

APPENDIX A

BACKGROUND REPORT

August 22, 2023

DEVELOPMENT PERMIT # 2023-D-167

Applicant: Lemale Holdings Ltd. O/A MCSNet
Owner: Frank and Rose Ann Kurek
Land Location: NW-36-63-6-W4M
Roll#: 6306362001
Zoning: Agriculture District "A" **Size: 157.88 Acres**
 Permitted Discretionary Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a 150 ft free standing internet tower.

ADJACENT PROPERTY:

The property is located southeast of township road 649 and range road 461 intersection. Adjacent properties are residential parcels, quarter section remnants.

CONSIDERATIONS:

The applicant would like to construct a 150 ft free standing internet tower to provide improved internet services to the area. There is one tower within the 500 metres radius of the proposed tower but will be dismantled and replaced with this tower. There are no dwellings within 100% of the tower height and is located on agricultural land. The application satisfies the Antenna System Siting Policy 3A.009.

Adjacent landowner letters were sent out on August 1, 2023, and we have not received any response at the time of report generation.

RECOMMENDATION:

Recommendation for development application no. 2023-D-167 is **approve** the request for a 150 ft free standing internet tower as a discretionary use as per Part 6 of the general regulations and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. AGRICULTURAL SETBACKS - A

As per Section 69.6 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:

- Front yard: 38.0 metres (125.0 feet) from the centre line of the adjacent public roads.
- East Side yard: 6.0 metres (19.7 feet)
- Rear Yard: 6.0 metres (19.7 feet)

2. The Development shall comply with Health Canada's Safety Code 6 (Radio Frequency Exposure Guideline)

3. Applicable electrical permits are required as per Alberta Safety Codes Act.

4. Compliance with all regulations of Innovation, Science and Economic Development Canada.

5. Compliance with Transport Canada and NAV Canada regulations.

6. The tower shall be constructed in compliance with the National Building Code and the Canadian Standard Association and respect good engineering practices including structural adequacy.

7. When communication towers and facilities become obsolete and/or damaged and unrepaired, they shall be immediately removed, and the development site reclaimed within six (6) months of cessation of operation at the expense of the tower owner.

8. Tower located at SW-36-63-6-W3M shall be dismantled and site shall be reclaimed within six (6) months of transitioning users to the new tower.