

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, FEBRUARY 13, 2024 at 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/82628641995>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, January 30, 2024 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

B) Development Permits – To Be Issued or Discussed by MPC

i) DP-23-24 Rogers Communication Tower

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JANUARY 30, 2024 at 3:00 P.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/85907405356>

PRESENT:

Gary These	Ward One	Weberville/Stewart
KayIn Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
Brent Reese	Ward Four	Deadwood/Sunny Valley
Gloria Dechant	Ward Five	North Star/Breaking Point
Terry Ungarian	Ward Six	Hotchkiss/Hawk Hills
Linda Halabisky	Ward Seven	Keg River/Carcajou

IN ATTENDANCE:

Theresa Van Oort – Chief Administrative Officer
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Natalie Tremblay - Community Planner, ISL Engineering and Land Services Ltd. (virtually)
David Schoor – Senior Planner, ISL Engineering and Land Services Ltd. (virtually)
Debbie Bonnett - Planning and Development Officer, ISL Engineering and Land Services Ltd. (virtually)
Josh Hunter - Director of Finance

01.0 CALL TO ORDER

The Chair of the Municipal Planning Commission, Reeve Terry Ungarian called the meeting to order at 2:18 p.m.

02.0 ADOPTION OF THE AGENDA

001/30/01/24MPC **MOVED BY** Councillor Halabisky to acknowledge receipt of the Tuesday, January 30, 2024 Municipal Planning Commission Agenda and adopt it as presented.
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, November 14, 2023 Municipal Planning Commission Meeting Minutes

002/30/01/24MPC **MOVED BY** Councillor Yasinski to acknowledge receipt of the Tuesday, November 14, 2023 Municipal Planning Commission Meeting Minutes and adopt them as presented.
CARRIED

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

i. Development Permit DP-23-25

003/30/01/24MPC **MOVED BY Councillor Schug to acknowledge receipt of Development Permit DP-23-25, issued by the Development Officer, and accept it for information.**
CARRIED

B) Development Permits – To Be Issued or Discussed by MPC

C) Miscellaneous

05.0 ADJOURNMENT

Reeve Terry Ungarian adjourned the Tuesday, January 30, 2024 Municipal Planning Commission Meeting at 2:19 p.m.

Chair, Reeve Terry Ungarian

CAO, Theresa Van Oort

Date Signed



To: **Reeve and Council – County of Northern Lights** Date: **February 6, 2024**
Attention: **Theresa Van Oort, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP-23-24 Rogers Communication Tower**
From: **Debbie Bonnett**

Application

The applicant is requesting approval to construct a 70-meter guyed communication tower for Rogers Communications Inc. (Rogers) with an equipment shelter, on a 49.42 ha (122.13 ac) lot on Part of the SE 13-85-22 W5M. The area occupied by this development is 2.165 ha (5.35 ac). The development is subject to the Agriculture General (A) District in the Land Use Bylaw (LUB). The A District lists a Public Utility as a Discretionary Use.

The proposed development area is 145 m x 145 m, cultivated, and will be enclosed with a chain link fence topped with barbed wire and include a locking gate.

Site and Surrounding Lands

The tower compound will be located 139.2 m from the east boundary and 168.6 meters from the south boundary. A new access for the tower compound is proposed on Range Road 220. Highway 986 runs adjacent to the south boundary of the quarter section. Weberville Heights Park is located 1½ km west and south of the property.

There are three titles (parcels) on the quarter section. An existing TELUS tower site (11.14 ac leased land) is located in the northeast corner of the quarter section. On the two other smaller parcels within the quarter section there are residential dwellings and accessory buildings. The subject parcel is vacant and partly treed and under cultivation. The adjacent quarter sections are heavily treed or under partial cultivation and agriculture pastures. Adjacent quarter sections are all private landowners, with the exception of the most south east quarter section, which is owned by the Crown. All adjacent lands are zoned Agriculture General (A).

Located adjacent to both the south and east boundaries, are buried North Peace Gas Co-op Line, a power line, and a buried TELUS line. Directly west of the development area lies a buried fibre optic TELUS cable that runs diagonally north/south.

The proposed development is not within any historical value (HRV) classified land designation and there are no active or abandoned well sites within this quarter section.

The proposed Rogers tower does not fall within areas vulnerable to contamination according to the Grimshaw Gravels Aquifer Preliminary Drift Cover map (PFRA, 1998). Areas vulnerable to contamination are locations where drift cover is less than or equal to 4 meters. Based on the lithologies presented in borehole BH-01 (Helix Geotechnical Consulting Ltd., 2023), drift material encountered were a mix of clay till with varying thicknesses of medium grained sands and clay to a depth of 12.6 meters below grade. As the borehole was terminated at this depth, there is no certainty to the overall thickness of the aquifer's confining clay layer, therefore, caution should be



used when installing foundation/anchor infrastructure below this depth. Penetrating the confining clay layer into the Grimshaw Gravels may lead to preferential pathways for surface contaminants to impact the aquifer below. Helix recommends the use of pad pier foundations and/or cast-in-place concrete piles at a minimum depth of 3.8 meters below grade and extending to a maximum of 10.0 meters below grade. These depths, Helix advises, should not penetrate the observed confining clay layer and thus should not create preferential pathways.

Based on the proposed construction methodologies and lithologies observed during the geotechnical investigation, there are no anticipated negative impacts to the Grimshaw Gravels aquifer.

A review of Alberta's Spatial Information System indicates that the lands have a Canada Land Inventory (CLI) soil rating of Class 4 and Class O, which indicates the soils have severe limitations due to undesirable soil structure.

As Rogers requires the same height that TELUS occupies on their facility, in order to fill the coverage and capacity, co-location is not possible.

Site Access and the Transportation Network

The proposed development will require construction of a new access from Range Road. 220, which is considered a grade gravel road.

Compliance with Approved Plans and Land Use Compatibility

The proposed tower is located within the Grimshaw Gravels Area and the Weberville Highway Corridor Area Concept Plan. The Plan identifies the lands as predominantly agricultural, however nonagricultural uses may be supported in the Agricultural area and include public uses, agricultural industries, resource extraction, extensive recreational uses and temporary equipment storage. While the public utility is not listed, communication towers are a discretionary use and are integral to daily living, business operations, etc.

Circulation and Comments

The application was circulated to affected agencies and adjacent landowners for review, consideration, and comment. The following summaries those responses:

1. No comments were received from adjacent landowners.
2. Alberta Transportation has advised that a development permit will be required for this development.
3. A 3 meter right of way will be registered on title to provide the power required for the proposed tower. The 3 meter right of way will run south of the proposed tower to an existing power pole adjacent to Hwy 986.
4. The Geotechnical Report prepared by Helix Geotechnical Consulting Ltd advised that: The proposed Rogers Communications Inc. (Rogers) guyed tower W6325 to be located within SE-13-85-225-W5M does not fall within areas vulnerable to contamination according to the Grimshaw Gravels Aquifer Preliminary Drift Cover map (PFRA, 1998). Areas vulnerable to contamination are locations where drift cover is less than or equal to 4 meters. Based on the lithologies presented in borehole BH-01 (Helix Geotechnical Consulting Ltd., 2023), drift material encountered were a mix of clay till with varying thicknesses of medium grained sands and clay to a depth of 12.6 meters below grade. As the borehole was terminated at this depth, there is no certainty to the overall thickness of the aquifer's confining clay layer, therefore, caution should be used when installing foundation/anchor infrastructure below this depth. Penetrating the confining clay layer into the Grimshaw Gravels may lead to preferential pathways for surface contaminants to impact the aquifer below. The recommendation to use pad pier foundations and/or cast-in-place concrete piles at a



minimum depth of 3.8 meters below grade and extending to a maximum of 10.0 meters below grade should not penetrate the observed confining clay layer and thus should not create preferential pathways.

Based on the proposed construction methodologies and lithologies observed during the geotechnical investigation, there are no anticipated negative impacts to the Grimshaw Gravels aquifer.

The foundation (pile design) shall be completed in accordance with the recommendations of the Helix Geotechnical Report dated January 9, 2024.

Recommendation

It is recommended that this application be APPROVED subject to the following conditions:

1. This permit approval is issued on the condition that all other approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
2. The applicant is required to obtain a permit from Alberta Transportation.
3. The foundation (pile design) shall be completed in accordance with the recommendations of the Helix Geotechnical Report dated January 9, 2024.
4. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
5. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within (SE-13-85-24-W5M).
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The applicant/owner is required to complete and obtain approval of an Access/Approach Application form along with payment to the County Administration office. Approval is required prior to any construction. County specifications for culvert details may be obtained from the Director of Public Works.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP-23-24
DATE RECEIVED	Oct 11, 2023
ROLL NO.	314249

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: info@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Rogers Communication Inc. c/o Evolve Surface Strategies Inc.			NAME OF REGISTERED OWNER Pedro Giesbrecht Klassen and Aganetha Wolf Klassen		
ADDRESS #105 - 58 Gateway Drive NE, Airdrie, AB			ADDRESS Box 1934 Grimshaw, AB		
POSTAL CODE T4B 0J6			POSTAL CODE T0H 1W0		
EMAIL ADDRESS* Anthony.Novello@evolvesurface.com			EMAIL ADDRESS* klassenpeter460@gmail.com		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS) (403)912-2600 ext. 508	PHONE (CELL) (780)625-9799	PHONE (RES) (780)625-4818	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: _____			
Legal description of proposed development site: Registered Plan: _____ Block: _____ Lot (parcel): _____			
QTR/LS: <u>SE</u> Section: <u>13</u> Township: <u>85</u> Range: <u>22</u> Meridian: <u>5</u>			
Size of the Parcel to be developed <u>2.165</u> ha		Number of Acres _____ or Number of Hectares <u>2.165</u>	
Description of the existing use of the land: <u>Farmland / Undeveloped</u>			
Proposed Development: <u>Installation and maintenance of a ± 70m guyed tower with equipment shelter. Chain-link fenced compound topped with barbed wire consisting of a locking gate.</u>			
Circle any proposed uses(s):			
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)	<input checked="" type="checkbox"/> PUBLIC USE(S)/ UTILITIES	
<input type="checkbox"/> DWELLING UNITS(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USES(S)	<input checked="" type="checkbox"/> OTHER (SPECIFY)	
<input type="checkbox"/> HOME OCCUPATION(S)	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)	Telecommunications Facility	
Estimated:	Date of Commencement: <u>TBD</u>	Date of Completion: <u>TBD</u>	Value of Construction: \$ <u>500,000.00</u>

PROPOSAL INFORMATION			
DEVELOPMENT IS: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input type="checkbox"/> ALTERATION TO EXISTING			
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input checked="" type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> OTHER			
LOT AREA: <u>21,025</u> m ²	LOT WIDTH: <u>145</u> m	LOT LENGTH: <u>145</u> m	PERCENTAGE OF LOT OCCUPIED: <u>0</u> %
PRINCIPAL BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: _____ / _____ HEIGHT _____
ACCESSORY BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: _____ / _____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED

SITE PLAN FLOOR PLAN LAND TITLE ABANDONED OIL WELL DECLARATION SIGNED
 ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION DISTANCE TO ROAD / HIGHWAY _____

ADDITIONAL INFORMATION AS REQUIRED:

ELEVATIONS SOIL TESTS HOURS OF OPERATION _____
 NUMBER OF DWELLING UNITS ⁰ _____ NUMBER OF EMPLOYEES _____
 PROPOSED BUSINESS ACTIVITIES Operation and maintenance of a federally regulated and approved telecommunications facility.

 LANDOWNER LETTER OF AUTHORIZATION ADJACENT LANDOWNER LETTERS OF SUPPORT

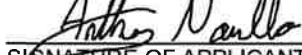
MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____ YEAR BUILT: _____ | SIZE: WIDTH _____ LENGTH _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

	10/11/202	
NOTE:	Date	SIGNATURE OF APPLICANT
Signature of Registered	10/11/202	Please see attached LOA
Landowner required if different	Date	SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER
from Applicant		

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____
FEE ENCLOSED: YES NO AMOUNT: \$ _____ RECEIPT NO.: _____
DEFINED USE: _____
PERMITTED/DISCRETIONARY: _____
VARIANCE: _____



County of Northern Lights
600 7th Avenue NW, Box 10, Manning, AB T0H 2M0
Phone: (780) 836-3348 Fax (780) 836-3663

RIGHT OF ENTRY BY AN AUTHORIZED PERSON FROM THE COUNTY OF NORTHERN LIGHTS FOR THE PURPOSES OF A SITE INSPECTION OF THE LAND AFFECTED BY A PROPOSED DEVELOPMENT APPLICATION.

The County Government Act, 1995, Section 542 (1) states the following:

A designated officer of the county may "enter such land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the enactment or bylaw,"

IN ACCORDANCE WITH SECTION 542 (1) a OF THE COUNTY GOVERNMENT ACT, PLEASE COMPLETE THE FOLLOWING RIGHT OF ENTRY FORM AND SUBMIT WITH YOUR DEVELOPMENT APPLICATION.

I do or do not give consent for an authorized person of the County of Northern Lights to enter the land subject to a development application for the purpose of making a site inspection in order to evaluate the proposed development application.

LEGAL DESCRIPTION OF THE LAND SE 13 85 22 5

NAME (Please Print) Rogers Communications Inc. c/o Evolve Surface Strategies Inc.

SIGNED *Anthony Naullo*

DATE October 11, 2023

*******RIGHT OF ENTRY*******



LETTER OF AUTHORIZATION

Date: April 13 / 23

To: WHOM IT MAY CONCERN

Legal Description: **Ptn. SE 13-85-22 W5M**

I/We, **Pedro Giesbrecht Klassen and Aganetha Wolf Klassen**, as owners of the above-mentioned property, hereby give Rogers Communications Inc. and its agents permission to act as my/our agent to acquire the necessary permits, drawings and/or buildings structural blueprints, hydro information from the public utility and information from the municipality or other authorities concerned, needed to approve the construction of the telecommunications site at the address indicated above.

Sincerely,

Per: 
Name: **Pedro Giesbrecht Klassen**

Per: 
Name: **Aganetha Wolf Klassen**

Rogers' File: **W6325 Hwy 743 at Hwy 986**



CLIENT SITE ID: **W6325**

ADDRESS: COUNTY OF NORTHERN LIGHTS
ALBERTA

LEGAL DESCRIPTION:
S.E. 1/4 SEC.13 TWP.85 RGE.22 W5M

SITE NAME: **HWY 743 AT HWY 986**

COORDINATES: LAT: 56° 21' 56.80" N
LONG: 117° 19' 23.10" W

SITE TYPE: 70.0M GUYED TOWER

SITE CONFIG: WALK-IN CABINET



DRAWING LIST			
DWG.	REV.	DESCRIPTION	DWG. REV. DESCRIPTION
GENERAL DRAWINGS		ARCHITECTURAL DRAWINGS	
GEN-000	C	COVER PAGE	ARC-001 A SITE PLAN
GEN-001	C	ANTENNA CHART	ARC-002 A COMPOUND PLAN
			ARC-003 B COMPOUND TOWER ELEVATION
			ARC-004 B 3D ISOMETRIC VIEW
		ELECTRICAL DRAWINGS	
			ELE-001 A SINGLE LINE DIAGRAM
REFERENCE DRAWINGS			
ROGERS WALK-IN CABINET		SURVEY (PRECISION GEOMATICS INC. SURVEYS)	
8 x 6 WALK-IN CABINET - (1 PAGE)		SURVEY - (5 PAGES) - REV 0	

DRAWINGS PREPARED BY:



HEARTLAND CONTACTS
PROJECT MANAGER:
DOUG YOCHIM

STRUCTURAL ENGINEER:
ALLEN YOUNG P. ENG.

#163, 201 Kaska Road
Sherwood Parc, AB T8A 2J6
780-809-4700
www.heartlandtelecom.ca

HEARTLAND PROJECT NO.

EVOLVE CONTACTS
PROJECT MANAGER:
CAM DYER

#105, 58 Gateway Dr. NE,
Airdrie, AB T4B 0J6
587-216-3320
www.evolveinc.ca

REV.	DESCRIPTION	DATE	BY
C	RE-ISSUED FOR REVIEW	2023-08-28	AY
B	RE-ISSUED FOR REVIEW	2023-07-06	AY
A	ISSUED FOR REVIEW	2023-06-14	JRA

DRAWING NUMBER	REVISION HISTORY	REV. NO.
23155-GEN-000		C

23155

ROGERS ANTENNA CHART

ANT. NO.	INSTALL STATUS	TECHNOLOGY	LABEL	CARRIER	ANTENNA HEIGHT	ANTENNA MOUNT	ANTENNA TYPE	REMOTE RADIO UNITS (RRU's)			RF MODULE	SYSTEM MODULE	MAIN LEAD TYPE	JUMPER TYPE		ANTENNA AZIMUTH	SECTOR	
								[EX]	[NEW]	[FUT]				(m)	(m)			
1	FUTURE	LTE/ 5G	LTE-1	ROGERS	69.00m	NEW	FFV4S4-65C-R7	-	4	4	-	-	POWER & FIBER	76	H & S	3	80°	1
2	FUTURE	LTE/ 5G	LTE-2	ROGERS	69.00m	NEW	FFV4S4-65C-R7	-	4	4	-	-	POWER & FIBER	76	H & S	3	200°	2
3	FUTURE	LTE/ 5G	LTE-3	ROGERS	69.00m	NEW	FFV4S4-65C-R7	-	4	4	-	-	POWER & FIBER	76	H & S	3	300°	3
4	NEW	LTE/ 5G	OFFSET-1	ROGERS	69.00m	NEW	FFV4S4-65C-R7	-	3	4	-	-	POWER & FIBER	76	H & S	3	20°	D
5	NEW	LTE/ 5G	OFFSET-2	ROGERS	69.00m	NEW	FFV4S4-65C-R7	-	3	4	-	-	POWER & FIBER	76	H & S	3	120°	E
6	NEW	LTE/ 5G	OFFSET-3	ROGERS	69.00m	NEW	FFV4S4-65C-R7	-	3	4	-	-	POWER & FIBER	76	H & S	3	250°	F
7	FUTURE	NR	NR-1	ROGERS	66.00m	NEW	AIR 323B	-	0	0	-	-	POWER & FIBER	73	TBD	TBD	80°	1
8	FUTURE	NR	NR-2	ROGERS	66.00m	NEW	AIR 323B	-	0	0	-	-	POWER & FIBER	73	TBD	TBD	200°	2
9	FUTURE	NR	NR-3	ROGERS	66.00m	NEW	AIR 323B	-	0	0	-	-	POWER & FIBER	73	TBD	TBD	300°	3
10	FUTURE	NR	NR-A	ROGERS	66.00m	NEW	AIR 322B	-	0	0	-	-	POWER & FIBER	73	TBD	TBD	20°	D
11	FUTURE	NR	NR-B	ROGERS	66.00m	NEW	AIR 322B	-	0	0	-	-	POWER & FIBER	73	TBD	TBD	120°	E
12	FUTURE	NR	NR-C	ROGERS	66.00m	NEW	AIR 322B	-	0	0	-	-	POWER & FIBER	73	TBD	TBD	250°	F
13-15	FUTURE	AWS	TBD	ROGERS	63.00m	NEW	TBD	-	TBD	TBD	-	-	TBD	70	TBD	TBD	TBD	TBD
16-18	FUTURE	3.5 GHz	TBD	ROGERS	57.00m	NEW	TBD	-	TBD	TBD	-	-	TBD	70	TBD	TBD	TBD	TBD
19-21	FUTURE	2.5 GHz	TBD	ROGERS	54.00m	NEW	TBD	-	TBD	TBD	-	-	TBD	70	TBD	TBD	TBD	TBD
22	NEW	GPS	GPS-1	ROGERS	3.50m	NEW	KRE1012395/1 GNSS	-	-	-	-	-	LDF4	10	TBD	TBD	TBD	-

ROGERS MICROWAVE CHART

ANT. NO.	INSTALL STATUS	CARRIER	ANTENNA HEIGHT	ANTENNA MOUNT	ANTENNA TYPE	MAIN LEAD TYPE	ANTENNA AZIMUTH	NOTES
23	NEW	ROGERS	60.00m	NEW	USX8-7W	2xLDF4-50	65	281.90° FACING W2199 CRAVEN LAKE

IMPORTANT NOTE

ALL ANTENNA SPECIFICATIONS SHOWN IN THIS CHART TO BE CONFIRMED WITH ROGERS RADIO & TX QUALIFICATION REPORTS.

DRAWINGS PREPARED BY:



REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-06-14	JRA
B	RE-ISSUED FOR REVIEW	2023-07-06	AY
C	RE-ISSUED FOR REVIEW	2023-08-28	AY

DISCLAIMER:

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SEAL:

HEARTLAND PROJECT NO.	23155
DRAWN BY	JOSEPH ALCANTARA
CHECKED BY	DOUG YOCHEM
APPROVED BY	ALLEN YOUNG
DRAWING CREATED	2023-06-09

CLIENT:



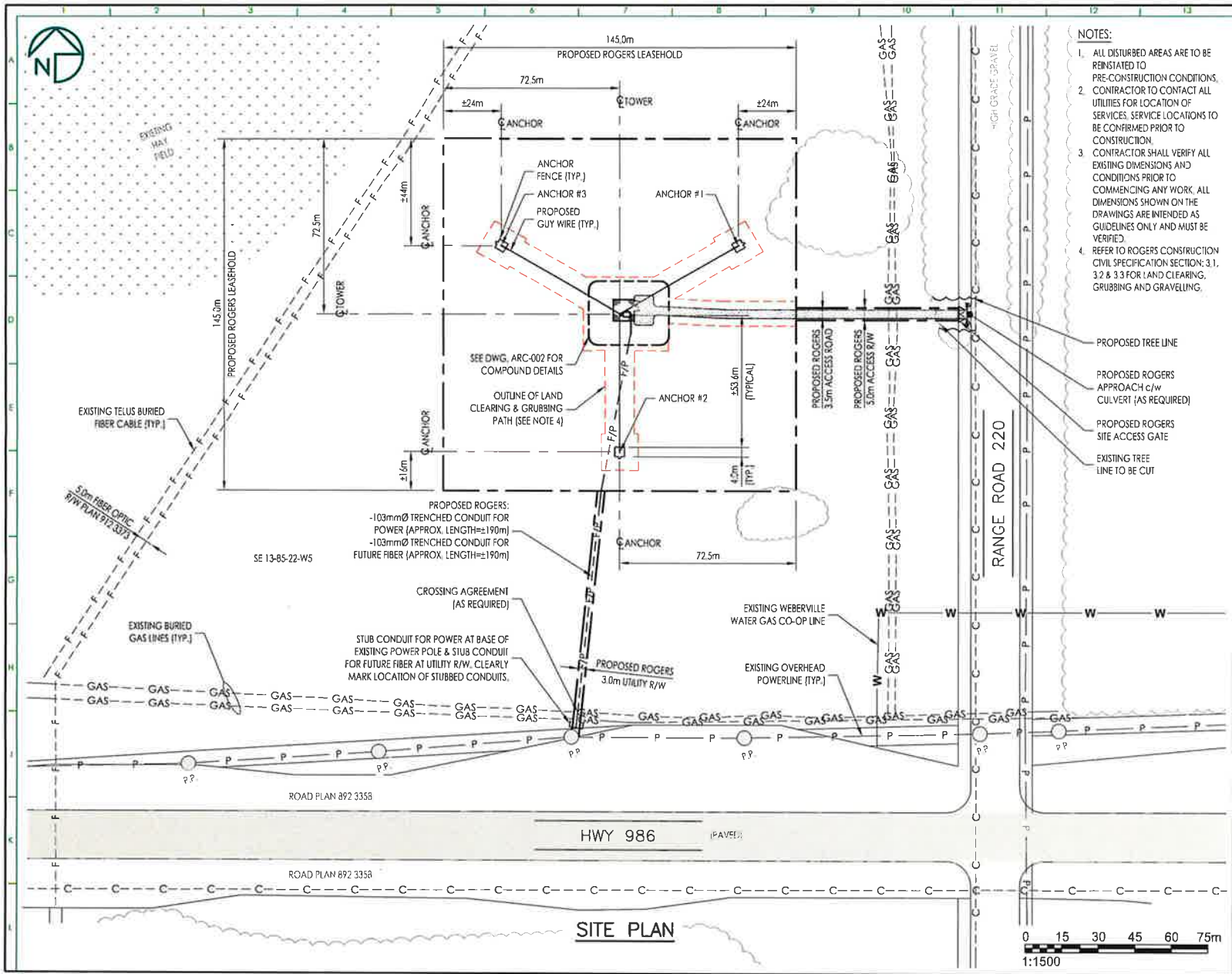
SITE INFORMATION

CLIENT SITE ID: **W6325**
 SITE NAME: HWY 743 AT HWY 986
 ADDRESS: COUNTY OF NORTHERN LIGHTS ALBERTA
 COORDINATES: LAT: 56° 21' 56.80" N LONG: 117° 19' 23.10" W
 LEGAL DESCRIPTION: S1E. 1/4 SEC. 13 TWP. 85 RGE. 22 W5M

DRAWING DESCRIPTION

ANTENNA CHART

DRAWING NUMBER:	SCALE:	REV. NO.
23155-GEN-001	N.T.S.	C



- NOTES:**
1. ALL DISTURBED AREAS ARE TO BE REINSTATED TO PRE-CONSTRUCTION CONDITIONS.
 2. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
 4. REFER TO ROGERS CONSTRUCTION CIVIL SPECIFICATION SECTION: 3.1, 3.2 & 3.3 FOR LAND CLEARING, GRUBBING AND GRAVELLING.

DRAWINGS PREPARED BY:

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-06-14	JRA

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SEAL:

HEARTLAND PROJECT NO	23155
DRAWN BY	JOSEPH ALCAMARA
CHECKED BY	DOUG YOCUM
APPROVED BY	ALLEN YOUNG
DRAWING CREATED	2023-06-09

CLIENT:

SITE INFORMATION

CLIENT SITE ID: **W6325**

SITE NAME: **HWY 743 AT HWY 986**

ADDRESS: **COUNTY OF NORTHERN LIGHTS ALBERTA**

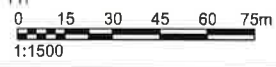
COORDINATES: **LAT: 56° 21' 56.80" N LONG: 117° 19' 23.10" W**

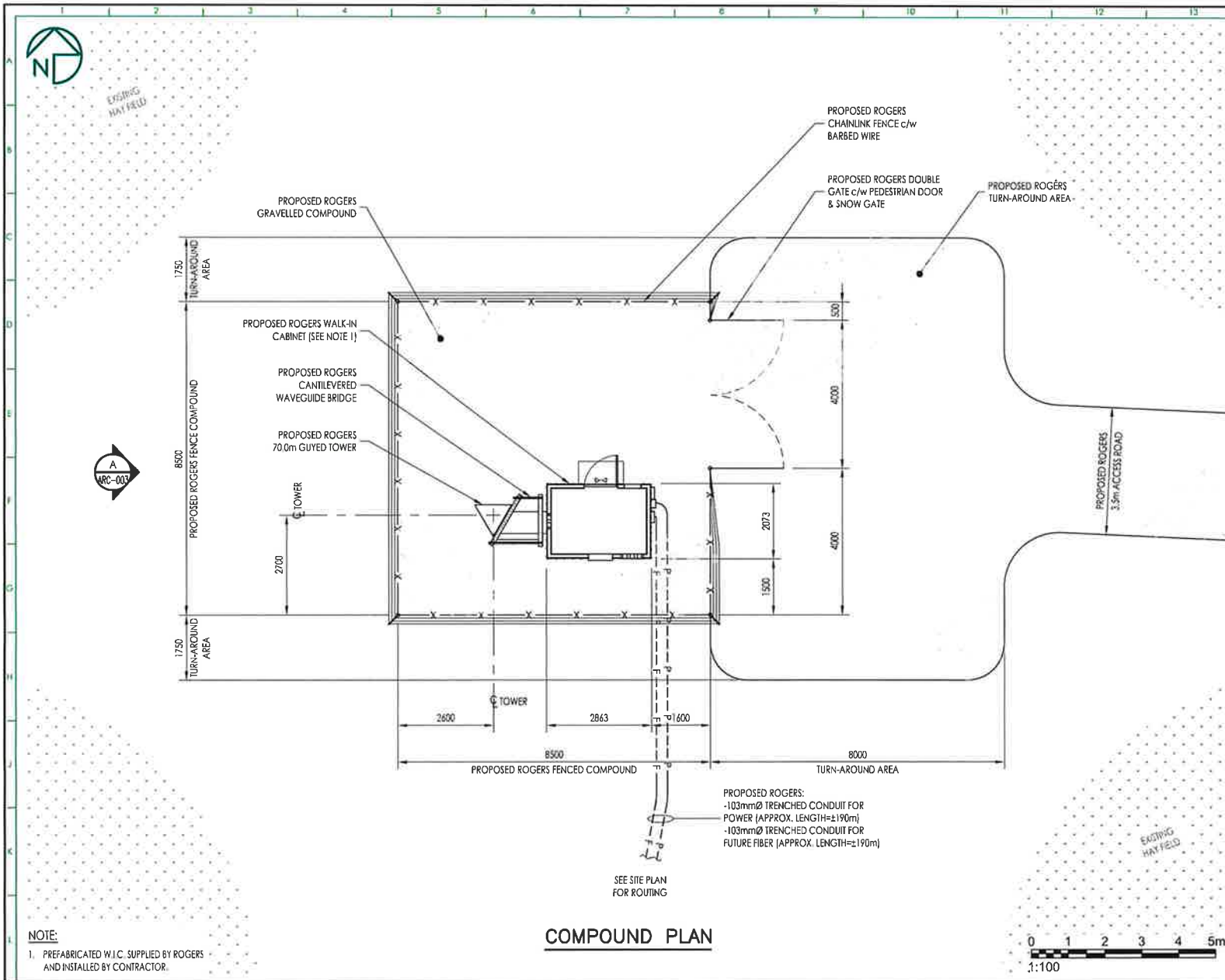
LEGAL DESCRIPTION: **S.E. 1/4 SEC.13 TWP.85 RGE.22 W5M**

DRAWING DESCRIPTION

SITE PLAN

DRAWING NUMBER	SCALE	REV. NO
23155-ARC-001	1:1500	A





DRAWINGS PREPARED BY:



REVISION HISTORY			
REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-06-14	JRA

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SEAL:

HEARTLAND PROJECT NO.	23155
DRAWN BY	JOSEPH ALCANTARA
CHECKED BY	DOUG YOCUM
APPROVED BY	ALLEN YOUNG
DRAWING CREATED	2023-06-09



SITE INFORMATION

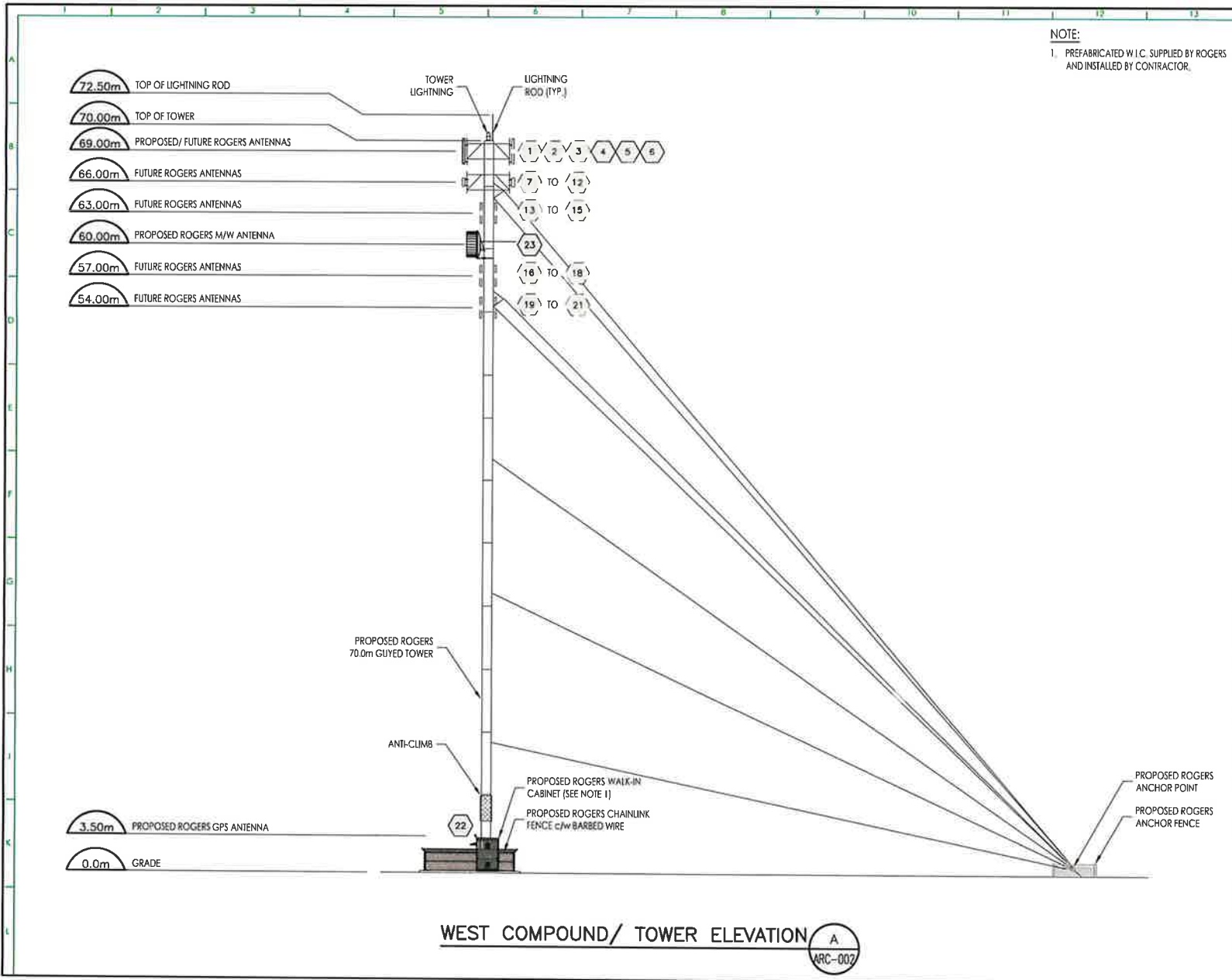
CLIENT SITE ID: W6325

SITE NAME: HWY 743 AT HWY 986
ADDRESS: COUNTY OF NORTHERN LIGHTS ALBERTA

COORDINATES:
 LAT: 56° 21' 56.80" N LONG: 117° 19' 23.10" W
LEGAL DESCRIPTION:
 S.E. 1/4 SEC.13 TWP.85 RGE.22 W5M

DRAWING DESCRIPTION:
COMPOUND PLAN

DRAWING NUMBER: 23155-ARC-002	SCALE: 1:100	REV. NO.: A
---	------------------------	-----------------------



DRAWINGS PREPARED BY:



REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-06-14	JRA
B	RE-ISSUED FOR REVIEW	2023-07-06	AY

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SEAL:

HEARTLAND PROJECT NO	23155
DRAWN BY	JOSEPH ALCANTARA
CHECKED BY	DOUG TOC-IM
APPROVED BY	ALLEN YOUNG
DRAWING CREATED	2023-04-07

CLIENT:

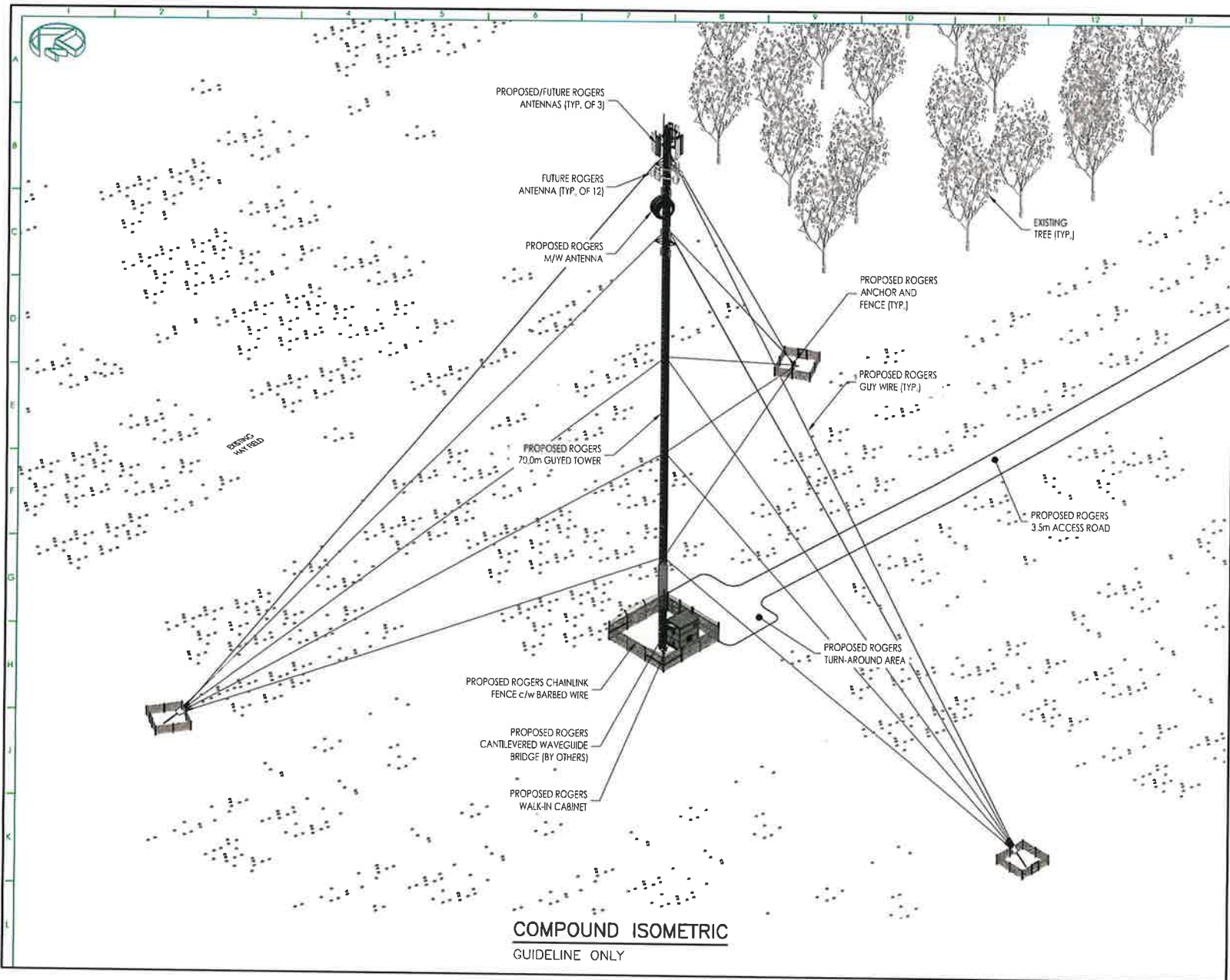


SITE INFORMATION

CLIENT SITE ID: **W6325**
 SITE NAME: HWY 743 AT HWY 986
 ADDRESS: COUNTY OF NORTHERN LIGHTS ALBERTA
 COORDINATES:
 LAT: 56° 21' 56.80" N LONG: 117° 19' 23.10" W
 LEGAL DESCRIPTION:
 S.E. 1/4 SEC. 13 TWP 85 RGE. 22 W5M

DRAWING DESCRIPTION:
WEST COMPOUND/ TOWER ELEVATION

DRAWING NUMBER	SCALE	REV. NO.
23155-ARC-003	1:350	B



DRAWINGS PREPARED BY:

HEARTLAND TELECOM

evolve
TELECOMMUNICATIONS

REVISION HISTORY			
REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-06-14	JRA
B	RE-ISSUED FOR REVIEW	2023-07-06	AY

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SEAL:

HEARTLAND PROJECT NO:	23155
DRAWN BY:	JOSEPH ALCANTARA
CHECKED BY:	DOUG YOCUM
APPROVED BY:	ALLEN YOUNG
DRAWING CREATED:	2023-06-07

CLIENT:

ROGERS

SITE INFORMATION

CLIENT SITE ID: **W6325**

SITE NAME: HWY 743 AT HWY 986

ADDRESS: COUNTY OF NORTHERN LIGHTS ALBERTA

COORDINATES: LAT: 56° 21' 56.80" N LONG: 117° 19' 23.10" W

LEGAL DESCRIPTION: S.E. 1/4 SEC. 13 TWP. 85 RGE. 22 W5M

DRAWING DESCRIPTION: 3D ISOMETRIC VIEW

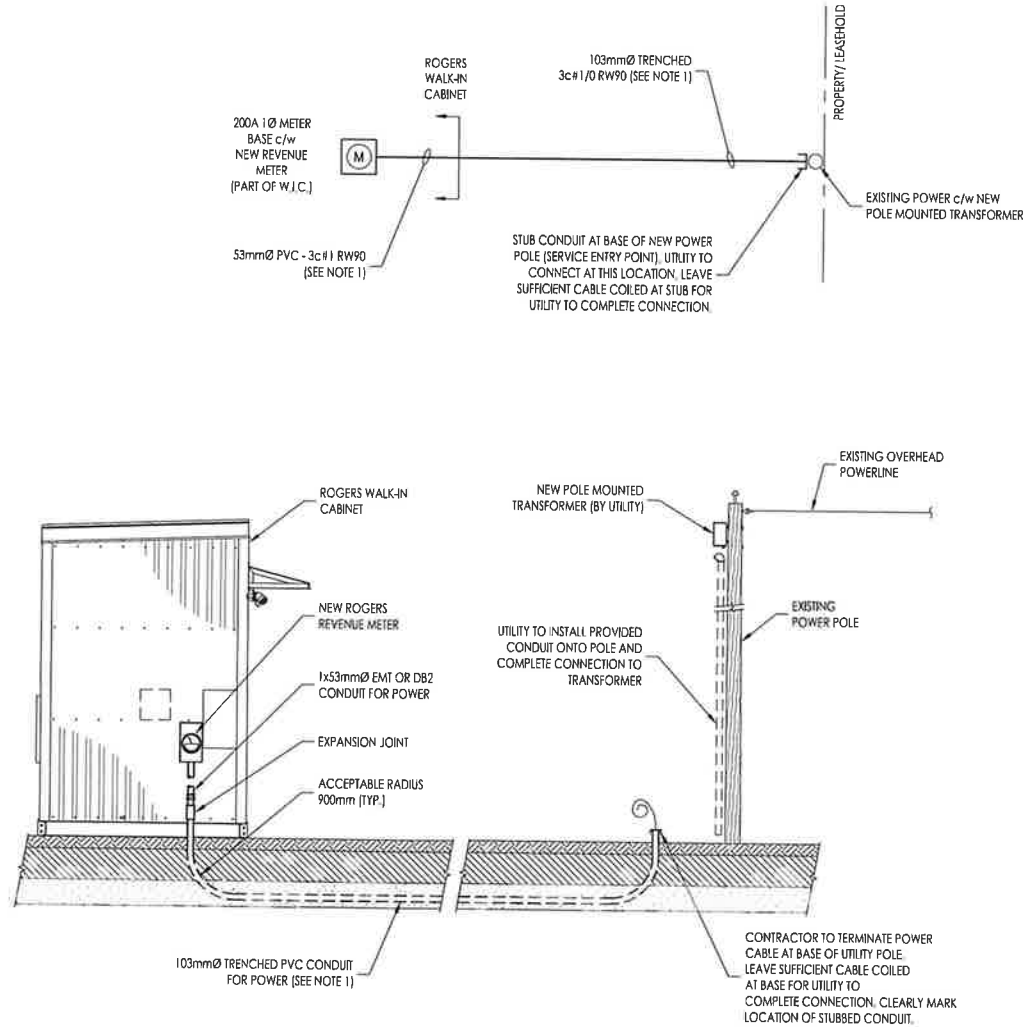
DRAWING NUMBER:	SCALE:	REV. NO:
23155-ARC-004	N.T.S.	B

LOAD CALCULATION

MAXIMUM CONNECTED LOAD = 15.0KW
DEMAND LOAD
 70% OF CONNECTED LOAD = 11.0KW
SERVICE REQUIRED
 SERVICE ENTRANCE = 200A, 120/240V, 1/0Ø, U/G

IMPORTANT NOTE

****PRELIMINARY ONLY****
 CONTRACTOR TO CONFIRM SERVICE SIZE
 AND LOCATION



ELECTRICAL SERVICE DETAILS

GUIDELINE ONLY

NOTES:

1. LEAVE PULL ROPE IN ALL CONDUITS.
2. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.

DRAWINGS PREPARED BY:



REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	2023-06-14	JRA

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SEAL:

HEARTLAND PROJECT NO	23155
DRAWN BY	JOSEPH ALCANTARA
CHECKED BY	DOLIG YOC-HA
APPROVED BY	ALLEN YOUNG
DRAWING CREATED	2023-06-07

CLIENT:



SITE INFORMATION

CLIENT SITE ID: **W6325**
 SITE NAME: HWY 743 AT HWY 986
 ADDRESS: COUNTY OF NORTHERN LIGHTS ALBERTA
 COORDINATES: LAT: 56° 21' 56.80" N LONG: 117° 19' 23.10" W
 LEGAL DESCRIPTION: S.E. 1/4 SEC.13 TWP.85 RGE.22 W5M

DRAWING DESCRIPTION:

ELECTRICAL DETAILS

DRAWING NUMBER	SCALE	REV NO
23155-ELE-001	N.T.S.	A

SCHEDULE 'B'
 PLAN OF SURVEY SHOWING
PREMISES, ACCESS AREA AND UTILITY AREA
W6325B_HIGHWAY 743 AT HIGHWAY 986
 WITHIN
 S.E. 1/4 Sec. 13 - Twp. 85 - Rge. 22 - W. 5M.
 COUNTY OF NORTHERN LIGHTS



LICENCE INFORMATION

The Proposed Tower:	YES	NO
1. Is free of conflict with any encumbrances or interest of a surface physical nature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is at least 1.6km from the end of a Registered Airstrip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is at least 1.6km from the corporate limits of a city, town, village or hamlet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is at least 30m from a water body.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is outside any National/Provincial Park or other military buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is outside any historical resources sensitivity zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Has no Primary or Secondary Highway within 0.8km of Tower Centre. (Hwy 986)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LAND OWNER INFORMATION

C. of T. No.: 232 063 548
 Land Owner(s): PEDRO GIESBRECHT KLASSEN
 AND AGANETHA WOLF KLASSEN

Legal Description: S.E. 1/4 Sec. 13 - Twp. 85 - Rge. 22 - W. 5M.

I/We, the Landowner(s) and/or Occupant(s), consent to the location of the tower premises / access and utility area as shown, and have no objections to the issuing of permits as required.
 Dated the ___ day of _____, _____.

LEGEND

- Statutory Iron Posts found shown thus: ●
- Calculated Position shown thus: □
- Power Pole shown thus: ⊙
- Over Head Power Line shown thus: — CH —
- Buried Power Cable shown thus: — P —
- Buried Cable shown thus: — C — C —
- Buried Telus shown thus: — T —
- Buried Gas shown thus: — G —
- Rge. range
- R/W right-of-way
- Sec. section
- Twp. township
- GNSS Global navigation satellite system
- CSRS Canadian Spatial Reference System
- UTM Universal Transverse Mercator

PROPOSED CENTER COORDINATES:

GEOGRAPHIC
 Latitude = 56°21' 56.8" } NAD 83
 Longitude = -117°19' 23.1" }
 GEOGRAPHIC
 Latitude = 56.365784 ° } NAD 83
 Longitude = -117.323074 ° }
 UTM (Zone 11) 6246838.37 N. } NAD 83
 480041.34 E. }

ELEVATIONS:

Ground at Tower Centre: 651.27
 Corner Elevations:
 NW Cor. 647.32 NE Cor. 656.03
 SW Cor. 645.89 SE Cor. 653.41

Bearings are grid; Derived by GNSS observations and are referred to Central Meridian 117° West (Zone 11), UTM projection (NAD 83 CSRS).
 Distances shown are in metres and decimals thereof and are ground.
 Combined scale factor 0.999506

Measurements are from post to post unless shown otherwise.
 Vertical Datum = Geodetic Station No. 756047 (PRIDDIS)
 Elevation = 1263.897m

Portions referred to shown thus:
 Utility Area referred to shown thus:

AREAS:

PREMISES = 2.102 ha (5.20 ac.)
 ACCESS AREA = 0.033 ha (0.08 ac.)
 UTILITY AREA = 0.030 ha (0.07 ac.)
 TOTAL = 2.165 ha (5.35 ac.)

OPERATOR:

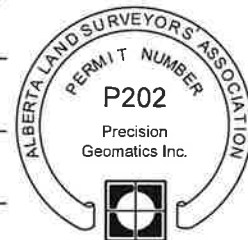


I, Travis Brinsky, Alberta Land Surveyor, of the City of Spruce Grove, Alberta, certify that the field survey represented by this plan is true and correct to the best of my knowledge, was carried out in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice, and was performed on the 24th day of April, 2023.

Alberta Land Surveyor

Witness (Dave Vukicevic)

May 17, 2023
 Date Signed



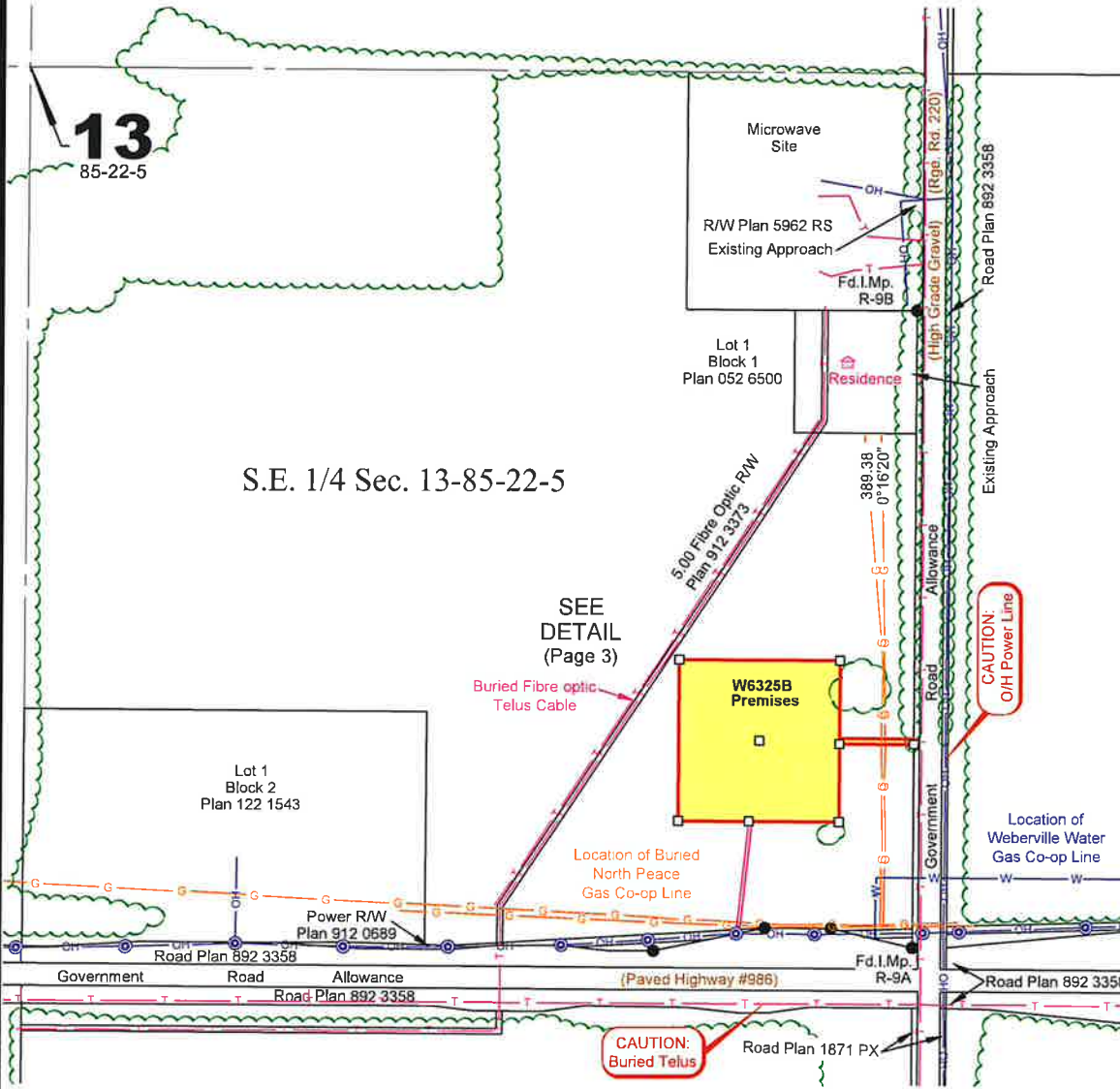
PRECISION GEOMATICS INC.
 Indigenous Owned

EDMONTON Phone: 780-470-4000
 DRAYTON VALLEY Phone: 780-542-5252
 CALGARY Phone: 403-266-6647
 Toll Free: 1-888-470-4001 www.precisiongeo.ca Toll Free: 1-877-266-6649
 info@precisiongeo.ca

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date
0	CG	DV	TB	Plan Issued	May 12, 2023

DWG FILE: E23-008756 TS(0) CLIENT FILE: W6325B PAGE 1/5 REV. 0

SCHEDULE 'B'



S.E. 1/4 Sec. 13-85-22-5

SEE
DETAIL
(Page 3)

Buried Fibre optic
Telus Cable

5.00 Fibre Optic R/W
Plan 912 3373

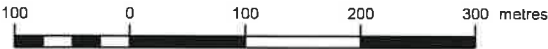
389.38
0°16'20"

Location of Buried
North Peace
Gas Co-op Line

CAUTION:
O/H Power Line

Location of
Weberville Water
Gas Co-op Line

CAUTION:
Buried Telus



SCALE 1:5000

W6325B PREMISES CENTRE SETBACKS		
DIRECTION	DISTANCE (m)	DESCRIPTION
NORTH	386.86m (Calc)	To Lot 1, Block 1, Plan 052 6500
EAST	139.21m	To Road Plan 892 3358
SOUTH	168.57m	To Road Plan 892 3358
WEST	298.50m (Calc)	To Lot 1, Block 2, Plan 122 1543

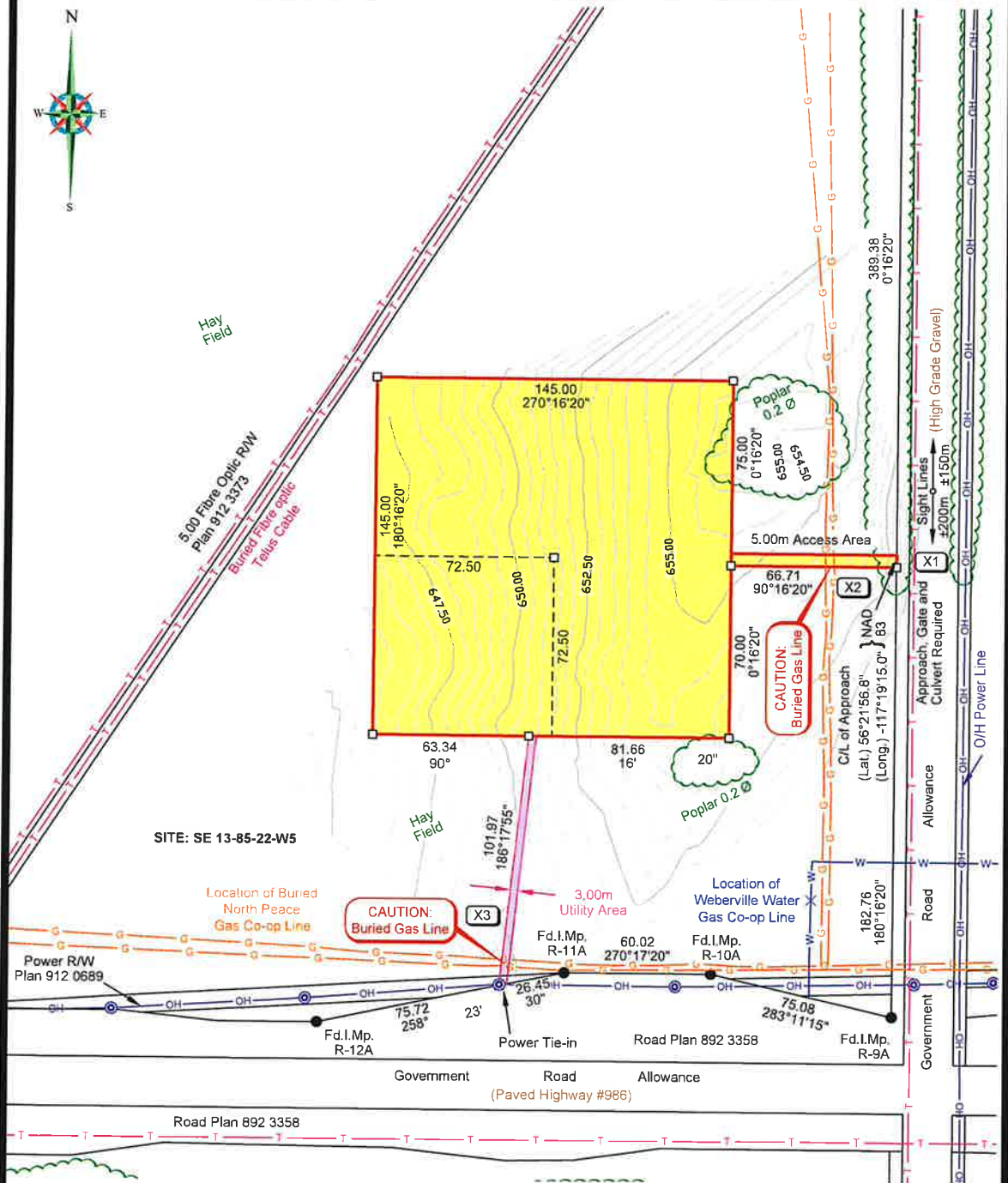
NOTES
 Precision Geomatics Inc. and its employees take no responsibility for the location of any underground facilities whether shown on or omitted from this plan.
 Most underground facilities shown were located with electronic locators and may be subject to error.
 Actual locations should be verified independently by the contractor in the field prior to any crossing and/or construction.
 Alberta One-Call : 1-800-242-3447
 www.albertaonecall.com

PRECISION
 GEOMATICS INC.
 Indigenous Owned

EDMONTON Phone: 780-470-4000
 DRAYTON VALLEY Phone: 780-542-5252
 CALGARY Phone: 403-266-6647
 Toll Free: 1-888-470-4001
 www.precisiongeo.ca
 info@precisiongeo.ca

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date
0	CG	DV	TB	Plan Issued	May 12, 2023
DWG FILE: E23-008756 TS(0)				CLIENT FILE: W6325B	PAGE 2/5
				REV. 0	

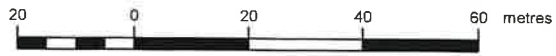
SCHEDULE 'B'



SITE: SE 13-85-22-W5

TOWER SITE CROSSING TABLE		
No.	TYPE	DESCRIPTION
X1	CABLE	Telus Buried Cable
X2	PIPE	2 North Peace Gas Co-op Lines
X3	PIPE	North Peace Gas Co-op Line

NOTE: Contours shown are shown at an interval of 0.50m.
 All contour elevations are shown in meters.
 Contour Major shown thus
 Contour Minor shown thus



SCALE 1:1000

PRECISION

GEOMATICS INC.

Indigenous Owned

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Toll Free: 1-888-470-4001

DRAYTON VALLEY Phone: 780-542-5252
www.precisiongeo.ca
info@precisiongeo.ca

CALGARY Phone: 403-266-6647
Toll Free: 1-877-266-6649

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date

DWG FILE: E23-008756 TS(0) CLIENT FILE: W6325B PAGE 3/5 REV. 0

SCHEDULE 'B'



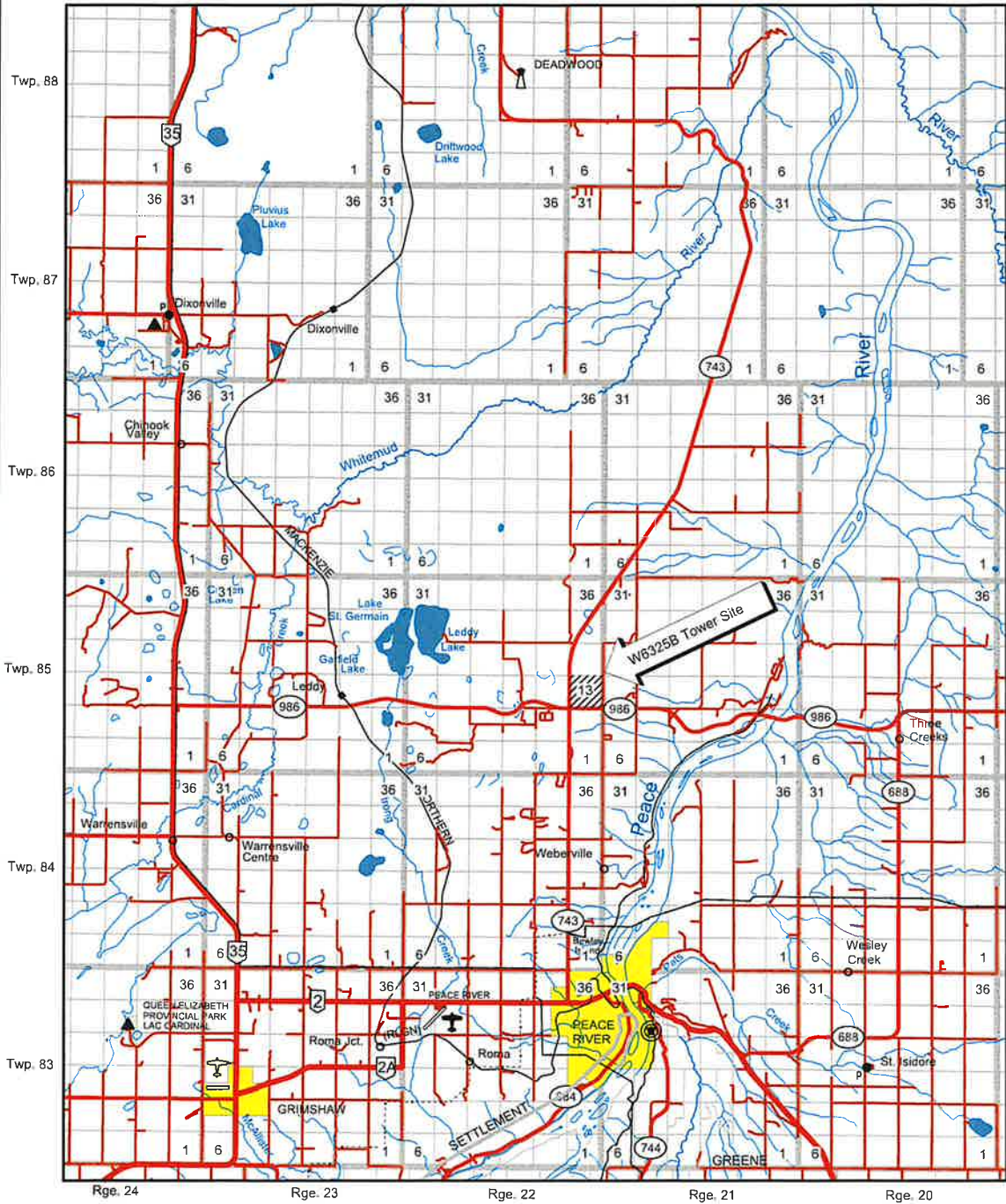
SCALE 1:5000



EDMONTON Phone 780-470-4000
 DRAYTON VALLEY Phone 780-542-5252
 CALGARY Phone 403-266-8847
 Toll Free 1-888-470-4001 www.precisiongeo.ca Toll Free 1-877-266-8848
 info@precisiongeo.ca

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date
0	CG	DV	TB	Plan Issued	May 12, 2023
DWG FILE: E23-008756 TS(0)				CLIENT FILE: W6325B	PAGE 4/5
				REV. 0	

SCHEDULE 'B'



ACCESS MAP
Scale 1:250 000



PRECISION GEOMATICS INC.
Indigenous Owned

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 DRAYTON VALLEY Phone: 780-542-5252
 CALGARY Phone: 403-266-6647

Toll Free: 1-888-470-4001
 www.precisiongeo.ca
 info@precisiongeo.ca

No.	Svy.	Dwn.	Ckd.	REVISIONS	Date
Plan Issued					May 12, 2023
DWG FILE:		E23-008756 TS(0)		CLIENT FILE:	W6325B
				PAGE 5/5	REV. 0



W6325B Hwy 743 @ Hwy 986
 Evolve Project No. 29158
 Public Notification Line List

Client: Rogers Communications Inc.
 Client Contact: Cody Greenough
 Project Description: 70m guyed tower
 Location: Ptn, SE 13-85-22 W5M
 County of Northern Lights

Public Consultation Policy: ISEDC
 Notification Radius: 355m
 Newspaper Notification: Mile Zero Banner Post / August 30, 2023
 Open House: Not required
 Comment Period: August 30, 2023 to September 30, 2023

Landlord / Landowner	Date of Notification Circulation	Project Information Included	Sent Via	Comments
Local Use Authority County of Northern Lights #600, 7th Avenue NW, Box 10 Manning, AB T0H 2M0 Theresa Van Oort, CAO E: cao@countynorthernlights.com Anna Glover, Planning & Development Technician E: islanna@countynorthernlights.com T: 780-836-3348 F: 780-836-3663	Aug-30-2023	Yes	Email	Sept-30-2023: Consultation period concludes. No comments received. Aug-30-2023: Public Notification Package sent via email.
Landowner of Proposed Tower Location Pedro Giesbrecht Klassen and Aganetha Wolf Klassen Box 1934 Grimshaw, Alberta T0H 1W0 T: 780-625-9799, 780-625-4818	Aug-30-2023	Yes	Regular Mail	Sept-30-2023: Consultation period concludes. No comments received. Aug-28-2023: Public Notification Package sent via regular mail.
Interested Party Innovation, Science and Economic Development Canada Place 9700 Jasper Avenue NW, Room 725 Edmonton AB T5J 4C3 T: 1-800-461-2646 or 780-495-2472 F: 780-495-6501 E: ic.spectrum@edmonton-edmontonspectre.ca@Canada.ca	Aug-30-2023	Yes	Email	Sept-30-2023: Consultation period concludes. No comments received. Aug-30-2023: Public Notification Package sent via email.
Landowner/Resident within 355m notification radius Jerry Longmuir Box 6264 Peace River, AB T8S 1S2	Aug-30-2023	Yes	Regular Mail	Sept-30-2023: Consultation period concludes. No comments received. Aug-28-2023: Public Notification Package sent via regular mail.
Landowner/Resident within 355m notification radius Danielle Steele & Bryn Keddie Box 5181 Peace River, AB T8S 1R8	Aug-30-2023	Yes	Regular Mail	Sept-30-2023: Consultation period concludes. No comments received. Aug-28-2023: Public Notification Package sent via regular mail.
Landowner/Resident within 355m notification radius Josie Abel Box 6452 Peace River, AB T8S 1S3	Aug-30-2023	Yes	Regular Mail	Sept-30-2023: Consultation period concludes. No comments received. Aug-28-2023: Public Notification Package sent via regular mail.

Landowner/Resident within 355m notification radius Gregory B. Robin Berreth PO Box 6831 Peace River, AB T8S 1S6	Aug-30-2023	Yes	Regular Mail	Sept-30-2023: Consultation period concludes. No comments received. Aug-28-2023: Public Notification Package sent via regular mail.
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Tips and guidelines for effective Letters to the Editor...

Procedures for writing letters are quite simple. Stick to the following guidelines and we will be quite happy to print them, if not one week, then in a later edition.

- Address your writing to the Editor. With "open letters" to someone else, we always get the feeling of snooping in someone else's mail.
- Letters of Thanks: Although we may allow general "Thank Yous" to the community or to local organizations, please budget for display advertising space, rather than using a Letter to the Editor. Letters are the place to express opinions and carry on debates, not to avoid purchasing advertising.
- Bad taste: This is a family newspaper. People can make their points without vulgar language.
- Libellous material: To bad mouth someone in public is slander, to do so in print is libel. If we allowed someone's character to be unduly attacked, we are just as subject to a libel suit as the author of the letter.
- Illegible and incoherent letters: Our typesetters are renowned for their ability to read bad handwriting. However, the most ideal situation is to have the letter typed.
- Some letters ramble and make no sense, no matter how nimble our mental gymnastics. If we can't make heads or tails out of the letter, we won't make our readers

try. If we can edit the letter to make it clear, we will (without contacting the author).

- Length: This is not the place for a textbook of personal opinion. We suggest that most people can get their point across in fewer than 500 words. Keep it short and to the point. It is in the best interest of the writer for the letter to be interesting and understandable to other readers. Letters may be edited to reduce size. We may allow longer letters if the issue warrants it.
- Prose and poetry: This is a newspaper and not a literary magazine. There are places for short stories and poetry. The only time we will publish such material is if the item is, in itself, newsworthy. Winning a competition with a poem or story is a good reason. On occasion we will invite such material in special publications such as our annual Christmas edition.
- Unsubstantiated facts: If you want to quote "facts" in the letter, tell us where they come from so readers can check on them.
- End of Debate: After we feel all sides of a debate have been thoroughly aired and letters on the subject become repetitive, we will put an end to it.
- Local Interest: Any topic is fair play, but letters should have a direct connection to the people living in the local readership area of this newspaper. Sometimes, letters

are more suited to provincial or national publications.

- Anonymous letters: If the writer doesn't believe the letter is worth signing, we don't believe it is worth reading. The opinion is more valid if the writer is willing to stand behind it.
- Verification of authorship: It is embarrassing and unprofessional for us to publish a letter with an incorrect or fictitious name. In order for us to know that the name signed at the end of the letter is the same name of the person who actually wrote it, we require the author's complete address and telephone number submitted with the letter. This information will be kept in confidence and only be used for verification purposes. In some cases, it may be necessary to provide references or present legal identification in person to prove authorship.
- Please remember Mile Zero-Banner Post reserves the right to not publish any letter, for any reason, without notification, however if letter writers follow these tips and guidelines the letter will most likely be published.

Email your letter to:
Publisher/Editor Tom Mihaly at
publisher@mrnews.ca

CAREERS & EMPLOYMENT, FOR SALE, LEGALS, PUBLIC NOTICES, TENDERS...

NOTICE TO CREDITORS AND CLAIMANTS

Estate of Peter Seldon Reed aka Peter S Reed who died on June 28, 2023.

If you have a claim against this estate, you must file your claim by October 6, 2023.

with
Davin D. May
 at
Box 6210
Peace River, Alberta
T8S 1S2
 and provide details of your claim.

If you do not file by the date above, the estate property can lawfully be distributed without regard to any claim you may have.

PUBLIC NOTICE NOTIFICATION DU PUBLIC

PROPOSED ROGERS 70 METER WIRELESS TELECOMMUNICATIONS GUYED TOWER INSTALLATION

The proposed installation is composed of a 70-meter guyed telecommunication tower.

Location: Ptn. SE 13-85-22 W5M,
 County of Northern Lights, Alberta

Objective: To improve wireless coverage to your community in the area north of the Highway 986 and Range Road 220 intersection, and to meet rising demands for wireless services.

Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

The public is invited to provide written comments by end of day on **September 30, 2023** to the contact information shown below. Please include a return address.

Tower Installation Project
Projet d'Installation de communication sans fil:
 Rogers Communications Inc.
 c/o Evolve Surface Strategies Inc.
 W6325B Hwy 743 at Hwy 986
 #105 - 58 Gateway Dr NE
 Airdrie, AB T4B 0J6
 E: comments@evolvesurface.com

Land Use Authority contact:
 County of Northern Lights
 #600, 71h Avenue NW; Box 10
 Manning, AB T0H 2M0
 Theresa Van Oort, Chief Administrative Officer
 E: cao@countynorthernlights.com
 Anna Glover, Planning & Development Technician
 E: islanna@countynorthernlights.com

EMPLACEMENT PROPOSÉ PAR ROGERS POUR L'IMPLANTATION D'UNE TOUR TÉLÉCOMMUNICATION HAUBANÉE D'ENVIRON 70 MÈTRES DE HAUTEUR

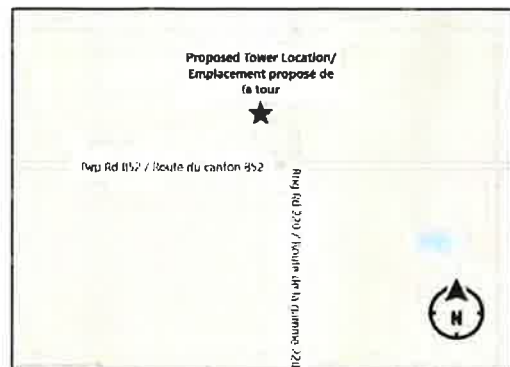
Le site de télécommunications proposé consistera en une tour de télécommunications haubanée d'une hauteur totale d'environ 70 mètres.

Lieu : Ptn. SE 13-85-22 W5M,
 Comté de Northern Lights, Alberta

Objectif : Améliorer la couverture cellulaire dans votre secteur (à l'est de l'intersection de la route 743 et de la route 986) et ainsi répondre à la demande sans cesse croissante pour les services sans fil.

Détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Les citoyens sont invités à faire part de leurs commentaires, avant la fin de la journée du **30 Septembre 2023**, soit à l'adresse indiquée (avec une adresse de retour).



DEADLINE

Mile Zero-Banner Post's weekly advertising deadline is...

FRIDAY NOON

PUBLIC CONSULTATION CONSULTATION DU PUBLIC

August 30, 2023

Dear Sir or Madam,

Rogers Communications Inc. ("Rogers") is expanding its wireless network and would like to share with you its current plan within the County of Northern Lights.

We are consulting residents and businesses of this area regarding this proposed project. Details of this project are included in the present notification file. We invite you to take note of the proposed project and to provide us with any questions or comments in writing by end of day, **September 30, 2023**, after which we will answer your concerns. You will then have the opportunity to submit further comments if you require additional clarifications.

Madame, Monsieur,

Rogers Communications Inc. (« Rogers ») souhaite vous informer que nous prévoyons des investissements majeurs pour agrandir et améliorer son réseau sans fil et aimerait partager avec vous son plan actuel dans le comté des Northern Lights, Alberta.

Nous désirons consulter la population environnante à propos de ce projet. Le détail de celui-ci est joint à la présente sous forme de dossier informatif. Nous vous invitons à le lire et à nous envoyer vos questions/commentaires par écrit avant la fin de la journée du **30 Septembre 2023**, après quoi nous répondrons à vos observations. Vous aurez par la suite l'opportunité d'émettre vos commentaires sur nos réponses dans l'éventualité où de l'information supplémentaire serait requise.

Please send your comments or questions by mail or email to:

Veillez adresser vos questions/commentaires par la poste ou par courriel à :

Rogers Communications Inc.
c/o Evolve Surface Strategies Inc.
W6325B Hwy 743 at Hwy 986
#105 - 58 Gateway Dr NE
Airdrie, AB T4B 0J6
E: comments@evolvesurface.com

PUBLIC NOTIFICATION

Proposed Wireless Telecommunications Installation

1. Purpose of the Proposed Installation

Rogers is proposing to build a new wireless communications installation at Ptn. SE 13-85-22 W5M, County of Northern Lights, Alberta (the "Proposed Installation") to improve wireless coverage to your community, in the area north of the Highway 986 and Range Road 220 intersection, and to meet rising demands for wireless services.

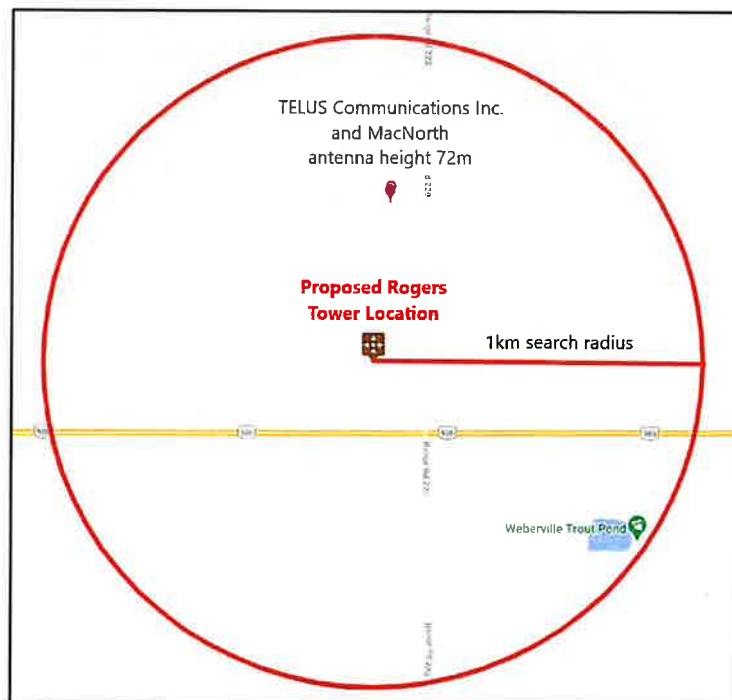
The Proposed Installation will correct the above-mentioned shortfalls and ensure continuous and uninterrupted coverage between existing telecommunications sites and maintain our commitment to provide fast and reliable cellular service, both indoors and outdoors.

2. Evaluation of Existing Structures and Site Selection

Before proposing a new telecommunication infrastructure, Rogers reviews any existing structure or building for colocation opportunities. The following structures and/or buildings were reviewed before proposing a new installation.

Structure	Location	Reason for disqualification
TELUS Communications Inc. and MacNorth	56.370163889°, -117.322275°	Rejected because this structure does not have space available at the heights required for placement of Rogers equipment

Since Rogers could not install its equipment on the above-mentioned structures, we identified the proposed location, in an agricultural zone, as the site of least impact to the community, while enabling Rogers to meet the desired cellular coverage goals and the municipality's requirements.



Furthermore, Rogers accepts to receive and review any colocation and tower sharing requests made by other licensed carriers.

3. Details of the Proposed Installation

- Municipal address:** Ptn. SE 13-85-22 W5M, County of Northern Lights, Alberta.
- Geographic coordinates:** 56.365784°, -117.323074°
- Location on the lot:** The site is located in the southeast portion of the parcel and will be accessed off Range Road 220.
- Zoning:** Property is located in an A – Agriculture General District, as referenced in the County's Zoning/Land Use District Bylaw. The County of Northern Lights has not adopted a tower siting bylaw regarding the installation of towers in this zone.

4. Description of the Proposed Antenna System

- Type of tower and details:** Guyed telecommunications tower.
- Height:** 70 meters.
- Details:** An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

Rogers will install the following equipment on the proposed tower. Please note that the height of the antennas may vary slightly but the overall scale will be respected.

Number of antennas	Approximate Dimensions (Length x Width x Depth) (mm)	Height on Tower (m)	Technology
3	2000 X 498 X 197	69.00	4G / 5G
1	793 X 408 X 235	3.50	GPS
1	2416 X 2416 X 1866	60.00	M/W

5. Aeronautical obstruction marking requirements and land use specifications

Rogers has received specifications from Transport Canada regarding aviation obstruction marking and lighting or clearance as well as land use specifications from NAV Canada. They've confirmed that the proposed tower will not require lighting or to be painted and NAV has no objection to the proposed tower. For additional information: [NAV CANADA Land Use Program](#)

<https://tc.canada.ca/en/corporate-services/acts-regulations/list-regulations/canadian-aviation-regulations-sor-96-433/standards/standard-621-obstruction-marking-lighting-canadian-aviation-regulations-cars>

6. Respect of engineering ethics and code of practice

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the structural standards contained in *CSA S37-18* (Canadian Standard Association), and will respect good engineering practices, including structural adequacy.

7. Health Canada's Safety Code 6

Rogers attests that the radio antenna system for the Proposed Installation will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6* limits as it may be amended from time to time, for the protection of the general public, including any combined effects of additional carrier colocations and nearby installations within the local radio environment.

Additional information from the Government of Canada and from other credible sources:

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/understanding-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/cell-phones-towers.html>

<https://www.who.int/news-room/questions-and-answers/item/radiation-5g-mobile-networks-and-health>

8. Environmental assessment - Impact Assessment Act

Rogers attests that the Proposed Installation is not located within federal lands nor is it incidental to, or form part of, projects that are designated under the *Regulations Designating Physical Activities* or by the Minister of the Environment as requiring an environmental assessment. Detailed information on the Impact Assessment Act (S.C. 2019, c. 28, s. 1) can be found at:

<https://laws-lois.justice.gc.ca/eng/acts/I-2.75/page-1.html>

9. Innovation, Science and Economic Development Canada's Regulatory Framework

The telecommunications industry is exclusively regulated under the Federal Radiocommunication Act and administered by Innovation, Science and Economic Development Canada. It has established a clear set of rules that wireless carriers must follow when looking to install or modify a tower or antenna system (*Client Procedures Circulars - CPC 2-0-03, Radiocommunication and Broadcasting Antenna Systems*).

Furthermore, Rogers must consult with representatives of the County of Northern Lights, as the Land-Use Authority, and refer to their applicable local land-use and consultation requirements and any preferences it may have for tower-siting and/or design. General information relating to antenna systems is available on ISED's website:

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers>

10. Public Consultation and Local Processes

Since the County of Northern Lights does not have its own antenna tower siting protocol, Rogers is required to follow ISED Canada's default public consultation process. We invite citizens to refer to the link for details relating to the public consultation process:

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems>

11. Contact Information / Coordonnées des intervenants

**Innovation, Science and Economic Development Canada /
Innovation, Science et développement économique Canada**

Northern Alberta District Office

Room 725, Canada Place

9700 Jasper Ave NW

Edmonton, AB T5J 4C3

P: 1-800-461-2646

F: 1-780-495-6501

E: ic.spectrumedmonton-edmontonspectre.ic@canada.ca

Agent for Rogers Communications Inc.

Evolve Surface Strategies Inc.

Anthony Novello

Municipal Affairs Specialist

#105 – 58 Gateway Drive NE

Airdrie, Alberta T4B 0J6

T: 1-403-912-2600

F: 1-403-912-2620

E: comments@evolvesurface.com

Land-Use Authority County of Northern Lights /

L'autorité responsable de l'utilisation du sol de la comté de Northern Lights

Theresa Van Oort, Chief Administrative Officer

E: cao@countyofnorthernlights.com

Anna Glover, Planning & Development Technician

E: islanna@countyofnorthernlights.com

#600, 7th Avenue NW; Box 10

Manning, AB T0H 2M0

T: 780-836-3348

F: 780-836-3663

12. Invitation to Submit Feedback / Commentaires

Within the framework of the public consultation, we invite citizens to submit their written comments and concerns by end of day, **September 30, 2023** to:

Dans le cadre de la consultation, nous vous invitons à nous faire part de vos commentaires avant la fin de la journée du **30 Septembre 2023**:

Rogers Communications Inc.

c/o Evolve Surface Strategies Inc.

W6325B Hwy 743 at Hwy 986

#105 - 58 Gateway Dr NE

Airdrie, AB T4B 0J6

T: 1-403-912-2600

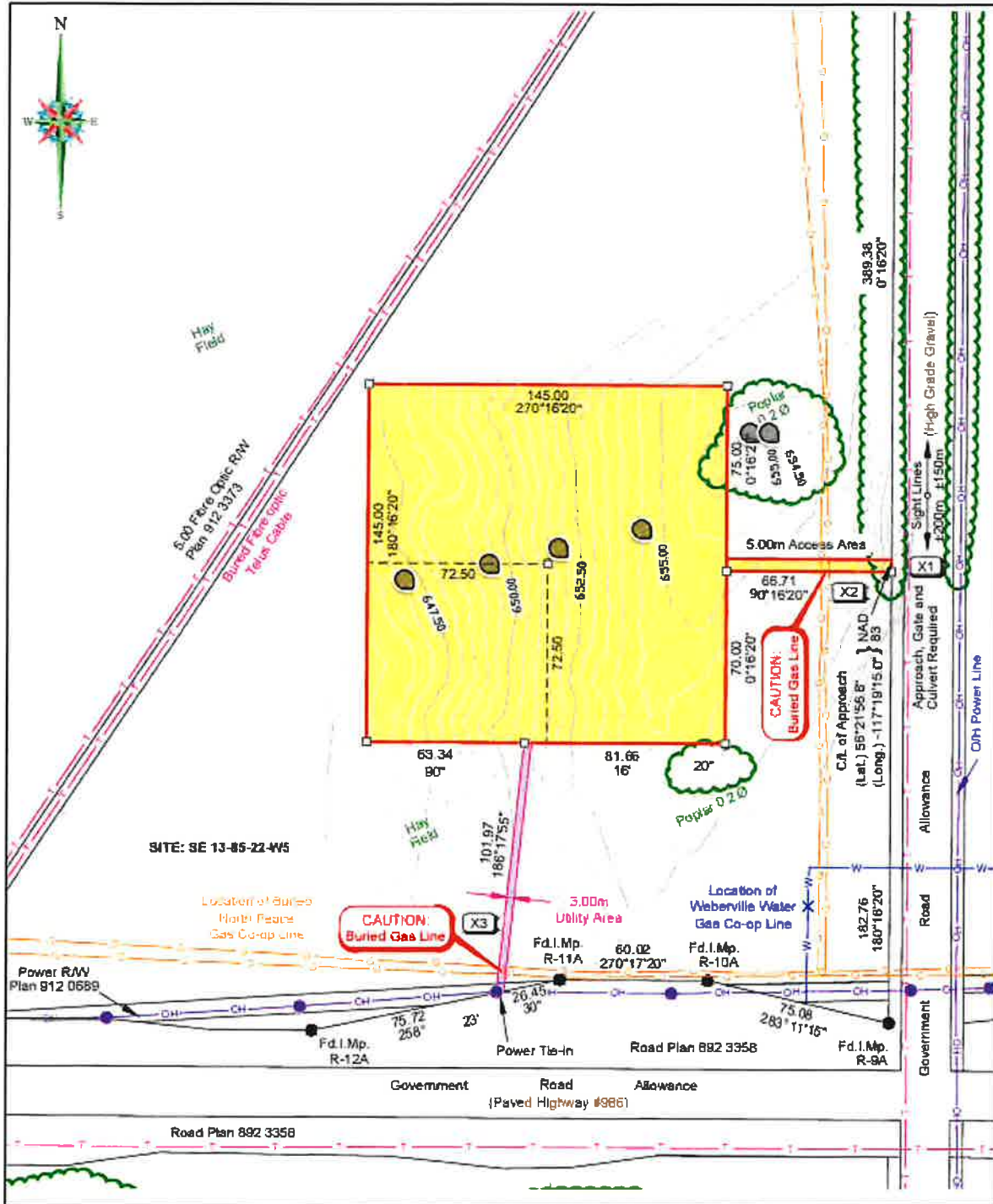
F: 1-403-912-2620

E: comments@evolvesurface.com

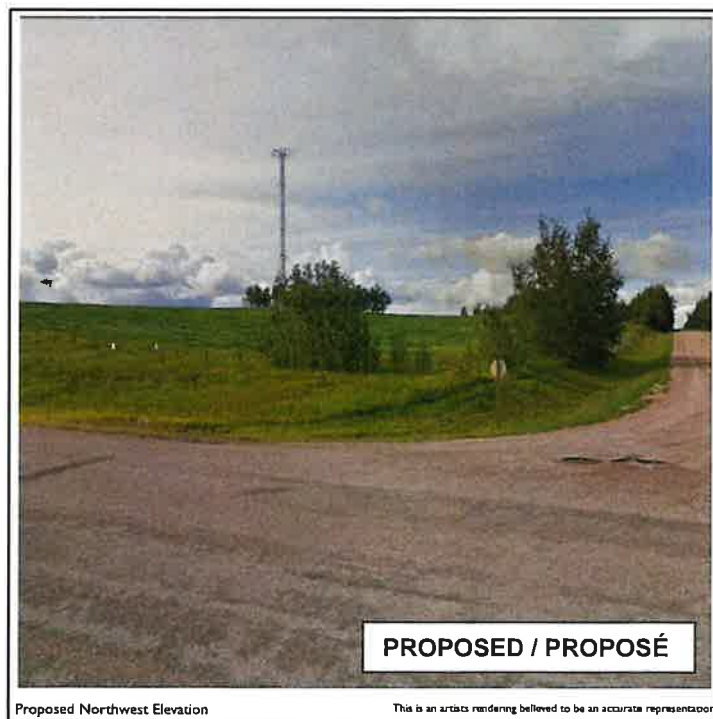
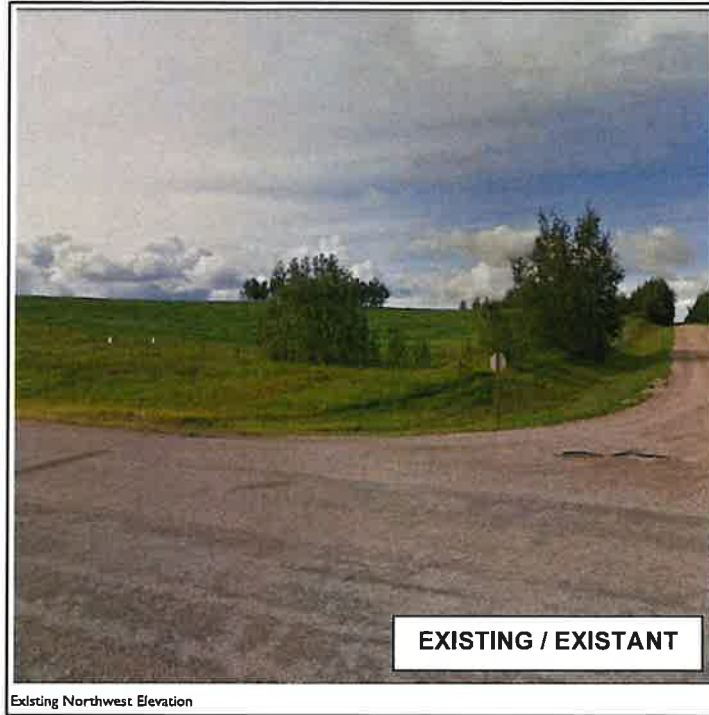
Appendix 1: Location map of the Proposed Installation
Annexe 1 : Carte de localisation du projet proposé



Appendix 2: Site plan of the Proposed Installation
Annexe 2 : Projet de site arpenté



Appendix 3: Visual simulations of the Proposed Installation
Annexe 3 : Simulations visuelles du site proposé



Appendix 4: Newspaper Ad
Annexe 4 : annonce de journal

PUBLIC NOTICE
NOTIFICATION DU PUBLIC

**PROPOSED ROGERS
70 METER WIRELESS TELECOMMUNICATIONS
GUYED TOWER INSTALLATION**

The proposed installation is composed of a 70-meter guyed telecommunications tower.

Location: Ptn. SE 13-85-22 W5M,
County of Northern Lights, Alberta

Objective: To improve wireless coverage to your community in the area north of the Highway 986 and Range Road 220 intersection, and to meet rising demands for wireless services.

Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

The public is invited to provide written comments by end of day on **September 30, 2023** to the contact information shown below. Please include a return address.

Tower Installation Project
Projet d'installation de communication sans fil:
Rogers Communications Inc.
c/o Evolve Surface Strategies Inc.
W6325B Hwy 743 at Hwy 986
#105 - 58 Gateway Dr NE
Airdrie, AB T4B 0J6
E: comments@evolvesurface.com

Land Use Authority contact:
County of Northern Lights
#600, 7th Avenue NW; Box 10
Manning, AB T0H 2M0
Theresa Van Oort, Chief Administrative Officer
E: cao@countyofnorthernlights.com
Anna Glover, Planning & Development Technician
E: jsianna@countyofnorthernlights.com

**EMPLACEMENT PROPOSÉ PAR ROGERS POUR
L'IMPLANTATION
D'UNE TOUR TÉLÉCOMMUNICATION HAUBANÉE
D'ENVIRON 70 MÈTRES DE HAUTEUR**

Le site de télécommunications proposé consistera en une tour de télécommunications haubanée d'une hauteur totale d'environ 70 mètres.

Lieu : Ptn. SE 13-85-22 W5M,
Comté de Northern Lights, Alberta

Objectif : Améliorer la couverture cellulaire dans votre secteur (à l'est de l'intersection de la route 743 et de la route 986) et ainsi répondre à la demande sans cesse croissante pour les services sans fil.

Détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Les citoyens sont invités à faire part de leurs commentaires, avant la fin de la journée du **30 Septembre 2023**, soit à l'adresse indiquée (avec une adresse de retour).

