

MUNICIPAL PLANNING COMMISSION

AGENDA

OCTOBER 30, 2023

8:30 A.M. – TOWN OFFICE – UPSTAIRS MEETING ROOM

1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the October 2, 2023 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3476-2023
Applicant: Robert Little
Legal: Lot 71, Block 6, Plan 0524122
Municipal: 6003 – 54 Avenue Close
Proposed Development: Shed
7. **Development Application:** 3480-2023
Applicant: Shared Tower Inc.
Legal: Lot 4, Block 2, Plan 0925519
Municipal: 4410 – 48 Street
Proposed Development: Communication Tower
9. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
OCTOBER 2, 2023**

Present:

Councilors Cheryl Barros, Gord Lawlor, Wayne Smith, Scott Pfeiffer, Travis Randell and Kurt Baker, Acting Director of Planning and Development Angela Stormoen and Planning & Operations Clerk Maya Brennan

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:29 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councilor Gord Lawlor to accept the agenda as presented.

MOTION CARRIED
Unanimous

4. **Confirmation of the August 18, 2023 MPC Meeting Minutes**

Moved by Councilor Kurt Baker that the Minutes of the August 18, 2023 MPC meeting be approved as presented.

MOTION CARRIED
Unanimous

5. **Business Arising**

None.

5. **Development Application:** 3452-2023
Applicant: Grant and Anita Schwarzenberger
Legal: Lot 11, Block 1, Plan 943MC
Municipal: 4011 – 57 Street
Proposed Development: Detached Garage

Director of Planning and Development read a report that follow:

General:

The applicant was issued a development permit 3452-2023 on June 22, 2023 for demolition of existing detached garage and construction of new 28' x 38' detached garage at 4011 – 57 Street. September 15, 2023, the applicant requested a height variance to the previously approved, proposed detached garage, which would result in the garage height exceeding the height of the principal dwelling by 0.48 meters.

The Town of Stettler Land Use Bylaw 2060-15 states:

Section 34: Accessory Buildings & Structures

34.2.2 An accessory building shall not exceed 6.5 m, or the height of the principal dwelling, whichever is less.

Furthermore, the elevation of the lot varies by 0.08 meters from the easterly side of the dwelling to the westerly side of the proposed garage. Therefore, the applicant is requesting a height variance of 0.40 meters to the proposed detached garage.

The proposed height of the detached garage is conducive to the lot and the neighborhood as it is similar in height to existing detached garages in the neighborhood and therefore does not impact adjacent properties.

Development Review:

Land Use District – R1: Residential Low Density District

Existing Land Use – Residential with a Single-Family Dwelling and Detached Garage

Proposed Land Use – Detached Garage

- Definition – means an accessory building or portion thereof is designed and used for the storage, parking, or the maintenance of personal vehicles.

Lane Width – 6 meters

Proposed Rear Yard / Driveway Length Setback – 5.18 meters

Required Rear Yard / Driveway Length Setback – 3 meters

Proposed Side Yard Setbacks – 1.0 meter

Required Side Yard Setbacks – 0.6 meters

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

Recommendation:

That the Municipal Planning Commission approve this application subject to the following conditions:

1. The owner/applicant receives a 0.40-meter height variance to detached garage;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15.
3. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
4. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
5. The proposed development (Detached Garage) shall be located in accordance with the approved plan;
6. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 51 of the Town of Stettler Land Use Bylaw #2060-15;
7. The owner/applicant must submit any revisions of the blueprints to the Town of Stettler Development Authority for approval;
8. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
9. The owner/applicant must obtain a building permit for each dwelling unit of this development following the mandatory 21 day appeal period. (In order to obtain a building permit all proper documentation, plans, and fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

Discussion:

Discussion ensued regarding the agreement to accept the proposed development.

Moved by Councilor Gord Lawlor to approve the application as presented.

MOTION CARRIED

Unanimous

6. The meeting adjourned at 8:32 a.m. on a motion by Councilor Scott Pfeiffer.



Request For Decision

Issue:

Development Permit Application: 3476-2023

Applicant: Robert Little

Legal: Lot 71, Block 6, Plan 0524122

Civic: 6003 – 54 Avenue Close

Proposed Development: Shed

BACKGROUND

General:

The applicant is proposing to construct a new 10' x 16' x 8' shed on skids at 6003 - 54 Avenue Close. There are currently 3 accessory buildings at 6003- 54 Avenue Close and the applicant is proposing to remove one existing shed and replace it with the proposed shed.

The accessory building requirements within the Town of Stettler Land Use Bylaw #2060-15 Section 34 states the following:

Section 34.1.5: There shall be no more than two accessory buildings per site.

There is no prior approval for the third shed at the above referenced property, therefore, the applicant is requesting a variance to allow three accessory buildings on their lot within a R3A: Residential Mobile Home Subdivision District.

Due to the triangular shaped lot and the existing three sheds not causing current concerns, the additional accessory building is conducive with the lot and the neighborhood.

Development Review:

Requirements pertaining to the proposed development are regulated within the Land Use Bylaw 2060-15 as follows:

- Minimum Rear Yard Setback/ Driveway Length – 3 meters required – proposed 3 meters
- Minimum Side Yard Setback – 0.6 meters required – Proposed 0.6 meters
- Maximum Accessory Building Height – 6.5 meters required – Proposed 2.4 meters
- Maximum Parcel Coverage – 35% Coverage – Proposed 25% Coverage
- Maximum Number of Accessory Buildings – 2 maximum – Proposed 3 (Variance Required)

Key Issues:

Number of Accessory Buildings – The applicant is proposing an additional accessory building which requires a variance of one accessory building.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

RECOMMENDATION

Recommendation:

That the Municipal Planning Commission approves this application subject to the following conditions:

1. That the owner/applicant is allowed three accessory buildings;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
3. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
4. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
5. The proposed development (Shed) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
6. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 51 of the Town of Stettler Land Use Bylaw #2060-15;
7. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
8. The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period

Alternatives:

Defeat the application stating reasons.

Author:

Angela Stormoen, Planning and Development Services

DEVELOPMENT PERMIT APPLICATION FORM
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # 3476-2023 TAX ROLL # 31803000

APPLICATION TYPE: COMMERCIAL: _____ INDUSTRIAL: _____ INSTITUTIONAL: _____ RESIDENTIAL: OTHER: _____

PROJECT TYPE: NEW CONSTRUCTION: RENOVATION: _____ DEMOLITION: _____ CHANGE IN USE: _____ OTHER: _____

APPLICANT: Robert Little MAILING ADDRESS: 6003-54 Avenue Close
CITY: Stettler PROV: AB POSTAL CODE: TOC 2L2
PHONE: 780-714-8921 FAX: _____ EMAIL: littlebcy@hotmail.com

REGISTERED OWNER: _____ ADDRESS: _____

ADDRESS OF PROPERTY TO BE DEVELOPED: 6003-54 Avenue Close

LOT: 71 BLOCK: 6 REGISTERED PLAN: 0524122

EXISTING USE: Residential LAND USE DISTRICT: R3A

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: _____

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: _____

*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM

PARCEL TYPE: INTERIOR _____ CORNER _____ PARCEL AREA: _____

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: _____

FRONT YARD: _____ SIDE YARDS: _____ and _____
*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: _____ FLOOR AREA: _____ PARCEL COVERAGE: _____ %

HEIGHT OF MAIN BUILDING: _____ NO. OF OFF-STREET PARKING STALLS: _____

EXISTING: _____ PROPOSED: _____ SIZE OF OFF-STREET LOADING SPACE: _____

RTM OR MOBILE HOME MAKE OF UNIT _____ YEAR BUILT _____

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.) New shed on skids
(replacing old)

SIZE OF ACCESSORY BUILDING: 10' x 16' x 8' IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: _____ DRIVEWAY LENGTH: _____

DISTANCE FROM SIDE PARCEL BOUNDARY: _____ PARCEL COVERAGE: 3 %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \$ 7,500

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: October 31, 2023

DATE OF APPLICATION: October 6, 2023 SIGNATURE OF APPLICANT: _____

APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:

- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
- (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
- (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
- (4) FURTHER INFORMATION MAY ALSO BE REQUIRED.

NOTE:

1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.
2. THE DEVELOPMENT OFFICER MAY DEAL WITH AN APPLICATION WITHOUT ALL OF THE INFORMATION REQUIRED, IF HE/SHE IS OF THE OPINION THAT A DECISION ON THE APPLICATION CAN BE PROPERLY MADE WITHOUT SUCH INFORMATION.

The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

TOWN OF STETTLER OFFICE USE ONLY:	
Building Permit Required: _____	MPC Required: _____ MPC Date: _____ MPC Approval: _____
Business License Required: _____	Alberta Transportation Review (adjacent to Hwy 12 or 56): _____
County Referral Required: _____	Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): _____
Fire Department Review: _____	Advertisement Date: _____ Permit Issue Date: _____
Engineering Review: _____	Application Accepted By: _____
Water: _____ Transportation: _____	Application Approved By: _____

6003 – 54 Avenue Close



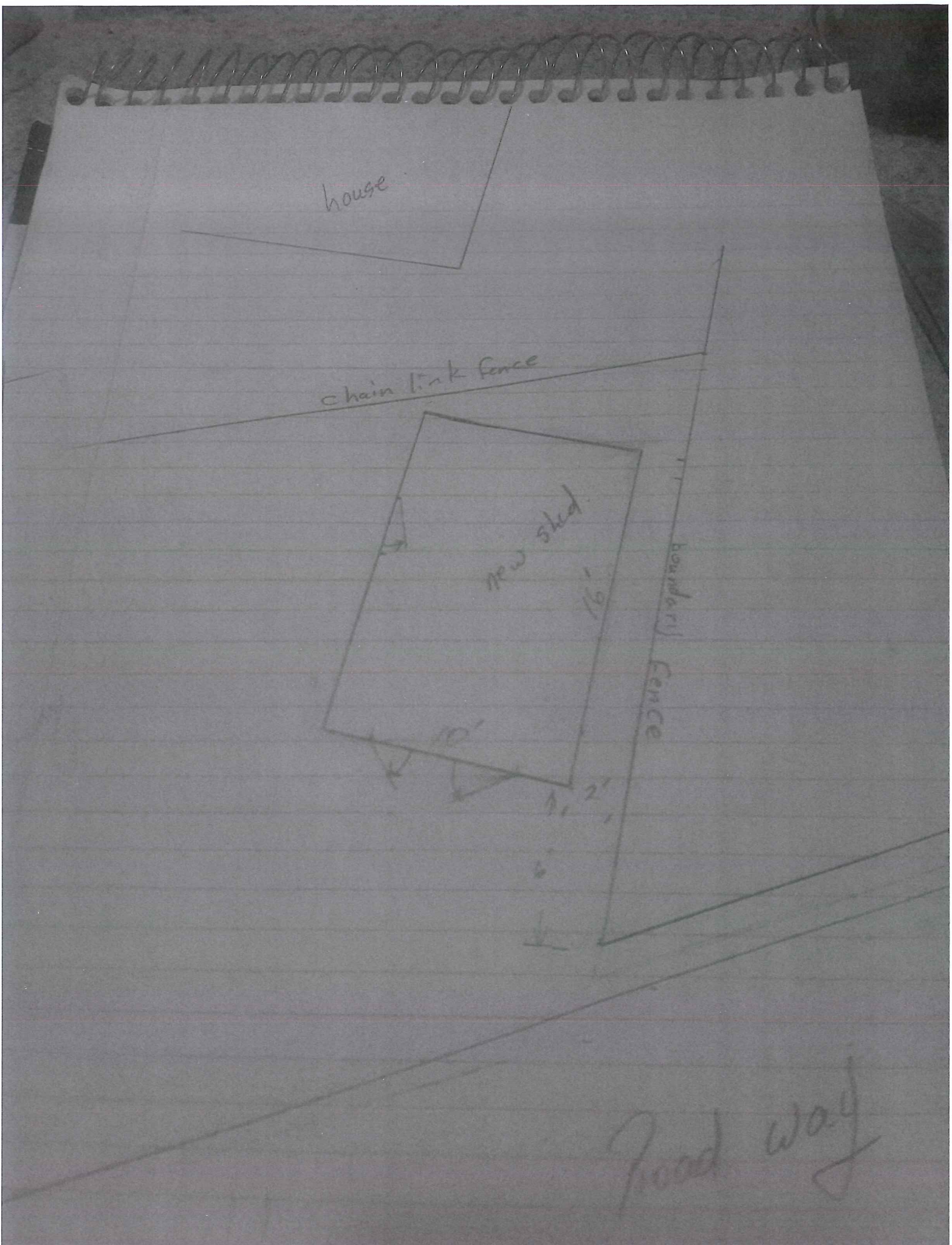
house

Chain Link Fence

new stone
wall

boundary
Fence

Road way





Issue:

Development Permit Application #: 3480 - 2023
Applicant: Shared Tower Inc.
Legal: Lot 4, Block 2, Plan 0925519
Municipal: 4410 – 48 Street
Proposed Development: Communication Tower

Recommendation:

That the Municipal Planning Commission approves this application subject to the following conditions:

1. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
3. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Communication Tower) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing development of a 45 metre tri-pole Communication Tower on the north side of 4410 – 48 Street (See attached site plan). The development requires approval from Municipal Planning Commission as the proposed location is within Land Use District I: Industrial District and the use of a Communication Tower is discretionary, furthermore, the proposed Communication Tower exceeds 4.6 metres in height and requires a Development Permit as per Town of Stettler Land Use Bylaw 2060-15.

Communication Towers are regulated through Innovation, Science and Economic Development Canada and the Town of Stettler does not have a right to veto the location of a communication tower, however, the applicant is required to consult with affected/adjacent landowners and the municipality (see attached letter) to ensure there are no objections.

Development Review:

Innovation, Science and Economic Development Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers.

Legislation and Policy:

1. Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

Alternatives:

- Approve the application with additional conditions
- Defeat the application, stating reasons.

Author:

Angela Stormoen, Planning and Development Services

DEVELOPMENT PERMIT APPLICATION FORM
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # 3480-2023

TAX ROLL # 401021000

APPLICATION TYPE: COMMERCIAL: INDUSTRIAL: _____ INSTITUTIONAL: _____ RESIDENTIAL: _____ OTHER: _____

PROJECT TYPE: NEW CONSTRUCTION: RENOVATION: _____ DEMOLITION: _____ CHANGE IN USE: _____ OTHER: _____

APPLICANT: Shared Tower Inc MAILING ADDRESS: 1300 Cornwall Road, Unit 101

CITY: Oakville PROV: Ontario POSTAL CODE: L6J 7W5

PHONE: 403-417-9200 FAX: _____ EMAIL: pleurebourg@sharedtower.ca

REGISTERED OWNER: 1233911AB LTD ADDRESS: BOX 149, Stettler, AB

ADDRESS OF PROPERTY TO BE DEVELOPED: 4410 48 Street

LOT: 4 BLOCK: 2 REGISTERED PLAN: 0925519

EXISTING USE: Parking lot LAND USE DISTRICT: I - Industrial District

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Communication Tower

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: _____

*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM

PARCEL TYPE: INTERIOR _____ CORNER PARCEL AREA: 0.7728 ac

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: _____

FRONT YARD: _____ SIDE YARDS: _____ and _____
*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: _____ FLOOR AREA: _____ PARCEL COVERAGE: _____ %

HEIGHT OF MAIN BUILDING: _____ NO. OF OFF-STREET PARKING STALLS: _____

EXISTING: _____ PROPOSED: _____ SIZE OF OFF-STREET LOADING SPACE: _____

RTM OR MOBILE HOME MAKE OF UNIT _____ YEAR BUILT _____

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.) _____

SIZE OF ACCESSORY BUILDING: _____ X _____ X _____ IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: _____ DRIVEWAY LENGTH: _____

DISTANCE FROM SIDE PARCEL BOUNDARY: _____ PARCEL COVERAGE: _____ %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: _____

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: _____

DATE OF APPLICATION: October 11, 2023 SIGNATURE OF APPLICANT: 

- APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:
- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
 - (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
 - (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
 - (4) FURTHER INFORMATION MAY ALSO BE REQUIRED.

- NOTE:
- 1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.
 - 2. THE DEVELOPMENT OFFICER MAY DEAL WITH AN APPLICATION WITHOUT ALL OF THE INFORMATION REQUIRED, IF HE/SHE IS OF THE OPINION THAT A DECISION ON THE APPLICATION CAN BE PROPERLY MADE WITHOUT SUCH INFORMATION.

The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

TOWN OF STETTLER OFFICE USE ONLY:	
Building Permit Required: _____	MPC Required: _____ MPC Date: _____ MPC Approval: _____
Business License Required: _____	Alberta Transportation Review (adjacent to Hwy 12 or 56): _____
County Referral Required: _____	Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): _____
Fire Department Review: _____	Advertisement Date: _____ Permit Issue Date: _____
Engineering Review: _____	Application Accepted By: _____
Water: _____ Transportation: _____	Application Approved By: _____

4410 – 48 Avenue

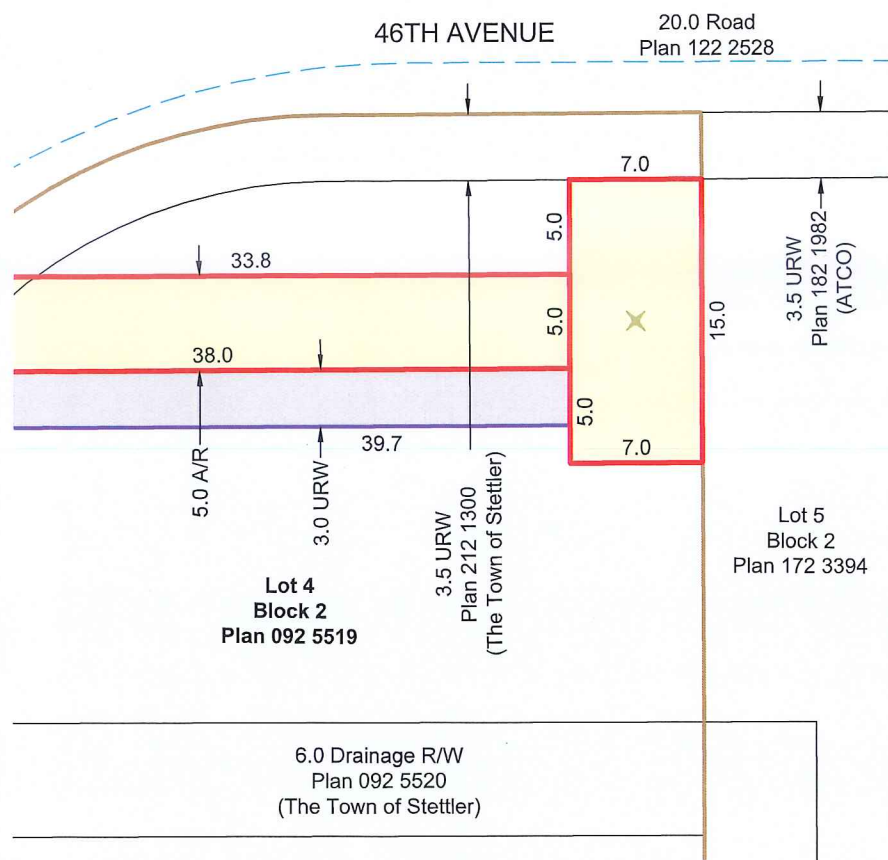
Shared Tower Inc. Communication Tower



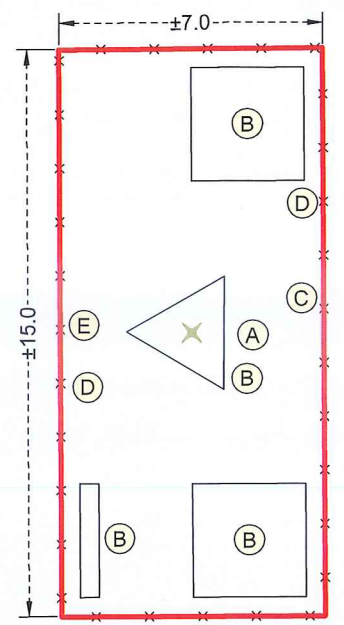
4410 – 48 Street

Shared Tower Inc. Communication Tower





DETAIL
Scale = 1:400

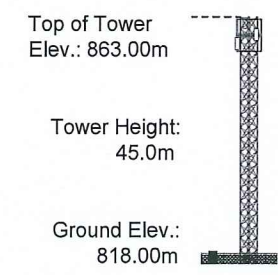


**COMPOUND
DETAIL**
Scale = 1:200

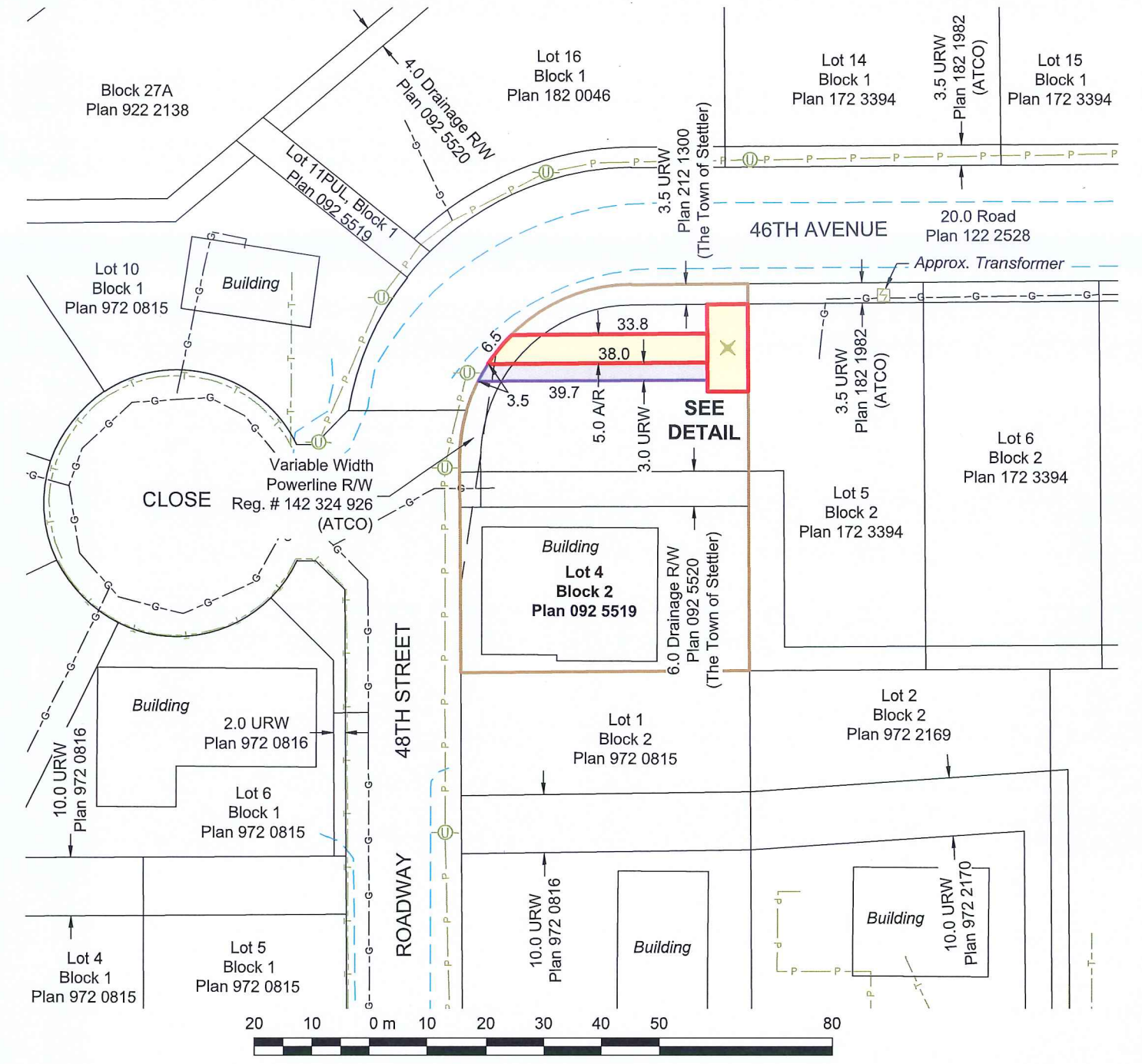
- Tower Notes:**
- A. Proposed tri-pole tower height is to be 45.0m.
 - B. Tower and carrier equipment will be predominantly white.
 - C. Proposed chain link fence will be 1.8m high surrounding the compound topped with barbed wire.
 - D. Utility connection and routing to be determined by qualified personnel in consultation with local authority.
 - E. Access to site is a gravel road.

SITE DATA	PROPOSED		
	HECT.	AC.	SQ.M.
TOWER SITE:	0.011	0.03	105.00
5.0 ACCESS ROAD:	0.018	0.04	180.40
3.0 URW:	0.012	0.03	116.70
TOTAL:	0.041	0.10	402.10
TOWER SETBACKS			
FRONT:		39.6 m	
SIDE:		11.0 m	
REAR:		3.5 m	
CABINET SETBACKS			
FRONT:		39.4 m	
SIDE:		4.0 m	
REAR:		0.5 m	

LOT 4, BLOCK 2, PLAN 092 5519
WITHIN S.E. 1/4 SEC. 5-39-19 W. 4M.
Owner(s): 1233911 ALBERTA LTD.
Title No.: 142 192 899



SITE CENTRE COORDINATES:
GEOGRAPHICAL (NAD83 SURVEY CONTROL)
 Latitude: 52° 19' 10.40" 52.319556° } Decimal
 Longitude: 112° 42' 0.54" -112.700149° } Degrees



SCALE 1:1000
UNLESS OTHERWISE NOTED

- LEGEND**
- Portions referred to:
 - URW:
 - Premises:
 - Building:
 - Edge of Road:
 - Overhead Power Line:
 - Buried Telephone Cable:
 - Tower (Proposed):
 - Power Pole:
 - Transformer:

- NOTES**
- Compound to be fenced unless told otherwise
 - Bearings are Grid, UTM Zone 12, derived by GNSS. Reference Meridian is 111° West Longitude. Datum NAD83 (CSRS). Distances are horizontal, at ground level in metres. Combined Scale Factor is 0.999___.

SHARED TOWER
SKETCH PLAN SHOWING
TOWER SITE STCA141

PRELIMINARY PLAN
SUBJECT TO REVISION

LOT 4 BLOCK 2 PLAN 092 5519 WITHIN S.E. 1/4 SEC. 5 TWP. 39 RGE. 19 W.4 M.
TOWN OF STETTLE



McElhanney Land Surveys (Alta.) Ltd.
 100, 402 - 11 Avenue SE, Calgary AB T2G 0Y4
 Tel. 403-245-4711

REV.	DATE	DESCRIPTION	SL	RBD	----
0	Oct. 13/23	Plan Issued	SL	RBD	----
REVISIONS			DRAF	CHKD	SURV

SHEET 1 OF 1 Plan ID.:33112609801-V-SKCH-001

Consultation Package
Proposed Wireless Communications Facility
4410 48 St, Stettler

Shared Tower Inc. File Number: STCA141

To improve wireless network coverage and capacity in the Stettler, Shared Tower Inc. is proposing a new wireless communication facility (cellular tower) at 6866 178 Ave NW.

What Kind of Tower is Proposed?

Shared Tower is proposing to build a 45-metre tripole at the rear of the property. Shared Tower has completed preliminary design plans. The tower will include multiple antennas such as the AIR 3258. These design plans are subject to final review and approval. The tower is designed and intended to support the co-location of 3 carriers, thus improving coverage and service for multiple service providers. A tower profile of the proposed facility is included below.

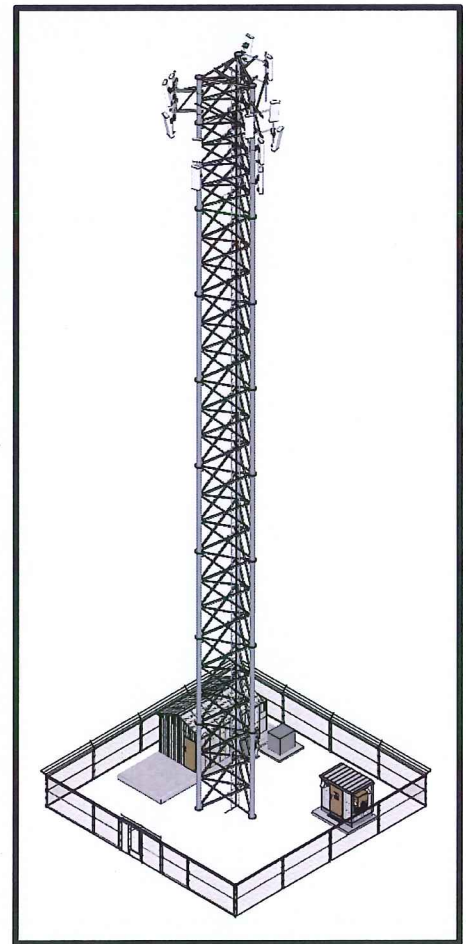
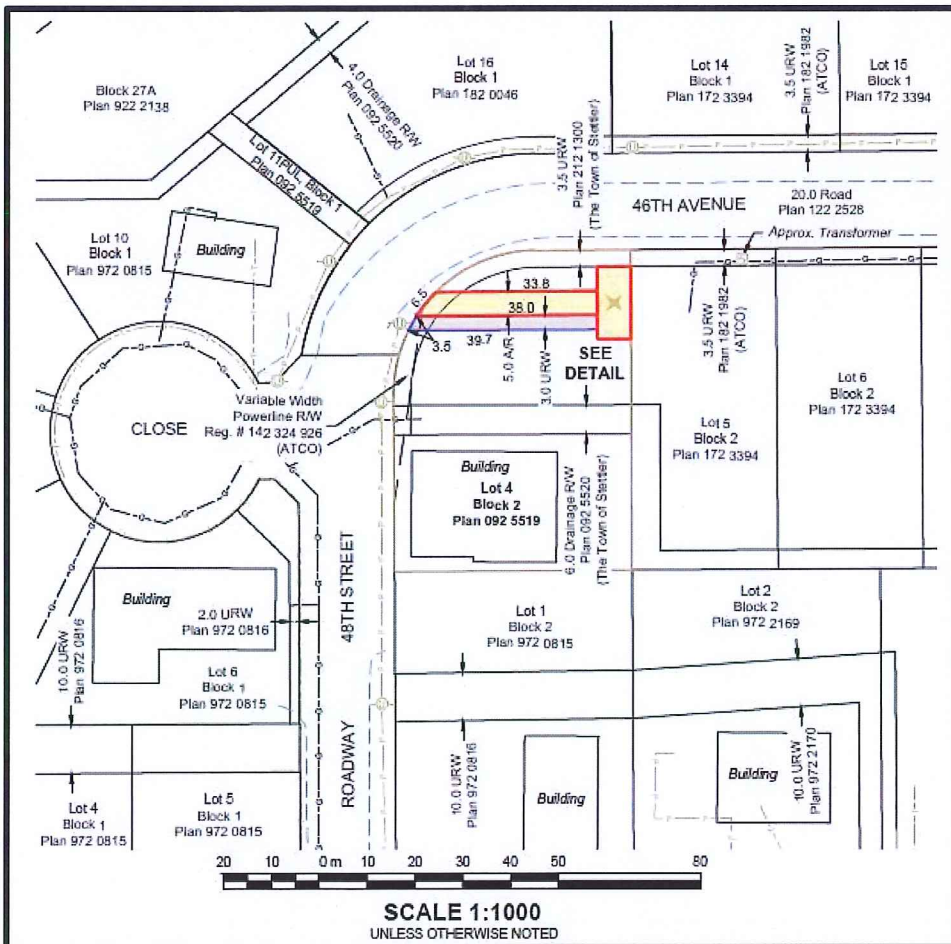


Figure 1: Compound layout

Figure 2: Tower profile

Tower Location

Municipal address: 4410 48 St, Stettler

Coordinates: 52.319556, -112.700149

An aerial view of the compound location is illustrated below.

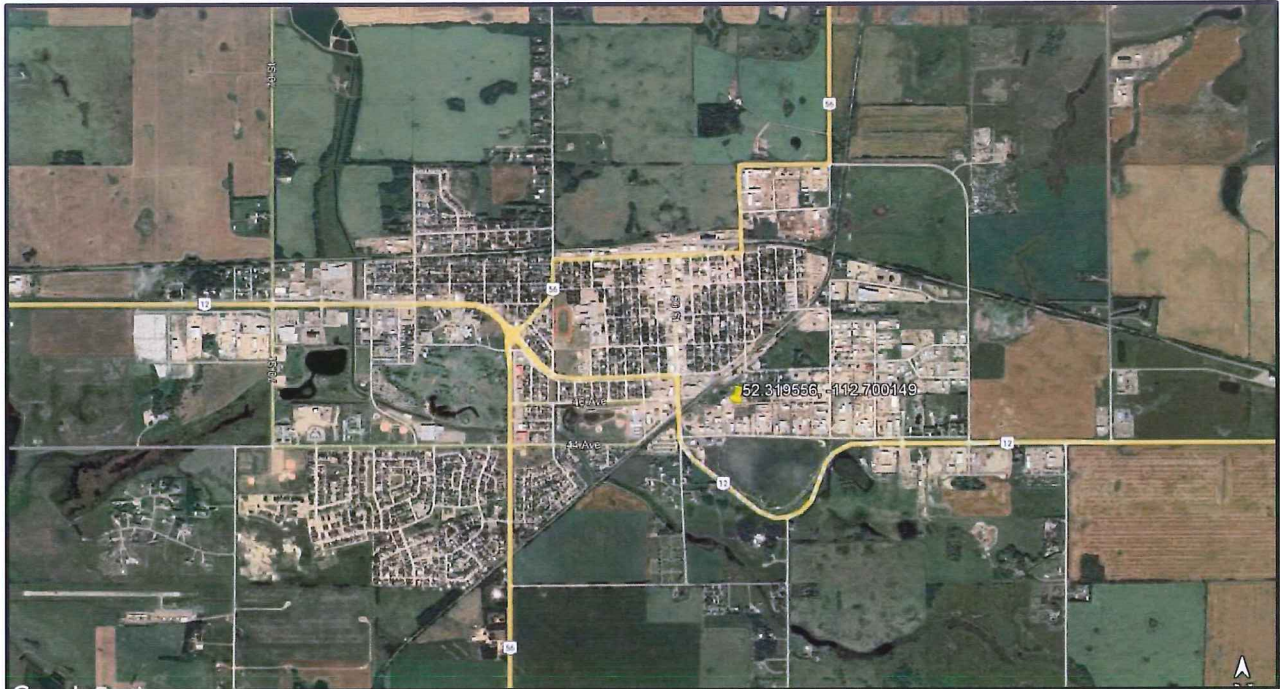


Figure 3: Tower/compound location

Why is this installation needed?

Shared Tower has identified a need for improved telecommunications network coverage in this area of the City. As a carrier-neutral tower developer, our towers allow for multiple cellular carriers to co-locate and share equipment, thereby reducing the need for additional facilities in the area. The proposed tower design has sufficient space and loading capacity for additional antennas should other carriers wish to apply to install equipment to support their network requirements at this location.

Prior to proposing a new telecommunications facility, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. The map shown in Figure 4 illustrates the location of existing tower sites in the vicinity of the proposed tower. These facilities provide limited collocation opportunities because of their heights and the distance from the subject area.

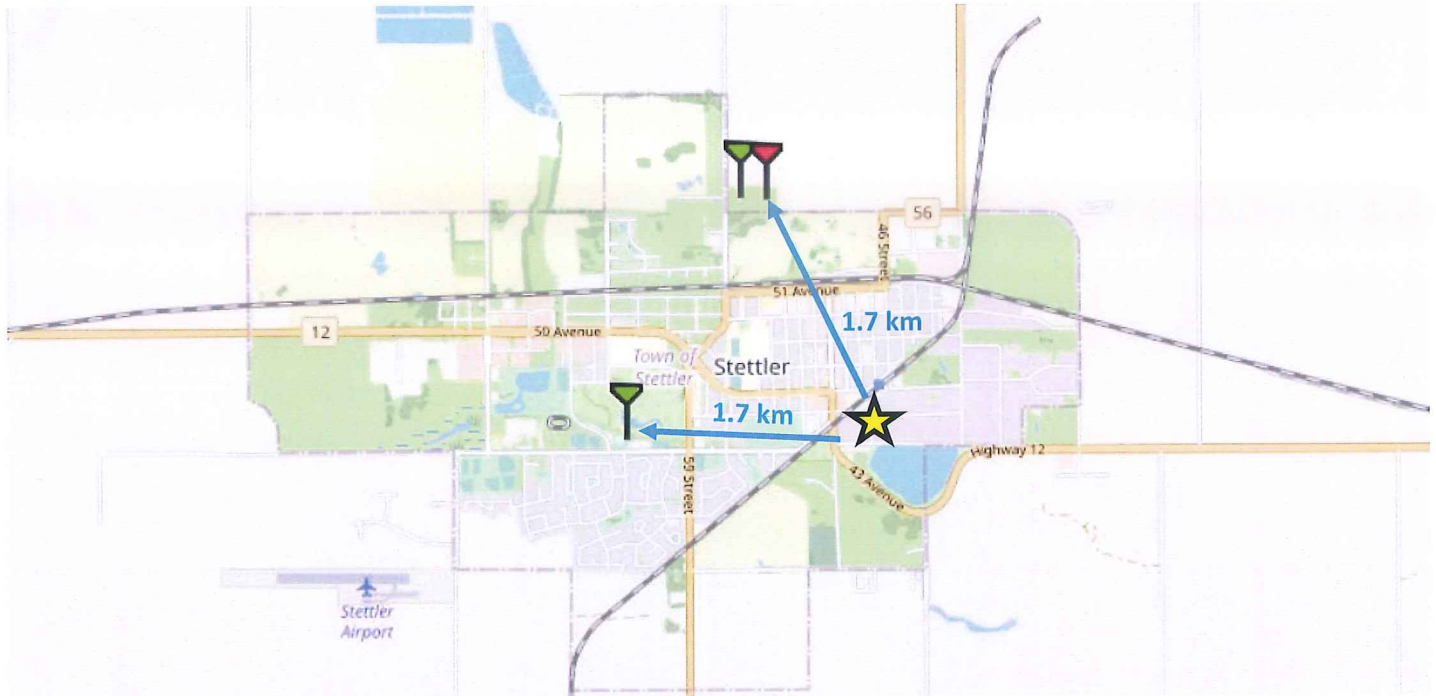


Figure 4: Existing telecommunications sites close to the proposed tower.

Commenting on This Proposal

The public is welcome to request additional information or provide written comments to:

Applicant Contact:

Planning Manager
 Shared Tower Inc.
 1300 Cornwall Rd., Unit 101
 Oakville, ON L6J 7W5
 (403) 417-9200
 Email: municipalwest@sharedtower.ca

Municipal Contact Information:

Planning and Development Staff
 Town of Stettler
 5031 - 50 Street
 Stettler, Alberta T0C 2L0
 (403) 742-8305

ANY PERSON may make a written submission to the individuals listed below by close of day **November 24th, 2023**, with respect to this matter. Please reference site **STCA141** in your correspondence.

Innovation, Science and Economic Development Canada

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISEDC's public consultation guidelines, including CPC-2-0-03, please visit this website (<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>), or contact the local ISEDC office at:

Central and Northern Alberta District Office

Canada Place

9700 Jasper Avenue NW, Room 725

Edmonton AB T5J 4C3

Telephone: 1-800-461-2646 or 780-495-2472

Fax: 780-495-6501

Email: ic.spectrumedmonton-edmontonspectre.ic@canada.ca

General information relating to antenna systems is available on ISEDC's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/towers>.

Local Land Use Requirements

Radio-communication tower/antenna systems are exclusively regulated by Federal legislation under the Radio-communication Act and administered by ISEDC. Therefore, Provincial legislation such as the Municipal Government Act, including land use bylaws, do not apply to these facilities. It is important to understand that ISEDC mandates that proponents follow the radio-communication guidelines and will make a decision on the feasibility of the construction of a tower.

Public Consultation

ISEDC has established a default public consultation process that TAS proponents must follow in the absence of the local land use authority (i.e., Stettler) having an established and documented public consultation process. The Town of Stettler does not currently have an established process, and therefore, Shared Tower will follow the ISEDC procedure which involves a mailout to property owners within a radius of three times the tower height and an ad in the local paper. As per ISEDC's default process, the public notification period will last 30 days. Although ISEDC has exclusive jurisdiction in the licensing of telecommunication sites such as the proposed tower, the Town of Stettler will review the proposal and make a recommendation to ISEDC and Shared Tower.

Control of Public Access

Equipment to support the tower will be located within the fenced tower compound with no public access. All service provider equipment cabinets will be monitored for unauthorized access.

Health Canada's Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians and the Department has undertaken

responsibility in researching and investigating any possible health effects associated with exposure to electromagnetic energy. Health Canada has developed guidelines for safe human exposure to RF energy, which is commonly known as Safety Code 6.

Safety Code 6 has been adopted by industry ISEDC Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISEDC Canada requires all proponents and operators to ensure that their installations and apparatus comply with the Safety 6 at all times.

Shared Tower Inc. attests that the TAS described in this report will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

For more information on Safety Code 6, please visit the following Health Canada site: www.healthcanada.gc.ca.

Engineering Practices

Shared Tower Inc. attests that the TAS as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards for telecommunications tower sites and comply with good engineering practices including structural adequacy.

Canadian Environmental Assessment Act

Shared Tower attests that the proposed TAS described in this consultation package is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Tower Inc. Canada attests that the TAS described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to the municipality.

Public Disclosure of Comments

Submissions received shall form part of ISEDC's Public Consultation Process under the Spectrum Management and Radiocommunications Client Procedures Circular CPC-2-0-03, Issue 6, and may be made public as part of a report issued to interested parties, the Municipality and ISEDC.

