

## **PLANNING AND DEVELOPMENT SERVICES**

---

**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 9

**DATE:** June 23, 2021  
**APPLICATION:** PRDP20212055

**FILE:** 36816003

**SUBJECT:** Communications Facility (Type C) / Discretionary use, with no Variances

---

**APPLICATION:** Installation of a Communications Facility (Type C).

**GENERAL LOCATION:** Located approximately 2.20 kilometres (1 1/8 mile) north of Hwy 1A and on the west of Range Road 43.

**LAND USE DESIGNATION:** Special, Natural Resources District (S-NAT)

**EXECUTIVE SUMMARY:** Altalink is proposing to replace the current 33.50 m (109.91 ft.) telecommunications tower, located at the Horse Creek 793S Substation, with a new self-supporting 43.00 m (141.08 ft.) tower. The tower is located within the fenceline of the substation and no additional area is required.

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

The Applicant circulated a notification package to all stakeholders and nearby landowners within 1,600.00 m (5,249.34 ft.) of the proposed tower location and no concerns were identified.

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 PRDP20212055 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20212055 be refused.

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

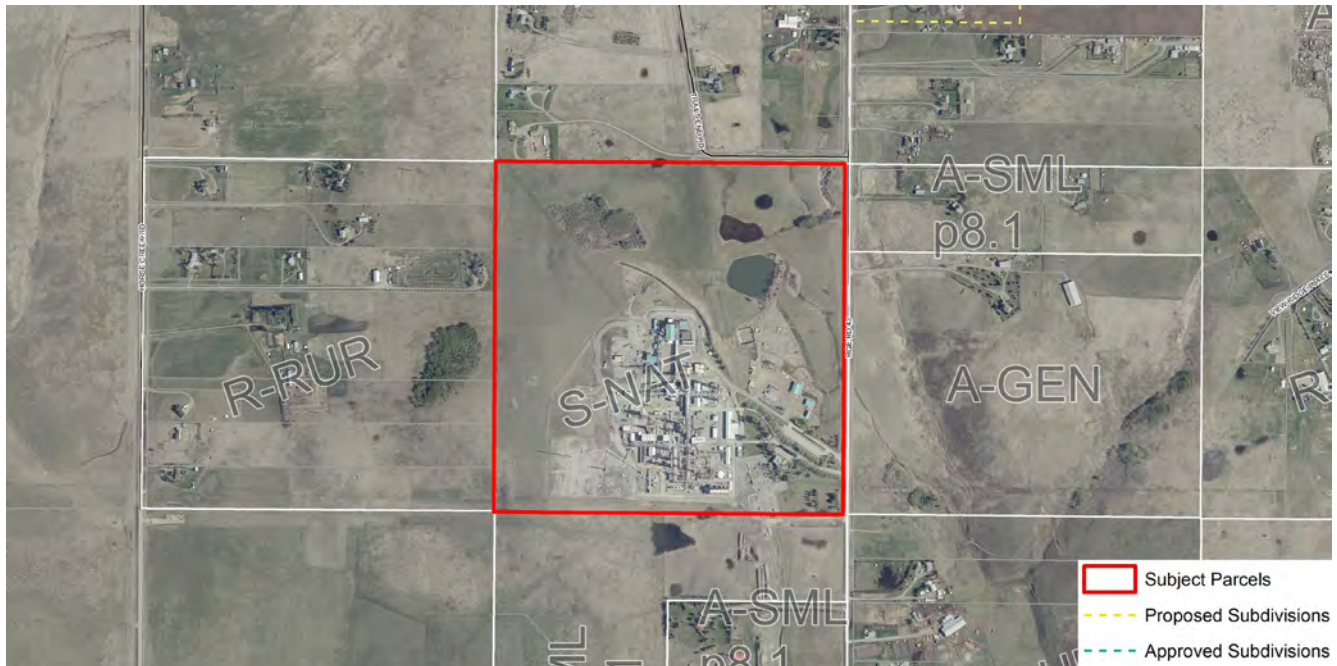
---

**Administration Resources**

Wayne Van Dijk, Planning & Development Services



## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

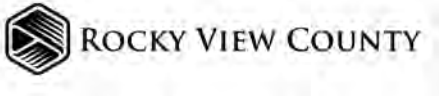
The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <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;</li> <li>• County Servicing Standards; and</li> <li>• Cochrane North Area Structure Plan,</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> Commercial Communications Facility (Type C) is a discretionary use in the S-NAT district.	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

### Additional Review Considerations

The Applicant states the current 33.50 m (109.91 ft.) telecommunications tower that is onsite, is at end of life and needs to be replaced with the proposed tower. The tower is located entirely within the fenceline of the Horse Creek 793S Substation.

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 would help achieve this goal.



**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

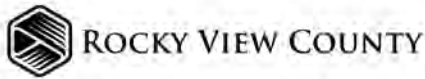
Acting Chief Administrative Officer

WV/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

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

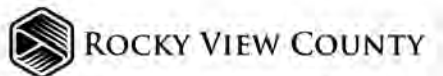
1. That a *Commercial Communication Facility, Type C*, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
  - i. Placement of one monopole self-support telecommunications tower, approximately 43.00 m (141.08 ft.) high.

**Permanent:**

2. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
3. That no topsoil shall be removed from the site.
4. That the Commercial Communication Facility shall be neutral in colour and blend with the surroundings, mitigation of the visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
5. That should the Commercial Communication Facility become deactivated or unused; the Commercial Communication Facility shall be removed from the parcel within six months of becoming deactivated or unused.
6. That where possible, light-shielding shall be considered to minimize the impact of the lighting on 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.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Altalink Management Ltd. (Afshani Dhanji)	<b>OWNER:</b> Inter Pipeline Extraction Ltd.
<b>DATE APPLICATION RECEIVED:</b> May 10, 2021	<b>DATE DEEMED COMPLETE:</b> May 20, 2021
<b>GROSS AREA:</b> ± 64.44 hectares (± 159.23 acres)	<b>LEGAL DESCRIPTION:</b> Block1, Plan 8610666, NE-16-26-04-W05M (262145 Rge. Rd. 43)
<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 all stakeholders and adjacent landowners, within a 1,600 m (5,249.34 ft.) radius; no concerns were received. 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.	

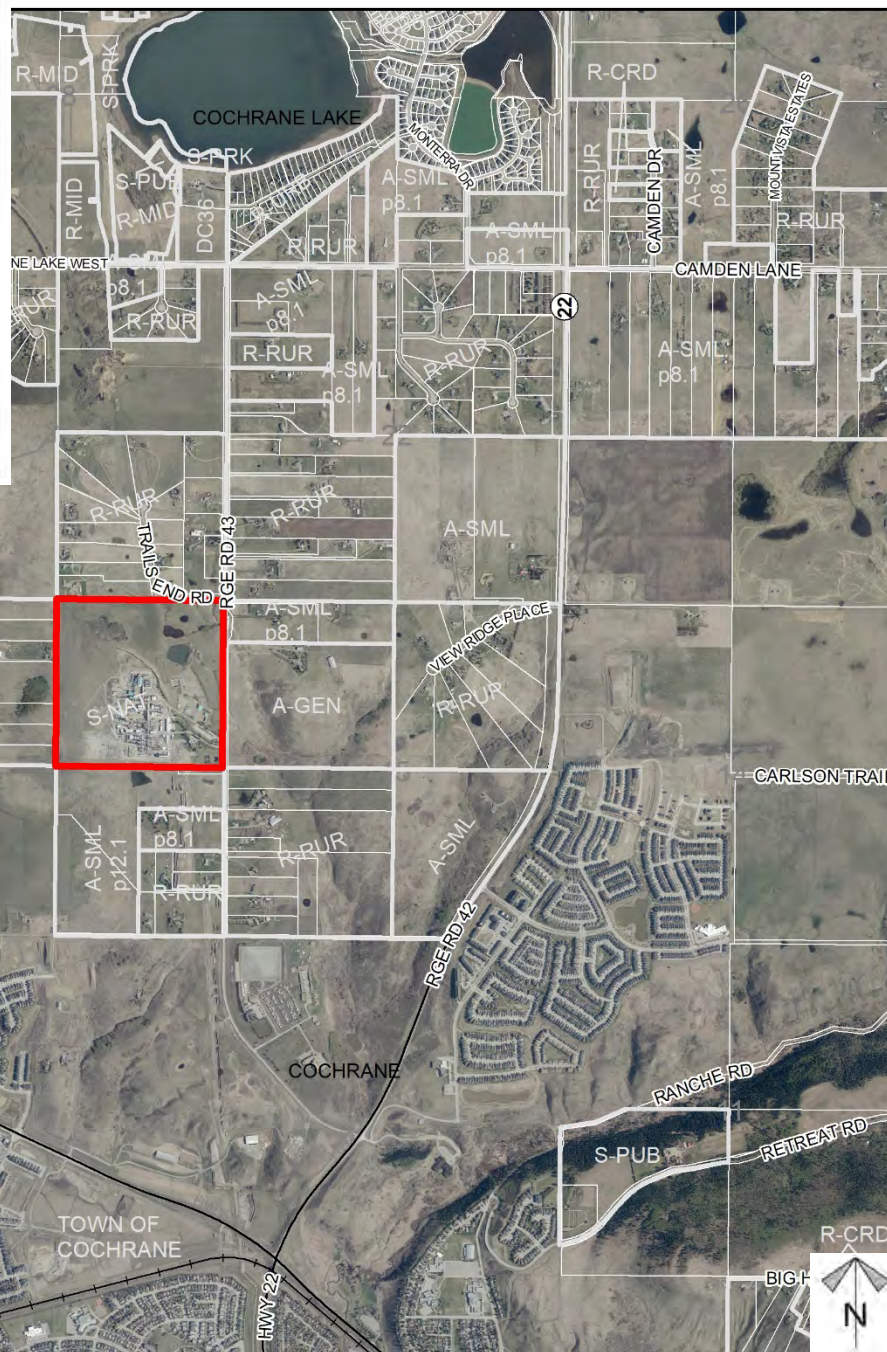
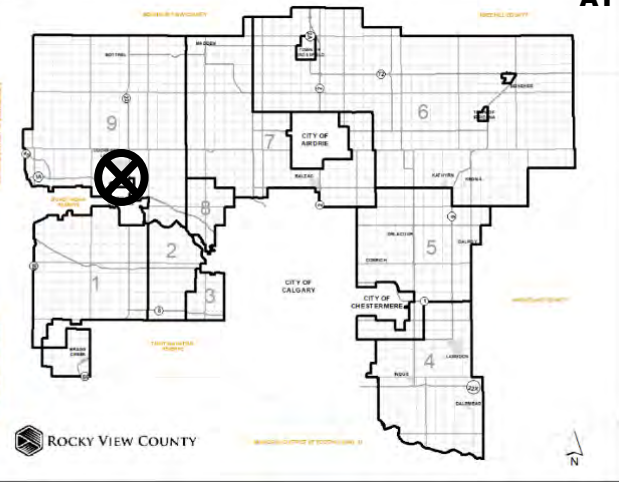


## Location & Context

## Development Proposal

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

Division: 9  
Roll: 36816003  
File: PRDP20212055  
Printed: May 20, 2021  
Legal: Block:1 Plan:8610666  
Within NE-16-26-04-W05M







## Aerial Imagery

### Development Proposal

Installation of a  
Communication 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: 9  
 Roll: 36816003  
 File: PRDP20212055  
 Printed: May 20, 2021  
 Legal: Block: 1 Plan: 8610666  
 Within NE-16-26-04-W05M



## Landowner Circulation Area

### Development Proposal

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

### Legend

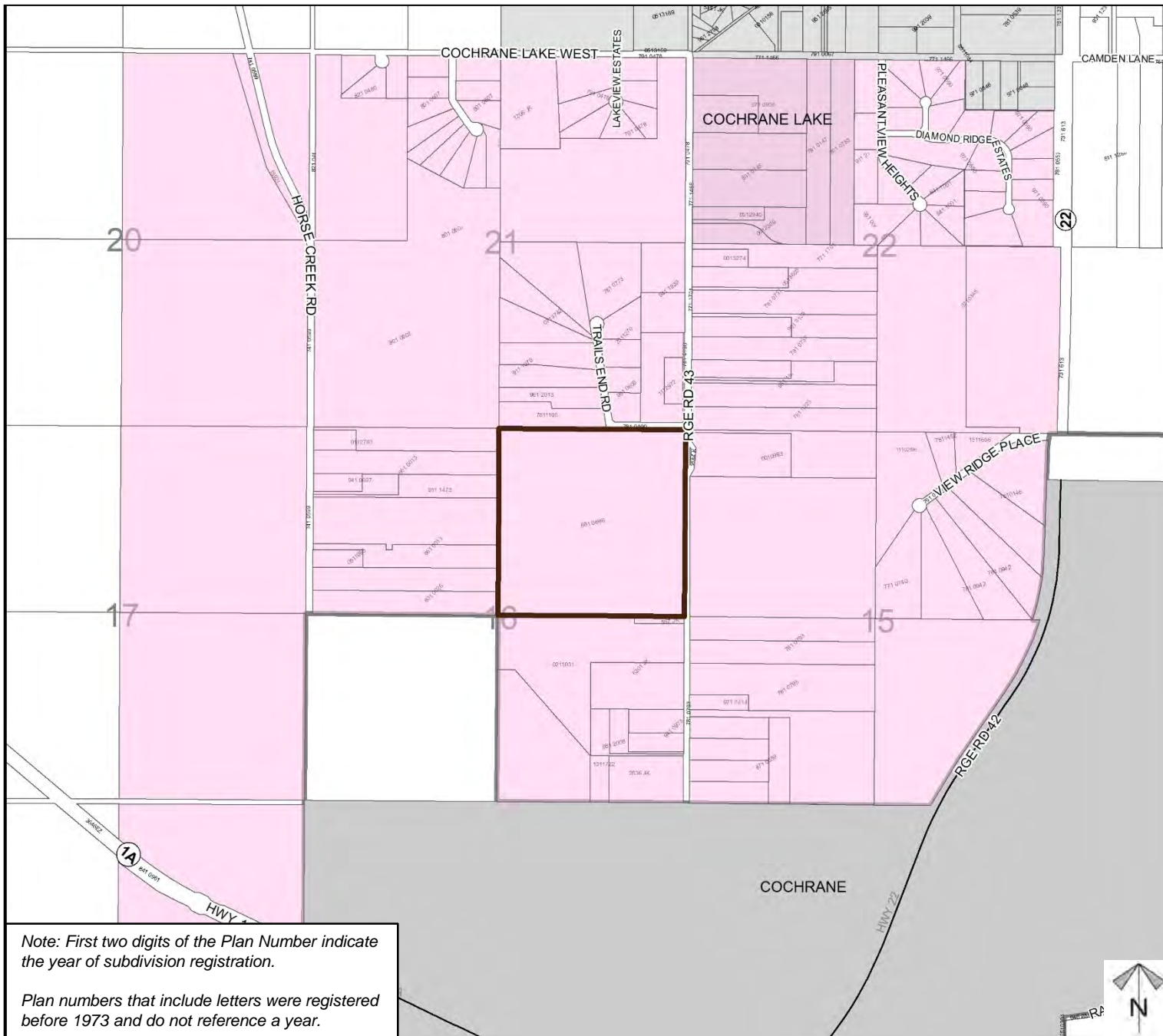
Support



Not Support



Division: 9  
 Roll: 36816003  
 File: PRDP20212055  
 Printed: May 20, 2021  
 Legal: Block:1 Plan:8610666  
 Within NE-16-26-04-W05M

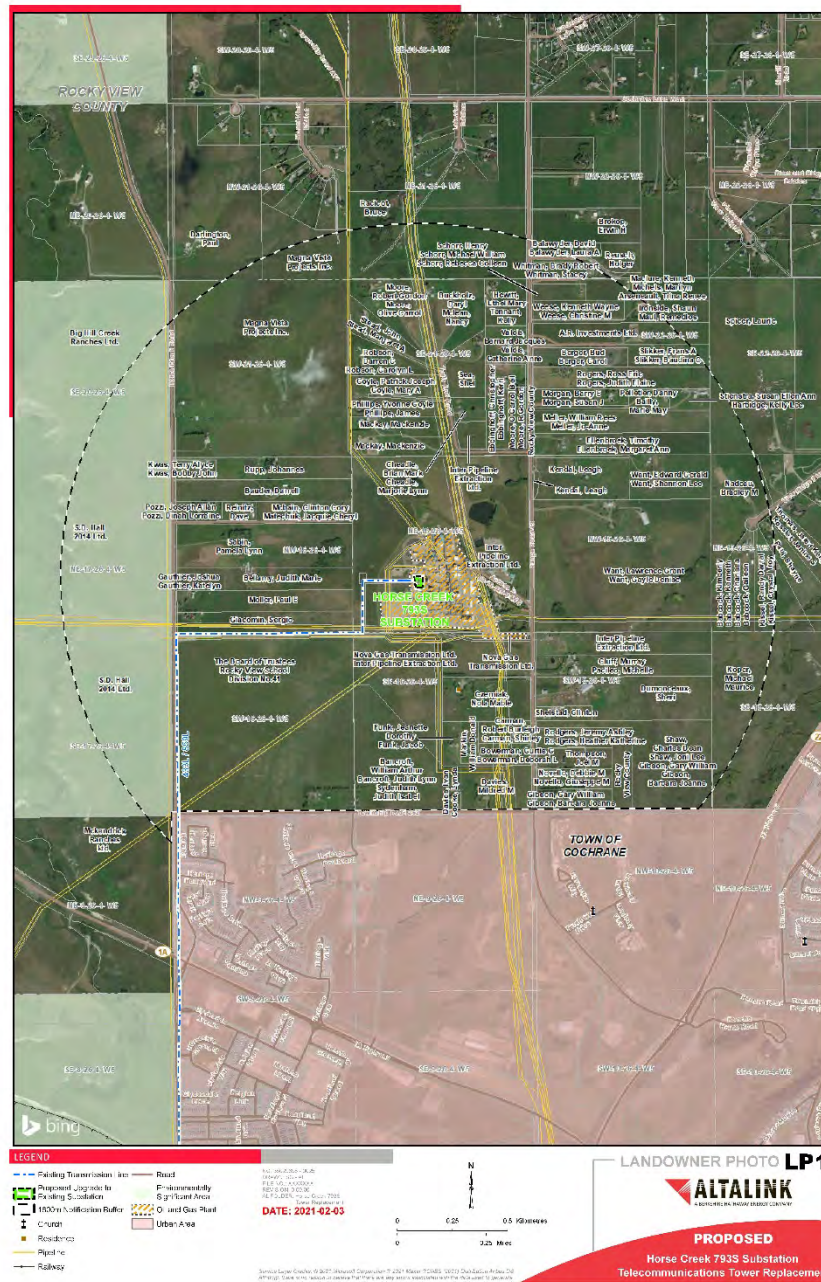






## Circulation Area (1600 m radius) Development Proposal

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



Division: 9  
Roll: 36816003  
File: PRDP20212055  
Printed: May 20, 2021  
Legal: Block: 1 Plan: 8610666  
Within NE-16-26-04-W05M

## Site Plan

### Development Proposal

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



Division: 9  
Roll: 36816003  
File: PRDP20212055  
Printed: May 20, 2021  
Legal: Block: 1 Plan: 8610666  
Within NE-16-26-04-W05M



## Site Plan

### Development Proposal

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

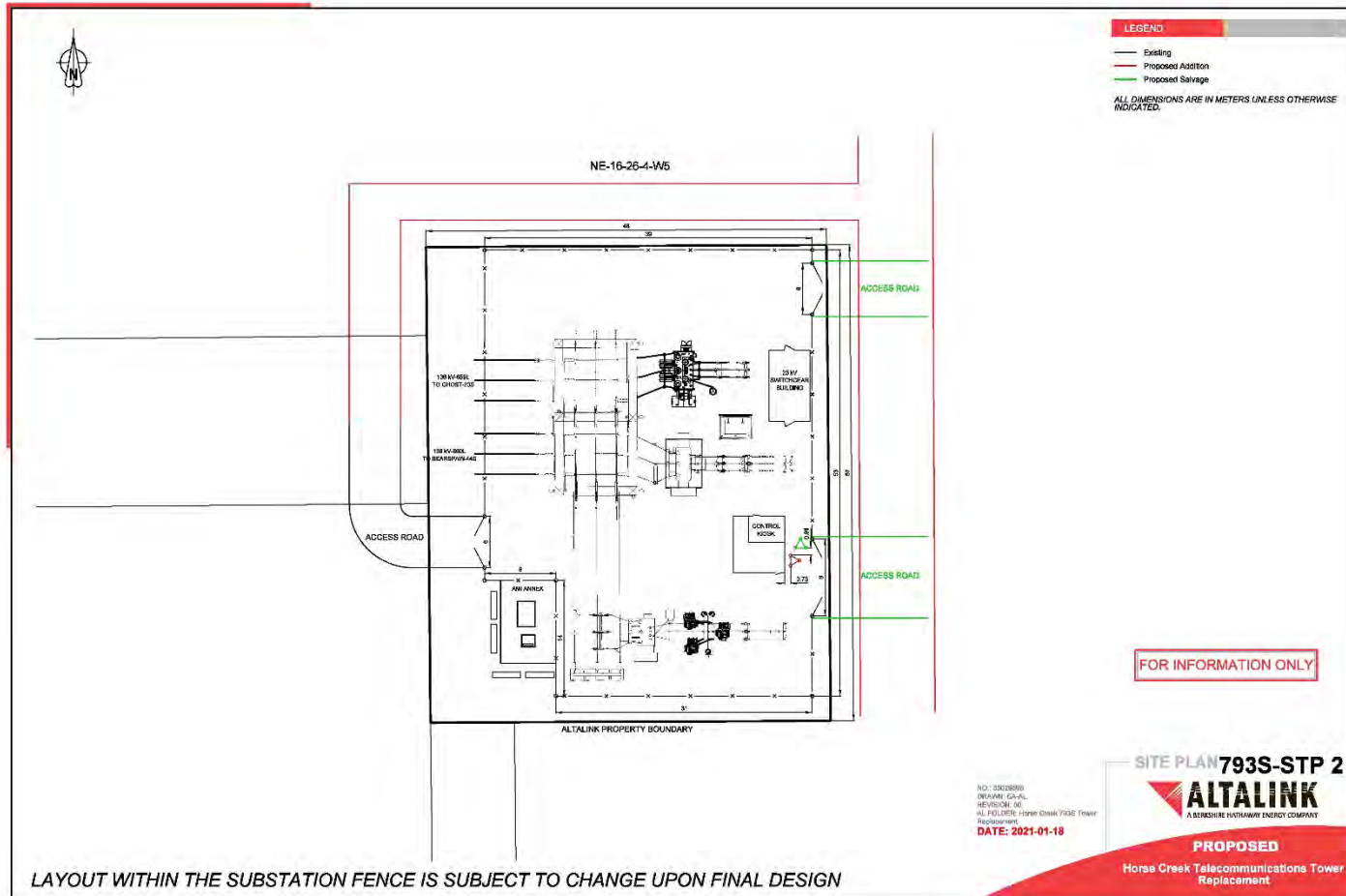


Division: 9  
 Roll: 36816003  
 File: PRDP20212055  
 Printed: May 20, 2021  
 Legal: Block: 1 Plan: 8610666  
 Within NE-16-26-04-W05M

## Site Plan

## Development Proposal

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



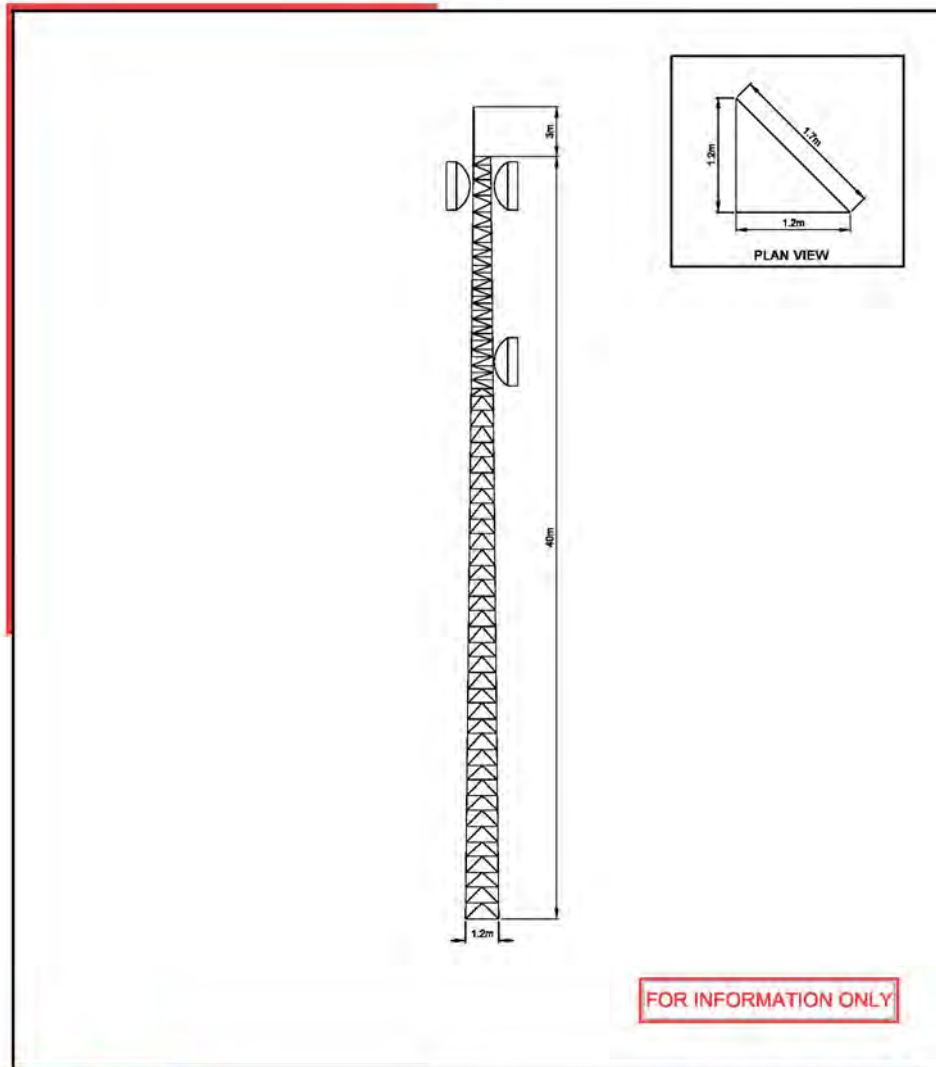
Division: 9  
Roll: 36816003  
File: PRDP20212055  
Printed: May 20, 2021  
Legal: Block:1 Plan:8610666  
Within NE-16-26-04-W05M



## Tower Drawing

### Development Proposal

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



#### NOTES

Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present. All distances shown are approximate and may change based on final structure type, landowner input, final environmental assessment and engineering.

#### NTS

NO - 8809896  
 DRAWN: SAMS-AL  
 REVISION: 00  
 AL FOLDER: Horse Creek T300  
 Tower Replacement  
**DATE: 2021-01-18**

#### CROSS SECTION X1



#### PROPOSED

Horse Creek Telecommunications Tower  
Replacement



Division: 9  
 Roll: 36816003  
 File: PRDP20212055  
 Printed: May 20, 2021  
 Legal: Block: 1 Plan: 8610666  
 Within NE-16-26-04-W05M