



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting:	Regular Meeting of Council
Meeting Date:	June 11, 2024
Originated By:	Kristy Poirier, Development Authority Officer
Title:	Development Application No. 2024-D-131 – Communication Tower and Security Gate

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-131 for Council consideration. The applicant would like to place a communication tower and security gate for access to their provincially approved lease.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to place a communication tower and security gate at NW-8-71-4-W4M.

Attached for Council's review:

- Appendix A: 2024-D-131 Background Report
- Appendix B: 2024-D-131 Location, Aerial, and Application

REFERENCE TO STRATEGIC PLAN

N/A

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act 2024
Lower Athabasca Regional Plan (2012)

COSTS & SOURCE OF FUNDING

The applicant paid a \$300.00 application fee.

COMMUNICATIONS STRATEGY

The decision will be advertised in the subsequent week's newspaper and on the M.D. of Bonnyville's website.

ADMINISTRATION RECOMMENDED ACTION

THAT Council approves development permit application no. 2024-D-131 for a 115 ft communication tower and security gate within NW-8-71-4-W4M as a discretionary use pursuant to Part 6, general regulations, and Part 7, Section 69.2 of the Land Use Bylaw for Cenovus Energy Inc. with the following conditions:

1. The Development shall comply with Health Canada's Safety Code 6 (Radio Frequency Exposure Guideline)
2. Applicable electrical permits are required as per Alberta Safety Codes Act.
3. Compliance with all regulations of Innovation, Science and Economic Development Canada.
4. Compliance with Transport Canada and NAV Canada regulations.
5. 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.
6. 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.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2024-D-131 for a 115 ft communication tower and security gate within NW-8-71-4-W4M as a discretionary use pursuant to Part 6, general regulations, and Part 7, Section 69.2 of the Land Use Bylaw for Cenovus Energy Inc with the following conditions ...[listed as recommended or revised list of conditions].
2. THAT Council refuses development permit application no. 2024-D-131 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2024-D-131 - Communication Tower and Security Gate.docx
Attachments:	- Appendix A - 2024-D-131 Background Report.pdf - Appendix B - 2024-D-131 Location, Aerial, and Application.pdf
Final Approval Date:	Jun 3, 2024

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Lisa Folliott was completed by delegate Kristy Poirier

Lisa Folliott

Esther Quiambao

Stephanie Severin