

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	March 8, 2022
Originated By:	Audrey Bjorklund
Title:	ADD-IN: DEVELOPMENT PERMIT APPLICATION - XPLORNET
File:	61-02-02

DESCRIPTION:

Development Permit Application W5-22 was received from Xplornet to construct a 45 meter self support wireless internet tower to replace the existing 36 meter internet tower located at SE 3-86-5-W6M.

BACKGROUND:

Xplornet's Agent - Chad Marlatt, Cypress Land Services will be joining the meeting by GoTo.

Zoning: Agricultural 1 (AG1)

Use: Discretionary

Existing 36 meter internet tower will be removed once the new tower is up and functional.

ATTACHMENTS:

Development Permit Application

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W5-22 from Xplornet to construct a 45 meter self support wireless internet tower at SE 3-86-5-W6M, subject to the following conditions:

1. Minimum setbacks from the property lines: (tower base to property line) 50m from all sides of the property lines.
2. Site to be kept weed free.
3. Site to be fenced and signed for safety.
4. Site to be operated in compliance with Occupational Health and Safety Regulations.
5. All required Provincial/Federal regulations to be adhered to.

Initials show support - Reviewed by: Development Officer:	Manager:
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**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W5-22		
DATE RECEIVED:	March 4/22		
FEE PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

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

APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT Xplornet c/o Cypress Land Services Inc.				NAME OF REGISTERED LAND OWNER Rudy & Charlene Ostrem				
ADDRESS				ADDRESS Box 21, Eureka River, Alberta				
POSTAL CODE	EMAIL			POSTAL CODE	EMAIL			
				T0H 1K0	rudystrem@hotmail.com			
CONTACT NUMBERS				CONTACT NUMBERS				
Home				Home 780-494-2470				
Business				Business				
Cell				Cell				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
SE	3	86	5W6					
Size of the proposed development site:								
LENGTH		m	WIDTH		m	NUMBER OF HECTARES		OR ACRES
15m x 15m		ft			ft			
Lot type:						LAND USE DISTRICT:		
INTERIOR		CORNER		THROUGH		AG1		
Describe the existing use of the land:								
Existing Xplornet tower and farm land								

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION							
Describe the proposed use of the land: Existing Xplornet tower be removed and replaced with a new 45 metre self-support tower.							
Check (✓) any proposed use(s) not identified above: <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Dwelling unit(s) Sign(s) Other (specify) <input checked="" type="checkbox"/> Accessory structure(s) / use(s) Commercial or industrial structure(s) / use(s) Home Occupation(s) </div>							
Indicate the proposed setback from the property line:							
FRONT YARD	m ft	REAR YARD	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">SIDE YARD (1)</td> <td style="width: 5%; padding: 5px;">m ft</td> <td style="width: 45%; padding: 5px;">SIDE YARD (2)</td> <td style="width: 5%; padding: 5px;">m ft</td> </tr> </table>	SIDE YARD (1)	m ft	SIDE YARD (2)	m ft
SIDE YARD (1)	m ft	SIDE YARD (2)	m ft				
Off street parking: Size of space Number of spaces							
Off street loading: Size of space Number of spaces							
Accessory use:							
PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:				
The land is adjacent to:							
<input type="checkbox"/> PRIMARY HIGHWAY <input type="checkbox"/> SECONDARY HIGHWAY <input type="checkbox"/> RURAL ROAD							
Estimate the Project:							
COMMENCEMENT DATE April 1, 2022	COMPLETION DATE May 1, 2022	CONSTRUCTION COSTS \$75,000					
Attached is							
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">(a) SITE PLAN <input checked="" type="checkbox"/> Yes No N/A</td> <td style="width: 50%; padding: 5px;">(b) FLOOR PLAN Yes No N/A</td> </tr> </table>				(a) SITE PLAN <input checked="" type="checkbox"/> Yes No N/A	(b) FLOOR PLAN Yes No N/A		
(a) SITE PLAN <input checked="" type="checkbox"/> Yes No N/A	(b) FLOOR PLAN Yes No N/A						
DECLARATION							
I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.							
DATE: March 2, 2022	SIGNATURE OF APPLICANT:						
DATE: March 3, 2022	SIGNATURE OF REGISTERED LAND OWNER:						

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

Page 3

SITE MAP

SE 3-86-5W6 / Title # 132 036 212 / LINC# 0021 418 52

LEGAL LAND DESCRIPTION: _____

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.

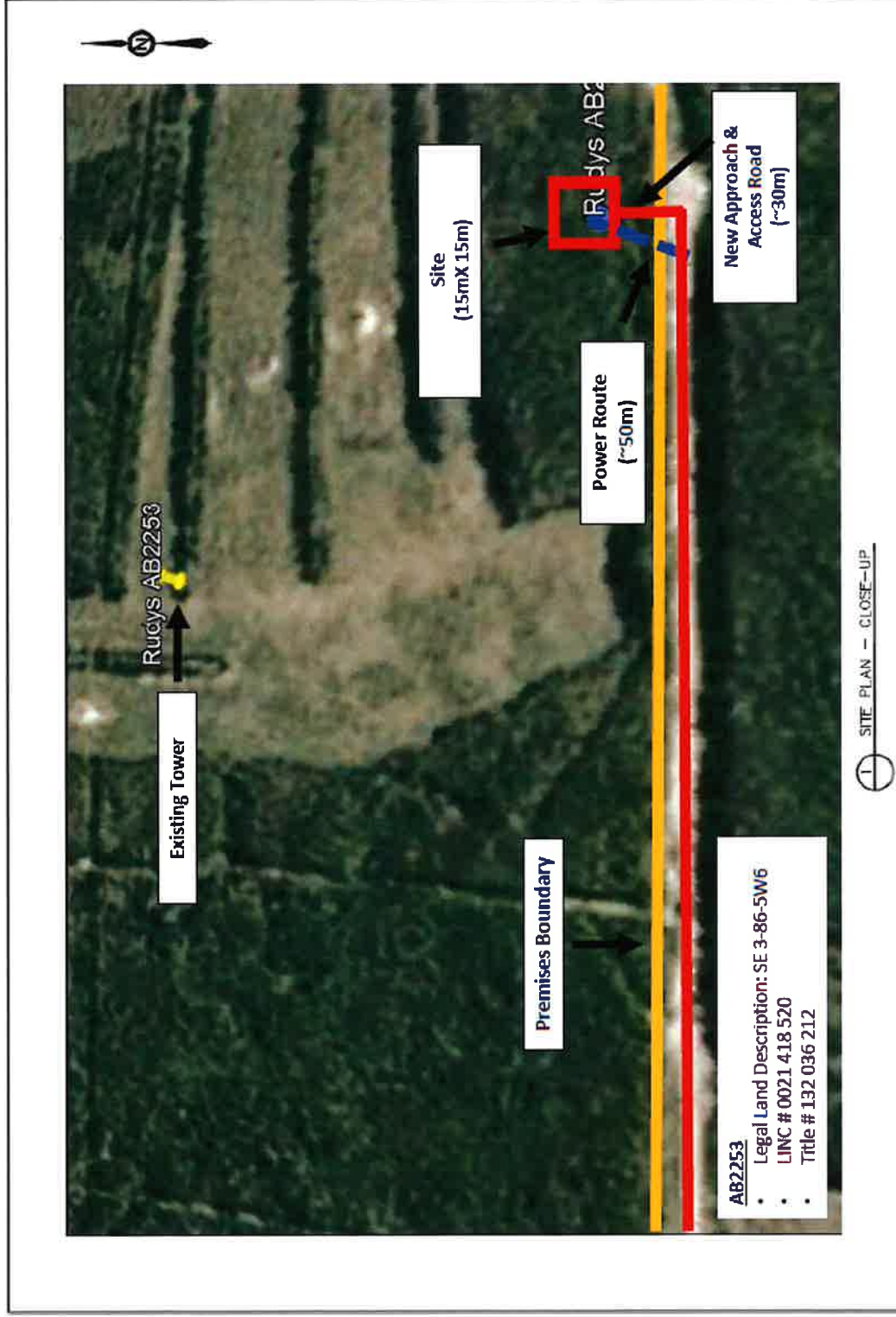


Please indicate the following if they apply to your proposed development:

- Location of water source & distance from property line and sewer system
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses



PRELIMINARY DESIGN PLANS – SITE PLAN CLOSE UP





PRELIMINARY DESIGN PLANS – TOWER PROFILE

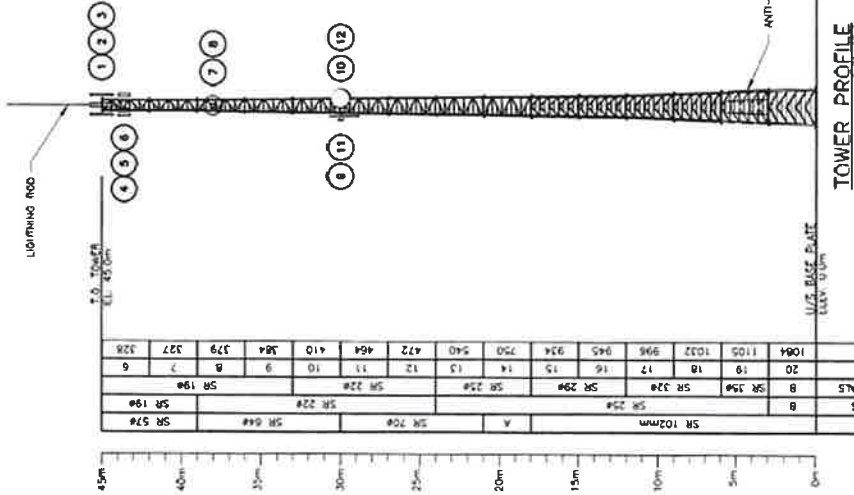
DESIGN PARAMETERS (LOADING)	
DESIGN SPECIFICATION:	CAN/COR S37-1B
WIND (ULS-1/250yr):	Qk = 566 Pa (EC DATED: TED)
WIND (SLS-1/10yr):	Qk = 566 Pa (EC DATED: TED)
RADIAL ICE:	30mm GLAZE
IMPORTANCE FACTOR:	1.0
SERVICEABILITY FACTOR:	1.0
LOAD COMBINATION FACTOR:	0.5
DAMPENING RATIO:	N/A
DUST FACTOR, C _d :	2.0
ANTENNA LIST SOURCE:	XPLORNET SLS
LAST SITE VISIT RT:	N/A
DESIGNED BY:	WESTONER COMMUNICATIONS LTD.
YEAR OF CONSTRUCTION:	2020
MODEL:	45.0m SELF SUPPORT TOWER

STRUCTURAL STEEL	
SEC MEMBERS:	S30P
SUSCEPTIBLE:	S30P
HORIZONTALS:	S30P
BOULTS:	A307

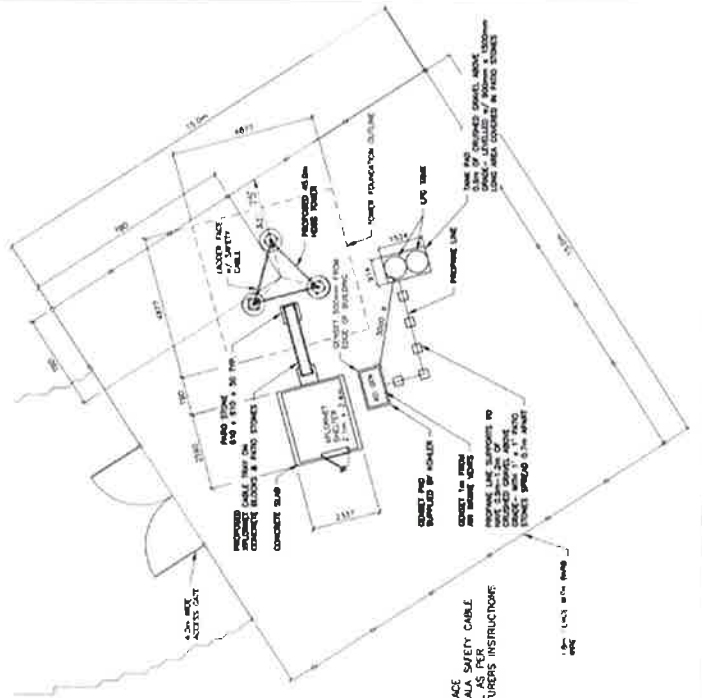
TOTAL FOUNDATION LOADS	
H = 52.42 kN	H = 80.93 kN
V = 892.58 kN	V = 241.15 kN
U = -903.20 kN	M = 1807.24 kN-m
	T = 3.72 kN-m

MATERIAL INDEX	
A	SR 85#
B	L 51 x 51 x 4.8

INTVAL ANTENNA



SECTION	SR	WEIGHT
1	SR 198	6
2	SR 198	7
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COMPOUND LAYOUT



PLAN VIEW

PHOTO-SIMULATION

BEFORE



AFTER



Artist's rendering of proposed facility looking east from 1.2km away.

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.