

SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

ROCKY VIEW COUNTY
COUNCIL CHAMBERS
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A 0X2

December 11, 2019

A CALL MEETING TO ORDER

B DEVELOPMENT APPEALS

9:00 AM APPOINTMENTS

1. Division 9 File: 06704007; PRDP20193520 Page 3

An appeal against the Development Authority's decision to REFUSE a development permit for a proposed commercial communication facility, type C, relaxation of the minimum front yard setback at 260016 Canning Lane (Plan A, Plan 2374 JK; SW-04-26-03-W5M) and located on the south side of Highway 1A, near the junction of Highway 1A and Canning Road.

Applicant/Appellant: Rogers Communications Inc. c/o LandSolutions LP
Owners: Vi Luong Truong and Ka Man Leung

10:30 AM APPOINTMENTS

2. Division 4 File: 03223449; PRDP20193859 Page 207

An appeal against the Development Authority's decision to REFUSE a development permit for an existing accessory building (detached garage) addition (wood shed), constructed without permits; relaxation of the total building area; relaxation of the minimum rear yard setback requirement at 44 Wenstrom Crescent (Lot 57 Block 9 Plan 9712265; NW-23-23-27-W4M) and located within the hamlet of Langdon.

Applicant/Appellant: Jo-Ann Riddell (on behalf of the Owners)
Owners: Darren and Lisa Paynter

3. Division 6 File: 07135004; PRDP20193996 Page 227

An appeal against the Development Authority's CONDITIONS OF APPROVAL for a development permit for General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory building at SW-35-27-26-W4M and located 2.5 miles northeast of the Town of Irricana and southeast of Highway 9.

Appellants/Owners: Bradi and Dan Hansen

SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

December 11, 2019

**Rocky View County
Council Chambers
262075 Rocky View Point
Rocky View County, AB
T4A 0X2**

1:00 PM APPOINTMENTS

4. Division 7 File: 06515002; PRDP20193746 Page 288

An appeal against the Development Authority's decision to APPROVE a development permit for a commercial communication facility, type C at 262008 Range Road 13 (SW-15-26-01-W5M) and located immediately north of Highway 566 and east of Range Road 13.

Appellants: Helen Ohlhauser and Kirsten Friesen

Applicant: Rogers Communications Inc. c/o LandSolutions LP

Owner: Archibald Franklin Bushfield

C CLOSE MEETING

D NEXT MEETING: December 20, 2019

TO: Subdivision and Development Appeal Board

DATE: December 11, 2019 **DIVISION:** 9

FILE: 06704007 **APPLICATION:** B-1; PRDP20193520

SUBJECT: Commercial Communications Facility, Type C

PROPOSAL: Commercial Communications Facility, Type C, and relaxation of the minimum front yard setback and side yard setback requirements.	GENERAL LOCATION: Located on the south side of Highway 1A, near the junction of Hwy 1A and Canning Road
APPLICATION DATE: September 25, 2019	DEVELOPMENT AUTHORITY DECISION: Discretionary – Refused
APPEAL DATE: November 8, 2019	DEVELOPMENT AUTHORITY DECISION DATE: November 7, 2019
APPELLANT: Brenden Smith (LandSolutions LP)	APPLICANT: Brenden Smith (LandSolutions LP)
LEGAL DESCRIPTION: Block A, Plan 2374 JK, SW-04-26-03-05	MUNICIPAL ADDRESS: 260016 Canning Lane
LAND USE DESIGNATION: Agricultural Holdings District (AH)	GROSS AREA: ± 6.9 acres
DISCRETIONARY USE: A Commercial Communications Facility, Type C is a discretionary use within the Agricultural Holdings District.	DEVELOPMENT VARIANCE AUTHORITY: The Development Authority, where appropriate, may relax criteria established within Procedure 308.
PUBLIC SUBMISSIONS: The application was circulated to 176 adjacent landowners. At the time this report was prepared, one letter was received in objection to the application. Additionally, in response to the original notification completed by the Applicant (prior to application submission) nine (9) letters were received in opposition and one in support.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> •County Plan •Land Use Bylaw •Glenbow Ranch Area Structure Plan

On September 25, 2019, the Applicant submitted an application for a Development Permit for a Commercial Communications Facility, Type C. The subject lands is included in the Agricultural Holdings District, located on the south side of Highway 1A, near the junction of Hwy 1A and Canning Road.

The Federal Ministry of Industry is the approving authority for the development and operation of radio communication in Canada. However, Industry Canada requires that, in certain cases, the local approving authority and the public must be consulted for input regarding proposed telecommunication antenna structures. The County assess proposals for Commercial Communication Facilities against Policy 308 and Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities, and based on this review, issues a Development Permit (concurrence) or refusal (non-concurrence).

Procedure 308 provides direction on the design and development of Commercial Communication facilities and the decision of the Development Authority is based on its criteria being satisfied. Where appropriate, certain criteria can be relaxed at the discretion of the Development Authority.

In accordance with Procedure 308, Statement 3 (c)(i):

“Any tower proposed to be placed on a site abutting existing dwellings should be located no closer than 500 meters from those dwellings.”

The proposed location of the tower is located on a parcel that contains a dwelling, which is approximately 50 m to the southeast. The tower is also located where 11 additional homes fall within the 500 m setback distance.

In accordance with Procedure 308, Statement 3 (c)(ii):

“Type B and Type C facilities should be located one half times the height of the facility from an existing or future road allowance.”

The proposed self-supporting communications facility is 70.00 m in height; one half times the height would require a setback distance of 35.00 m from the road allowances. The minimum setback from the closest part of the tower to the road allowance is 5.6 m.

In accordance with Procedure 308, Statement 3 (c)(iii):

“Type B or Type C facilities should not be closer than 2,000 meters from other Type B or Type C facilities.”

There is an existing Type C facility approved under 2002-DP-9650, which is located to the east of the proposed facility location and measuring from parcel to parcel, is approximately 880.00 m away.

In addition to the above, a 1.8 m (5.91 ft) x 2.4 m (7.87 ft.) equipment cabinet proposed for the facility is located 1.8 m from the front property line. The front yard setbacks are 45.00 m (147.64 ft.) from a County Road in the Agricultural Holdings District.

The tower is located approximately 48.5 m from Highway 1A right-of-way, which does not meet the 60 m setback required by the Land Use Bylaw. This would require relaxation of 19.17%, which could have been granted by the Development Authority. This was not provided as a reason for refusal.

In addition to the above criteria not being met, there is the potential for undue impact to adjacent properties in terms of aesthetic implications. There were several adjacent landowners in opposition to the placement of the Commercial Communications Facility that indicated potential impact to their lands (see Appendix A). It is the view of the Development Authority that relaxing the criteria in Procedure 308 for this proposal would materially interfere with and affect the use, enjoyment, and value of neighbouring properties; the application was therefore refused on October 1, 2019.

The Appellant appealed the decision of the Development Authority on November 8, 2019, with reasoning specified within the agenda package.


PROPERTY HISTORY:

No relevant property history.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

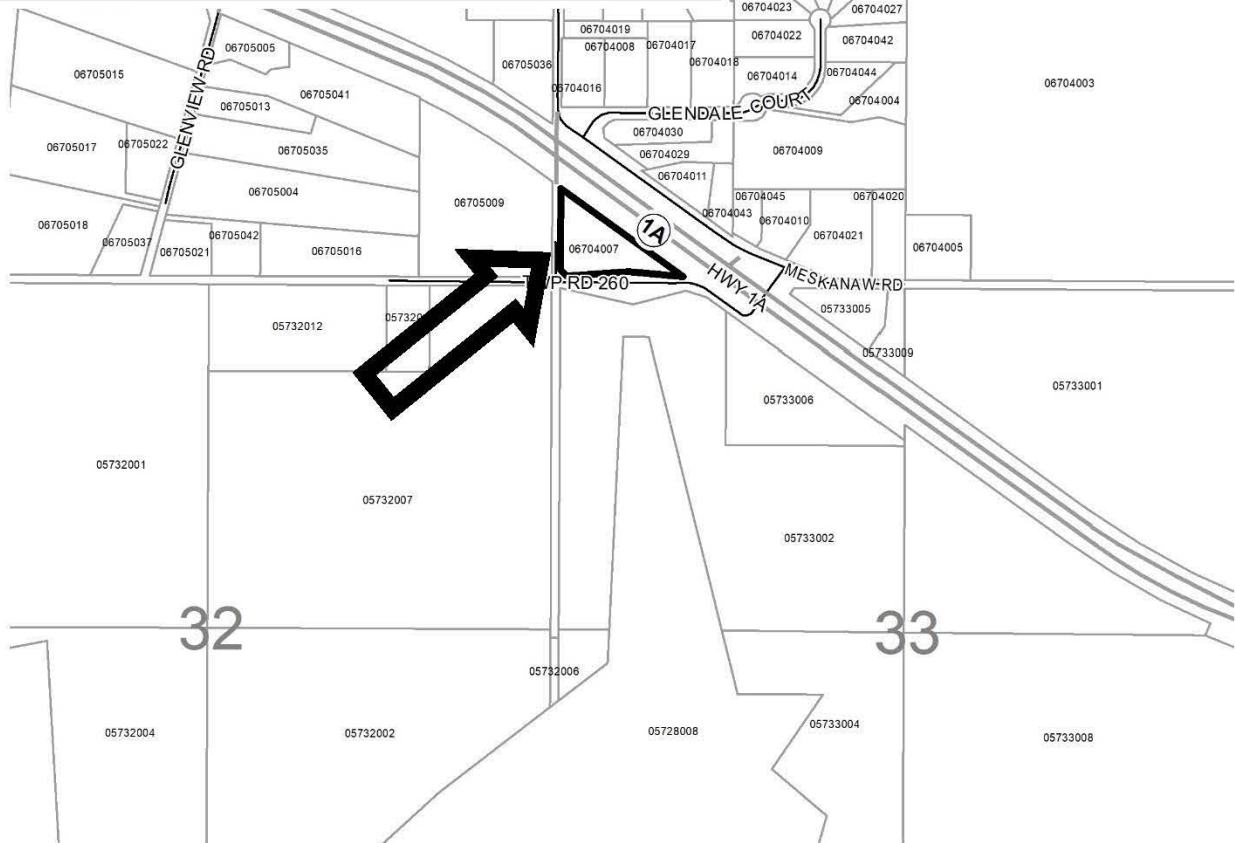
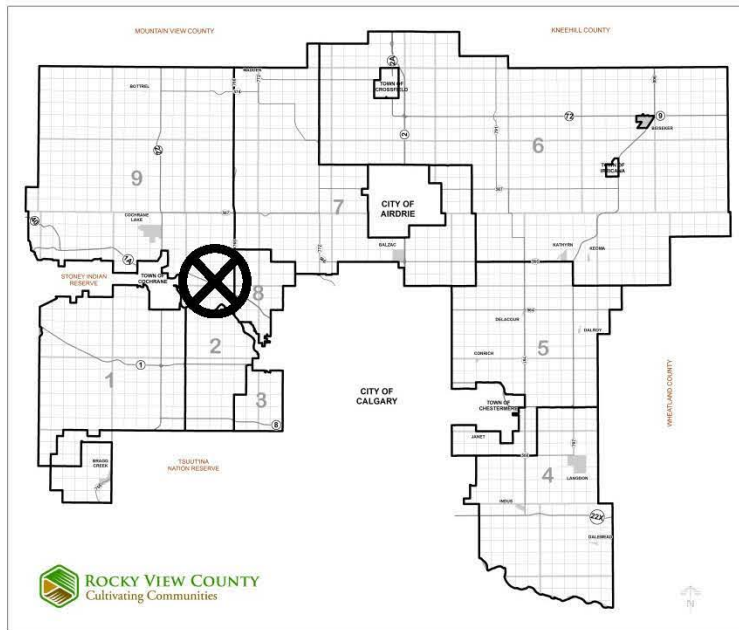


Sean MacLean
Supervisor, Planning and Development Services

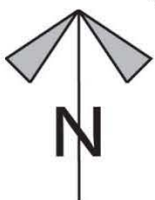
ON/lt

APPENDICES:

APPENDIX 'A': Landowner Comments



LOCATION PLAN



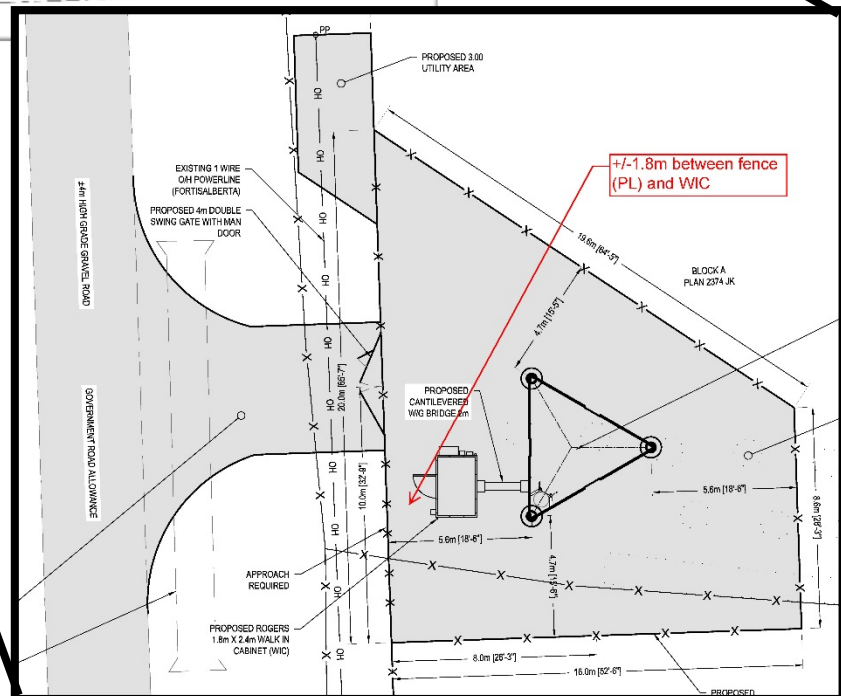
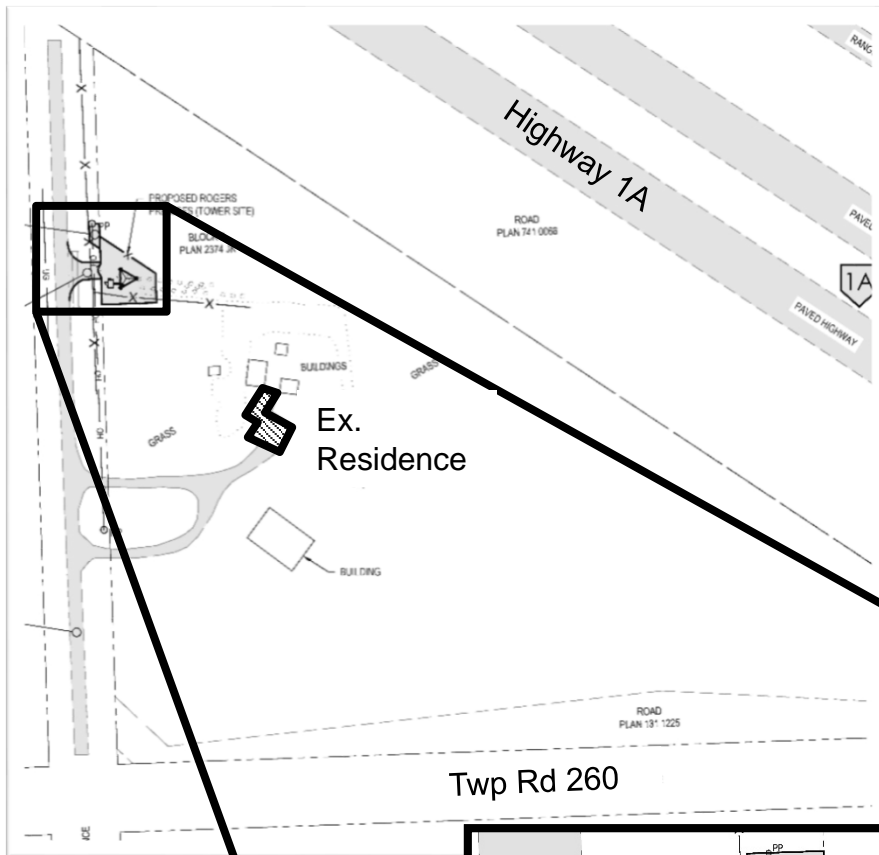
SW-04-26-03-W05M

Block: A Plan: 2374 JK

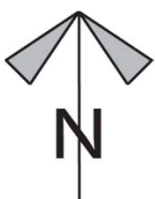
Date: Nov 12, 2019

Division # 9

File: 06704007



SITE PLAN



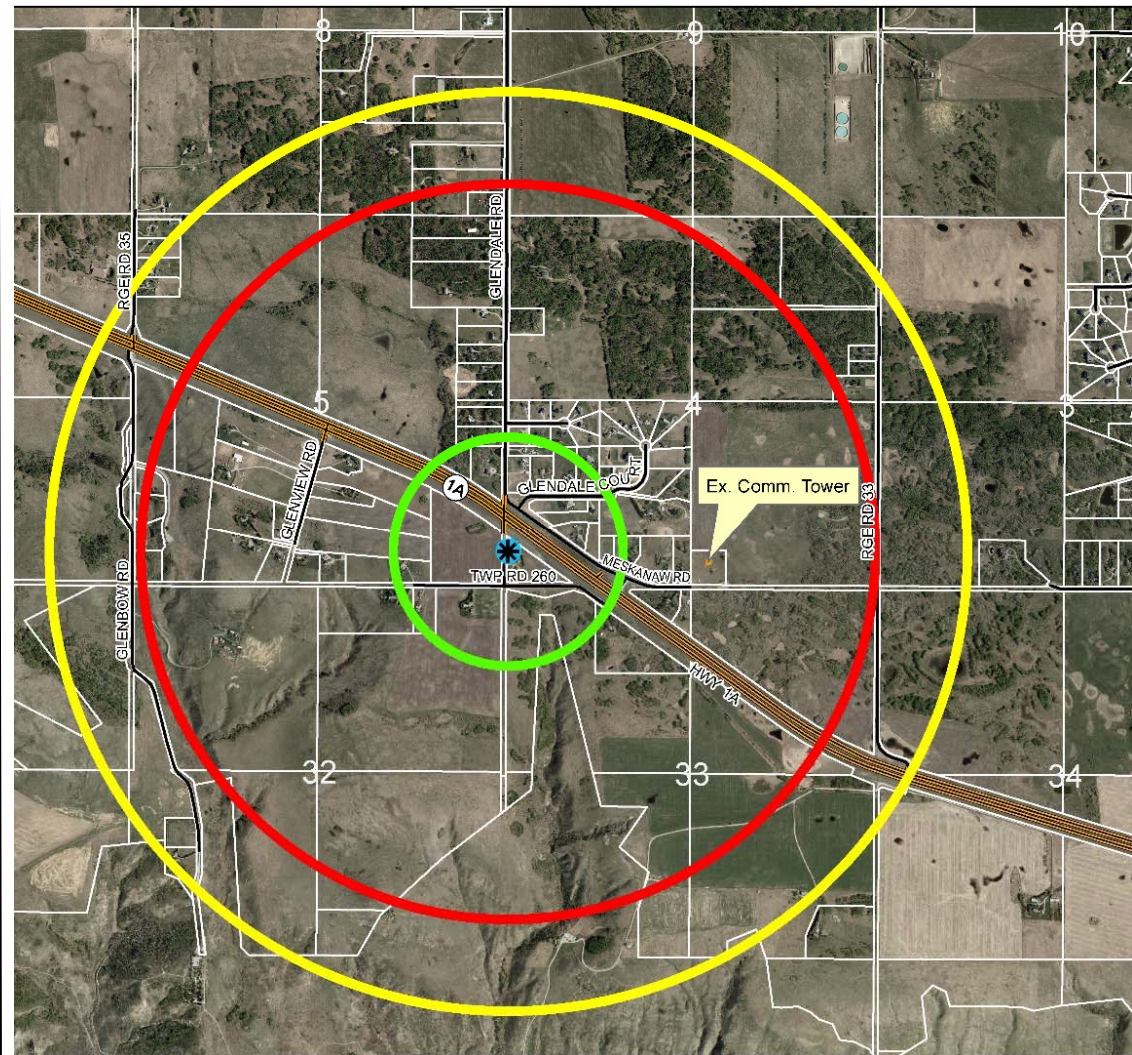
SW-04-26-03-W05M

Block: A Plan: 2374 JK

Date: Nov 12, 2019

Division # 9

File: 06704007



- Legend**
- * cell tower location
 - 2000m colocation buffer
 - 1/2 height of tower buffer (35m)
 - 500 m dwelling buffer
 - 1600 m notification buffer
 - Parcel Summary

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



Printed: Nov 08, 2019

Procedure 308 Buffer Distances

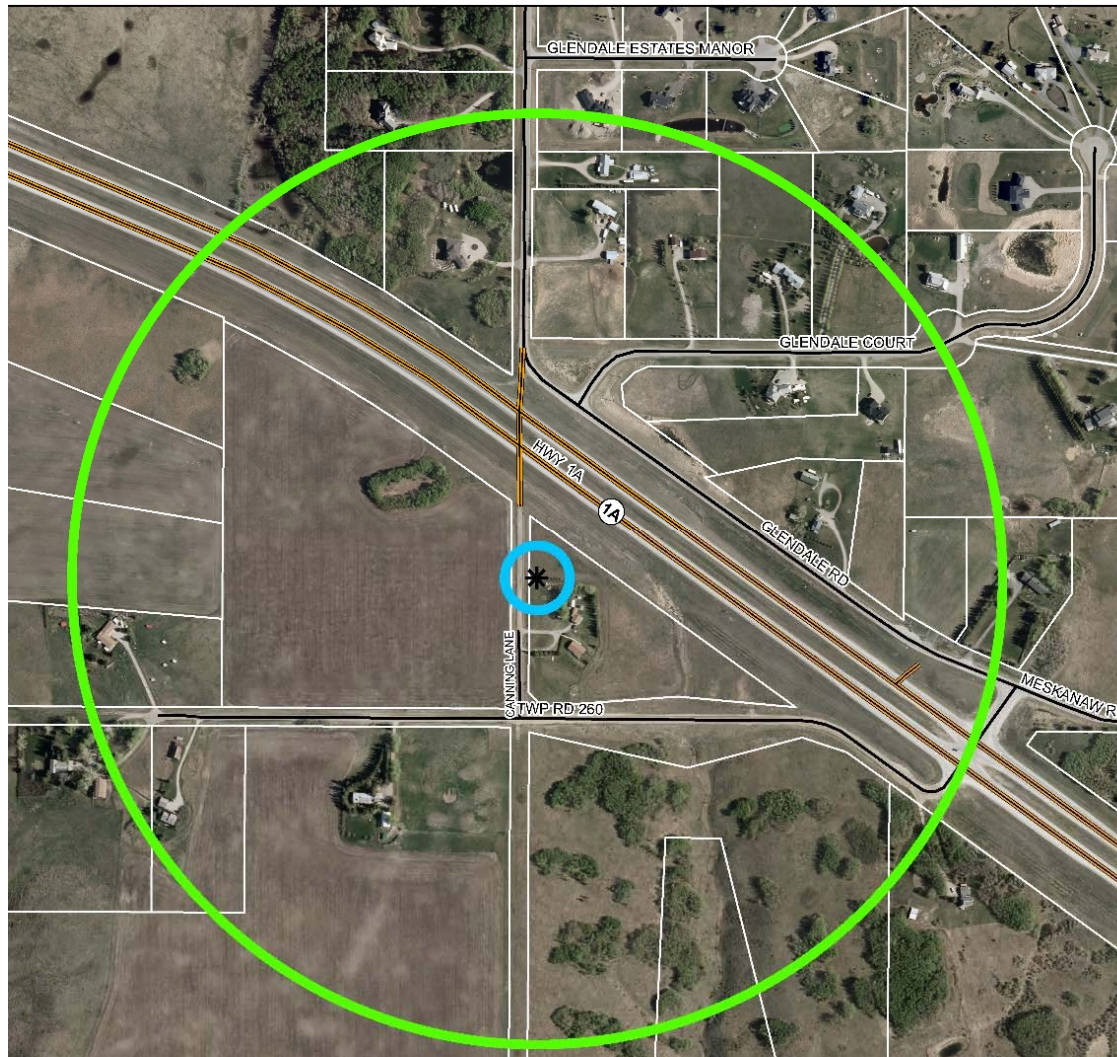
SW-04-26-03-W05M

Block: A Plan: 2374 JK

Date: Nov 12, 2019

Division # 9

File: 06704007



Legend

- * cell tower location
- 2000m colocation buffer
- 1/2 height of tower buffer (35m)
- 500 m dwelling buffer
- 1600 m notification buffer
- Parcel Summary

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



Printed: May 04, 2019

Tower 500m Dwelling Buffer

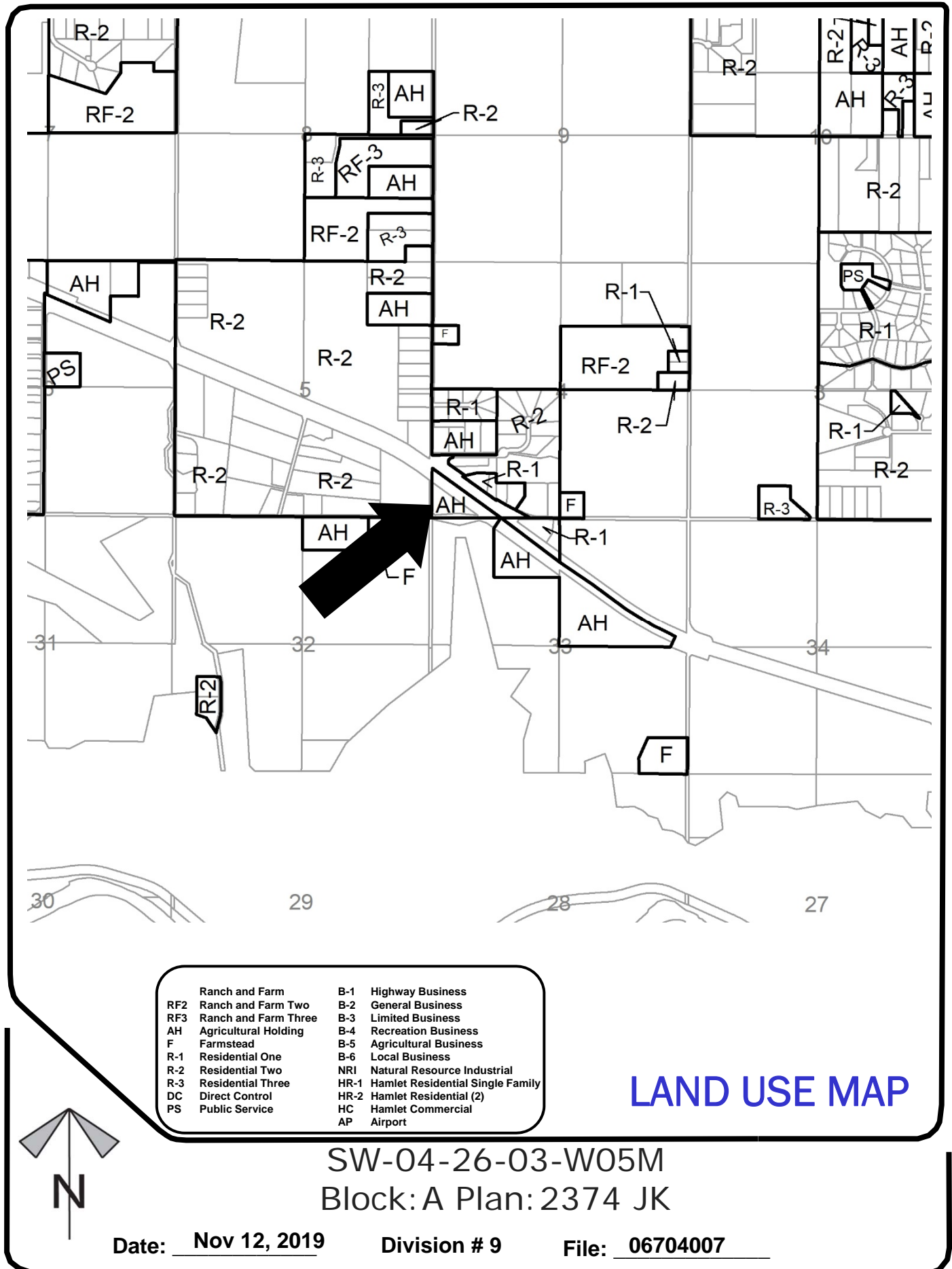
SW-04-26-03-W05M

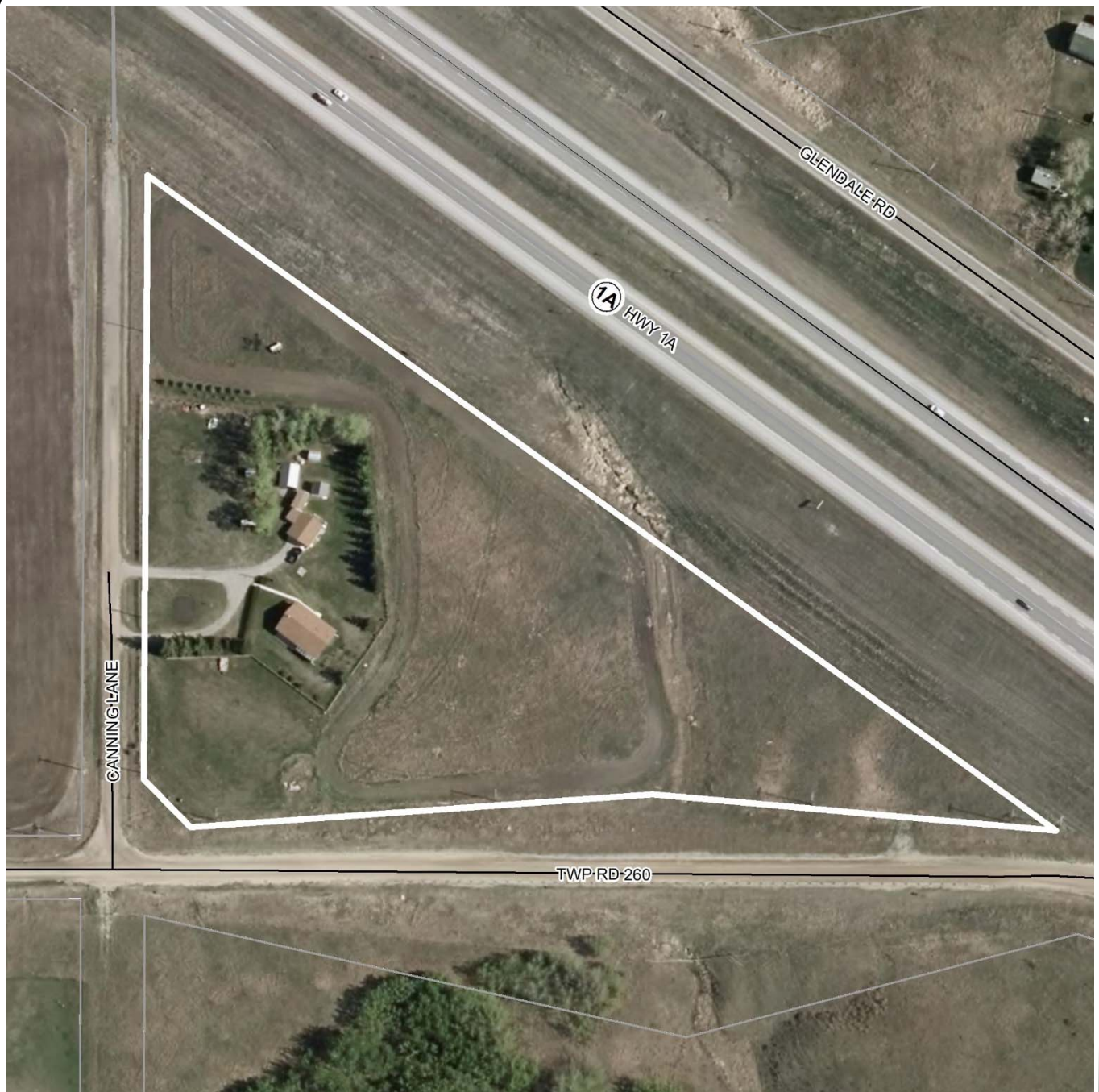
Block: A Plan: 2374 JK

Date: Nov 12, 2019

Division # 9

File: 06704007

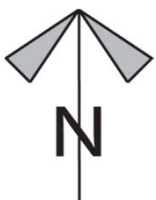




Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018



SW-04-26-03-W05M

Block: A Plan: 2374 JK

Date: Nov 12, 2019

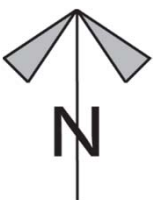
Division # 9

File: 06704007



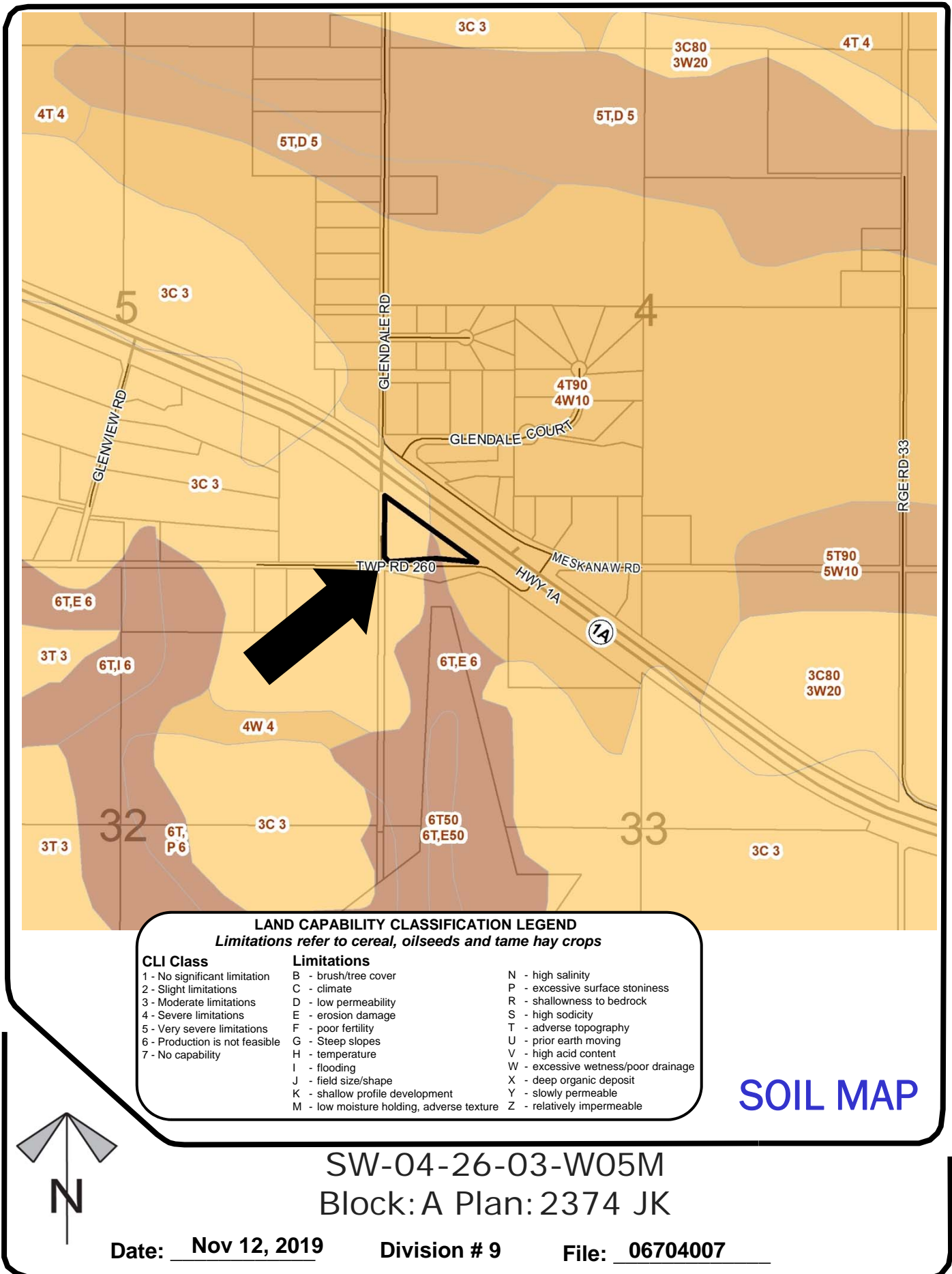
TOPOGRAPHY

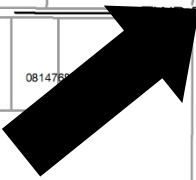
Contour Interval 2 M



Block:A Plan:2374 JK

File: 06704007



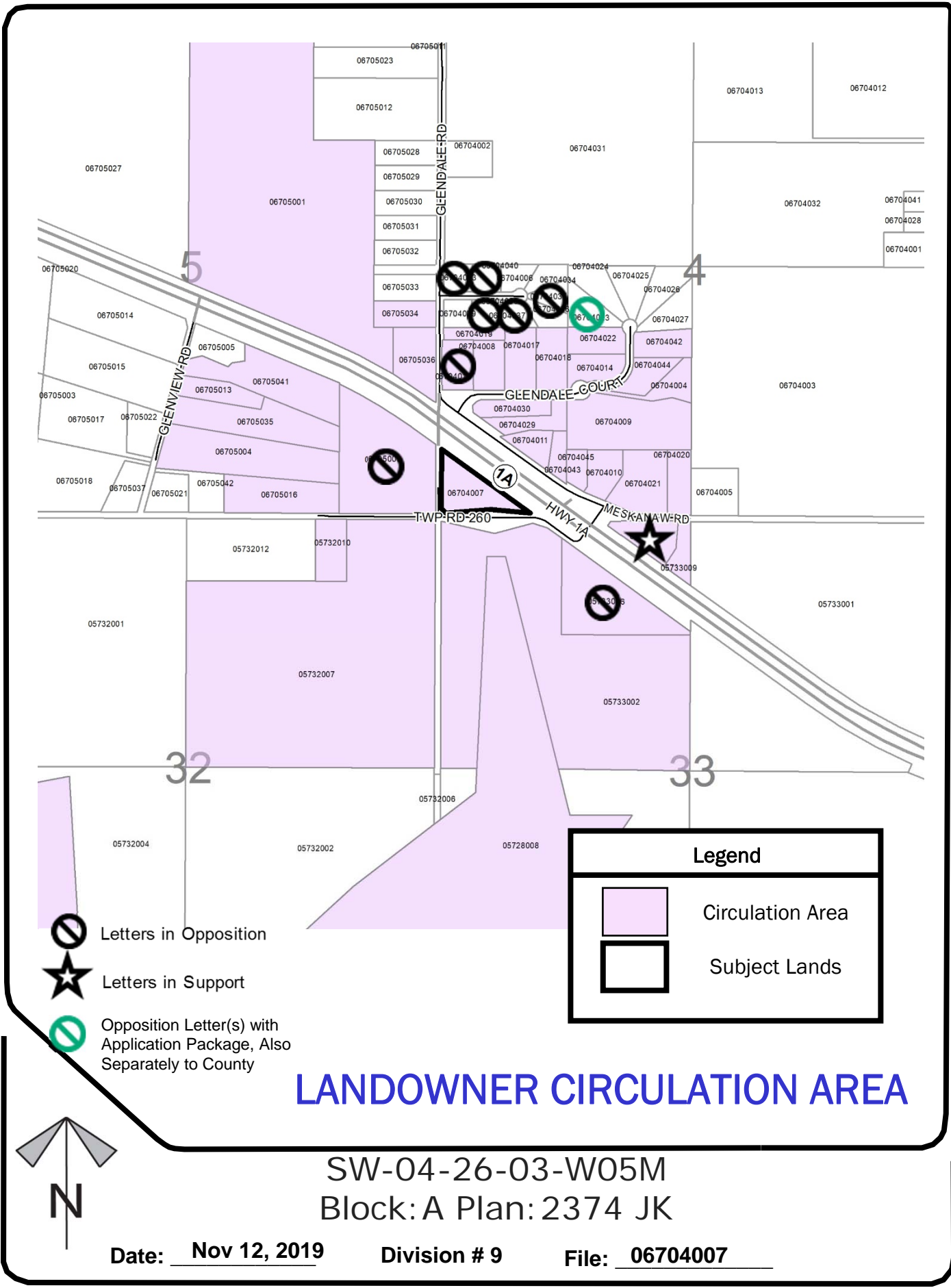


Legend – Plan numbers

- First two numbers 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

Block:A Plan:2374 JK

File: 06704007





Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Rogers Communications Inc. c/o LandSolutions LP			
Mailing Address Suite 600, 322 - 11th Ave. SW		Municipality Calgary	Province AB
		Postal Code T2R 0C5	
Main Phone # 403.708.2736	Alternate Phone #	Email Address brendens@landsolutions.ca	

Site Information	
Municipal Address 260016 Canning Lane	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Plan 2374JK; Block A
Property Roll # 06704007	Development Permit, Subdivision Application, or Enforcement Order # PRDP20193520

I am appealing: (check one box only)		
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)
<p>Please refer to attached letter.</p> <div style="text-align: center; margin-top: 100px;"> </div>

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

2019-11-08
 Date

Appeal Rationale

Re: **Rogers File:** W4585 North Glenbow
Legal Land Description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address: 260016 Canning Lane
Coordinates: Latitude: 51.184605° N; Longitude: 114.373521° W

Reasons for Refusal per Development Authority's Notice of Decision, dated October 1, 2019:

1. The proposed Commercial Communications Facility, Type C (equipment cabinet) exceeds the minimum front yard setback requirement as defined in section 43.6 of Land Use Bylaw C-4841-97.
2. The proposed Commercial Communications Facility, Type C exceeds the minimum setback from an existing dwelling requirement as defined in Section 3(c) of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.
3. The proposed Commercial Communications Facility, Type C exceeds the minimum setback from a road right-of-way requirement as defined in Section 3c of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.
4. The proposed Commercial Communications Facility, Type C exceeds the minimum setback from an existing Commercial Communications Facility requirement as defined in Section 3(c) of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.

Please review the below responses to the above reasons for refusal:

1. ***The proposed Commercial Communications Facility, Type C (equipment cabinet) exceeds the minimum front yard setback requirement as defined in section 43.6 of Land Use Bylaw C-4841-97.***

The tower site was chosen with consideration of the landlord's existing and future use of their property, municipal setbacks to roads and provincial setbacks to highways. Roger's has endeavoured to meet setbacks to the best of their ability and within the constraints of its commercial and technical requirements. The proposed tower compound is approximately 45m to the Hwy. 1A RoW and the actual tower and equipment shelter would be greater than that distance. A Roadside Development Permit was approved by Alberta Transportation on September 30, 2019 (see attachments). The closest portion of the proposed tower is approximately 5.6m from the Range Rd. 34 and the equipment shelter (1.8m x 2.4m walk in cabinet) is approximately 2m east. We respectfully request the relaxation so as to lessen the impact upon the landlord's use and enjoyment of their property.

2. ***The proposed Commercial Communications Facility, Type C exceeds the minimum setback from an existing dwelling requirement as defined in Section 3(c) of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.***

Despite our best intentions we were unable find a location that met the setback guideline from an existing dwelling. Rogers network planning and radiofrequency departments provided us a very limited area within which to locate the proposed tower, due to technical concerns. In addition, co-location on the nearby Altalink-owned tower was not possible. Highway setbacks, topography and landowner willingness also provided challenges to the location of the tower. Once we find a landowner willing to accommodate a facility, Rogers completes a variety of technical evaluations, including geotechnical studies, radiofrequency and transmission assessments and civil

engineering evaluations. For example, the minimum mounting height for the microwave antenna, which would connect this tower to Roger's network is 40m. Line-of-sight is required between this tower to another tower, in order to transmit data and connect transmissions to the greater network. The requested 70m tower height is needed to maximize coverage provided by cellular radios and to provide room for future technologies, which Rogers plans to deploy in the near term. Wireless radiofrequency has inherent range limitations and there is an inverse relationship with respect to range and data speed. Low frequency radio waves travel further than high frequency radio waves; however, transmit data slowly. High frequency radio waves have shorter ranges, but much faster data speeds. Through deployment of multiple antenna systems operating at different radio frequencies, Rogers provides greater network coverage and speed; however, requires its infrastructure to be close to the people and devices it serves.

Rogers is committed to providing a sophisticated wireless network throughout Rocky View County to enhance wireless connectivity and improve network capacity. In order to do this, Rogers needs the County's support to deploy its infrastructure within the context of technical and commercial constraints.

3. *The proposed Commercial Communications Facility, Type C exceeds the minimum setback from a road right-of-way requirement as defined in Section 3c of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.*

As noted above, we are working within the constraints of highway setbacks, road setbacks, our landlord's use and enjoyment of their property, technical requirements and a limited geographical location within which we must locate this important telecommunications facility. We respectfully request relaxation and County support to construct this facility.

4. *The proposed Commercial Communications Facility, Type C exceeds the minimum setback from an existing Commercial Communications Facility requirement as defined in Section 3(c) of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.*

Locating the proposed tower to meet this requirement would result in a location too close to existing Rogers towers, interference concerns, topographical challenges, commercial challenges and likely be within 2km of another tower. There are two existing Rogers towers located approximately 5.7km to the west and 6.5km to the east. In addition, there are additional towers proposed to the south of the Bow River, challenging topography along the river valley and sparsely populated areas to the north and south. It's hard to find a location that fits within this guideline and harder to find one that fits within Roger's network requirements. Locating the proposed tower close to an existing tower can result in interference challenges as there would be an overlap in frequencies. This can be managed; however, decreases the effectiveness of the proposed tower, limits the frequencies to be used and constrains Roger's ability to build a sophisticated and robust wireless network. Also, such a location would impact coverage and capacity provided to a geographic area, which may result in the need for multiple towers to be constructed to properly service an area. Locating a tower in sparsely populated areas and away from major transportation corridors translates to servicing less population and from a business perspective does not justify the significant investment that Rogers must invest to build the proposed telecommunications facility. Lastly, geographical challenges can occur where line-of-sight may not be achievable, or locating a tower within a low elevation results in the radio signals not extending as far as needed.

Conclusion

New telecommunications facilities are needed to keep pace with consumer demand for wireless service. Roger's proposal takes into consideration technical constraints, network requirements and is designed with respect to the local environment. The proposed facility will provide enhanced wireless coverage and capacity to the area, which will benefit residents, businesses, institutions, and improve access to emergency services. In addition, the proposed tower would provide an additional option to consumers for internet access.

On behalf of Rogers we respectfully request the County's support for this appeal and for the proposed telecommunications facility.

Sincerely,

LandSolutions LP for Rogers Communications Inc.



Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Additional Industry and Health & Safety Information:

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



Delivery Services, Transportation
Southern Region, Calgary District
803 Manning Road Ne
Calgary, Alberta T2E 7M8

Permit No.: RSDP027137
File Number: SW-4-26-3-W5M(04)

September 30, 2019

Rogers Communications Inc
c/o LandSolutions LP
500-4 Ave SW, Suite 700
Calgary, AB T2P 2V6
Email: abmwacquisition@rci.rogers.com

Attention Rogers Communications Inc.:

Subject: Approval for the items identified below within Rocky View County

Regarding application for the following:

Construct a telecommunications tower adjacent to Highway 1A

Permit / File Number	Description	Location
RSDP027137-1 Development	Construct a telecommunications tower site adjacent to Highway 1A	Highway 1A SW-4-26-3-5 Lot Block A Plan 2374JK

Alberta Transportation Permit No. **RSDP027137** is issued to **Rogers Communications Inc.** (Permittee) under the Highways Development and Protection Regulation authorizing the above noted development(s). Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project. This permit is subject to the conditions shown and should be carefully reviewed.

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto,
2. All highway accesses are to be considered temporary. No compensation shall be payable to the Permittee or their assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road,
3. The Department is under no obligation to reissue a permit if the development is not completed before expiry of this permit,
4. The Permittee shall not place any signs contrary to Alberta Regulation 326/2009. The separate "SIGN APPLICATION" form shall be submitted for any proposed sign,
5. No additional highway access will be permitted.,
6. The Permittee shall maintain any highway access to the Operation Manager's satisfaction.,

7. Approval of companies having buried utilities shall be obtained prior to access construction or upgrading.,
8. The proposed development is to be set back approximately 108.3 metres from the centreline of the highway median, as shown on the attached site plan,
9. The Department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof,
10. This permit is issued subject to the approval of the Municipality,
11. This permit approves only the development contained herein, and a further application is required for any changes or additions,
12. Use of existing highway access may continue on a temporary basis.,

Permission is hereby granted to **Rogers Communications Inc.** to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown above.

If the development has not been carried out by **September 30, 2020** this permit expires and the Permittee must reapply for a new permit if they wish to proceed.

If you have any questions about the permit or any of the conditions, please contact the undersigned Development and Planning Technologist.

Signed:

Maggie Digitally signed
Huish by Maggie Huish
Date: 2019.09.30
10:02:45 -06'00'

Maggie Huish
Asst. Dev. and Planning Tech.

cc: Rocky View County, planning@rockyview.ca

MICROWAVE ENGINEERING SITE QUALIFICATION

TO: HAO

The qualification for the following site has been completed by Microwave Engineering Department. The site qualification details are as follows:

PROJECT: NORTH GLENBOW – New Site Project#: 7206-585
SITE NAME: NORTH GLENBOW CODE: W4585
COORDINATES: Lat: 51 11 04.63 N, Long 114 22 24.84 W (NAD 83, SCIP)
ELEVATION: 1319m

SITE VISITED: YES ☐ NO ☒

LOS CONFIRMED BY: Alireza

SITE ACCEPTED: YES ☒ NO ☐

CONDITIONS: YES ☒ NO ☐

(If yes, details must be provided)

DETAILS: Line-of-sight was confirmed between the proposed NORTH GLENBOW and the preferred tie-in site, BEARSPAW (CGY) (W1658), using 15GHz band.
The minimum required antenna height at both NORTH GLENBOW and BEARSPAW (CGY) is 40m (AGL).

Regards,

Alireza Torabian (Red Oak Technologies)
May 23, 2019

**MICROWAVE ENGINEERING
MICROWAVE LINE-OF-SIGHT QUALIFICATION**

PATH SURVEY REPORT

PROJECT TITLE: NORTH GLENBOW

PROJECT #: 7206-585

SITE A (LOC): NORTH GLENBOW (W4585)

SITE B (LOC): BEARSPAW (CGY) (W1658)

LINE-OF-SIGHT CONFIRMED: YES ☒ NO ☐

LOS PHOTOS ATTACHED: YES ☐ NO ☒

**THE FOLLOWING DETAILS MUST BE PROVIDED, REGARDLESS OF LOS
CONFIRMATION:**

METHOD OF DETERMINING LINE-OF-SIGHT:

LOS confirmed by google earth.

CRITICAL POINT LOCATIONS AND ELEVATIONS:

n/a

GENERAL DESCRIPTION ALONG SURVEYED PATH:

Path crosses over rural area as well as treed areas.

RECOMMENDED ANTENNA LOCATIONS (ATTACHED DIAGRAMS):

At NORTH GLENBOW, one HSX4-144 antenna should be mounted at a height of 40m (AGL) onto the new 85m Self-Support Tower.

At BEARSPAW (CGY) (W1658), one HSX4-144 antenna should be mounted at a height of 40m (AGL) onto the existing 59m Guyed Tower.

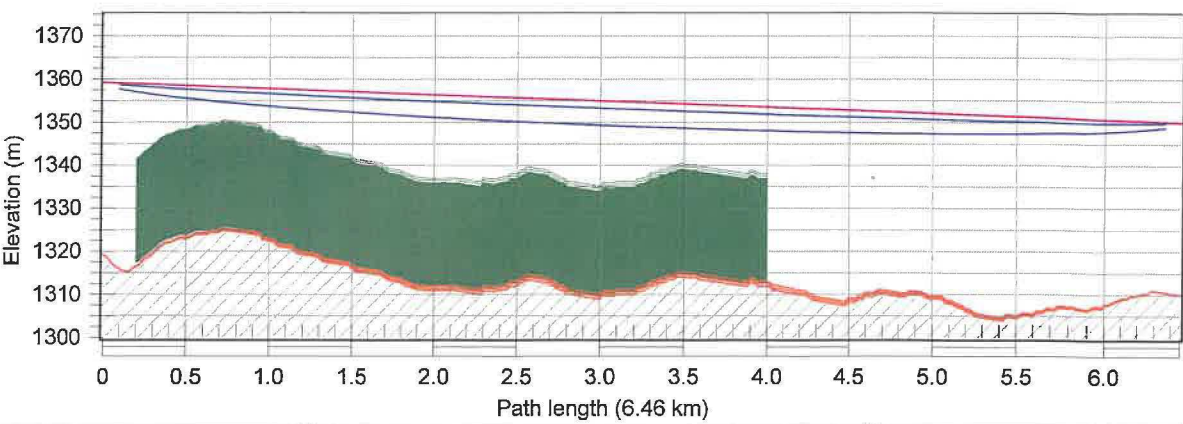
OTHER COMMENTS:

REPORTED BY: Alireza Torabian

APPROVED BY: _____

DATE: May 23, 2019

DATE: _____



NORTH GLENBOW
Latitude 51 11 04.63 N
Longitude 114 22 24.84 W
Azimuth 97.62°
Elevation 1319 m ASL
Antenna CL 40.0 m AGL

Frequency (MHz) = 15000.0
K = 1.33 FH = 3.0 m
%F1 = 100.00, 30.00

Bearspaw (Cgy)
Latitude 51 10 36.80 N
Longitude 114 16 55.40 W
Azimuth 277.69°
Elevation 1310 m ASL
Antenna CL 40.0 m AGL

	NORTH GLENBOW	Bearspaw (Cgy)
Latitude	51 11 04.63 N	51 10 36.80 N
Longitude	114 22 24.84 W	114 16 55.40 W
True azimuth (°)	97.62	277.69
Vertical angle (°)	-0.10	0.06
Elevation (m)	1319.27	1310.07
Antenna model	HSX4-144 (TR)	HSX4-144 (TR)
Antenna file name	1206_	1206_
Antenna gain (dBi)	42.70	42.70
Antenna height (m)	40.00	40.00
TX line unit loss (dB/100 m)	88.88	88.88
TX line length (m)	0.90	0.90
TX line loss (dB)	0.80	0.80
Miscellaneous loss (dB)	0.50	0.50
Circulator branching loss (dB)	1.50	1.50
Frequency (MHz)	15000.00	
Polarization	Horizontal	
Path length (km)	6.46	
Free space loss (dB)	132.19	
Atmospheric absorption loss (dB)	0.18	
Net path loss (dB)	52.57	52.57
Radio model	TN 15/2X A263Y/256X	TN 15/2X A263Y/256X
Radio file name	tn 15_2x a263y_256x	tn 15_2x a263y_256x
TX power (dBm)	24.00	24.00
Emission designator	36M8D7W	36M8D7W
EIRP (dBm)	63.90	63.90
RX threshold criteria	BER 1e-6	BER 1e-6
RX threshold level (dBm)	-66.50	-66.50
Receive signal (dBm)	-28.57	-28.57
Thermal fade margin (dB)	37.93	37.93
XPD fade margin - multipath (dB)	32.80	32.80
Flat fade margin - multipath (dB)	31.64	31.64
Dispersive fade margin (dB)	40.00	40.00
Dispersive fade occurrence factor	0.50	
Effective fade margin (dB)	31.33	31.33
Climatic factor	1.00	
Terrain roughness (m)	6.10	
C factor	3.29	
Average annual temperature (°C)	0.46	
Fade occurrence factor (Po)	7.973E-003	
Worst month multipath availability (%)	99.99941	99.99941
Worst month multipath unavailability (sec)	15.42	15.42

	NORTH GLENBOW	Bearspaw (Cgy)
Annual multipath availability (%)	99.99990	99.99990
Annual multipath unavailability (sec)	32.37	32.37
Annual 2 way multipath availability (%)	99.99979	
Annual 2 way multipath unavailability (sec)	64.75	
Polarization	Horizontal	
Rain region	Calgary, Alberta	
Rain rate (mm/hr)	100.71	
Flat fade margin - rain (dB)	36.94	
Rain attenuation (dB)	36.95	
Annual rain availability (%)	99.99949	
Annual rain unavailability (min)	2.69	
Annual rain + multipath availability (%)	99.99928	
Annual rain + multipath unavailability (min)	3.77	

Multipath fading method - Vigants - Barnett
Rain fading method - Crane

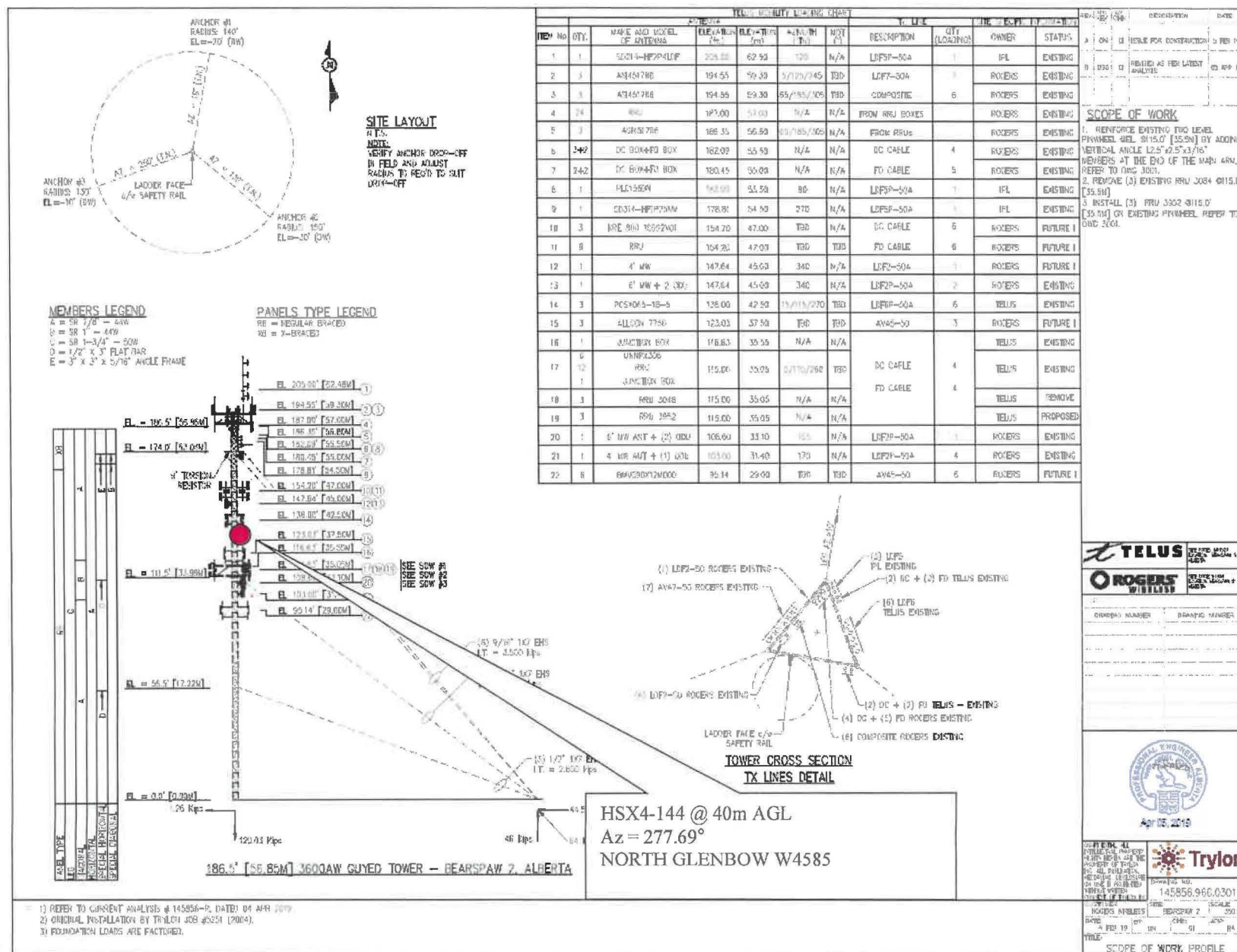
MICROWAVE TOWER LOADING

SITE NAME: NORTH GLENBOW

LOC CODE: W4585

#	Antenna ID	Antenna Type	Height - Centre Line (m)	Azimuth (°)	Line Type	Line Length (m)	Status
1	BEARSPAW (CGY)	HSX4-144	40	97.62	2xLDF4-50	TBD	Initial

Notes: The height of the future microwave dishes are only estimated and for the purpose of tower loading calculation.





REFUSAL

Rogers Communications Inc. c/o LandSolutions LP (Brenden Smith)
Suite 600, 322 – 11th Ave SW
Calgary, AB T2R 0C5

Development Permit #: PRDP20193520

Date of Issue: November 7, 2019

Roll #: 06704007

Your Application dated September 25, 2019 for a Development Permit in accordance with the provisions of the Land Use Bylaw C-4841-97 of Rocky View County in respect of:

**Proposed Commercial Communication Facility, Type C,
relaxation of the minimum front yard setback requirement**

at Bock A plan 2374 JK, SW-04-26-03-W05M; (260016 Canning Lane)

has been considered by the Development Authority and the decision in the matter is that your application be **REFUSED** for the following reasons:

- 1) The proposed Commercial Communications Facility, Type C (equipment cabinet) exceeds the minimum front yard setback requirement as defined in Section 43.6 of Land Use Bylaw C-4841-97.

Permitted: 45.00 m (147.64 ft.); Proposed: 1.80 m (5.91 ft.).

- 2) The proposed Commercial Communications Facility, Type C exceeds the minimum setback from an existing dwelling requirement as defined in Section 3.c of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.

Discretionary: 500.00 m (1,640.42 ft.); Proposed: 290.00 sq. m. (951.44 ft.)

- 3) The proposed Commercial Communications Facility, Type C exceeds the minimum setback from a road right-of-way requirement as defined in Section 3.c of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.

Permitted: 35.00 m (114.83 ft.); Proposed: 5.6 m. (18.37 ft.)

- 4) The proposed Commercial Communications Facility, Type C exceeds the minimum setback from an existing Commercial Communications Facility requirement as defined in Section 3.c of Procedure 308 – Guidelines to Evaluate Commercial Communications Facilities.

Discretionary: 2,000.00 m (6,561.68 ft.); Proposed: 880.00 m. (2,887.14 ft.)

Matthew Wilson
Manager, Planning and Development Services

NOTE: An appeal from this decision may be made to the Subdivision and Development Appeal Board of Rocky View County. Notice of Appeal to the Subdivision and Development Appeal Board from this decision shall be filed with the requisite fee of \$350.00 with Rocky View County no later than 21 days following the date on which this Notice is dated.



ROCKY VIEW COUNTY
Cultivating Communities

20193520

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$2150.00	File Number 06704007
Date of Receipt Sept 30/19	Receipt # 2019022271

Name of Applicant Rogers Communications Inc. c/o LandSolutions LP Email brendens@landsolutions.ca
Mailing Address Suite 600, 322 - 11th Ave. SW Calgary, AB
Postal Code T2R 0C5
Telephone (B) 403.708.2736 (H) _____ Fax 403.290.0050
For Agents please supply Business/Agency/ Organization Name Brenden Smith, LandSolutions LP

Registered Owner (if not applicant) Vi Luong Truong and Ka Man Leung
Mailing Address _____
Postal Code _____
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the Ptn. SW ¼ Section 4 Township 26 Range 3 West of 5 Meridian
b) Being all / parts of Lot _____ Block A Registered Plan Number 2374JK
c) Municipal Address 260016 Canning Lane, Rocky View County, AB
d) Existing Land Use Designation AH Parcel Size 6.9ac Division 9

2. APPLICATION FOR

70m lattice-style self-support telecommunications facility -
Commercial Communications Facility Type C

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No X
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No X
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No X
d) Does the site have direct access to a developed Municipal Road? Yes X No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I BRENDEN SMITH hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)
X I am authorized to act on the owner's behalf

and that the information given on this form
is full and complete and is, to the best of my knowledge, a true statement
of the facts relating to this application.

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]
Date September 18, 2019

Owner's Signature See Letter of Authorization
Date _____

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, BRENDEN SMITH, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


Signature

September 18, 2019

Date

FOR OFFICE USE ONLY

Application: _____

General Location: _____

**Rocky View County
Planning Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Attention: Mr. Evan Neilsen, Planning Call Representative**

Dear Evan,

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

FINAL SUBMISSION – Commercial Communications (Type C) Facility Application

Rogers File:	W4585B North Glenbow
Legal Land Description:	Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address:	260016 Canning Lane, Rocky View County, AB
Coordinates:	Lat. 51.184605° N; Long. 114.373521° W

LandSolutions LP is following Rocky View County's Policy and Procedure Guidelines to Evaluate Commercial Communications Facilities (POL/PRO-#308) and Innovation and Science and Economic Development Canada's Radiocommunication and Broadcasting Antenna Systems CPC-2-0-03-i5. Per Rocky View County protocols, area landowners within 1,600 meters of a proposed Type C Facility were notified. In addition, we have notified the Bearspaw Glendale Community Association, Glenbow Ranch Foundation, area councillor, Member of Parliament and local ISED office. Also, invitations were sent by Rogers to other carriers to elicit interest in collocating on the proposed tower. Having completed public consultation, we respectfully request issuance of municipal concurrence for the proposed telecommunications facility.

The following attachments are included this this submission package:

- Cheque for payment of application fee
- Summary report and justification, following this cover letter
- Copy of the initial public notification provided to Rocky View County staff, sent on
- on July 25, 2019
- Copy of revised public notification provided to Rocky View County staff, sent on August 10, 2019
- Summary of public consultation (spreadsheet)
- Copies of all public feedback received
- Copies of response letters used throughout the process
- Transport Canada's Aeronautical Assessment Form for Obstruction Evaluation
- NAV Canada's letter of no objection
- Letter of Authorization
- Certificate of Title and non-financial caveats
- Information on proximity to gas wells, etc.
- Site Photos
- Preliminary design drawings
- Plan of Survey

If you have any questions, please do not hesitate to contact me.

Sincerely,

LandSolutions LP for Rogers Communications Inc.



Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator

LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008 F. (403) 290-0050 E. comments@landsolutions.ca

W4585 North Glenbow

SUMMARY REPORT AND JUSTIFICATION

Executive Summary

The proposed 70m tall telecommunications facility is located at 260016 Canning Lane, designated Agricultural Holding District. The subject lands include an existing residential dwelling (landlord's residence), unclassified ephemeral wetland areas and residual lands. The tower site was chosen with consideration of the landlord's existing and future use of their property, municipal setbacks to roads and provincial setbacks to highways. Roger's has endeavoured to meet setbacks to the best of their ability and within the constraints of its commercial and technical requirements. The proposed tower compound is approximately 45m to the Hwy. 1A RoW and the actual tower and equipment shelter would be greater than that distance. Initial discussions with AT indicated that a slight relaxation of their 50m setback from highway RoW would be possible, pending detailed review. A Roadside Development Permit was submitted to Alberta Transportation (AT) and we are awaiting their response. The closest portion of the proposed tower is approximately 5.6m from the Range Rd. 34 and the equipment shelter (1.8m x 2.4m walk in cabinet) is approximately 2m east. It's our understanding that a relaxation would be required from the County (req. 15m setback). We respectfully request the relaxation so as to lessen the impact upon the landlord's use and enjoyment of their property.

The proposed site was the only commercially reasonable and technically feasible location found, where a willing landlord would accommodate the proposed telecommunications facility and within the context of Roger's network and radiofrequency engineering requirements. For further information about the design and federal regulatory requirements, please refer to the attached public notification and response letters.

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the "**Proposed Installation**") in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

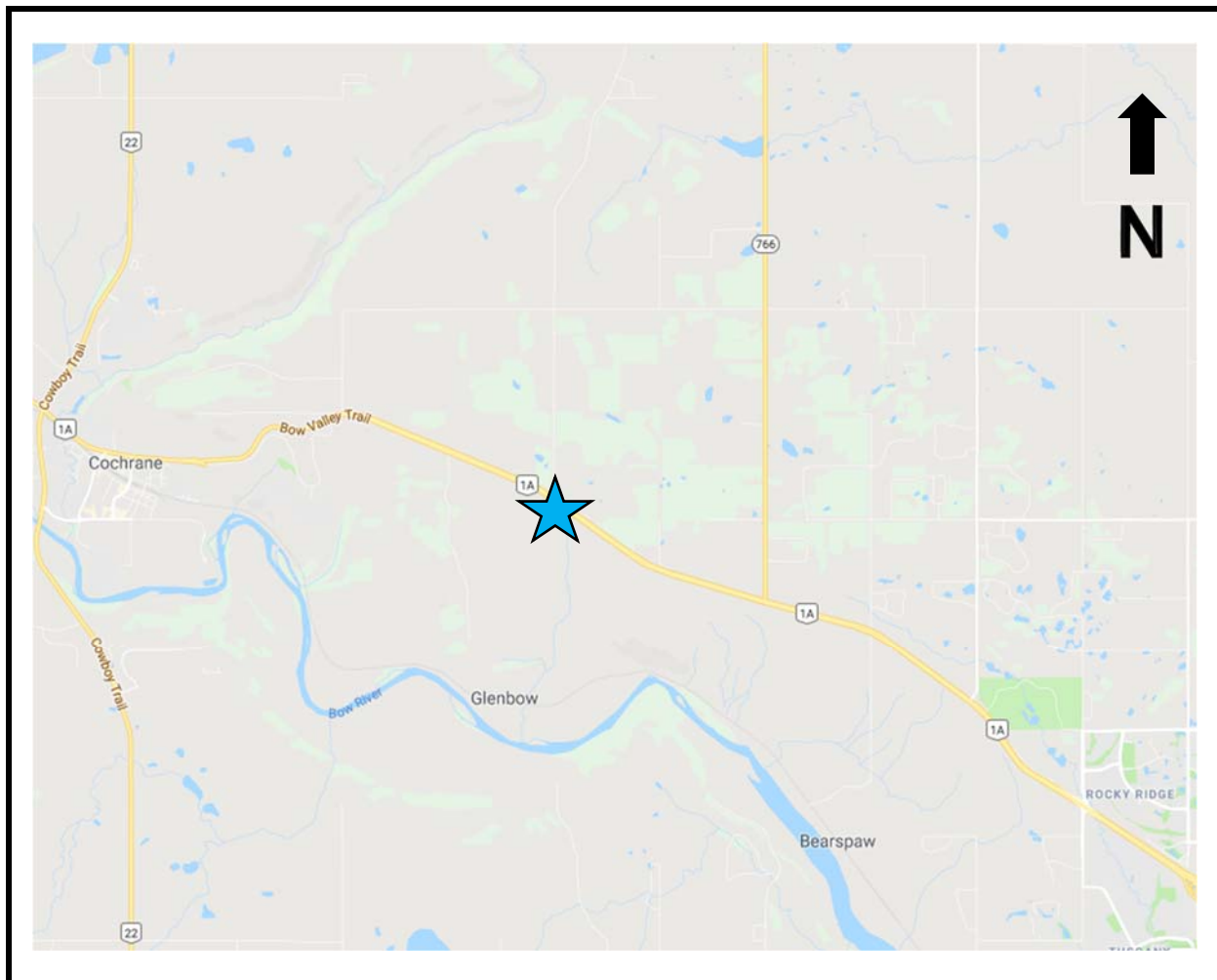
3. Location of Proposed Installation

The location of the Proposed Installation is described below:

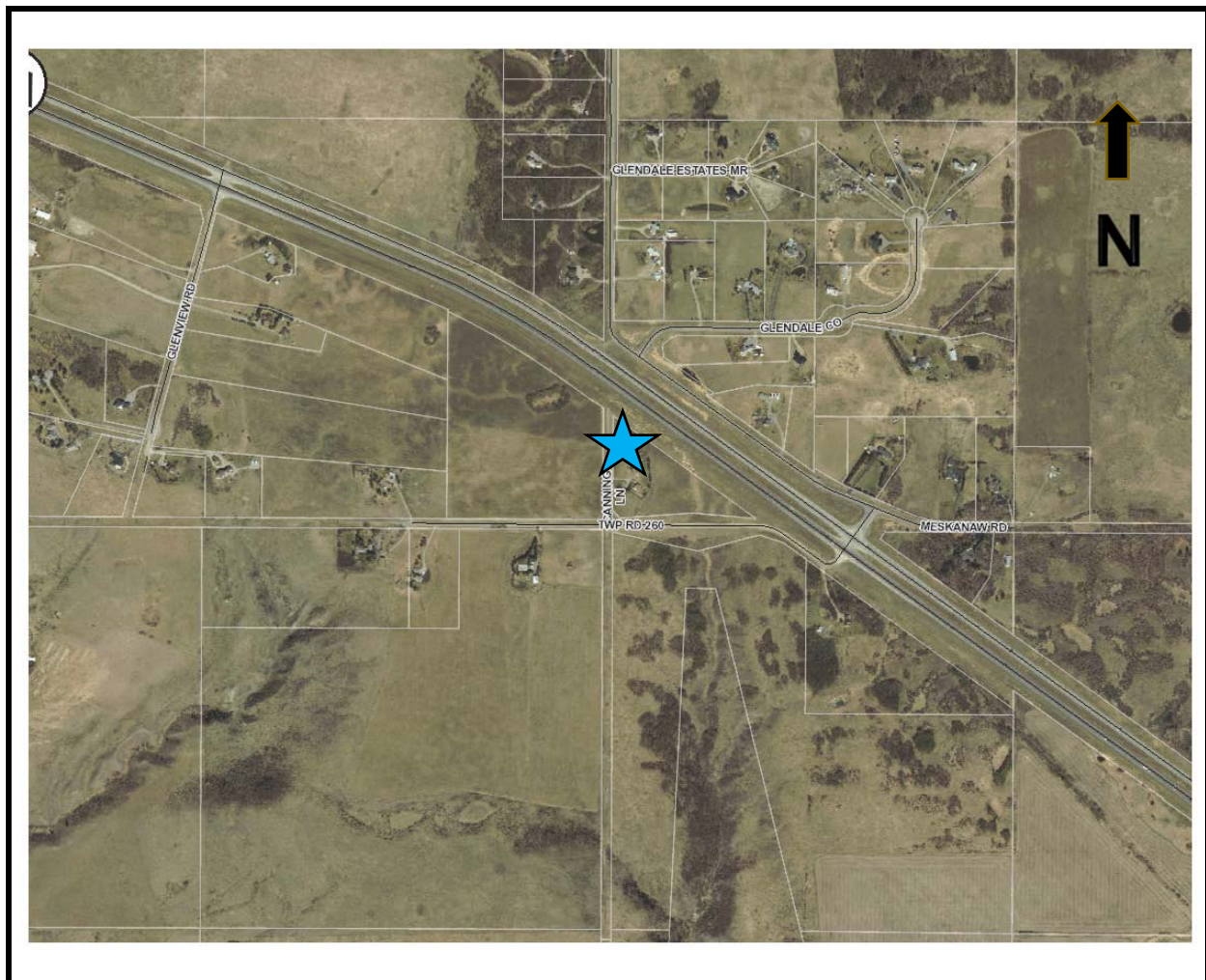
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



View to the South from approximately 250m North of the proposed



View to the Northwest from approximately 445m Southeast of the proposed

Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a “line of sight” signal with our users and other surrounding towers.

(b) *Antenna system*

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) *Compound*

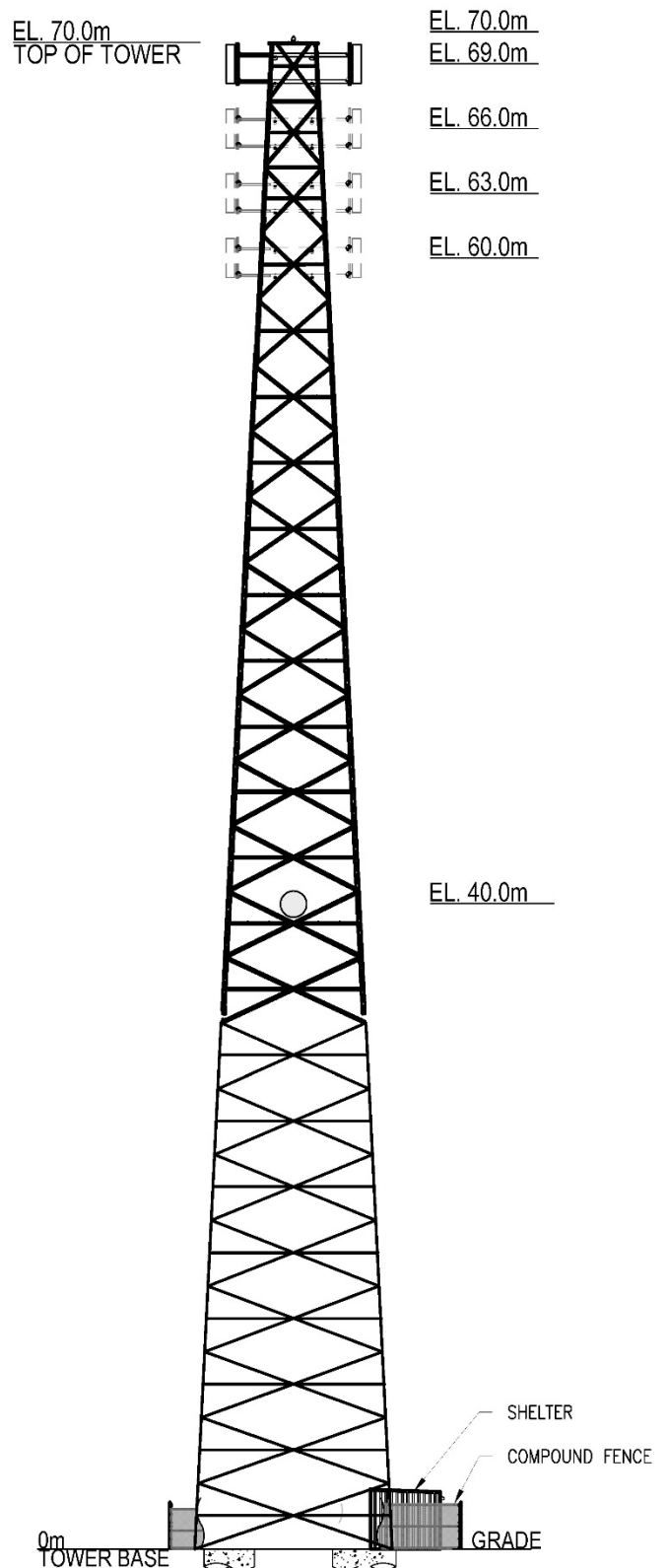
In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) *Areas accessible to the public and measures to control public access.*

No public access will be possible. The compound will be secured and remotely monitored, as described above.





Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) *Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)*

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) *Look at using existing towers*

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Roger’s network requirements.

(c) *Consult with the municipality*

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County’s concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County’s Planning Services Department to discuss the location of the Proposed Installation and to understand the County’s preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the “**Protocol**”) which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.



Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting or markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

² Additional information is available at the following Government of Canada's websites:
<http://www.hc-sc.gc.ca/ahc-asc/media/ft-atil/2014/2014-023fs-eng.php> and
<http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php>
<http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at:
<http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at:
<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>



Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

(c) *Engineering practices*

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

Summary of Public Consultation

Notification packages were provided to Rocky View County on July 24, 2019 and later revised and provided to County staff for renotification on August 10, 2019. Notifications were sent to 88 landowners identified by County staff as residing within a 1,600m consultation radius. The end of the public comment period was August 15th and September 9th respectively. In addition, notification packages were provided to the County, including the area Councillor (Div. 9), MP, ISED, Bearspaw Glendale Community Association and Glenbow Ranch Foundation. In addition, invitations for interest in collocating on the proposed tower were sent to other carriers (no responses received at time of writing this report). Ten (10) area landowners responded in writing and their response letters are included in this submission package. One (1) landowner is supportive of the proposed tower and nine (9) are opposed. Public concerns included:

- Questions relating to the location proposed and why alternative locations are not possible
- Aesthetics of the tower and impact to resident's view of the mountains & countryside
- Property value & marketability impacts
- Health concerns
- Need for the facility
- Contesting the accuracy of the photo-simulation provided in the notification packages
- Questions relating to the process and policies followed and timing over summer
- Concern and questions as to how the tower is compatible with Agricultural Holding District and the Glenbow Ranch ASP
- Concern with the tower site being located within the Springbank Airport's approach plane
- Environmental concern, light pollution, questioned by no assessment required
- Proposed tower would block the ability of one resident to fly their helicopter to and from their property

Summary of Responses to the Public

Co-Location & Sharing Existing Structures:

Rogers has considered co-location of its equipment on existing nearby structures; however, could not find any suitable locations. The closest existing tower, a 45m tall AltaLink tower, located approximately 875m to the east of the current proposal was investigated for co-location. This tower is part of AltaLink's critical communications network. Space on this tower is required for AltaLink's network reliability enhancement plans. This is in support of AltaLink's obligations as a Transmission Facility Owner under the Independent System Operator Alberta Reliability Standards. We contacted AltaLink about the potential for sharing the tower, but were informed that there is no available space for Roger's equipment.

One resident suggested building a second tower on the same site as the existing AltaLink tower. Based on our past experience this would not be feasible for the following reasons:

- possible interference with guy wires
- possible interference or ghosting of radio signal
- highly unlikely to gain support from AltaLink (based on previous interactions)
- a portion of those lands and adjacent lands to the north and east are outside of Roger's search area, which means locating there would have a detrimental impact on the ability to enhance wireless connectivity to the area



Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

The proposed tower is the best option for balancing technical challenges, commercial feasibility and to enhance wireless connectivity to the area.

Rogers endeavours to share existing towers, buildings and other support structures whenever possible and has business agreements with other telecommunications companies to facilitate co-location on their own towers. Although co-location on an existing structure was not feasible at this time, Rogers welcomes co-location on the proposed tower.

Location

The proposed tower location was chosen in response to increased demand for wireless services and to improve both coverage and capacity of the Rogers network. Additional telecommunications facilities are needed to ensure the delivery of fast and reliable wireless services. The proposed tower would address the growing coverage and capacity challenges that our modern society faces as people and machines become increasingly dependent upon wireless communication.

Rogers' Network Planning Department issued a search area map along with direction to find a site that would enhance coverage and improve wireless service. The search area is focused on lands along Highway 1A, which include agricultural, road Right of Way and residential uses. A minimum height of 70m is required to satisfy network requirements.

The following factors affect site selection:

- Wireless radiocommunication facilities have inherent limitations in their broadcasting range
- Telecommunications facilities need to be close to wireless users
- Sites are determined in conjunction with existing and planned network facilities
- Co-location on existing towers or buildings was not feasible
- Developments in the area provide physical obstacles (walls of the buildings, trees, etc.) that hinder the strength of radio signals emitted by cellular antennas
- There is a growing number of users that simultaneously use the wireless network, resulting in capacity challenges for existing telecommunications facilities and necessitating the addition of more facilities
- The public and businesses (e.g. point-of-sale transactions) increasingly demand ubiquitous, high-speed, low latency and reliable wireless service

LandSolutions' reviewed the search area and contacted landowners for the most practical locations. Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308) discourages telecommunications facility development in residential lands. Most of the lands within the search area are residential, whereas the proposed site location is designated as Agricultural Holdings District (AH). The current proposed location was chosen in part because it provides a greater separation from most residential properties in the area. Locations outside of Rogers' search area were not explored, as this site meets Rogers coverage objectives for this search area.

The current proposed location is a preferred location per County policy, and we believe this is the best location possible that balances competing interests, policy, political sensitivities and satisfies technical, and network requirements.

Aeronautical Approvals

Proponents of telecommunications facilities must send proposals to Transport Canada and NAV CANADA. Transport Canada performs an assessment with respect to the potential hazard to air navigation and notifies proponents of any painting or lighting requirements for the facility. NAV CANADA will comment on whether the proposal has an impact on the provision of their national air navigation system, facilities and other services located off-airport (Sec. 7.5, CPC-2-0-03).



Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

The Transport Canada Aeronautical Assessment Form for Obstruction Evaluation assesses whether the proposed facility complies with applicable Airport Zoning Regulations (e.g. Springbank Airport) and identifies marking or lighting requirements to ensure aviation safety. Transport Canada determined that the proposed tower requires marking and/or lighting per Standard 621. As discussed in the below section, Rogers may use lighting in lieu of paint. In addition, Transport Canada confirmed on September 12th by telephone that the proposed tower is below the Springbank Airport approach plane.

We have yet to receive NAV CANADA's approval; however, it is unlikely that there will be a conflict with the national air navigation system as the proposed facility is approximately 8km north of the Springbank Airport.

Aesthetic Concerns

Regarding the aesthetics of the proposed tower, the tower height is needed for optimum antenna placement and broadcast of radiocommunication, which requires line of sight to the devices served by the antennas. The tower location provides a buffer to most nearby residential properties. The buffer is only intended to minimize the aesthetic impact that a tall tower would have upon nearby low-height residences. Lowering the height of the tower would negatively impact Rogers' ability to enhance service to the area and may result in additional telecommunications facilities being needed in the area. The design of the tower is called a lattice-style self-support tower, which is needed, due to the technical requirements of the facility. Aesthetically, the design of a lattice tower offers transparency between the individual structural elements, as opposed to a solid structure and will blend better into the surrounding environment.

As introduced in the above section, Transportation Canada requires lighting or marking of the tower to ensure the safety of aviators. Aeronautical lighting may be used in place of painting the tower. This typically includes a dual flashing red/white medium intensity lighting system used for daytime (white) & night-time (red). The light fixtures are shielded from the ground to reduce the nuisance to nearby properties. Below are two additional photo-simulations of the proposed tower, which illustrate a grey structure compared to a painted orange and white striped structure.

The photo-simulations provided in an above section are an artist's rendering of the proposed tower; however, take into consideration the scale of the existing environment compared to the location where the photograph was taken.

Property Value

Many factors influence property values, including location (e.g. proximity to amenities), land area (lot size), age of the building, interior space, supply & demand, aesthetics, redevelopment and investment potential. We have learned from our interaction with the public that many home buyers seek out neighbourhoods that have exceptional wireless coverage, as many people work from home and depend on a reliable wireless network (i.e. voice & internet services) to conduct business. In addition, many people rely exclusively on mobile telephones for wireless data and voice service and appreciate the security of having improved access to emergency services.

At the time of writing this letter, Innovation, Science and Economic Development Canada (ISED) considers property value concerns to be irrelevant per CPC-2-0-03, Section 4.2. This is because research to date has been inconclusive in showing a relationship between property value resulting from proximity to telecommunications facilities.



Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

Need for the facility

Rogers would not propose a considerably expensive infrastructure project if there was no need for improved wireless service in the area. Network planning and radiofrequency engineering analyses are confidential and cannot be shared with the public. Per ISED's CPC-2-0-03, Section 4.2 concerns relating to the need for a facility is considered unreasonable.

Remuneration

Questions regarding financial remuneration for the facility is confidential information, subject to the Privacy Act of Canada.

Engineering Practices and Structural Adequacy

The proposed tower will be designed and constructed according to good engineering practices and structural adequacy that includes wind loading. At the time of writing this letter Rogers has performed a study of wind patterns over the past ten years and the study included recommendations relating to the loading impact for the proposed structure.

Health Canada's Defective Link

Thank you for alerting us to this defective link. The revised link is: http://www.hc-sc.gc.ca/ewh-smmt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Health and Safety

All radiocommunication sites in Canada must comply with Health Canada's Safety Code 6 (SC6) (2015), which establishes safety limits for human exposure to radiofrequency electromagnetic fields for all age groups on a continuous basis. The limits consider total exposure from all sources of radiofrequency energy and incorporates large margins of safety. The code is based on peer-reviewed scientific research and is consistent with the science-based standards used in other parts of the world, including the United States, the European Union, Japan, Australia and New Zealand. The code is periodically revised to reflect new knowledge and was last updated in 2015 to incorporate scientific literature published up to August 2014.

Health Canada recognizes that a few international jurisdictions (cities, provinces or countries) have applied more restrictive limits to radiofrequency field exposures from cell towers; however, there is no scientific basis to support the need for such restrictive limits. In addition, these more restrictive limits aren't applied equally to other wireless devices operating within the same jurisdictions. For more information on SC6, please refer to this link: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/understanding-safety-code-6.html>

ISED manages the radio communications spectrum in Canada and enforces Safety Code 6 compliance. Rogers performs radiofrequency energy analyses of its equipment and reports to ISED to ensure SC6 compliance throughout the lifetime of the telecommunications facility. Several websites are listed at the end of this letter that detail the measures Rogers, ISED and Health Canada undertake to ensure public safety.

Glenbow Ranch Area Structure Plan (ASP)

The proposed tower site is located within Build Area G, which is an area intended for a variety of land uses that are ancillary and complementary to hamlet residential development (incl. commercial, institutional, public utilities, etc.) The most relevant policy statement in this ASP is Section 20.21 of Shallow Utilities and Commercial Communications, which states "Commercial Communications Facilities shall be located within the *Build Areas*; not within *Conservation Areas*" (P. 79, Glenbow Ranch ASP). The proposed tower site is defined as a Commercial Communications Facility – Type C and is supported



Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

by the ASP. It will also be an important part of the infrastructure required to support future developments and ensure wireless network reliability now and in the future.

Federal and Municipal Policies

Proposed telecommunications facilities are subject to federal and municipal policies that relate to siting and other considerations. The Minister of Industry and Innovation, Science and Economic Development Canada (ISED) have the sole authority for approving proposed radiocommunication/telecommunications facilities in Canada, which derives from Section 5 of the Radiocommunication Act. Their policy titled Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03) provides policy guidance and process that proponents must follow. This includes consulting with a local Land Use Authority (i.e. Rocky View County) and following their policies related to the siting of telecommunications facilities. While it is true that ISED has the ultimate decision-making authority, we must consult with Rocky View County and the public following their policy, titled Policy Guidelines to Evaluate Commercial Communications Facilities. This public consultation process and the proposed location respects local policy guidelines, while understanding the inherent challenges to finding feasible locations to accommodate important telecommunications infrastructure within Rocky View County. For more information, please refer to the following links:

- <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>
- <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Development/DP-Package-Telecommunication-Facilities.pdf>

Impact to nearby Heliport

One resident informed us that the proposed tower would make it impossible for him to access his property with a helicopter. Through discussions with the landowner, it was found that the heliport was unregistered, which explains why the site was not identified by Transport Canada during their hazard assessment. Regarding the impact to the heliport, it is our understanding that aircraft often can manoeuvre around tower sites and that Transport Canada's lighting or marking requirements ensure that a tower site is visible to aviators. In addition, no caveats were found on the subject land indicating that this or any nearby landowner has a registered interest protecting the airspace of the landlord's property. Therefore, it's our understanding that the landlord is entitled to the use and development of their land, subject to development approvals. In addition to the response letter sent to the owner of the unregistered heliport, LandSolutions called the nearby landowner on September 18, 2019 to inform him of Roger's intent and need to move forward with the proposed tower development.

Conclusion and Request for Concurrence

New telecommunications facilities are needed to keep pace with consumer demand for wireless service. Roger's proposal takes into consideration technical constraints, network requirements and is designed with respect to the local environment. The proposed facility will provide enhanced wireless coverage and capacity to the area, which will benefit residents, businesses, institutions, and improve access to emergency services. The proposed facility will adhere to all federal health and safety requirements. Rogers has performed significant effort to find a technically feasible location that respects federal and local policies. Our modern society expects high quality, fast and reliable wireless telecommunications services. The proposed facility would ensure the reliability and performance of Roger's network.

Having completed public consultation, we respectfully request issuance of a Letter of Concurrence to support Roger's objectives to enhance wireless connectivity to the area.

Sincerely,

LandSolutions LP for Rogers Communications Inc.

W4585 North Glenbow



Rogers Communications Canada Inc.
Proposed Telecommunications Facility
September 19, 2019

A blue ink signature of Brenden Smith.

Brenden Smith, RPP/MCIP

5G Strategic Project Coordinator

LandSolutions LP

600, 322 11th Avenue SW

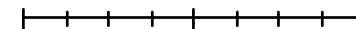
Calgary, Alberta, T2R 0C5

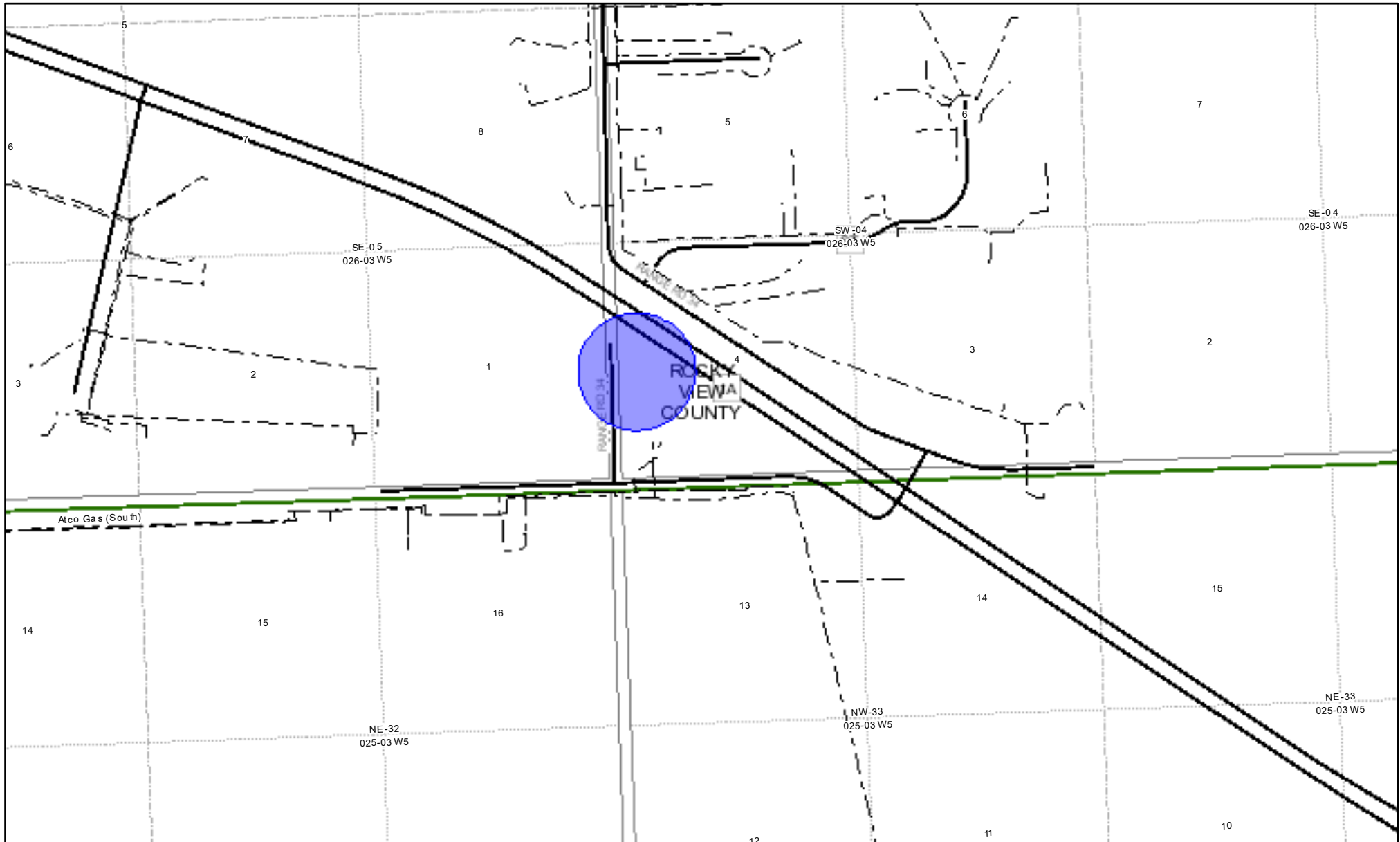
T. (403) 290-0008 F. (403) 290-0050 E. comments@landsolutions.ca

The map displays a geographical area with a prominent blue circular region. A red star icon is located near the top center, labeled 'ORLEN' with coordinates '09-11' and '01-11'. A yellow diamond icon is labeled 'CONOC' with coordinates '06-33'. Numerous numbered points (1-36) are scattered across the map, each associated with a 'W5M' code (e.g., '026-03 W5M', '025-03 W5M', '025-04 W5M'). The map includes various roads and geographical features, such as 'GREEN VALLEY RD', 'CROWCHILD TRAIL SW', and 'CROWCHILD TRAIL SW'. The text 'ROCK VIEW COUNTY' is visible in the center of the blue circle.

1:35,553

0 0.4 0.8 1.6 km





Wednesday, September 18, 2019

1:8,888

0 0.1 0.2 0.4 km




LETTER OF AUTHORIZATION

Date: May 13, 2019
To: WHOM IT MAY CONCERN
Legal Description: **Plan 2374JK; Block A (Ptn. SW 4-26-3 W5M)**

I/We, **Vi Luong Truong and Ka Man Leung**, as owners of the above-mentioned property, hereby give Rogers Communications Inc. and its agents permission to act as our agent to acquire the necessary permits, drawings and/or buildings structural blue-prints, 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,



Vi Luong Truong



Ka Man Leung

Rogers' File: W4585A North Glenbow





Summary

Roll Number	06704007
Legal Desc	SW-04-26-03-W05M
Divison	09
Lot Block Plan	Block:A Plan:2374 JK
Linc Number	35669100
Title Number	191052380
Parcel Area	6.90000
Municipal Address	260016 CANNING LANE
Contact Information	Truong, Vi Luong
	Cochrane AB T4C 1A2
Land Use Information	AH (AGRICULTURAL HOLDING)

Plan

Planning Applications Information

{There is no related Application}

Area Structure Plan

Plan Name	RV Number
Glenbow Ranch	

Conceptual Scheme

{There is no related Conceptual Scheme}

Permit

Building Permit

Permit Number	Permit Type	Date Issued
1998-BP-12270	Building	Fri Jun 26, 1998

Development Permit Information

Permit Number	Date Issued
PRDP20184820	Friday, July 26, 2019

Alert

PDEV	SandraK	Monday, August 27, 2018	Monday, August 27, 2018	C	Deemed Stamp of Compliance issued	1
PDEV	JohnsonK	Friday, August 16, 2019		O	The County received emails in regards to a proposed telecommunication facility on the subject property. However the County has yet to receive any permit and/or notice about the proposed facility as of August 16, 2019. Development Assistants will create a folder to keep track of all the letter submissions in the meantime.	1

Geospatial Boundary

Boundary	Category
Division	9
Area Structure Plan	Glenbow Ranch
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Milan Patel
Water Coop	ROCKY VIEW WATER CO-OP LTD.
Gas Coop Service	ATCO GAS
No.of Lots Within 600 M	23
No.of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Bearspaw-Glendale
Fire District	BEARSPAW
Primary Fire Station	103
Secondary Fire Station	151

Tertiary Fire Station 102

Boundary	Category	Distance
Closest Highway	HWY1A ROCKYVIEW	14.72
Closest Gravel Pit	Cochrane Pit	5818.59 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:14534.86 M
Closest Road Name	CANNING LN(Surface Type:Gravel)	9.85 M
Closest Railway	CPR	2487.8 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	5918.12 M
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	TOWN OF COCHRANE	3264.77 M
Closest Confined Feeding Operation		9229.01 M

SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTOGRAPHS

W4585B – North Glenbow

PHOTOGRAPH # 1

At Range Road 34 looking North at new Approach and Premises



PHOTOGRAPH # 2

At Premises centre looking North



SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTOGRAPHS

PHOTOGRAPH # 3

At Premises centre looking Northwest



PHOTOGRAPH # 4

At Premises centre looking East



SITE PHOTOGRAPHS

PHOTOGRAPH # 5

At Premises centre looking Southeast



PHOTOGRAPH #6

At Premises centre looking South



SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTOGRAPHS

PHOTOGRAPH # 7

At Premises centre looking Southwest



PHOTOGRAPH # 8

At Premises centre looking West



SITE PHOTOGRAPHS

PHOTOGRAPH # 9

At Premises centre looking Northwest





Serving a world in motion
navcanada.ca

September 10, 2019

Your file
W4585B
Our file
19-2523

Ms. Karly Cussigh
Rogers Communications Inc.
500 4th Ave SW, Suite 700
Calgary, AB
T2P 2V6

RE: Communication: Self-support Tower - Rocky View County, AB
(N51° 11' 04.578" W114° 22' 24.674" / 278.8714' AGL / 4608.1037' AMSL)

Ms. Cussigh,

NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted. A new submission is required for any cranes that will be used in the construction of this tower.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications. **To assist us in that end, we ask that you notify us upon completion of construction.** This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form by e-mail at landuse@navcanada.ca or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Olivier Meier | NAV CANADA
Manager – AIM Land Use

cc NOPR - Northern and Prairie Region, Transport Canada (2019-735)
CYBW - SPRINGBANK
CKC4 - K. COFFEY RESIDENCE (HELI)

File Information																					
NC File No 19-2523	TC File No 2019-735	Proponent File No W4585B																			
To: NAV CANADA, Land Use 1601 Tom Roberts Ave. Ottawa, ON K1V 1E5 E-mail: landuse@navcanada.ca Fax: 613-248-4094	From: Ms. Karly Cussigh Rogers Communications Inc. 500 4th Ave SW, Suite 700 Calgary, AB T2P 2V6																				
Site Information:	<table style="width: 100%;"> <tr> <td style="width: 50%;">Nearest town:</td> <td colspan="2">Rocky View County, AB</td> </tr> <tr> <td>Latitude (N)</td> <td colspan="2">N51° 11' 04.578"</td> </tr> <tr> <td>Longitude (W)</td> <td colspan="2">W114° 22' 24.674"</td> </tr> <tr> <td>Ground (above sea level)</td> <td style="text-align: center;">4329.2323</td> <td style="text-align: right;">ft</td> </tr> <tr> <td>Structure Height (above ground level)</td> <td style="text-align: center;">278.8714</td> <td style="text-align: right;">ft</td> </tr> <tr> <td>Total Height (above sea level)</td> <td style="text-align: center;">4608.1037</td> <td style="text-align: right;">ft</td> </tr> </table>			Nearest town:	Rocky View County, AB		Latitude (N)	N51° 11' 04.578"		Longitude (W)	W114° 22' 24.674"		Ground (above sea level)	4329.2323	ft	Structure Height (above ground level)	278.8714	ft	Total Height (above sea level)	4608.1037	ft
Nearest town:	Rocky View County, AB																				
Latitude (N)	N51° 11' 04.578"																				
Longitude (W)	W114° 22' 24.674"																				
Ground (above sea level)	4329.2323	ft																			
Structure Height (above ground level)	278.8714	ft																			
Total Height (above sea level)	4608.1037	ft																			
Construction Timeline																					
<p>In the interest of aviation safety, NAV CANADA must be notified upon completion of construction. Please enter the date of completion of construction in the space provided below along with the lighting and marking information (as required by Transport Canada).</p>																					
Construction completion date:		<div style="border: 1px solid black; height: 30px; width: 100%;"></div>																			
Estimated removal date: (if temporary structure):		<div style="border: 1px solid black; height: 30px; width: 100%;"></div>																			
Structure Lighting and/or Marking																					
<p>All objects, regardless of their height, that have been assessed by Transport Canada as constituting a hazard to air navigation require marking and/or lighting in accordance with the CARs (Canadian Aviation Regulations) and should be marked and/or lighted to meet the standards specified in CAR 621.</p>																					
Structure is lighted:		Yes <input type="checkbox"/>	No <input type="checkbox"/>																		
Structure is marked:		Yes <input type="checkbox"/>	No <input type="checkbox"/>																		
<p>I hereby certify that the location, height/elevation, construction dates, as well as lighting and marking information contained herein to be true and accurate.</p>																					
Name		Signature																			
Title		Date																			

OFFICE USE ONLY:	
AIS Office: IPD - Edmonton FIR	Advise AIS: Yes
NOTAM: No	
September 10, 2019	



Transport Canada Transports Canada

AERONAUTICAL ASSESSMENT FORM FOR OBSTRUCTION EVALUATION

Transport Canada number 2019-735
Applicant number W4585B

SECTION 1

Owner's Name Rogers Communications Inc.		Contact Person Karly Cussigh	
Address 700, 500 - 4th Avenue SW			
City Calgary	Province Alberta	Postal Code T2P 2V6	
Telephone number (999-999-9999) 403-730-2991	Fax number (999-999-9999) 403-730-2971	Email Address abmwacquisition@rci.rogers.com	

SECTION 2

Applicant's Name LandSolutions LP		Contact Person David Zacher	
Address Suite 600, 322 11 Ave SW			
City Calgary	Province Alberta	Postal Code T2R 0C5	
Telephone number (999-999-9999) 403-290-0008	Fax number (999-999-9999) 403-290-0050	Email Address davidz@landsolutions.ca	

SECTION 3

Description of Proposal (or as attached) 85m Self Support Telecommunications Tower

SECTION 4

Geographic Coordinates <input checked="" type="checkbox"/> NAD83 <input type="checkbox"/> NAD27 <input type="checkbox"/> WGS84	N Latitude deg <u>51</u> min <u>11</u> sec <u>04.578</u>
For multiple structures in a grouping, submit geographical coordinates on a separate spreadsheet (e.g. windfarms, transmission lines)	W Latitude deg <u>-114</u> min <u>22</u> sec <u>24.674</u>

SECTION 5

Nearest Community Rocky View County	Province Alberta
--	---------------------

SECTION 6

Nearest Aerodrome Spring Bank Airport
--

SECTION 7

Have you contacted the aerodrome? <input type="radio"/> Yes <input checked="" type="radio"/> No
--

SECTION 8

Notice of <input checked="" type="radio"/> New Construction <input type="radio"/> Change to existing structure

SECTION 9

Duration <input checked="" type="radio"/> Permanent <input type="radio"/> Temporary
--

26-0427E (1412-05)

Page 1 of 4

Canada

Transport Canada number

2019-735

SECTION 10

Proposed Construction Date Beginning (yyyy-mm-dd)

2019-12-24

SECTION 11

Temporary Structure

From date (yyyy-mm-dd) _____ To date (yyyy-mm-dd) _____

SECTION 12

Marking and Lighting Proposed (refer to Standard 621)

- | | | |
|--|--|--|
| <input type="checkbox"/> Red lights and paint | <input type="checkbox"/> Red and M.I. white lights | <input type="checkbox"/> White M.I. lights |
| <input type="checkbox"/> Red and H.I. white lights | <input type="checkbox"/> White H.I. lights | <input type="checkbox"/> No painting |
| <input checked="" type="checkbox"/> No lighting | <input type="checkbox"/> Paint marking only | <input type="checkbox"/> Other (provide description) |

SECTION 13

Monitoring to Standard 621, article 4.7

☐ Visual Inspection

☐ Remote indicator

SECTION 14

Catenary/Cable Crossing

- | | | |
|--|---|--|
| <input type="checkbox"/> Paint supporting structures | <input type="checkbox"/> Cable marker spheres | <input type="checkbox"/> Shore markers |
| <input type="checkbox"/> Support structure lighting | <input type="checkbox"/> Cable marker lights | |

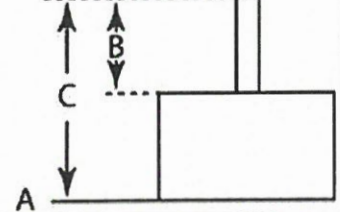
SECTION 15

	Feet	Metres
A Ground Elevation (AMSL)		1319.55
B Height of an addition to a structure		
C Total structure height including B (AGL)		85
Overall height (A plus C) (AMSL)		1404.55

Structure alone



Structure with an addition



SECTION 16

Does the proposal comply with *Airport Zoning Regulations*?

☒ Yes ☐ No ☐ N/A

Where the location of the object is on lands affected by *Airport Zoning Regulations*, a legal survey is required with the submittal.

I hereby certify that all the above statements made by me are true, complete and correct to the best of my knowledge. Also, I agree to mark and/or light and maintain the structure with established marking and lighting standards as necessary.

Brandon Virginillo

Name of person filing notice

Brandon Virginillo

Signature

2019-06-25

Date (yyyy-mm-dd)

TRANSPORT CANADA ASSESSMENT

Marking and lighting required (as per Standard 621)

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Lighting Required | <input checked="" type="checkbox"/> Marking Required | <input type="checkbox"/> Temporary Lighting Required | <input type="checkbox"/> No Lighting or marking required |
|---|--|--|--|

Comments (Transport Canada use Only)

To ensure Aviation Safety mark and light as per Standard 621

Completion of this form does not constitute authorization for construction nor replace other approvals or permits. See instruction D and E.

Civil Aviation Inspector

Marilyn King

Signature

Date (yyyy-mm-dd)

2019-07-02

Note 1: This assessment expires 18 months from the date of assessment unless extended, revised, or terminated by the issuing office.
Note 2: If there is a change to the intended installation, a new submittal is required.

26-0427E (1412-05)

Page 2 of 4

Canada

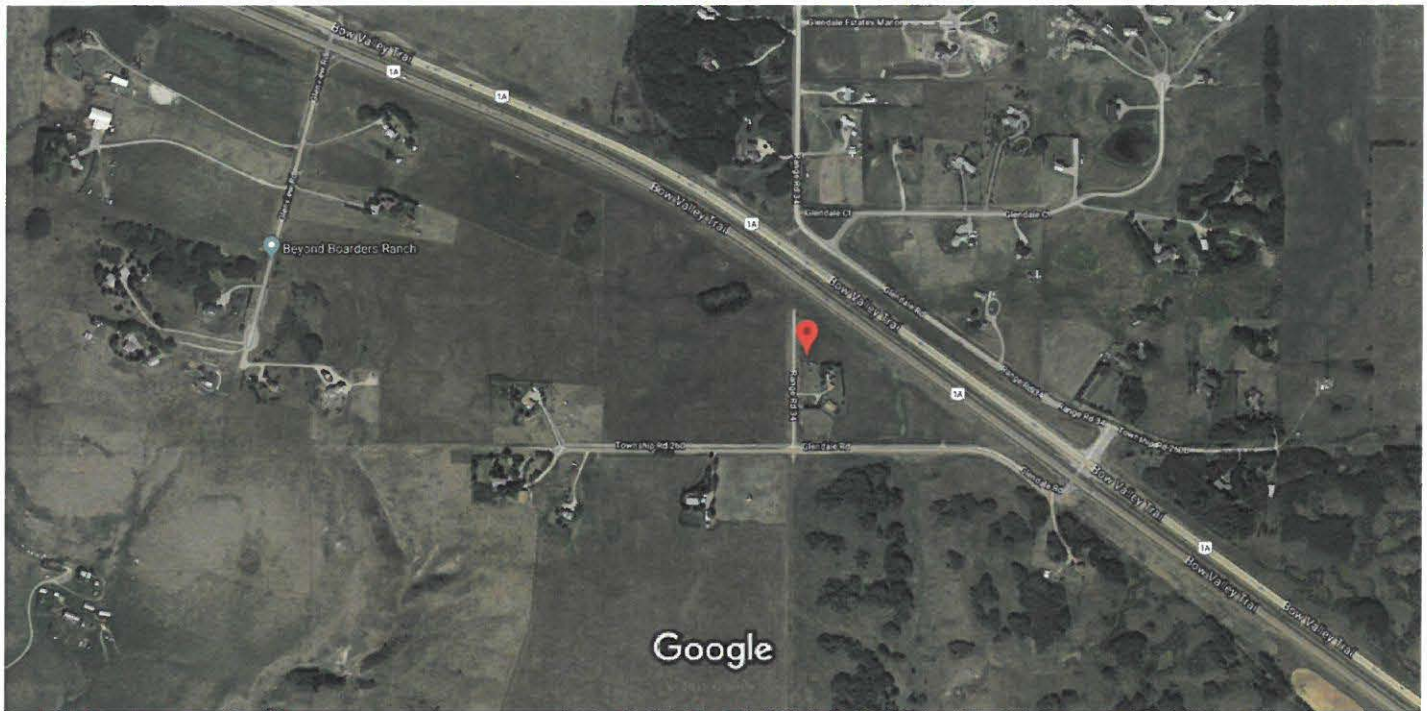
6/21/2019

51°11'04.6"N 114°22'24.7"W - Google Maps

Google Maps

51°11'04.6"N 114°22'24.7"W

W4585_North Glenbow_Truong & Leung



Imagery ©2019 CNES / Airbus, DigitalGlobe, S. Alberta MD's and Counties

100 m



51°11'04.6"N 114°22'24.7"W

51.184605, -114.373521



Directions



Save



Nearby

Send to your
phone

Share



Range Rd 34, Cochrane, AB T4C 0B8



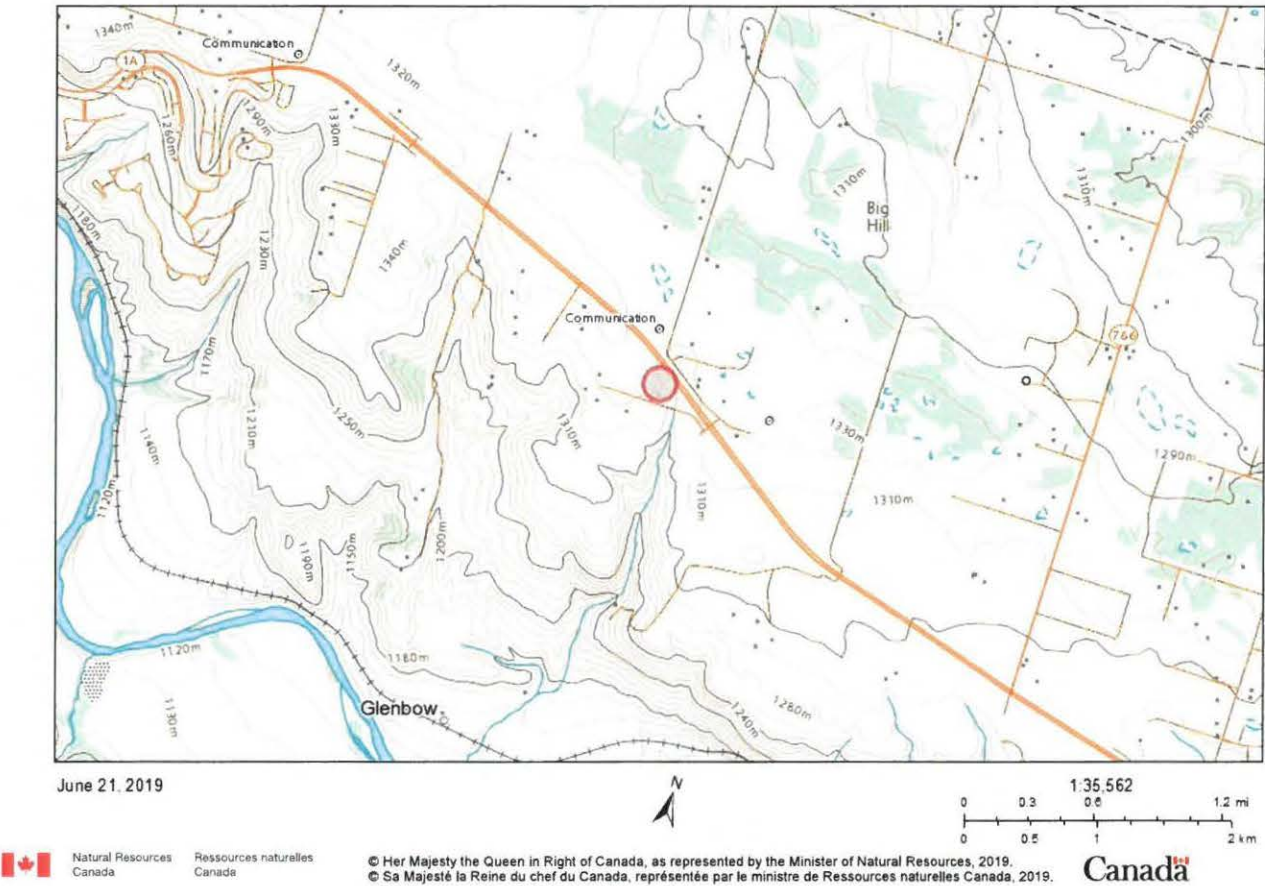
5JMG+RH Cochrane, Alberta

[https://www.google.com/maps/place/51°11'04.6"N+114°22'24.7"W/@51.1846083,-114.3757097,1180m/data=!3m1!1e3!4m5!3m4!1s0x0:0x0!8m2!3d51...](https://www.google.com/maps/place/51°11'04.6) 1/2

6/21/2019

atlas.gc.ca/gcviz-1.4.1/gcviz/print/defaultSave-eng.html

Toporama



atlas.gc.ca/gcviz-1.4.1/gcviz/print/defaultSave-eng.html

1/2

C File No		NavCanada File No		Proponent File No	
TC # 2018-					
Lighting / Marking Required		(Check one)		Yes	No
To		From			
Transport Canada Attn.: Terry Stewart 1100-9700 Jasper Avenue Edmonton, AB, T5J4E6 Fax: 780-495-5190 Email: terry.stewart@tc.gc.ca					
Site Information					
Nearest City/Town/Community					
Province / Territory					
Latitude (N)					
Longitude (W)					
Ground Elevation (m)(ft)					
Structure Height (m)(ft)					
Type (tower, bldg, flare stack, windfarm, power line etc.)					
Construction Progress Timeline					
Construction Not Started Within One Year of the Assessment or Project Cancelled					
New Aeronautical Assessment Form Sent		Yes		No	(Check one)
Date New Sent to TC					
Person Notifying TC					
Project Cancellation Sent to TC		Yes		No	(Check one)
Date Project Cancelled Sent					
Person Notifying TC					
Construction Start					
Construction Start Date					
Date Sent to TC					
Person Notifying TC					
Construction Completed					
Construction Completed Date					
Date Sent to TC					
Person Notifying TC					
Temporary Structure					
Estimated Removal Date					
Date Sent to TC					
Person Notifying TC					
Actual Removed Date					
Date Sent to TC					
Person Notifying TC					
For TC Use Only					
Date Open					
Assessment Valid To Date					
Assessment Cancelled Date					
RDIMS No					
ccmM No					
Date Closed					
Comments					



September 18, 2019

TELUS Communications Company
3030 – 2nd Ave SE
Calgary, AB T2A 5N7

RE: PROPOSAL TO CO-LOCATE WITH ROGERS COMMUNICATIONS INC.

ROGERS FILE: W4585 North Glenbow

LOCATION: Block A; Plan 2374JK

Rogers Communications Inc. is in the process of completing the site acquisition process for the above proposed site in order to enhance wireless coverage in the area. A site has been acquired for the purpose of building a new telecommunications tower.

Local land use authorities require telecommunication carriers' site-share whenever technically feasible. Rogers Communications Inc. therefore wishes to confirm if other carriers hold an interest in co-locating at the above site.

Address:	Block A; Plan 2374JK	
Coordinates:	Lat. N 51.184605	Long. W -114.373521
Proposed Tower Configuration:	Self Support / Next Available Height: TBC	
Estimated Construction Start:	TBC	

If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign the below in acknowledgement. Efforts to complete the approvals for the site will then continue with the understanding that another carrier will be joining Rogers Communications Inc. in sharing the tower site.

Please forward your confirmation and any questions or comments in this regard no later than October 2, 2019 in order to continue to progress with the project in a timely manner. Please complete the attached application form and return to our office via e-mail to abmwacquisition@rci.rogers.com no later than April 5, 2012.

ROGERS COMMUNICATIONS INC.
#700, 500 – 4 Ave. S.W.
Calgary, AB T2P 2V6
Tel: 403.730.2600 Fax: 403.730.2997



Sincerely,

AB MW Acquisition
Rogers Communications Inc.

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

Name:

Title:

Company Name:

Date: _____

Site Ref #: _____

I decline to co-locate at this site.

Name:

Title:

Company Name:

Date: _____

Please forward the signed letter to abmwacquisition@rci.rogers.com.

ROGERS COMMUNICATIONS INC.
#700, 500 – 4 Ave. S.W.
Calgary, AB T2P 2V6
Tel: 403.730.2600 Fax: 403.730.2997

Topic	Name	Date	Notes	End of Response Period					
Pre-Consultation	Rocky View County	6/14/2019	Initial discussions & feedback	N/A	Additional discussions and correspondence between LS & RVC throughout public consultation process; tel. call 9/11 w Ms. Xin Deng				
Public Notification Sent		2019-07-24 & 2019-8-10	sent to RVC to mail to area residents	2019-08-15 & Sep 9th	Revised notification with corrections sent 8/10, revised end of public comment period to 9/10				
Newspaper Ad.	N/A								
Open House (if applicable)	N/A								

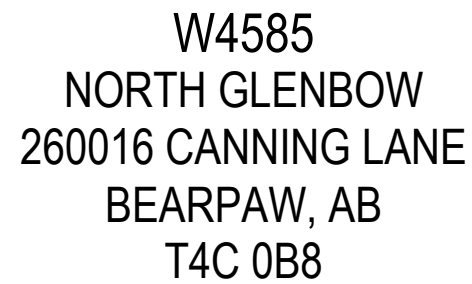
LUA & Other Groups

Name	Tel. Nbr.	E-Mail	Address	Notice Sent	Response Date	Concerns	Acknowledged	Responded	Note
LUA - Xin Deng	(403) 520-3911	XDeng@rockyview.ca		25-Jul-19	revised notification & response letter sent 8/10				9/11 Tel. call updates and next steps, discussed heliport, questioned rebuild/extend existing tower
ISED - Southern AB Office		ic.spectrumcalgary-calgaryspectre.ic@canada.ca		25-Jul-19	revised notification sent 8/10				
Bearspaw Glendale Community Association	403.239.1502	manager@bearspawlc.ca ; admin@bearspawlc.ca	253220 Bearspaw Road Calgary, Alberta T3L 2K5	25-Jul-19	revised notification sent 8/10				info.blc@bearspawlc.ca' (info.blc@bearspawlc.ca) was rejected upon emailing (not found)
Glenbow Ranch Foundation		experienceglenbow@grp.ca			revised notification sent 8/10				
MP - Blake Richards		blake.richards@parl.gc.ca		25-Jul-19	revised notification sent 8/10				
Councillor - Crystal Kissel, Div 9		Ckissel@rockyview.ca		25-Jul-19	revised notification sent 8/10				
Inivitation to Colocate sent to other carriers				18-Sep-19					Rogers handles communication to other carriers. LS requested 9/18
Transport Canada - Drew Barnes, Civil Aviation Safety Inspector - Aerodromes and Air Navigation	780-495-5640	drew.barnes@tc.gc.ca		N/A	LS contacted with questions - TC response telephone conversation Sep 13th (Drew Barnes, Civil Aviation Safety Inspector - Aerodromes and Air Navigation: 1. springbank airport approach - tower requires lighting or marking and is located below the flight approach (no issue) 2. nearby unregistered heliport - unless there is a caveat/easement on title of subject parcel, no impact to subect landlord's ability to use their land				

Public Feedback

Name	Tel. Nbr.	E-Mail	Address	Date Received	Concerns	Acknowledged	Responded	End of Counter Response Period	Note
Eric Carstens and Anita Krebs			██████████ Kingston, ON	08-Aug-19	need (no documentation supporting claim of wireless deficiencies), questioned remuneration to landlord, location and lack of documentation supporting this location, why not on lands north of Hwy 1A?; 45m AltaLink tower-why no colocation?; extend tower?; missing diagram showing antennas, property value, 5G small cells will replace towers in near future, should move/focus on populated areas to the north of HWY 1A	08-Aug	10-Aug	N/A	included 2nd (revised) notification and explanation in email, copied RVC on email
Orvel Miskiw			5 Meskanaw Rd./33145 Twp. Rd 260A/B	08-Aug-19	None, supportive	yes	14-Aug	N/A	included revised notification
Ning Kang			unknown, "across the road"	15-Aug-19	aesthetics, property value, health, need	yes	16-Aug	N/A	tel. call 8/16 and email 8/15 resent revised response letter with health response
Cheryl McFarlane			112 Glendale Court, Box 30 Site 15 RR2 Cochrane, AB T4C 1A2	2019-08-15 & 2019-09-04	2nd letter - photosim inaccurate & misrepresents tower, no consultation with Springbank Airport & within flight approach, questioned TC approval, notifications over summer, misrepresent federal policy, mountain view, aesthetics, questioned rebuilding altalink tower or build second/replacement tower, location-move to 2.5km south in commercial ASP location, 1st Letter - aesthetics (view of mountains), RVC councillors away on summer break in August and unable to consult with respective councillors, Springbank Airport hasn't been notified and statement that TC approved is misleading (only applies to markineg requirements), tower is within approach surface of airport, missing diagram, messaging about ISED decision-making viewed as a bully tactic, colocation and why not make altalink tower structurally capable or use that site?; old SC6 link not valid/doesn't work; concern with structural adequacy - if it accounts for wind velocity; locatd in RVC Glenbow Ranch ASP - tower exceeds height restriction of AH District and how does the tower impact ASP policy?; property value, sight-lines to mountains, prefer Altalink site.	No, responded instead	2019-08-16 & 2019-09-17		

					aesthetics, environmental, health; view of mountaints, light pollution, disturbed that environmental assessment is not required, health-full time exposure in uncontrolled environment with second source of RF from nearby existing tower, cited uncertainty of RF impacts associated with cell phone use applies to proposed antennas	No, responded instead	16-Aug		
Dr. Brad Unryn				103 - 100 Grande Blvd Cochrane, AB	15-Aug-19				
Guy Elford				260078 Glendale Rd.	18-Aug-19	location of tower blocks his ability to fly helicopters in and out of his land/unregistered heliport	yes	9/17/2019	9/10 sent request for clarification to Transport Canada 9/18 tel. call with resident
Melanie Brown				30 Glendale Estates Manor	09-Sep-19	aesthetics, impede view of mountaints, property values, difficulty to sell, additional consultation, location	No, responded instead	9/17/2019	
Glenn and Erin Sather				2 Glendale Estates Manor	06-Sep-19	property value, mountain view, aesthetics, location	No, responded instead	9/17/2019	
Tonya Vinje				26 Glendale Estates Manor			No, responded instead	9/17/2019	
Duncan Cathcart				18 Glendale Estates Manor	27-Aug-19	aesthetics/mountain view, property value, location move 500m east, no service issues, airport approach	No, responded instead	9/17/2019	



REV	DATE	DRWN	CHK'D	DESCRIPTION
0	27JUN19	JPS	LTE	PRELIMINARY
1	22JUL19	JPS	LTE	PRELIMINARY



COORDINATES:
LATITUDE: N 51° 11' 04.578"
LONGITUDE: W 114° 22' 24.674"

GROUND ELEVATION:
1319.55m

[illegible]

ROGERS SITE #:	W4585
ROGERS SITE NAME:	NORTH GLENBOW
APPLICATION FILE #:	TBD
PROJECT DESCRIPTION:	PROPOSED TELECOMMUNICATIONS SITE
STRUCTURE TYPE:	70m SELF SUPPORT
SITE ADDRESS:	260016 CANNING LANE BEARPAW, AB T4C 0B8
JURISDICTION:	COMMUNITY OF BEARSPAW
AREA OF COMPOUND:	260.0 SQ. METERS
CURRENT ZONING:	WEST / AB / CALGARY / URBAN
CURRENT LANDUSE:	RESIDENTIAL

PROJECT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND
INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF
THE FOLLOWING CODES. NOTHING IN THESE PLANS IS TO BE
CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE
LATEST EDITIONS OF THE FOLLOWING:

1. CSA-S16-09
2. CSA-S37-13
3. CANADIAN ELECTRIC CODE
4. ALBERTA BUILDING CODE

CODE COMPLIANCE

ROGERS CONSTRUCTION MANAGER
NAME: MATTHEW DOWNTON
CONTACT: MATTHEW.DOWNTON@RCI.ROGERS.COM

LANDSOLUTIONS LP ADMINISTRATOR

NAME: DAVID ZACHER
CONTACT: (403)-290-3575

CIVIL ENGINEER

NAME: VM STRUCTURAL ENGINEERING
CONTACT: EUGEN VERESIU P. Eng, P. E.
PHONE: (519)-767-6500 EXT: 301

LTE PROJECT MANAGER

NAME: LONG TELECOM ENGINEERING
CONTACT: DAN LONG
PHONE: 780-907-8162

PROPERTY OWNER

NAME: VI LUONG TRUONG & KA MAN LEUNG
CONTACT: VI LUONG TRUONG & KA MAN LEUNG
PHONE: 403-903-3358

CONTACT INFORMATION

APPROVAL	SIGNATURE	DATE
RADIO		
CONSTRUCTION		
MICROWAVE		
REAL ESTATE		

APPROVALS

GEOGRAPHIC LOCATION

FROM CALGARY INTERNATIONAL AIRPORT:

- HEAD WEST ON AIRPORT RD NE 0.03KM
- SLIGHT LEFT TO STAY ON AIRPORT RD NE 0.80KM
- CONTINUE STRAIGHT 0.35KM
- CONTINUE STRAIGHT ONTO AIRPORT RD NE 0.19KM
- CONTINUE ONTO BARLOW TRAIL NE N 0.45KM
- SLIGHT LEFT TOWARD 96 AVE NE / AIRPORT TRAIL NE W 0.16KM
- TURN LEFT ONTO 96 AVE NE / AIRPORT TRAIL NE W 1.90KM
- USE THE RIGHT LANE TO MERGE ONTO DEERFOOT TRAIL / AB-2 N VIA THE RAMP TO DEERFOOT TRAIL 0.85KM
- MERGE ONTO DEERFOOT TRAIL / AB-2 N 2.90KM
- USE THE RIGHT 2 LANES TO TAKE EXIT 271 FOR ALBERTA 201 W / STONEY TRAIL 2.80KM
- MERGE ONTO STONEY TRAIL NW / AB-201 W 16.10KM
- TAKE EXIT 41 FOR ALBERTA 1A W / CROWCHILD TRAIL W 1.50KM
- MERGE ONTO CROWCHILD TRAIL NW / AB-1A W 10.60KM
- TURN LEFT ONTO GLENDALE RD / TOWNSHIP RD 260 0.55KM
- TURN RIGHT ONTO RANGE RD 34 0.16KM

DRIVING DIRECTIONS

INDEX OF SHEETS

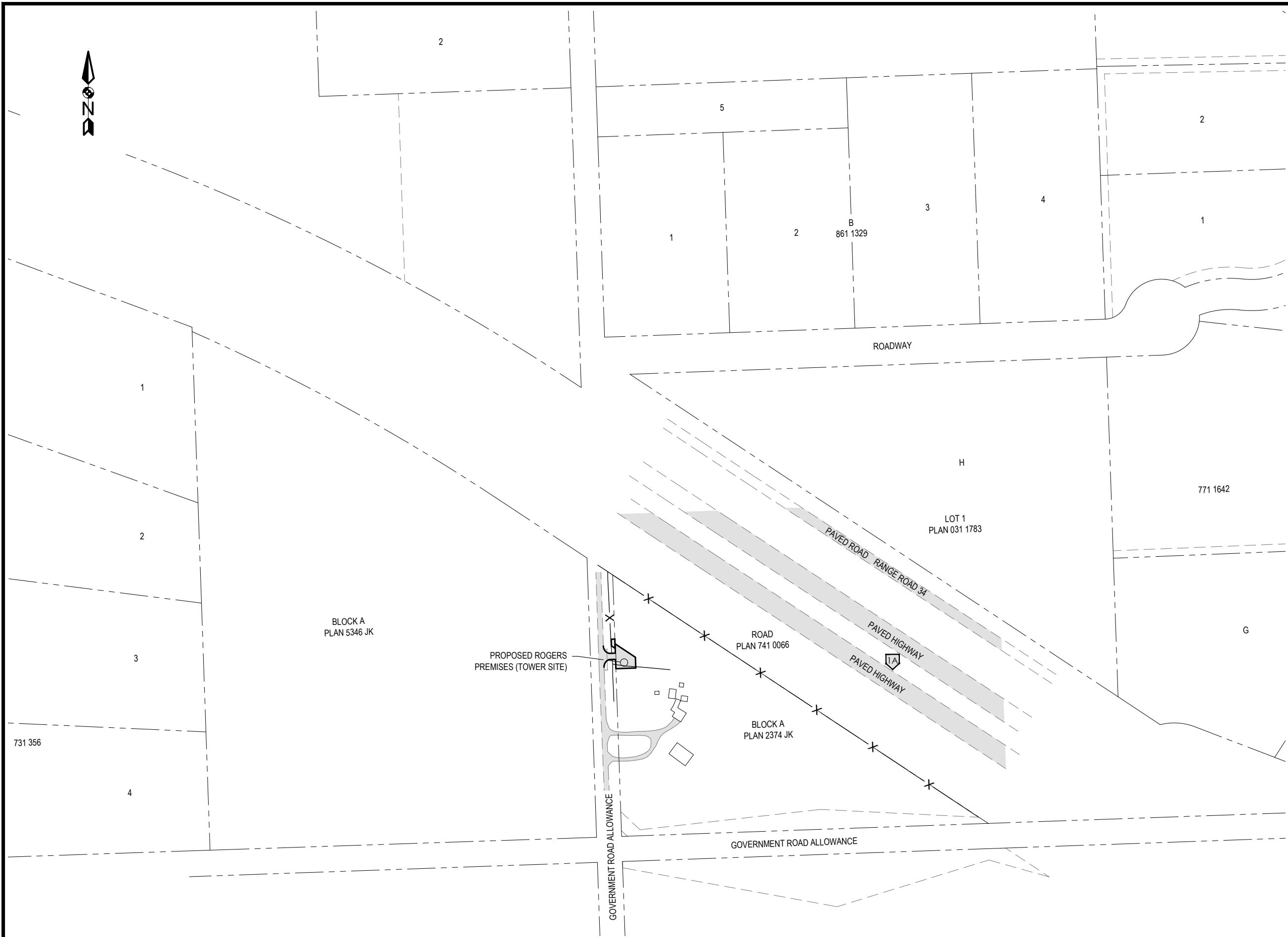
SEAL:

DWG.#:

T-1

PROJ.#:

9035



PREPARED BY:

Long Telecom Engineering
A division of 1811724 Alberta Ltd.

PROJECT:

W4585
NORTH GLENBOW
260016 CANNING LANE
BEARPAW, AB
T4C 0B8

CONSULTANT:

LANDSOLUTIONS
by the experts

REV	DATE	DRWN	CHKD	DESCRIPTION
0	27JUN19	JPS	LTE	PRELIMINARY

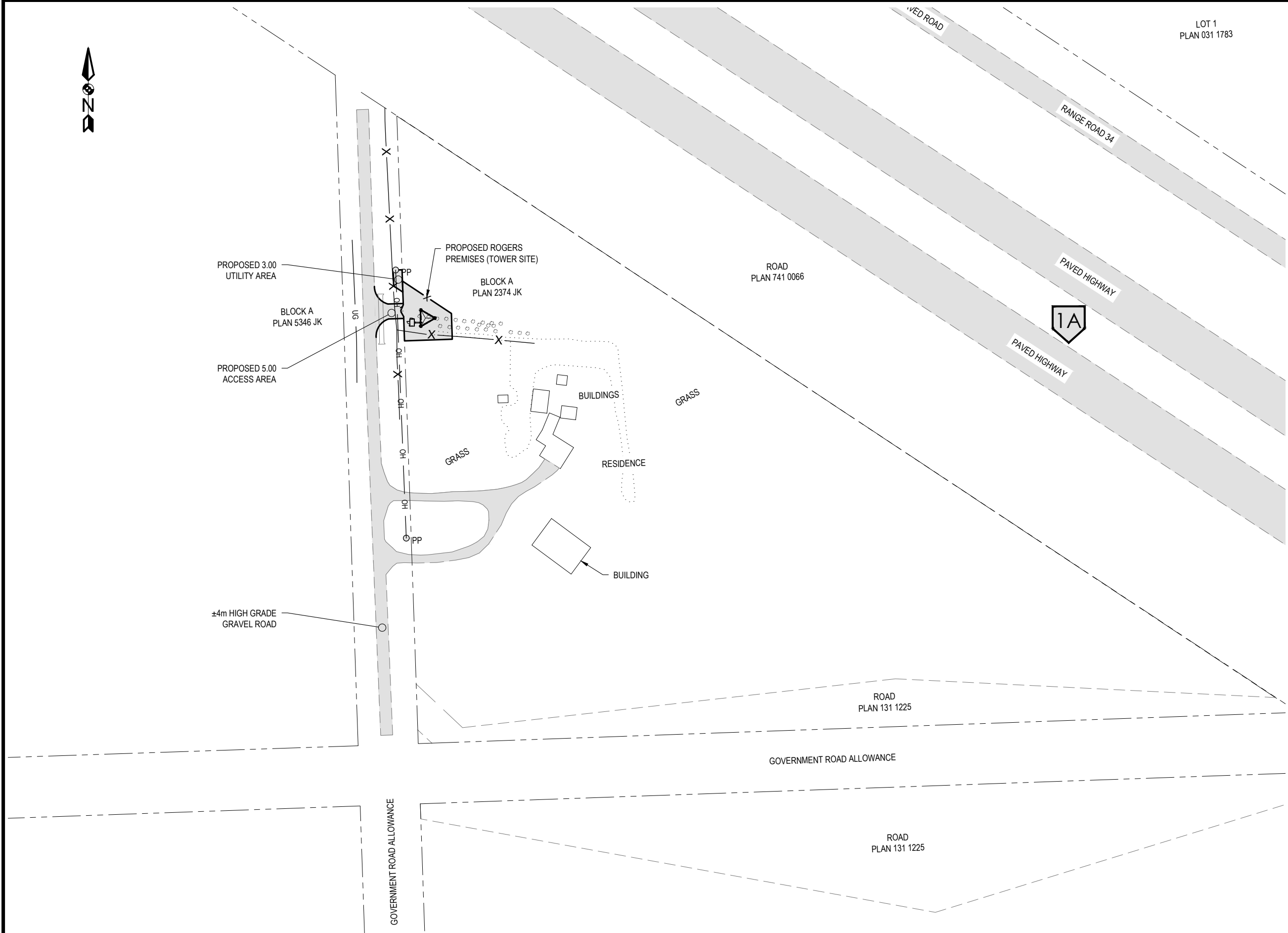
SEAL:

TITLE:

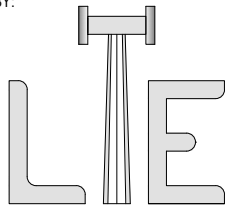
AREA PLAN

DWG.:	PROJ. #:
C-1	19035





PREPARED BY:



Long Telecom Engineering
A division of 1811724 Alberta Ltd.

PROJECT:

W4585
NORTH GLENBOW
260016 CANNING LANE
BEARPAW, AB
T4C 0B8

CONSULTANT:



REV	DATE	DRWN	CHKD	DESCRIPTION
0	27 JUN 19	JPS	LTE	PRELIMINARY
1	22 JUL 19	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

SITE PLAN

DWG. #:

C-2

PROJ. #:

19035

PLAN VIEW
SCALE - 1:1250
25 0 25 50 75 metres



COPYRIGHT - DUPLICATION OR DISCLOSURE AND USE IS PROHIBITED

PREPARED BY:



PROJECT:

W4585
NORTH GLENBOW
260016 CANNING LANE
BEARPAW, AB
T4C 0B8

CONSULTANT:



REV	DATE	DRWN	CHKD	DESCRIPTION
0	27JUN19	JPS	LTE	PRELIMINARY
1	22JUL19	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

COMPOUND LAYOUT

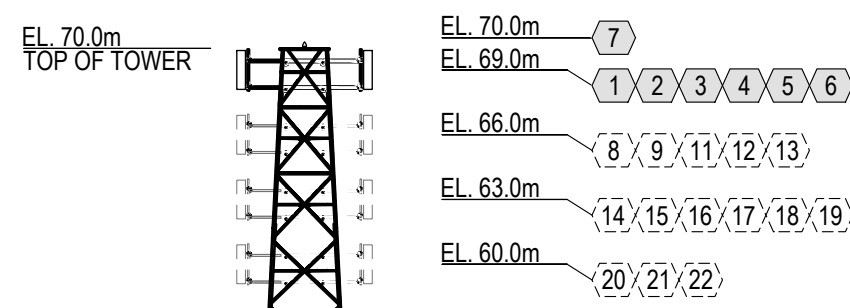
DWG.#:

C-3

PROJ. #

19035

LAST UPDATE: 2019-07-23



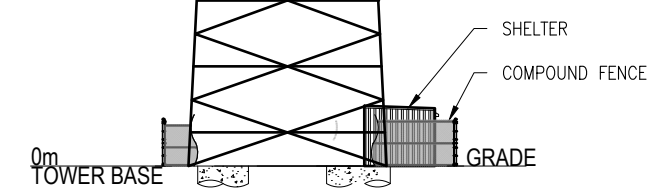
LEGEND

0

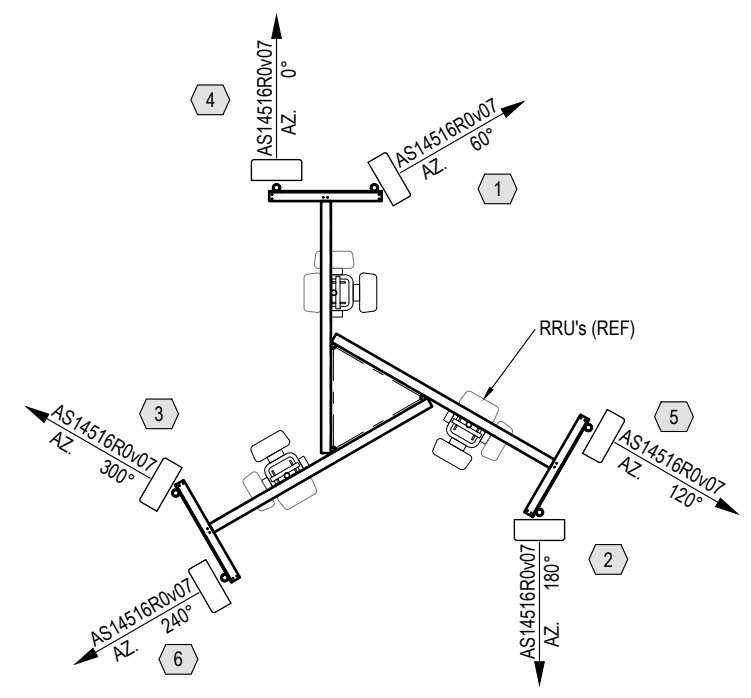
INITIAL

0

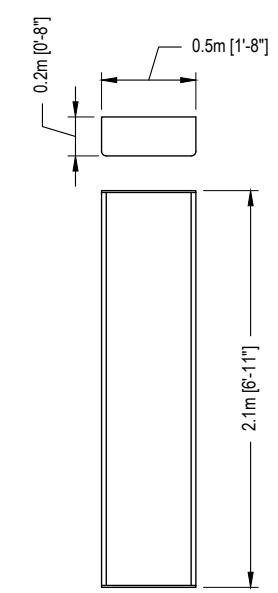
FUTURE



TOWER ELEVATION
SCALE - 1:350



PLAN VIEW
SCALE - 1:75



HUAWEI AS14516R0v07

ANTENNA DETAILS
SCALE - 1:40

PREPARED BY:



PROJECT:

W4585
NORTH GLENBOW
260016 CANNING LANE
BEARPAW, AB
T4C 0B8

CONSULTANT:



REV	DATE	DRWN	CHKD	DESCRIPTION
0	27 JUN 19	JPS	LTE	PRELIMINARY
1	22 JUL 19	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

TOWER PROFILE, PLAN &
ANTENNA DETAILS

DWG.#:

C-4

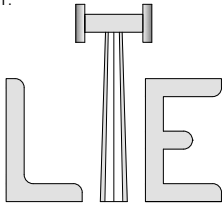
PROJ.#:

19035

ANTENNA/COAX SHEDULE											
#	ANTENNA		MANUFACTURER (MODEL #)	MOUNTING HEIGHT (m) *	AZIMUTH ° (TN)	# OF RRUS		CABLE TYPES	CABLE LENGTH (m)	MECH. D-TILT	STATUS
	TECHNOLOGY	LABEL				TOWER LOADING	INITIAL INSTALL				
1	LTE	LTE-1	AS14516R0v07	69	60	3	3	H&S	<3	0	INITIAL
2	LTE	LTE-2	AS14516R0v07	69	180	3	3	H&S	<3	0	INITIAL
3	LTE	LTE-3	AS14516R0v07	69	300	3	3	H&S	<3	0	INITIAL
4	LTE OFFSET	OFFSET-1	AS14516R0v07	69	0	3	3	H&S	<3	0	INITIAL
5	LTE OFFSET	OFFSET-2	AS14516R0v07	69	120	3	3	H&S	<3	0	INITIAL
6	LTE OFFSET	OFFSET-3	AS14516R0v07	69	240	3	3	H&S	<3	0	INITIAL
7	GPS	GPS-1	GPSGLONASS-36-N-S	70	-	-	-	TBD	-	-	INITIAL
8-13	5G	TBD	AIR6488 / AIR5322	66	TBD	3X3	0	TBD	TBD	TBD	FUTURE
14-19	TBD	TBD	TBD	63	TBD	TBD	TBD	TBD	TBD	TBD	FUTURE
20-22	TBD	TBD	TBD	60	TBD	TBD	TBD	TBD	TBD	TBD	FUTURE
23	MICROWAVE	BEARSPAW (CGY)	HSX4-144	40	97.62	-	-	2XLDF4-50	TBD	-	INITIAL

* CENTRE: FOR PANEL ANTENNA; BOTTOM FOR WHIP ANTENNA

PREPARED BY:



Long Telecom Engineering
A division of 1811724 Alberta Ltd.

PROJECT:

W4585
NORTH GLENBOW
260016 CANNING LANE
BEARPAW, AB
T4C 0B8

CONSULTANT:



REV	DATE	DRWN	CHKD	DESCRIPTION
0	27JUN19	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

ANTENNA AND
COAX SCHEDULE

DWG.#:

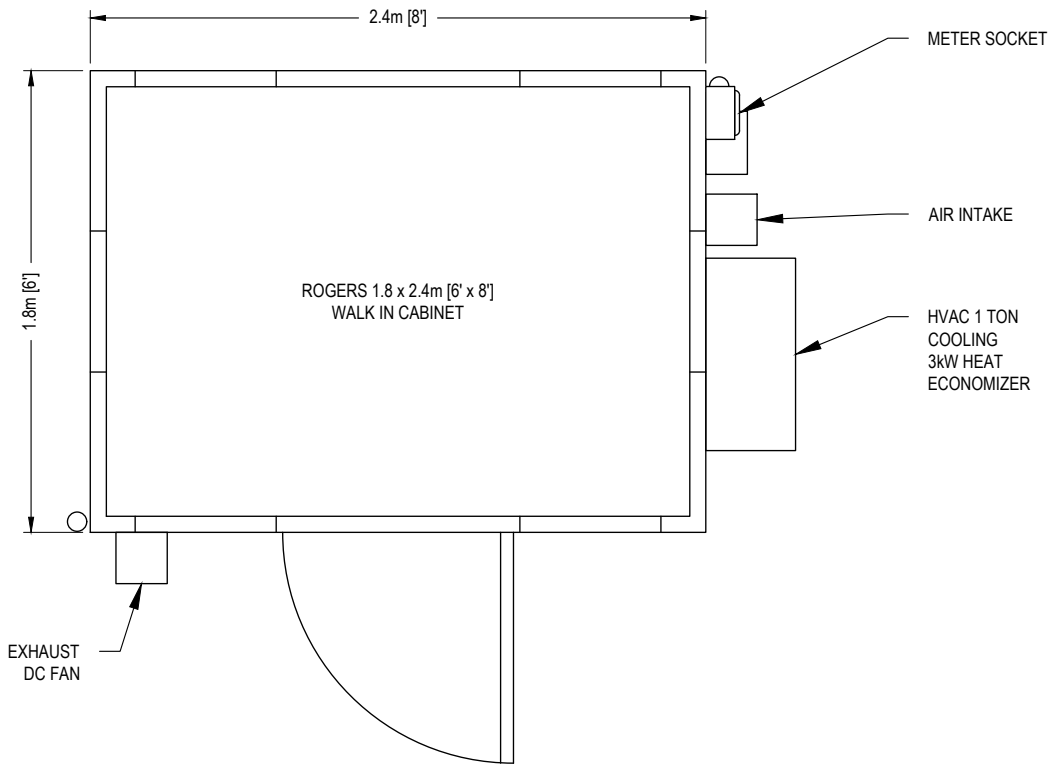
C-5

PROJ.#:

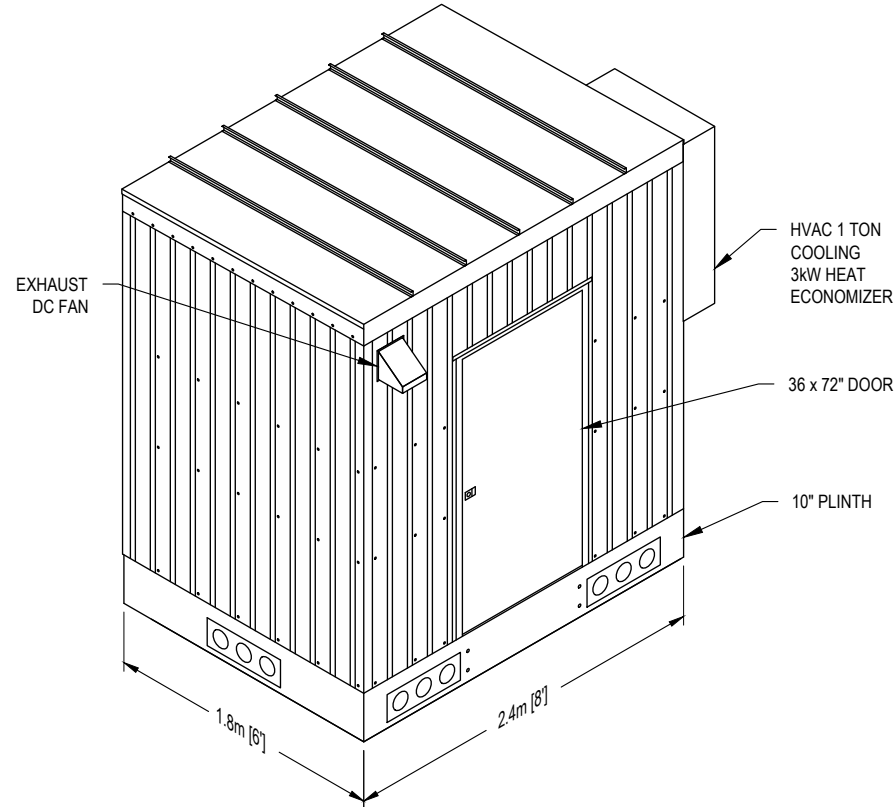
19035

TABLE

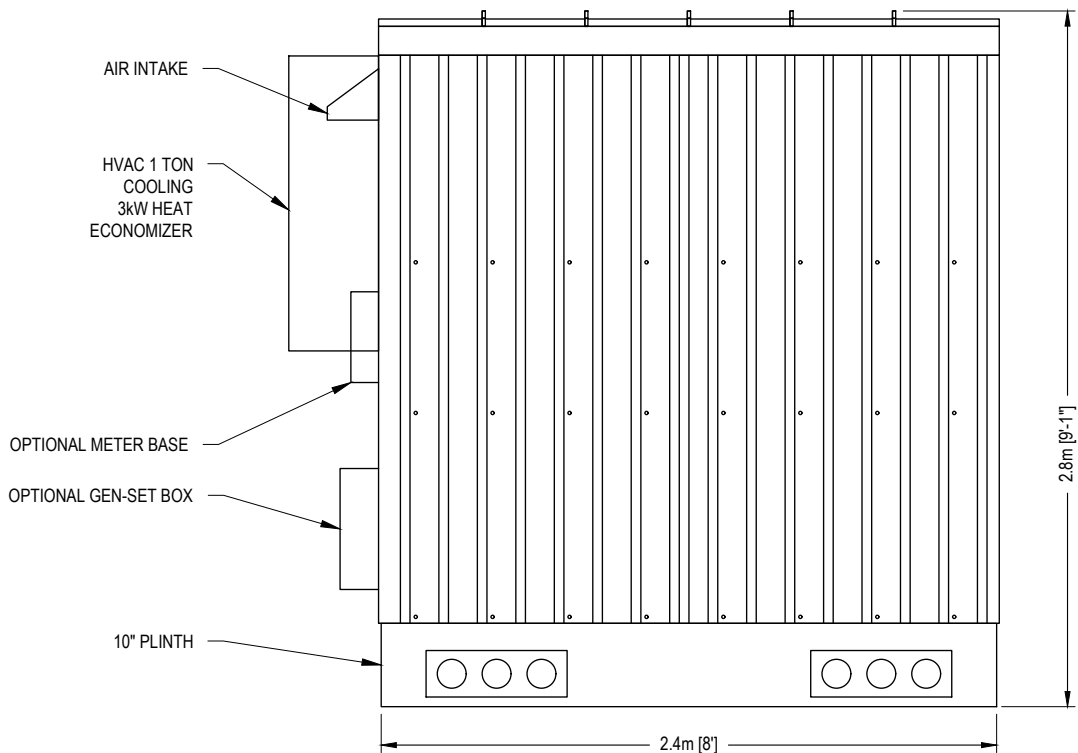
SCALE - N.T.S.



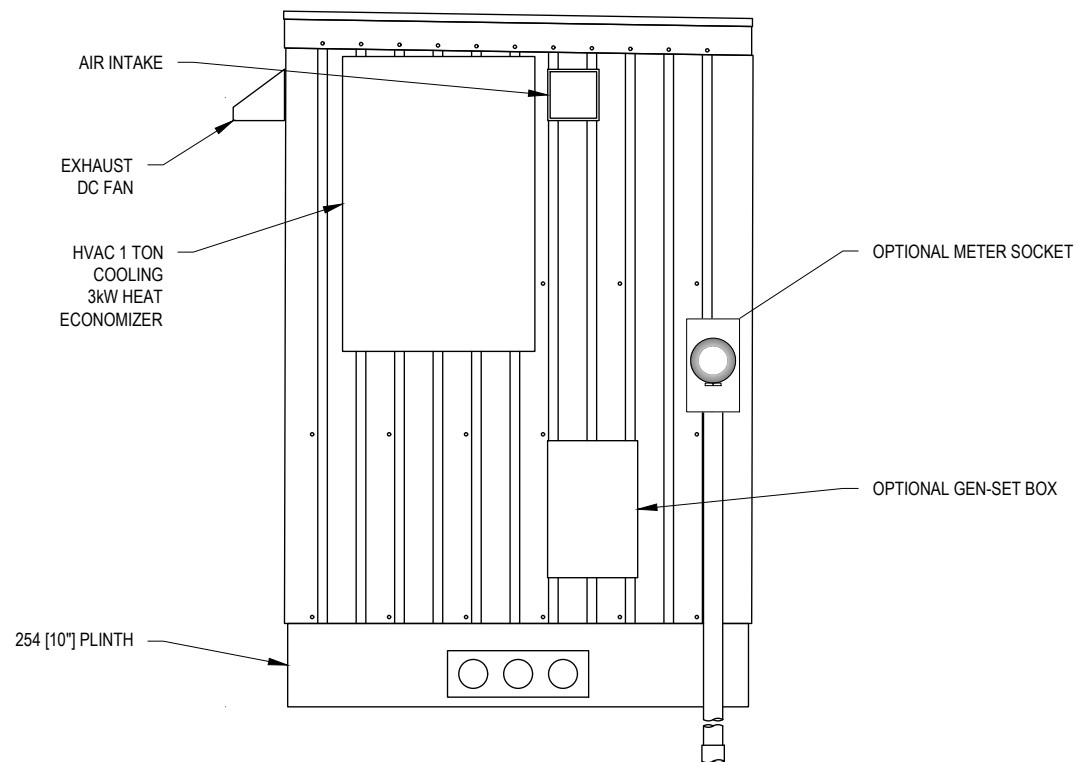
PLAN VIEW
SCALE - 1:30



ISOMETRIC
SCALE - 1:50

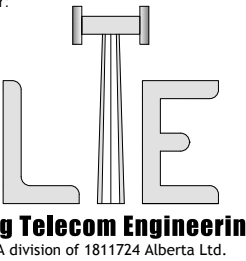


BACK VIEW
SCALE - 1:30



SIDE VIEW
SCALE - 1:30

PREPARED BY:



PROJECT:

W4585
NORTH GLENBOW
260016 CANNING LANE
BEARPAW, AB
T4C 0B8

CONSULTANT:



REV	DATE	DRWN	CHKD	DESCRIPTION
0	27JUN19	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

WALK IN CABINET DETAILS

DWG. #:

C-6

PROJ. #:

19035

SCHEDULE "B"

TOWER SITE COORDINATE TABLE			
NAD 83 (CSRS)			
LOCATION	Geographical		UTM
	Decimal Degree	Degree Min. Sec.	CM = 117°
Premises Centre	51.184605° N 114.373521° W	51°11'04.578" N 114°22'24.674" W	5673633.05 N 683552.99 E
NE Corner	51.184615° N 114.373406° W	51°11'04.613" N 114°22'24.262" W	5673634.44 N 683560.94 E
SE Corner	51.184537° N 114.373406° W	51°11'04.335" N 114°22'24.263" W	5673625.83 N 683561.23 E
SW Corner	51.184538° N 114.373635° W	51°11'04.335" N 114°22'25.086" W	5673625.28 N 683545.25 E
NW Corner	51.184717° N 114.373635° W	51°11'04.982" N 114°22'25.085" W	5673645.27 N 683544.56 E

Table of Crossings:

ID	DESCRIPTION	OWNER
1	O/H Powerline	FortisAlberta

LAND OWNER INFORMATION:

BLOCK A, PLAN 2374 JK
• Owners: VI LUONG TRUONG
 KA MAN LEUNG
• C. of T. : 191 052 380

I/We the landowner(s), agree to the premises as outlined on these plans.
I/We also agree that Rogers Communications Inc. may substitute these plans to that certain Telecommunications Site.

Agreement dated May 13th 2019 between Vi Luong Truong & Ka Man Leung as Landlord(s) and Rogers Communications Inc., as a Tenant.

Dated on the 25th day of June, 2019

NOTES:


The proposed tower site:

	YES	NO
• is at least 1.60 km from an urban centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• is at least 30 m from any water bodies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• is at least 5.0 km from a lighted airport.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• is at least 1.6 km from an unlighted airport.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AREAS:

	ha	Ac.
PREMISES (TOWER SITE)	0.023	0.06
UTILITY AREA	0.002	0.01
TOTAL	0.025	0.07

GEO-REFERENCE LEGEND:

Geo-Reference Point shown thus:  RP

Geo-Reference Point coordinates: 5673469.82 N, 683530.43 E

Bearings are grid, referred to UTM Zone 11 (CM= 117°) NAD 83 (CSRS)

Epoch 2002, and were derived from GNSS observations.

Combined Scale Factor = 0.999809

I, Adam J. Barvir, Alberta Land Surveyor, of the City of Calgary, 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 date of May 24th, 2019.


Alberta Land Surveyor


Witness Lemuel Arthur George Bezanson

June 20th, 2019

Date Signed



ELEVATIONS:

1319.55 TOWER CENTRE			
NW COR.	1320.11	NE COR.	1319.43
SW COR.	1319.97	SE COR.	1319.41

DATUM

GNSS/PPP Derived NAD83(CSRS2002)HTV2.0

LEGEND

Statutory iron post (I.I.) found:  placed: 

Iron spike:  found:  placed: 

Wooden hub:  found:  placed: 

Countersunk:  C.S.

Temporary position:  ☒

Light Standard: 

Portions referred to: 

Buried waterline: 

Buried sanitary pipe: 

Buried storm pipe: 

Buried cable:  C C

Buried telephone cable:  T T

Overhead powerlines:  P P

Edge of asphalt: 

Distances are ground and in metres and decimals thereof.

ROGERS COMMUNICATIONS INC.

File No.: W4585B



Calgary, Alberta 1.800.478.6162

NO	Y/M/D	REVISION	DRN	CHK	CAN-AM: 20190623
0	19/06/20	ISSUED	RW	CP	CAD: 20190623S1
					PAGE: 1/3
					P.C.: TH
					REVISION

SCHEDULE "B"

PLAN SHOWING SURVEY OF

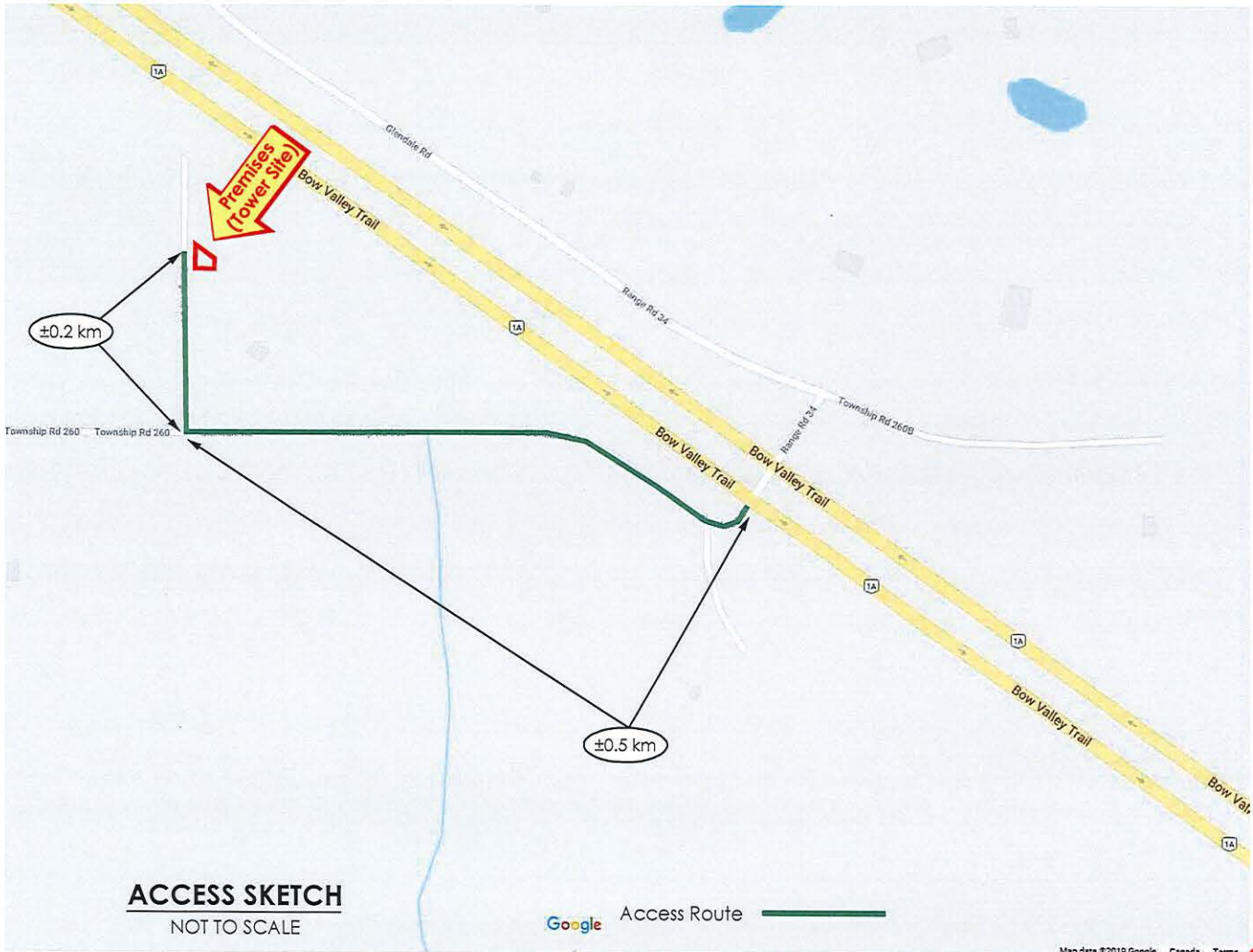
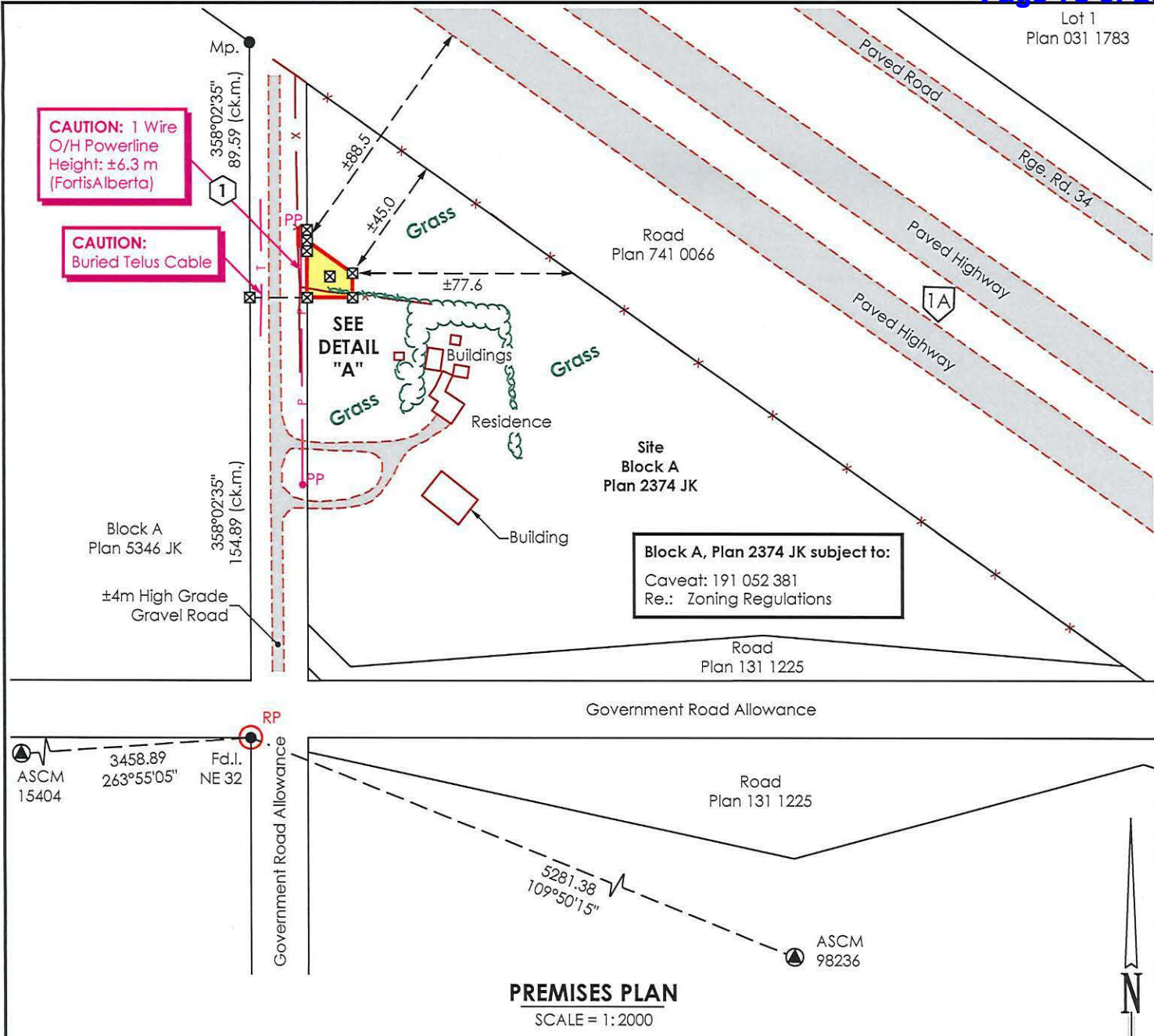
PREMISES (TOWER SITE) AND UTILITY AREA

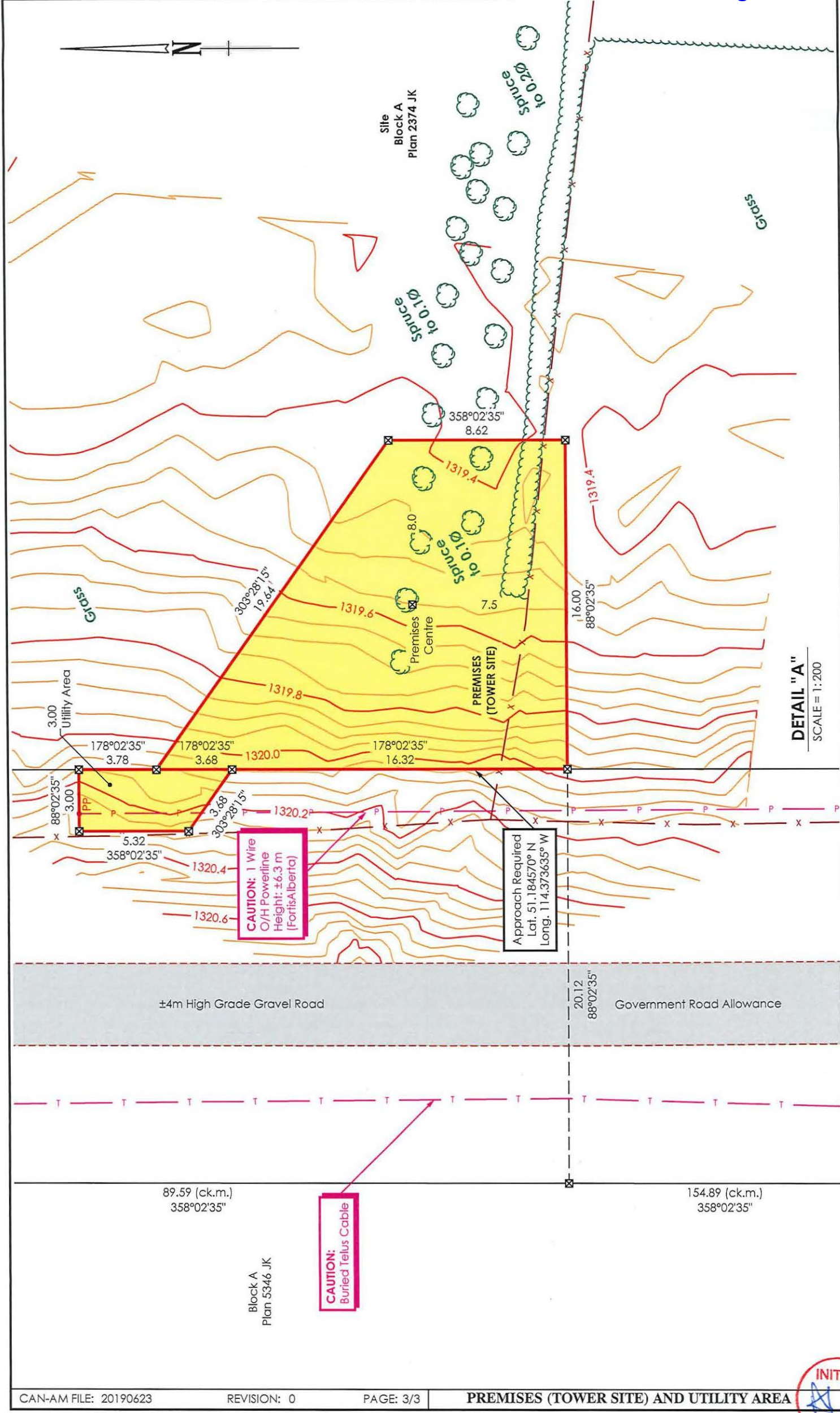
WITHIN

BLOCK A, PLAN 2374 JK

SW 1/4 SEC.4-TWP.26-RGE.3-W5M.

ROCKY VIEW COUNTY





DETAIL "A"
SCALE = 1:200

August 10, 2019



REVISED NOTIFICATION PACKAGE

**THIS SECOND PUBLIC NOTIFICATION IS INTENDED
TO PROVIDE A MORE ACCURATE DEPICTION OF
THE PROPOSED TELECOMMUNICATIONS
FACILITY – AERONAUTICAL LIGHTING MAY BE
USED IN LIEU OF PAINT**

**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

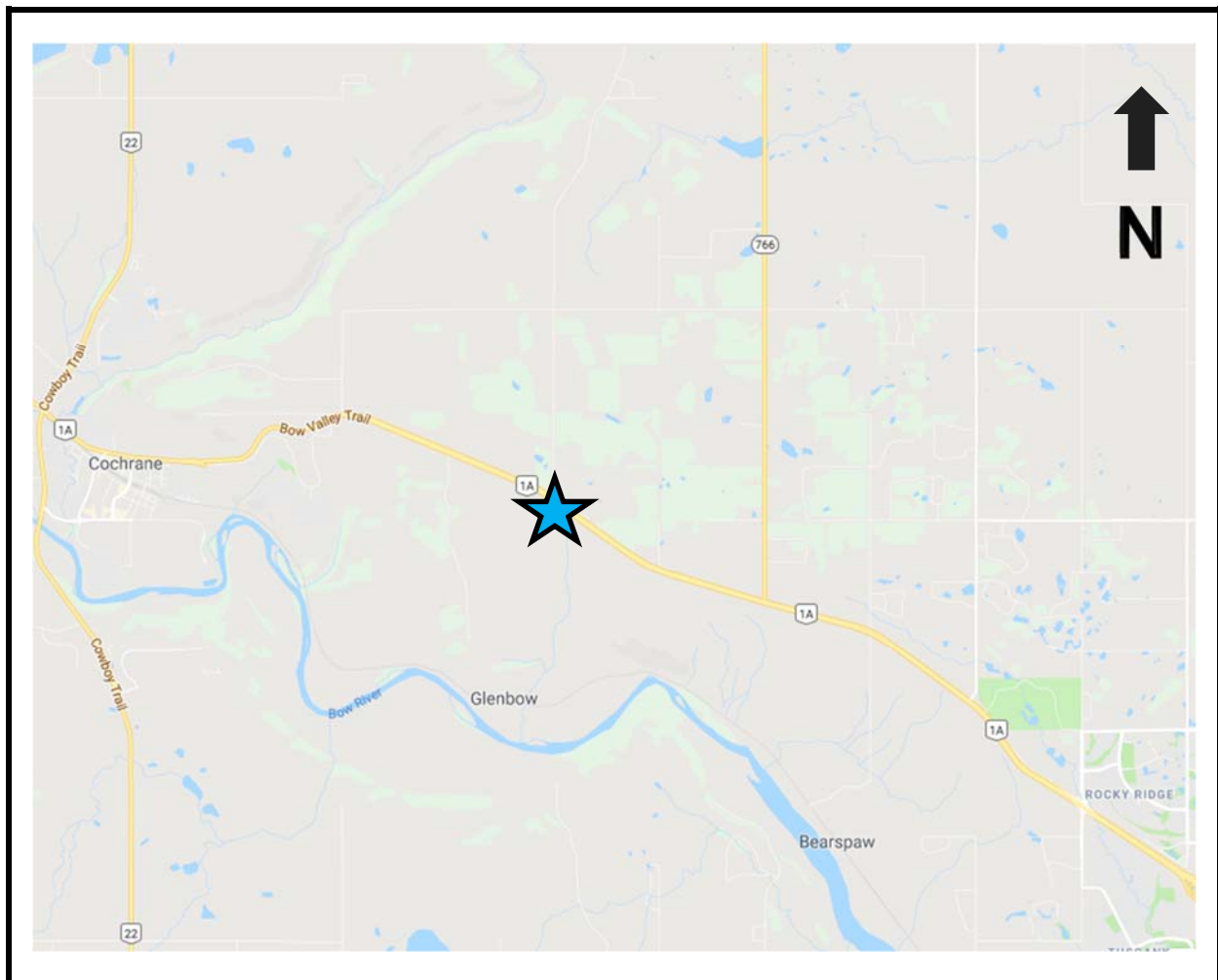
3. Location of Proposed Installation

The location of the Proposed Installation is described below:

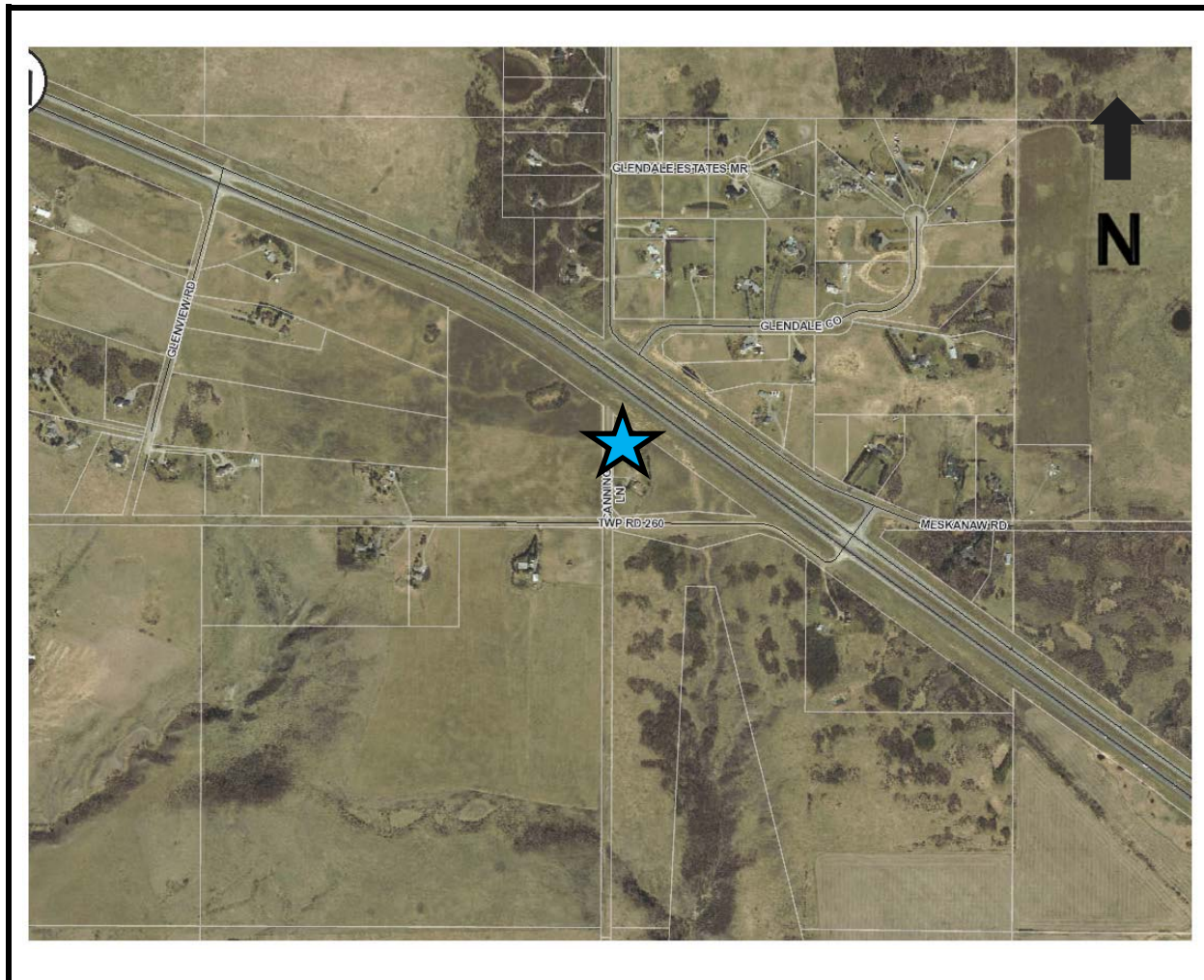
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



View to the South from approximately 250m North of the proposed location.



View to the Northwest from approximately 445m Southeast of the proposed location.

Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a “line of sight” signal with our users and other surrounding towers.

(b) Antenna system

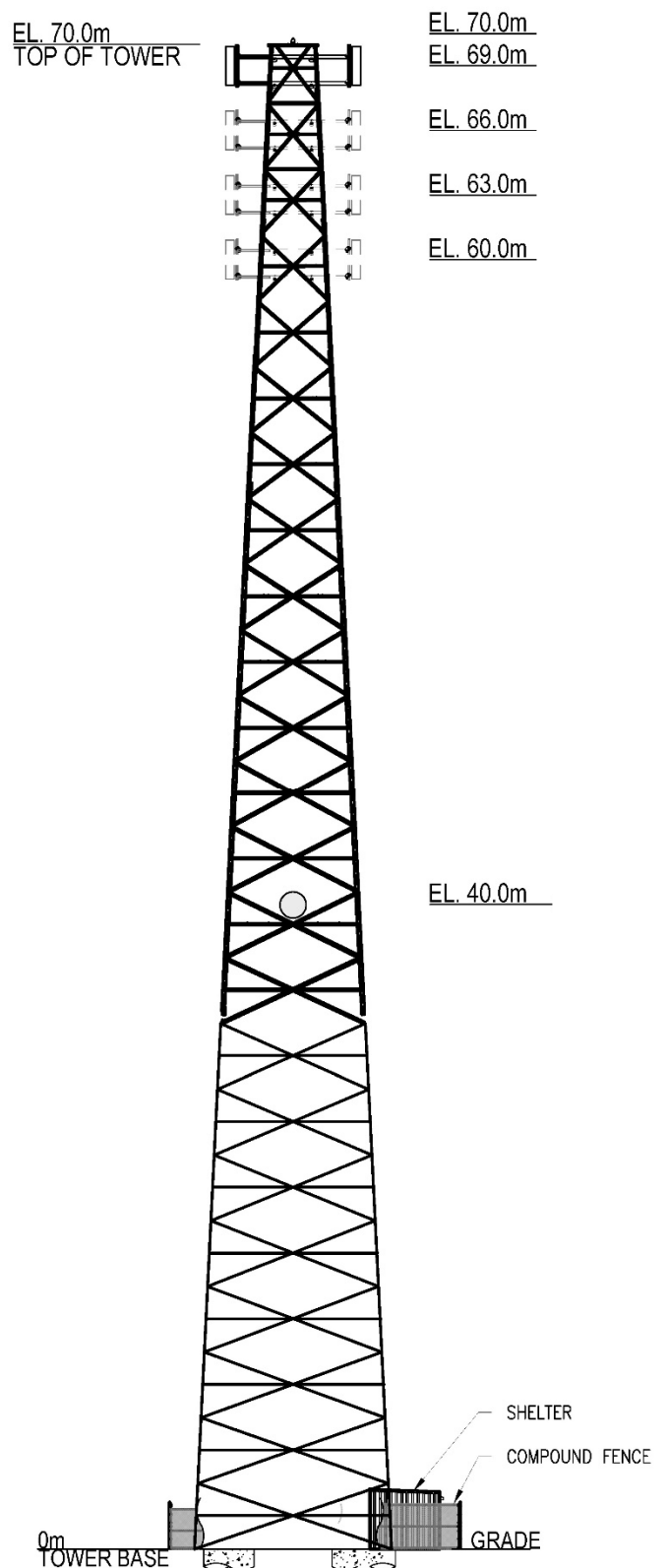
The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.



- (d) Areas accessible to the public and measures to control public access.
No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

- (a) *Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)*

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

- (b) *Look at using existing towers*

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Roger’s network requirements.

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

(c) *Consult with the municipality*

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) *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 co-locations and nearby installations within the local radio environment.²

² Additional information is available at the following Government of Canada's websites:
<http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and
<http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php>

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting or markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

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

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

<http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **September 9, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.

July 24, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

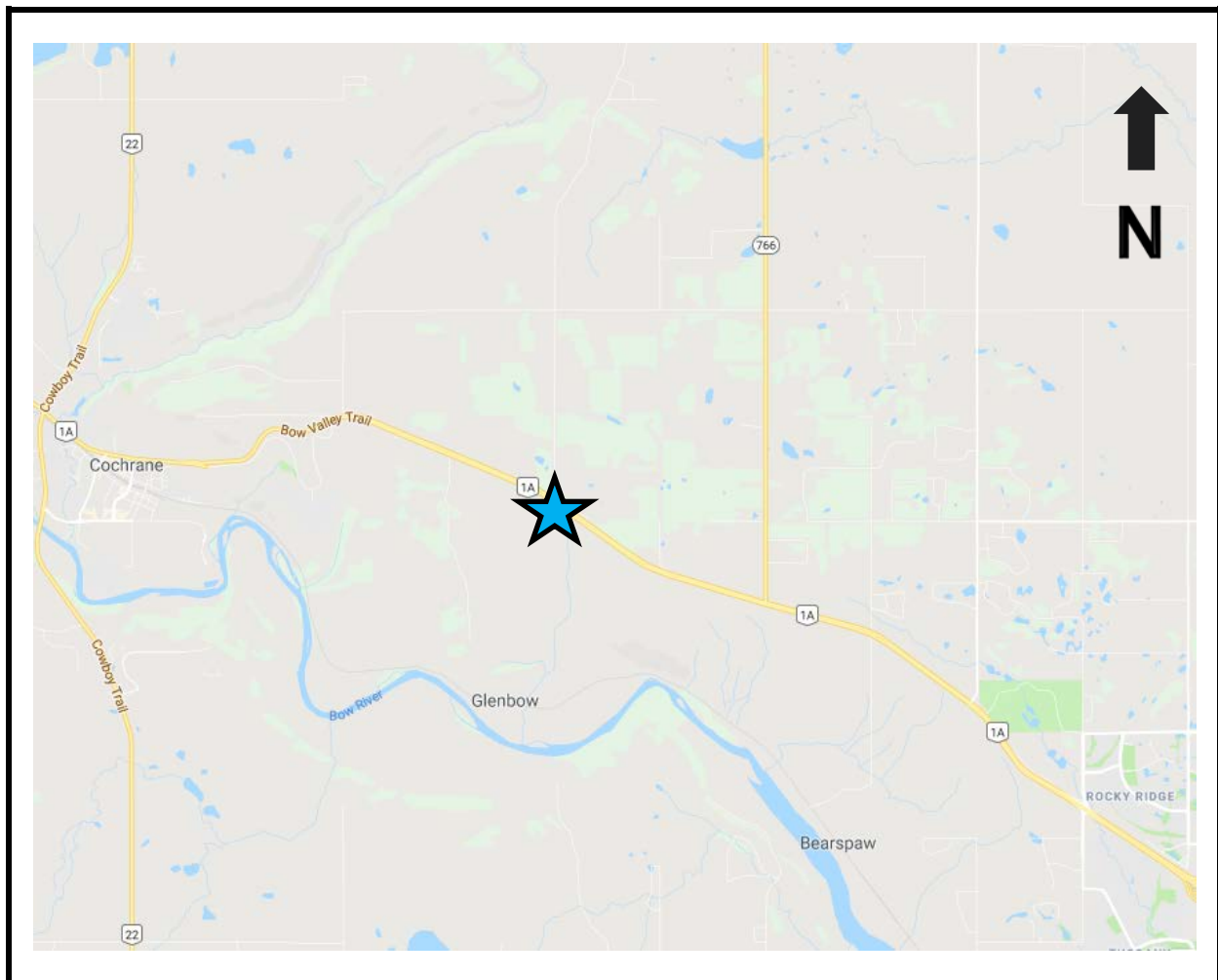
3. Location of Proposed Installation

The location of the Proposed Installation is described below:

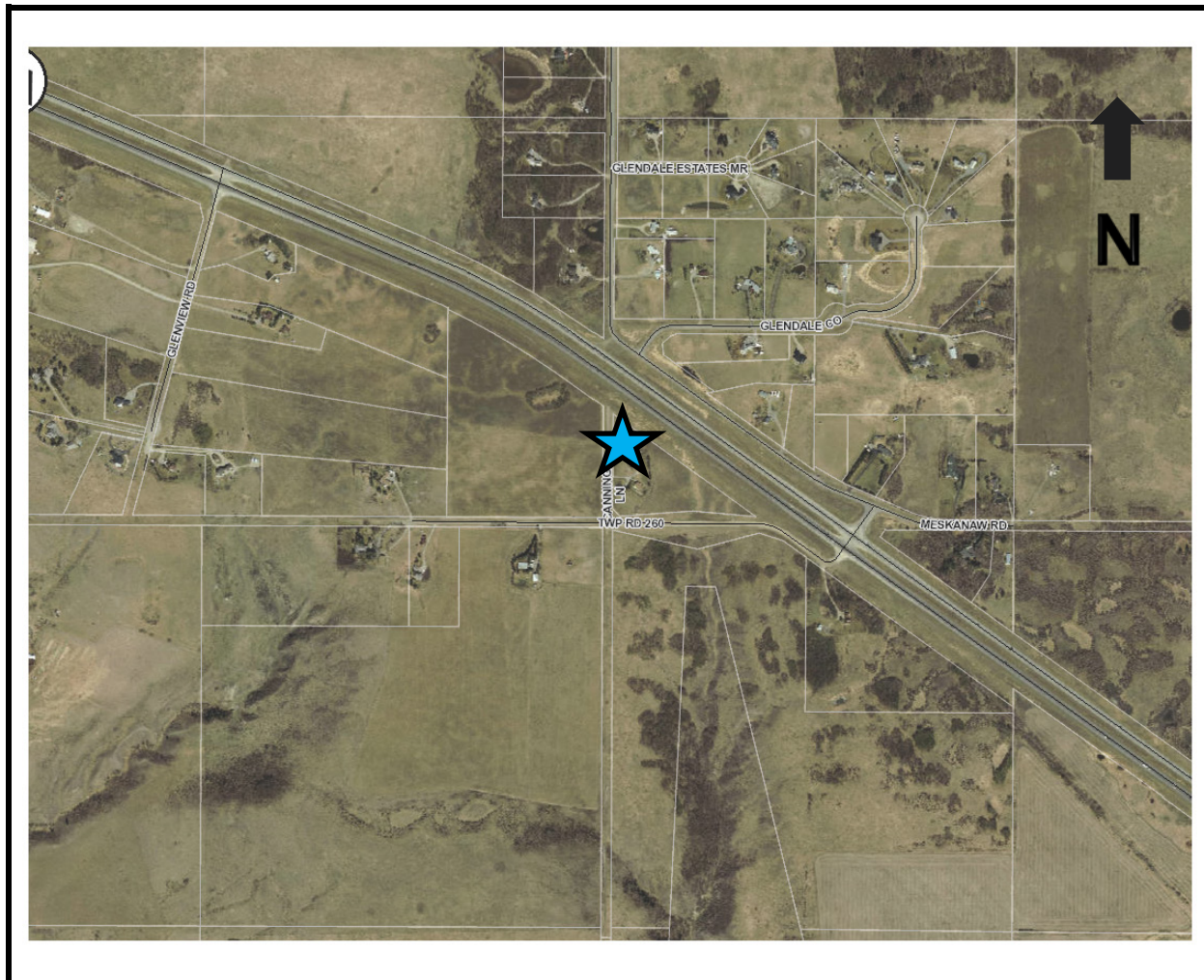
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like when viewed approximately 445 metres southeast of the proposed location.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

(b) Antenna system

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located

at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) Areas accessible to the public and measures to control public access.

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) Look at using existing towers

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Rogers's network requirements.

Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting and markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian

² Additional information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php> <http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Standard Association and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **August 15, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.



Rogers Communications Canada Inc.
Community Association Notification
Proposed Telecommunications Facility
July 30, 2019

Bearspaw Glendale Community Association

253220 Bearspaw Road

Calgary, AB T3L 2P5

info.blc@bearspawlc.ca; manager@bearspawlc.ca; admin@bearspawlc.ca

To Whom It May Concern:

LandSolutions LP, on behalf of Rogers Communications Canada Inc. (Rogers), is pleased to submit to you the captioned package for your review. The package contains a copy of the public notification, which contains: the location and description of the proposed telecommunications facility, a review of local and federal policy, details about general federal requirements, including health and environmental standards, aeronautical safety and engineering requirements, a photo-simulation and details about the public consultation process.

Rogers File:	W4585 North Glenbow
Legal Land Description:	Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address:	260016 Canning Lane, Rocky View County, Alberta
Coordinates:	Latitude: 51.184605° N; Longitude: 114.373521° W

LandSolutions LP is in compliance with Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities and Innovation, Science and Economic Development Canada (ISED)'s policy titled Radiocommunication and Broadcasting Antenna Systems. Per County protocols, the area Councillor, County staff, MP and ISED have been notified of the proposal. LandSolutions LP, on behalf of Rogers is proposing the construction of a 70m lattice-style self-support tower with projecting antennas and support equipment stored within an equipment shelter located at grade, surrounded by a secured, chain-link fence.

If you have any questions, please do not hesitate to contact me.

Sincerely,

LandSolutions LP for Rogers Communications Inc.

Brenden Smith, RPP/MCIP

5G Strategic Project Coordinator

LandSolutions LP

600, 322 11th Avenue SW

Calgary, Alberta, T2R 0C5

T. (403) 290-0008

F. (403) 290-0050

E. comments@landsolutions.ca

Attached: Copy of Public Notification with site-specific details.

July 24, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

3. Location of Proposed Installation

The location of the Proposed Installation is described below:

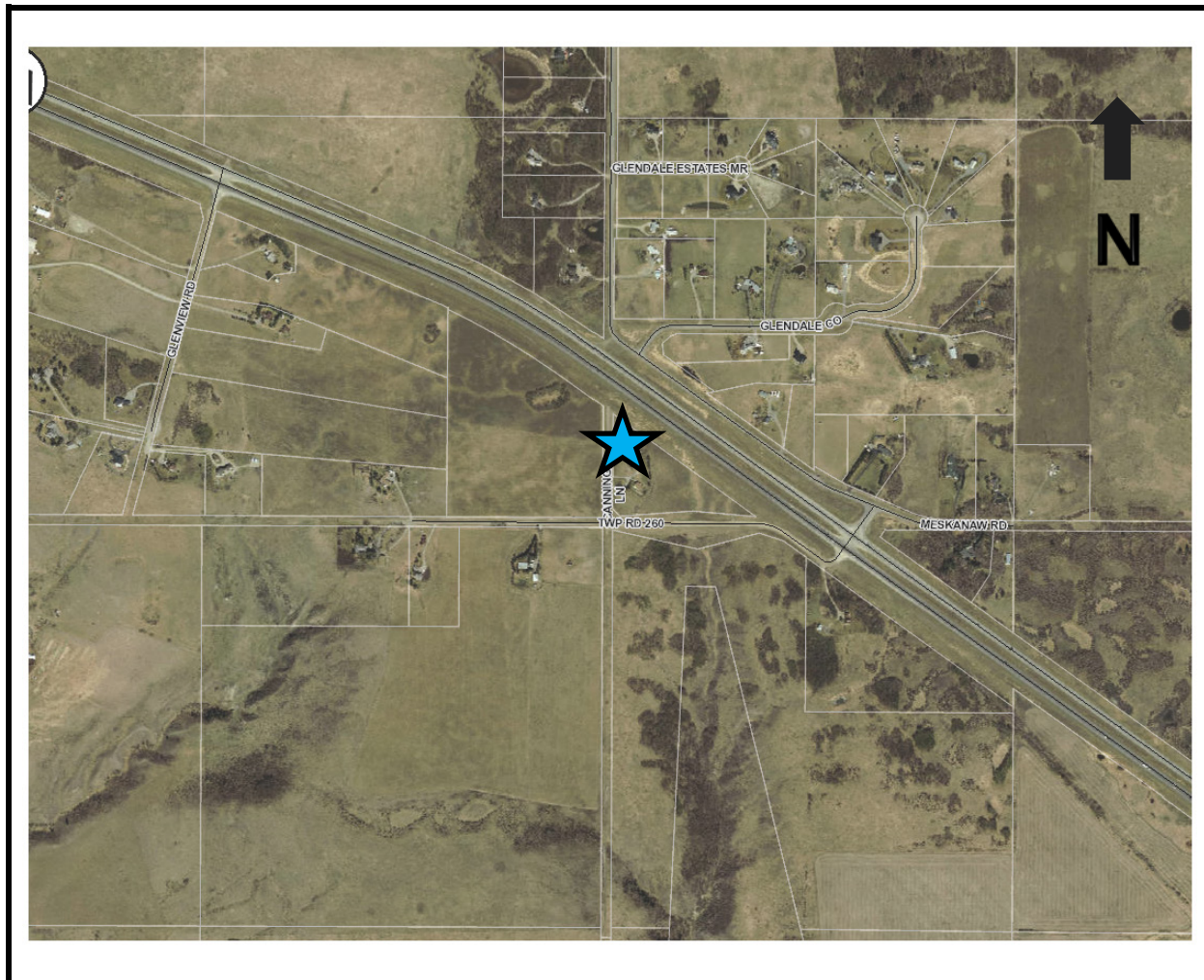
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like when viewed approximately 445 metres southeast of the proposed location.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

(b) Antenna system

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located

at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) Areas accessible to the public and measures to control public access.

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) Look at using existing towers

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Roger's network requirements.

Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting and markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian

² Additional information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php>
<http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Standard Association and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **August 15, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.



Rogers Communications Canada Inc.
Community Association Notification
Proposed Telecommunications Facility
July 30, 2019

Glenbow Ranch Park Foundation

255001 Glenbow Road
Cochrane, AB T4C 0B7
experienceglenbow@grpf.ca

To Whom It May Concern:

LandSolutions LP, on behalf of Rogers Communications Canada Inc. (Rogers), is pleased to submit to you the captioned package for your review. The package contains a copy of the public notification, which contains: the location and description of the proposed telecommunications facility, a review of local and federal policy, details about general federal requirements, including health and environmental standards, aeronautical safety and engineering requirements, a photo-simulation and details about the public consultation process.

Rogers File:	W4585 North Glenbow
Legal Land Description:	Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address:	260016 Canning Lane, Rocky View County, Alberta
Coordinates:	Latitude: 51.184605° N; Longitude: 114.373521° W

LandSolutions LP is in compliance with Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities and Innovation, Science and Economic Development Canada (ISED)'s policy titled Radiocommunication and Broadcasting Antenna Systems. Per County protocols, the area Councillor, County staff, MP and ISED have been notified of the proposal. LandSolutions LP, on behalf of Rogers is proposing the construction of a 70m lattice-style self-support tower with projecting antennas and support equipment stored within an equipment shelter located at grade, surrounded by a secured, chain-link fence.

If you have any questions, please do not hesitate to contact me.

Sincerely,

LandSolutions LP for Rogers Communications Inc.

Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Attached: Copy of Public Notification with site-specific details.

July 24, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

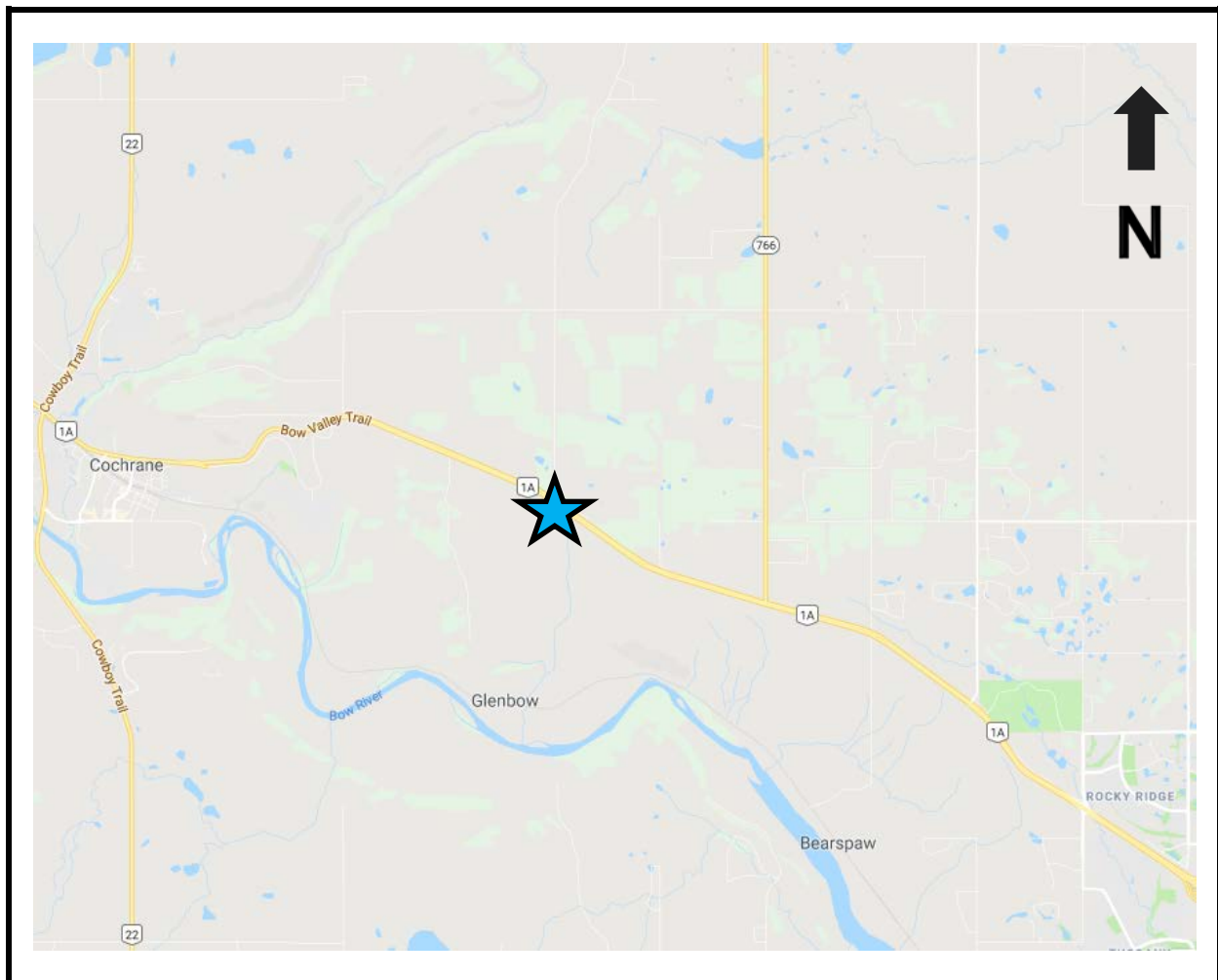
3. Location of Proposed Installation

The location of the Proposed Installation is described below:

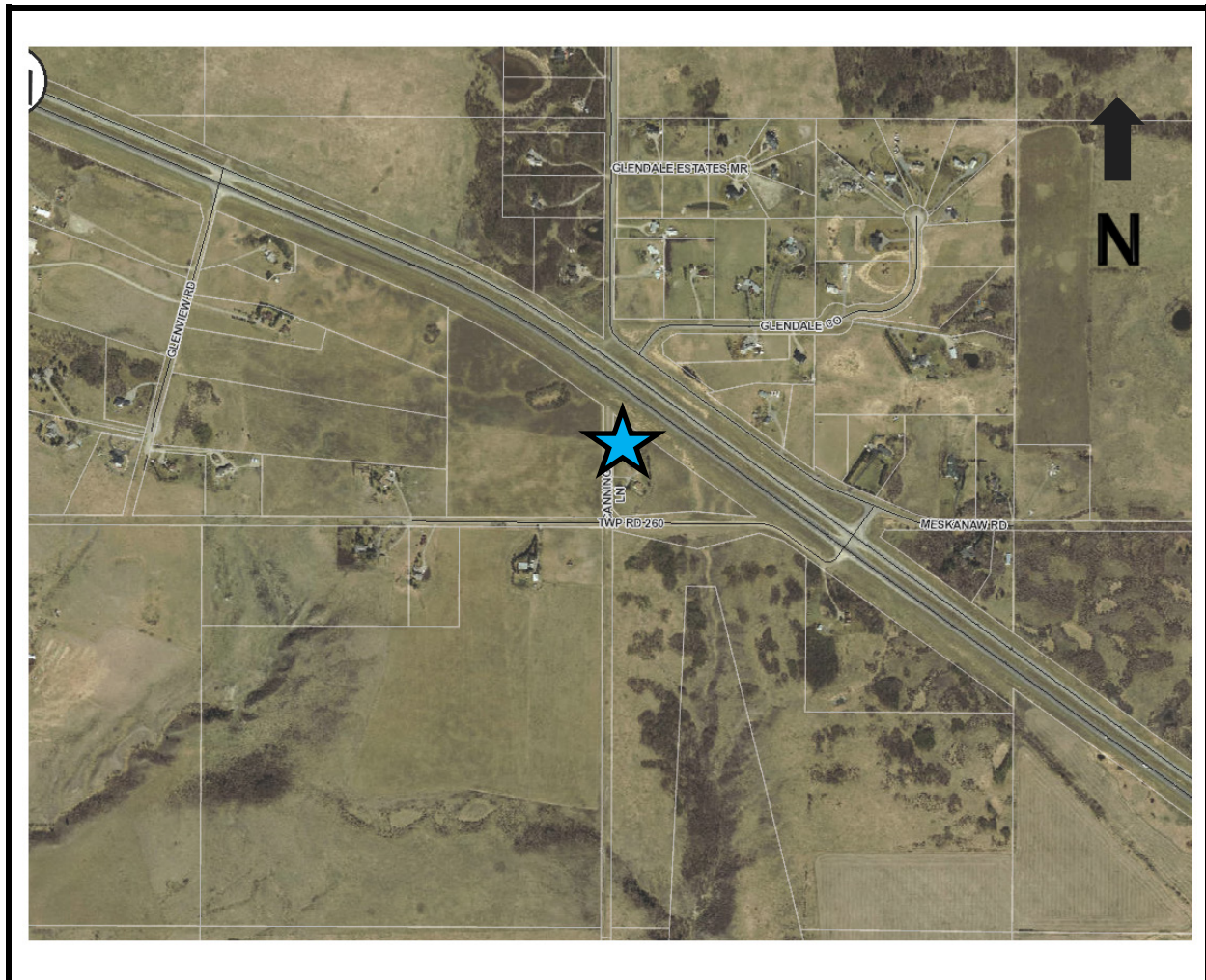
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like when viewed approximately 445 metres southeast of the proposed location.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

(b) Antenna system

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located

at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) *Areas accessible to the public and measures to control public access.*

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) *Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)*

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) *Look at using existing towers*

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Roger's network requirements.

Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting and markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian

² Additional information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php> <http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Standard Association and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **August 15, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.



Rogers Communications Canada Inc.
Notification to Division 9 Councillor
Proposed Telecommunications Facility
July 25, 2019

Councillor Crystal Kissel, Division 9
Rocky View County
262075 Rocky View Point
Rocky View county, AB T4A 0X2
CKissel@rockyview.ca

Dear Ms. Kissel,

LandSolutions LP, on behalf of Rogers Communications Canada Inc. (Rogers), is pleased to submit to you the captioned package for your review. The package contains a copy of the public notification, which contains: the location and description of the proposed telecommunications facility, a review of local and federal policy, details about general federal requirements, including health and environmental standards, aeronautical safety and engineering requirements, a photo-simulation and details about the public consultation process.

Rogers File:	W4585 North Glenbow
Legal Land Description:	Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address:	260016 Canning Lane, Rocky View County, Alberta
Coordinates:	Latitude: 51.184605° N; Longitude: 114.373521° W

LandSolutions LP is in compliance with Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities and Innovation, Science and Economic Development Canada (ISED)'s policy titled Radiocommunication and Broadcasting Antenna Systems. Per County protocols, the area Councillor, County staff, MP and ISED have been notified of the proposal. LandSolutions LP, on behalf of Rogers is proposing the construction of a 70m lattice-style self-support tower with projecting antennas and support equipment stored within an equipment shelter located at grade, surrounded by a secured, chain-link fence.

If you have any questions, please do not hesitate to contact me.

Sincerely,

LandSolutions LP for Rogers Communications Inc.

Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Attached: Copy of Public Notification with site-specific details.

W4585 North Glenbow

July 24, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

3. Location of Proposed Installation

The location of the Proposed Installation is described below:

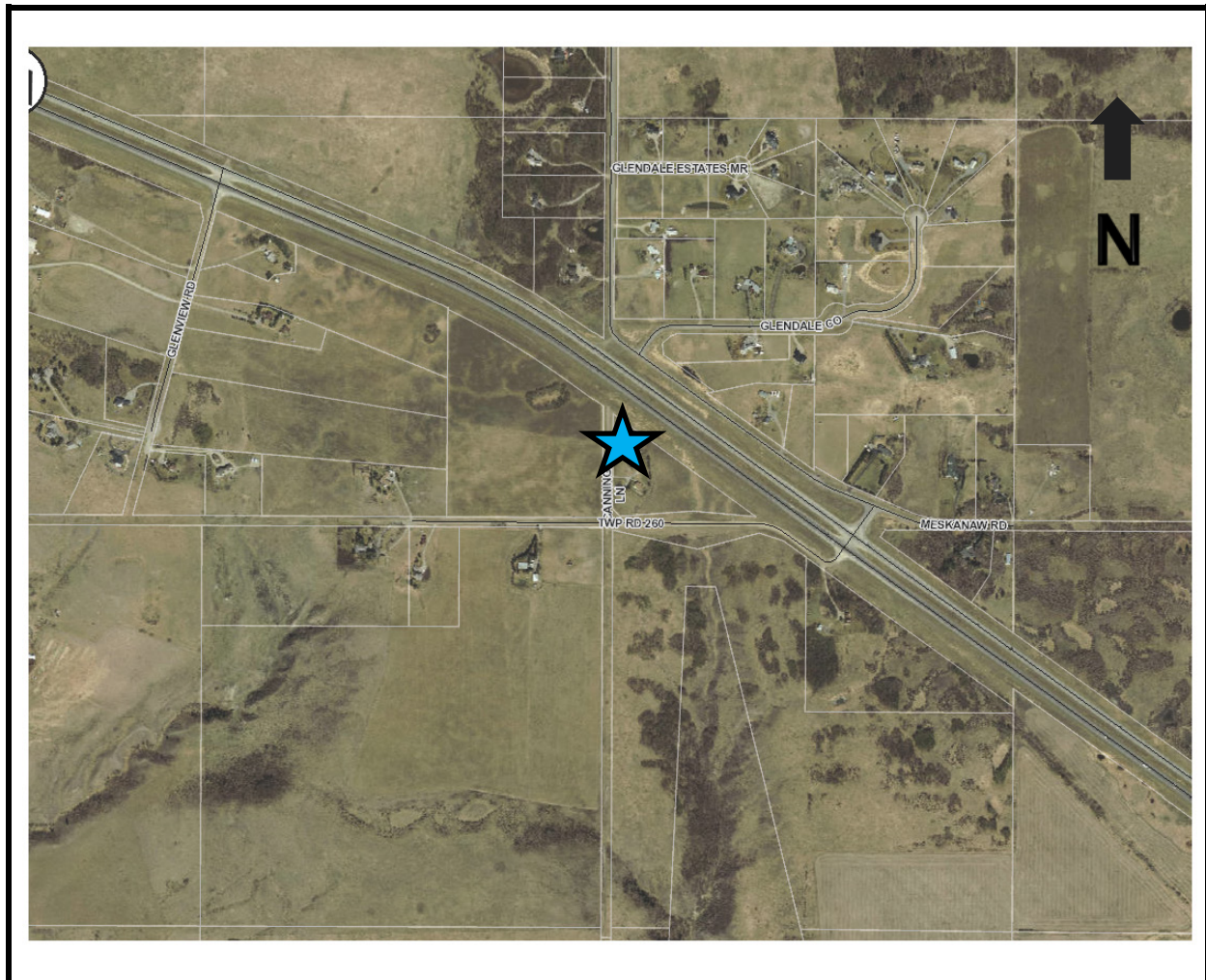
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like when viewed approximately 445 metres southeast of the proposed location.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

(b) Antenna system

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located

at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) Areas accessible to the public and measures to control public access.

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) Look at using existing towers

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Roger's network requirements.

Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting and markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian

² Additional information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php> <http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Standard Association and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **August 15, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.



Rogers Communications Canada Inc.
Notification to ISED
Proposed Telecommunications Facility
July 25, 2019

Innovation, Science and Economic Development Canada
Spectrum Management - Southern Alberta District Office
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
ic.spectrumcalgary-calgaryspectre.ic@canada.ca

To Whom It May Concern,

LandSolutions LP, on behalf of Rogers Communications Canada Inc. (Rogers), is pleased to submit to you the captioned package for your review. The package contains a copy of the public notification, which contains: the location and description of the proposed telecommunications facility, a review of local and federal policy, details about general federal requirements, including health and environmental standards, aeronautical safety and engineering requirements, a photo-simulation and details about the public consultation process.

Rogers File:	W4585 North Glenbow
Legal Land Description:	Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address:	260016 Canning Lane, Rocky View County, Alberta
Coordinates:	Latitude: 51.184605° N; Longitude: 114.373521° W

LandSolutions LP is in compliance with Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities and Innovation, Science and Economic Development Canada (ISED)'s policy titled Radiocommunication and Broadcasting Antenna Systems. Per County protocols, the area Councillor, County staff, MP and ISED have been notified of the proposal. LandSolutions LP, on behalf of Rogers is proposing the construction of a 70m lattice-style self-support tower with projecting antennas and support equipment stored within an equipment shelter located at grade, surrounded by a secured, chain-link fence.

If you have any questions, please do not hesitate to contact me.

Sincerely,

LandSolutions LP for Rogers Communications Inc.

Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Attached: Copy of Public Notification with site-specific details.

July 24, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

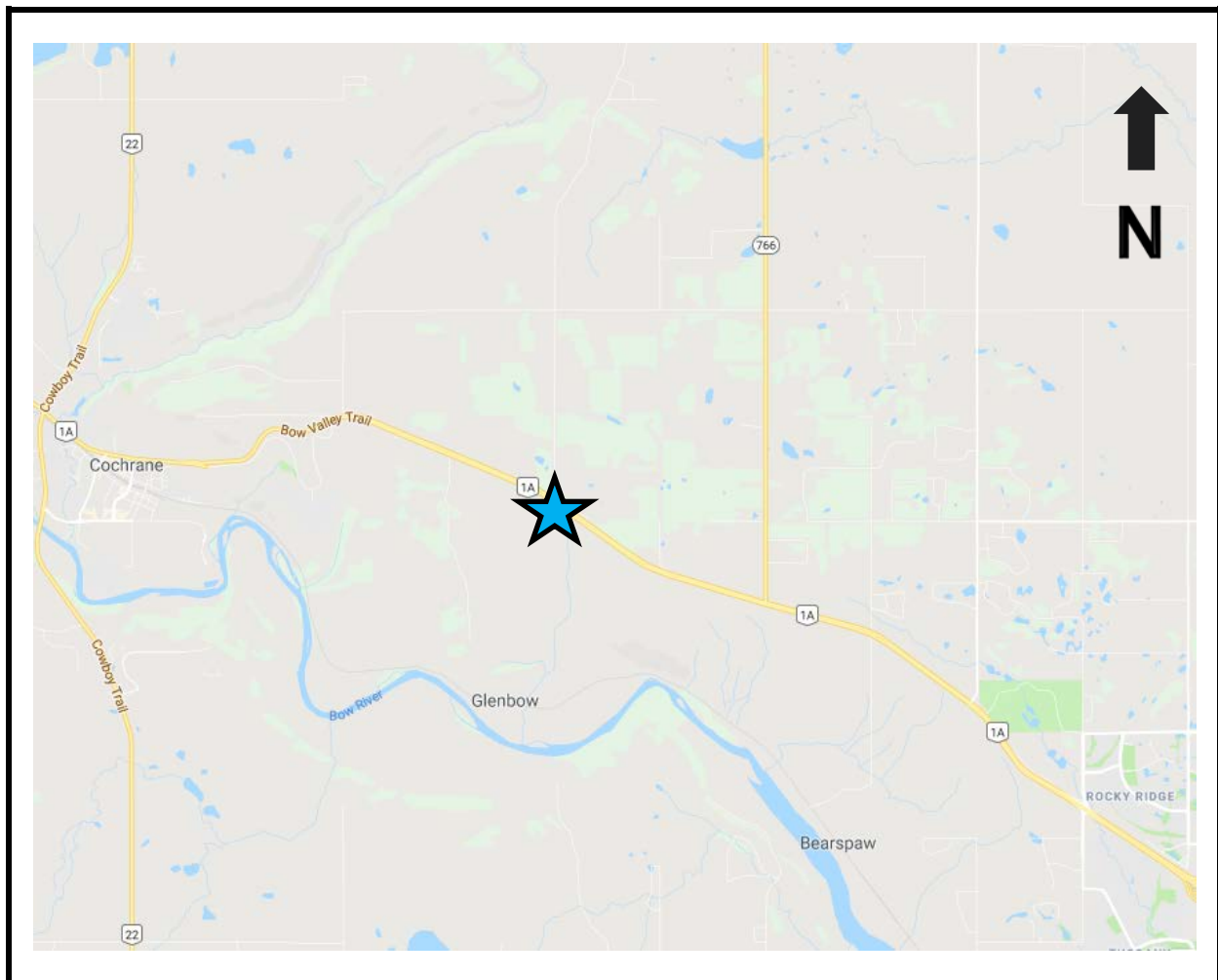
3. Location of Proposed Installation

The location of the Proposed Installation is described below:

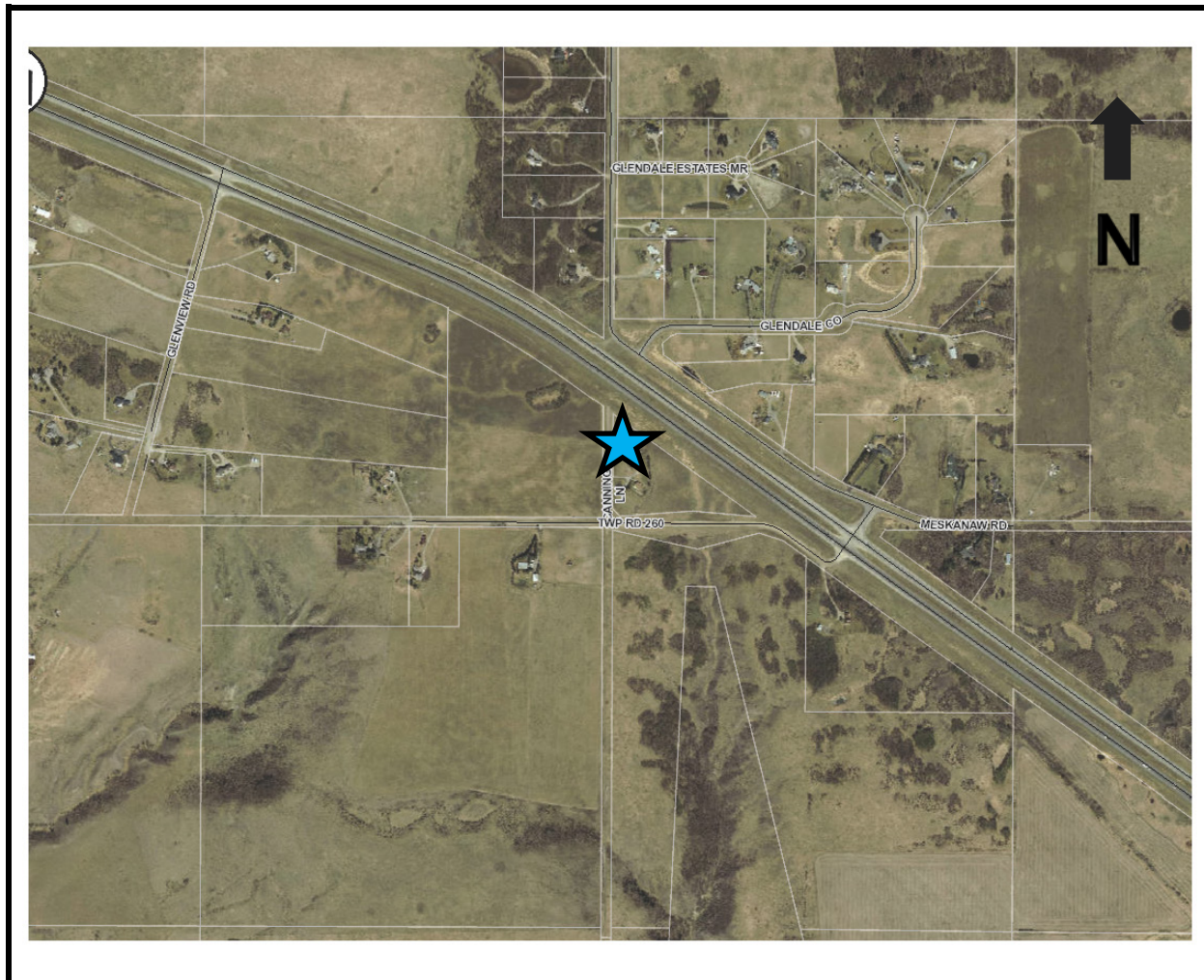
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like when viewed approximately 445 metres southeast of the proposed location.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a “line of sight” signal with our users and other surrounding towers.

(b) Antenna system

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located

at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) *Areas accessible to the public and measures to control public access.*

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) *Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)*

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) *Look at using existing towers*

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Rogers's network requirements.

Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting and markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian

² Additional information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php> <http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Standard Association and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **August 15, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.



Rogers Communications Canada Inc.
Notification to LUA
Proposed Telecommunications Facility
July 25, 2019

Ms. Xin Deng, Municipal Planner
Rocky View County, Planning Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Xin,

LandSolutions LP, on behalf of Rogers Communications Canada Inc. (Rogers), is pleased to submit to you the captioned package for your review. The package contains a copy of the public notification, which contains: the location and description of the proposed telecommunications facility, a review of local and federal policy, details about general federal requirements, including health and environmental standards, aeronautical safety and engineering requirements, a photo-simulation and details about the public consultation process.

Rogers File:	W4585 North Glenbow
Legal Land Description:	Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address:	260016 Canning Lane, Rocky View County, Alberta
Coordinates:	Latitude: 51.184605° N; Longitude: 114.373521° W

LandSolutions LP is in compliance with Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities and Innovation, Science and Economic Development Canada (ISED)'s policy titled Radiocommunication and Broadcasting Antenna Systems. Per County protocols, the area Councillor, County staff, MP and ISED have been notified of the proposal. LandSolutions LP, on behalf of Rogers is proposing the construction of a 70m lattice-style self-support tower with projecting antennas and support equipment stored within an equipment shelter located at grade, surrounded by a secured, chain-link fence.

If you have any questions, please do not hesitate to contact me.

Sincerely,

LandSolutions LP for Rogers Communications Canada Inc.

Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Attached: Copy of Public Notification with site-specific details.

W4585 North Glenbow

July 24, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

3. Location of Proposed Installation

The location of the Proposed Installation is described below:

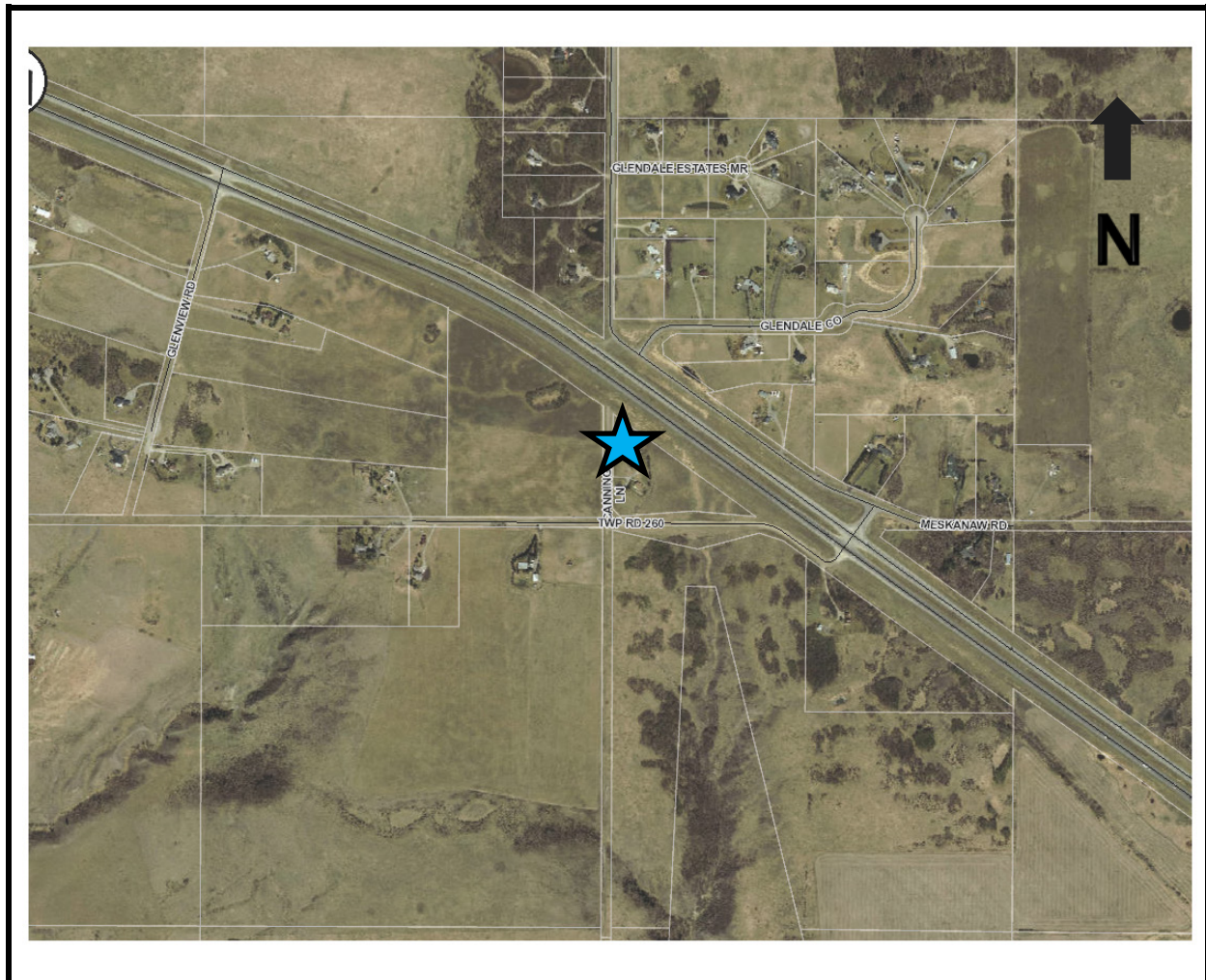
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like when viewed approximately 445 metres southeast of the proposed location.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

(b) Antenna system

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located

at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) Areas accessible to the public and measures to control public access.

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) Look at using existing towers

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Roger's network requirements.

Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting and markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian

² Additional information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php> <http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Standard Association and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **August 15, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.



Rogers Communications Canada Inc.
Notification to MP
Proposed Telecommunications Facility
July 25, 2019

The Honourable Blake Richards
Constituency Office – Banff – Airdrie, Alberta
Suite 16, 620 – 1st Avenue NW
Airdrie, AB T4B 2R3
Blake.Richards@parl.gc.ca

Dear Sir,

LandSolutions LP, on behalf of Rogers Communications Canada Inc. (Rogers), is pleased to submit to you the captioned package for your review. The package contains a copy of the public notification, which contains: the location and description of the proposed telecommunications facility, a review of local and federal policy, details about general federal requirements, including health and environmental standards, aeronautical safety and engineering requirements, a photo-simulation and details about the public consultation process.

Rogers File:	W4585 North Glenbow
Legal Land Description:	Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address:	260016 Canning Lane, Rocky View County, Alberta
Coordinates:	Latitude: 51.184605° N; Longitude: 114.373521° W

LandSolutions LP is in compliance with Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities and Innovation, Science and Economic Development Canada (ISED)'s policy titled Radiocommunication and Broadcasting Antenna Systems. Per County protocols, the area Councillor, County staff, MP and ISED have been notified of the proposal. LandSolutions LP, on behalf of Rogers is proposing the construction of a 70m lattice-style self-support tower with projecting antennas and support equipment stored within an equipment shelter located at grade, surrounded by a secured, chain-link fence.

If you have any questions, please do not hesitate to contact me.

Sincerely,

LandSolutions LP for Rogers Communications Inc.

Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Attached: Copy of Public Notification with site-specific details.

July 24, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow**

LandSolutions LP | Suite 600, 322 11th Avenue SW Calgary, AB T2R 0C5
Brenden Smith | 5G Strategic Project Coordinator | 403-290-0008

Rogers Communications Inc. | Suite 700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications installation at **260016 Canning Lane** (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services.

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation. All residents, including those in support are encouraged to provide their comments.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies within or along Highway 1A and nearby residential areas. The Proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation - currently an agricultural lot - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including proximity to roads for viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

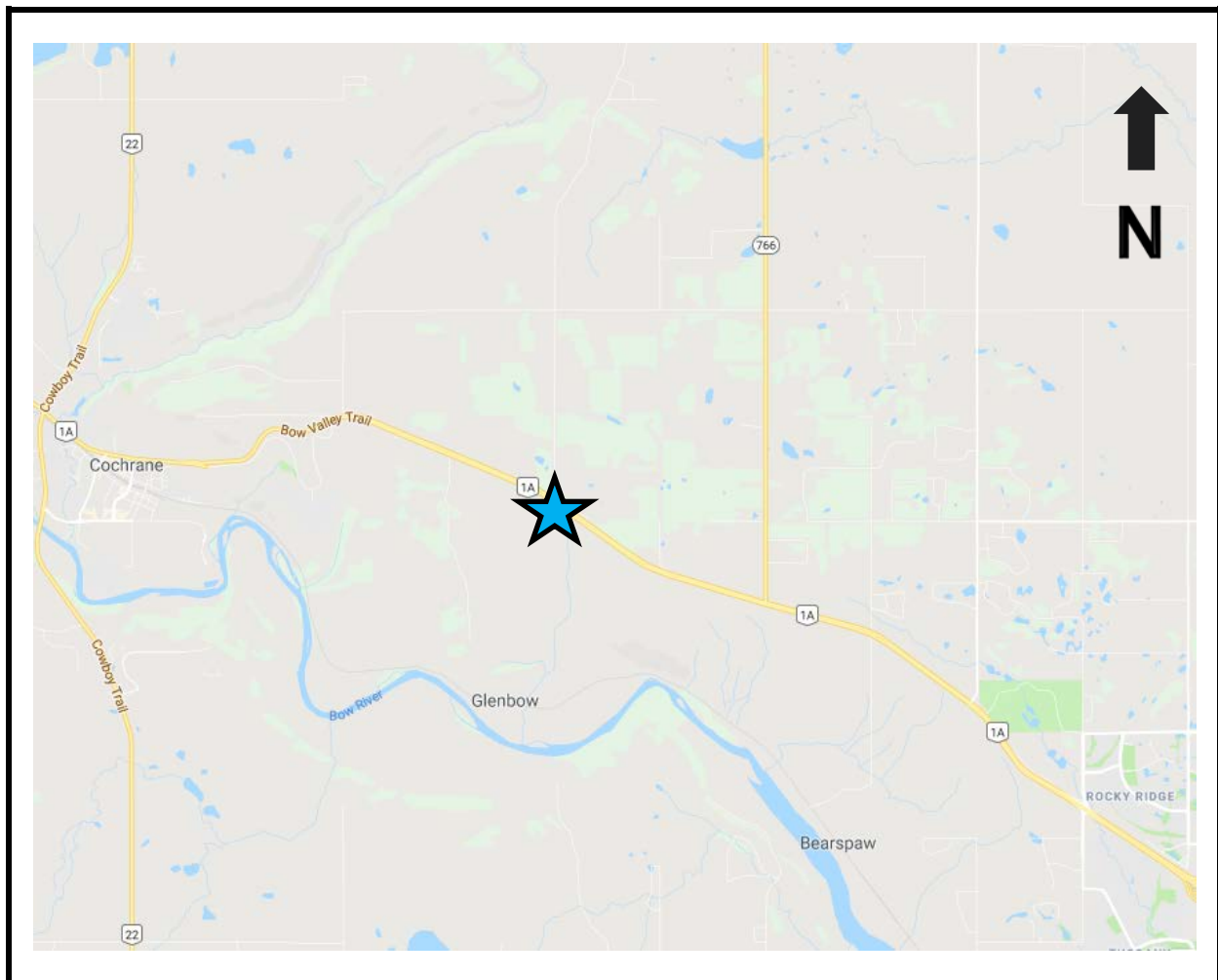
3. Location of Proposed Installation

The location of the Proposed Installation is described below:

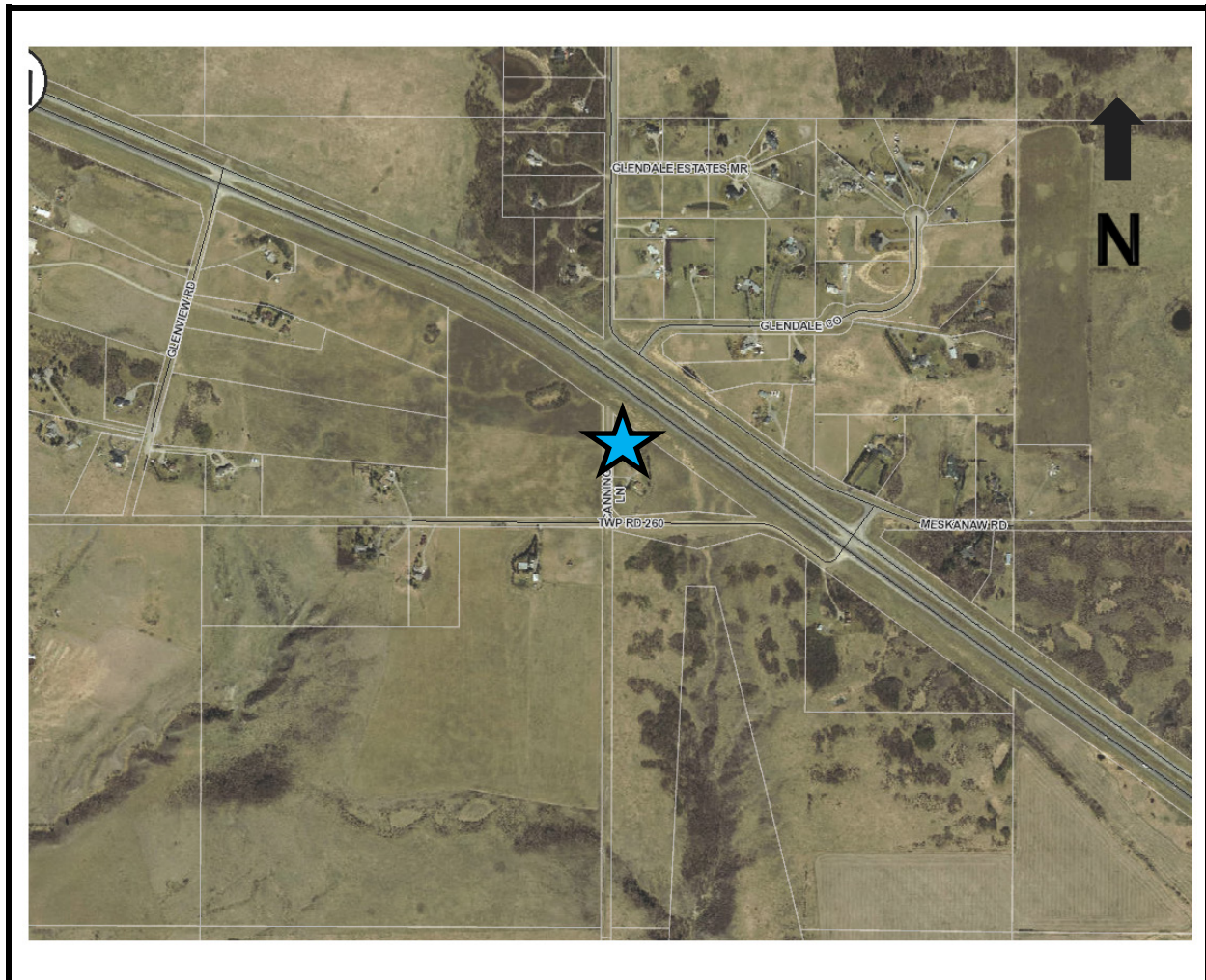
Municipal address: 260016 Canning Lane
Legal description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Geographic coordinates: 51.184605° N; 114.373521° W

The Proposed Installation is shown on the drawings below. The Land Use Zoning is: Agricultural Holdings District (AH).

Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

(a) Structure

The underlying structure for the Proposed Installation is a 70-metre lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The photo rendering below shows what the Proposed Installation will look like when viewed approximately 445 metres southeast of the proposed location.

Simulated photographs of structure for Proposed Installation

Artist's Rendering



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

(b) Antenna system

The antenna system will initially include six (6) 2.1m (6ft. 11in. x 0.5m (1ft. 8in.) cellular antennas, one (1) GPS antenna and one (1) 1.2m (4ft.) diameter microwave antenna with provisions for future technology services. The diagram below illustrates how the antennas will look when mounted on the tower.

(c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located

at 260016 Canning Lane, adjacent to Road Right of Way, rural residential and agricultural properties.

The Proposed Installation will occupy a ground compound area of ± 260 sq. m. and will include a lattice, self-support tower, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain a backup battery power, maintenance tools, manuals and first aid kit.

Minimal tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

(d) *Areas accessible to the public and measures to control public access.*

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) *Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)*

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While the Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally-regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) *Look at using existing towers*

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

There is an existing 45m. tall tower owned by Alta Link, located approximately 872m. to the east of the proposed Rogers tower location. The tower was investigated and there is insufficient space on the tower at suitable heights to meet Rogers's network requirements.

Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On April 11th, June 4th and June 14th, Rogers communicated with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand the County's preliminary concerns prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol titled *Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308)* (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.

7. Other Regulatory Requirements

(a) 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 co-locations and nearby installations within the local radio environment.²

Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(b) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Transport Canada has approved the site and required that Rogers install aeronautical safety lighting and markings (paint) pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(c) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian

² Additional information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-atil/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php> <http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Standard Association and will respect good engineering practices, including structural adequacy.

8. Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
Harry Hays Building
220 – 4th Avenue SE, Suite 478
Calgary, AB T2G 4X3
Fax: 403-292-4295
Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
(By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **August 15, 2019**:

LandSolutions LP Attn: David Zacher, VP Telecommunications and Network Development 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
--	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and ISED Rules.

Re: **Rogers File:** W4585 North Glenbow
 Legal Land Description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
 Address: 260016 Canning Lane
 Coordinates: Latitude: 51.184605° N; Longitude: 114.373521° W

We want to thank you for your feedback regarding the proposed telecommunications installation for Rogers Communications Canada Inc. ("Rogers"). Please review the below responses to all questions and concerns we received during public consultation.

Co-Location & Sharing Existing Structures:

Rogers has considered co-location of its equipment on existing nearby structures; however, could not find any suitable locations. The closest existing tower, a 45m tall AltaLink tower, located approximately 875m to the east of the current proposal was investigated for co-location. This tower is part of AltaLink's critical communications network. Space on this tower is required for AltaLink's network reliability enhancement plans. This is in support of AltaLink's obligations as a Transmission Facility Owner under the Independent System Operator Alberta Reliability Standards. We contacted AltaLink about the potential for sharing the tower, but were informed that there is no available space for Roger's equipment.

One resident suggested building a second tower on the same site as the existing AltaLink tower. Based on our past experience this would not be feasible for the following reasons:

- possible interference with guy wires
- possible interference or ghosting of radio signal
- highly unlikely to gain support from AltaLink (based on previous interactions)
- a portion of those lands and adjacent lands to the north and east are outside of Roger's search area, which means locating there would have a detrimental impact on the ability to enhance wireless connectivity to the area

The proposed tower is the best option for balancing technical challenges, commercial feasibility and to enhance wireless connectivity to the area.

Rogers endeavours to share existing towers, buildings and other support structures whenever possible and has business agreements with other telecommunications companies to facilitate co-location on their own towers. Although co-location on an existing structure was not feasible at this time, Rogers welcomes co-location on the proposed tower.

Location

The proposed tower location was chosen in response to increased demand for wireless services and to improve both coverage and capacity of the Rogers network. Additional telecommunications facilities are needed to ensure the delivery of fast and reliable wireless services. The proposed tower would address the growing coverage and capacity challenges that our modern society faces as people and machines become increasingly dependent upon wireless communication.

Roger's Network Planning Department issued a search area map along with direction to find a site that would enhance coverage and improve wireless service. The search area is focused on lands along Highway 1A, which include agricultural, road Right of Way and residential uses. A minimum height of 70m is required to satisfy network requirements.

The following factors affect site selection:

- Wireless radiocommunication facilities have inherent limitations in their broadcasting range
- Telecommunications facilities need to be close to wireless users
- Sites are determined in conjunction with existing and planned network facilities
- Co-location on existing towers or buildings was not feasible
- Developments in the area provide physical obstacles (walls of the buildings, trees, etc.) that hinder the strength of radio signals emitted by cellular antennas
- There is a growing number of users that simultaneously use the wireless network, resulting in capacity challenges for existing telecommunications facilities and necessitating the addition of more facilities

- The public and businesses (e.g. point-of-sale transactions) increasingly demand ubiquitous, high-speed, low latency and reliable wireless service

LandSolutions' reviewed the search area and contacted landowners for the most practical locations. Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308) discourages telecommunications facility development in residential lands. Most of the lands within the search area are residential, whereas the proposed site location is designated as Agricultural Holdings District (AH). The current proposed location was chosen in part because it provides a greater separation from most residential properties in the area. Locations outside of Roger's search area were not explored, as this site meets Rogers coverage objectives for this search area.

The current proposed location is a preferred location per County policy, and we believe this is the best location possible that balances competing interests, policy, political sensitivities and satisfies technical, and network requirements.

Aeronautical Approvals

Proponents of telecommunications facilities must send proposals to Transport Canada and NAV CANADA. Transport Canada performs an assessment with respect to the potential hazard to air navigation and notifies proponents of any painting or lighting requirements for the facility. NAV CANADA will comment on whether the proposal has an impact on the provision of their national air navigation system, facilities and other services located off-airport (Sec. 7.5, CPC-2-0-03).

The Transport Canada Aeronautical Assessment Form for Obstruction Evaluation assesses whether the proposed facility complies with applicable Airport Zoning Regulations (e.g. Springbank Airport) and identifies marking or lighting requirements to ensure aviation safety. Transport Canada determined that the proposed tower requires marking and/or lighting per Standard 621. As discussed in the below section, Rogers may use lighting in lieu of paint. In addition, Transport Canada confirmed on September 12th by telephone that the proposed tower is below the Springbank Airport approach plane.

We have yet to receive NAV CANADA's approval; however, it is unlikely that there will be a conflict with the national air navigation system as the proposed facility is approximately 8km north of the Springbank Airport.

Aesthetic Concerns

Regarding the aesthetics of the proposed tower, the tower height is needed for optimum antenna placement and broadcast of radiocommunication, which requires line of sight to the devices served by the antennas. The tower location provides a buffer to most nearby residential properties. The buffer is only intended to minimize the aesthetic impact that a tall tower would have upon nearby low-height residences. Lowering the height of the tower would negatively impact Roger's ability to enhance service to the area and may result in additional telecommunications facilities being needed in the area. The design of the tower is called a lattice-style self-support tower, which is needed, due to the technical requirements of the facility. Aesthetically, the design of a lattice tower offers transparency between the individual structural elements, as opposed to a solid structure and will blend better into the surrounding environment.

As introduced in the above section, Transportation Canada requires lighting or marking of the tower to ensure the safety of aviators. Aeronautical lighting may be used in place of painting the tower. This typically includes a dual flashing red/white medium intensity lighting system used for daytime (white) & night-time (red). The light fixtures are shielded from the ground to reduce the nuisance to nearby properties. Below are two additional photo-simulations of the proposed tower, which illustrate a grey structure compared to a painted orange and white striped structure.

The photo-simulations are an artist's rendering of the proposed tower; however, take into consideration the scale of the existing environment compared to the location where the photograph was taken.



Artist's Rendering - View to the South from approximately 250m North of the proposed location



Artist's Rendering - View to the Northwest from approximately 445m Southeast of the proposed location.

Property Value

Many factors influence property values, including location (e.g. proximity to amenities), land area (lot size), age of the building, interior space, supply & demand, aesthetics, redevelopment and investment potential. We have learned from our interaction with the public that many home buyers seek out neighbourhoods that have exceptional wireless coverage, as many people work from home and depend on a reliable wireless network (i.e. voice & internet services) to conduct business. In addition, many people rely exclusively on mobile telephones for wireless data and voice service and appreciate the security of having improved access to emergency services.

At the time of writing this letter, Innovation, Science and Economic Development Canada (ISED) considers property value concerns to be irrelevant per CPC-2-0-03, Section 4.2. This is because research to date has been inconclusive in showing a relationship between property value resulting from proximity to telecommunications facilities.

Need for the facility

Rogers would not propose a considerably expensive infrastructure project if there was no need for improved wireless service in the area. Network planning and radiofrequency engineering analyses are confidential and cannot be shared with the public. Per ISED's CPC-2-0-03, Section 4.2 concerns relating to the need for a facility is considered unreasonable.

Remuneration

Questions regarding financial remuneration for the facility is confidential information, subject to the Privacy Act of Canada.

Engineering Practices and Structural Adequacy

The proposed tower will be designed and constructed according to good engineering practices and structural adequacy that includes wind loading. At the time of writing this letter Rogers has performed a study of wind patterns over the past ten years and the study included recommendations relating to the loading impact for the proposed structure.

Health Canada's Defective Link

Thank you for alerting us to this defective link. The revised link is: http://www.hc-sc.gc.ca/ewh-smmt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Health and Safety

All radiocommunication sites in Canada must comply with Health Canada's Safety Code 6 (SC6) (2015), which establishes safety limits for human exposure to radiofrequency electromagnetic fields for all age groups on a continuous basis. The limits consider total exposure from all sources of radiofrequency energy and incorporates large margins of safety. The code is based on peer-reviewed scientific research and is consistent with the science-based standards used in other parts of the world, including the United States, the European Union, Japan, Australia and New Zealand. The code is periodically revised to reflect new knowledge and was last updated in 2015 to incorporate scientific literature published up to August 2014.

Health Canada recognizes that a few international jurisdictions (cities, provinces or countries) have applied more restrictive limits to radiofrequency field exposures from cell towers; however, there is no scientific basis to support the need for such restrictive limits. In addition, these more restrictive limits aren't applied equally to other wireless devices operating within the same jurisdictions. For more information on SC6, please refer to this link: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/understanding-safety-code-6.html>

ISED manages the radio communications spectrum in Canada and enforces Safety Code 6 compliance. Rogers performs radiofrequency energy analyses of its equipment and reports to ISED to ensure SC6 compliance throughout the lifetime of the telecommunications facility. Several websites are listed at the end of this letter that detail the measures Rogers, ISED and Health Canada undertake to ensure public safety.

Glenbow Ranch Area Structure Plan (ASP)

The proposed tower site is located within Build Area G, which is an area intended for a variety of land uses that are ancillary and complementary to hamlet residential development (incl. commercial, institutional, public utilities, etc.) The most relevant policy statement in this ASP is Section 20.21 of Shallow Utilities and Commercial Communications, which states "Commercial Communications Facilities shall be located within the *Build Areas*; not within *Conservation Areas*" (P. 79, Glenbow Ranch ASP). The proposed tower site is defined as a Commercial Communications Facility – Type C and is supported by the ASP. It will also be an important part of the infrastructure required to support future developments and ensure wireless network reliability now and in the future.

Federal and Municipal Policies

Proposed telecommunications facilities are subject to federal and municipal policies that relate to siting and other considerations. The Minister of Industry and Innovation, Science and Economic Development Canada (ISED) have the sole authority for approving proposed radiocommunication/telecommunications facilities in Canada, which derives from Section 5 of the Radiocommunication Act. Their policy titled Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03) provides policy guidance and process that proponents must follow. This includes consulting with a local Land Use Authority (i.e. Rocky View County) and following their policies related to the siting of telecommunications facilities. While it is true that ISED has the ultimate decision-making authority, we must consult with Rocky View County and the public following their policy, titled Policy Guidelines to Evaluate Commercial Communications Facilities. This public consultation process and the proposed location respects local policy guidelines, while understanding the inherent challenges to finding feasible locations to accommodate important telecommunications infrastructure within Rocky View County. For more information, please refer to the following links:

- <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>
- <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Development/DP-Package-Telecommunication-Facilities.pdf>

Conclusion

New telecommunications facilities are needed to keep pace with consumer demand for wireless service. Roger's proposal takes into consideration technical constraints, network requirements and is designed with respect to the local environment. The proposed facility will provide enhanced wireless coverage and capacity to the area, which will benefit residents, businesses, institutions, and improve access to emergency services. The proposed facility will adhere to all federal health and safety requirements. Rogers has performed significant effort to find a technically feasible location that respects federal and local policies. Our modern society expects high quality, fast and reliable wireless telecommunications services. The proposed facility would ensure the reliability and performance of Roger's network.

Next steps include submitting a formal report to Rocky View County along with a request for concurrence. All correspondence received will become part of the public consultation records shared with the County and ISED. Thank you for participating in the public consultation process.

Sincerely,

LandSolutions LP for Rogers Communications Inc.



Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Highlighted Industry and Health & Safety Links:

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

Re: **Rogers File:** W4585 North Glenbow
 Legal Land Description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
 Address: 260016 Canning Lane
 Coordinates: Latitude: 51.184605° N; Longitude: 114.373521° W

We want to thank you for your feedback regarding the proposed telecommunications installation for Rogers Communications Canada Inc. ("Rogers"). Please review the below responses to all questions and concerns we received during public consultation.

Co-Location & Sharing Existing Structures:

Rogers has considered co-location of its equipment on existing nearby structures; however, could not find any suitable locations. The closest existing tower, a 45m tall AltaLink tower, located approximately 875m to the east of the current proposal was investigated for co-location. This tower is part of AltaLink's critical communications network. Space on this tower is required for AltaLink's network reliability enhancement plans. This is in support of AltaLink's obligations as a Transmission Facility Owner under the Independent System Operator Alberta Reliability Standards. We contacted AltaLink about the potential for sharing the tower, but were informed that there is no available space for Roger's equipment.

One resident suggested building a second tower on the same site as the existing AltaLink tower. Based on our past experience this would not be feasible for the following reasons:

- possible interference with guy wires
- possible interference or ghosting of radio signal
- highly unlikely to gain support from AltaLink (based on previous interactions)
- a portion of those lands and adjacent lands to the north and east are outside of Roger's search area, which means locating there would have a detrimental impact on the ability to enhance wireless connectivity to the area

The proposed tower is the best option for balancing technical challenges, commercial feasibility and to enhance wireless connectivity to the area.

Rogers endeavours to share existing towers, buildings and other support structures whenever possible and has business agreements with other telecommunications companies to facilitate co-location on their own towers. Although co-location on an existing structure was not feasible at this time, Rogers welcomes co-location on the proposed tower.

Location

The proposed tower location was chosen in response to increased demand for wireless services and to improve both coverage and capacity of the Rogers network. Additional telecommunications facilities are needed to ensure the delivery of fast and reliable wireless services. The proposed tower would address the growing coverage and capacity challenges that our modern society faces as people and machines become increasingly dependent upon wireless communication.

Rogers's Network Planning Department issued a search area map along with direction to find a site that would enhance coverage and improve wireless service. The search area is focused on lands along Highway 1A, which include agricultural, road Right of Way and residential uses. A minimum height of 70m is required to satisfy network requirements.

The following factors affect site selection:

- Wireless radiocommunication facilities have inherent limitations in their broadcasting range
- Telecommunications facilities need to be close to wireless users
- Sites are determined in conjunction with existing and planned network facilities
- Co-location on existing towers or buildings was not feasible
- Developments in the area provide physical obstacles (walls of the buildings, trees, etc.) that hinder the strength of radio signals emitted by cellular antennas
- There is a growing number of users that simultaneously use the wireless network, resulting in capacity challenges for existing telecommunications facilities and necessitating the addition of more facilities



- The public and businesses (e.g. point-of-sale transactions) increasingly demand ubiquitous, high-speed, low latency and reliable wireless service

LandSolutions' reviewed the search area and contacted landowners for the most practical locations. Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308) discourages telecommunications facility development in residential lands. Most of the lands within the search area are residential, whereas the proposed site location is designated as Agricultural Holdings District (AH). The current proposed location was chosen in part because it provides a greater separation from most residential properties in the area. Locations outside of Roger's search area were not explored, as this site meets Rogers coverage objectives for this search area.

The current proposed location is a preferred location per County policy, and we believe this is the best location possible that balances competing interests, policy, political sensitivities and satisfies technical, and network requirements.

Aeronautical Approvals

Proponents of telecommunications facilities must send proposals to Transport Canada and NAV CANADA. Transport Canada performs an assessment with respect to the potential hazard to air navigation and notifies proponents of any painting or lighting requirements for the facility. NAV CANADA will comment on whether the proposal has an impact on the provision of their national air navigation system, facilities and other services located off-airport (Sec. 7.5, CPC-2-0-03).

The Transport Canada Aeronautical Assessment Form for Obstruction Evaluation assesses whether the proposed facility complies with applicable Airport Zoning Regulations (e.g. Springbank Airport) and identifies marking or lighting requirements to ensure aviation safety. Transport Canada approved the proposed tower and requires marking and/or lighting per Standard 621. As discussed in the below section, Rogers may use lighting in lieu of paint.

We have yet to receive NAV CANADA's approval; however, it is unlikely that there will be a conflict with the national air navigation system as the proposed facility is approximately 8km north of the Springbank Airport.

Aesthetic Concerns

Regarding the aesthetics of the proposed tower, the tower height is needed for optimum antenna placement and broadcast of radiocommunication, which requires line of sight to the devices served by the antennas. The tower location provides a buffer to most nearby residential properties. The buffer is only intended to minimize the aesthetic impact that a tall tower would have upon nearby low-height residences. Lowering the height of the tower would negatively impact Roger's ability to enhance service to the area and may result in additional telecommunications facilities being needed in the area. The design of the tower is called a lattice-style self-support tower, which is needed, due to the technical requirements of the facility. Aesthetically, the design of a lattice tower offers transparency between the individual structural elements, as opposed to a solid structure and will blend better into the surrounding environment.

As introduced in the above section, Transportation Canada requires lighting or marking of the tower to ensure the safety of aviators. Aeronautical lighting may be used in place of painting the tower. This typically includes a dual flashing red/white medium intensity lighting system used for daytime (white) & night-time (red). The light fixtures are shielded from the ground to reduce the nuisance to nearby properties. Below are two additional photo-simulations of the proposed tower, which illustrate a grey structure compared to a painted orange and white striped structure.



Artist's Rendering - View to the South from approximately 250m North of the proposed location



Artist's Rendering - View to the Northwest from approximately 445m Southeast of the proposed location.

Property Value

Many factors influence property values, including location (e.g. proximity to amenities), land area (lot size), age of the building, interior space, supply & demand, aesthetics, redevelopment and investment potential. We have learned from our interaction with the public that many home buyers seek out neighbourhoods that have exceptional wireless coverage, as many people work from home and depend on a reliable wireless network (i.e. voice & internet services) to conduct business. In addition, many people rely exclusively on mobile telephones for wireless data and voice service and appreciate the security of having improved access to emergency services.

At the time of writing this letter, Innovation, Science and Economic Development Canada (ISED) considers property value concerns to be irrelevant per CPC-2-0-03, Section 4.2. This is because research to date has been inconclusive in showing a relationship between property value resulting from proximity to telecommunications facilities.

Need for the facility

Rogers would not propose a considerably expensive infrastructure project if there was no need for improved wireless service in the area. Network planning and radiofrequency engineering analyses are confidential and cannot be shared with the public. Per ISED's CPC-2-0-03, Section 4.2 concerns relating to the need for a facility is considered unreasonable.

Remuneration

Questions regarding financial remuneration for the facility is confidential information, subject to the Privacy Act of Canada.

Engineering Practices and Structural Adequacy

The proposed tower will be designed and constructed according to good engineering practices and structural adequacy that includes wind loading. At the time of writing this letter Rogers has performed a study of wind patterns over the past ten years and the study included recommendations relating to the loading impact for the proposed structure.

Health Canada's Defective Link

Thank you for alerting us to this defective link. The revised link is: http://www.hc-sc.gc.ca/ewh-smmt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Health and Safety

All radiocommunication sites in Canada must comply with Health Canada's Safety Code 6 (SC6) (2015), which establishes safety limits for human exposure to radiofrequency electromagnetic fields for all age groups on a continuous basis. The limits consider total exposure from all sources of radiofrequency energy and incorporates large margins of safety. The code is based on peer-reviewed scientific research and is consistent with the science-based standards used in other parts of the world, including the United States, the European Union, Japan, Australia and New Zealand. The code is periodically revised to reflect new knowledge and was last updated in 2015 to incorporate scientific literature published up to August 2014.

Health Canada recognizes that a few international jurisdictions (cities, provinces or countries) have applied more restrictive limits to radiofrequency field exposures from cell towers; however, there is no scientific basis to support the need for such restrictive limits. In addition, these more restrictive limits aren't applied equally to other wireless devices operating within the same jurisdictions. For more information on SC6, please refer to this link: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/understanding-safety-code-6.html>

ISED manages the radio communications spectrum in Canada and enforces Safety Code 6 compliance. Rogers performs radiofrequency energy analyses of its equipment and reports to ISED to ensure SC6 compliance throughout the lifetime of the telecommunications facility. Several websites are listed at the end of this letter that detail the measures Rogers, ISED and Health Canada undertake to ensure public safety.

Glenbow Ranch Area Structure Plan (ASP)

The proposed tower site is located within Build Area G, which is an area intended for a variety of land uses that are ancillary and complementary to hamlet residential development (incl. commercial, institutional, public utilities, etc.) The most relevant policy statement in this ASP is Section 20.21 of Shallow Utilities and Commercial Communications, which states "Commercial Communications Facilities shall be located within the *Build Areas*; not within *Conservation Areas*" (P. 79, Glenbow Ranch ASP). The proposed tower site is defined as a Commercial Communications Facility – Type C and is supported by the ASP. It will also be an important part of the infrastructure required to support future developments and ensure wireless network reliability now and in the future.

Federal and Municipal Policies

Proposed telecommunications facilities are subject to federal and municipal policies that relate to siting and other considerations. The Minister of Industry and Innovation, Science and Economic Development Canada (ISED) have the sole authority for approving proposed radiocommunication/telecommunications facilities in Canada, which derives from Section 5 of the Radiocommunication Act. Their policy titled Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03) provides policy guidance and process that proponents must follow. This includes consulting with a local Land Use Authority (i.e. Rocky View County) and following their policies related to the siting of telecommunications facilities. While it is true that ISED has the ultimate decision-making authority, we must consult with Rocky View County and the public following their policy, titled Policy Guidelines to Evaluate Commercial Communications Facilities. This public consultation process and the proposed location respects local policy guidelines, while understanding the inherent challenges to finding feasible locations to accommodate important telecommunications infrastructure within Rocky View County. For more information, please refer to the following links:

- <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>
- <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Development/DP-Package-Telecommunication-Facilities.pdf>

Conclusion

New telecommunications facilities are needed to keep pace with consumer demand for wireless service. Roger's proposal takes into consideration technical constraints, network requirements and is designed with respect to the local environment. The proposed facility will provide enhanced wireless coverage and capacity to the area, which will benefit residents, businesses, institutions, and improve access to emergency services. The proposed facility will adhere to all federal health and safety requirements. Rogers has performed significant effort to find a technically feasible location that respects federal and local policies. Our modern society expects high quality, fast and reliable wireless telecommunications services. The proposed facility would ensure the reliability and performance of Roger's network.

Next steps include submitting a formal report to Rocky View County along with a request for concurrence. All correspondence received will become part of the public consultation records shared with the County and ISED. Thank you for participating in the public consultation process.

Sincerely,

LandSolutions LP for Rogers Communications Canada Inc.



Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Highlighted Industry and Health & Safety Links:

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

Re: Rogers File: W4585 North Glenbow
Legal Land Description: Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Address: 260016 Canning Lane
Coordinates: Latitude: 51.184605° N; Longitude: 114.373521° W

We want to thank you for your feedback regarding the proposed telecommunications installation for Rogers Communications Inc. ("Rogers"). Please review the below responses to all questions and concerns we received during public consultation.

Co-Location & Sharing Existing Structures:

Rogers has considered co-location of its equipment on existing nearby structures; however, could not find any suitable locations. The closest existing tower, a 45m tall AltaLink tower, located approximately 875m to the east of the current proposal was investigated for co-location. This tower is part of AltaLink's critical network spurs for which pathway redundancy is being created. Space on this tower is required for AltaLink's network reliability enhancement plans. This is in support of AltaLink's obligations as a Transmission Facility Owner under the Independent System Operator Alberta Reliability Standards. There is no available space on the tower for Roger's equipment. The proposed tower is the best option for balancing technical challenges, commercial feasibility and to enhance wireless connectivity.

Rogers endeavours to share existing towers, buildings and other support structures whenever possible and has business agreements with other telecommunications companies to facilitate co-location on their own towers. Although co-location on an existing structure was not feasible at this time, Rogers welcomes co-location on the proposed tower.

Location

The proposed tower location was chosen in response to increased demand for wireless services and to improve both coverage and capacity of the Rogers network. Additional telecommunications facilities are needed to ensure the delivery of fast and reliable wireless services. The proposed tower would address the growing coverage and capacity challenges that our modern society faces as people and machines become increasingly dependent upon wireless communication.

Roger's Network Planning Department issued a search area map along with direction to find a site that would enhance coverage and improve wireless service. The search area is focused on lands along Highway 1A, which include agricultural, road Right of Way and residential uses. A minimum height of 70m is required to satisfy network requirements.

The following factors affect site selection:

- Wireless radiocommunication facilities have inherent limitations in their broadcasting range
- Telecommunications facilities need to be close to wireless users
- Sites are determined in conjunction with existing and planned network facilities
- Co-location on existing towers or buildings was not feasible
- Developments in the area provide physical obstacles (walls of the buildings, trees, etc.) that hinder the strength of radio signals emitted by cellular antennas
- There is a growing number of users that simultaneously use the wireless network, resulting in capacity challenges for existing telecommunications facilities and necessitating the addition of more facilities
- The public and businesses (e.g. point-of-sale transactions) increasingly demand ubiquitous, high-speed, low latency and reliable wireless service

LandSolutions' reviewed the search area and contacted landowners for the most practical locations. Rocky View County's Policy Guidelines to Evaluate Commercial Communications Facilities (POL#308) discourages telecommunications facility development in residential lands. Most of the lands within the search area are residential, whereas the proposed site location is designated as Agricultural Holdings District (AH). The current proposed location was chosen in part because it provides a greater separation from most residential properties in the area. Locations outside of Roger's search area were not explored, as this site meets Rogers coverage objectives for this search area.

The current proposed location is a preferred location per County policy, and we believe this is the best location possible that balances competing interests, policy, political sensitivities and satisfies technical, and network requirements.

Aesthetic Concerns

Regarding the aesthetics of the proposed tower, the tower height is needed for optimum antenna placement and broadcast of radiocommunication, which requires line of sight to the devices served by the antennas. The tower location provides a buffer to most nearby residential properties. The buffer is only intended to minimize the aesthetic impact that a tall tower would have upon nearby low-height residences. Lowering the height of the tower would negatively impact Roger's ability to enhance service to the area and may result in additional telecommunications facilities being needed in the area. The design of the tower is called a lattice-style self-support tower, which is needed, due to the technical requirements of the facility. Aesthetically, the design of a lattice tower offers transparency between the individual structural elements, as opposed to a solid structure and will blend better into the surrounding environment.

In addition, Transportation Canada has approved the proposed tower, requiring lighting or marking requirements to ensure the safety of aviators. Aeronautical lighting may be used in place of painting the tower. This typically includes a dual flashing red/white medium intensity lighting system used for daytime (white) & night-time (red). The light fixtures are shielded from the ground to reduce the nuisance to nearby properties. Below are two additional photo-simulations of the proposed tower, which illustrate a grey structure compared to a painted orange and white striped structure.



Artist's Rendering - View to the South from approximately 250m North of the proposed location



Artist's Rendering - View to the Northwest from approximately 445m Southeast of the proposed location.

Property Value

Many factors influence property values, including location (e.g. proximity to amenities), land area (lot size), age of the building, interior space, supply & demand, aesthetics, redevelopment and investment potential. We have learned from our interaction with the public that many home buyers seek out neighbourhoods that have exceptional wireless coverage, as many people work from home and depend on a reliable wireless network (i.e. voice & internet services) to conduct business. In addition, many people rely exclusively on mobile telephones for wireless data and voice service and appreciate the security of having improved access to emergency services.

At the time of writing this letter, Innovation, Science and Economic Development Canada (ISED) considers property value concerns to be irrelevant per CPC-2-0-03, Section 4.2. This is because research to date has been inconclusive in showing a relationship between property value resulting from proximity to telecommunications facilities.

Need for the facility

Rogers would not propose a considerably expensive infrastructure project if there was no need for improved wireless service in the area. Network planning and radiofrequency engineering analyses are confidential and cannot be shared with the public. Per ISED's CPC-2-0-03, Section 4.2 concerns relating to the need for a facility is considered unreasonable.

Remuneration

Questions regarding financial remuneration for the facility is confidential information, subject to the Privacy Act.

Conclusion

New telecommunications facilities are needed to keep pace with consumer demand for wireless service. Roger's proposal takes into consideration technical constraints, network requirements and is designed with respect to the local environment. The proposed facility will provide enhanced wireless coverage and capacity to the area, which will benefit residents, businesses, institutions, and improve access to emergency services. The proposed facility will adhere to all federal health and safety requirements. Rogers has performed significant effort to find a technically feasible location that respects federal and local policies. Our modern society expects high quality, fast and reliable wireless telecommunications services. The proposed facility would ensure the reliability and performance of Roger's network.

Next steps include submitting a formal report to Rocky View County along with a request for concurrence. All correspondence received will become part of the public consultation records shared with the County and ISED. Thank you for participating in the public consultation process.

Sincerely,

LandSolutions LP for Rogers Communications Canada Inc.



Brenden Smith, RPP/MCIP
5G Strategic Project Coordinator
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T. (403) 290-0008
F. (403) 290-0050
E. comments@landsolutions.ca

Highlighted Industry and Health & Safety Links:

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

Cheryl McFarlane
112 Glendale Court
[REDACTED]
Cochrane, AB, [REDACTED]

September 4, 2019

Rocky View County
Attn: Planning and Development Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2
Email: development@rockyview.ca

LandSolutions LP
Attn: David Zacher, VP
Telecommunications and Network Development
600, 322 – 11 Avenue SW
Calgary, AB T2R 0C5
Email: comments@landsolutions.ca

Re: Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow

We are opposed to the proposed site for installation of a 70 meter (230 feet) lattice-style self-support tower with projecting antennas. The proposed tower is to be situated approximately 660m south of our property. The tower will be visible from our property and in a direct southwest sight line to the Rocky Mountains. The proposed tower placement is on the south side of a residential community where houses have been strategically placed on the lots to take in the available mountain view. The tower regardless of it's design will be an obstruction of this mountain view.

It would seem that the Roger's package was presented conveniently while the Rocky View County (RVC) Councilors are on summer break during August, even with the revised notification package. This limits the ability for area residence to consult with our respective RVC Councilors.

It is my understanding that Springbank Airport has not been notified or information circulated to them by Rogers. Please note the following excerpt from Transport Canada TP1247E – Aviation Land use in the vicinity of Aerodromes, Section 1.1:

“Note: It is of the utmost importance to be aware that the proximity of obstacles, for example, wind turbines, telecommunications towers, antennae, smoke stacks, etc., may have an impact on the current and future usability of an aerodrome. Therefore, it is critical that planning and coordination of the siting of obstacles should be conducted in conjunction with an aerodrome operator at the earliest possible opportunity.”

The map provided in the Public Notification Package (PNP), showing the proposed tower location, does not indicate the tower proximity to the Springbank Airport, which is approximately 8km north. The current proposed tower is directly within the north **Approach Surface** for the Springbank Airport, which has a **Zoning Regulation**. The approximate location of the proposed tower has been noted on Figure 11.1 SPRINGBANK AIRPORT ZONE REGULATIONS (taken from the Springbank Airport Master Plan 2009-2029).

Within the PNP – Section 7(b) refers to the requirement for aeronautical obstructions markings, which is a standard requirement for a vertical obstruction. The statement that Transport Canada has approved the

Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow
Page 2

site is misleading to the Public, since Section 7(b) is only a reference for *aeronautical obstruction marking requirements*.

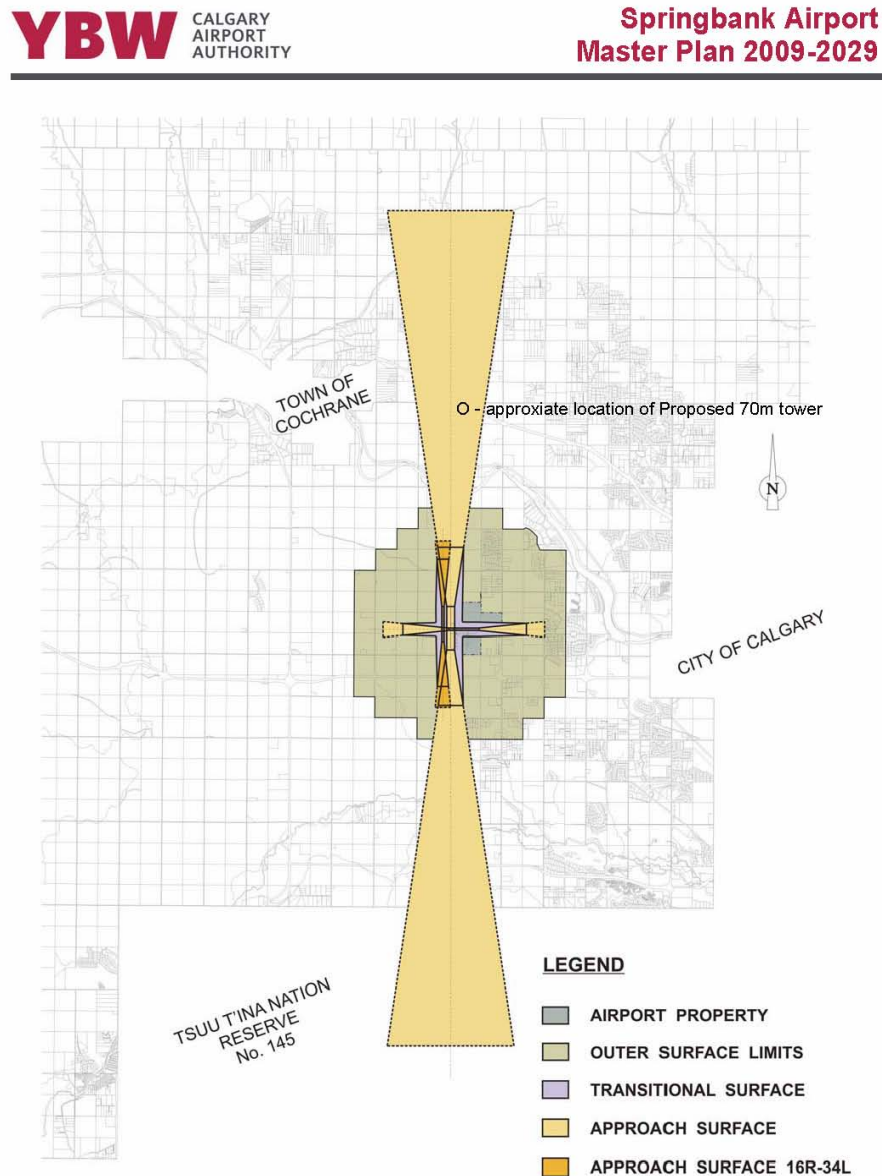
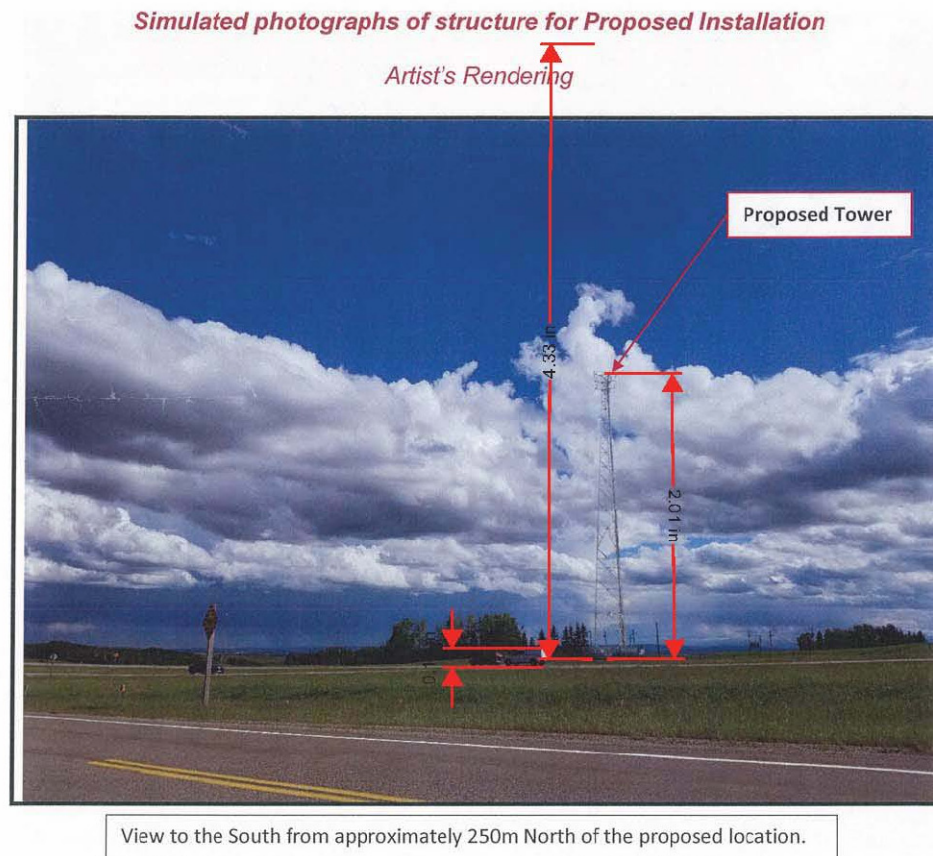


Figure 11.1 SPRINGBANK AIRPORT ZONING REGULATIONS

Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow
Page 3

The proposed tower shown in the artist's renderings Section 4, both show how intrusive the tower will be to the natural landscape. The visual ascetics will be an eye sore for area residents, who moved here to enjoy a rural lifestyle and the view of the mountains. It will also obstruct the natural view for those heading west along Highway 1a with the proposed site on the south side of the highway.

The Artist's Rendering showing the View to the south from approximately 250m North, is a complete **misrepresentation of the actual height on the proposed tower.**



The truck in the foreground is approximately 2.1m tall in real life. The proposed tower is going to be 70m tall in real life, therefore the tower is 33.3 times taller. ($70/2.1 = 33.3$).

In the artist's rendering the truck measures ~0.13" tall x $33.3 = 4.33"$.

The tower is shown as less than half the height. The base of the tower is also shown at less than half of the width.

The current proposed site is within Agricultural Holdings District (AH), which does have height restrictions and even with the variance will be exceeded by 57.5 m. (188 feet).

Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow
Page 4

Innovation, Science and Economic Development (ISED) Section 5 in the PNP states that “the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development (ISED)”. This statement is in fact not true. The statement can be perceived to be a bully tactic to make the public and Municipality believe that their concerns are not going to be considered. When in fact, ISED states:

“The rules are also clear that Innovation, Science and Economic Development Canada officials will only normally become involved if there is an impasse at the local level. Communities are the ones directly affected by tower locations. They are best positioned to work with wireless providers to ensure effective delivery of services, while also ensuring respect for local land-use considerations. Innovation, Science and Economic Development Canada staff are available to assist municipalities in understanding their role and to provide advice.”

The existing 45m tower owned by Alta Link, referenced in the PNP - Section 5, is located approximately 680m southeast of our property. We were required to change internet providers in 2015 as the tower was unable to support additional equipment because of structural integrity, based on information provided to us from Platinum Communication and Xplornet. If the structural integrity of the Altalink tower does not allow for additional equipment, why isn't Rogers looking to partner with them and make the existing tower structurally stable, or partnering to use the existing site and building a shared tower, rather than adding an additional tower to our community.

Team up with current tower owner Altalink and provide a team solution for network reliability enhancement plans, by building one tower that fits the required needs for the area, rather than adding an addition tower to our community. This would be good environmental stewardship and an example of good Integrated Land Management. We do not need a second tower within 680m of our residence. The location of the existing tower is approximately 872m east of the proposed site, on the north side of the highway 1A and does not obstruct anyone views of the mountains.

The considered location of the proposed tower is within the RVC Glenbow Ranch Area Structure Plan, building Area G, which has a central commercial development area planned approximately 2.5 km east of the proposed tower location. The hamlet commercial would be a better location for a “Commercial Communications Facility” rather than in the residential portion of Area G. Please see map 7 on the next page showing the location of the hamlet commercial. The current proposed placement is directly within the future proposed residential area, not providing separation from residential properties and has Conservations areas on the southern fringe.

We appreciate the opportunity to provide feedback and neighbourhood insight. The proposed installation site will effect the enjoyment that we get from our current southwest view. Our residence, as well as others north of the location, were built to purposely take in the southwest mountain view. People may want reliable wireless network solutions but they will not want to be starring at it from every southwest window in their home. The tower will affect the resale value and may also effect the ability to sell our house in the future. This is not a small tower and regardless of the design it will still be 70m tall.

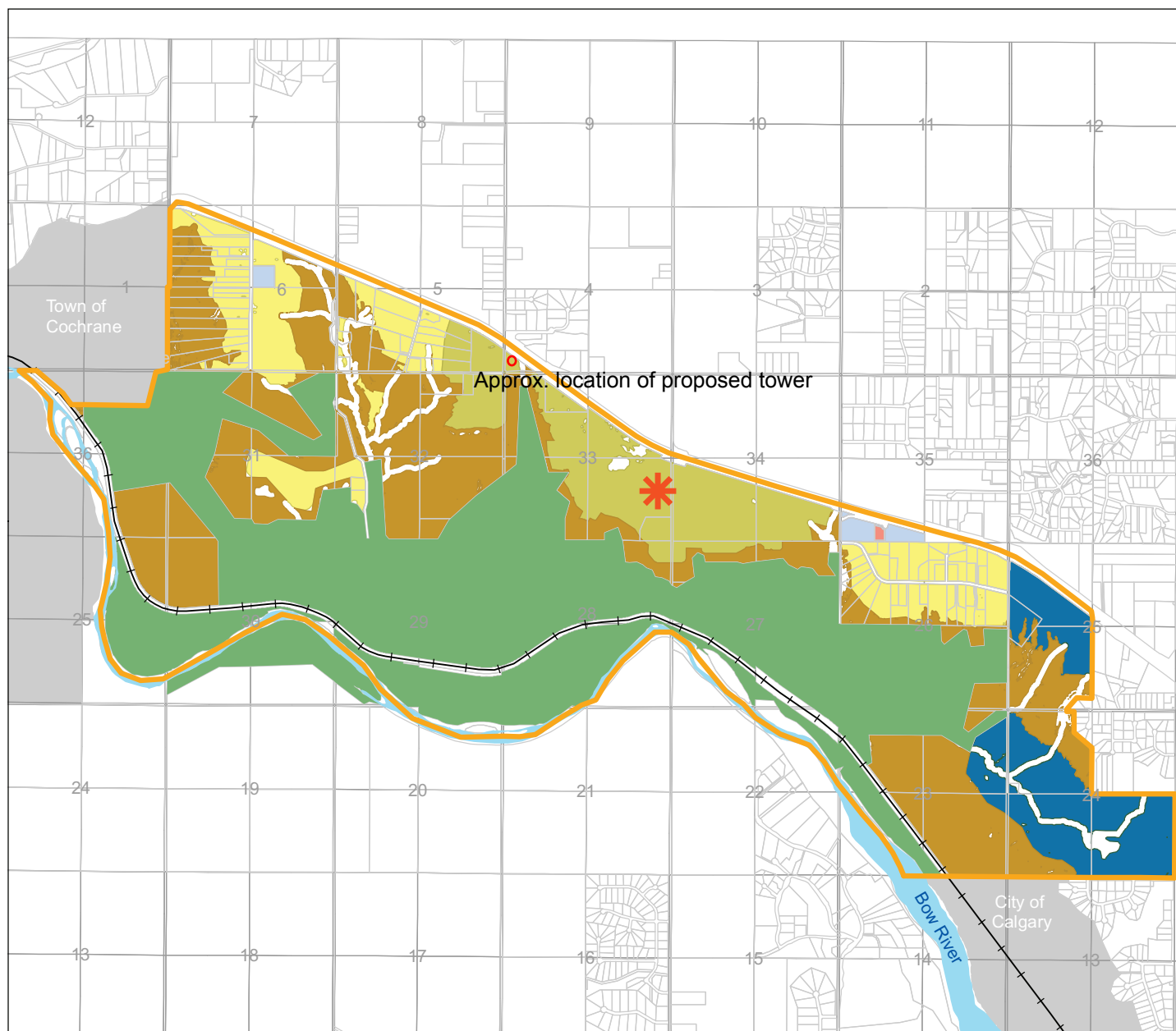
We would hope that Rogers would convince Altalink that partnering building one tower together that would fit the wireless network needs in this area is the right solution. That would be a good neighbour solution for all; Rogers, Altalink and the community.

Respectfully Submtted,

Cheryl McFarlane

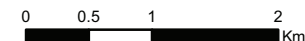

cc: SWright@rockyview.ca CKissel@rockyview.ca

Map 7: Land Use Strategy



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

- Plan
- CP Railway
- Glenbow Ranch Provincial Park
- Conservation Area**
 - Various land uses with a conservation easement
- Residential**
 - Country Residential
 - Residential
 - Hamlet Residential
- Other**
 - Community Services Reserve
 - Institutional
 - ✱ Hamlet Commercial



From: [Brad Unryn](#)
To: [Comments: development@rockyview.ca](mailto:development@rockyview.ca)
Subject: [EXTERNAL]Concerns with proposed wireless communications installation at 260016 Canning Lane
Date: August 15, 2019 11:31:43 PM
Importance: High

Dear Rockyview Planning and Development Services & David Zacher with Landsolutions,

In response to the proposed Rogers Antenna system, we are greatly opposed to it's construction.

We have recently built a home on a partly treed area in the vicinity of the proposed Antenna tower and there will be a significant impact on our property and surrounding properties especially North of Highway 1A; both in terms of visual impact and potential environmental / health concerns.

The proposed location will lie directly in our line of sight between our property and the mountains - and would be visually appalling. In addition, the aeronautical marking requirements will add additional light pollution nearby during the evening.

I find it disturbing that the proposed installation is excluded from an environmental assessment, yet there are significant regulations in place for home owners themselves in Rockyview County.

Also it infers reference to a document that makes the blanket statement that "most radio communication antennas have no significant effect on the environment" - a point that an oversimplification (as a note - any current lack of evidence does not ensure that evidence won't arise in the future & does not represent a null statement).

With reference to Health Canada's Safety Code 6 - radiofrequency exposure guidelines (published in 2019),

- for surrounding home owners, it would be considered an uncontrolled environment

- significant safety measures are in place for persons working in the controlled area - due to potential RF exposure; despite their short exposure times relative to surrounding residents living in the area full-time

- safety concerns might also arise due to exposure related to multiple field sources - both from same antenna unit and also a second existing unit located to the Northeast of the proposed location.

- unclear on RF exposure from future technologies that might be on the tower that are not accounted for in the documentation; similar to Health Canada's statement that "there remains uncertainty regarding the possible long-term health risks associated with cell phone use".

We hope that the concerns of surrounding residents are properly considered in this process - and not only the interests of Rogers Communications.

Sincerely,

Dr. Brad Unryn

MB BCh BAO (hons) MSc CCFP

103 - 100 Grande Blvd

Cochrane, AB [REDACTED]
[REDACTED]
[REDACTED]

CFPCN Confidentiality Statement:

"CONFIDENTIAL: This communication is intended only for the individual or institution to which it is addressed and should not be distributed, copied, or disclosed to anyone else. The documents in this communication may contain personal, confidential or privileged information which may be subject to Freedom of Information and Protection of Privacy Act, the Health Information Act and other legislations. If you have received this communication in error, please notify the sender immediately. Thank you for your cooperation and assistance."

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the

original message. Thank you.

From: [Duncan C Cathcart](#)
To: [Comments](#)
Cc: development@rockyview.ca
Subject: [EXTERNAL]Comments regarding the proposed Wireless Communications Installation
Date: August 27, 2019 4:42:08 PM

To whom it may concern

Regarding the Second Public Notification package dated August 10'19, thank you for the information.

26001 Canning Lane
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B – North Glenbow

We note we are **not in favour** of this installation. We would be pleased to help organize other residents within the 1600 M of the proposed site who have a similar negative view. If we were to engage in a public discussion on the matter, the following comments (in no particular order) would represent our general sentiments:

1. A feature of our property – and many others in proximity – is the unobstructed view of the eastern slopes of the Rocky Mountains and Bow River valley that we enjoy from our vantage point North of the 1A highway. This 70 M tower construction obviously becomes the dominant feature between our homes and this special vista which impacts as many as 20+ homes and lots. The 70M tower spoils this view. The corridor of this view is narrow – and the tower will sit right in the middle of it.
2. Property value – as a consequence of the lost view, properties become less desirable than they are in present state and a loss of value will be experienced in 20+ properties.
3. Respecting the complexities of the “3D Puzzle” that makes a cellular tower system work, we note a short move of the proposed site as little as 500M eastward removes the tower from sightlines and impacts virtually zero house/lots from the mountain view. A corridor exists from this point eastward towards Lochend Road that impacts zero or no dwellings. A move of the tower eastward away from the unique view basically negates all argument.

A couple of secondary observations:

4. As a local landowner/resident on Glendale Road since 1992 – and a customer of Rogers Mobile services since January 2004 – I have never suffered from recent dropped calls on the 1A highway or locally – except in a single location prior to 2016 about 150M “down from the crest of the big hill” as one traveled eastbound/westbound to or from Cochrane. I am in transit and on my phone daily so my experience is significant in this regard. Any problem with dropped calls seemed to be rectified 3 years ago. I use multiple devices and even get Rogers reception in the basement of my two-story house (not a walk-out). As a regular long term user my experience is different from what you

portray.

5. A curiosity and I am no expert, but the location you propose is directly north on a plateau of the north/south Springbank Airport runway. Recognizing aircraft are typically landing and taking off with much more altitude than 70 M – yet if there was a choice would you not want to avoid that specific flight path?

A couple of comments for your consideration.

Respectfully,

DUNCAN CATHCART
18 GLENDALE ESTATES MANOR
[REDACTED]

American Express made the following annotations

This e-mail was sent to you by a representative of Amex Bank of Canada, P.O. Box 3204, Station "F", Toronto, ON, M1W 3W7, www.americanexpress.ca. If you no longer wish to receive these e-mails, please notify the sender by reply e-mail.

This e-mail is solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by reply e-mail and immediately and permanently delete this e-mail and any attachments. Thank you.

American Express a fait les remarques suivantes

Ce courriel vous a été envoyé par un représentant de la Banque Amex du Canada, C.P. 3204, succursale F, Toronto (Ontario) M1W 3W7, www.americanexpress.ca. Si, par la suite, vous ne souhaitez plus recevoir ces courriels, veuillez en aviser les expéditeurs par courriel.

Ce courriel est réservé au seul destinataire indiqué et peut renfermer des renseignements confidentiels et privilégiés. Si vous n'êtes pas le destinataire prévu, toute divulgation, duplication, utilisation ou distribution du courriel est interdite. Si vous avez reçu ce courriel par erreur, veuillez en aviser l'expéditeur par courriel et détruire immédiatement le courriel et toute pièce jointe. Merci.

Brenden Smith

From: Eric Carstens [REDACTED]
Sent: August 8, 2019 7:54 AM
To: development@rockyview.ca; Comments
Cc: Eric Carstens; Anita Krebs
Subject: [EXTERNAL]Proposed Wireless Communication Installation at 260016 Canning Lan, Rocky View, Alberta
Attachments: 2019 08 05 Proposed Wireless Communication Installation.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

We are replying to your invitation to comment on the proposed installation on Canning Lane, Rocky View, Alberta.

We own the property directly west of Canning Lane. We are strongly oppose the proposal to erect a 70 metre cell tower on Canning Lane. Our formal response and reasons are attached to this email.

Please confirm receipt of our response!

Eric Carstens
[REDACTED]
165 Ontario St.
Kingston, ON [REDACTED]
CANADA

Rocky View County:

Att: Planning and Development Services

LandSolutions LP

Att: David Zacher

2019 08 07

Re: Proposed Wireless Communication Installation at 260016 Canning Lane, Rocky View County, Alberta

We are owners of farmland property SE-05-26-03-05 (A-5346 JK) directly west of the proposed location of the cell tower on 260016 Canning Lane. We are writing to express our concerns and opposition to this proposal.

We have owned and farmed this land for over 50 years. The original attraction to purchase the property was the location midway between Calgary and Banff National Park, coupled with the spectacular scenery and prairie views. Over the decades, we have done our best to limit development in the area, have written in opposition to many residential plans nearby, and more recently, have been strong supporters of the Glenbow Ranch Provincial Park initiatives, since this represents an attempt to retain the natural values within the Glenbow area.

The current proposal is another attempt to infringe on the beauty and attractiveness of this area of Alberta. The erection of a 70 metre lattice-style self-supporting tower with projecting antennas would certainly adversely affect the overall visual impact to the area, and would dramatically impose/harm our street scape views to the east.

After careful reading of the information sent to us by LandSolutions, the following represent some of our concerns.

1. The claim that there are significant wireless coverage deficiencies along Highway 1A are not supported by any real documentation, nor is there any documentation to support the current location. Was there a financial commitment to the property owner at 260016 Canning Lane that convinced them to allow the proposal to go ahead? Since most of the housing development (and potential beneficiaries) in the immediate area is north of Highway 1A, why was a suitable location there not proposed? The people living in those developments would probably benefit the most since the south side of Highway 1A is predominantly farmland!
2. Since there is a current 45 metre Alta Link tower located east of the proposed site, why can it not be extended in height? Was Alta Link contacted to see if they would collaborate on renovating their current tower to make it match the requirements of the Rogers proposal? No documentation of the search for other suitable towers or structures in the area was included. Simply taking the statement from the proposers is not sufficient to support their contention that a new tower at the proposed location is the only alternative or necessary.
3. The documentation of a diagram illustrating how antennas will look when mounted on tower was missing in the submission to us. Since the appearance is probably pretty ugly, this may have been neglected on purpose.
4. We are very concerned about the potential loss in the value of our property because of the potential location of a 70 metre cell tower immediately adjacent to our property. Buyers would certainly be dismayed by the sight of a cell tower nearby.

In summary, we are strongly opposed to the current proposal to construct a new tower on the property on Canning Lane, directly opposite to our property. If a new tower is required, it should be located in a more developed area that would be directly serviced by the cellular communications. In addition, since 5G networks are supposed to be available in the near future, and those networks will require many more, and much smaller antennas, these will mostly likely not be useful at the proposed site but rather in more densely populated areas, such as the north side of Highway 1A.

A handwritten signature in black ink, appearing to read "E Carstens", with a long horizontal flourish extending to the right.

Eric Carstens and Anita Krebs



From: [Erin Sather](#)
To: [Comments: development@rockyview.ca](mailto:development@rockyview.ca)
Cc: [Glenn Sather](#)
Subject: [EXTERNAL]Comments in opposition of proposed communications tower
Date: September 6, 2019 7:05:44 PM

Attention: David Zacher, VP Land Solutions
Attention: Planning and Development Services, Rocky View County

Re: proposed wireless communication installation
260016 Canning Lane, Rocky View County, Alberta
Plan 2374JK; Block A (PTN. SW 4-26-3 W5M)
Rogers Site: W4585B-North Glenbow

As property owners located within a radius of 1600m, please consider this letter as official opposition of Roger's proposed tower install.


This tower would significantly impact the property values in our area. Mountain views are a large part of our land value. According to real estate statistics, the accepted value of a good view, be it ocean or mountains, usually adds between 10% to 12% to the value of a home in an area. Why? Because people want it. Erecting a 70m cell phone tower would impair this mountain view causing our property value to be significantly affected.

Gazing at this tower on a daily basis will also affect our quality of life. We purchased our land in an effort to get away from the "visual pollution" of more densely populated areas. We chose a lifestyle in the country to appreciate the natural world, which should include natural, unobstructed horizons.

There are many other land allowances that are not within 1000m of a grouping of acreages-all which were purchased for their amazing view of the mountains. We urge Rogers to consider these other land allowances in an area that is not in direct line of sight of property owners.

Thank you for your consideration.

We'd be happy to discuss our concerns further if required.

Sincerely,
Glenn and Erin Sather

2 Glendale Estates Manor

From: [Guy Elford](#)
To: [Brenden Smith](#)
Subject: [EXTERNAL]Re: Proposed Rogers Telecommunications Facility at 260016 Canning Lane (W4585)
Date: September 17, 2019 3:34:44 PM

Hello Brendon,

I am proceeding with certification of the heliport. But it does not sound like it will make any difference. Will the neighborhood home owners concerns and resultant reduction in property values due to your proposed immense structure in the view have any weight on your decision ?

All the best,

Titan Thermal & Process Solutions Inc.	Guy Elford <u>Business Development/Owner</u> Calgary, AB Cell: <u>+1 403 880-2182</u> gelford@titanthermal.ca www.titanthermal.ca
---	--

IMPORTANT NOTICE: This message is intended for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that copying, forwarding or other dissemination or distribution of this message is prohibited and that taking any action in reliance on the content of this message is to be avoided. Should you receive this e-mail in error, please notify the sender immediately via e-mail or call [\(403\) 932-2618](tel:403-932-2618) and delete this message from your system. Thank you.

On Sep 17, 2019, at 2:03 PM, Brenden Smith <BrendenS@landsolutions.ca> wrote:

Hello Mr. Elford,

Further to the attached formal response letter to all public concerns we received, I unfortunately must inform you that we must proceed with the proposed development, despite the impact it will have on your use of your property as an unregistered heliport.

Please note that after I submit to Rocky View County, they will provide a Notice of Decision and you would have the ability to appeal (if the decision is not in your favour).

Sincerely,

Brenden Smith, RPP/MCIP
5G STRATEGIC PROJECT COORDINATOR

T: 403-290-0008
F: 403-290-0050
Email: Comments@Landsolutions.ca

[<image001.jpg>](#)

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

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

[<image006.jpg>](#) Please consider the environment before printing this email message.

<W4585 Response Letter #3.pdf>

Brenden Smith

From: melanie [REDACTED]
Sent: September 9, 2019 1:15 PM
To: Comments; development@rockyview.ca
Subject: [EXTERNAL]Re: FEEDBACK ROGERS CELL TOWER PROPOSED INSTALLATION 260016 CANNING LANE, RVC, AB

Categories: W4585

AFTER PICTURE - ROUGHLY

IT WILL BE MORE DIRECTLY BEHIND MY HOME AS FAR A LOCATION IN MY VIEW.



To,
LandSolutions LP, David Zacher VP
and
Rockyview County, Planning and Development Services

Regarding Proposed Rogers Cell Tower Installation, 260016 Canning Lane, RVC, AB,
Plan 2374JK; Block A (PTN.SW 4-26-3 W5M
Rogers Site: W4585B - North Glenbow

Good afternoon to all it may concern;

After viewing the Public Notification Package and conversing with several neighbours in the community, we have some major concerns with the location of the proposed Rogers Cell Tower as identified above for project implementation.

The proposed Cell Tower is going to significantly impede the view of the mountains that our cul de sac and surrounding community have. I moved to this home one year ago & spent a good deal of money to purchase my home which was a big stretch for me. My hope was to enjoy this view for many years to come & hopefully see my investment grow over the years. To have Rogers implement from what I gather is a 70 meter pole &/or tower in the middle of the small view I have would be a major disappointment; not to mention a depreciation of my property. Should I have to sell one day prior to my long term goal, I am sure this new tower (being such an eye sore in the middle of a narrow view) would also make it more difficult to sell my home. My neighbours on either side have a 2 storey so their eyes have a more far reaching view from their upper level. I have a bungalow, so my long reaching view is more narrow in space, so the tower will completely chop the view in half!

As noted in the public notification package, there is a 45 meter tower not too far east of the proposed tower that is noted with "insufficient space". This existing location does not interfere with a community with a number of residents looking to continue to appreciate their view over the years & monetarily hold the values of their homes. Could this existing space or existing tower not be utilized by Rogers to meet their requirements? The other consideration is to move their proposed location further east or west of the proposed location where there is not a significant number of community residents that will be affected by this new structure? Either direction seems to have options where there are no homes, just trees and fields.

I would very much like an opportunity, along with other residents in the community to discuss this further. Another option we could discuss is putting a petition together.

Thank you for taking the time to consider & I look forward to your response.

Regards,

Melanie Brown



30 Glendale Estates Manor
Rockyview County

Before Picture of neighbouring view

Brenden Smith

From: melanie [REDACTED]
Sent: September 9, 2019 1:13 PM
To: Comments; development@rockyview.ca
Subject: [EXTERNAL]FEEDBACK ROGERS CELL TOWER PROPOSED INSTALLATION 260016 CANNING LANE, RVC, AB

Categories: W4585

To,
LandSolutions LP, David Zacher VP
and
Rockyview County, Planning and Development Services

Regarding Proposed Rogers Cell Tower Installation, 260016 Canning Lane, RVC, AB,
Plan 2374JK; Block A (PTN.SW 4-26-3 W5M
Rogers Site: W4585B - North Glenbow

Good afternoon to all it may concern;

After viewing the Public Notification Package and conversing with several neighbours in the community, we have some major concerns with the location of the proposed Rogers Cell Tower as identified above for project implementation.

The proposed Cell Tower is going to significantly impede the view of the mountains that our cul de sac and surrounding community have. I moved to this home one year ago & spent a good deal of money to purchase my home which was a big stretch for me. My hope was to enjoy this view for many years to come & hopefully see my investment grow over the years. To have Rogers implement from what I gather is a 70 meter pole &/or tower in the middle of the small view I have would be a major disappointment; not to mention a depreciation of my property. Should I have to sell one day prior to my long term goal, I am sure this new tower (being such an eye sore in the middle of a narrow view) would also make it more difficult to sell my home. My neighbours on either side have a 2 storey so their eyes have a more far reaching view from their upper level. I have a bungalow, so my long reaching view is more narrow in space, so the tower will completely chop the view in half!

As noted in the public notification package, there is a 45 meter tower not too far east of the proposed tower that is noted with "insufficient space". This existing location does not interfere with a community with a number of residents looking to continue to appreciate their view over the years & monetarily hold the values of their homes. Could this existing space or existing tower not be utilized by Rogers to meet their requirements? The other consideration is to move their proposed location further east or west of the proposed location where there is not a significant number of community residents that will be affected by this new structure? Either direction seems to have options where there are no homes, just trees and fields.

I would very much like an opportunity, along with other residents in the community to discuss this further. Another option we could discuss is putting a petition together.

Thank you for taking the time to consider & I look forward to your response.

Regards,

Melanie Brown



30 Glendale Estates Manor
Rockyview County

Before Picture of neighbouring view



From: [Ning Kang](#)
To: [Comments](#)
Cc: development@rockyview.ca
Subject: [EXTERNAL]I strongly oppose the antenna in 260016 canning lane, rocky view county
Date: August 15, 2019 9:13:25 PM

To whom it may concern:

We strongly oppose the installation of antenna in 260016 canning lane, rocky view county.

We bought the property to enjoy countryside life and this makes it impossible. We don't want this modern ugly iron steel construction around us and this will greatly drag down our property value. There is already another in this area. I can't disagree more this proposal.

Sent from my iPhone

From: [Orvel Miskiw](#)
To: [Comments](#)
Subject: [EXTERNAL]Proposed Cell Tower at 260016 Canning Lane near Cochrane
Date: August 8, 2019 5:11:13 PM

Hello; I own and live on an acreage east and slightly south of the site of the proposed installation-- the point of land south of Meskanaw Rd. -- and I find the proposal acceptable in all ways as far as I can tell. The tower itself is the only aspect that might be reasonably questioned, but I think that as shown, it would be quite unobtrusive, considering the importance of wireless phone and data services these days.

Good luck,
Orvel Miskiw
5 Meskanaw Rd./33145 Twp. Rd 260A/B

From: [Tonya Vinje](#)
To: [Comments: development@rockyview.ca](#)
Cc: [Rob Vinje](#)
Subject: [EXTERNAL]Feedback Rogers Cell Tower Proposed Installation 260016 Canning Lane, RVC, AB,
Date: August 29, 2019 2:42:22 PM

To,
LandSolutions LP, David Zacher VP
and
Rockyview County, Planning and Development Services

Regarding Proposed Rogers Cell Tower Installation, 260016 Canning Lane, RVC, AB,
Plan 2374JK; Block A (PTN.SW 4-26-3 W5M
Rogers Site: W4585B - North Glenbow

Hi There,

After reviewing the Public Notification Package and conversing with the neighbours in the community, we have some major concerns with the location of the Proposed Rogers Cell Tower, noted above.


The Proposed Cell Tower is going to significantly impede the gorgeous view of the mountains that our Glendale Estates Manor and Glendale Court communities have. We have purchased these homes for the incredible view of the mountains and to have a 70 meter pole right in the middle of the view will be a major eye sore and distraction from the view. See before and after pictures below.

.
Also, this new tower will decrease the value of each of the homes in these communities.

As noted in the public notification package, there is a 45 meter tower just 872 meters east of the proposed tower that is "insufficient space", but as that is in an existing location that doesn't interfere with the community, could that not be renovated or reconfigured to meet Rogers requirements? Another option could be to build a new tower just 1 KM further east of the proposed location, where there are no houses, just trees and fields.

We would be happy to discuss our concerns further, Thank you for this consideration.

Sincerely, Rob and Tonya Vinje


26 Glendale Estates Manor
Rockyview County, AB

Before Picture of our view



After picture with a rough mock up of our new view



Cheryl McFarlane
112 Glendale Court
[REDACTED]
Cochrane, AB, [REDACTED]

October 10, 2019

Rocky View County
Attn: Planning and Development Services Email: development@rockyview.ca
Attn: Richard Barss, Executive Leader Email: RBarss@rockyview.ca
Attn: Mathew Wilson, Manager of Planning Email: MWilson@rockyview.ca
262075 Rocky View Point
Rocky View County, AB T4A 0X2

LandSolutions LP
Attn: David Zacher, VP
Telecommunications and Network Development
600, 322 – 11 Avenue SW
Calgary, AB T2R 0C5
Email: comments@landsolutions.ca

Re: Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585 – North Glenbow

We have reviewed the responses from the LandSolutions presented on behalf of Rogers Communications Canada Inc (Rogers) dated September 17, 2019. We remain opposed to the proposed site for installation of a 70 meter (~230 feet) lattice-style self-support tower with projecting antennas.

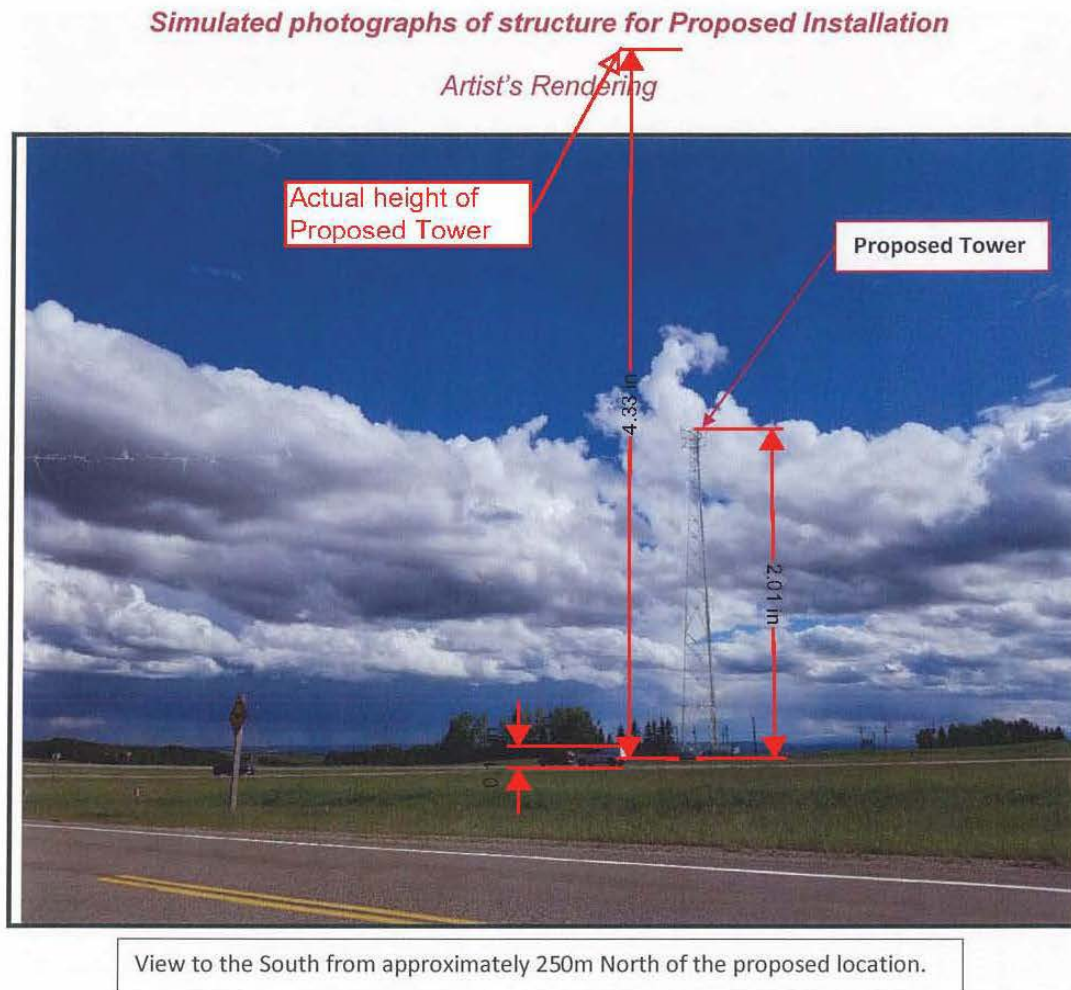
The proposed tower is to be situated approximately 660m south of our property. The tower will be visible from our property and in a direct southwest sight line to the Rocky Mountains. The proposed tower placement is on the south side of a residential community where houses have been strategically placed on the lots to take in the available mountainview. The tower regardless of it's design will be an obstruction of this mountain view. We do not need a second tower within 680m of our residence.

Aesthetic Concerns

This is not a small tower and regardless of the design it will still be 70m. The proposed tower shown in the Artist's rendering – View to the south from approximately 250m North of the proposed location, in both the Revised Notification Package (RNP) dated August 10, 2019 and the response document dated September 17, 2019, is a complete **misrepresentation of the actual height on the proposed tower**. Please see page 2 of this document, showing scaled to actual approximate size, not just a misleading representation.

We choose our rural residence because of the southwest views it offers; there is no way that a 70m tower in the proposed location is not going to become the main focus from all eleven southwest facing windows in our home.

Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow
Page 2



The truck in the foreground is approximately 2.1m tall in real life. The proposed tower is going to be 70m tall in real life, therefore the tower is 33.3 times taller. ($70/2.1 = 33.3$).

In the artist's rendering the truck measures ~0.13" tall x $33.3 = 4.33"$.

The tower is shown as less than half the height. The base of the tower is also shown at less than half of the width.

MISREPRESENTATION OF THE ACTUAL HEIGHT OF THE PROPOSED TOWER

Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow
Page 3

Co-Location & Sharing Existing Structures

The location of the existing tower is approximately 872m east of the proposed site, on the north side of the highway 1A and does not obstruct anyone views of the mountains. The existing 45m tower owned by Alta Link, referenced in the RNP - Section 5, is located approximately 680m southeast of our property.

As per Industry Canada Spectrum Management and Telecommunications, Client Procedures Circular – Radiocommunication and Broadcasting Antenna Systems CPC-2-0-03 Issue 5 Effective: July 15, 2014, sets out guidelines for Use of Existing Infrastructure. “consider sharing an existing antenna system, modifying or replacing a structure if necessary”. We believe that this requirement has not been met, the response document states that Altalink was contacted about the potential for sharing the tower, and were informed that there is no available space for Roger’s equipment.

If the structural integrity of the existing Altalink tower does not allow for additional equipment, Rogers should be looking to partner with Altalink to modify the existing tower. Or even better yet would be to partner with Altalink and **replace** the current structure with one that would not only fit the current needs of both Telus (the current occupant of the Altalink tower) and Rogers, but also allow for future expansion as it is required, by both companies and other internet providers.

With there being no available space on the existing Altalink tower, it is only a matter of time before Altalink will be required to modify or replace the existing tower. It would be in Altalink’s best interest to partner with Rogers and take this opportunity to build a new tower with additional height.

We would ask that Rogers/LandSolutions convince Altalink that partnering; either modifying the existing tower or replacing it with one tower at the current site that would fit the wireless network needs in this area is the right solution.

One shared tower would be the Environmental Responsible solution to lessen the environmental footprint, which is part of all three companies Corporate Environmental Policy.

By building one tower that fits the required needs for the area, rather than adding an addition tower to our community would be good environmental stewardship, and an example of good Integrated Land Management.

Location

We understand the need for a tower, the issue we have is that it is direct sight view for the existing country residences / residential lands on the north side of the highway. We are not suggesting that it be put in someone else’s sightline. We don’t have the option to change our sightline if the tower goes in as planned.

We are requesting that Rogers change the purposed location to either the Hamlet Commercial or utilize the existing Altalink communication tower location on the north side of the highway 1A.

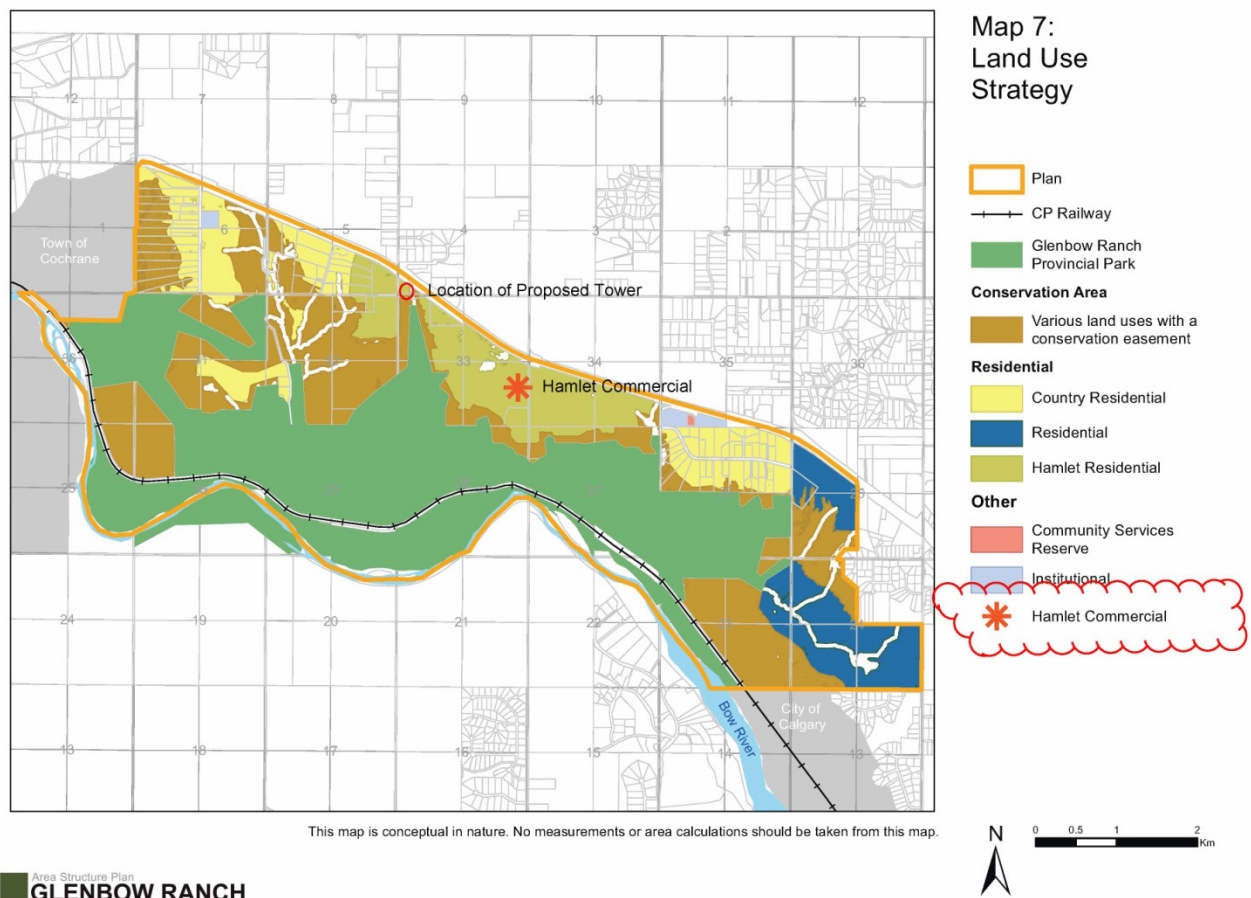
Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow
Page 4

Glenbow Ranch Area Structure Plan (ASP)

The current proposed tower placement is directly within the future proposed residential area, not providing separation from residential properties and has Conservation areas on the southern fringe. Rocky View County's Policy Guidelines to Evaluate Commercial Communication Facilities (POL#308) discourages telecommunication facility development in residential lands. The placement within the Glenbow Ranch Area Structure Plan (ASP) as purposed is a direct conflict of the policy, regardless of it's current land use.

The RVC Glenbow Ranch Area Structure Plan, building Area G, has a **central commercial development area** marked on the below map 7: Land Use Strategy as **Hamlet Commercial** (which has been highlighted), this site is approximately **2.5 km east of the proposed tower location** (which has also been highlighted). It should be noted that on the north side of the highway across from the Hamlet Commercial there are not current country residences / residential lands that would be affected by this view.

The **hamlet commercial** would be a better location for a "Commercial Communications Facility" as it is currently agricultural land, and not in the residential portion of Area G. If the purposed tower is situated in the Hamlet Commercial area, then those that would be buying residences in the surrounding Hamlet Residential would be purchasing with an existing tower and making that choice.



Proposed Wireless Communications Installation
 260016 Canning Lane, Rocky View County, AB
 Rogers Site: W4585B – North Glenbow
 Page 5

Zoning Regulations

The current purposed location has a Zoning Regulation on the land title, which has a height restriction and is part of the SPRINGBANK AIRPORT ZONE REGULATIONS. We understand that the airport is 8 km south, but have concerns that this is still being overlooked.

The current proposed tower is directly within the north **Approach Surface** for the Springbank Airport, which has a **Zoning Regulation**. The approximate location of the proposed tower has been noted on Figure 11.1 SPRINGBANK AIRPORT ZONE REGULATIONS (taken from the Springbank Airport Master Plan 2009-2029).

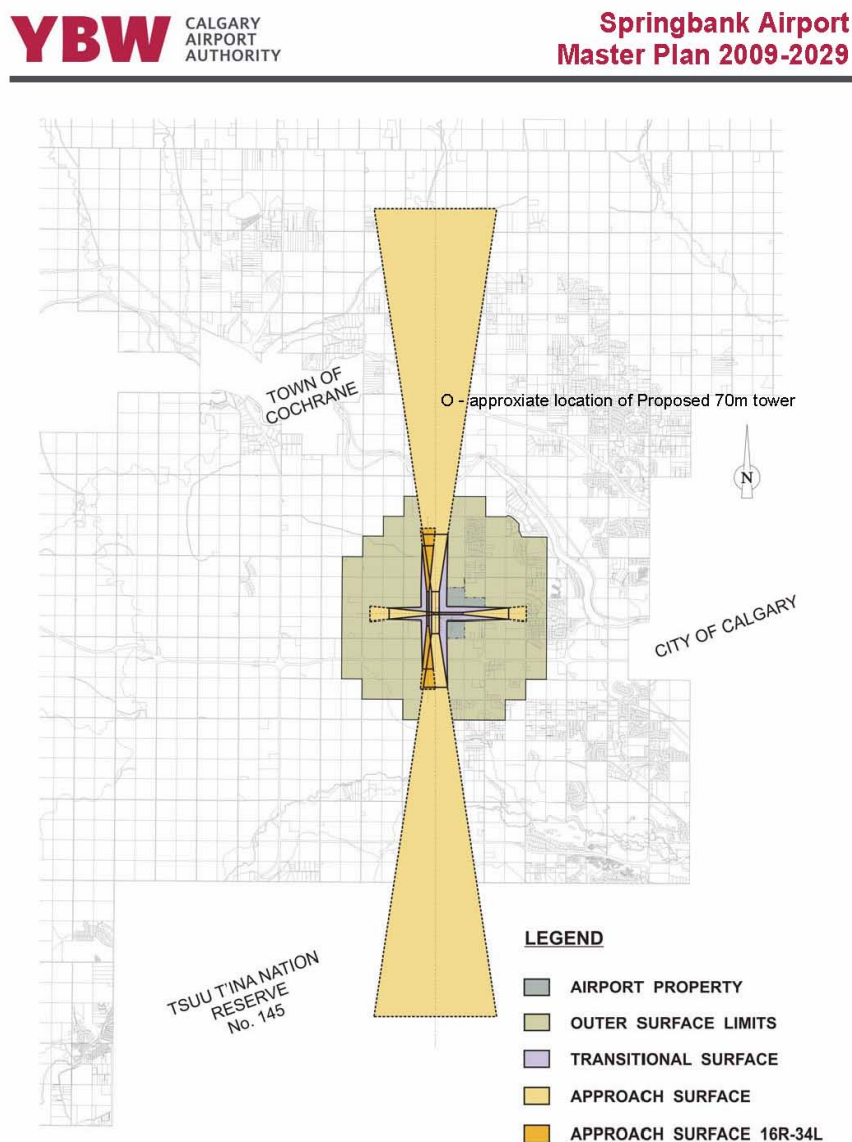


Figure 11.1 SPRINGBANK AIRPORT ZONING REGULATIONS

Proposed Wireless Communications Installation
260016 Canning Lane, Rocky View County, AB
Rogers Site: W4585B – North Glenbow
Page 6

We do not want the tower to be built in the proposed location, as we do not need to have two communication towers within 680m of our house. The proposed installation site will affect the enjoyment that we get from our current southwest view. Our residence, as well as others on the north side of Highway 1A, north of the location, were built to purposely take in the southwest mountain view.

Rogers needs to convince Altalink to be a team player and replace the current tower with one that will not only fit the current needs but also future requirements. There is a responsibility to lessen the footprint, and this is a perfect opportunity to be doing just that. By building one tower at the existing site would have minimally impact of the environment. Team up with current tower owner Altalink and user Telus to provide a team solution for network reliability enhancement plans in the area.

We are opposed to the current purposed location for the Wireless Communications Installation at 260016 Canning Lane.

Respectfully Submitted,

Cheryl McFarlane


cc:

Crystal Kissel, Division 9 Councillor Email: CKissel@rockyview.ca

Samanntha Wright, Division 8 Councilor Email: SWright@rockyview.ca

Doug Francoeur, Director, Compliance and Safety Email: dougf@yyc.com

Michael Ahmed, Manager, Airport Lands Email: mikeah@yyc.com

Ashvin Gadhoke, Manager, Airport Lands Email: ashving@yyc.com

Altalink Email: stakeholderrelations@altalink.ca

Telus Communications Email: rightofwayAB@telus.com

Blake Richards, Member of Parliament Email: blake@blakerichards.ca

Southern Alberta District office Email: ic.spectrumcalgary-calgaryspectre.ic@canada.ca



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: December 11, 2019 **DIVISION:** 4

FILE: 03223449 **APPLICATION:** B-2; PRDP20193859

SUBJECT: Existing Accessory Building (Detached Garage) Addition (Wood Shed)

PROPOSAL: Existing Accessory Building (Detached Garage) Addition (Wood Shed), relaxation of total building area; relaxation of the minimum rear yard setback requirement.	GENERAL LOCATION: Located within Langdon, on the south side of Wenstrom Cres.
APPLICATION DATE: October 23, 2019	DEVELOPMENT AUTHORITY DECISION: Discretionary – Refused
APPEAL DATE: November 29, 2019	DEVELOPMENT AUTHORITY DECISION DATE: November 28, 2019
APPELLANT: Jo-Ann Riddell	APPLICANT: Jo-Ann Riddell
LEGAL DESCRIPTION: Lot 57, Block 9, Plan 971 2265(44 Wenstrom Crescent)	MUNICIPAL ADDRESS: 44 Wenstrom Crescent
LAND USE DESIGNATION: Hamlet Residential Single Family District (HR-1)	GROSS AREA: ± 0.64 acres
DISCRETIONARY USE: Accessory buildings are a permitted use in the HR-1 district.	DEVELOPMENT VARIANCE AUTHORITY: Section 12.2 of the Land Use Bylaw allows the Development Authority to grant a maximum of 25% of the required distance or height and 10% variance of the maximum size of a building.
PUBLIC SUBMISSIONS: The application was circulated to 22 adjacent properties. No letters in support or opposition were received.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> Land Use Bylaw (C-4841-97)

EXECUTIVE SUMMARY:

The proposal is for an existing accessory building (detached garage) addition to (wood shed), constructed without permits; relaxation of the total building area; and relaxation of the minimum rear yard setback requirement. The wood shed addition is 5.38 sq. m. (17.63 sq. ft.) in size and brings the total building area over the 65.00 sq. m (699.65 sq. ft.) permitted within the HR-1 District. The wood shed addition also requires a relaxation of the rear yard setback. These relaxations are within the variance discretion of the Development Authority as defined in Section 12.2 of the Land Use Bylaw. However, the existing wood shed addition was constructed on the overland drainage right-of-way and could materially interfere or affect the use, enjoyment, or value of neighbouring parcels as the addition



could impede overland drainage, causing flooding on the subject parcel or other parcels that rely on the overland drainage.

On November 28, 2019, the Development Authority refused the application. The Appellant appealed the decision of the Development Authority for the reasons noted within the agenda package.

PROPERTY HISTORY:

2009	2009-DP-22026 was issued for an accessory building (detached garage)
1997	1997-BP-11746 was issued for a dwelling, single detached.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean
Supervisor, Planning and Development Services

AB/lt

DEVELOPMENT PERMIT REPORT

Application Date: October 23, 2019	File: 03223449
Application: PRDP20193859	Applicant/Owner: Jo-Ann Riddell/ Lisa & Darren Paynter
Legal Description: Lot 57, Block 9, Plan 971 2265, NW-23-23-27-04	General Location: Located within the hamlet of Langdon
Land Use Designation: Hamlet Residential Single Family District (HR-1)	Gross Area: ± 0.64 acres
File Manager: Andrea Bryden	Division: 04

PROPOSAL:

The proposal is for an existing accessory building (detached garage) addition to (wood shed) 5.38 sq. m. (17.63 sq. ft.), constructed without permits; relaxation of the total building area; and relaxation of the minimum rear yard setback requirement.

A building permit for the garage 62.43 sq. m (672.00 sq. ft.) was issued in 2009.

The existing addition increases the building size to 67.81 sq. m (729.90 sq. ft.).

Land Use Bylaw Requirements:

Section 59.2 Uses, Permitted

Accessory buildings less than 65.00 sq. m (699.65 sq. ft.) building area

- The existing addition increases the building size to 67.81 sq. m (729.90 sq. ft.);

Section 59.5 Minimum Requirements

(c) Yard, Front:

(i) 6.00 m (19.69 ft.)

- Proposed: lots

(e) Yard, Side – sites without lanes:

(ii) accessory buildings:

2. all other sites: 0.60 m (1.97 ft.)

- Proposed (west): lots
- Proposed (east): 0.76 (2.49 ft.)

(f) Yard, Rear

(ii) accessory buildings:

2. sites without lanes: 1.00 m (3.28 ft.)

- Proposed: 0.89 (2.92 ft.)
- Existing addition encroaches into the rear yard setback;
- Existing addition was constructed on overland drainage right of way.

Section 59.6 Maximum Limits

(a) *Site Coverage:*

(ii) *accessory buildings: 10% of the site*

- Proposed: 7%

(b) *Height of buildings:*

(ii) *accessory building: 5.50 m (18.04 ft.)*

- Proposed: less than 5.50 m as seen in photos.

(d) *Total building area for all accessory buildings - 90.00 sq. m (968.75 sq. ft.).*

- 74.06 sq. m (797.18 sq. ft.)

(e) *Maximum number of accessory buildings – Two (2).*

- Two (2)

Section 12.2 Uses, Discretionary Applications:

(c) *decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with required yard, front, yard, side, yard, rear or building height dimensions set out in this Bylaw, if, in the opinion of the Development Authority the granting of a variance would not:*

(ii) *materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and that the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum building area for and accessory building, or does not exceed 10% of the required maximum floor area for Accessory Dwelling Unit.*

- A 4% relaxation of the maximum building area area is required.
- An 11% relaxation of the rear yard setback is required.
 - The proposed relaxation could materially interfere or affect the use, enjoyment, or value of neighbouring parcels as the addition could impede overland drainage, causing flooding on the subject parcel or other parcels that rely on the overland drainage.

STATUTORY PLANS:

The subject parcel is located within the Langdon Area Structure Plan and was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

- Access to rear yard not available;
- Shed present, located at SE corner;
- Adjacent to south property's accessory building;
- Other Sheds of similar height present on neighbouring sites;
- No visible impacts observed.

CIRCULATIONS: Requested comments by November 19, 2019

Building Services Review (November 19, 2019)

No objection to existing shed. No BP is required if the shed is not structurally supported to the garage.

Development Compliance Officer Review

No comments received.

Utility Services (November 15, 2019)

The structure in question encroaches into an overland drainage utility right-of-way. In order to ensure proper drainage and to avoid drainage impacts on this and neighbouring properties, we recommend not granting a relaxation and to require remove of the encroaching structure.

OPTIONS:

Option #1 (this would allow the existing accessory building addition to remain)

That the appeal against the decision of the Development Authority to refuse to issue a Development Permit for an existing accessory building (detached garage) addition to (wood shed), constructed without permits; relaxation of the total building area; and relaxation of the minimum rear yard setback requirement at Lot 57, Block 9, Plan 971 2265 (44 Wenstrom Crescent) be revoked, and that a Development Permit be issued, subject to the following conditions:

Description:

- 1) That the existing accessory building (detached garage), may remain on the subject property, in general accordance with the submitted site plan and application.
 - a. That the maximum building area of the accessory building is relaxed from **65.00 sq. m. (699.65 sq. ft.)** to **67.81 sq. m. (729.90 sq. ft.)**
 - b. That the rear yard setback requirement for an accessory building (detached garage) is relaxed from **1.00 m (3.28 ft.)** to **0.89 m (2.92 ft.)**.

Permanent:

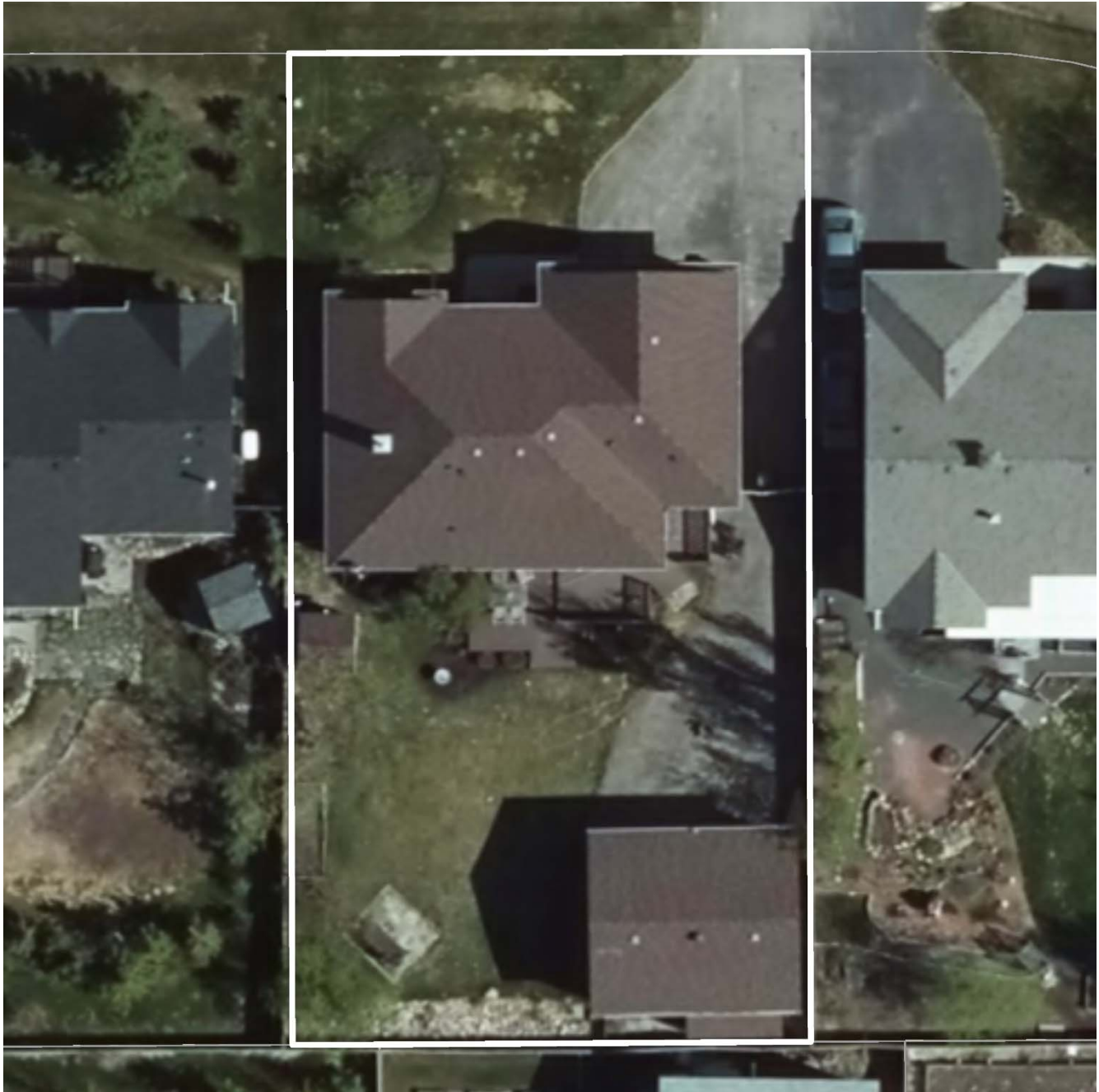
- 2) That the accessory building shall not be used for commercial purposes at any time, except for a home-based business, type I.
- 3) That the accessory building shall not be used for residential occupancy purposes at any time.

Advisory:

- 4) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.

Option #2 (this would not allow for the construction of the accessory building)

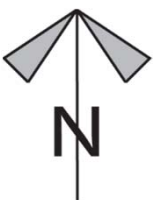
That the appeal against the decision of the Development Authority to refuse to issue a Development Permit for the construction of an existing accessory building (detached garage) addition to (wood shed), constructed without permits; relaxation of the total building area; and relaxation of the minimum rear yard setback requirement at Lot 57, Block 9, Plan 971 2265 (44 Wenstrom Crescent) be denied, and that the decision of Development Authority be confirmed.



Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018

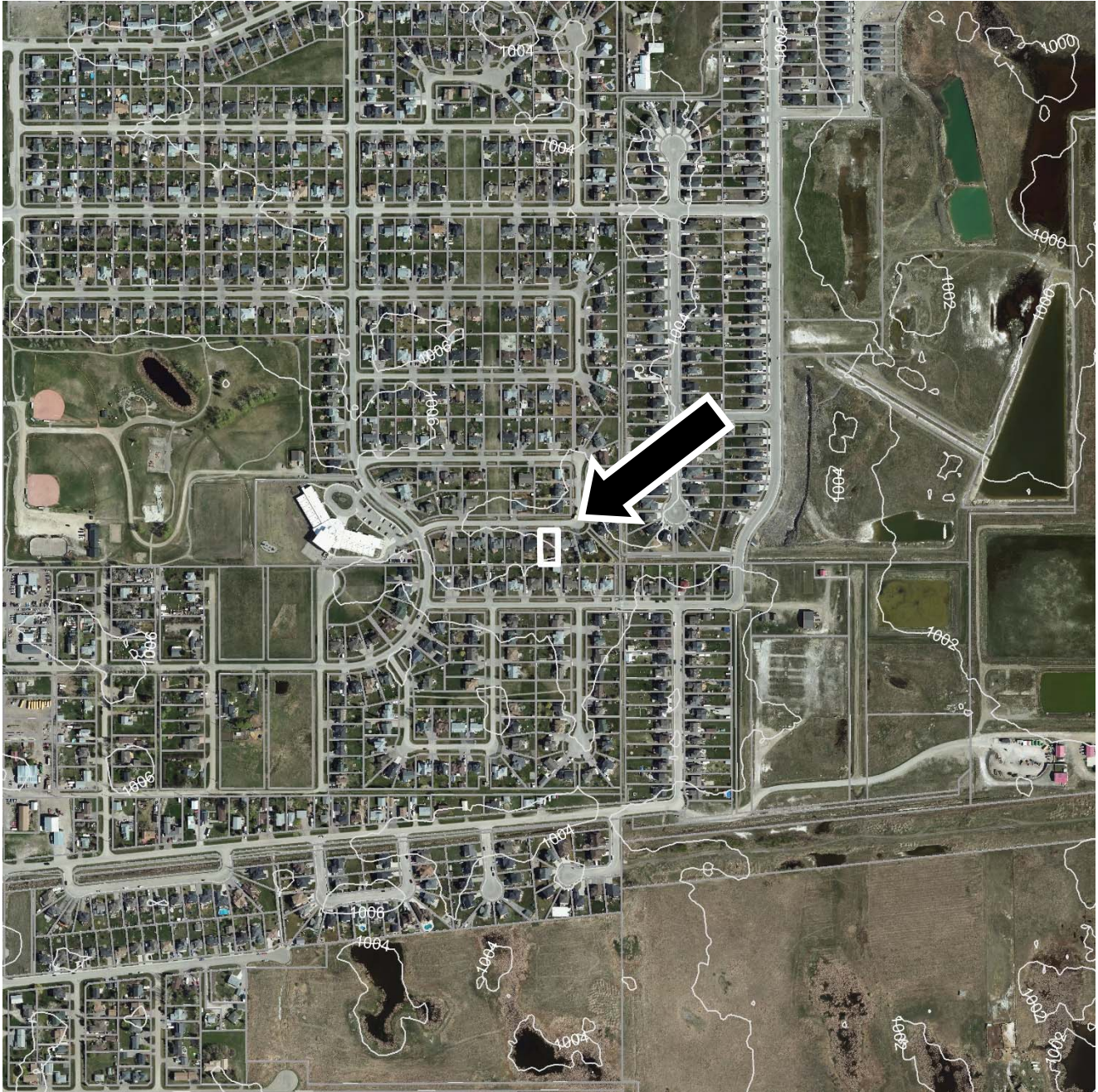


NW-23-23-27-W04M
Lot:57 Block:9 Plan:9712265

Date: Nov 29, 2019

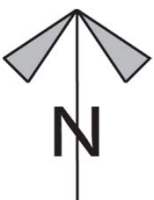
Division # 4

File: 03223449



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M

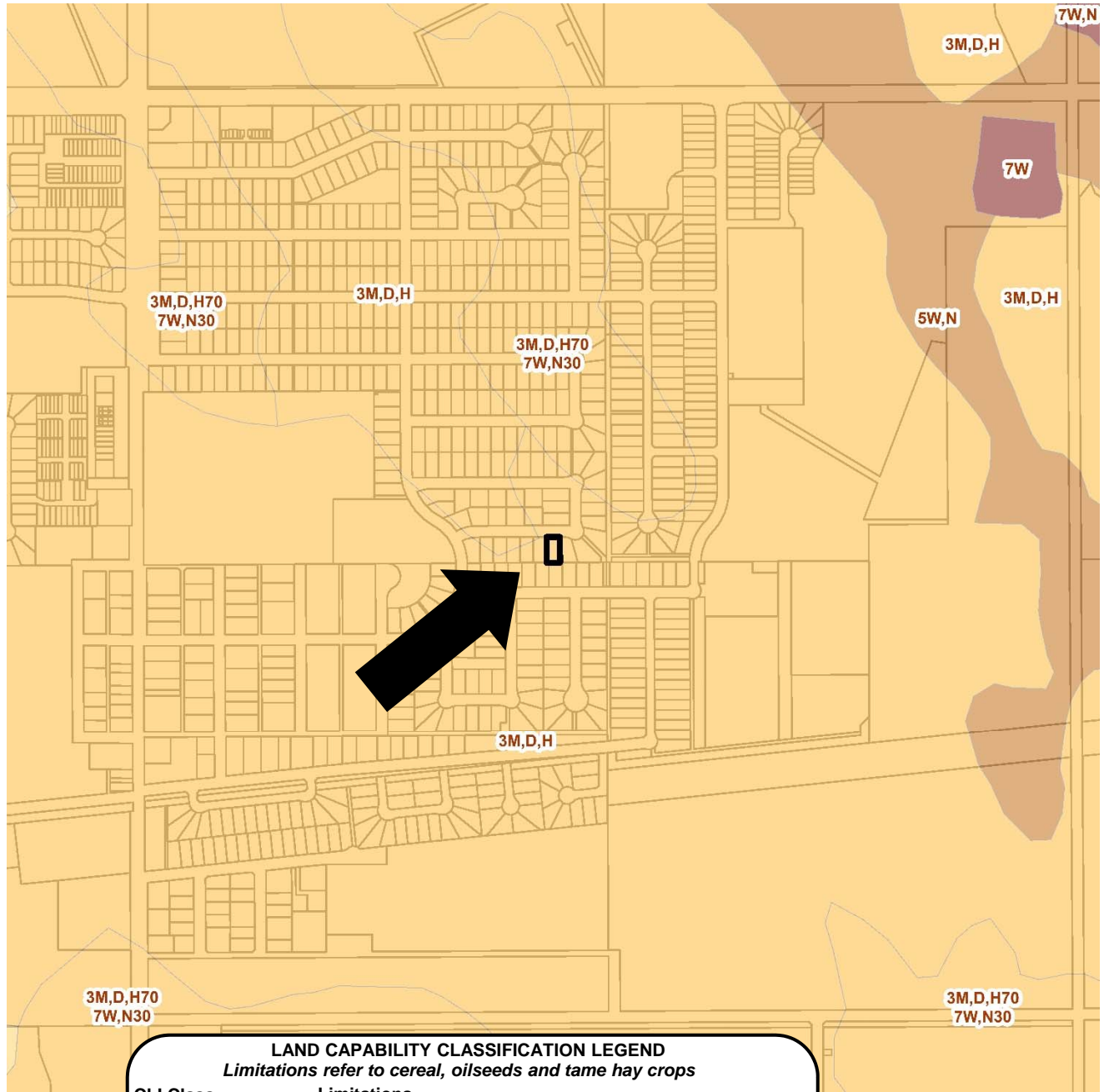


NW-23-23-27-W04M
Lot:57 Block:9 Plan:9712265

Date: Nov 29, 2019

Division # 4

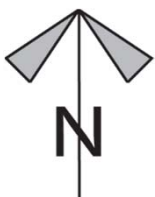
File: 03223449



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

SOIL MAP



NW-23-23-27-W04M
Lot:57 Block:9 Plan:9712265

Date: Nov 29, 2019

Division # 4

File: 03223449



Legend – Plan numbers

- First two numbers 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

HISTORIC SUBDIVISION MAP

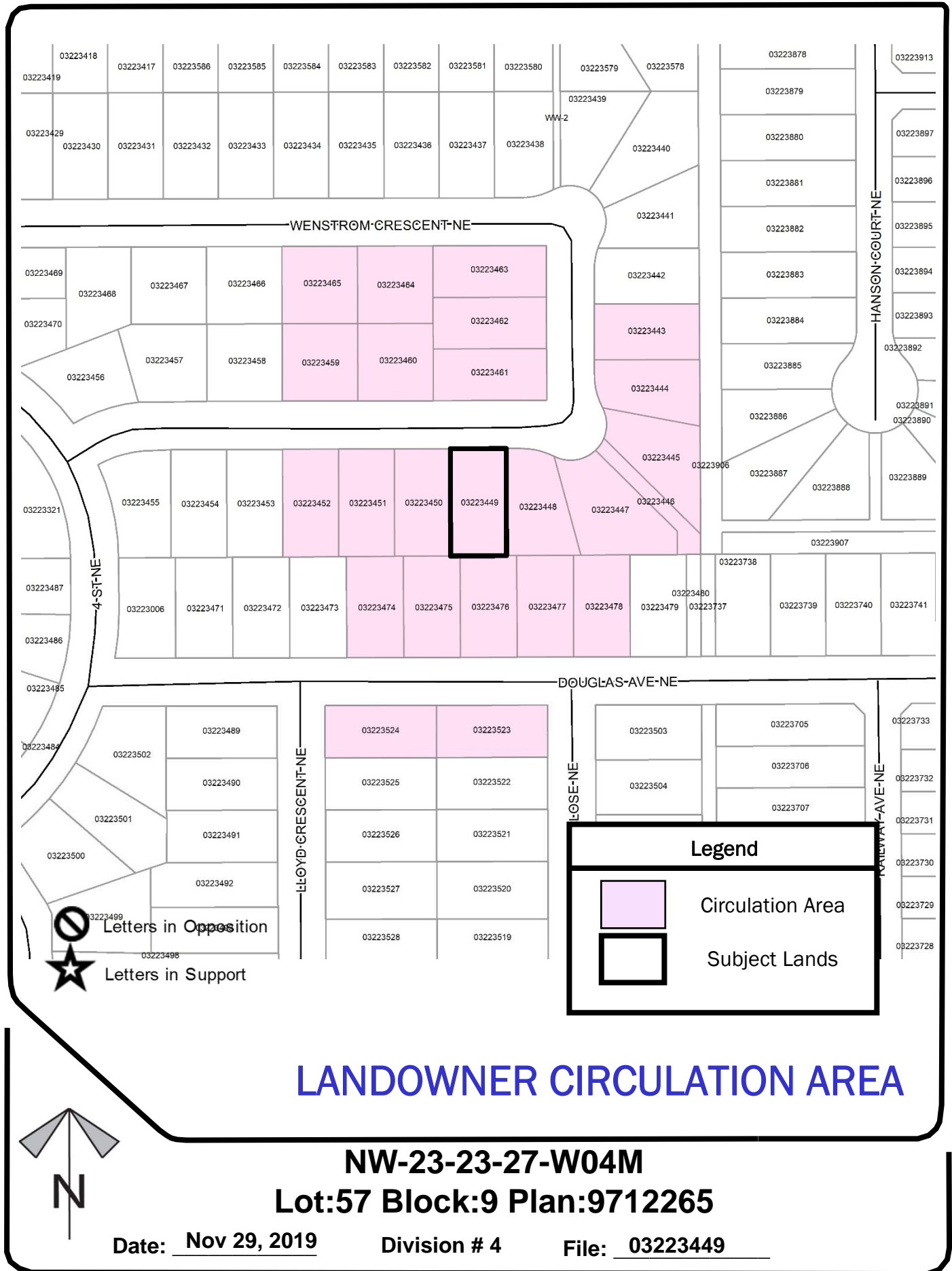
NW-23-23-27-W04M

Lot:57 Block:9 Plan:9712265

Date: Nov 29, 2019

Division # 4

File: 03223449






Notice of Appeal

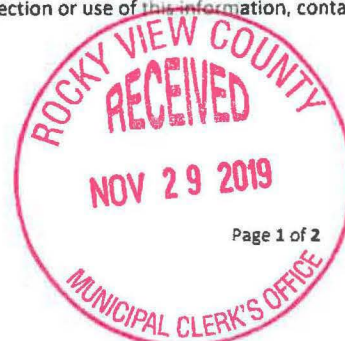
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) D. Jo-Ann Riddell, Barrister & Solicitor			
Mailing Address #324, 11245 Valley Ridge Drive NW		Municipality Calgary	Province AB
		Postal Code T3B 5V4	
Main Phone # 403-769-1966	Alternate Phone #	Email Address jo-ann@spelliscyriddell.ca	
Site Information			
Municipal Address 44 Wenstrom Crescent NE, Rocky View County, AB T0J 1X1		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) 9712265; 9;57	
Property Roll # 03223449	Development Permit, Subdivision Application, or Enforcement Order # PRDP20193859		
I am appealing: (check one box only)			
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
<p>To Whom It May Concern,</p> <p>I am acting counsel for the Owners who bought the subject property on June 21st, 2019. In order for the Seller's to satisfy their obligation to provide a Real Property Report with Compliance I am appealing the decision of the Planning and Development Office of Rocky View County to refuse my application for a Development Permit (submitted on October 23rd, 2019).</p> <p>I appeal the refusal for the following reasons:</p> <ul style="list-style-type: none"> - The attached shed provides much needed storage for the Owners tools and other items/accessories as the house itself is a small bungalow; - Using the attached shed for extra storage allows the Owners to keep their property tidy and their personal items safe and secure; - The attached shed is aesthetically pleasing to both the subject property and the neighborhood in general as it sits near the back of the lot and is hidden from neighboring properties by the surrounding fence and mature trees; - The current Owners viewed and bought the property with the attached shed in its current location and they would prefer that it stay there; - The Sellers became aware that the property was not compliant only 3 days prior to the Closing day of June 21, 2019; - It is recognized that the overall size of the garage with the attached shed is slightly over the maximum size allowed and the setback from the rear-yard is similarly breached however in both cases a relaxation would be minor; and, - The attached shed is for storage only, it is not used for commercial purposes or habitation. 			

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.


Appellant's Signature

November 29, 2019
Date



Last updated: 2018 November 13

Page 1 of 2



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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

REFUSAL

Jo-Ann Riddell
Suite 324, 11245 Valley Ridge Drive NW
Calgary, AB
T3B 5V4

Development Permit #: PRDP20193859

Date of Issue: November 28, 2019

Roll #: 03223449

Your Application dated October 23, 2019 for a Development Permit in accordance with the provisions of the Land Use Bylaw C-4841-97 of Rocky View County in respect of:

Existing accessory building (detached garage) addition (wood shed), constructed without permits; relaxation of the total building area; relaxation of the minimum rear yard setback requirement

at Lot 57, Block 9, Plan 971 2265; (44 WENSTROM CRESCENT)

has been considered by the Development Authority and the decision in the matter is that your application be **REFUSED** for the following reasons:

- 1) The total building area of the existing accessory building addition (wood shed) does not meet the maximum requirement as defined in Section 59.2 of the Land Use Bylaw C-4841-97.
Required – 65.00 sq. m. (699.65 sq. ft.); Proposed – 67.81 sq. m (729.90 sq. ft.)
- 2) The rear yard setback of the existing accessory building addition (wood shed) does not meet the minimum requirement as defined in Section 59.5 of the Land Use Bylaw C-4841-97.
Required – 1.00 m (3.28 ft.); Proposed – 0.89 m (2.92 ft.)
- 3) The existing accessory building addition (wood shed) encroaches into the overland drainage right of way.



Manager, Planning Services

NOTE: An appeal from this decision may be made to the Subdivision and Development Appeal Board of Rocky View County. Notice of Appeal to the Subdivision and Development Appeal Board from this decision shall be filed with the requisite fee of \$350.00 with Rocky View County no later than 21 days following the date on which this Notice is dated.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, October 29, 2019

We are requesting your comments, recommendations and/or requirements with respect to this Development Permit. In order that the application may be considered by Administration, we would appreciate receiving your reply by the date stated. If we have not received a response by this date, it will be assumed that you have no comments or objections regarding this application. Relevant information is attached.

The information regarding this permit is as follows:

Application Number: PRDP20193859 **Division:** 4

Roll Number: 03223449

Applicant(s): Jo-Ann Riddell

Owner(s): Paynter, Darren & Lisa Scotia Mortgage Corporation

Proposal: Existing shed, relaxation of a rear yard setback

Legal: Lot 57 Block 9 Plan 9712265, NW-23-23-27-04; (44 WENSTROM CRESCENT NE, Langdon AB)

Land Use: HR-1

Location: Located within Langdon, on the south side of Wenstrom Cres NE

County Contact: Andrea Bryden

Please Reply Prior To: Tuesday, November 19, 2019

Thank you for your attention to this matter. Please reply to the attention of:

Andrea Bryden
Phone: 403.520.7294
Fax: 403.277.3066
E-Mail: abryden@rockyview.ca

Note: Please include our Application Number and our File Number in your response. It is not necessary to return this package with your reply.



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A DEVELOPMENT PERMIT

20193859

FOR OFFICIAL USE ONLY	
Fee Submitted \$265	File Number CB223449
Date of Receipt Oct 23/19	Receipt # 022522 SV

Name of Applicant D. Jo-Ann Riddell Email jo-ann@spelliscyriddell.ca
Mailing Address Suite 324, 11245 Valley Ridge Drive NW, Calgary, Alberta
Postal Code T3B 5V4
Telephone (B) 403-769-1966 (H) _____ Fax 403-769-1965
For Agents please supply Business/Agency/ Organization Name Spelliscy Riddell, Barristers & Solicitors

Registered Owner (if not applicant) Darren and Lisa Paynter
Mailing [REDACTED] Postal Code [REDACTED]
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NW ¼ Section 23 Township 23 Range 27 West of 4 Meridian
b) Being all / parts of Lot 57 Block 9 Registered Plan Number 9712265
c) Municipal Address 44 Wenstrom Crescent NE, Rocky View County, Alberta
d) Existing Land Use Designation HR-1 Parcel Size 0.26 ac. Division _____

2. APPLICATION FOR

DEVELOPMENT PERMIT

- RELAXATION OF REAR YARD SETBACK
1m to 0.89m

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ☒
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes ☒ No ☒
d) Does the site have direct access to a developed Municipal Road? Yes ☒ No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I D. JO-ANN RIDDELL hereby certify that ☒ I am the registered owner
(Full Name in Block Capitals)

☒ I am authorized to act on the owner's behalf

and that the information given on this form
is full and complete and is, to the best of my knowledge, a true statement
of the facts relating to this application.

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]
Date October 22, 2019

Owner's Signature _____
Date _____

5. RIGHT OF ENTRY

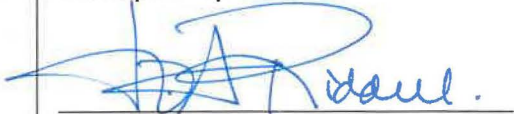
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, D. JO-ANN RIDDELL, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


Signature

October 22, 2019.
Date



#324, 11245 Valley Ridge Drive NW
Calgary, AB T3B 5V4
P: (403) 769-1966 F: (403) 769-1965
E: info@spelliscyriddell.ca

October 23, 2019

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

VIA COURIER

Dear Sir/Madam:

RE: DEVELOPMENT PERMIT FOR RELAXATION OF REAR YARD SETBACK
44 Wenstrom Crescent NE, Rocky View County, Alberta T0J 1X1 (the "Property")
Our File No: 1144

Please find attached the following documents in support of our request for relaxation of the rear yard setback in respect of the "Attached Wood Shed" located south of the garage on the subject property:

1. Development Permit Checklist;
2. Application Fee of \$265.00;
3. Current Copy of Certificate of Title dated October 22nd, 2019 with all non-financial Caveats and Covenants registered on Title;
4. Copy of Real Property Report dated May 24th, 2019;
5. Copy of compliance letter from Rocky View County dated July 23, 2019;
6. Application Form and Authorization from Registered Owner;
7. Photos of "Attached Wood Shed", the subject property and surrounding properties.

We hereby submit the above documentation in support of our application for relaxation of the rear yard setback to enable the "Attached Wood Shed" to remain in its current location as per the wishes of the new owners, Darren and Lisa Paynter.

The Attached Wood Shed sits at the rear of the property is esthetically pleasing and not overly visible due to screening from fencing around the perimeter of the subject property and the neighbors' trees to the east. The Attached Wood Shed has been made to seamlessly blend in with the house and is used for storage of personal property such as tools & equipment which enables the owners to keep their property tidy and their personal property secure.

We acknowledge the Attached Wood Shed encroaches the rear yard setback allowable for an accessory building by 11cm and respectfully request that Rocky View County grant us this Development Permit by agreeing to a relaxation of the rear yard setback.

We thank you in advance for your time and attention on this matter and should you need anything further please don't hesitate to contact the writer.

Yours Truly,
SPELLISCY | RIDDELL
Per:

D. Jo-Ann Riddell
DJR:lj
Encl.

SPELLISCY | RIDDELL
BARRISTERS & SOLICITORS

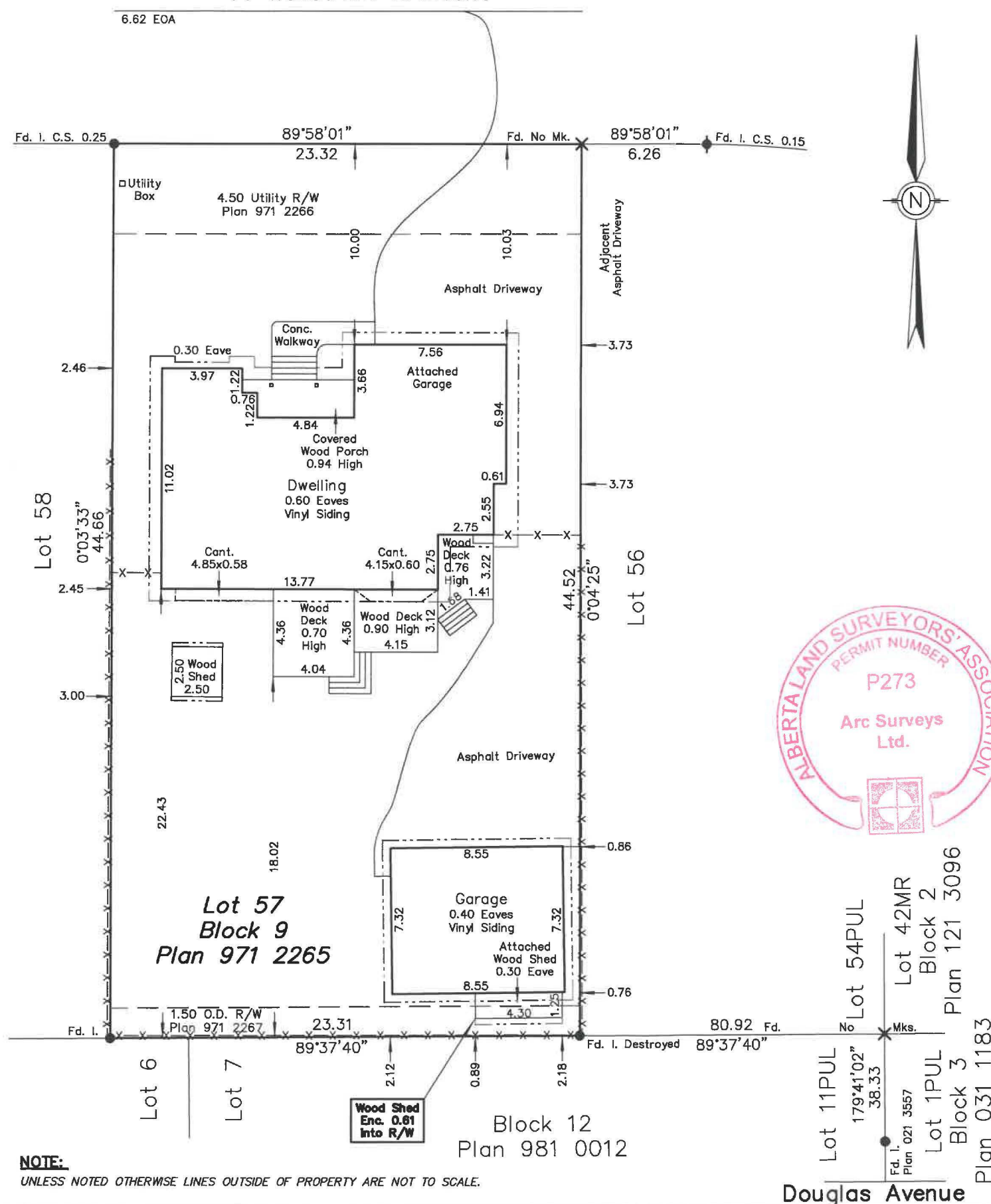






ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

44 Wenstrom Crescent



ABBREVIATIONS

A---Arc Length
 Acc---Accessory
 A/C---Air Conditioner
 Bldg---Building
 BOC---Back of Curb
 BOW---Back of Walk
 Calc---Calculated
 Cant---Cantilever
 Conc---Concrete
 C.S---Countersunk
 DH---Drill Hole
 Enc---Encroaches
 EOA---Edge of Asphalt
 Fd---Found
 I---Iron Post
 I.B---Iron Bar
 M.A---Maintenance Access
 Mk---Mark
 O.D---Overland Drainage
 P/L---Property Line
 R---Radius
 Reg---Registration
 Ret---Retaining
 R/W---Right of Way
 W/O---Walkout Basement
 W.W---Window Well

NOTE:

UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

LEGAL DESCRIPTION:

Lot 57
 Block 9
 Plan 971 2265

MUNICIPAL ADDRESS:

44 Wenstrom Crescent
 Langdon, Alberta

DATE OF SURVEY: May 23rd, 2019.

LEGEND

Distances are in metres and decimals thereof.

Found Iron Posts are shown thus: ●
 Drill Holes are shown thus: ✕
 Found Iron Bars are shown thus: ◆
 Found Concrete Nails are shown thus: ▲
 Calculation points are shown thus: ✕
 Pillars and posts are shown thus: □
 Property lines are shown thus: ———
 Utility Right of Ways are shown thus: ———
 Eaves are shown thus: - - - - -
 Fences are shown thus: -x-x-

All fences are within 0.2 metres of the property lines unless otherwise shown.
 All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:

Title information is based on the C. of T. 151 152 451 which was searched on the 24th day of May, 2019, and is subject to:

Restrictive Covenant No.: 3898GD, 951 254 205, 961 113 790
 Restrictive Covenant No.: 961 192 481, 971 005 116
 Easement No.: 951 254 202
 Caveat No.: 971 341 217, 971 341 219, 971 341 221
 Utility Right of Way No.: 971 341 218

CERTIFICATION:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the Property
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
 (except Wood Shed)
5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this
 24th day of May, 2019.

Rheal Bourgouin, A.L.S.
 This document is not valid unless it bears
 an original or digital signature in blue ink and
 an Arc Surveys Ltd. permit stamp in red ink.

© Copyright Arc Surveys Ltd. 2019

Arc Surveys Ltd.

201B 38th Avenue NE, Calgary, AB T2E 2M3
 Ph.: 403-277-1272 www.arcsurveys.ca
 Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: JZ Drawn: SG Scale: 1:250 0m 2.5 5 10 File No.: 191100

Douglas Avenue

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: December 11, 2019 **DIVISION:** 6

FILE: 07135004 **APPLICATION:** B-3; PRDP20193996

SUBJECT: General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory Building

PROPOSAL: General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory Building	GENERAL LOCATION: Located approximately 2.5 miles northeast of Town of Irricana and southeast of Highway 9.
APPLICATION DATE: November 4, 2019	DEVELOPMENT AUTHORITY DECISION: Discretionary – Approved
APPEAL DATE: November 26, 2019	DEVELOPMENT AUTHORITY DECISION DATE: November 26, 2019
APPELLANT: Bradi & Daniel Hansen	APPLICANT: Bradi & Daniel Hansen
LEGAL DESCRIPTION: SW-35-27-26-W04M	MUNICIPAL ADDRESS: No municipal address
LAND USE DESIGNATION: Natural Resource District (NRI)	GROSS AREA: ± 157.51 acres
PERMITTED USE: Accessory Building DISCRETIONARY USE: General Agriculture, Dwelling Moved In – Accessory to a use listed in this district	DEVELOPMENT VARIANCE AUTHORITY: N/A
PUBLIC SUBMISSIONS: The application was circulated to 15 adjacent landowners. No letters in support or opposition were received.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (C-7280-2013) Land Use Bylaw (C-4841-97)

EXECUTIVE SUMMARY:

The application is for General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory Building.

The north portion of the subject land (about 20 acres) is currently used as a sand and gravel pit for Lafarge, which has a valid Development Permit (PRDP20171910). The gravel pit area is accessed through a private driveway going through adjacent lands in the east. The gravel pit operator confirmed that they would continue using the existing private driveway to access to their gravel pit.

The land is designated Natural Resource District (NRI) which does not allow Dwelling or Dwelling Moved In, unless the dwelling is accessory to the principal use listed under Natural Resource District.



Therefore, the Applicant proposes to apply General Agriculture for grazing 36 cattle and 3 horses as principal use. Then the proposed Dwelling Moved In could be considered accessory to General Agriculture. The grazing will take place on the south portion of the land (about 130 acres).

The Applicant proposes to locate the Dwelling Moved In and a new Accessory Building (garage) next to the current gravel pit area, and proposes to extend Range Road 262 to the subject land in order to access the residence. They confirmed that the extended portion of Range Road 262 will be used only for the dwelling and not for truck traffic for the gravel pit.

This application was evaluated in accordance with the applicable regulations of the Land Use Bylaw. The proposal meets the policies and was approved on November 26, 2019.

On the same day, the Applicant submitted a Notice of Appeal to appeal against "Prior to Issuance Conditions 4 and 5":

- 4) That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement (DA) pursuant to Section 657 of the Municipal Government Act with the County. The DA shall include construction of Range Road 262 from the current termination point to the access point of the subject lands (approx. 80 m) to a Regional Low Volume Standard in accordance with the County Servicing Standards, which includes but not limited to:
 - a) Complete with a cul-de-sac bulb at the termination point of the road;
 - b) Road approach(es);
 - c) Appropriate signage;
 - d) Preparation and implementation of the recommendation of the Geotechnical Report;
 - e) Preparation and implementation of the recommendations of the Erosion and Sedimentation Control Plan; and
 - f) Preparation and implementation of the recommendations of the Construction Management Plan.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit payment of the \$500 preparation fee for the DA, per the County's Master Rates Bylaw.

The above conditions were prepared in accordance with Municipal Government Act and County Servicing Standards which require both physical and legal access for the new dwelling. The Applicant was advised that when they enter into a Development Agreement to build extension of Range Road 262 and approaches, they need to pay security (equal to their estimated construction cost with minimum security amount of \$150,000) in accordance with Policy C-407 Subdivision and Development Security Requirements. Even though the security will be refunded at the end, the Applicant felt that it is not affordable. They request that:

- Conditions 4 and 5 be waived; and
- They are allowed to build a private driveway on the neighbor's property instead of construction of extension of Range Road 262. The Applicant indicated that the neighbor in the north gave them a permission to build a driveway through the neighbor's land.

If Subdivision and Development Appeal Board approves the Applicant's request, Option #2 is available, which includes all of original conditions without Conditions 4 and 5. To ensure the Applicant can legally use the new private driveway, Administration recommends that the following condition be included under Option 2:

- Prior to issuance of this permit, the Applicant/Owner shall provide an Access Easement Agreement and associated Right of Way Plan for the proposed private driveway, and register the agreement and plan on the land title of the affected lands.

It is anticipated that the Applicant will present the above to the Board for consideration.



APPEAL:

See attached report and exhibits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "S. MacLean", written over a horizontal line.

Sean MacLean
Supervisor, Planning & Development Services

XD/lt

DEVELOPMENT PERMIT REPORT

Application Date: November 4, 2019	File: 07135004
Application: PRDP20193996	Applicant: Bradi & Daniel Hansen Owner: Bradi & Daniel Hansen, Lafarge Canada
Legal Description: SW-35-27-26-W04M	General Location: Located approximately 2.5 miles northeast of Town of Irricana and southeast of Highway 9.
Land Use Designation: Natural Resource District (NRI)	Gross Area: ± 157.51 acres
File Manager: Xin Deng	Division: 6

PROPOSAL:

This proposal is for General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory Building.

- The north portion of the subject land (about 20 acres) is currently used as a sand and gravel pit for Lafarge, which has a valid Development Permit (PRDP20171910). The gravel pit area is accessed through a private driveway going through adjacent lands in the east. Lafarge confirmed that they would continue using the existing private driveway for access.
- The land is designated Natural Resource District (NRI) which does not allow Dwelling or Dwelling Moved In, unless the dwelling is accessory to the principal use listed under Natural Resource District. Therefore, the Applicant proposes to apply General Agriculture for grazing 35 black angus cows, 1 black angus bull, and 3 horses as principal use. Then the proposed Dwelling Moved In could be considered accessory to the principal use of General Agriculture. The grazing will take place on the south portion of the land (about 130 acres).
- The Applicant proposes to locate the Dwelling Moved In and Accessory Building next to the current gravel pit area, and they confirmed it is the location they wanted.
- In order to provide access to the proposed residence, the Applicant proposes to extend Range Road 262 to the subject land, and confirmed that the extended portion of Range Road 262 will be used by them only not Lafarge.
- The proposed Dwelling is currently located at SE-26-06-23-W04M, and will be moved to the subject land (SW-35-27-26-W04M). It is an approximately 167.6 sq. m. (1,804.03 sq. ft.) bungalow, and it is 4.27 m (14 ft.) high;
- The proposed new Accessory Building (garage) will be built besides the proposed Dwelling Moved In. The Accessory Building will be 66.89 sq. m. (720 sq. ft.) in size, and 3.66 m (12 ft.) high.

LAND USE BYLAW:

Section 8 Definitions

DWELLING, MOVED-IN, means a dwelling, single detached, with a minimum width of 5.00 m (16.40 ft.) that was constructed either in whole or in part in accordance with the Alberta Building Code, other than a new manufactured home that has never been occupied as a residence, and is placed onto another parcel.



Section 24 *Livestock Regulations*

24.1(d) *For parcels 16.19 hectares (40.00 acres) or more and animal types not recognized by the Agricultural Operation and Practices Act and/or the Natural Resources Conservation Board, the maximum number of animals is 50*

- The subject land is 157.51 acres. Even though the Applicant proposes to graze livestock on 130 acres of land, leaving 20 acres of land to Lafarge's gravel business, it is still greater than 40 acres. Therefore, the maximum number of animals is 50. The proposed 39 animals (36 cattle and 3 horses) meets the requirement.

24.6 *Keeping of Livestock*

(a) The following applies to all parcels of land on which livestock is kept:

(i) pasture management shall be maintained to ensure there is no overgrazing;

- The Applicant will have the cows on approximately 1-2 months in the fall after getting the hay off. Horses will be fed with hay through the winter. They use stock waters to water cows and horses, the river that runs through our place is fenced off from the animals

(ii) manure management shall occur to ensure no runoff onto adjacent lands, riparian areas, or to a watercourse and to reduce odour.

- Manure will be spread when float the land to fertilize the hay crop.
- The applicant gives ivermectin to the cows once a year.
- The applicant will spray weeds if there are any weeds.

Section 58 *Natural Resource Industrial District (NRI)*

58.2 *Uses, Permitted*

Accessory buildings less than 250.00 sq. m (2,690.98 sq. ft.) building area

- The proposed accessory building (garage) will be 66.89 sq. m. (720 sq. ft.) in size, which meets the requirement.

58.3 *Uses, Discretionary*

Agriculture, General

Dwelling, Moved-in - accessory to a use listed in this district

- The proposed General Agriculture will be principal use, and then the proposed Dwelling Moved In would be considered accessory to General Agriculture.

58.4 *General Regulations*

(d)(i) Front yard setback (to County Road Allowance in the west):

- Required: 45.00 m (147.64 ft.);
- Proposed Dwelling Moved In: Lots, which meets the requirement.
- Proposed Accessory Building: Lots, which meets the requirement

(d)(ii) Side yard setback (to other lands in the north and south):

- Required: 6.90 m (22.64 ft.)/ 6.90 m (22.64 ft.);
- Proposed Dwelling Moved In: Lots/Lots, which meets the requirement.

- Proposed Accessory Building: Lots/Lots, which meets the requirement
- (d)(iii) Rear yard setback (to other lands in the east):
- Required: 15.00 m (49.21 ft.);
 - Proposed Dwelling Moved In: Lots, which meets the requirement.
 - Proposed Accessory Building: Lots, which meets the requirement
- (e)(i) Minimum habitable floor area for dwelling, moved-in:
- Required: 92.00 sq. m. (990.28 sq. ft.);
 - Proposed Dwelling Moved In: 167.6 sq. m. (1,804.03 sq. ft.), which meets the requirement.
- (e)(ii) Maximum height of building:
- Principal Building:
- Required: 10.00 m. (32.81 ft.);
 - Proposed: 4.27 m. (14 ft.), which meets the requirement.
- Accessory Building
- Required: 5.50 m. (18.04 ft.);
 - Proposed: 3.66 m. (12 ft.), which meets the requirement.

Additional Information:

Moving Company Information:

Wade's House Moving & Heavy Hauling Ltd.
6239-65 Street, Taber, AB T1G 0A5
403-223-1885

Insurance Company (for Mover):

Western Financial Group (TAB)
5300-47th Avenue, Taber, AB T1G 1R1
403-223-8123

Application History:

Planning Application:

- There is no history of planning applications;

Development Permit Application:

- PRDP20171910: The Development Permit for "renewal of Natural Resource Extraction/Processing (sand and gravel)" was issued on August 25, 2017 and valid until July 31, 2022. It was the 6th renewal.
- 2012-DP-14967: The Development Permit for "renewal of Natural Resource Extraction/Processing (sand and gravel)" was issued on August 1, 2012 and expired on June 24, 2017. It was the 5th renewal.
- 2006-DP-11960: The Development Permit for "renewal of Natural Resource Extraction/Processing (sand and gravel)" was issued on November 15, 2006 and expired on June 24, 2012. It was the 4th renewal.



2001-DP-9376: The Development Permit for “renewal of Natural Resource Extraction/Processing (sand and gravel)” was issued on October 17, 2001 and expired on June 24, 2006. It was the 3rd renewal.

Building Permit Application:

- There is no history of building permit applications.

STATUTORY PLANS:

The land does not fall any Area Structure Plan, and thus the application was evaluated in accordance with the Land Use Bylaw. The land is located in the notification area of Irricana. The application was circulated to Town of Irricana for comments.

INSPECTOR’S COMMENTS:

- No inspection completed at the time of report preparation.

CIRCULATIONS:

Alberta Transportation:

- No response.

Town of Irricana

- No response.

Building Services, Rocky View County:

- No objection to moved in dwelling and Accessory Building, subject to BP’s. Must follow “Moved-on Dwelling/Manufactured Home & Accessory Building” checklists.
- Submit pictures of CSA and AB labels for the Manufactured Home OR a structural review from a professional engineer to ensure compliance.

Agricultural Services, Rocky View County:

- No agricultural concerns.

Development Compliance, Rocky View County:

- No response.

Operations Division, Rocky View County:

- Capital Project: No concerns
- Utility Services: No concerns
- Transportation:
 - Applicant to 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.
 - Applicant to confirm access to development / subdivided lots.
 - Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.



- sketch provided in PRDP application shows applicant intends to construct portion of his driveway in County Road Allowance. This will require entering into road construction agreement with the County.
- Applicant to have house mover contact Roadata Services for proper permit to transport house along County and Provincial Road system

Planning and Development Services - Engineering, Rocky View County:

General:

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- As per the application, the applicant is proposing to move a house and garage to the subject lands which also contain a sand pit operated by Lafarge Canada Inc.

Geotechnical:

- As per GIS information, slopes greater than 15% are not observed.
- Engineering has no requirements at this time.

Transportation:

- As the parcel does not have physical access to a developed county road, prior to issuance of DP, the Owner shall enter into a Development Agreement pursuant to Section 657 of the Municipal Government Act and shall include the following:
 - Construction of Range Road 262 from the current termination point to the access point of the subject lands (approx. 80 m) to a Regional Low Volume Standard in accordance with the County Servicing Standards which includes but not limited to:
 - a. Complete with a cul-de-sac bulb at the termination point of the road;
 - b. Road approach(es);
 - c. Appropriate signage;
 - d. Preparation and implementation of the recommendation of the Geotechnical Report;
 - e. Preparation and implementation of the recommendations of the Erosion and Sedimentation Control Plan; and
 - f. Preparation and implementation of the recommendations of the Construction Management Plan.
- Prior to issuance of DP, the applicant shall pay the \$500 preparation fee for the Development Agreement as per the applicable master rates bylaw.
- As the subject lands are within adjacent to Highway 9, the application is to be circulated to AT for their review and comment.
- This development is unlikely to result in an increase in traffic on the local road network and is directly associated with the construction of a dwelling. Therefore, the applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw.

Sanitary/Waste Water:

- Engineering has no requirements at this time.
- No regional servicing is provided in the area therefore it is assumed that the dwelling shall be serviced via a permitted septic system.

Water Supply and Waterworks:

- Engineering has no requirements at this time.
- No regional servicing is provided in the area therefore it is assumed that the dwelling shall be serviced via a groundwater well.

Storm Water Management:

- Engineering has no requirements at this time.
- Since the proposed development is not expected to significantly increase the imperviousness of the area, minimal impact to existing drainage conditions is expected.

Environmental:

- As per GIS review, no environmentally sensitive areas are observed.
- Engineering has no requirements at this time.

OPTIONS:

Option #1 (this would approve the application with all of original conditions)

That the appeal against Development Permit for General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory Building at SW-35-27-26-W04M be denied, that the decision of the Development Authority be confirmed, and that a Development Permit be issued, subject to the following conditions:

Description:

1. That Agriculture, General may take place on the subject property, in accordance with the approved application.
 - a. That 39 animals (36 Cattle and 3 Horses) may be permitted on the subject land at any time.
2. That a Dwelling, Moved-In, accessory to the principal use, may be placed on the subject land, in accordance with the approved site plan and application.
3. That construction of an accessory building (garage) may take place on the subject land, in accordance with the approved site plan and application

Prior to Issuance:*Road Construction*

4. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement (DA) pursuant to Section 657 of the Municipal Government Act with the County. The DA shall include construction of Range Road 262 from the current termination point to the access point of the subject lands (approx. 80 m) to a Regional Low Volume Standard in accordance with the County Servicing Standards, which includes but not limited to:
 - a. Complete with a cul-de-sac bulb at the termination point of the road;
 - b. Road approach(es);
 - c. Appropriate signage;
 - d. Preparation and implementation of the recommendation of the Geotechnical Report;
 - e. Preparation and implementation of the recommendations of the Erosion and Sedimentation Control Plan; and

- f. Preparation and implementation of the recommendations of the Construction Management Plan.
5. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the \$500 preparation fee for the DA, per the County's Master Rates Bylaw.

Dwelling, Moved In

6. That prior to issuance of this permit, a \$10,000 Irrevocable Letter of Credit shall be deposited with Rocky View County (the County) to ensure that conditions of this permit are satisfied. If the conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the conditions.
7. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Contribution for Community Recreation Funding on the form provided by the County, and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each residential unit.
8. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations and obtain an overweight/over dimension permit for travel on the County road system for the subject house move.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
9. That prior to issuance of this permit, the Applicant/Owner shall submit a new approach application to County Road Operations, for approval for any new construction, installation, or alterations of any driveways/approaches.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

Dwelling, Moved In

10. That the dwelling, moved-in:
 - a. shall be placed on a foundation and the foundation shall be parged;
 - b. shall have the exterior steps finished to the satisfaction of the building inspector;
 - c. shall have all damage incurred during the move repaired; and
 - d. shall have the exterior completely finished.
11. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site to facilitate accurate emergency response.

Agriculture, General (Keep of Livestock)

12. That the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
 - a. If overgrazing becomes evident on the property, revised grazing or manure management procedures may need to be implemented or the number of animal units may need to be decreased, upon request by the County.



13. That all manure shall be collected and disposed of off-site or worked into the fields on a continual basis at least once a month.
14. That if there is an excessive build-up of manure, that manure must be removed immediately.
15. That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units remain on the subject property at all times

Accessory Building

16. That the Accessory Building shall not be used for commercial purpose at any time, except for a Home-Based Business Type I.
17. That the Accessory Building shall not be used for residential occupancy purposes at any time.
18. That the exterior siding and roofing materials of the accessory building shall be similar / cohesive to the existing shed, single-detached dwelling and/or area.

General

19. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit or accessory building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
20. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

21. That Building Permits / Farm Building Location Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
 - a. The dwelling, moved-in application shall utilize the Move-On Dwellings/Manufactured Homes checklist and shall include submitted pictures of CSA and AB labels for the Manufactured Home OR a structural review from a professional engineer to ensure compliance;
 - b. The accessory building application shall utilize the accessory building or farm building location checklist;
22. 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.
23. That during construction, the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
24. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
25. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
26. That if the development authorized by this Development Permit is 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 Officer.

27. That if this Development Permit is not issued by **JUNE 30, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2 (this would approve the application with the applicant request)

That the appeal against Development Permit for General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory Building at SW-35-27-26-W04M be upheld, that the decision of the Development Authority be varied, and that a Development Permit be issued, subject to the following conditions:

Description:

1. That Agriculture, General may take place on the subject property, in accordance with the approved application.
 - a. That 39 animals (36 Cattle and 3 Horses) may be permitted on the subject land at any time.
2. That a Dwelling, Moved-In, accessory to the principal use, may be placed on the subject land, in accordance with the approved site plan and application.
3. That construction of an accessory building (garage) may take place on the subject land, in accordance with the approved site plan and application.

Prior to Issuance:

~~Road Construction~~

- ~~4. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement (DA) pursuant to Section 657 of the Municipal Government Act with the County. The DA shall include construction of Range Road 262 from the current termination point to the access point of the subject lands (approx. 80 m) to a Regional Low Volume Standard in accordance with the County Servicing Standards, which includes but not limited to:
 - a) Complete with a cul-de-sac bulb at the termination point of the road;
 - b) Road approach(es);
 - c) Appropriate signage;
 - d) Preparation and implementation of the recommendation of the Geotechnical Report;
 - e) Preparation and implementation of the recommendations of the Erosion and Sedimentation Control Plan; and
 - f) Preparation and implementation of the recommendations of the Construction Management Plan.~~
- ~~5. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the \$500 preparation fee for the DA, per the County's Master Rates Bylaw.~~

~~Access:~~

- ~~6. Prior to issuance of this permit, the Applicant/Owner shall provide an Access Easement Agreement and associated Right of Way Plan for the proposed private driveway, and register the agreement and plan on the land title of the affected lands.~~

~~Dwelling, Moved In~~

- ~~7. That prior to issuance of this permit, a \$10,000 Irrevocable Letter of Credit shall be deposited with Rocky View County (the County) to ensure that conditions of this permit are satisfied. If the conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the conditions.~~



8. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Contribution for Community Recreation Funding on the form provided by the County, and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each residential unit.
9. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations and obtain an overweight/over dimension permit for travel on the County road system for the subject house move.
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
10. That prior to issuance of this permit, the Applicant/Owner shall submit a new approach application to County Road Operations, for approval for any new construction, installation, or alterations of any driveways/approaches.
 - b. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

Dwelling, Moved In

11. That the dwelling, moved-in:
 - c. shall be placed on a foundation and the foundation shall be parged;
 - d. shall have the exterior steps finished to the satisfaction of the building inspector;
 - e. shall have all damage incurred during the move repaired; and
 - f. shall have the exterior completely finished.
12. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site to facilitate accurate emergency response.

Agriculture, General (Keep of Livestock)

13. That the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
 - g. If overgrazing becomes evident on the property, revised grazing or manure management procedures may need to be implemented or the number of animal units may need to be decreased, upon request by the County.
14. That all manure shall be collected and disposed of off-site or worked into the fields on a continual basis at least once a month.
15. That if there is an excessive build-up of manure, that manure must be removed immediately.
16. That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units remain on the subject property at all times

Accessory Building

17. That the Accessory Building shall not be used for commercial purpose at any time, except for a Home-Based Business Type I.
18. That the Accessory Building shall not be used for residential occupancy purposes at any time.

19. That the exterior siding and roofing materials of the accessory building shall be similar / cohesive to the existing shed, single-detached dwelling and/or area.

General

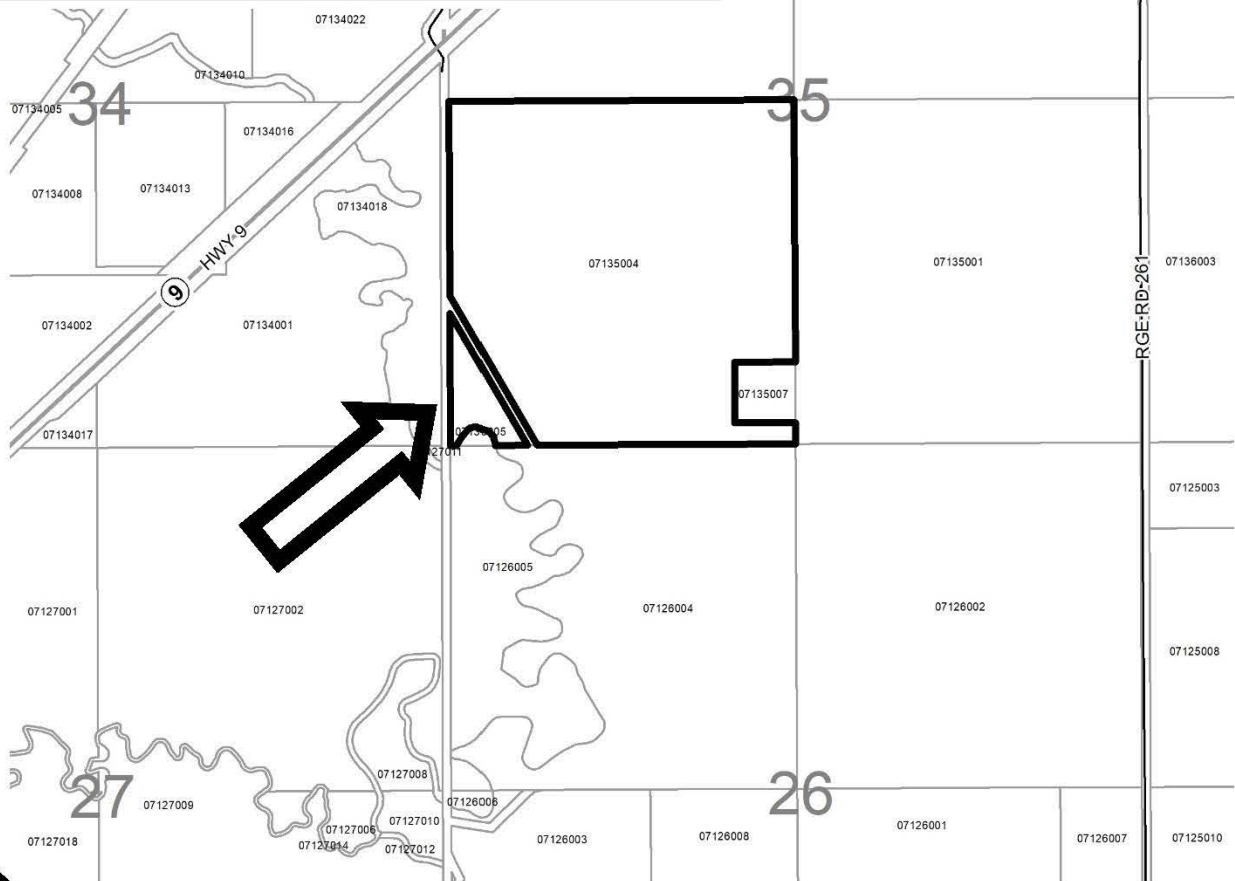
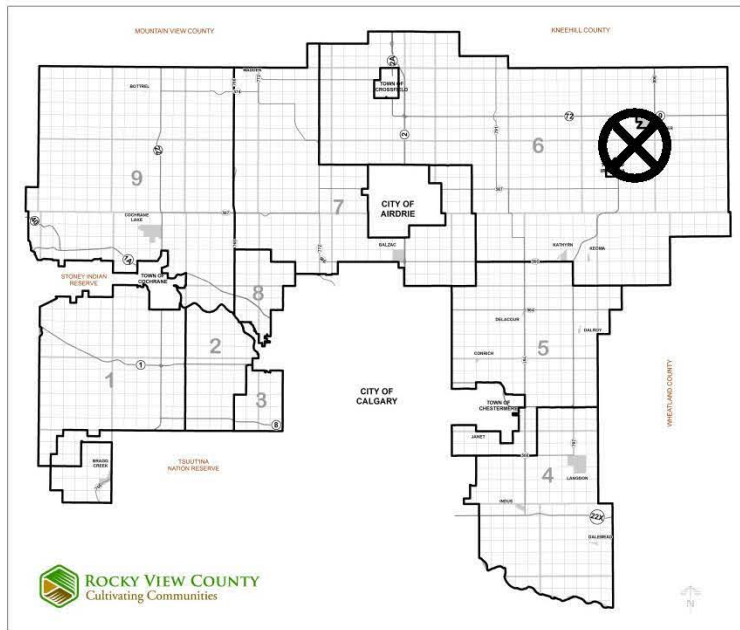
20. That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit or accessory building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
21. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

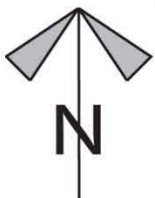
22. That Building Permits / Farm Building Location Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
- h. The dwelling, moved-in application shall utilize the Move-On Dwellings/Manufactured Homes checklist and shall include submitted pictures of CSA and AB labels for the Manufactured Home OR a structural review from a professional engineer to ensure compliance;
 - i. The accessory building application shall utilize the accessory building or farm building location checklist;
23. 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.
24. That during construction, the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
25. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
26. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
27. That if the development authorized by this Development Permit is 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 Officer.
28. That if this Development Permit is not issued by **JUNE 30, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #3 (this application would not be approved)

That the appeal against Development Permit for General Agriculture, Placement of Dwelling Moved In, and Construction of an Accessory Building at SW-35-27-26-W04M be denied, that the decision of the Development Authority be revoke, and that a Development Permit shall not be issued.



LOCATION PLAN

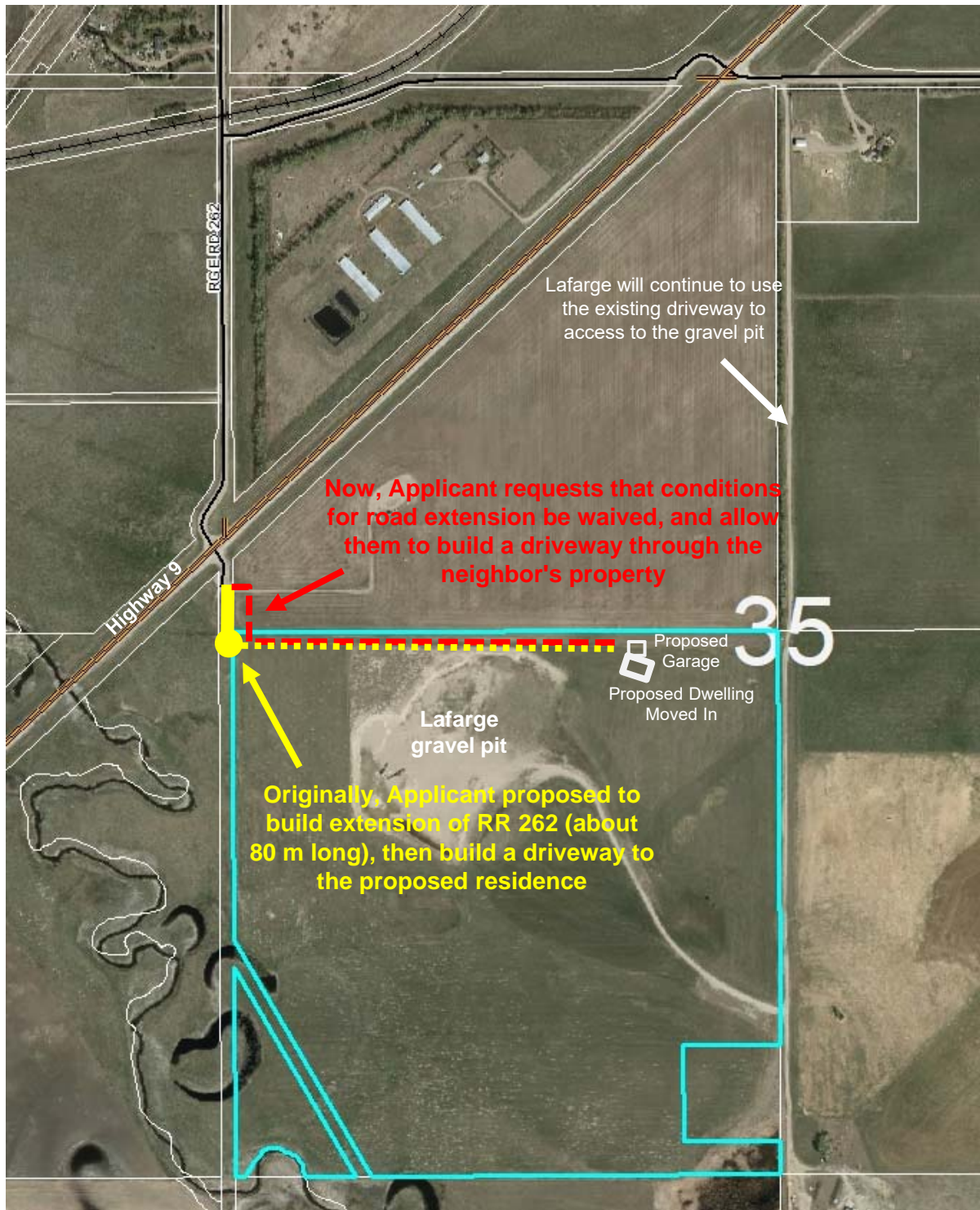


SW-35-27-26-W04M

Date: Nov 25, 2019

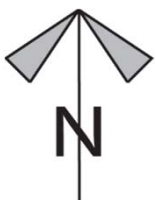
Division # 6

File: PRDP20193996 - 07135004



DEVELOPMENT PROPOSAL

SW-35-27-26-W04M



Date: Nov 25, 2019

Division # 6

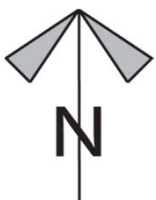
File: PRDP20193996 - 07135004



Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018

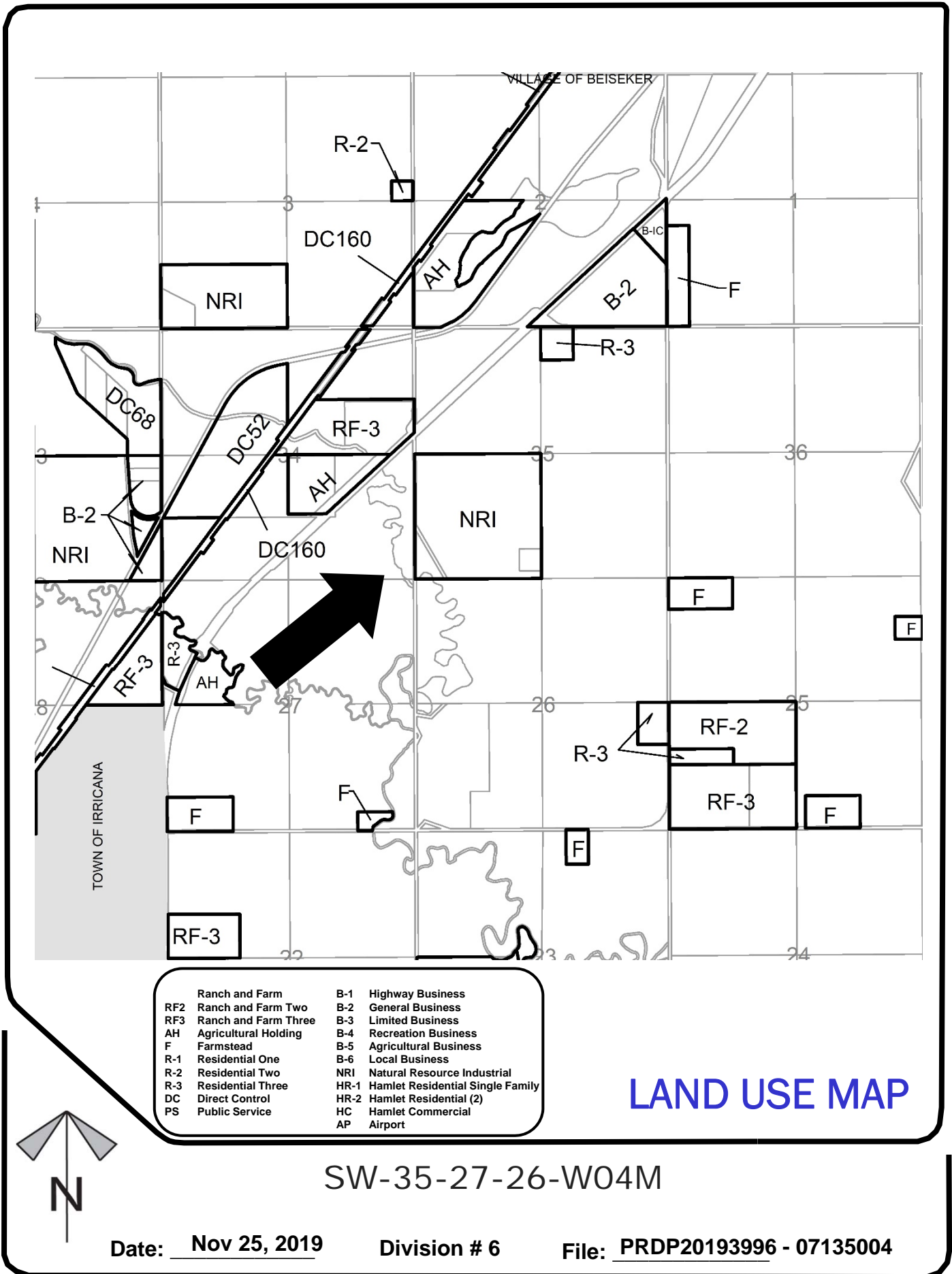


SW-35-27-26-W04M

Date: Nov 25, 2019

Division # 6

File: PRDP20193996 - 07135004



View: Existing
culdesac coming
off highway 9
looking west



View: Existing
driveway looking NE
from highway 9



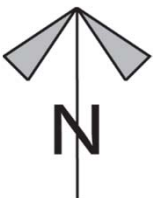
View: Existing driveway
Looking west from the SW
corner of our land



View: where proposed
driveway would go if we have
to put through neighbours
land looking NW from our
land.



SITE PHOTOS



SW-35-27-26-W04M

Date: Nov 25, 2019

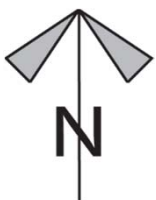
Division # 6

File: PRDP20193996 - 07135004



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M

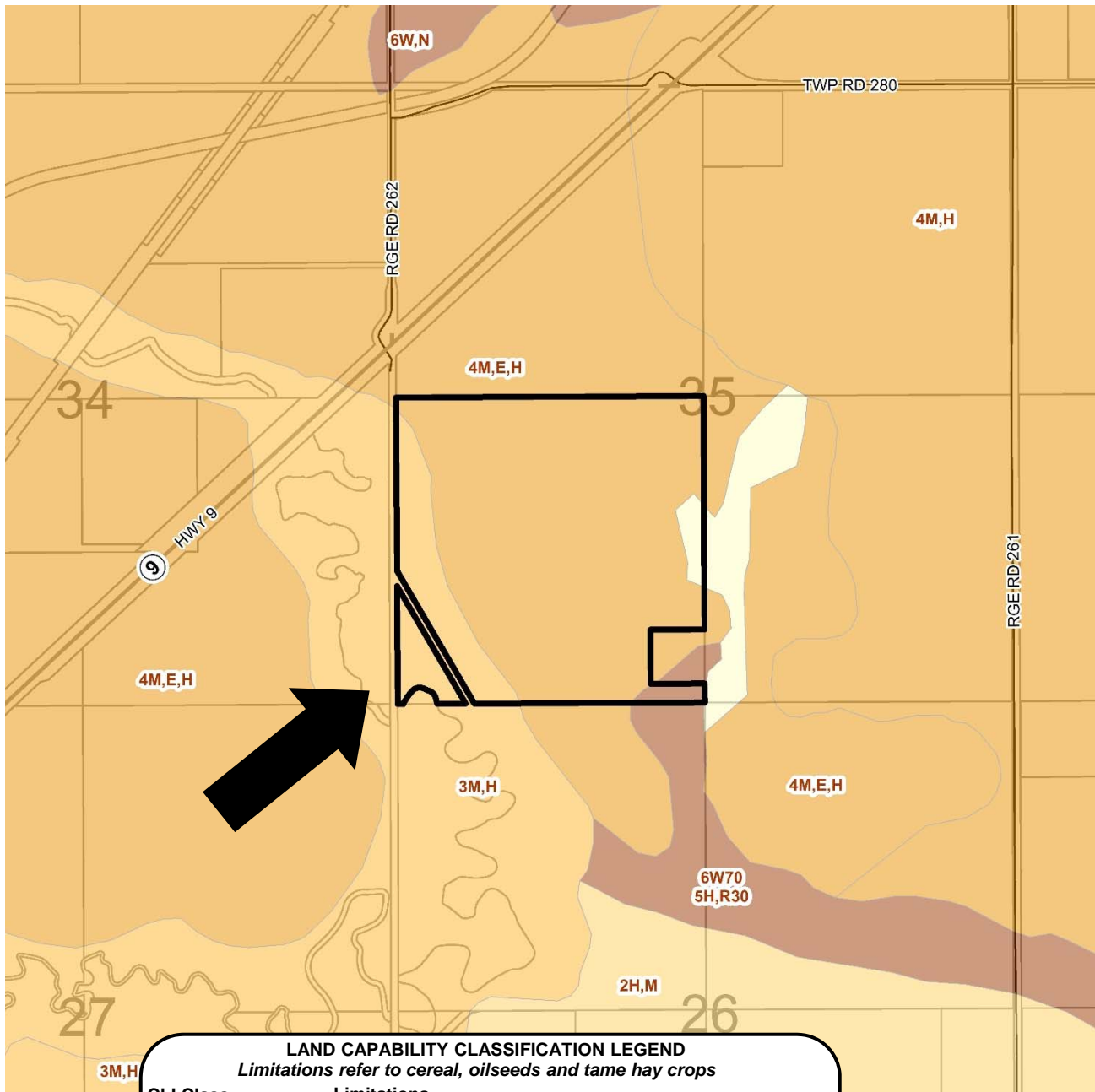


SW-35-27-26-W04M

Date: Nov 25, 2019

Division # 6

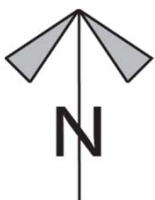
File: PRDP20193996 - 07135004



LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

SOIL MAP

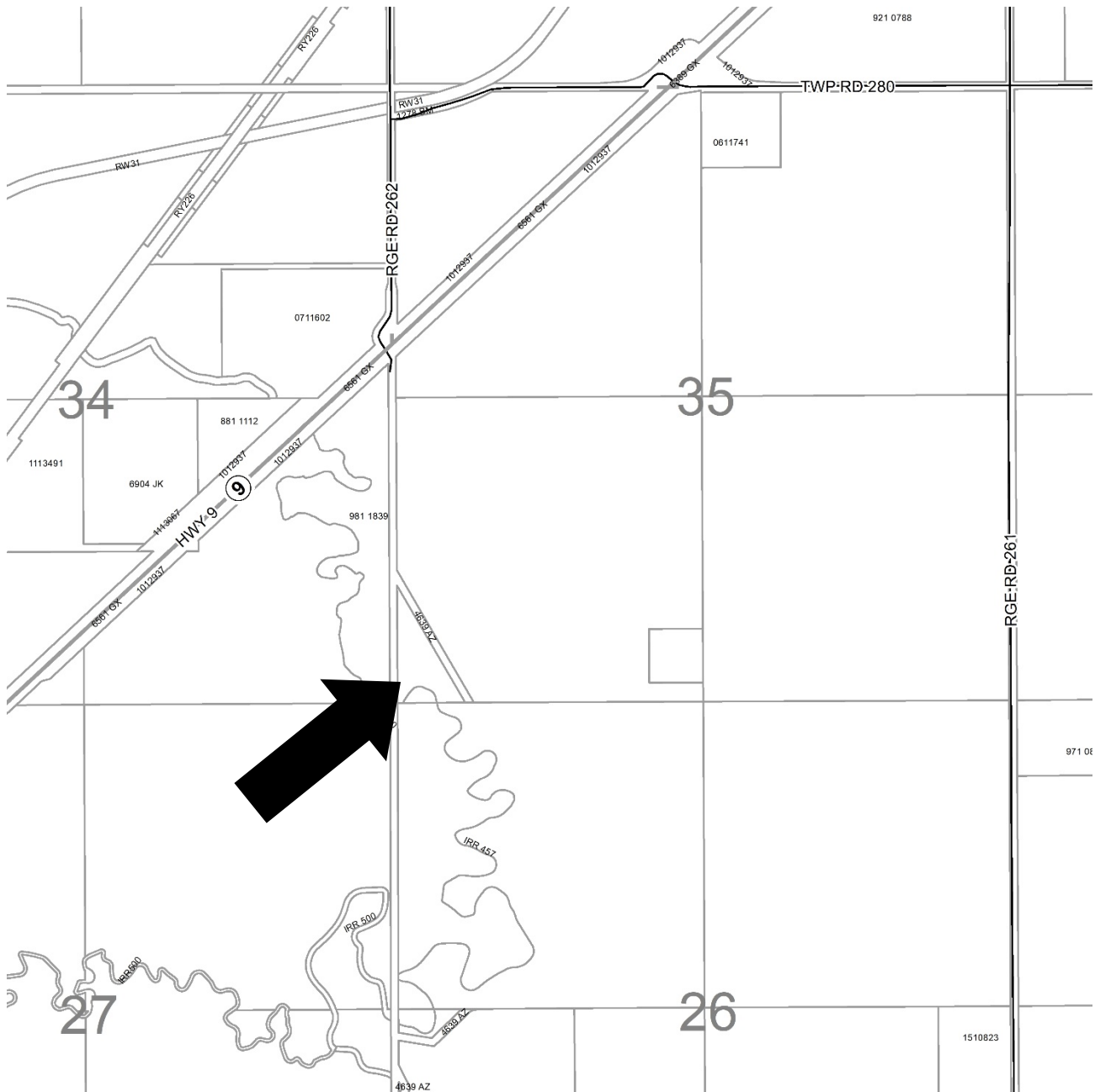


SW-35-27-26-W04M

Date: Nov 25, 2019

Division # 6

File: PRDP20193996 - 07135004

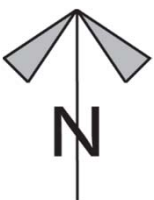


Legend – Plan numbers

- First two numbers 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

HISTORIC SUBDIVISION MAP

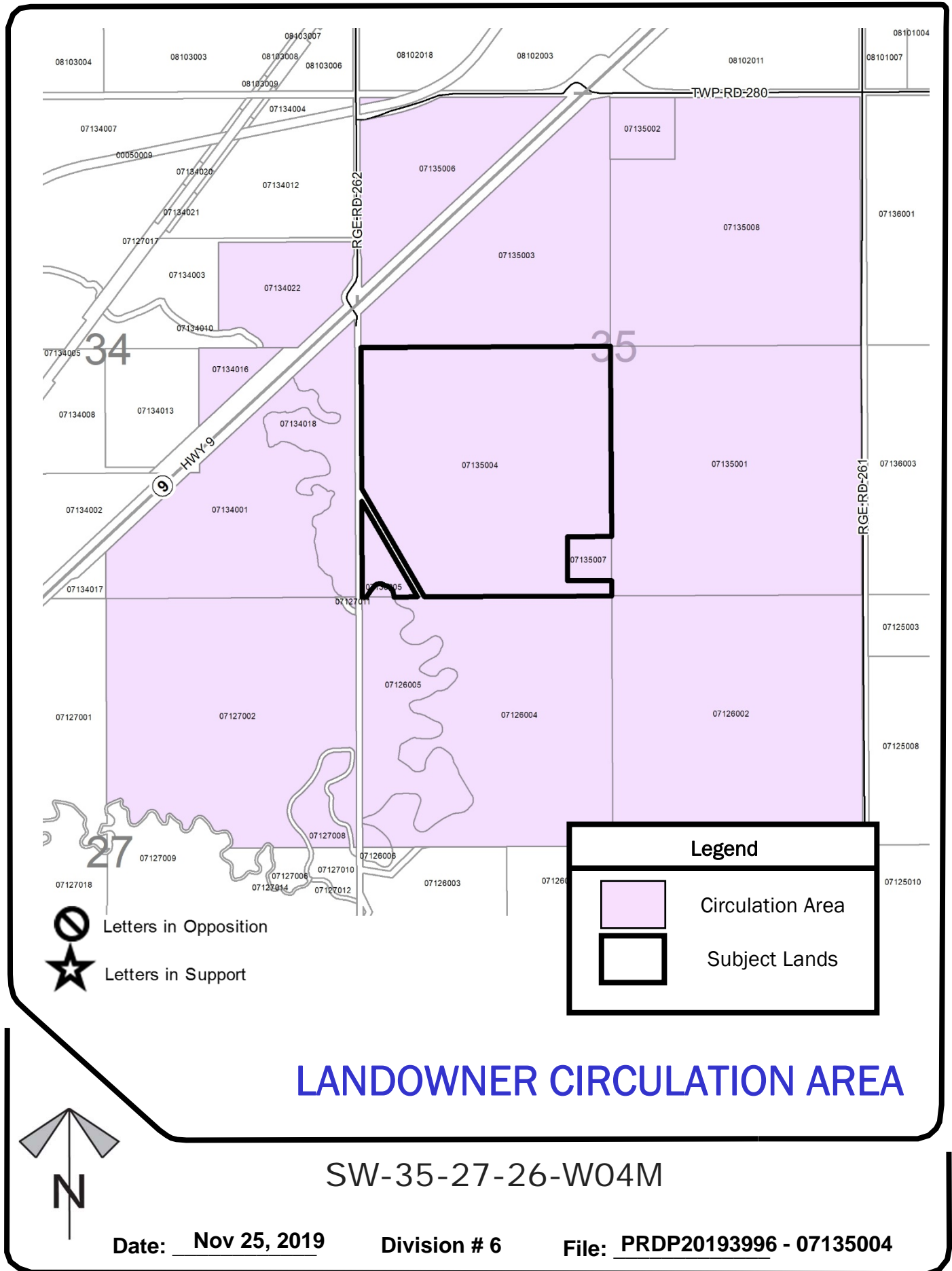
SW-35-27-26-W04M



Date: Nov 25, 2019

Division # 6

File: PRDP20193996 - 07135004





Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information

Name of Appellant(s) **Dan and Bradi Hansen**

Site Information

Municipal Address n/a	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) SW-35-27-26 W4M
Property Roll # PRDP20193996 07135004	Development Permit, Subdivision Application, or Enforcement Order # PRDP20193996

I am appealing: (check one box only)

Development Authority Decision

- ☐ Approval
☒ Conditions of Approval
☐ Refusal

Subdivision Authority Decision

- ☐ Approval
☐ Conditions of Approval
☐ Refusal

Decision of Enforcement Services

- ☐ Stop Order
☐ Compliance Order

Reasons for Appeal (attach separate page if required)

We would like to appeal the road conditions 4 & 5. We are proposing building access to our land off of the Rocky View Road allowance. The road would go through some neighbors land which they have agreed to sign a accessory easement and have it registered on their land title. We are a young family just getting our ranch started and cannot afford the requirements Rocky View has set for there road allowance or the deposit of \$150,000.00. If the county is willing to relax the road standards and waive the \$150,000.00 we would not have to put the driveway on our neighbors land however Xin did tell me the appeal board cannot waive that fee so unfortunately this is the route we have to take. We are extremely disappointed with these standards and the fact that no one is willing to even come look at the approach that is already there. Is Extremely frustrating. We understand why the standards are in place however feel you should be able to take this case by case.

Kind Regards
Dan & Bradi Hansen



This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Bradi Hansen Dan Hansen
Appellant's Signature

Nov. 26, 2019
Date

Kristen Tuff

From: Linda Skuce [REDACTED]
Sent: Monday, November 25, 2019 9:42 AM
To: Kristen Tuff
Cc: Bradi Hansen; Corwin Skuce
Subject: Dan & Bradi Hanson, Private Road Access on NW35-27-26W4M

Follow Up Flag: Follow up
Flag Status: Flagged

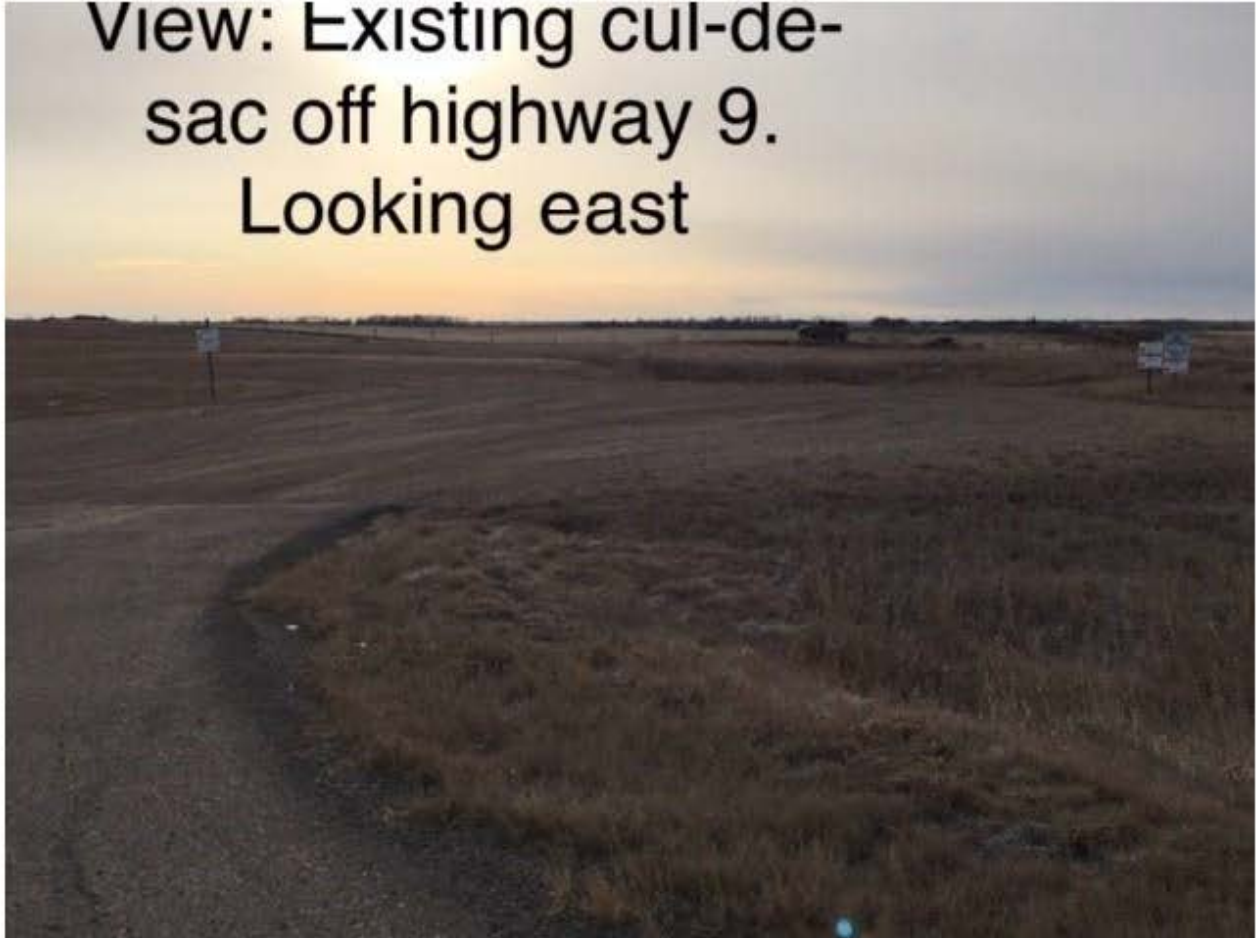
Good Morning Kristin,

We are giving Dan & Bradi Hanson permission to a private road access through the west corner of our land on NW 35-27-26-W4M.

We feel that Rocky View is not playing fair with them - why should we give up our land because you won't even go and look the situation over. What they requested of you is not unreasonable.

Doug & Linda Skuce

View: Existing cul-de-sac off highway 9.
Looking east



View: Existing cul de sac
looking SE from highway 9



View: Existing
culdesac coming
off highway 9
looking west



View: Existing
driveway looking SE
from highway 9

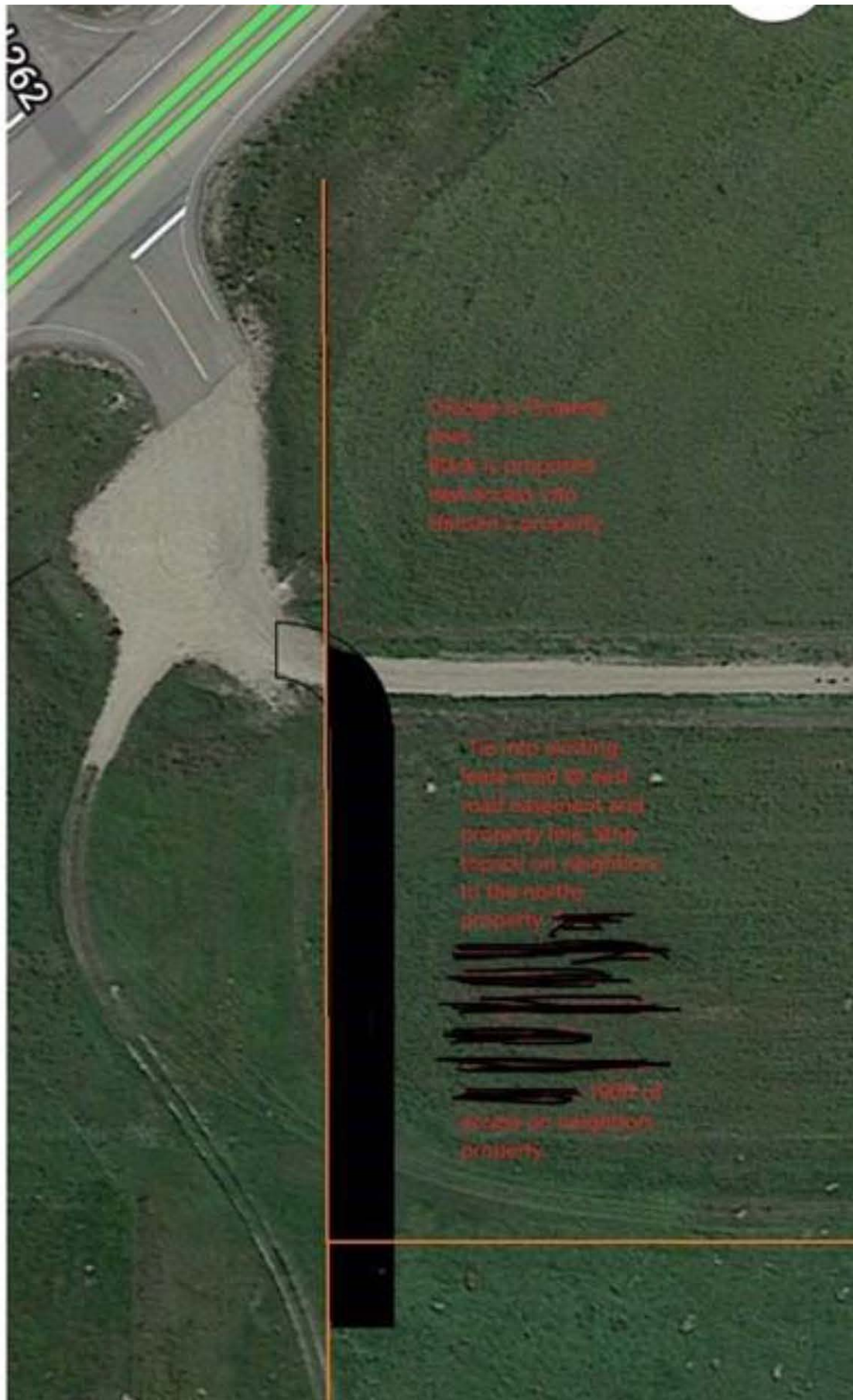


View: Existing driveway
Looking west from the SW
corner of our land

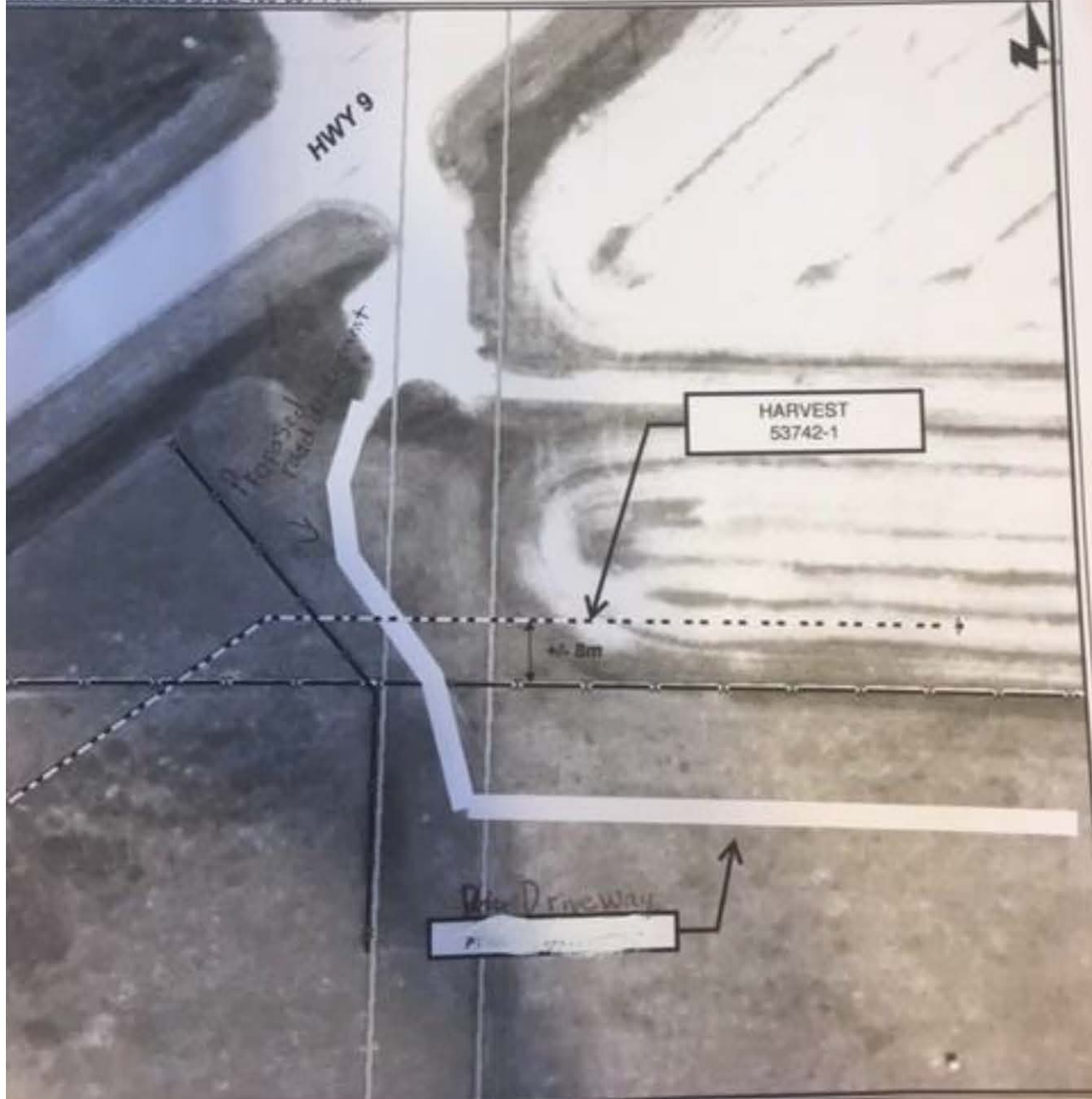


View: where proposed driveway would go if we have to put through neighbours land looking NW from our land.





ST: HARVEST	H.L.L. #: 1091-242
TION: NW 35-027-26-W4M	DATE: OCT 21 2019
OF WORK: ROAD WORK	AOC #: 20194210556
TRACTOR: JESSE DOYLE 403-801-7444	WORK DONE FOR: J+S CONTRACTING



Kristen Tuff

From: Bradi Hansen [REDACTED]
Sent: Wednesday, November 27, 2019 10:52 AM
To: Kristen Tuff; Xin Deng
Subject: Re: Notice of Appeal 07135004; PRDP20193996 photo

Hi Kristin,

See Below:

First Picture is the proposed driveway through neighbours' land if the board will not wave the \$150,000.00 fee and relax the road standards.

Orange is property lines
Black is new access into Hansens Property

Tie into existing lease road @ east road easement and property line. Strip topsoil on neighbours to the north property.
190 ft of access on the neighbour's property.

The second Picture is our original plan that we would like to stick with.

Proposed Road Development (pointing to the curved road into our property)
Private Driveway (the box under the road on our property)
Harvest Pipeline (pointing to the dotted line)

I also included an original picture of this in my permit application along with a quote from our contractor I'll send you the quote to include in the appeal.

Bradi Hansen

From: KTuff@rockyview.ca <KTuff@rockyview.ca>
Sent: November 27, 2019 4:54 PM
To: [REDACTED]
Cc: XDeng@rockyview.ca <XDeng@rockyview.ca>
Subject: RE: Notice of Appeal 07135004; PRDP20193996 photo

Hi Bradi,

I was just putting these pictures in the package and am having difficulty reading what they say. Would you mind just emailing me what each picture says? Once I have the wording, I will type it out bigger to make it easier for the Board to read.

Thanks,

Kristen

KRISTEN TUFF, MPPA

Appeals Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY

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

Phone: 403-520- 8155 |

ktuff@rockyview.ca | www.rockyview.ca

From: Bradi Hansen [REDACTED]
Sent: Tuesday, November 26, 2019 3:28 PM
To: Xin Deng <XDeng@rockyview.ca>
Cc: Kristen Tuff <KTuff@rockyview.ca>
Subject: Re: Notice of Appeal 07135004; PRDP20193996 photo

J&S Contracting INC.
24026 TWP RD 280
Rockyview county AB T4B 4N4
403-801-7444
Jessedoyle1983@gmail.com

Estimate

ADDRESS

Hansen

ESTIMATE # 1043

DATE 12/10/2019

ACTIVITY	QTY	RATE	TAX	AMOUNT
Equipment Strip existing road of vegetation from cul de sac to existing property entrance	1	250.00	GST	250.00
materials Haul in 85tonnes of 25mm road gravel (6 tandem loads)	1	2,450.00	GST	2,450.00
Equipment Spread out 6 loads of 25mm road gravel @ 4 inches thick	1	750.00	GST	750.00
mobilization/ demobilization Skid steer in and out of site	1	250.00	GST	250.00

Stripping of topsoil to realign road way or on existing roadway is not
included in estimate.
Work specified in estimate will be work completed anything over and
above estimate will be deemed additional work.

SUBTOTAL	3,700.00
GST @ 5%	185.00
TOTAL	\$3,885.00

TAX SUMMARY

RATE	TAX	NET
GST @ 5%	185.00	3,700.00

Accepted By

Accepted Date



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Hansen, Bradi & Dan

Page 1 of 4

Tuesday, November 26, 2019

Roll: 07135004

RE: Development Permit #PRDP20193996

SW-35-27-26-04;

The Development Permit application for Agriculture, General, construction of a dwelling, moved-in and construction of an accessory building has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

- 1) That Agriculture, General may take place on the subject property, in accordance with the approved application.
 - a) That 39 animals (36 Cattle and 3 Horses) may be permitted on the subject land at any time.
- 2) That a Dwelling, Moved-In, accessory to the principal use, may be placed on the subject land, in accordance with the approved site plan and application.
- 3) That construction of an accessory building (garage) may take place on the subject land, in accordance with the approved site plan and application

Prior to Issuance:

Road Construction

- 4) That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement (DA) pursuant to Section 657 of the Municipal Government Act with the County. The DA shall include construction of Range Road 262 from the current termination point to the access point of the subject lands (approx. 80 m) to a Regional Low Volume Standard in accordance with the County Servicing Standards, which includes but not limited to:
 - a) Complete with a cul-de-sac bulb at the termination point of the road;
 - b) Road approach(es);
 - c) Appropriate signage;



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Hansen, Bradi & Dan Page 2 of 4
#PRDP20193996

- d) Preparation and implementation of the recommendation of the Geotechnical Report;
 - e) Preparation and implementation of the recommendations of the Erosion and Sedimentation Control Plan; and
 - f) Preparation and implementation of the recommendations of the Construction Management Plan.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit payment of the \$500 preparation fee for the DA, per the County's Master Rates Bylaw.

Dwelling, Moved In

- 6) That prior to issuance of this permit, a \$10,000 Irrevocable Letter of Credit shall be deposited with Rocky View County (the County) to ensure that conditions of this permit are satisfied. If the conditions of this permit are not met, the County may use the funds, enter onto the described land, and carry out the work necessary to meet the conditions.
- 7) That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Contribution for Community Recreation Funding on the form provided by the County, and that the contribution, if accepted, is \$800.00, calculated at \$800.00 for each residential unit.
- 8) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations and obtain an overweight/over dimension permit for travel on the County road system for the subject house move.
 - a) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 9) That prior to issuance of this permit, the Applicant/Owner shall submit a new approach application to County Road Operations, for approval for any new construction, installation, or alterations of any driveways/approaches.
 - a) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

Dwelling, Moved In

- 10) That the dwelling, moved-in:
- a) shall be placed on a foundation and the foundation shall be parged;
 - b) shall have the exterior steps finished to the satisfaction of the building inspector;
 - c) shall have all damage incurred during the move repaired; and
 - d) shall have the exterior completely finished.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Hansen, Bradi & Dan Page 3 of 4
#PRDP20193996

- 11) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address, in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site to facilitate accurate emergency response.

Agriculture, General (Keeping of Livestock)

- 12) That the Manure and Grazing Management Plan as submitted with the application shall be practiced at all times.
 - a. If overgrazing becomes evident on the property, revised grazing or manure management procedures may need to be implemented or the number of animal units may need to be decreased, upon request by the County.
- 13) That all manure shall be collected and disposed of off-site or worked into the fields on a continual basis at least once a month.
- 14) That if there is an excessive build-up of manure, that manure must be removed immediately.
- 15) That the Applicant/Owner shall ensure the property contains adequate livestock fencing, to ensure all livestock units remain on the subject property at all times

Accessory Building

- 16) That the Accessory Building shall not be used for commercial purpose at any time, except for a Home-Based Business Type I.
- 17) That the Accessory Building shall not be used for residential occupancy purposes at any time.
- 18) That the exterior siding and roofing materials of the accessory building shall be similar / cohesive to the existing shed, single-detached dwelling and/or area.

General

- 19) That there shall be no more than 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit or accessory building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
- 20) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 21) That Building Permits / Farm Building Location Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
 - a) The dwelling, moved-in application shall utilize the Move-On Dwellings/Manufactured Homes checklist and shall include submitted pictures of CSA and AB labels for the Manufactured Home OR a structural review from a professional engineer to ensure compliance;
 - b) The accessory building application shall utilize the accessory building or farm building location checklist;



Hansen, Bradi & Dan Page 4 of 4
#PRDP20193996

- 22) 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.
- 23) That during construction, the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
- 24) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
- 25) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 26) That if the development authorized by this Development Permit is 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 Officer.
- 27) That if this Development Permit is not issued by **JUNE 30, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 17, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

A handwritten signature in blue ink, appearing to read 'Bradi Hansen'.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



ROCKY VIEW COUNTY
Cultivating Communities

20193996

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$530.00	File Number 07135004
Date of Receipt Nov 4/19	Receipt # 2019022650

Name of Applicant Bradi Hansen + Dan Hansen Email [REDACTED]
 Mailing Address [REDACTED] Postal Code [REDACTED]
 Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]
 For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) Latarge Canada Inc
 Mailing Address _____
 Postal Code _____
 Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SW ¼ Section 35 Township 27 Range 26 West of 4 Meridian
 b) Being all / parts of Lot _____ Block _____ Registered Plan Number _____
 c) Municipal Address _____
 d) Existing Land Use Designation NRI Parcel Size 157.51 Division 6

2. APPLICATION FOR

Development permit - Agricultural, General
w/ Dwelling moved in + Accessory Building

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes ☒ No ☐
 b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes ☐ No ☒
 (Sour Gas facility means well, pipeline or plant)
 c) Is there an abandoned oil or gas well or pipeline on the property? Yes ☐ No ☒
 d) Does the site have direct access to a developed Municipal Road? Yes ☒ No ☐

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I BRADI HANSEN hereby certify that ☒ I am the registered owner
 (Full Name in Block Capitals)
DAN HANSEN ☐ I am authorized to act on the owner's behalf

and that the information given on this form
 is full and complete and is, to the best of my knowledge, a true statement
 of the facts relating to this application.


Affix Corporate Seal
 here if owner is listed
 as a named or
 numbered company

Applicant's Signature Bradi Han
 Date Oct 24 2019

Owner's Signature Bradi Han
 Date Oct 24 2019


5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.


Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Bradi Hansen & Dan Hansen, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


Signature

Oct 24, 2019
Date



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION TO MOVE A BUILDING

FOR OFFICE USE ONLY

Fee Submitted

File Number

Date of Receipt

Receipt #

Name of Applicant Bradi Hansen Email [REDACTED]
Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

For Agents please supply Business/Agency/ Organization Name [REDACTED]

Name of Owner of Building to be Moved (if not applicant) Bradi & Dan Hansen

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LOCATION OF BUILDING TO BE MOVED

I hereby request permission to move (type of structure) [REDACTED]

Now located at:

a. All / part of the SE $\frac{1}{4}$ Section 26 Township 006 Range 23 West of 4 Meridian

b. Being all / parts of Lot [REDACTED] Block [REDACTED] Registered Plan Number [REDACTED]

c. Municipal Address (if applicable) [REDACTED]

Note: a key is available at/with Wade's House Moving

2. DESTINATION OF MOVED BUILDING

a. All / part of the SW $\frac{1}{4}$ Section 35 Township 27 Range 26 West of 4 Meridian

b. Being all / parts of Lot [REDACTED] Block [REDACTED] Registered Plan Number [REDACTED]

c. Municipal Address (if applicable) [REDACTED]

3. LAND USE

Land Use Designation Farm land Parcel Size (number of acres) 159.04

4. PHOTOGRAPHS

Please provide pictures showing:

- a. Front, rear and side views attached - emailed
b. Interior of building (if available) attached - emailed

5. MOVING COMPANY INFORMATION

Name of Mover Wade's House Moving & Heavy Hauling Ltd.

Mailing Address 6239-65 Street, Taber AB T1G 0A5

Postal Code T1G 0A5

Telephone (B) 403-223-1885 (H) [REDACTED] Fax 403-223-4801

OFFICE USE ONLY

Name of Insurance Company (for Mover) Western Financial Group (TAB)

Mailing Address 5300 - 47th Ave

Taber AB Postal Code T1G 1R1

Telephone (B) 403-223-8123 (H) _____ Fax 403-223-8178

Note: An Inspection fee of \$150.00 shall accompany this application.

I hereby certify that the information stated on and submitted with this application is true and accurate.

I hereby apply for a permit and agree to comply with all Bylaws and County Regulations, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with all said Bylaws and County Regulations. I also further agree that if a permit is revoked for any cause, or irregularity, or non-conformance of said Bylaws or Regulations, that in consideration of issuing of the permit, all claims are waived arising therefore against the Corporation of Rocky View County

Signature of Applicant Bradi Hu Date Oct 23 2019
Donoff Oct 23 2019

Signature of Registered Landowner/Authorized Agent Bradi Hu Date Oct 23 2019
Donoff Oct 23 2019

FOR OFFICE USE ONLY

Application accepted by _____ Date _____

Permission is hereby granted/refused, subject to the following conditions:

NOTE: No construction, including excavation, shall be commenced unless and until a building permit has been issued.

Signature of Building Inspector _____ Date _____

Dan & Bradi Hansen



November 3, 2019

To Rocky View County

RE: Agricultural General with Dwelling moved and accessory building

I am attaching the application for Development Permit for agricultural general with dwelling moved in and accessory building.

20

Our quarter has a sand pit on it and is zoned for Natural resources. However, since we use our land for agriculture and need to be on our land for our farming/cattle business we are moving an RTM used home and unattached garage on to the Northeast corner of the property. The RTM was built in 1994 the floor plans with dimensions will be emailed to Christine today as well as floor plan and dimensions of the accessory building. We will be moving the house onto a full basement foundation.

Our land is flat farmland we hay alfalfa/grass mix 130 Acres the remainder being 20 acres of sand pit. We graze 35 Black Angus cows and one Black Angus bull after we get the hay off. We also have 3 horses that will graze the NE corner that we use to manage the cattle.

Currently this is a parcel with out access however we have plans in place to build it up. (see attached quotes and pictures)

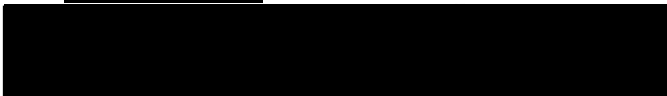
I have discussed this with Christina Lombardo please contact her if there is any issues with the natural resource zoning.

Thank you for reviewing and please contact me anytime if you require further info.

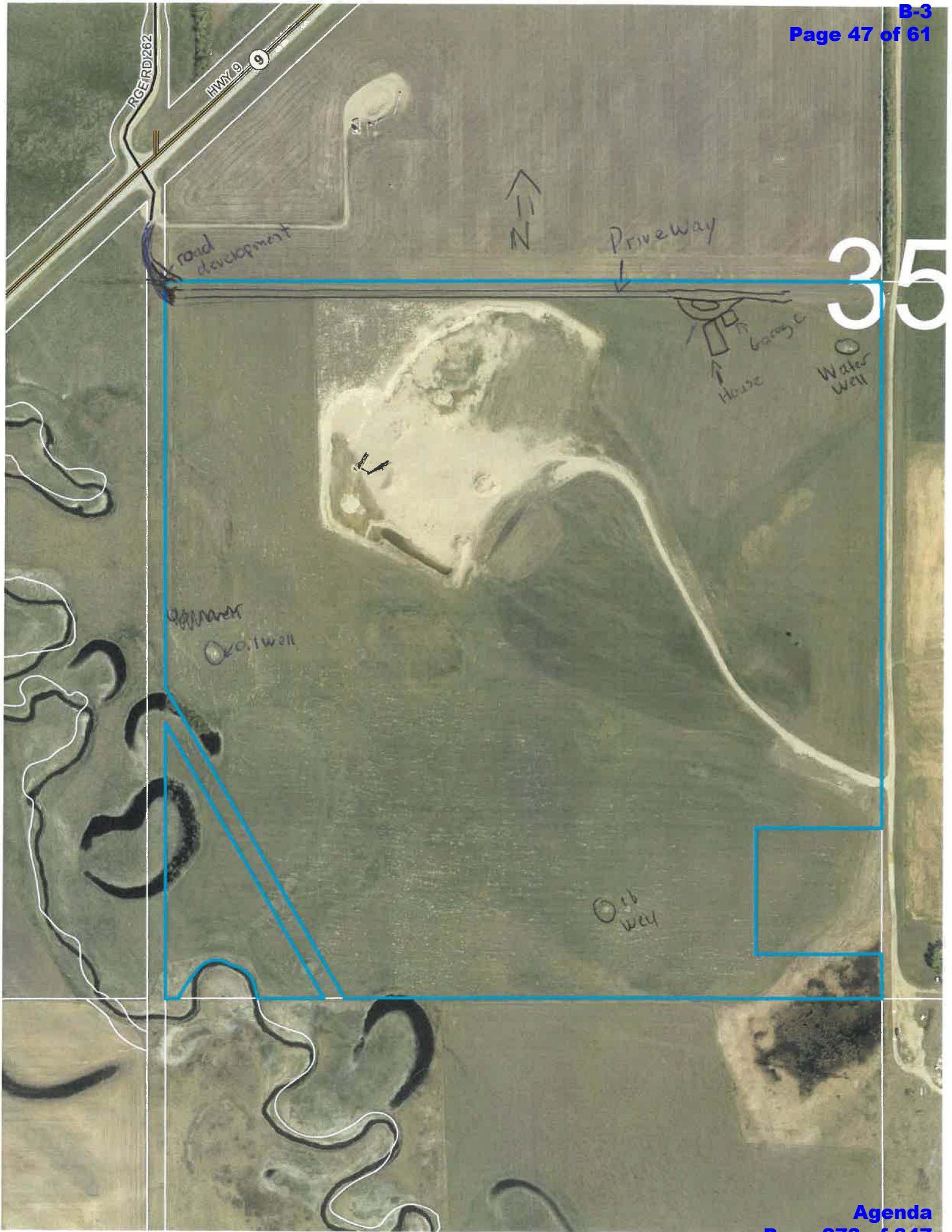
Sincerely,

A handwritten signature in cursive script that reads "Bradi Hansen".

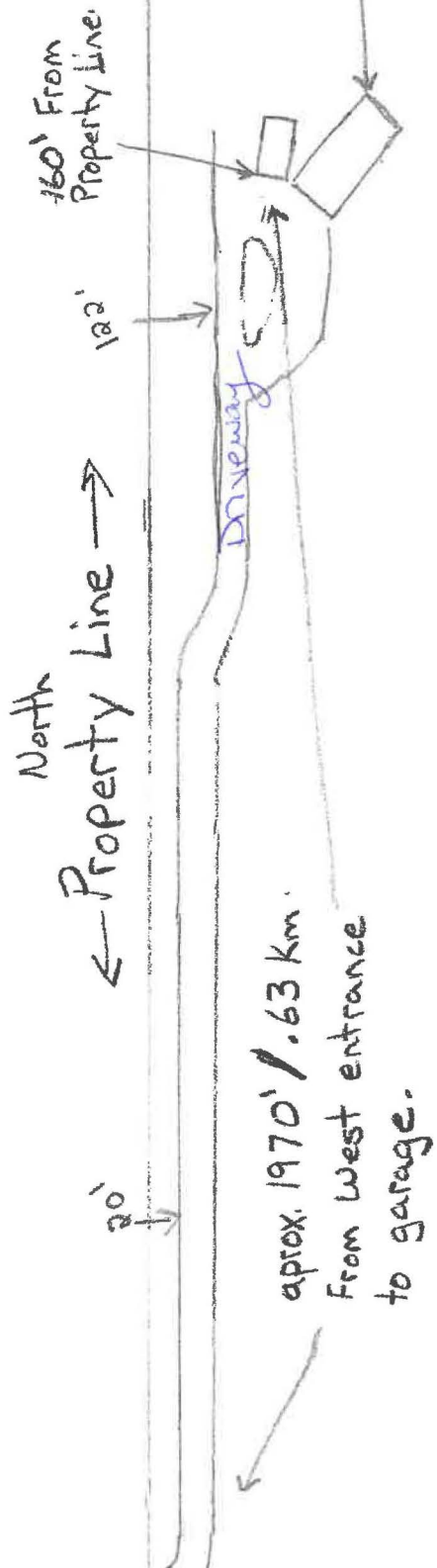
Dan & Bradi Hansen



		<h1 style="margin: 0;">CERTIFICATE OF INSURANCE</h1>																																																
<p>This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer. This certificate does not amend, extend or alter the coverage afforded by the policies below.</p>																																																		
1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS			2A. INSURED'S FULL NAME AND MAILING ADDRESS																																															
Rocky View County 262075 Rocky View Drive			Wade's House Moving & Heavy Hauling Ltd. 6239 - 65 Street, Taber, AB T1G 0A5																																															
Rocky View No. 44 AB POSTAL CODE T4A 0X2			2B. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS (but only with respect to the operations of the Named Insured) House moving, building moving and heavy hauling.																																															
3. COVERAGES																																																		
This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.																																																		
LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS																																																		
TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE (MM/dd/yyyy)	EXPIRY DATE (MM/dd/yyyy)	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)																																														
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS AND / OR COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER'S LIABILITY <input checked="" type="checkbox"/> CROSS LIABILITY <input checked="" type="checkbox"/> TENANTS LEGAL LIABILITY <input type="checkbox"/> NON-OWNED AUTOMOBILES <input type="checkbox"/> HIRED AUTOMOBILES <input type="checkbox"/> POLLUTION LIABILITY EXTENSION	AMBRIS LLP - P519971900	03/18/2019	03/18/2020	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">COVERAGE</th> <th style="width: 20%;">DED.</th> <th style="width: 20%;">AMOUNT OF INSURANCE</th> </tr> </thead> <tbody> <tr> <td>COMMERCIAL GENERAL LIABILITY</td> <td></td> <td></td> </tr> <tr> <td>BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE</td> <td></td> <td>\$5,000,000</td> </tr> <tr> <td> EACH OCCURRENCE</td> <td></td> <td>\$5,000,000</td> </tr> <tr> <td>PRODUCTS AND COMPLETED OPERATIONS AGGREGATE</td> <td></td> <td>\$5,000,000</td> </tr> <tr> <td>PERSONAL AND ADVERTISING INJURY LIABILITY</td> <td></td> <td>\$5,000,000</td> </tr> <tr> <td>MEDICAL PAYMENTS</td> <td></td> <td>\$5,000</td> </tr> <tr> <td>TENANTS LEGAL LIABILITY</td> <td></td> <td>\$100,000</td> </tr> <tr> <td>NON OWNED AUTOMOBILE</td> <td></td> <td></td> </tr> <tr> <td>BODILY INJURY AND PROPERTY DAMAGE COMBINED</td> <td></td> <td></td> </tr> <tr> <td>BODILY INJURY (PER PERSON)</td> <td></td> <td></td> </tr> <tr> <td>BODILY INJURY (PER ACCIDENT)</td> <td></td> <td></td> </tr> <tr> <td>PROPERTY DAMAGE</td> <td></td> <td></td> </tr> <tr> <td>EACH OCCURRENCE</td> <td></td> <td></td> </tr> <tr> <td>AGGREGATE</td> <td></td> <td></td> </tr> </tbody> </table>	COVERAGE	DED.	AMOUNT OF INSURANCE	COMMERCIAL GENERAL LIABILITY			BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE		\$5,000,000	EACH OCCURRENCE		\$5,000,000	PRODUCTS AND COMPLETED OPERATIONS AGGREGATE		\$5,000,000	PERSONAL AND ADVERTISING INJURY LIABILITY		\$5,000,000	MEDICAL PAYMENTS		\$5,000	TENANTS LEGAL LIABILITY		\$100,000	NON OWNED AUTOMOBILE			BODILY INJURY AND PROPERTY DAMAGE COMBINED			BODILY INJURY (PER PERSON)			BODILY INJURY (PER ACCIDENT)			PROPERTY DAMAGE			EACH OCCURRENCE			AGGREGATE			
COVERAGE	DED.	AMOUNT OF INSURANCE																																																
COMMERCIAL GENERAL LIABILITY																																																		
BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE		\$5,000,000																																																
EACH OCCURRENCE		\$5,000,000																																																
PRODUCTS AND COMPLETED OPERATIONS AGGREGATE		\$5,000,000																																																
PERSONAL AND ADVERTISING INJURY LIABILITY		\$5,000,000																																																
MEDICAL PAYMENTS		\$5,000																																																
TENANTS LEGAL LIABILITY		\$100,000																																																
NON OWNED AUTOMOBILE																																																		
BODILY INJURY AND PROPERTY DAMAGE COMBINED																																																		
BODILY INJURY (PER PERSON)																																																		
BODILY INJURY (PER ACCIDENT)																																																		
PROPERTY DAMAGE																																																		
EACH OCCURRENCE																																																		
AGGREGATE																																																		
AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> LEASED AUTOMOBILES ** <input type="checkbox"/> <input type="checkbox"/> **/ALL AUTOMOBILES LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE																																																		
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM (specify)																																																		
OTHER LIABILITY (SPECIFY) <input checked="" type="checkbox"/> Cargo <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AMBRIS LLP - P519971900	03/18/2019	03/18/2020	Broad Form	\$400,000																																													
4. CANCELLATION Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 15 - 30 days written notice to the certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.																																																		
5. BROKER'S FULL NAME AND MAILING ADDRESS			6. ADDITIONAL INSURED NAME AND MAILING ADDRESS																																															
Western Financial Group (TAB) 5300-47th Avenue Taber AB POSTAL CODE T1G 1R1			BROKER'S CLIENT ID: WADES-2 POSTAL CODE																																															
7. CERTIFICATE AUTHORIZATION																																																		
SIGNATURE OF AUTHORIZED REPRESENTATIVE 	PRINT NAME Sara Nessman	POSITION HELD		DATE October 23, 2019																																														
COMPANY Western Financial Group (TAB)	EMAIL ADDRESS sara.nessman@westernfg.ca	CONTACT NUMBER HOME BUSINESS (403) 223-8123		CELL FAX (403) 223-8178																																														



NC

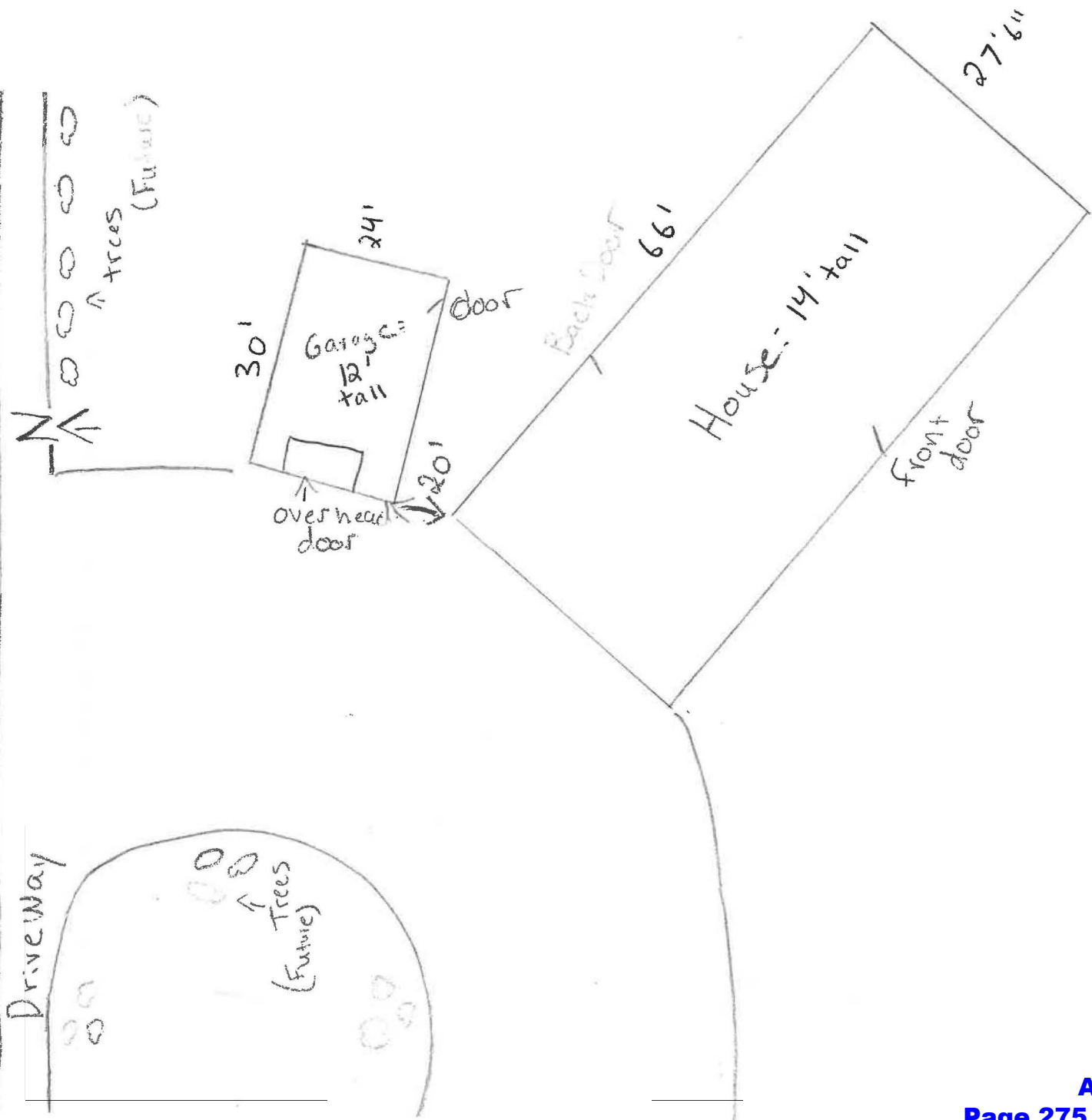


East
Property
Line

not to
scale

Dan + Bradi Hansen
Application for Agriculture
General with dwelling moved in
+ accessory building. For Farm
SW 35 27 26 W4M

Not to
scale



CLIENT: HARVEST

Page 50 of 61

LOCATION: NW-35-027-26-W4M

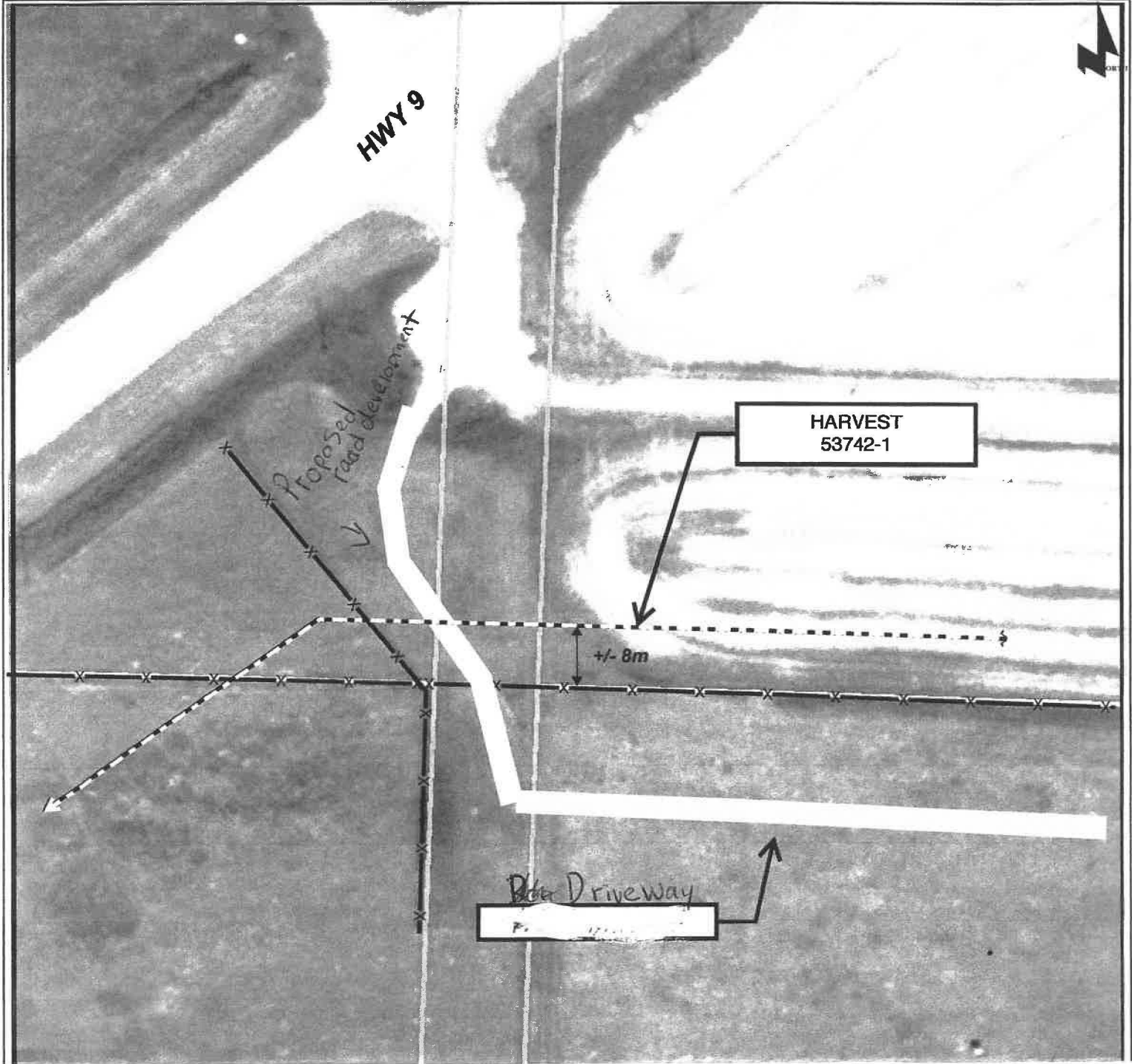
DATE: OCT 21 2019

TYPE OF WORK: ROAD WORK

WORK DONE FOR: J+S CONTRACTING

AOC #: 20194210556

CONTRACTOR: JESSE DOYLE 403-801-7444



J&S Contracting INC.
24026 TWP RD 280
Rockyview county AB T4B 4N4
403-801-7444
Jessedoyle1983@gmail.com

ADDRESS

Hansen

ESTIMATE # 1043

DATE 12/10/2019

Equipment	1	250.00	GST	250.00
Strip existing road of vegetation from cul de sac to existing property entrance				
materials	1	2,450.00	GST	2,450.00
Haul in 85tonnes of 25mm road gravel (6 tandem loads)				
Equipment	1	750.00	GST	750.00
Spread out 6 loads of 25mm road gravel @ 4 inches thick				
mobilization/ demobilization	1	250.00	GST	250.00
Skid steer in and out of site				

Stripping of topsoil to realign road way or on existing roadway is not included in estimate.
Work specified in estimate will be work completed anything over and above estimate will be deemed additional work.

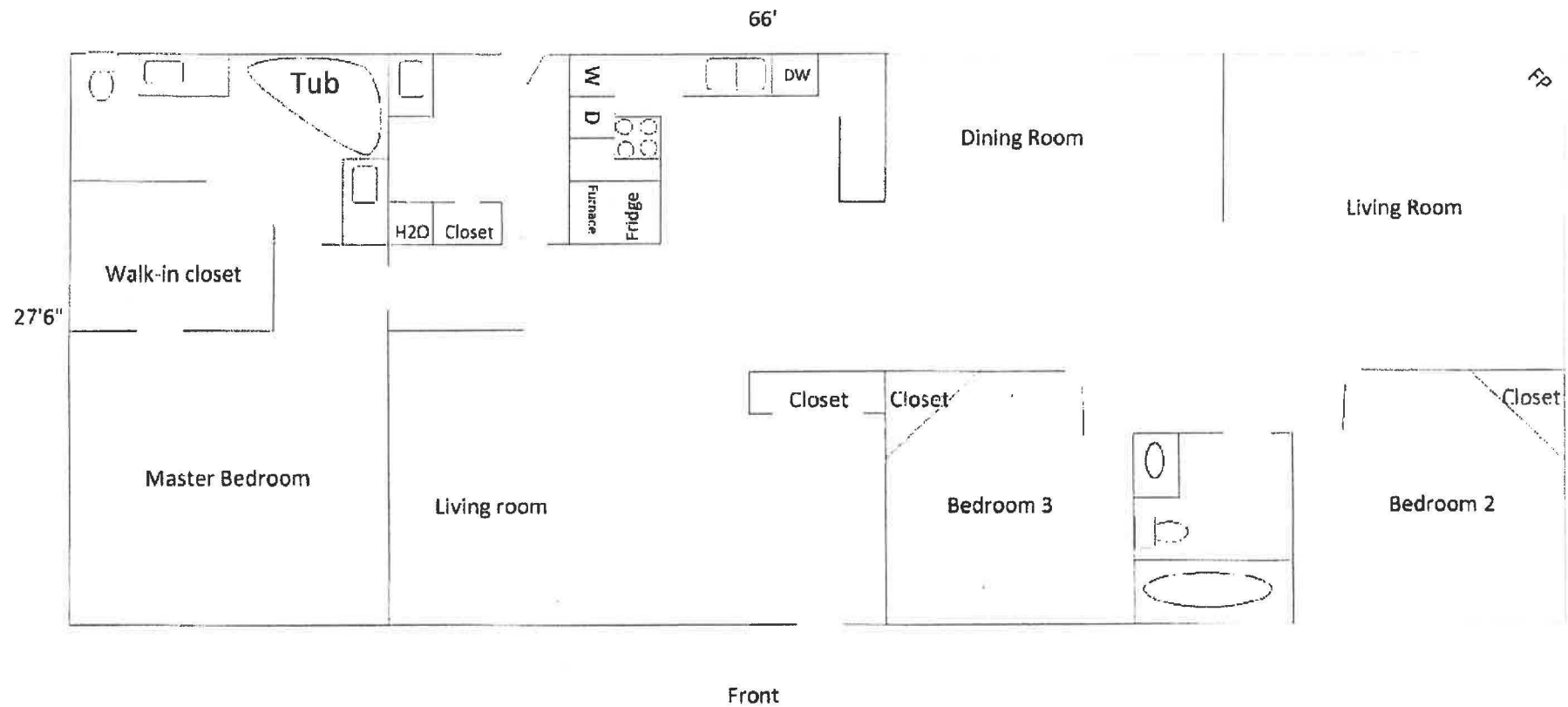
SUBTOTAL	3,700.00
GST @ 5%	185.00
TOTAL	\$3,885.00

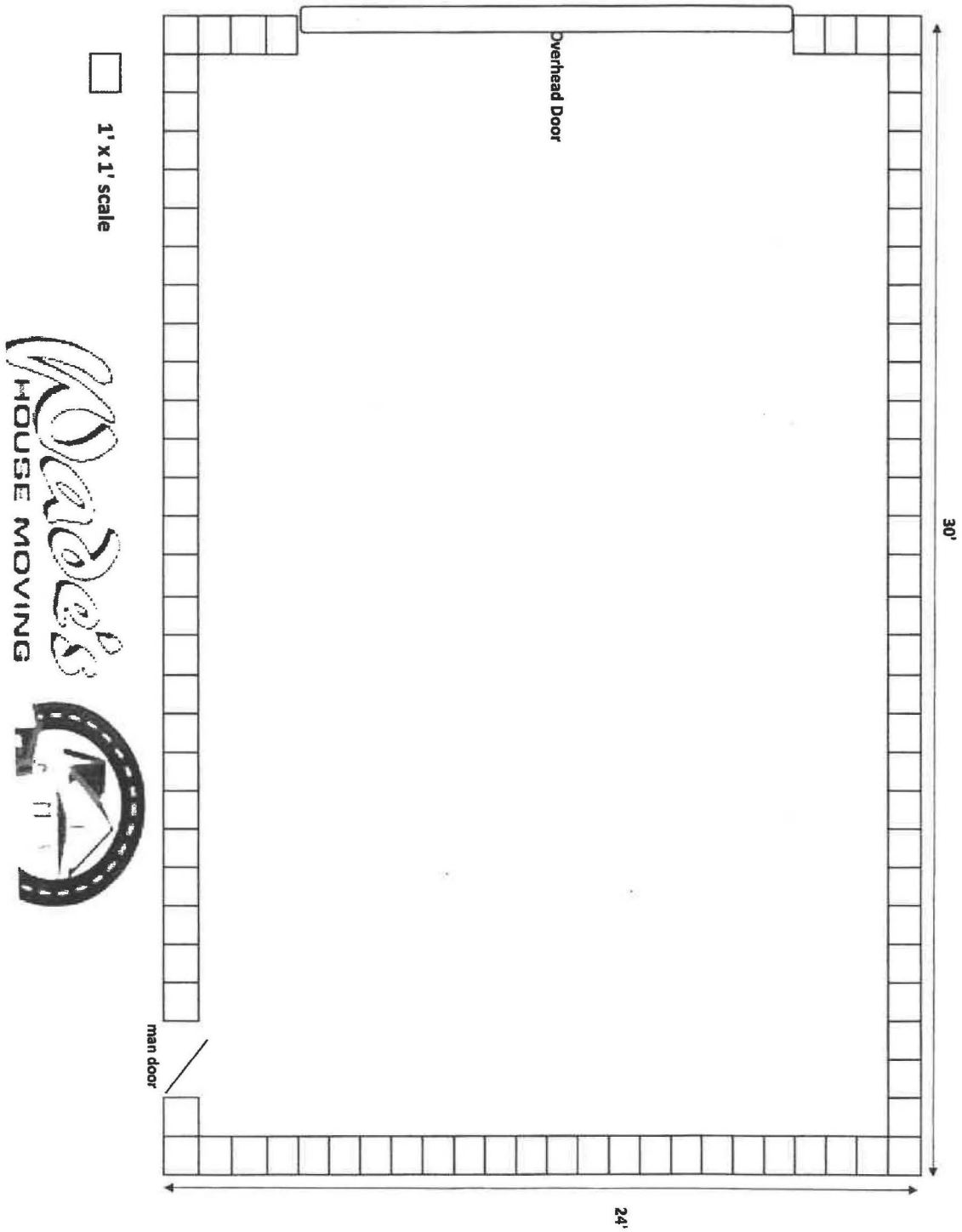
TAX SUMMARY

GST @ 5%	185.00	3,700.00
----------	--------	----------

Accepted By

Accepted Date





















PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: December 11, 2019 **DIVISION:** 7

FILE: 06515002 **APPLICATION:** B-4; PRDP20193746

SUBJECT: Commercial Communication Facility Type C

PROPOSAL: Commercial Communication Facility Type C, for Rogers Wireless Communications Tower.	GENERAL LOCATION: Located immediately north of Highway 566 and east of Range Road 13.
APPLICATION DATE: September 19, 2019	DEVELOPMENT AUTHORITY DECISION: Discretionary – Approved
APPEAL DATE: November 19, 2019	DEVELOPMENT AUTHORITY DECISION DATE: October 29, 2019
APPELLANT: Helen Ohlhauser, Kirsten Friesen	APPLICANT: Rogers Communications Canada Inc.
LEGAL DESCRIPTION: SW-15-26-01-W05M	MUNICIPAL ADDRESS: 262008 Range Road 13, Rocky View County AB
LAND USE DESIGNATION: Ranch and Farm District (RF)	GROSS AREA: ± 158.97 acres
DISCRETIONARY USE: Commercial Communications Facilities – Type A, Type B, Type C	DEVELOPMENT VARIANCE AUTHORITY: N/A
PUBLIC SUBMISSIONS: The application was circulated to 80 adjacent landowners. Two Notice of Appeals were received.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (C-7280-2013) • Land Use Bylaw (C-4841-97)

EXECUTIVE SUMMARY:

The application is for a Commercial Communication Facility Type C, for a Rogers Wireless Communications Tower.

The subject land is an unsubdivided quarter section and is currently used for a farming operation. The south west corner of the land contains a couple of accessory buildings and equipment. There is no dwelling and no one lives on the property. The Applicant has an agreement with the Owner to allow the Applicant to install a 40 m high cell phone tower on his property. The proposed tower will be accessed by sharing the existing approach off Range Road 13.

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 proposed submissions based on criteria laid out in County Policy/Procedure 308 and a Development Permit is issued or refused. Rocky View



County is not the approving authority for the telecommunication antenna structures, and cannot prevent a proponent from ultimately gaining permission from Industry Canada to install a telecommunications antenna on any lands.

This application was evaluated in accordance with the County Policy/Procedure 308 Guidelines to Evaluate Commercial Communications Facilities and Section 43 of the Land Use Bylaw. The application does meet the applicable policies and was approved on October 29, 2019.

On November 19, 2019, two Notice of Appeals were received against the decision of the Development Authority. The reasons for appeal can generally be categorized into the following:

- Inappropriate location of the tower due to future upgrading on intersection of Range Road 13 and Highway 566;
- Disturbed by lighting on the proposed tower;
- Close to the community (Calterra Estates);
- Electromagnetic radiation;
- Should be relocated to an industrial/commercial area;
- Reduction of property value;

The detailed reasons for the appeal are identified in the Appellants' Notices of Appeal. The Applicant had addressed and provided responses to most of the concerns:

- The Applicant provided a revised site plan with greater setbacks in accordance with the recommendation from Alberta Transportation. Alberta Transportation approved it and issued a Roadside Development Permit (RSDP027800) on November 26, 2019;
- The Applicant provided an approval letter from Transport Canada, which confirms that there is no lighting on the proposed tower, as a 40 meter tower does not require lighting or marking;
- Calterra Estates is located at least 800 meters away from the proposed tower, which meets the County Policy/Procedure 308 that there is no residence within 500 meters radius of the proposed tower;
- The Applicant indicated that all radiocommunication sites in Canada must comply with Health Canada's Safety Code 6 (SC6), which establishes safety limits for human exposure to radiofrequency electromagnetic fields for all age groups on a continuous basis. The limits consider total exposure from all sources of radiofrequency energy and incorporates large margins of safety. The code is based on peer-reviewed scientific research and is consistent with the science-based standards used in other parts of the world;
- The Applicant indicated that the location was chosen in response to increased demand for wireless services, to ensure the delivery of fast and reliable wireless services, and ensure better access to emergency services and improved location-based information for first responders.

It is anticipated that the Applicant will present the above to the Board for consideration.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean
Supervisor, Planning & Development Services

XD/lt

DEVELOPMENT PERMIT REPORT

Application Date: September 19, 2019	File: 06515002
Application: PRDP20193746	Applicant: Rogers Communications Canada Inc. Owner: Archibald Franklin Bushfield
Legal Description: SW-15-26-01-W05M	General Location: Located immediately north of Highway 566 and east of Range Road 13
Land Use Designation: Ranch and Farm District (RF)	Gross Area: ± 158.97 acres
File Manager: Xin Deng	Division: 7

PROPOSAL:

The proposal is for a Commercial Communication Facility Type C, for Rogers Wireless Communications Tower.

- The proposed development will include a 40 m high lattice-style self support tower with projecting antennas, and a 1.8 m x 2.5 m walk-in cabin. These structures will be built on a 10 m x 10 m compound ground, protected by 1.8 m high fence for security purpose.
- The antenna system will initially include six (6) ± 2.1 m x 0.5 m panel-style antennas and one (1) ± 1.2 m microwave antenna with provisions for future technology services, operating between 700-2600 MHZ frequency.
- The property is an agricultural land containing a couple of accessory buildings and equipment on the south west corner of the land. There is no dwelling and no one lives on the property.
- The proposed site will be accessed through the existing approach along Range Road 13.

COUNTY PROCEDURE 308 (Guidelines to Evaluate Commercial Communications Facilities)

Authority:

The Federal Minister of Industry is the approving authority for the development and operation of radio communication in Canada, including telecommunication antenna structures, pursuant to the Radio Communication Act. Industry Canada is tasked with, among other things, administering the orderly development and operation of telecommunication antenna structures.

Rocky View County is not the approving authority for telecommunication antenna structures. The County cannot prevent a proponent from ultimately gaining permission from Industry Canada to install a telecommunications antenna structure on any lands; privately held, County owned or otherwise.

In this regard, Industry Canada requires that, in certain cases, the local land use authority and the public must be consulted for input regarding the proposed placement of a telecommunication antenna structure. Rocky View County's Development Planning Group reviews each proposed submission for a telecommunication antenna structure based on specific physical criteria. The review involves evaluating such things as the proposed location of a telecommunication antenna structure and aspects of its design, including, but not limited to, height, colour, type, screening, the potential for co-location of other proponents on the structure, and compliance with Rocky View County Policy Guidelines to Evaluate Commercial Communications Facilities. Based on this review, a development permit (concurrence) or refusal (non-concurrence) is issued.

Definitions:

Commercial Communications (CC) Facilities means facilities that are used for transmission of wireless communication signals. These facilities include telecommunication towers, antennas, and the buildings that house their supporting equipment. These facilities are used to transmit radio-frequency signals, microwave signals or other communications energy. The Land Use Bylaw defines three types of CC facilities:

Type C facilities means: either tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

- o The proposed Rogers Wireless Communications Tower is ± 40 m (± 131.23 ft.) high in total, which is considered facility Type C.

Procedure Statements:

1. *Public Notification shall be the responsibility of the applicant prior to the submission of any development permit application for Type A, Type B, or Type C facilities.*
 - a. *Public Notification is to include all properties within 250 meters of a proposed Type A facility, 500 meters of a proposed Type B facility, and 1,600 meters of a proposed Type C facility.*
 - The Applicant indicated that 80 notification package were mailed out on August 7, 2019, through the County mailing services to the local residents within 1,600 meters radius of the proposed tower.
 - b. *Public Notification packages are to include all relevant information related to the proposed facility, including a location map, elevation drawings, description, and contact information.*
 - The notification package included all of relevant information.
 - c. *The Public Notification period is to last a minimum of 21 days, and all public submissions are to be included with the development permit application package.*
 - The notification package were mailed out to the County residents within the circulation area, and the residents were given 21 days to response. The Applicant indicated that no public submissions were received during the notification period (August 7 – September 4, 2019).
3. *The following criteria give direction to the development of Type B and Type C facilities. Type B and C commercial communication facilities will be evaluated based on the following criteria:*
 - a. *CC Facility Type B or C must be listed as a use in a District in the Land Use Bylaw before an application for a Development Permit can be considered.*
 - Commerical Communications Facility Type C is a discretionary use under Ranch and Farm Distict. Therefore, the proposed tower can be considered.
 - b. *The rural vistas of the County should be respected. Tower and pole locations are discouraged on prominent natural or cultural features for the protection of views.*
 - While the proposed tower will be located in an agricultural land, the Applicant explained that this location was chosen to ensure no gap between each tower which will provide better coverage and wireless services for the customers.
 - c. *Although criteria can be relaxed at the discretion of the Development Authority, as a guideline it is recommended that:*

- i. Any tower proposed to be placed on a site abutting existing dwellings should be located no closer than 500 meters from those dwellings.*
 - The subject land is located in the agricultural area. There are no residential dwellings within 500 meters radius of the proposed tower, and there is no dwelling on the subject land. Administration has no concerns.
 - ii. Type B and Type C facilities should be located one half times the height of the facility from an existing or future road allowance.*
 - The proposed tower is ± 40 m (± 131.23 ft.) high, and half times of height will be 20 m ($= 40 \text{ m} \times 0.5$). Therefore, the minimum setback to the county road and highway should be 20 meters. The originally proposed setback meets the requirement.
 - One of Appellant mentioned that the existing intersection of Range Road 13 & Highway 566 will be upgraded in the future, which requires land dedication from adjacent lands for the project. The proposed location of the tower will be inappropriate. Administration and Applicant consulted with Alberta Transportation about the project. The Applicant revised site plan with greater setbacks of 115 metres to ensure the tower is further away from the intersection and will not be affected by the intersection upgrading. Alberta Transportation approved the revised site plan and issued a Roadside Development Permit (RSDP027800) on November 26, 2019.
 - iii. Type B or Type C facilities should not be closer than 2,000 meters from other Type B or Type C facilities.*
 - The applicant provided a map showing there are no communication facilities within 2,000 meters from the proposed tower.
 - d. Application for CC facility approval shall include a current picture of the lands where the tower is proposed (before installation), and a picture of the same lands with the proposed facility superimposed (after the installation) to reflect the appearance of the facility and associated buildings after installation.*
 - The applicant provided pictures showing before and after installation of the proposed tower.
 - e. The County prefers to only have active CC facilities on the landscape. Once a CC facility becomes inactive for a period of more than six months, the Carrier should remove the facility. If non-compliance with this policy occurs, the County will request removal of the facility through Industry Canada.*
 - The applicant acknowledges the requirement.
- 4. Commercial communication installations should be designed to limit the overall visual impact to the area. The design of commercial communication facilities will give consideration to the following criteria:**
- a. All towers and pole structures should be screened where possible or concealed through the use of innovative design strategies or camouflage. The use of landscaping, fences and architectural features on and around the equipment compounds, shelters and cabinets associated with a CC facility is encouraged to assist these structures to blend in with their surrounding environment.*
 - The proposed tower will be installed on the compound ground. The proposed cabinet and fences help blend the structure with surrounding environment.

- b. *All CC facilities should be neutral in colour and blend with the surroundings when possible. Mitigation of the visual aspects of the facility may include painting, appropriate and effective decorative fencing, screening, and/or landscaping, and should not clash with the sky or landscape given Alberta's changing seasons.*
 - c. *Where applicable, Type B and Type C facilities must comply with Transport Canada's painting and lighting requirements for aeronautical safety. In all other locations Type B and Type C facilities should be lit with the lowest intensity light possible.*
 - The proposed tower is neutral in colour without painting and lighting. The Applicant provided an approval letter from Transport Canada, which confirms that there is no lighting on the proposed tower.
5. *Co-location of communications equipment on Type B and Type C facilities is advised whenever possible.*
- a. *Along with a development permit application, a letter is required to be submitted to the County stating that the carrier will allow co-location with other users, provided all structural, and technological characteristics of the facility can support additional development.*
 - The Applicant provided a letter indicating that they did look at a variety of nearby towers and structure, however, none of them were suitable or feasible to meet Rogers' network requirement. Development Authority feels that the justification is acceptable.
 - b. *Each application for Type B and Type C facilities will include letters of offer to the other major carriers to co-locate on the proposed facility. Responses to these letters from other carriers should be copied to Rocky View County's Development Authority.*
 - For the above reasons, the Applicant didn't send an offer letter to other major carriers, and therefore, there are no responses from other carriers.
 - c. *If there are other structures (i.e. other Type B or Type C facilities, flag poles, church steeples, electrical transmission towers, chimneys of smoke stacks) within 2,000 meters of the proposed location, which could support communications equipment, the applicant must identify them and provide reasons why these structures are unable to accommodate additional communications equipment (i.e. due to: structural capabilities, safety, available space, frequency interference).*
 - The Applicant indicated that they couldn't find a suitable or feasible structures or towers to meet their needs.
 - d. *The applicant should notify Rocky View County Emergency Services department with plans for new Type B or Type C facilities. Where possible coordination with the County's Emergency Services regarding locating emergency equipment on the proposed facility should occur.*
 - The Applicant was advised to contact county emergency services to discuss about an Emergency Response Plan.

LAND USE BYLAW (C-4841-97):

Section 43 Ranch and Farm District (RF)

43.10 Uses, Discretionary

- *Commercial Communications Facilities (Types A,B,C).*
 - The proposed Rogers Wireless Communications Tower is considered facility Type C, and it is a discretionary use, therefore, a Development Permit is required.

43.12 Minimum and Maximum Requirements:

(a)(i) Front yard setback (to Range Road 13 in the west):

- Required: 45.00 m (147.64 ft.)
- Proposed: 115.00 m (337.30 ft.), which meets the requirement

(b)(iv)/(ii) Side yard setback (to other lands in the north / to Highway 566 in the south):

- Required: 6.00 m (19.69 ft.) / 60 m (196.85 ft.)
- Proposed: Lots / 115.00 m (337.30 ft.), which meets the requirement

(c)(ii) Rear yard setback (to other lands in the east):

- Required: 15.00 m (49.21 ft.)
- Proposed: Lots, which meets the requirement

Additional Information:

Planning Applications:

- There is no history for planning application.

Development Permit Applications:

- There is no history for DP application.

Building Permit Applications:

1997-BP-10588 Building Permit for “construction of a single dwelling” was issued on September 12, 1997.

STATUTORY PLANS:

The subject land does not fall within any Area Structure Plans and Intermunicipal Development Plan. The application was primarily evaluated in accordance with the Land Use Bylaw.

INSPECTOR’S COMMENTS:

- The property is access by the existing approach along Range Road 13.
- The property contains accessory buildings and equipment.
- No dwelling on the property and no one lives there.

CIRCULATIONS:

Alberta Transportation:

Updated Comment – Nov 26, 2019

Alberta Transportation Permit No. RSDP027800 is issued to Rogers Communications Inc. (Permittee) under the Highways Development and Protection Regulation authorizing the above noted development(s). Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project. This permit is subject to the conditions shown and should be carefully reviewed:

- This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto,

- Alberta Transportation's future plans for Highway 566 in this area include widening to an ultimate six lane cross-section, with the entirety of the widening to the north. Access to Highway 566 will be controlled and restricted to statutory road allowance locations at 1.6 km spacing. No compensation shall be payable to the Permittee or their assigns or successors when the highway access is removed and access provided via service road,
- The Department is under no obligation to reissue a permit if the development is not completed before expiry of this permit,
- Approval of companies having buried utilities shall be obtained prior to access construction or upgrading.,
- The proposed development is to be set back approximately 125 metres from the existing highway centreline and /or approximately 116 metres to the existing highway property line, as shown on the attached site plan,
- This permit is issued subject to the approval of the Municipality,
- This permit approves only the development contained herein, and a further application is required for any changes or additions,
- No direct highway access will be permitted. Access shall be via the local municipal road,

Permission is hereby granted to Rogers Communications Inc. to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown above. If the development has not been carried out by November 26, 2020 this permit expires and the Permittee must reapply for a new permit if they wish to proceed.

Original Comment – Nov 8, 2019

- In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.
- A minimum of 115 metres from the centreline of a two-lane highway to the fence of the proposed new telecommunication facility site is required. The proposed telecommunication facility site must be revised to meet Alberta Transportation's requirements for consideration.

Municipal Enforcement, Rocky View County:

- No comments received.

Operations Division, Rocky View County:

- Capital Delivery: No response
- Utility Services: No response
- Maintenance: No response
- Transportation Services: Application involves Development along Alberta Transportation Road Allowance. Therefore recommend applications to be circulated to Alberta Transportation for review and comments

Planning and Development Services - Engineering:

General:

- The review of this file is based upon the application submitted. These conditions / recommendations may be subjected to change to ensure best practices and procedures.

Geotechnical:

- Applicant is proposing to construct a new wireless communications tower.
- As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.

- Engineering has no requirements at this time.

Transportation:

- Access to parcel is provided from an approach off Range Road 13.
- This is unlikely to increase traffic on local road networks. Traffic Impact Assessment and Transportation Off-site levy are not required.
- As per AT, AT has future plans for Highway 566 in the area to widen to an ultimate six lane cross-section. AT requires a minimum 115 m setback from the fenced boundary of the tower site to the centerline of Highway 566 to protect the future multi-laning of Highway 566, as well as the corner cuts required at the Highway 566 / Range Road 13 intersection.
- Applicant provided a revised site plan incorporating a minimum 115 m setback requirement from Highway 566 by AT.
- Engineering has no requirements at this time.

Sanitary/Waste Water:

- No information was provided.
- Engineering has no requirements at this time.

Water Supply and Waterworks:

- No information was provided.
- Engineering has no requirements at this time.

Stormwater Management:

- No significant increase in site runoff is expected due to proposed development.
- Engineering has no requirements at this time.

Environmental:

- No environmental constraints are present on site.
- Engineering has no requirements at this time.

OPTIONS:

Option #1 (this would approve Commercial Communications Facility Type C)

That the appeal against the decision of the Development Authority to issue a Development Permit for Commercial Communications Facility Type C, for a Rogers Wireless Communications Tower at SW-15-26-01-W05M (262008 Range Road 13, Rocky View County AB) be denied, that the decision of the Development Authority be upheld, and that a Development Permit be issued, subject to the following conditions:

Description:

- 1) That a telecommunications tower for a Commercial Communications Facility, Type C, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
 - i) Placement of one self-supporting telecommunications tower approximately 40.00 m high;
 - ii) Placement of an equipment cabinet; and
 - iii) Installation of a 1.80 m high chain link fence.

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details of equipment, materials, and vehicles, to determine if a Road Use Agreement and/or Road Data Permits are required with the County for the use of the County road system to haul anything to/from the subject site.
 - i) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

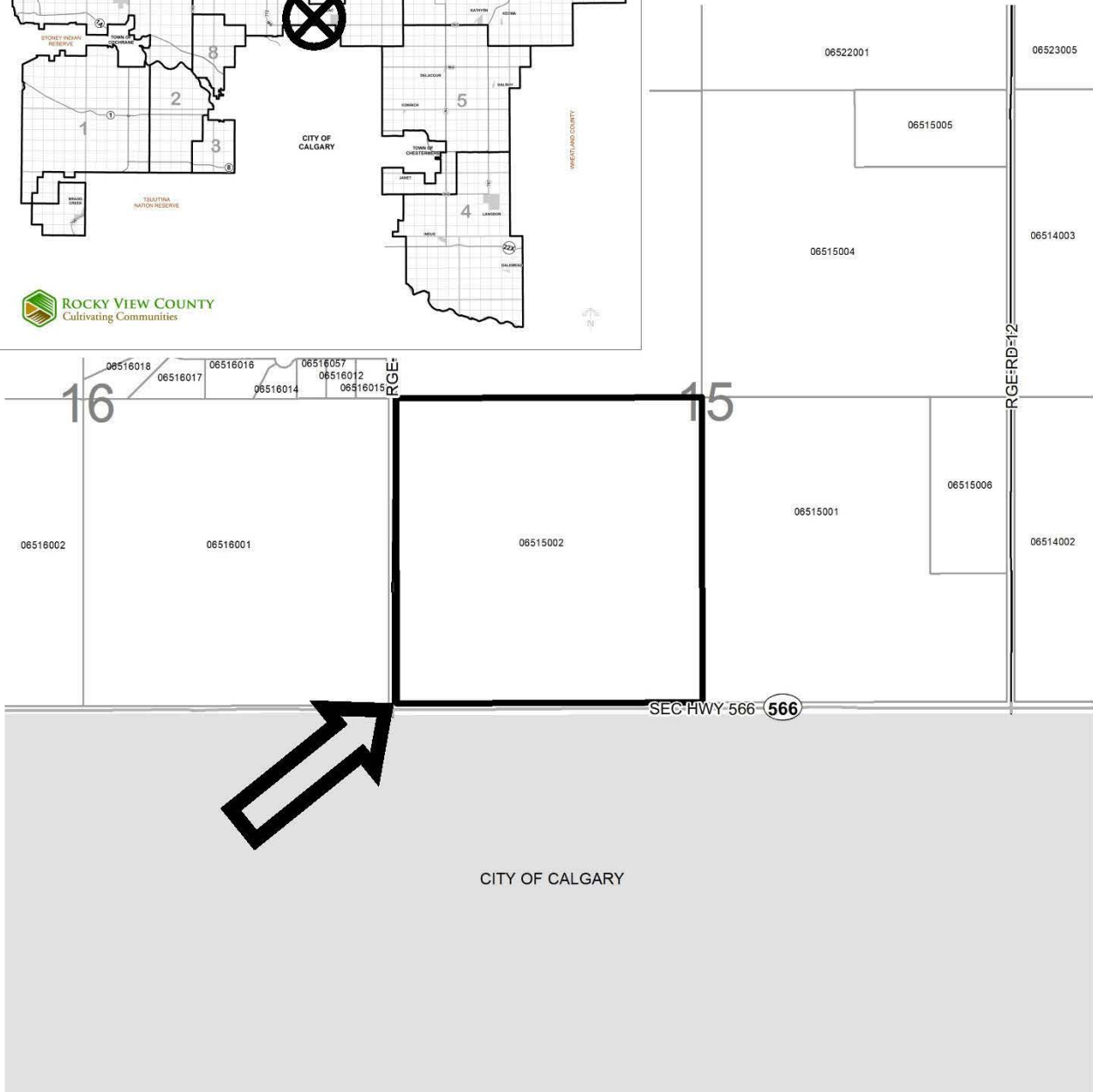
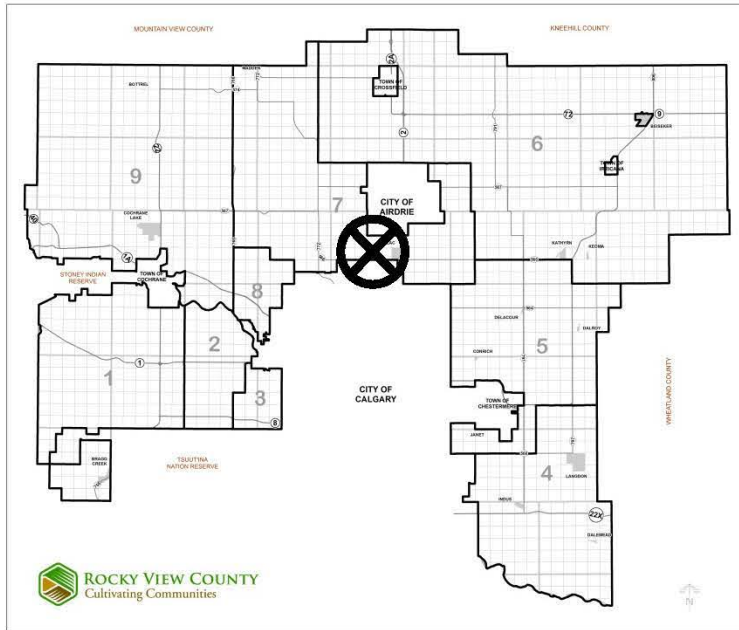
- 3) The the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.
- 4) That no topsoil shall be removed from the site.
- 5) That all commercial communication facilities shall be neutral in color 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.
- 6) That should the commercial communication facilities become deactivated or unused, the facilities shall be removed from the parcel within six months of becoming deactivated or unused.
- 7) That where possible, light shielding shall be considered to minimize the impact of the lighting to adjacent communities and adhere with the County's dark-sky policies.

Advisory:

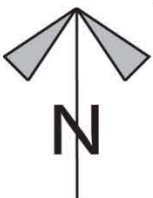
- 8) That it is advised that the Applicant shall contact the County Emergency Services to discuss or provide an emergency response plan, indicating the response measures to be taken in case of an emergency at the site and the location of emergency equipment on the proposed facility site.
- 9) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, and shall be obtained prior to the commencement of any development.
- 10) That if the development authorized by this Development Permit is 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.

Option #2 (this would not approve Commercial Communications Facility Type C)

That the appeal against the decision of the Development Authority to issue a Development Permit for Commercial Communications Facility Type C, for Rogers Wireless Communications Tower at SW-15-26-01-W05M (262008 Range Road 13, Rocky View County AB) be upheld, that the decision of the Development Authority be revoked.



LOCATION PLAN



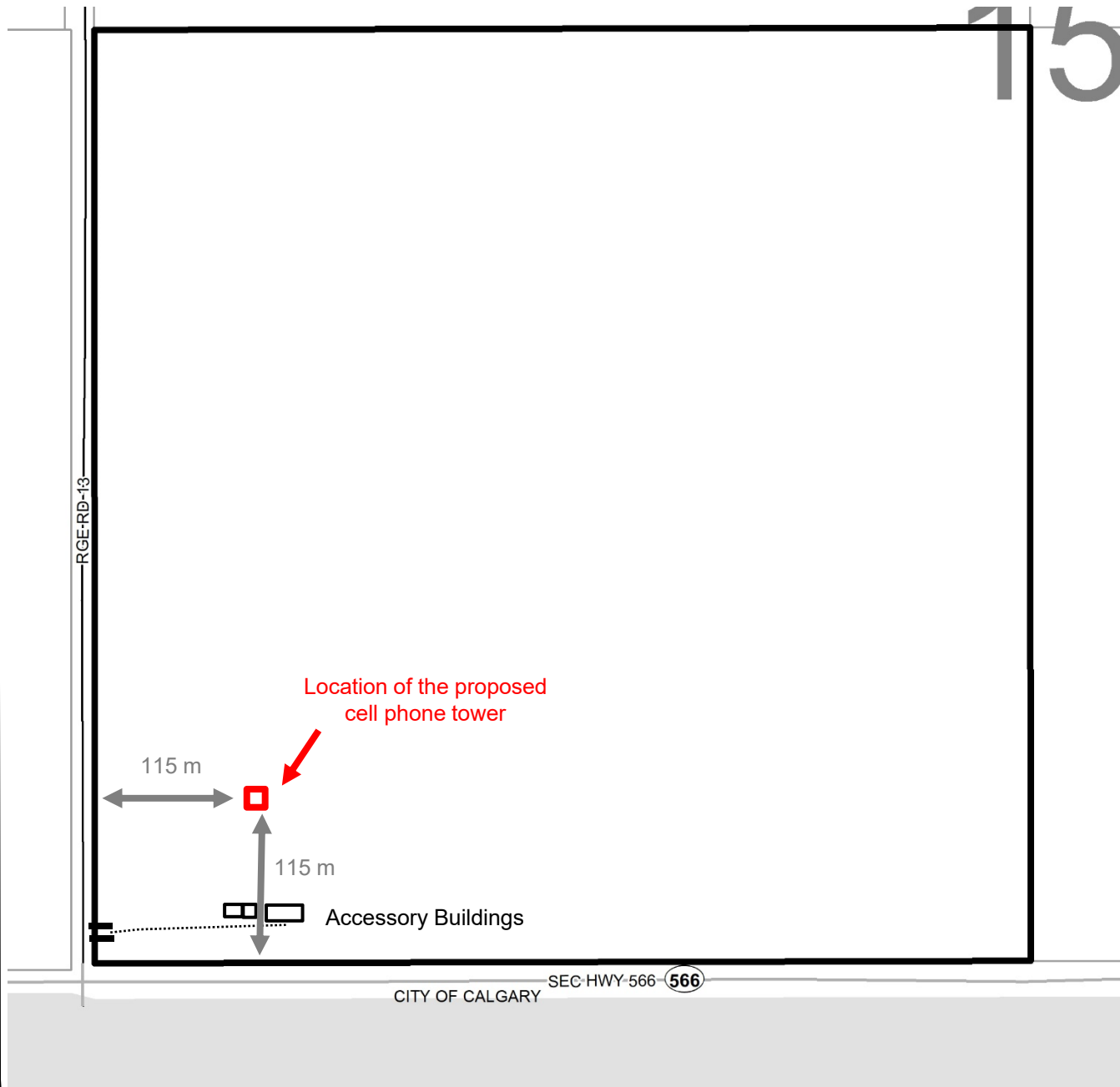
SW-15-26-01-W05M

Date: Nov 19, 2019

Division # 7

File: PRDP20193746 - 06515002

DP Proposal: Commercial Communication Facility Type C, for Rogers
Wireless Communications Tower.



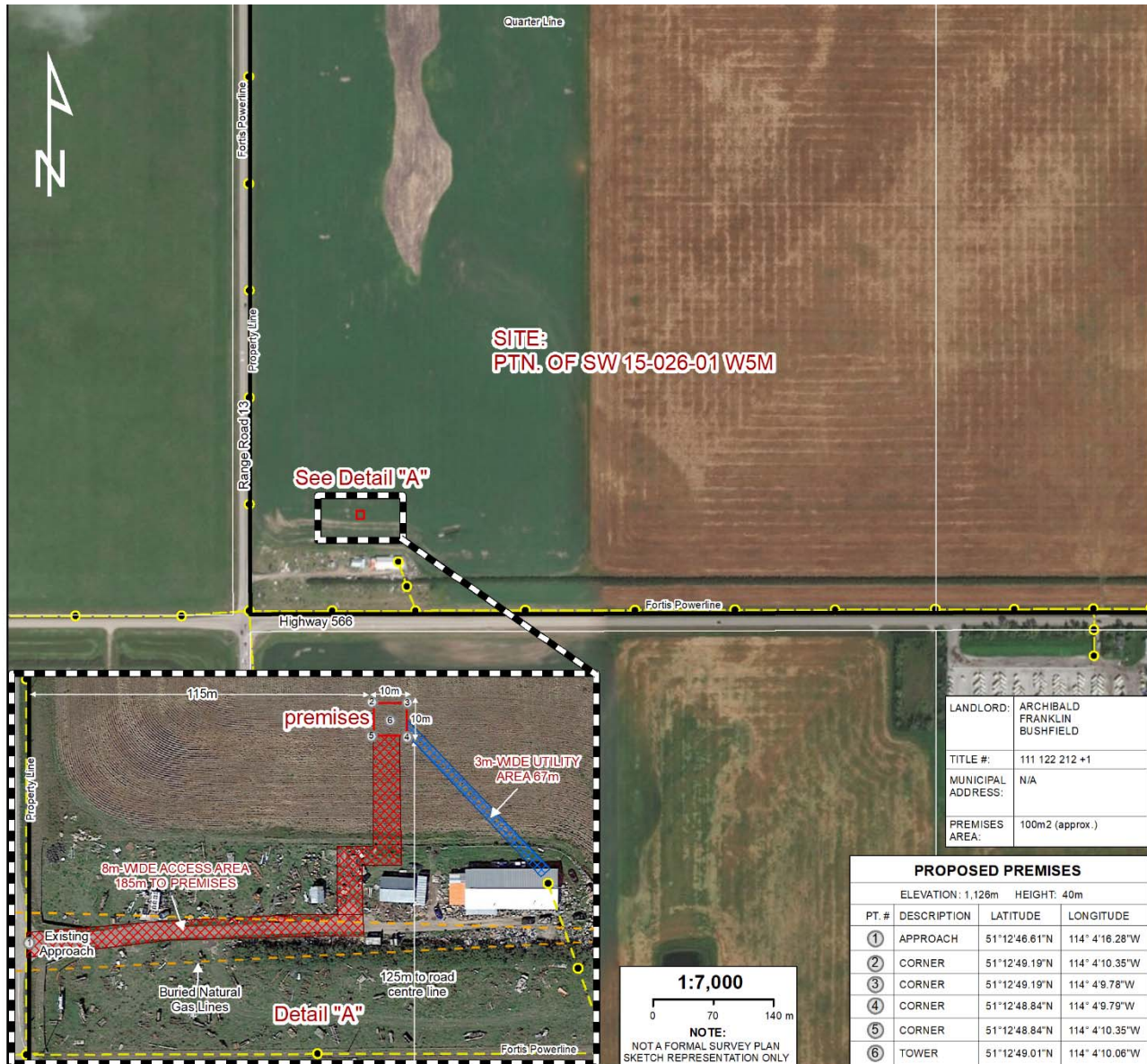
DEVELOPMENT PROPOSAL

SW-15-26-01-W05M

Date: Nov 19, 2019

Division # 7

File: PRDP20193746 - 06515002



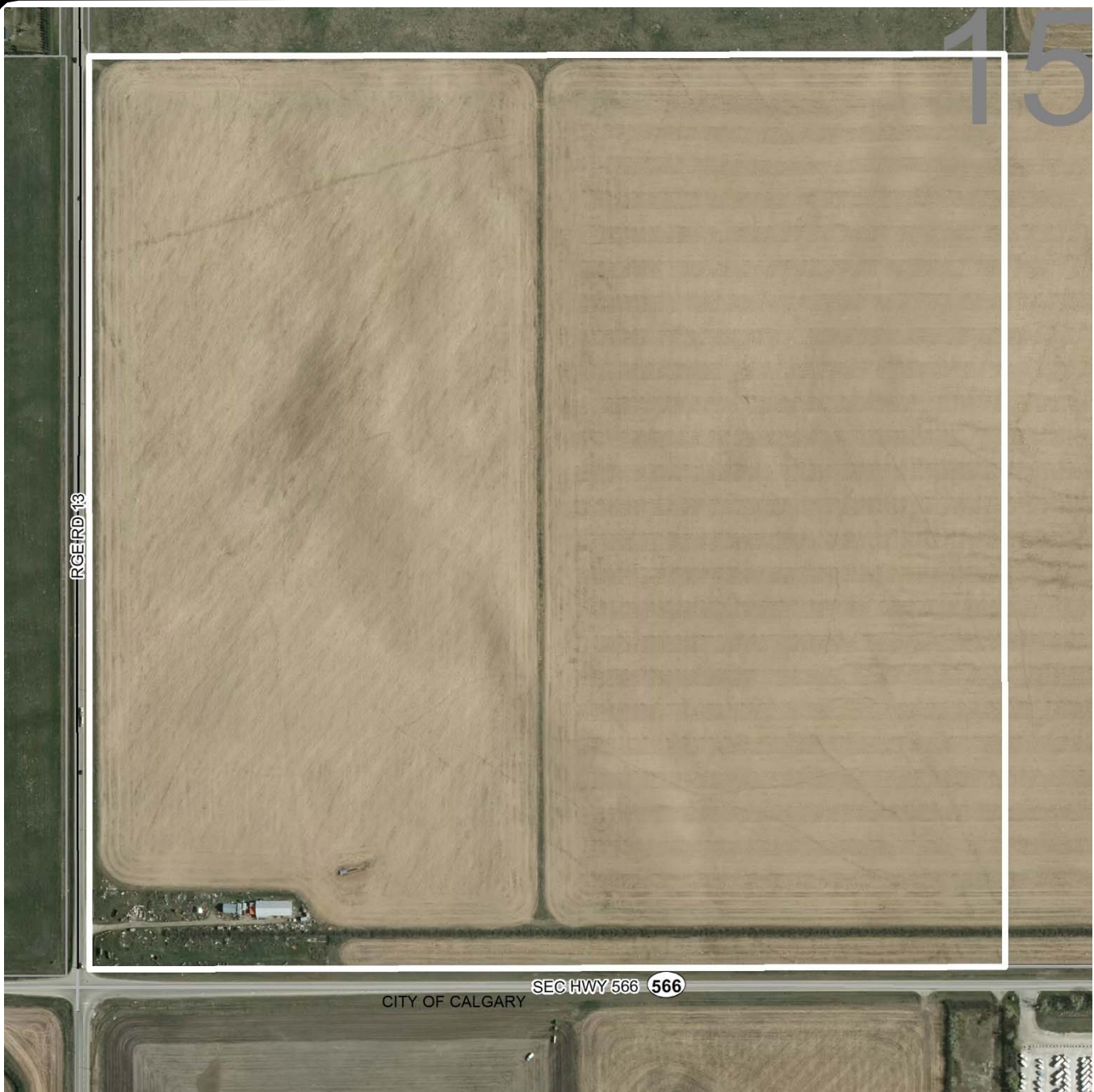
SITE PLAN

SW-15-26-01-W05M

Date: Nov 19, 2019

Division # 7

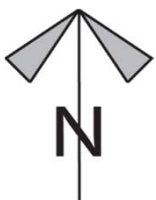
File: PRDP20193746 - 06515002



Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018

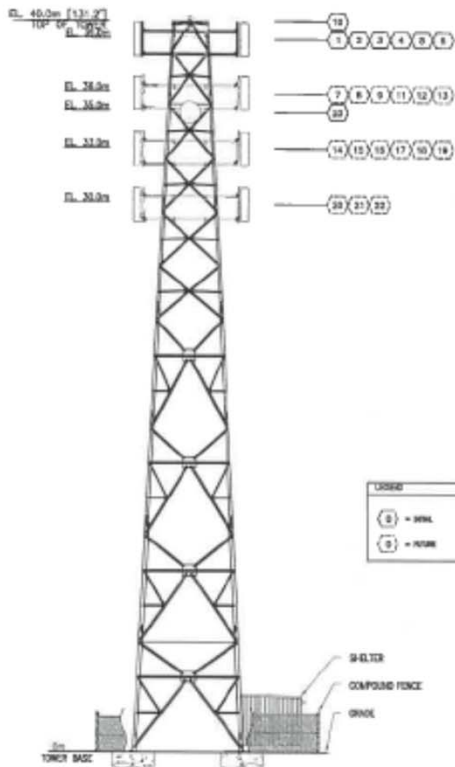


SW-15-26-01-W05M

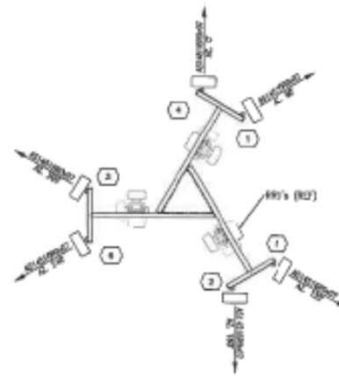
Date: Nov 19, 2019

Division # 7

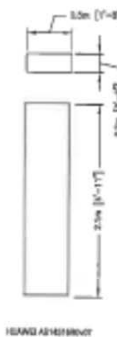
File: PRDP20193746 - 06515002



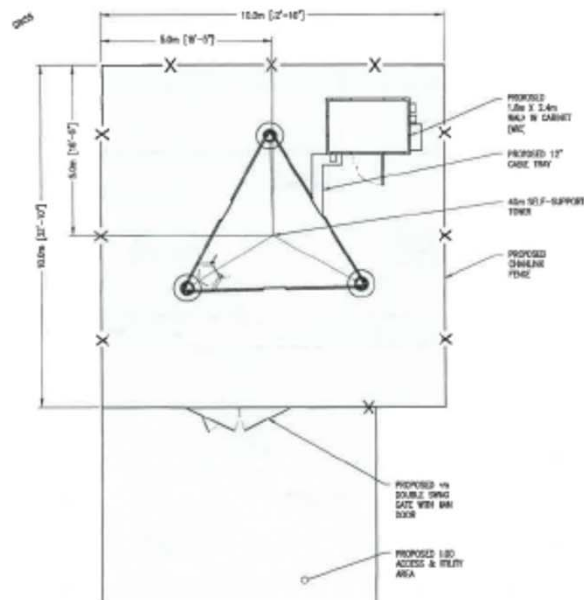
N



PLAN VIEW
SCALE 1:100



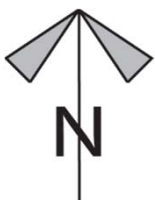
Tower Elevation



Compound Layout

PROPOSED CELL PHONE TOWER

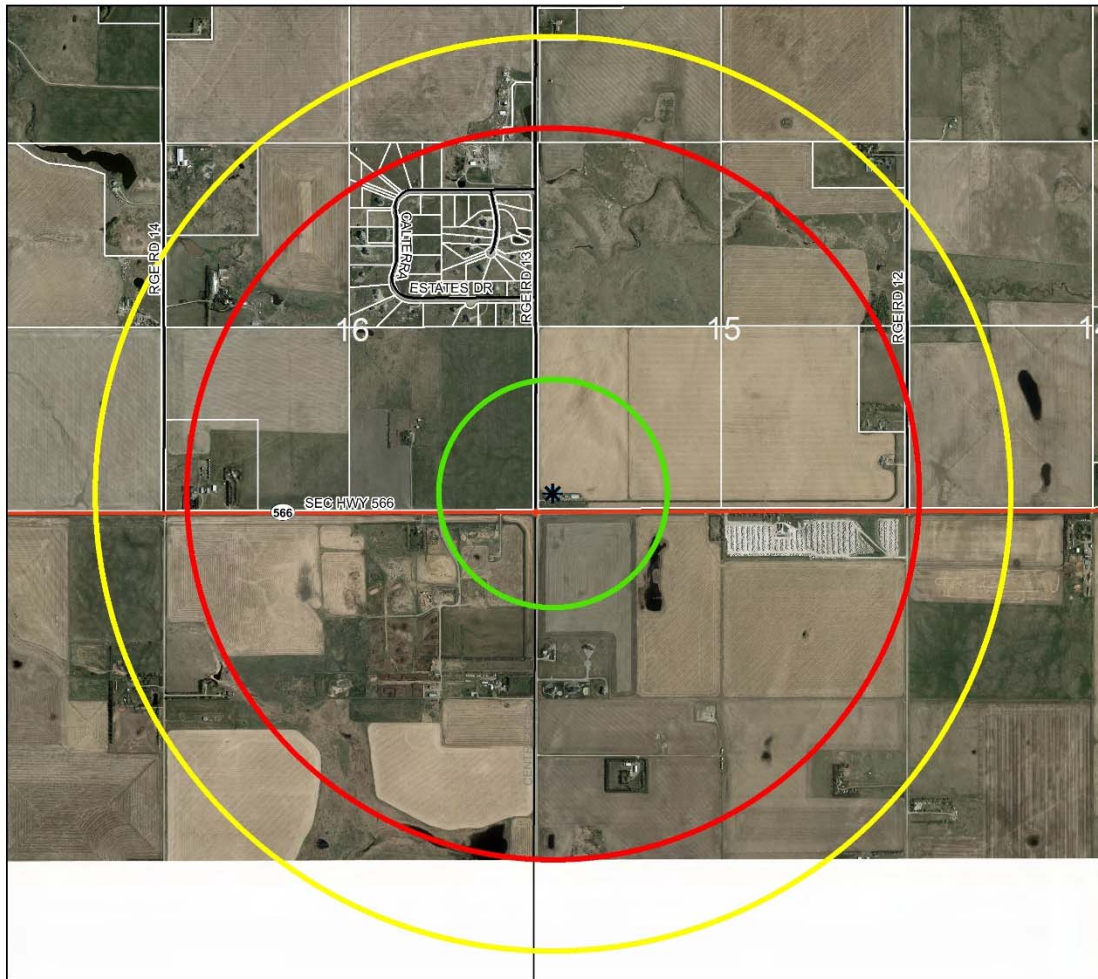
SW-15-26-01-W05M



Date: Nov 19, 2019

Division # 7

File: PRDP20193746 - 06515002



Procedure 308 Buffer Distances

SW-15-26-01-W05M

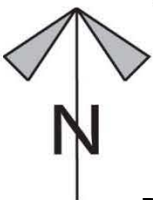
Date: Nov 19, 2019

Division # 7

File: PRDP20193746 - 06515002



SITE PHOTOS



SW-15-26-01-W05M

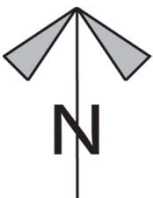
Date: Nov 19, 2019

Division # 7

File: PRDP20193746 - 06515002



SITE PHOTOS

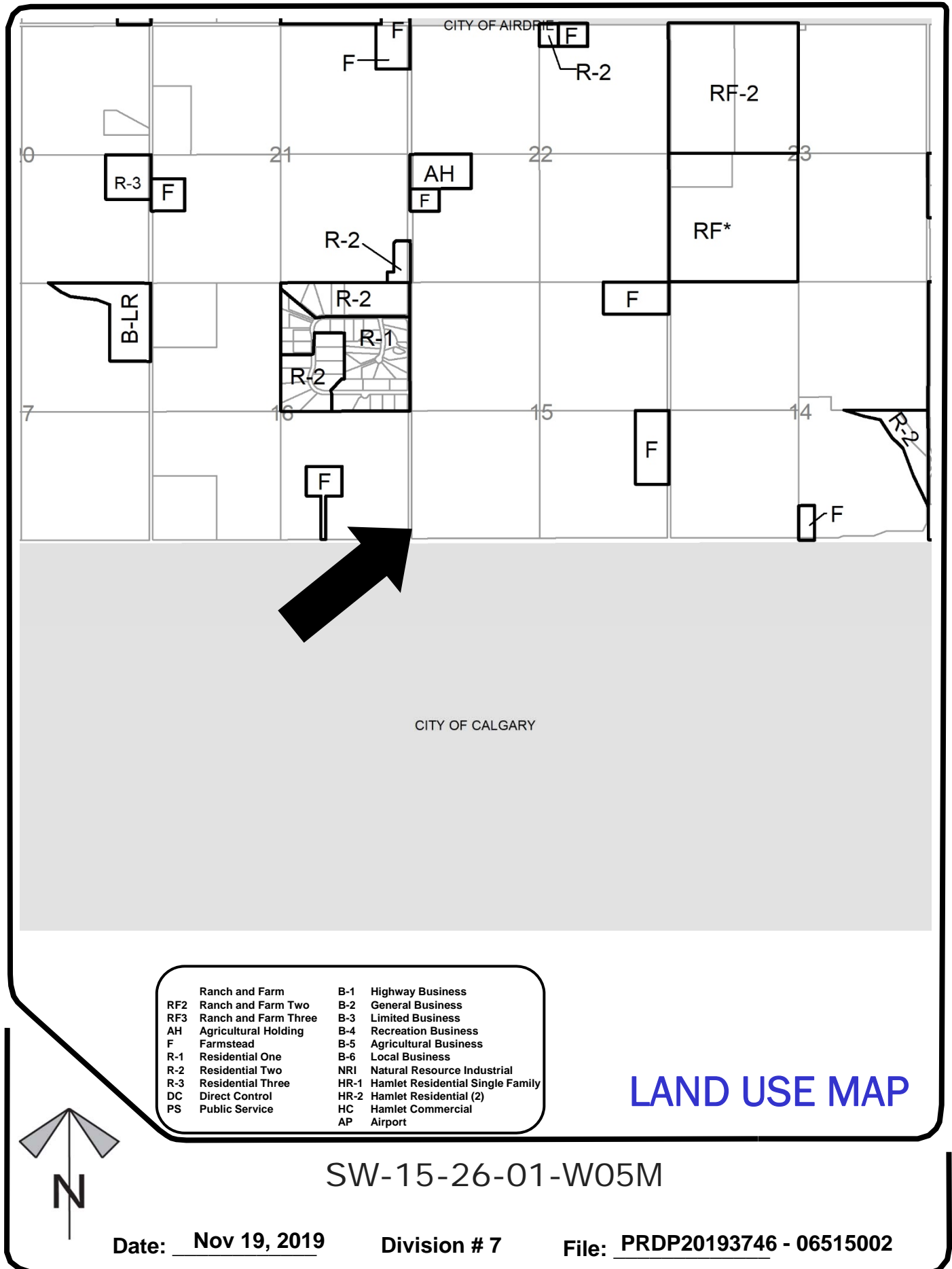


SW-15-26-01-W05M

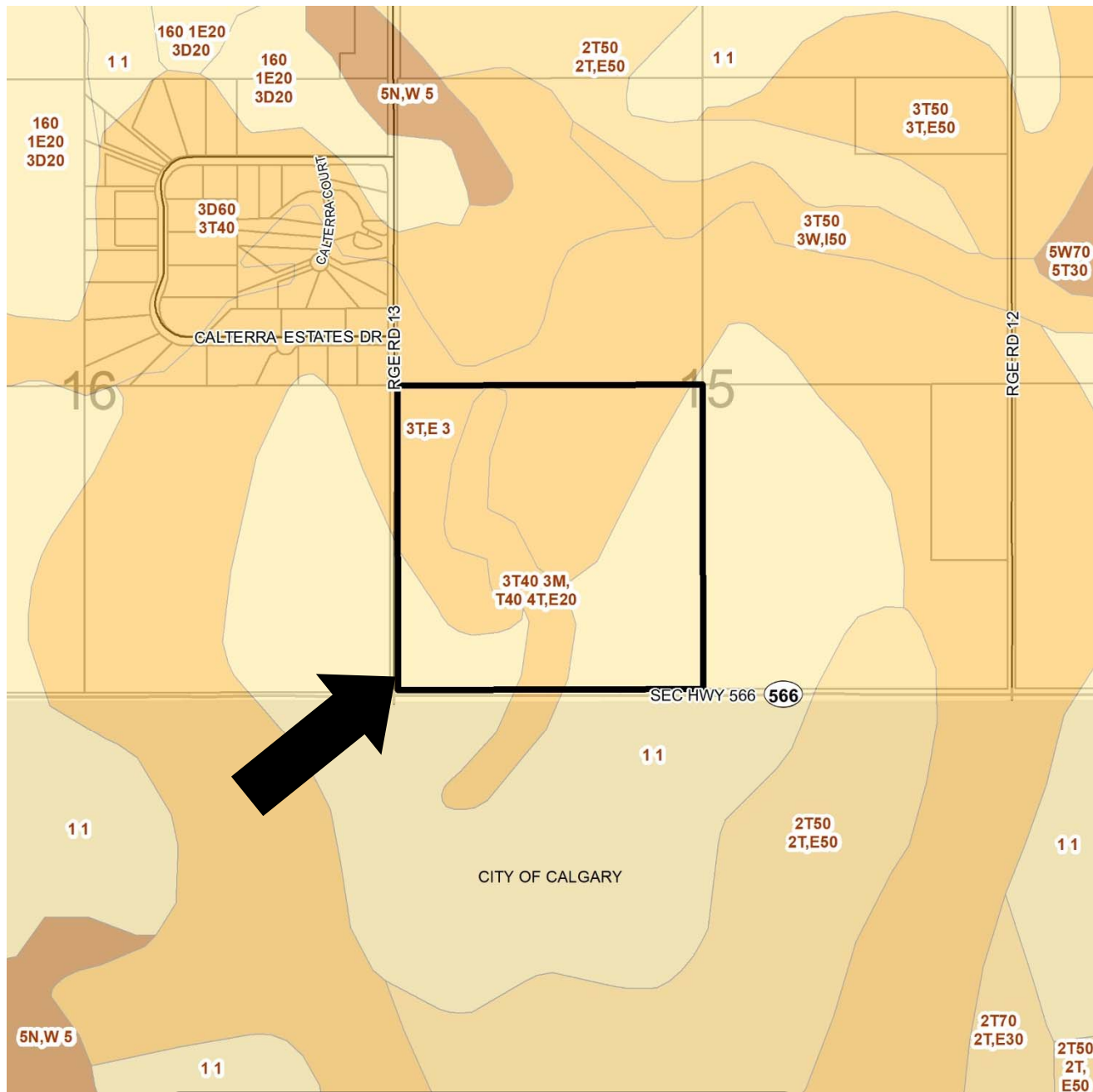
Date: Nov 19, 2019

Division # 7

File: PRDP20193746 - 06515002







LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

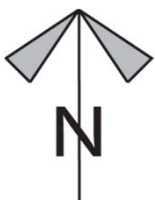
CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP

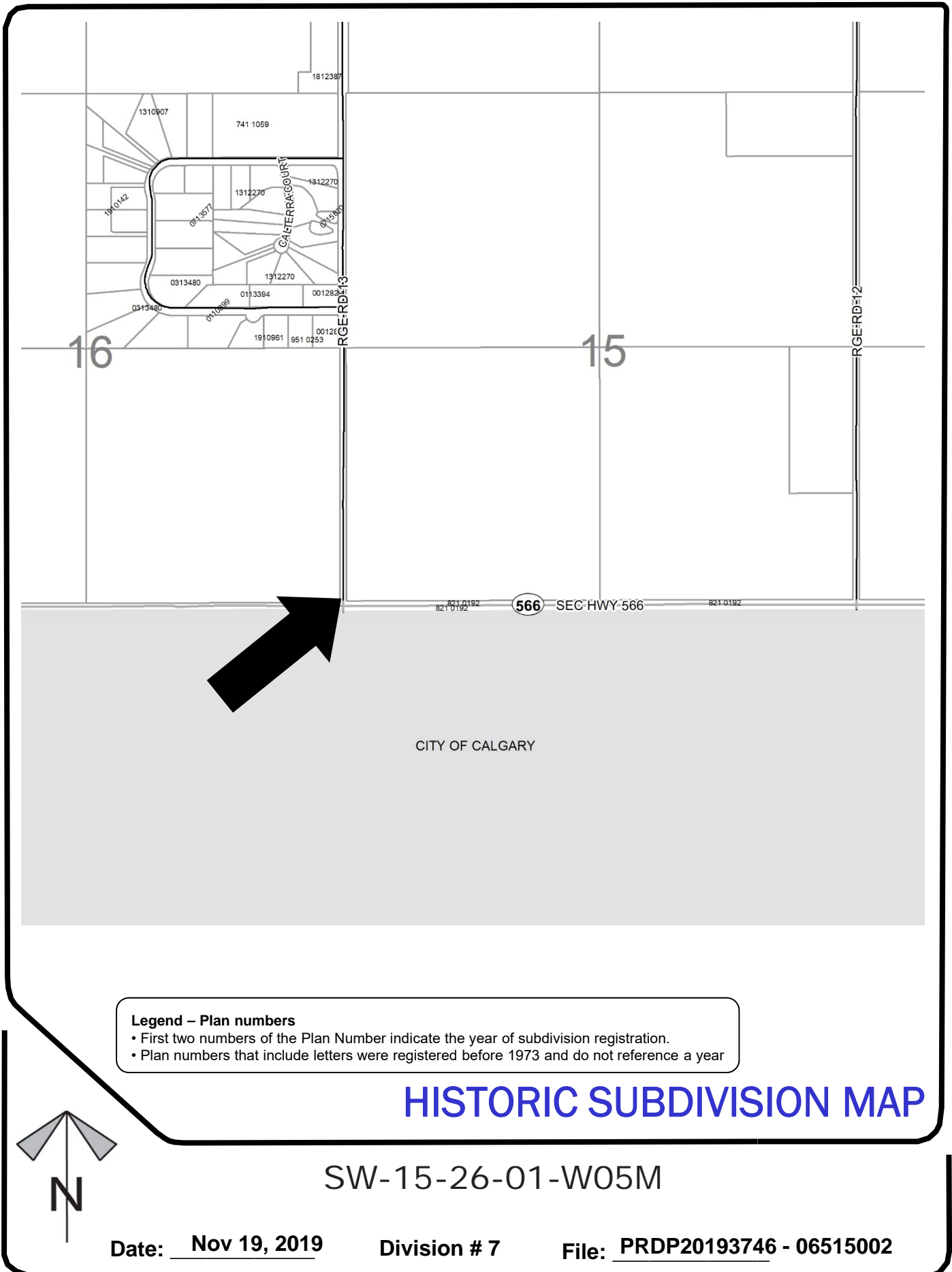


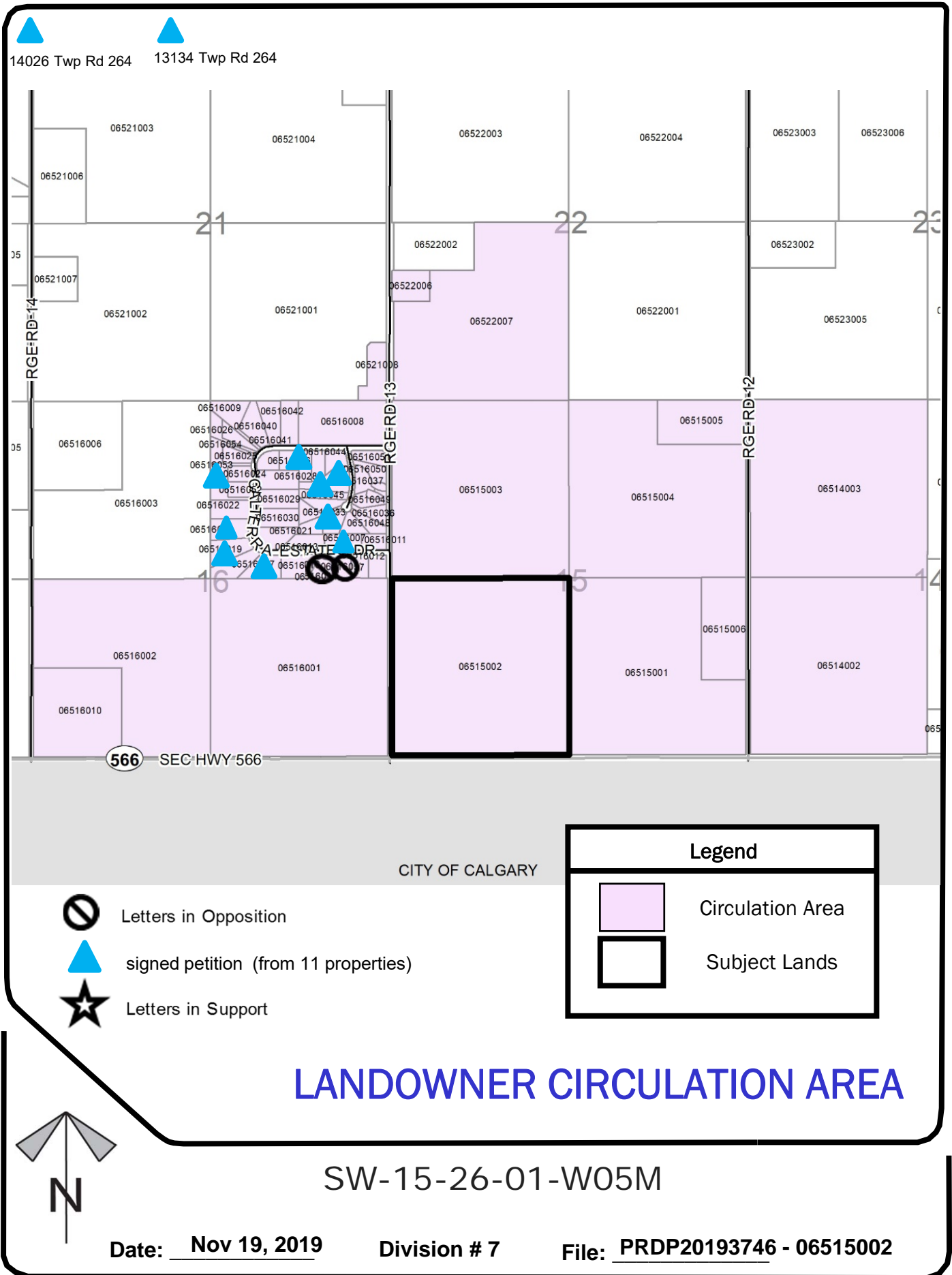
SW-15-26-01-W05M

Date: Nov 19, 2019

Division # 7

File: PRDP20193746 - 06515002







Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee


Appellant Information			
Name of Appellant(s) Kirsten Friesen			
Mailing Address 12 Calterra Estates Drive	Municipality Rocky View County	Province AB	

Site Information	
Municipal Address 262008 Rge Rd 13 Rocky View County, AB	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) SW-15-26-01-05
Property Roll # 06515002	Development Permit, Subdivision Application, or Enforcement Order # PRDP20193746

I am appealing: (check one box only)		
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)	
<p>Dear Rocky View County,</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Application Number: PRDP20193746</p> <p>Roll Number: 06515002</p> <p>Applicant(s): Rogers Communications Canada Inc.</p> <p>Application For: Commercial Communication Facility, Type C</p> <p>Location: Northeast Junction of Rge Rd 13/Hwy 566; 262008 Rge Rd 13</p> </div> <div style="text-align: right;"> <p>Division: 7</p> </div> </div> <p>Please see the attached letter regarding the application above.</p> <p>Thank you,</p> <p>Kirsten Friesen</p> <div style="text-align: right;">  </div>	

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.


 Appellant's Signature

Nov 18th, 2019

 Date

November 18, 2019

Dear Rocky View County,

Application Number:	PRDP20193746	Division:	7
Roll Number:	06515002		
Applicant(s):	Rogers Communications Canada Inc.		
Application For:	Commercial Communication Facility, Type C		
Location:	Northeast Junction of Rge Rd 13/Hwy 566; 262008 Rge Rd 13		

I am a home owner in Calterra Estates and am directly affected by the decision to grant a Development Permit for the lands adjacent to my property. This is a letter in opposition to the proposed Rogers Communication Facility, Type C.

The proposed commercial communication facility will likely decrease property value in the surrounding residential areas due to the fact that all potential dangers associated with RF Transmitters are not currently fully understood. In addition to that, the 40 m tower would be a visual obstruction and intrusion to the remarkable natural views. The subject land is currently zoned for farming and not commercial as it has a large shop on it and consists of associated dwellings. Cattle repeatedly graze the subject land (around the shop and accessories) in that location. This tower will interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

There have been numerous studies showing that there are health implications for residing near a Commercial Communication Facility. According to studies in Europe (https://www.emrpolicy.org/science/research/fact_sheet.htm) they have found that "persons living within 400 meters from the cell tower experienced:

"sleep problems, depression, cerebral symptoms, infections, skin problems, cardiovascular problems, joint problems, problems of the visual and auditory system, hormone system and gastrointestinal tract." and "The proportion of newly developing cancer cases was significantly higher among those patients who had lived during the past ten years at a distance of up to 400 metres from the cellular transmitter..."

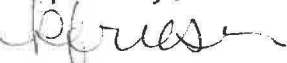
I have 4 young children living in our home that should not have to bear the health risks of living near the Communication Centre. Within a 1 km range from the proposed light tower site there are at least 20 homes and 3 of those homes are within 650m.

The lighting on the proposed tower will impact the community around it. It will create greater light pollution for nearby homes and will affect people who have moved into a rural area to enjoy the quiet, dark nights. The light will also affect wildlife by deterring animals and birds from residing in the community as these creatures prefer a natural habitat.

There **was not** an alternate location proposed which is unusual for such a development. I would like Rocky View County to propose an alternate location and potentially find a more suitable location for the Rogers Commercial Communication Facility, Type C.

I am requesting that Rocky View County and Rogers Communications Canada Inc. *reject the current plans* to install the Commercial Communication Facility, Type C at the above mentioned location.

Respectfully submitted,



Kirsten Friesen

12 Calterra Estates Drive, Rocky View County, AB



ROCKY VIEW COUNTY
Cultivating Communities

Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information

Name of Appellant(s)

Helen Ohlhauser

Mailing Address

10 Calterra Estates Dr.

Municipality

Rocky View County

Province

AB

Site Information

Municipal Address

262008 Rge Rd 13, Rocky View County, AB

Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)

SW-15-26-01-05

Property Roll #

06515002

Development Permit, Subdivision Application, or Enforcement Order #

PRDP 20193746

I am appealing: (check one box only)

Development Authority Decision

- ☒ Approval
☐ Conditions of Approval
☐ Refusal

Subdivision Authority Decision

- ☐ Approval
☐ Conditions of Approval
☐ Refusal

Decision of Enforcement Services

- ☐ Stop Order
☐ Compliance Order

Reasons for Appeal (attach separate page if required)

(please see attached 2 page letter)

*Note: mailing address is:



This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Helen Ohlhauser.
Appellant's Signature

November 18, 2019
Date

November 18, 2019

Dear Rocky View County,

Application Number:	PRDP20193746	Division: 7
Roll Number:	06515002	
Applicant(s):	Rogers Communications Canada Inc.	
Application For:	Commercial Communication Facility, Type C	
Location:	Northeast Junction of Rge Rd 13/Hwy 566; 262008 Rge Rd 13	

I am a land owner in Calterra Estates and am directly affected by the decision to grant a Development Permit for the lands adjacent to my property.

This has not been a transparent and accountable process. There has been a lack of detail and transparency for the development. The applicant did not provide a public notification package listing details of the proposed Commercial Communication Facility, Type C. This includes height, lighting requirements, purpose and need for development, consideration of alternate locations to name a few.

Alberta Transportation currently has plans to upgrade Highway 566 to be a divided expressway. Included is Range Road 13/Centre Street (Calgary). There will be a Highway 566 interchange at the northeast junction mentioned above. "The study included the functional design for twinning Highway 566. Intersectional analysis was undertaken at several existing intersections including Range Road 13 at Highway 566." This is required due to the traffic volume as Rocky View County has experienced urban type development and adopted City of Calgary standards for roads requiring urban cross sections. (References: Alberta Transportation; Highway 566 Access Management and Functional Planning Study).

Criteria has been developed by Rocky View County to give direction to the development of Type C facilities as stated in the **Land Use Bylaw**.

This Type C Facility is listed as discretionary use in the Ranch and Farm District (reference: **Land Use Bylaw**). Land use for the proposed location is ranch/farm. It will be difficult to place this tower anywhere on the proposed site where it will not be prominently displayed. Generally towers of this nature are erected near industrial or shopping mall areas where the tower(s) gets lost among the denser and higher structures. There has been no consideration for an alternate location(s) to erect the Commercial Communication Facility, Type C that would be less intrusive and not overbearing to the neighbours nearby. Calterra Estates was developed to be an estate community. Preference for developments such as this should be in an industrial/commercial area.

The rural vistas of the County should be respected. Towers and pole locations are discouraged on prominent natural or cultural features for the protection of views (**reference: Land Use Bylaw**). The Development Permit does not address how the proposed development mitigates the overall visual impact to the area. The Commercial Communications Facility, Type C is seen as a construction greater than 40 m in height with mounted antennae/lighting. This "Facility" would be a visual obstruction to *our view of downtown Calgary and surrounding area*. In addition, the proposed tower will create sight line issues and have negative visual impact on its location and/or nearest neighbour or residential neighbourhood. It will be up to 5 times higher than any surrounding trees resulting in a visual obstruction to viewscape. This will be exasperated by the lighting on and beside the tower.

The proposed tower will decrease property value of the surrounding land and residences. There are two 160 acre parcels of land currently listed for sale for future development across and adjacent to this proposed development. If you look at the new Livingston and Carrington communities, it will give you an indication of how quickly a new community can be built.

Lastly, there is concern about potential health hazards regarding the risks posed by accumulated electromagnetic radiation from the proliferation of cell towers (**reference: Frank Clegg, the former head of Microsoft Canada**). Mr. Clegg's educational online video provides a balanced *world* perspective on the need for wireless and its dangers. Mr. Clegg points out there are safer ways of having wireless communication without the electromagnetic radiation.

I am requesting that Rocky View County and Rogers Communications Canada Inc. CANCEL plans to install the Commercial Communication Facility, Type C at the above mentioned location.

Respectfully submitted,



Helen Ohlhauser

November 19, 2019

The **attached petition** displays an excellent cross section of Calterra Estates residents and neighbours' opposing the location of the proposed Commercial Communications Facility, Type C. Please note that there are approximately six (6) houses currently being built (construction stage) that have addresses but are not occupied. Another notation is that one house is a rental property therefore the owner does not live on site. Lastly, I was recommended by a current homeowner on Calterra Court to call new homeowners who have not moved to Calterra Estates yet. In speaking with this couple, I was told they wanted to sign the petition. Unfortunately, they were just leaving on vacation so the timing was not right. The occupants of these two residents in Calterra Estates both did not receive a letter from Rocky View County or from Rogers Communications.

The following comments summarize what the residents and neighbours had to say:

- Archie Bushfield (owner of proposed site at northeast junction of Rge Rd 13 and Hwy 566). "Rogers can't do it within the city limits. There will be a 30'X30' cement pad on the ground. It will be 40 m (120 feet) tall. Four miles west of this one, a **bigger one yet** (will be installed)."
- A resident on Calterra Estates Drive said the tower can't be built at this site as this corner is designated for a major intersection i.e. Alberta Transport has plans to upgrade Hwy 566 to be a divided expressway. The 566/RR 13 corner will house traffic lights along with being twinned.
- Residents on Calterra Estates Drive – "My husband and I are both realtors and we have never had trouble connecting to the internet."
- A neighbour said his property value will decrease and this was echoed in the Calterra Estates community.
- Other residents on Calterra Estates Drive had a visitor from Germany and had taken him to a movie (Landmark Cinemas). Upon leaving the movie site, the visitor noted the cell tower and lamented that they had been sitting in close proximity to the cell tower for the duration of the movie. This highlights our point that, for those sensitive to cell tower radiation, it is a health hazard especially that we are expected to be in such close proximity 24/7. Please take the time to watch the educational 10 minute "you tube" video by Frank Clegg, the former head of Microsoft Canada, who educates a balanced *world* perspective on the need for wireless and its dangers. Mr. Clegg points out there are safer ways of having wireless communication without the electromagnetic radiation.
- There were several residents in Calterra Estates who did not receive the letter from Rocky View County dated October 29, 2019.
- Most of the residents of Calterra Estates who signed this petition did not receive a letter from Rogers Communications (including the undersigned).

Summary feedback from the residents in Calterra Estates:

- Shock and dismay at the size of the Communication Facility and its location
- Everyone agreed it would impair the view of downtown Calgary in an estates neighbourhood and be 5 times taller than any tree in this area
- Everyone recommended that the proposed tower would be a better suited for a commercial/industrial site
- There was concern about health hazards
- Residents did not receive the Rocky View communication and/or the letter from Rogers Communication.
- It was agreed that this has not been a transparent and accountable process. There has been a lack of detail and transparency for the development. The applicant did not provide a public notification package listing details of the proposed Commercial Communication Facility, Type C. This includes height, lighting requirements, purpose and need for development, consideration of alternate locations to name a few.

Thank you for your re-consideration to cancel the plans to install the Commercial Communication Facility, Type C at the northeast junction of Rge Rd 13 and Hwy 566.

Respectfully submitted,

Helen Ohlhauser












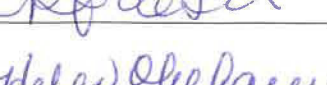
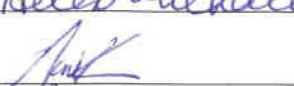






Helen Ohlhauser

PETITION

Application #PRDP20193746; Roll #06515002; Division 7 Application for Commercial Communication Facility, Type C

I am a resident or neighbour living near 262008 Rge Rd 13 and I oppose the installation of a Commercial Communication Facility, Type C, on this property due to: #1 - location and design will be unaesthetically pleasing to the estate communities and neighbours, #2 - scarring the natural viewscape of the estate areas and of the neighbouring communities; #3 - decrease in property values of surrounding communities; #4 - harming the character of the surrounding neighbourhoods; #5 - lack of exploration of alternatives to improve wireless communities; #6 - lack of engagement - no public communication package sent with details of this Facility-height, lighting requirements, purpose, consideration of alternate locations to name a few.

**WE, THE UNDERSIGNED, REQUEST THAT ROCKY VIEW COUNTY AND ROGERS COMMUNICATIONS CANADA INC
CANCEL PLANS TO INSTALL THIS COMMERCIAL COMMUNICATION FACILITY, TYPE C ON 262008 RGE RD 13.**

*****NAME*****	*****ADDRESS*****	CONTACT INFORMATION	*****SIGNATURE*****
Don Pott	7 Calterra Estates		
Veronica Pott	17200 Cent St W		
Jon Friesen	12 Calterra Estates		
JASON JOHNSON	40 Calterra Estates Dr.		
Andrea Johnson	40 Calterra Estates Dr		
Camille McPherson	28 Calterra Estates Dr		
Allan Pole	14026 TWP RD 264		
Brenda Pole	14026 TWP RD 264		
Janice Bushfield	13134 Twp Rd 264		
KEAT LUNDRELL	17 CALTERRA COURT		
SHAH RUKH	7 CALTERRA COURT		
Yasir Peshke	48 Calterra Estates Dr.		
Kirsten Friesen	12 Calterra Est Dr		
Helen Ohlhauser	10 Calterra Est Dr		
Nadia Khan	7 Calterra Crt		
Ahmed Ismail	36 Calterra		
Nancy Lundell	17 Calterra Ct		
JOAN O'RIA	36 CALTERRA		
TERRY OHLHAUSER	10 CALTERRA EST		



THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Rogers Communications Canada Inc. c/o Land Solutions LP (Lena Fulton)
600, 322 - 11th AV SW
Calgary, AB T2R 0C5

Tuesday, October 29, 2019

Roll: 06515002

RE: Development Permit #PRDP20193746
SW-15-26-01-05; (262008 RGE RD 13)

The Development Permit application for Commercial Communication Facility, Type C has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

- 1) That a telecommunications tower for a Commercial Communications Facility, Type C, may be situated on the subject parcel in accordance with the approved Site Plan and details submitted with the application, and includes the following:
 - i) Placement of one self-supporting telecommunications tower approximately 40.00 m high;
 - ii) Placement of an equipment cabinet; and
 - iii) Installation of a 1.80 m high chain link fence.

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details of equipment, materials, and vehicles, to determine if a Road Use Agreement and/or Road Data Permits are required with the County for the use of the County road system to haul anything to/from the subject site.
 - i) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

- 3) The the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

- 4) That no topsoil shall be removed from the site.
- 5) That all commercial communication facilities shall be neutral in color 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.
- 6) That should the commercial communication facilities become deactivated or unused, the facilities shall be removed from the parcel within six months of becoming deactivated or unused.
- 7) That where possible, light shielding shall be considered to minimize the impact of the lighting to adjacent communities and adhere with the County's dark-sky policies.

Advisory:

- 8) That it is advised that the Applicant shall contact the County Emergency Services to discuss or provide an emergency response plan, indicating the response measures to be taken in case of an emergency at the site and the location of emergency equipment on the proposed facility site.
- 9) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, and shall be obtained prior to the commencement of any development.
- 10) That if the development authorized by this Development Permit is 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 19, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



ROCKY VIEW COUNTY
Cultivating Communities

20193746

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$2150	File Number 06515002
Date of Receipt 09/15/19	Receipt #

Rogers communications Canada Inc.

Name of Applicant c/o LandSolutions LP Email lenaf@landsolutions.ca

Mailing Address Suite 600, 322 - 11 Ave. SW Calgary, Alberta

Postal Code T2R 0C5

Telephone (B) (403) 290-8884 (H) _____ Fax (403) 290-0050

For Agents please supply Business/Agency/ Organization Name Lena Fulton, LandSolutions LP

Registered Owner (if not applicant) Archibald Franklin Bushfield

Mailing Address [REDACTED]

Postal Code [REDACTED]

Telephone (B) [REDACTED] (H) [REDACTED] Fax [REDACTED]

1. LEGAL DESCRIPTION OF LAND

a) All / part of the SW $\frac{1}{4}$ Section 15 Township 26 Range 1 West of 5 Meridian

b) Being all / parts of Lot N/A Block N/A Registered Plan Number N/A

c) Municipal Address 262008 RGE RD 13, Rocky View County, Alberta

d) Existing Land Use Designation RF Parcel Size 158.97 Acres Division 07

2. APPLICATION FOR

40m Lattice-style Self Support Telecommunications Facility (Commercial Communications Facility Type C)

3. ADDITIONAL INFORMATION

a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No X

b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No X
(Sour Gas facility means well, pipeline or plant)

c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No X

d) Does the site have direct access to a developed Municipal Road? Yes X No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I LENA FULTON hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

X I am authorized to act on the owner's behalf

and that the information given on this form
is full and complete and is, to the best of my knowledge, a true statement
of the facts relating to this application.

**Affix Corporate Seal
here if owner is listed
as a named or
numbered company**

Applicant's Signature [Signature]

Date September 18, 2019

Owner's Signature See Attached LOA

Date _____

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 911 – 32 Ave NE, Calgary, AB, T2E 6X6; Phone: 403-520-8199.

I, _____, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

Signature

Date



Summary

Roll Number	06515002		
Legal Desc	SW-15-26-01-W05M		
Divison	07		
Lot Block Plan			
Linc Number	21130521		
Title Number	111122212+1		
Parcel Area	158.97000		
Municipal Address	262008 RGE RD 13		
Contact Information	Bushfield, Archibald Franklin	4032260407	
		40361624400000	
	Calgary AB T3K 4S2		00000000000000
Land Use Information	RF (RANCH AND FARM)		

Plan

Planning Applications Information

{There is no related Application}

Area Structure Plan

Plan Name	RV Number
Balzac West	

Conceptual Scheme

{There is no related Conceptual Scheme}

Permit

Building Permit

Permit Number	Permit Type	Date Issued
1997-BP-10588	Building	Fri Sep 12, 1997

Development Permit Information

{There is no related Development Permits}

Alert

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
CE	EmilyGo	Monday, July 13, 2015	Monday, August 17, 2015	C	CEWC20150167	Case Number: CEWC20150167 Case Description: Abundance of Canada Thistle on the property	1

Geospatial Boundary	
Boundary	Category
Division	7
Area Structure Plan	Balzac West
Conceptual Scheme	No Conceptual Scheme
IDP	CALGARY IDP Study Area
Airport Vicinity	No APVA
Engineer	Milan Patel
Water Coop	No Water Coop
Gas Coop Service	ROCKYVIEW GAS CO-OP
No. of Lots Within 600 M	1
No. of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Rocky View Central
Fire District	BALZAC
Primary Fire Station	107
Secondary Fire Station	154
Tertiary Fire Station	103

Geospatial Adjacency		
Boundary	Category	Distance
Closest Highway	SECHWY566 ROCKYVIEW	10.33
Closest Gravel Pit	Kennel Pit	19366.69 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:3879.1 M
Closest Road Name	RGE RD 13(Surface Type:Paved)	7.57 M
Closest Railway	CPR	3640.31 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	4595.15 M
Closest Waste Transfer Site	Within 3 Km	
Closest Municipality	CITY OF CALGARY	29.53 M
Closest Confined Feeding Operation	Within 10 KM	



LETTER OF AUTHORIZATION

Date: May 3, 2019
To: WHOM IT MAY CONCERN
Legal Description: Ptn. SW 15-26-1 W5M

I, **Archibald Franklin Bushfield**, as owners of the above-mentioned property, hereby give Rogers Communications Inc. and its agents permission to act as our agent to acquire the necessary permits, drawings and/or buildings structural blue-prints, 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,

Archibald F. Bushfield
ARCHIBALD FRANKLIN BUSHFIELD

Rogers' File: **W4980A – Range Road 13 & Highway 566**

August 7, 2019



**Public Notification Package for
Proposed Wireless Communications Installation
262008 Range Road 13, Rocky View County, Alberta
Ptn. SW 15-26-1 W5M
Rogers Site: W4980 – Range Road 13 & HWY 566**

LandSolutions LP | #600, 322 11th Avenue SW Calgary, AB T2R 0C5
Lena Fulton | Site Acquisition & Municipal Affairs | 403-290-0008

Rogers Communications Canada Inc. | #700, 500 4th Avenue SW Calgary, AB T2P 2V6

1. Introduction

Rogers Communications is proposing to construct a new wireless communications tower at **262008 Range Road 13, Rocky View County, Alberta** in the Balzac area (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation.

2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies throughout the Balzac and HWY 566 area. This proposed Installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

3. Location of Proposed Installation

The location of the Proposed Installation is described below:

Municipal address:	262008 Range Road 13, Rocky View County, AB
Legal description:	Ptn. SW 15-26-1 W5M
Geographic coordinates:	Latitude: 51.213167° N Longitude: 114.070256° W
Land Usage:	Ranch and Farm District (RF)

The Proposed Installation tower profile is shown on the following page.



Map showing Proposed Installation



Aerial photograph showing Proposed Installation



4. Description of Proposed Antenna System

a) Structure

The underlying structure for the Proposed Installation is a 40m lattice-style self-support tower with projecting antennas, operating between 700-2600 MHz frequency. The first photo rendering below shows what the Proposed Installation will look like if viewed from $\pm 170\text{m}$ distance southwest of the proposed site along Secondary 566/ 176 Avenue NE.

Simulated photograph of structure for Proposed Installation



Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a “line of sight” signal with our users and other surrounding towers.

b) Antenna system

The antenna system will initially include six (6) $\pm 2.1\text{m} \times 0.5\text{m}$ panel-style antennas and one (1) $\pm 1.2\text{m}$ microwave antenna with provisions for future technology services, operating between 700-2600 MHz frequency.

c) *Compound*

The Proposed Installation will occupy a ground compound area of 10m x 10m and will include a 40m lattice-style self-support, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high chain link security fence with a locked gate access point. The compound will also contain backup battery power, maintenance tools, manuals and first aid kit.

No tree removal will be required for the construction of the Proposed Installation. Shown on the above aerial view is the approximate location of the compound. Additional landscaping will be provided as in accordance with the direction of Rocky View County, if required.

d) *Areas accessible to the public and measures to control public access.*

No public access will be possible. The compound will be secured and remotely monitored, as described above.

5. Innovation, Science and Economic Development Canada (ISED) Authority and Requirements

(a) *Rogers is regulated by Innovation, Science and Economic Development Canada (ISED)*

As a federal undertaking, Rogers is regulated by Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. While Rocky View County has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with Innovation, Science and Economic Development Canada (ISED).

Because wireless services are federally regulated, the Municipal Government Act, and municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, Innovation, Science and Economic Development Canada (ISED) has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “**Innovation, Science and Economic Development Canada (ISED) Rules**”).¹

(b) *Consider sharing existing towers*

Under the Innovation, Science and Economic Development Canada (ISED) Rules, before proposing a new tower or antenna installation, a wireless carrier must first look at locating its antennas on existing towers or other structures that are located within the specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

¹ CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

During our review, we could not locate any suitable, existing towers or buildings with enough height and space to accommodate antennas that would meet Rogers's network requirements. Rogers has antennas located on the nearby towers, the closest being approximately 4.3km away.

(c) Consult with the municipality

The Innovation, Science and Economic Development Canada (ISED) Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. Rocky View County's concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

On June 16, 2019 Rogers consulted with Rocky View County's Planning Services Department to discuss the location of the Proposed Installation and to understand Rocky View County's preliminary concerns, prior to submitting our formal application for approval.

6. Public Consultation

Rocky View County has established its own tower-siting protocol (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 1,600 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to Rocky View County.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to Rocky View County and ISED. It is at this point that we will request concurrence to allow the Proposed Installation to proceed.



7. Other Regulatory Requirements

(a) 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.²

(b) Environmental assessment

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.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.³

(c) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Pending Transport Canada's approval, Rogers anticipates that the Proposed Installation will require lighting or markings pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.⁴

(d) Engineering practices

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

² Additional More information is available at the following Government of Canada's websites: <http://www.hc-sc.gc.ca/ahc-asc/media/ftir-ati/2014/2014-023fs-eng.php> and <http://healthycanadians.gc.ca/consumer-consommation/home-maison/cell-eng.php> and <http://www.ic.gc.ca/towers>

³ Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

⁴ For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>



8. Innovation, Science & Economic Development Canada (ISED)'s Spectrum Management

For information on the Innovation, Science and Economic Development Canada (ISED) Rules, please consult Innovation, Science and Economic Development Canada (ISED) at: www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html or contact the applicable local office of Innovation, Science and Economic Development Canada (ISED):

Innovation, Science and Economic Development Canada
 Harry Hays Building
 220 - 4th Avenue SE, Suite 478
 Calgary AB T2G 4X3
 t: 1-800-267-9401
 f: 403-292-4295
 e: ic.spectrumcalgary-calgaryspectre.ic@canada.ca
 (By appointment only)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada (ISED)'s Spectrum Management and Telecommunications website:

www.ic.gc.ca/epic/site/smt-gst.nsf/en/home

9. Invitation for Public Comment

Members of the public are invited to provide their comments to LandSolutions LP on behalf of Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of **September 4, 2019**:

LandSolutions LP Attn: Lena Fulton Site Acquisition & Municipal Affairs 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. comments@landsolutions.ca	Rocky View County Attn: Planning and Development Services 262075 Rocky View Point Rocky View County, AB T4A 0X2 p. (403) 230-1401 f. (403) 277-3066 e. development@rockyview.ca
---	--

All comments and questions received will form part of a report of consultation provided to the municipality, in accordance with the Protocol and the ISED Rules.





W4980
RANGE ROAD 13 & HWY 566
PTN. SW 15-26-01 W5M
ROCKY VIEW COUNTY, AB
T0M 0E0



SITE PHOTO ©2019 GOOG



LOCATION MAP ©2019 GOOG

COORDINATES:
LATITUDE: 51° 12' 47.402" N
LONGITUDE: 114° 04' 12.923" W

GROUND ELEVATION:
1124.41m

GEOGRAPHIC LOCATION

FROM CALGARY INTERNATIONAL AIRPORT:

- * HEAD WEST ON AIRPORT RD NE 0.000M
- * SLIGHT LEFT TO STAY ON AIRPORT RD NE 0.600M
- * CONTINUE STRAIGHT 0.300M
- * CONTINUE STRAIGHT ON AIRPORT RD NE 0.190M
- * CONTINUE ONTO BANK OF TRAIL NE 0.450M
- * SLIGHT LEFT TO TOWARD 88 AVE NE / AIRPORT TRAIL NE W 0.180M
- * TURN LEFT ONTO 06 AVE NE / AIRPORT TRAIL NE W 1.900M
- * USE THE RIGHT LANE TO MERGE ONTO DEERFOOT TRAIL / AB-2 N VIA THE RAMP TO DEERFOOT TRAIL 0.600M
- * TAKE EXIT 275 FOR AB-650 W TOWARD BALDWIN / KATHRYN 0.600M
- * TAKE LEFT ONTO A656 W / TWP 262 W 0.200M FOR BALDWIN 0.900M

DRIVING DIRECTIONS

PREPARED BY:



CONSULTANT:



REV	DATE	DRWN	CHKD	DESCRIPTION
0	12/01/19	SPS	ITE	PRELIMINARY

[illegible]

INDEX OF SHEETS

ROGERS SITE #:	W4880
ROGERS SITE NAME:	RANGE ROAD 13 & HWY 568
APPLICATION FILE #:	TBD
PROJECT DESCRIPTION:	PROPOSED TELECOMMUNICATIONS SITE
STRUCTURE TYPE:	40m SELF SUPPORT
SITE ADDRESS:	PTN. SW 15-26-01 W5M ROCKY VIEW COUNTY, AB T8M 0E0
JURISDICTION:	ROCKY VIEW COUNTY
AREA OF COMPOUND:	100 SQ. METERS
CURRENT ZONING:	WEST / AB / CALGARY
CURRENT LANDUSE:	AGRICULTURAL

PROJECT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND
INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF
THE FOLLOWING CODES. NOTHING IN THESE PLANS IS TO BE
CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE
LATEST EDITIONS OF THE FOLLOWING:

- | | |
|---------------|---------------------------|
| 1. CSA-S16-09 | 3. CANADIAN ELECTRIC CODE |
| 2. CSA-S37-13 | 4. ALBERTA BUILDING CODE |

CODE COMPLIANCE

ROGERS CONSTRUCTION MANAGER
CONTACT: MATTHEW DOWNTON
EMAIL: MATTHEW.DOWNTON@RCI.ROGERS.COM

LANDSOLUTIONS LP ADMINISTRATOR
CONTACT: DAVID ZACHER
PHONE: 403-290-3575

CIVIL ENGINEER
NAME: VM STRUCTURAL ENGINEERING
CONTACT: EUGEN VERESIU P. Eng, P. E.
PHONE: 518-767-6500 EXT: 301

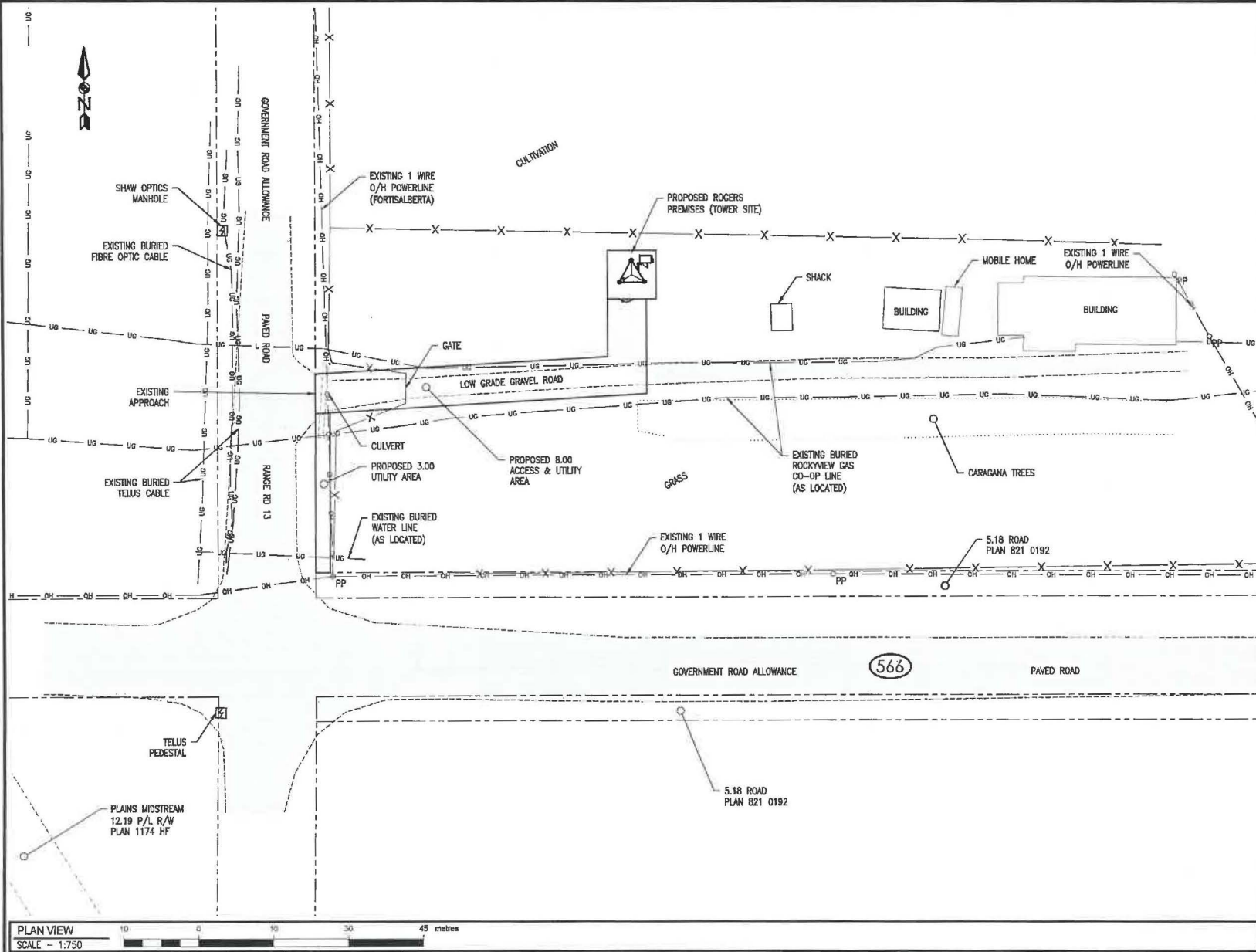
LTE PROJECT MANAGER
NAME: LONG TELECOM ENGINEERING
CONTACT: DAN LONG
PHONE: 780-907-8162

PROPERTY OWNER
NAME: ARCHIBALD FRANKLIN BUSHFIELD
CONTACT: JOHN BUSHFIELD
PHONE: 403-226-6686

CONTACT INFORMATION

APPROVAL	SIGNATURE	DATE
RADIO		
CONSTRUCTION		
MICROWAVE		
REAL ESTATE		
APPROVAL S		





PREPARED BY:

LTE
Long Telecom Engineering
A division of 1811724 Alberta Ltd.

PROJECT:

W4980
RANGE ROAD 13 & HWY 566
PTN. SW 15-28-01 W6M
ROCKY VIEW COUNTY, AB
TOM OEO

CONSULTANT:

LAND SOLUTIONS
by the experts

REV	DATE	DRAWN	CHECKED	DESCRIPTION
0	13JUN18	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

SITE PLAN

DWG.#:

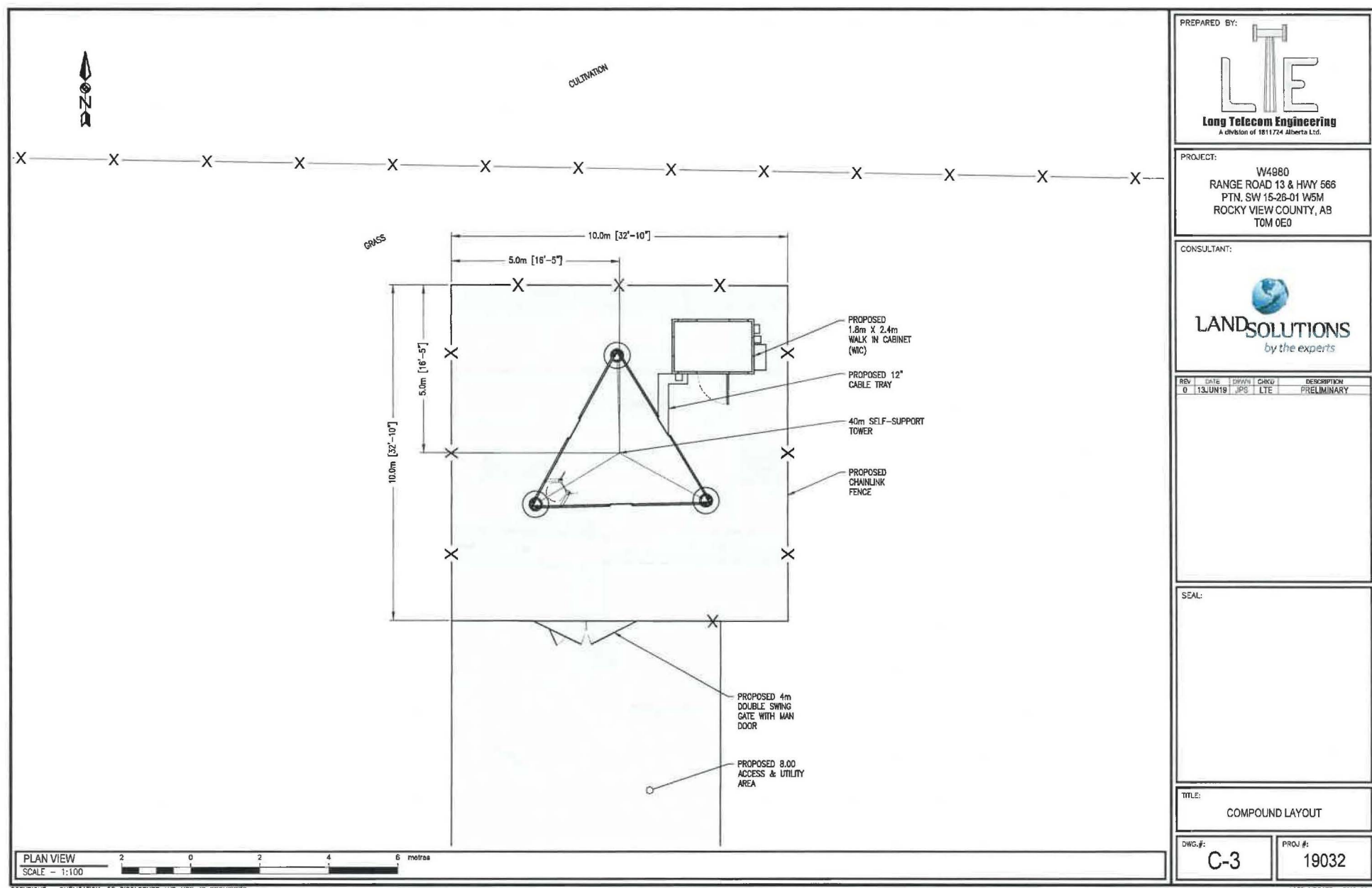
C-2

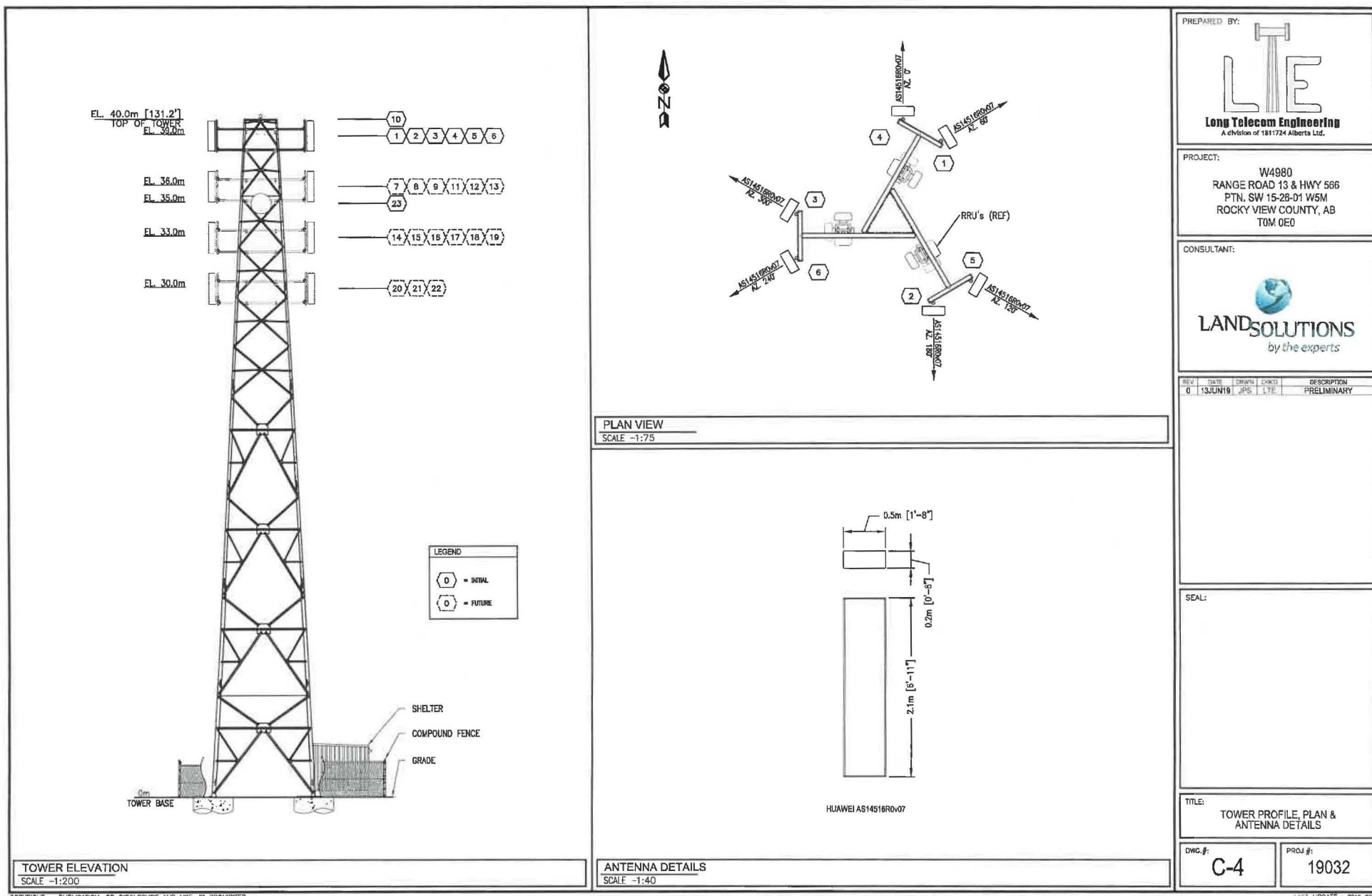
PROJ.#:

19032

COPYRIGHT - DUPLICATION, OR DISCLOSURE AND USE, IS PROHIBITED.

LAST UPDATE : 2018-06-13





PREPARED BY:

Long Telecom Engineering
A division of 1811724 Alberta Ltd.

PROJECT:

W4980
RANGE ROAD 13 & HWY 566
PTN. SW 15-28-01 W5M
ROCKY VIEW COUNTY, AB
T0M 0E0

CONSULTANT:

LAND SOLUTIONS
by the experts

REV	DATE	CREATED	CHECKED	DESCRIPTION
0	13JUN19	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

**TOWER PROFILE, PLAN &
ANTENNA DETAILS**

DWG. #:

C-4

PROJ. #:

19032

ANTENNA/COAX SCHEDULE											
#	ANTENNA		MANUFACTURER (MODEL #)	MOUNTING HEIGHT (m) *	AZIMUTH * (TN)	# OF RRUS		CABLE TYPES	CABLE LENGTH (m)	MECH. D-TILT	STATUS
	TECHNOLOGY	LABEL				TOWER LOADING	INITIAL INSTALL				
1	LTE	LTE-1	AS14516R0v07	39	60	4	3	H&S	<5	0	INITIAL
2	LTE	LTE-2	AS14516R0v07	39	180	4	3	H&S	<5	0	INITIAL
3	LTE	LTE-3	AS14516R0v07	39	300	4	3	H&S	<5	0	INITIAL
4	LTE OFFSET	OFFSET-1	AS14516R0v07	39	0	4	3	H&S	<5	0	INITIAL
5	LTE OFFSET	OFFSET-2	AS14516R0v07	39	120	4	3	H&S	<5	0	INITIAL
6	LTE OFFSET	OFFSET-3	AS14516R0v07	39	240	4	3	H&S	<5	0	INITIAL
7	TBD	TBD	AIR6488	36	60	4	0	H&S	<5	0	FUTURE
8	TBD	TBD	AIR6488	36	180	4	0	H&S	<5	0	FUTURE
9	TBD	TBD	AIR6488	36	300	4	0	H&S	<5	0	FUTURE
10	GPS	GPS-1	GPSGLONASS-36-N-S	40	-	-	-	TBD	-	-	INITIAL
11-13	3.5GHZ	TBD	TBD	36	TBD	TBD	TBD	TBD	TBD	TBD	FUTURE
14-19	2.5GHZ	TBD	TBD	33	TBD	TBD	TBD	TBD	TBD	TBD	FUTURE
20-22	TBD	TBD	TBD	30	TBD	TBD	TBD	TBD	TBD	TBD	FUTURE
23	MICROWAVE	TBD	TBD	35	TBD	TBD	TBD	TBD	TBD	TBD	INITIAL

* CENTRE: FOR PANEL ANTENNA; BOTTOM FOR WHIP ANTENNA

PREPARED BY:



Long Telecom Engineering
A division of 1811724 Alberta Ltd.

PROJECT:

W4980
RANGE ROAD 13 & HWY 566
PTN. SW 15-26-01 W5M
ROCKY VIEW COUNTY, AB
TOM DEO

CONSULTANT:



REV	DATE	DRAWN	CHECKED	DESCRIPTION
0	13JUN19	JPS	LTE	PRELIMINARY

SEAL:

TITLE:

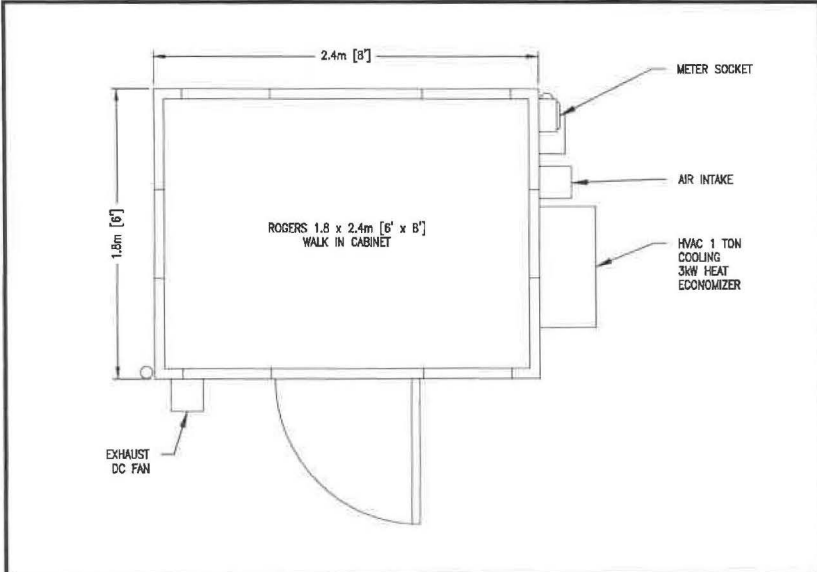
ANTENNA AND
COAX SCHEDULE

DWG. #: **C-5** PROJ. #: **19032**

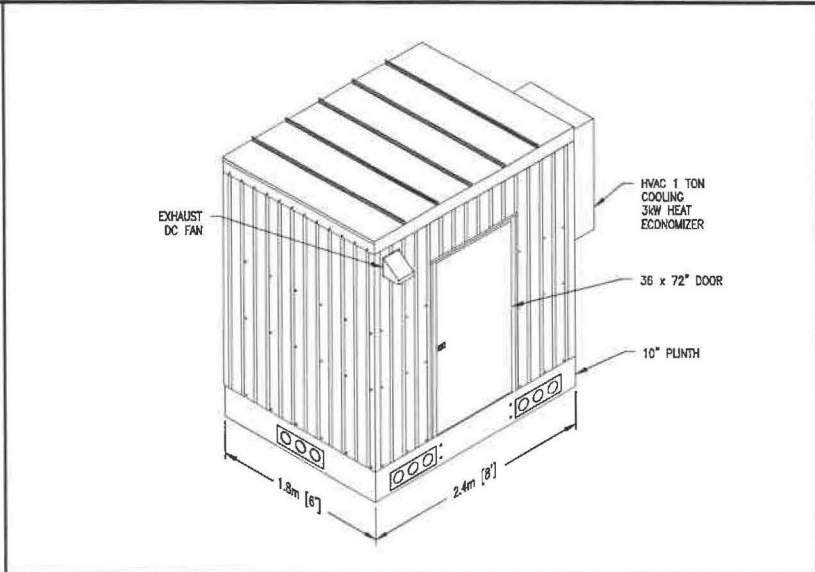
TABLE
SCALE - N.T.S.

COPYRIGHT - DUPLICATION, OR DISCLOSURE AND USE, IS PROHIBITED.

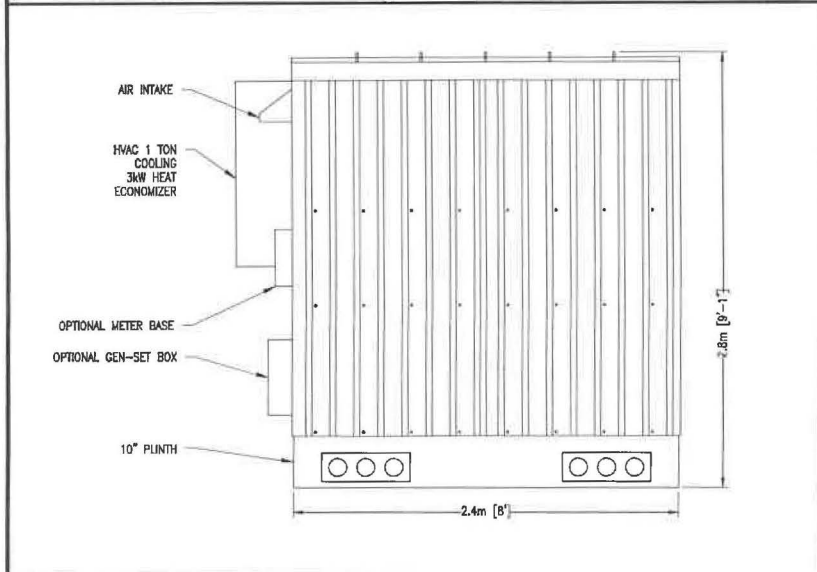
LAST UPDATE : 2019-06-13



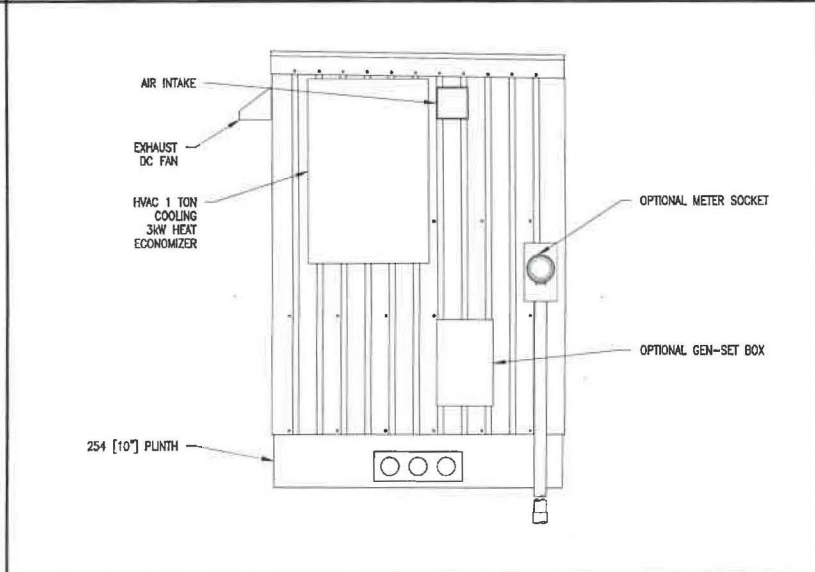
PLAN VIEW
SCALE -1:30



ISOMETRIC
SCALE -1:30

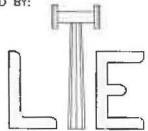


BACK VIEW
SCALE -1:30



SIDE VIEW
SCALE -1:30


PREPARED BY:


Long Telecom Engineering
A division of 1811724 Alberta Ltd.

PROJECT:

W4980
RANGE ROAD 13 & HWY 566
PTN. SW 15-26-01 W5M
ROCKY VIEW COUNTY, AB
T0M 0E0

CONSULTANT:


LAND SOLUTIONS
by the experts

REV	DATE	DRAWN	CHECKED	DESCRIPTION
0	13/JUN/19	JPS	LIE	PRELIMINARY

SEAL:

TITLE:

WALK IN CABINET (WIC)

DWG. #:

C-6

PROJ. #:

19032

ROGERS COMMUNICATIONS INC.
SITE SKETCH PLAN
W4980A

WITHIN
PTN. OF SW 15-026-01 W5M
IN ROCKY VIEW COUNTY, ALBERTA



LANDLORD:	ARCHIBALD FRANKLIN BUSHFIELD
TITLE #:	111 122 212 +1
MUNICIPAL ADDRESS:	N/A
PREMISES AREA:	100m2 (approx.)

PROPOSED PREMISES			
ELEVATION: 1,126m		HEIGHT: 40m	
PT. #	DESCRIPTION	LATITUDE	LONGITUDE
①	APPROACH	51°12'46.61"N	114° 4'16.39"W
②	CORNER	51°12'47.61"N	114° 4'13.09"W
③	CORNER	51°12'47.62"N	114° 4'12.62"W
④	CORNER	51°12'47.31"N	114° 4'12.61"W
⑤	CORNER	51°12'47.29"N	114° 4'13.10"W
⑥	TOWNSHIP	51°12'47.48"N	114° 4'12.85"W

SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTO SIMULATIONS

W4980A – Range Road 13 & Highway 566

All photo simulations are an artist's rendering of what the site may look like.
PHOTOGRAPH # 1

View Looking Northeast Before



PHOTOGRAPH # 2

View Looking Northeast After



SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTO SIMULATIONS

PHOTOGRAPH # 3

View Looking Southeast Before



PHOTOGRAPH # 4

View Looking Southeast After



SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTOGRAPHS

Rogers file: W4980A - Range Rd 13 & HWY 566

PHOTOGRAPH # 1

From Range Road 13 facing East looking at existing approach



PHOTOGRAPH # 2

From existing access area facing West looking at existing approach



SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTOGRAPHS

PHOTOGRAPH # 3

From existing access area facing Northwest looking a proposed Site



PHOTOGRAPH # 4

From Site Center facing North



SITE CANDIDATE INFORMATION PACKAGE

SITE PHOTOGRAPHS

PHOTOGRAPH # 5

From Site center facing East



PHOTOGRAPH # 6

From Site center facing South



SITE PHOTOGRAPHS

PHOTOGRAPH # 7

From Site center facing West



PHOTOGRAPH # 8

Single Phase Overhead power running along Highway 566

