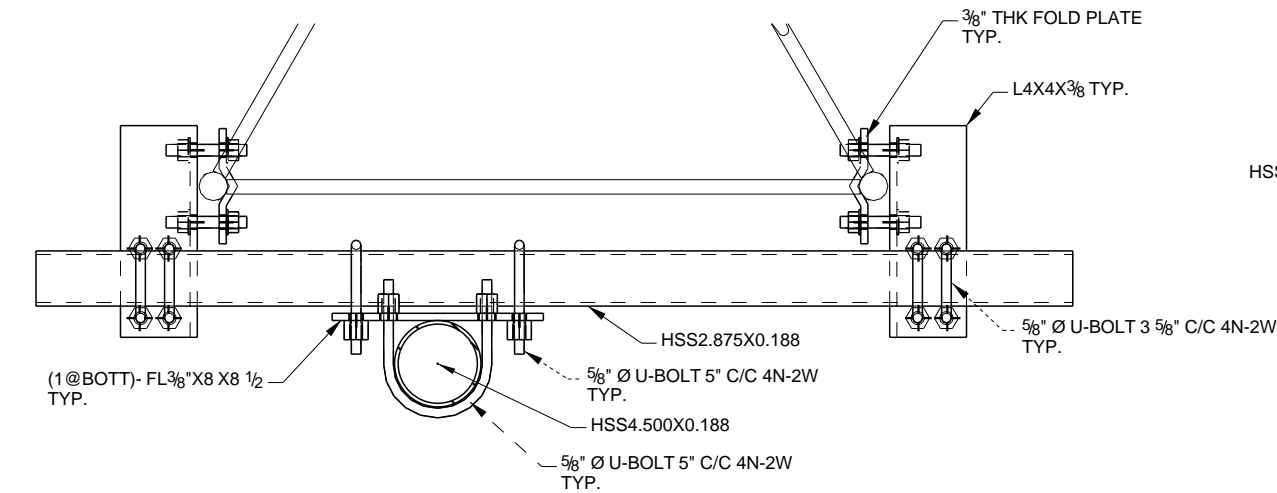
ELEVATION VIEW



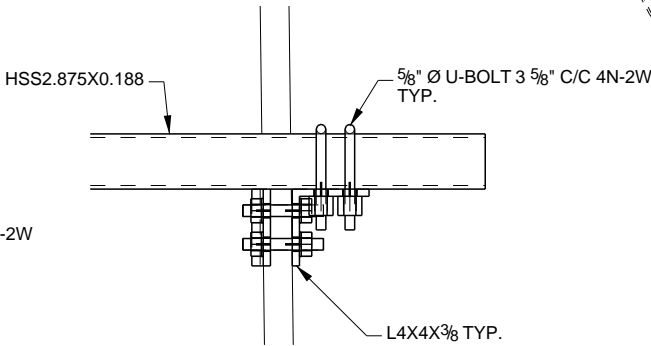
PLAN VIEW



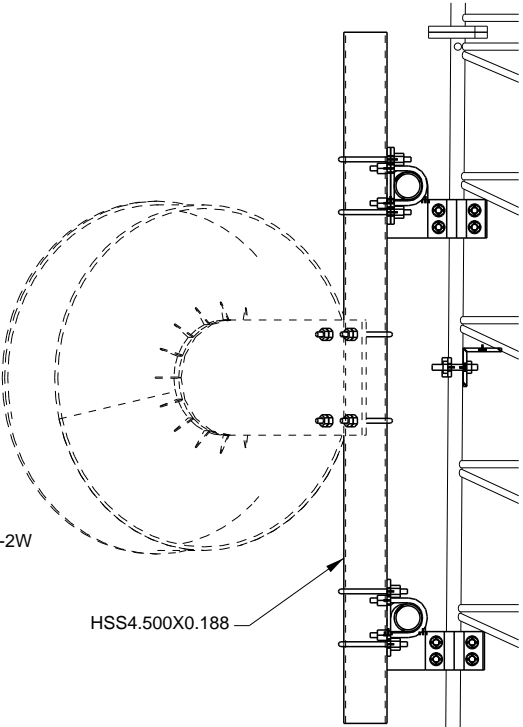
A - A



B - B



C - C



D - D

NOTE:  
1. MW. INFO., AZIMUTH, ELEVATIONS AND MAMBER  
SIZES WILL VARRY TO SUIT SITE SPECIFIC REQUIREMENTS