

APPENDIX A

BACKGROUND REPORT

June 11, 2024

DEVELOPMENT PERMIT # 2024-D-131

Applicant: Cenovus Energy Inc

Owner: Crown Land

Land Location: NW-8-71-4-W4M

Roll#: 7108042001

Zoning: Agricultural District "A" **Size:** 158 Acres

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a 115 ft communication tower and security gate.

ADJACENT PROPERTY:

The property is in Ward 6 North (former ID 349). Adjacent properties are crown land.

CONSIDERATIONS:

The applicant is applying to install a 115 ft communication tower and security gate for access to Mineral Surface Lease MSL231326.

There are no towers or residences within 500 metres of the proposed location. The application satisfies the Antenna System Siting Policy 3A.009 as there are no dwellings within 100% of the tower height and it is on an agricultural parcel.

Adjacent landowner letters were not sent out as there are no adjacent landowners.

RECOMMENDATION:

Recommendation for development application no. 2024-D-131 is **approve** the request for a 115 ft communication and security gate 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. 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.