

## Mackenzie County

<b>Title:</b>	<b>Antenna System Siting Policy</b>	<b>Policy No:</b>	<b>DEV006</b>
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<b>Legislation Reference:</b>	Approval legislation: Radio-communication Act, R.S.C., 1985, c. R-2  Consultation and Facility sharing reference: Industry Canada Client Procedures Circular CPC-2-0-03  Local jurisdiction: Municipal Government Act, R.S.A. 2000, Part 17
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<b>Purpose:</b>  To establish a policy for the installation, placement and consultation requirements of antenna systems (telecommunication towers) within Mackenzie County.
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### **Policy Statement:**

Industry Canada is the approving authority for the development and operation of radio communication in Canada, including telecommunication antenna structures, pursuant to the Radio Communication Act. Industry Canada is tasked with, among other things, administering the orderly development and operation of telecommunication antenna structures.

The County cannot prevent a proponent from ultimately gaining permission from Industry Canada to install a telecommunications antenna structure on any lands; privately held, County owned or otherwise.

Industry Canada requires that the local land use authority be consulted for input regarding the proposed placement of telecommunication antenna structures. This policy provides applicants with clear guidelines regarding the acceptable locations and consultation requirements of telecommunications antenna structures.

### **General Provisions:**

1. Applicants wishing to install a telecommunications antenna structure within the County must first complete the consultation requirements before applying for a Development Permit;
2. Development Permits are required for all telecommunications antenna structures;

3. Development Permits shall be accompanied with a letter stating that co-location with other users will be permitted, so long as structural and technological requirements can be met;
4. The co-location of multiple devices on towers is encouraged. Where appropriate, new towers shall be constructed to accommodate multiple wireless tenants. Any exclusivity agreement that limits access to other providers is strongly discouraged;
5. Telecommunications antenna structures will ideally be placed in:
  - a. Forestry zoned areas,
  - b. Agricultural zoned areas, or
  - c. Industrial zoned areas
6. All providers interested in locating a telecommunication tower within the County shall first contact all other tower owners that provide similar services in the area of the proposed development and pursue co-location opportunities before meeting with the County. A copy of the initial letter and all responses must be provided to the County prior to a pre-consultation meeting with the Planning & Development Department;
7. Mackenzie County will notify residents and land owners in writing within a 2 kilometer radius for all wireless communication towers greater than 20 meters in height;
8. If a tower located on the top of a building is proposed to exceed 25% of the height of the building or be greater than 3.5 metres in height, a notification to adjacent landowners is required;
9. A notification will not be required for modifications to existing towers or installations in areas zoned as Forestry (F) in the Land Use Bylaw, so long as the proposed location is greater than 2 kilometers from another zoning district;
10. The provider will be requested to provide Mackenzie County with a letter for a direct mail out which will give notification of the location, physical details of the proposed structure, and the contact name and number of the service provider. Responses will be accepted for a period of 30 days from the day the letters are sent out;
11. The provider will be required to pay for all the costs of mail outs, newspaper advertisements, and property signs where required;
12. Issues and concerns expressed by the public shall be sent directly to the Planning & Development Department with a copy to the provider. These, as well as the responses given by the service provider on how issues will be addressed,

will be reviewed by the Planning & Development Department and included in the Development Permit application;

13. If a notification is initiated, a recommendation of support or non-support based on the results of issues and concerns expressed by the public will be provided by the Planning & Development Department to the Development Authority for consideration along with the development permit;
14. The decision of the Development Authority, including the recommendation of support or non-support from the Planning & Development Department, will be sent to the applicant and Industry Canada no later than 90 days after the development permit application has been received;
15. A sign not greater than one (1) square meter in size may also be requested on site at the discretion of the Planning & Development Department. The sign must be visible from any roadway abutting the subject site;
16. Telecommunications antenna structures shall, at a minimum, meet the same minimum setback requirements as any other structure for the zoning district where the structure is proposed to be located;
17. Tower minimum distance from a property line must be tower height + 10%, except for areas districted as Forestry (F) in the Land Use Bylaw (example: 100 metre tower must be setback 110 metres from the property line);
18. All telecommunications antenna structures, located in Agricultural zoned areas or within hamlet boundaries, shall be set back adequately from roadways to allow the road frontage and servicing to be utilized more productively;
19. Notwithstanding Section 20, where Transport Canada requires that tower facilities be lighted:
  - a. All lighting should be a minimum number of low intensity white lights
  - b. The strobe interval should be the maximum allowable by Transport Canada
  - c. The lighting will be maintained by the owner of the tower facilities
20. Any telecommunications antenna structure proposed to be located within four (4) kilometers of the end of a runway or three (3) kilometers of any air traffic facility will be strongly discouraged,
  - a. Should a tower be located near an airport or helipad, high visibility lighting that is clearly visible and distinguishable for air traffic is required;
21. The design or appearance of all communication facilities including antennas, antenna mounts, equipment shelters, and cable runs, should minimize the

visibility of facilities through the use of color, consistent architectural styles and aesthetic design;

22. Guyed facilities are encouraged to have bird deflectors on the top guyed wires;

23. The County requires that signs only be placed on a communications facility to:

- a. Identify the facility
- b. Identify the owner, contact information and emergency phone number
- c. Warn of any safety issues

24. When possible, providers will provide the following information:

- a. Estimated coverage of the new tower by township
- b. Spectrum being deployed on the tower including licensed, unlicensed, and lightly licensed

25. Communication facilities and towers are to be removed within six months of cessation of use.

	<b>Date</b>	<b>Resolution Number</b>
<b>Approved</b>	14-May-13	14-05-327
<b>Amended</b>		
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