

The meeting of the Municipal Planning Commission was called to order by Vice-Chairperson Knight at 11:30 a.m. on September 26, 2019 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Vice-Chairperson Brenda Knight; Commission Members, Paula Law, Barb Shepherd, Ken Wigmore, Keith Stephenson and John Ireland; County Manager Tim Timmons; Director of Planning Services Dale Freitag; Planner/Development Officer Peter Duke and Recording Secretary Allison Noonan.

Trevor Martens was also present.

**MPC 60/19
Agenda**

Moved by Mrs. Shepherd that the agenda be approved as presented.

Carried Unanimously.

**MPC 61/19
Minutes**

Moved by Mr. Ireland that the minutes of the September 12, 2019 Municipal Planning Commission meeting be approved.

Carried Unanimously.

Development Permit Application No. 114/19 submitted by Evolve Surface Strategies Inc., on behalf of Rogers Communications Inc., for permission to construct a 105-metre tall communication tower on Pt. NW 22-41-26-W4M, north of the City of Lacombe on property owned by Graeme and Eleonora Neufeld. This property is zoned Agricultural "A" under the County's Land Use Bylaw.

Peter Duke addressed the Commission and advised that the proposed tower meant to improve Rogers' coverage of the surrounding area. Mr. Duke also confirmed that the footprint of the proposed tower would encompass approximately 4 ha (10 acres) with base and the three anchor points for the guyed wires fenced separately and that the approach to the leased area will be from Township Road 41-4.

Mr. Duke explained that the application was pre-circulated to landowners within one-mile of the proposed location in order to mitigate any concerns regarding the development. Mr. Duke advised that Evolve received two responses with questions regarding the tower's coordinates, co-location with surrounding towers, the elevation difference to a nearby tower, the impact on migratory birds and 5G health impacts. Mr. Duke provided a summary report with the mitigation responses included regarding landowner concerns raised.

Mr. Duke advised that the application was pre-circulated to the County's Operations Department, the City of Lacombe, CP Rail, Ponoka County and Alberta Transportation. The Operations Department and the City of Lacombe offered no objections to the proposed development. CP Rail, Ponoka County and Alberta Transportation offered no comments; however, Alberta Transportation did provide a copy of an approved Roadside Development Permit for the proposed tower.

Mr. Duke reported that there are two existing communication towers within four kilometers of the proposed tower; however, neither tower would be suitable for co-location because these towers are not tall enough to accommodate co-location, have an elevation difference and are located too far from the proposed location for coverage. Mr. Duke confirmed that the tower will not have 5G antennas and further, the tower will comply with Health Canada's *Safety Code 6* exposure limits for radiofrequency electromagnetic energy.

Discussion was held regarding federal regulations regarding communication towers and the requirement to provide for co-location, Health Canada testing and regulation of the emission of light from the tower.

Mr. Duke recommended approval of the application with conditions.

**MPC 62/19
DPA 114/19
Evolve Surface
Strategies Inc.
Pt. NW 22-41-26-W4M**

Moved by Mrs. Law that the Municipal Planning Commission approve Development Permit Application No. 114/19 submitted by Evolve Surface Strategies Inc., on behalf of Rogers Communications Inc., for permission to construct a 105-metre tall communication tower on Pt. NW 22- 41-26-W4M, north of the City of Lacombe on property owned by Graeme and Eleonora Neufeld, subject to the following conditions:

- 1. proposed communication tower development to be constructed and located in accordance with the site plan submitted with the development**

permit application

2. **the proposed communication tower shall allow for co-location of any suitable communications equipment associated with any similar subsequent applications. In addition, as per Industry Canada guidelines 25 and 26 of CPC-2-0-17, elevations reserved for future use are only exempted from co-location if Rogers Communications Inc. proves that they have plans to install equipment on that elevation within 18 months of the Preliminary Information Package (PIP) request**
3. **proposed communication tower to adhere to Transport Canada Aviation Regulations – Part VI Standard 621 Obstructing Marking and Lighting, and a shield located on the base of the lighting apparatus is required to reflect the light away from the ground**
4. **no light fixture shall be installed above a height of 5 m (16.4 ft) on the proposed communication tower, except for those prescribed by Transport Canada**
5. **guy wires or other stability/support structures associated with the proposed communication tower must be delineated or finished with all-weather reflective material a minimum length of 7.62 m (25 ft) perpendicular from grade**
6. **fencing to be installed around the proposed communication tower's base and all associated buildings and structures. Fencing to be installed to the satisfaction of the County**
7. **access easement to be registered for maintaining legal access to the proposed communication tower site**

All portions of the proposed communication tower, including guy wires and anchors, must comply with the setback requirements of the Agricultural 'A' District of the County's Land Use Bylaw. The Agricultural 'A' District regulations direct that no buildings or structures shall be located within 7.62 m (25 ft) from all other property boundaries.

It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

Carried Unanimously.

Next Meetings

The next meetings are scheduled for October 10, 2019 and October 24, 2019.

**MPC 63/19
Adjourn**

**Moved by Mrs. Shepherd that the meeting adjourn.
Time: 11:48 a.m.**

Carried Unanimously.

Chairperson