

# MUNICIPAL PLANNING COMMISSION

## AGENDA

April 10, 2025

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

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1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the February 11, 2025 MPC Meeting Minutes
5. Business Arising from the Minutes
6. **Development Application:** 3572 - 2025  
**Applicant:** Lynn Engel  
**Legal:** Lot 10A, Block 5, Plan 8120341  
**Municipal:** 5910 – 52 Avenue  
**Proposed Development:** Convert Existing Dwelling and Basement Suites to Triplex
7. **Development Application:** 3578 - 2025  
**Applicant:** Kal Tire  
**Legal:** Lots 11-17, Block 4, Plan RN54  
**Municipal:** 5002, 5010 & 5014 – 48 Street  
**Proposed Development:** Metal Freight Containers
8. **Development Application:** 3579 - 2025  
**Applicant:** Shared Tower Inc.  
**Legal:** Lot 4, Block 2, Plan 0925519  
**Municipal:** 4410 – 48 Street  
**Proposed Development:** 50 metre Communication Tower
9. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**February 11, 2025**

**Present:**

Councillors Gord Lawlor, Wayne Smith, Travis Randell and Kurt Baker,  
Development Officer Angela Stormoen and Planning & Operations Clerk Maddie  
Standage

1. **Call to Order:** Chairman Wayne Smith called the meeting to order at 8:30 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Kurt Baker to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the December 19, 2024 MPC Meeting Minutes**

Moved by Councillor Gord Lawlor that the Minutes of the December 19, 2024  
MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3566-2025

**Applicant:** David Hagen

**Legal:** Lot 11, Block 3, Plan 3173TR

**Municipal:** 6011 – 40 Avenue Close

**Proposed Development:** Relocation of 2008 Mobile Home

Development Officer read a report that follow:

**General:**

The applicant is proposing to relocate a 12.19 m x 4.27 m mobile home constructed  
in 2008, to 6011 – 40 Avenue Close. On October 3, 2024, MPC approved a 2007  
Mobile Home for the above-mentioned lot, however, shortly after placing the  
home on the lot it was destroyed beyond repair by a fire. Previous to the mobile  
home the lot has been vacant since 2017.

The proposed mobile home was constructed in 2008 and used as a mobile office. The applicant proposes to renovate the building to convert the interior to living space and use it as a dwelling.

The mobile home is considered a discretionary use in the R3A: Mobile Home Subdivision Land Use District as it exceeds eight years of age from the date of application for a development permit. Further, it does not meet the mobile home definition criteria of 3:1 length to width ratio.

Based on the photos submitted by the applicant, the proposed 2008 RTM mobile home will not detract the neighborhood.

**Development Review:**

**Land Use District**

R3A: Mobile Home Subdivision

Discretionary Use – “Mobile Home > Eight (8) years of age from the date of Development Permit Application”

Minimum Rear Yard Setback – 3 Meters

Proposed Rear Yard Setback – 3 Meters

Minimum Side Yard Setback – 1.5 Meters

Proposed Side Yard Setback (west) – 1.5 Meters

Proposed Side Yard Setback (east) – 3 Meters

Minimum Front Yard Setback – 6 Meters

Proposed Front Yard Setback – 14.5 Meters

**Definition:**

**MOBILE HOME**

means a residential unit that may be constructed with a heavy transport chassis that allows for permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the dwelling. A mobile home may be a single structure (single-wide) or two parts which are put together to comprise a complete dwelling (double-wide). Mobile Homes shall feature the following criteria:

- i. Minimum roof pitch of 5 cm (2 inches) of vertical rise for every 30.5 cm (12 inches) of run; and
- ii. A minimum floor area length to width ratio of 3:1.

A mobile home does not include a single detached dwelling.

Proposed floor area – 12.19 Meters x 4.27 Meters

**Variance required – 0.21 Meters = 5%**

**Recommendation:**

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

1. The owner/applicant receives a 5% variance for the 3:1 length to width ratio of the mobile home;
2. The owner/applicant must ensure that any deteriorated siding is replaced/repaired at time of mobile home relocation;
3. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15;
4. The owner/applicant must ensure that the undercarriage of a mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer/Municipal Planning Commission in accordance with 38.3 of the Land Use Bylaw 2060-15;
5. The owner/applicant shall ensure all accessory structures to a mobile home such as patios porches, additions, skirting and storage facilities shall be fabricated so that the appearance complements the mobile home to the satisfaction of the Development Officer/Municipal Planning Commission in accordance with 38.4 of the Land Use Bylaw 2060-15;
6. 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 the Alberta Building Code.
7. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
8. The owner/applicant must ensure the proposed development (Relocation of RTM Mobile Home) shall be located in accordance with the approved plan;
9. The owner/applicant must submit any revisions in the site plan or alterations of the driveway and obtain approval from the Town of Stettler's Development Authority prior to construction;
10. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code;
11. The owner/applicant must obtain a building permit for this development. (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.

**Alternatives:**

Defeat the application stating reasons.

**Discussion:**

Discussion ensued regarding the current siding of the home. Councillor Gord Lawlor asked if Condition #2 could include residing of the one side where the current siding is of two different colours.

Moved by Councillor Travis Randell to approve the application with the changes to Condition #2 as follow: The owner/applicant must ensure that the siding on

each exterior wall of the mobile home is consistent in colour and that any deteriorated siding is replaced/repared at time of mobile home relocation.

MOTION CARRIED

Unanimous

7. The meeting adjourned at 8:33 a.m. on a motion by Councillor Gord Lawlor.



## Request For Decision

### **Issue:**

Development Permit Application: 3572-2025  
Applicant: Lynn Engel  
Legal Address: Lot 10A, Block 5, Plan 8120341  
Civic Address: 5910 – 52 Avenue  
Development: Convert Existing Dwelling and Basement Suites to Triplex

### **BACKGROUND**

#### **General:**

The applicant is proposing to convert the building at 5910 – 52 Avenue, an existing Dwelling and Basement Suites, into a Triplex with main floor and two basement suite rentals. The applicant purchased the property in 2022 as such and has requested to convert the building to conform with the Town of Stettler Land Use Bylaw 2060-15 and Alberta Building Code.

As per the Town of Stettler Land Use Bylaw 2060-15, Dwelling Triplex is defined as:

*“Means a building containing three dwelling units each with direct access to the outside grade, but not all units may have separate frontage onto a public or private road. Units may have common side and rear walls and may also be separated by a common ceiling/floor assembly. All dwelling units must adhere to the provisions of the Alberta Safety Codes Act.”*

The proposed basement suite currently has separate entrances into a common hallway to the exterior door, therefore, a variance to the definition of triplex would be required as the definition requires direct access to the outside grade. The Alberta Building Code allows the entrance as it exists, however, all walls must be fire rated.

The applicant is required to provide a total of six (6) off street parking stalls to accommodate two (2) stalls per dwelling unit as per the Town of Stettler’s Land Use Bylaw 2060-15. There are currently seven (7) total parking stalls, with a front attached garage creating three (3) stalls in the front yard and four (4) in the rear yard.

The applicant is required to ensure the basement suite is built to the current Alberta Building Code standards, including proper fire separation between units, hard wired fire alarms, separate heating systems, proper egress from basement windows, etc.

The proposed development is located in Land Use District R2: General Residential and as such the basement suite is considered a discretionary use.

#### **Development Review:**

Land Use District – R2 – Residential General  
Existing Land Use –Dwelling, Single Detached & Basement Suite  
Proposed Land Use – Dwelling, Triplex

- Definition – means a building containing three dwelling units each with direct access to the outside grade, but not all units may have separate frontage onto a public or private road. Units may have common side and rear walls and may also be separated by a common ceiling/floor assembly. All dwelling units must adhere to the provisions of the Alberta Safety Codes Act.

#### **Legislation and Policy:**

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

## RECOMMENDATION

**Recommendation:**

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

1. The owner/applicant must provide six off street parking stalls to accommodate 2 stalls per dwelling unit.
2. The owner/applicant receives a variance to allow basement suites to have shared hallway and one direct access to outside grade;
3. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15.
4. 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.
5. 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;
6. The proposed development (Triplex) shall be located in accordance with the approved plan;
7. The applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code.

**Alternatives:**

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

**Author:**

Angela Stormoen, Development Officer

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

APPLICATION # 3572-2005 TAX ROLL # 315201009

APPLICATION TYPE: COMMERCIAL: \_\_\_\_\_ INDUSTRIAL: \_\_\_\_\_ INSTITUTIONAL: \_\_\_\_\_ RESIDENTIAL:  OTHER: \_\_\_\_\_

PROJECT TYPE: NEW CONSTRUCTION: \_\_\_\_\_ RENOVATION: \_\_\_\_\_ DEMOLITION: \_\_\_\_\_ CHANGE IN USE:  OTHER: \_\_\_\_\_

APPLICANT: Lynn Engel MAILING ADDRESS: Box 537

CITY: Erskine PROV: AB POSTAL CODE: T0C 1G0

PHONE: 403 740-9132 FAX: \_\_\_\_\_ EMAIL: lynneng@telus.net

REGISTERED OWNER: AR+LD Engel ADDRESS: Box 537 Erskine, AB T0C 1G0

ADDRESS OF PROPERTY TO BE DEVELOPED: 5910-52 Ave

LOT: 10A BLOCK: 5 REGISTERED PLAN: 8120341

EXISTING USE: Triplex LAND USE DISTRICT: \_\_\_\_\_

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Existing Main Floor Suite plus two suites in Basement.

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: 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: 7 3 in front 4 at rear Existing

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.): 1 attached existing

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: 0

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: Existing

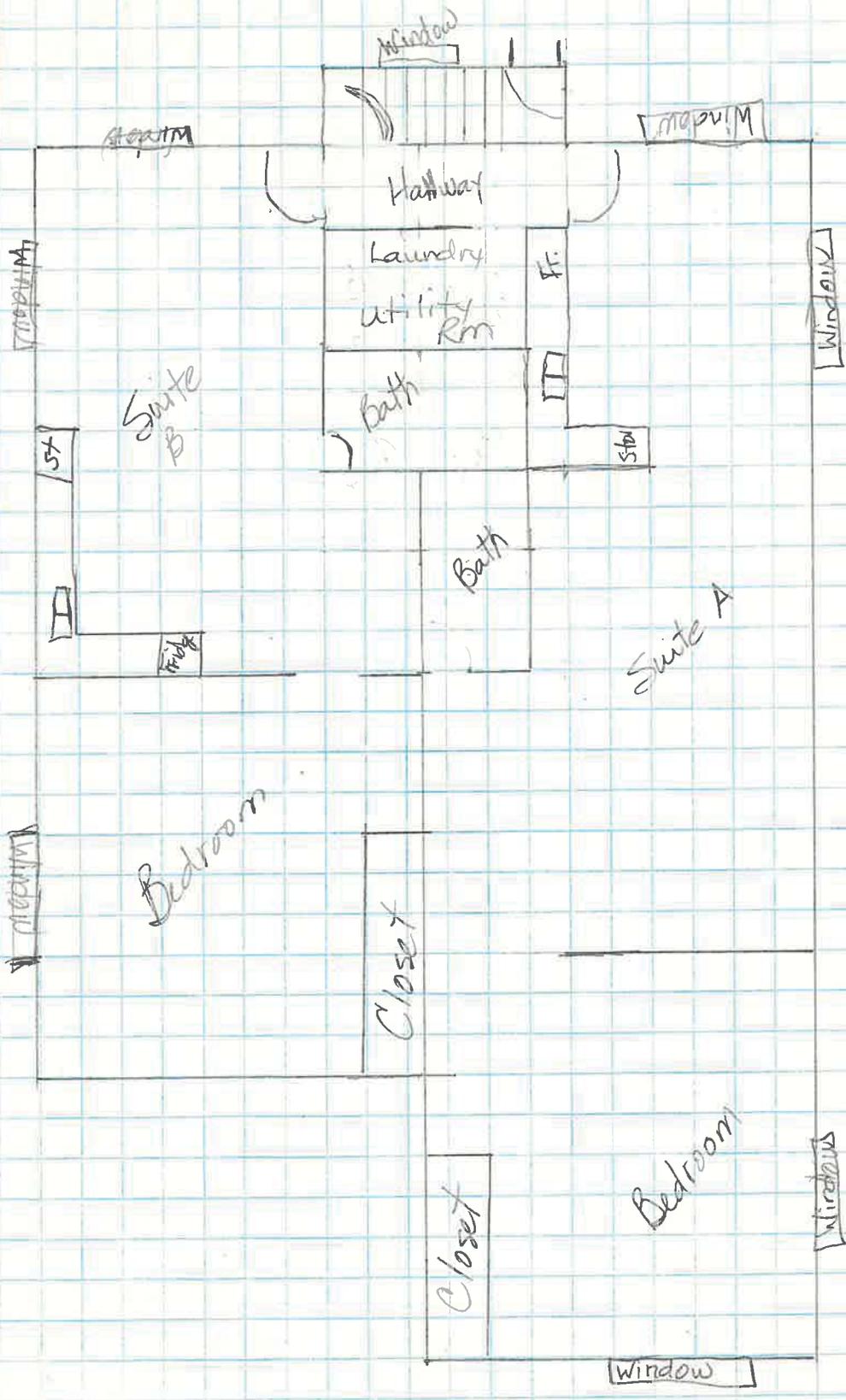
DATE OF APPLICATION: \_\_\_\_\_ SIGNATURE OF APPLICANT: \_\_\_\_\_

- 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.

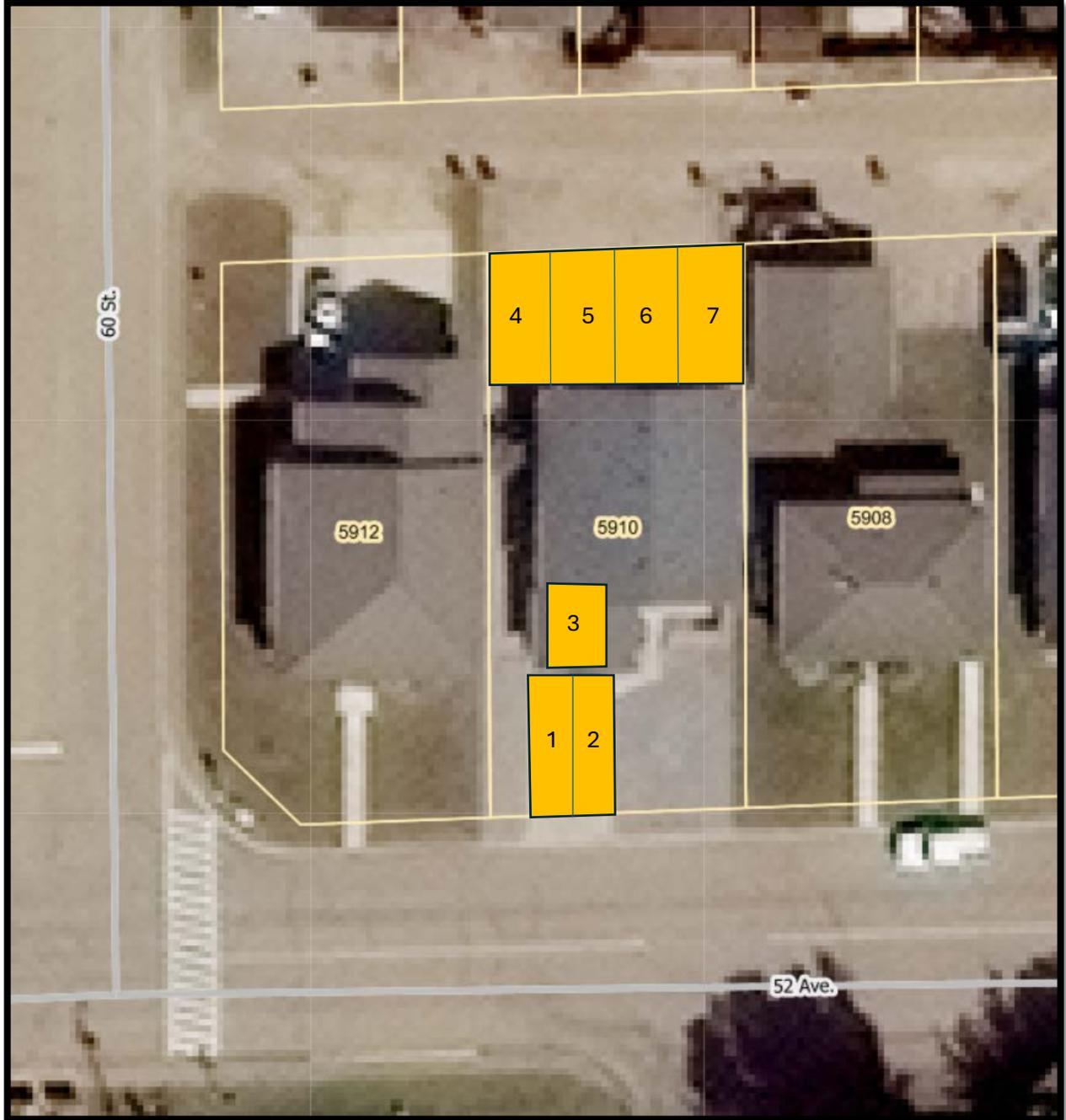
The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

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: _____



Applicant: Lynn Engel  
Civic Address: 5910 – 52 Avenue  
DP#: 3572-2025

Proposed Site Plan  
Parking Stalls





## Request For Decision

### **Issue:**

Development Permit Application: 3578-2025  
Applicant: Kal Tire  
Legal Address: Lots 11-17, Block 4, Plan RN54  
Civic Address: 5002, 5010 & 5014 – 48 Street  
Development: Metal Freight Containers

### **BACKGROUND**

#### **General:**

The applicant is proposing the placement of four (4) 2.5 meter by 12.2 meter metal freight containers on the north side of the Kal Tire building for tire storage.

In 2024 the Town of Stettler received a complaint regarding the condition of the property at 5002, 5010 & 5014 – 48 Street, specifically fire hazard concerns and a derelict building. Following an inspection by the Fire Department, no fire hazards were detected, however the building, used as tire storage, remained a concern. After discussion with the property owner, it was determined the building would be demolished and proposed to be replaced with four (4) metal freight containers to provide proper storage of tires.

The metal freight containers will be freshly painted, white in colour and surrounded by a two (2) metre high privacy fence to ensure proper screening from the adjacent residential area as per the Town of Stettler Land Use Bylaw 2060-15 requirements. Further a gate will be installed on the south side of the compound between the containers for access near the Kal Tire building. (See attached site plan)

The lease for Kal Tire at 5002, 5010 & 5014 – 48 Street expires June of 2026 and will likely renew for an additional five (5) years.

The proposed location is currently zoned C1A: Commercial Transitional District which purpose is:

*To provide an area for mixed residential and commercial use, with businesses offering a variety of goods and services which are compatible with residential activities, where a transition to the central commercial district is intended.*

Under the current zoning of C1A: Commercial Transitional District, the use of “Accessory Use” is a Discretionary Use and requires Municipal Planning Commission approval.

#### **Development Review:**

Land Use District – C1A: Commercial Transitional District  
Existing Land Use – Automobile Repair Garage (Tire Shop)  
Proposed Land Use – Accessory Use (Metal Freight Containers)

**Definition:**

“ACCESSORY USE” means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use or building.

**Legislation and Policy:**

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

**RECOMMENDATION**

**Recommendation:**

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

1. The owner/applicant shall ensure that a unison solid fence is provided at least 2.0 meters in height screening all tire storage areas and Metal Freight Containers;
2. The owner/applicant shall ensure the Metal Freight Containers are finished to a new standard. This may be achieved by a new coat of paint or siding on the structure and be approved by the Town of Stettler Development Authority;
3. The Development Permit is valid until June 1, 2026, at which time the applicant can apply to renew;
4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
5. 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;
6. 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;
7. The proposed development (Metal Freight Container) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
8. The owner/applicant shall ensure the temporary structure (metal freight container) is finished to a new standard matching the existing building and metal freight container. This may be achieved by a new coat of paint or siding on the structure and be approved by the Town of Stettler Development Authority;
9. The owner/applicant shall arrange for and obtain approval from compliance with the current Alberta Building Code;
10. The owner/applicant must obtain a building permit for this development following the mandatory 21-day appeal period.

**Alternatives:**

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

**Author:**

Angela Stormoen, Development Officer

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

APPLICATION # 3578-2025 TAX ROLL # 416 900 009

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

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

APPLICANT: Kal Tire MAILING ADDRESS: 5002 - 48 Street

CITY: Stettler PROV: AB POSTAL CODE: \_\_\_\_\_

PHONE: 250-308-7601 FAX: \_\_\_\_\_ EMAIL: reh0243@gmail.com

REGISTERED OWNER: Six Properties Ltd. ADDRESS: #136 - 7760 Okanagan Landing Road

ADDRESS OF PROPERTY TO BE DEVELOPED: 5002 - 48 Street, Stettler, AB

LOT: 12 BLOCK: 17/4 REGISTERED PLAN: RN54

EXISTING USE: \_\_\_\_\_ LAND USE DISTRICT: \_\_\_\_\_

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Tire Storage

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.) Four (4) 40 foot steel shipping containers.

SIZE OF ACCESSORY BUILDING: 8 ft x 40 ft x 8 ft 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: ASAP

DATE OF APPLICATION: 1 April 2025 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.

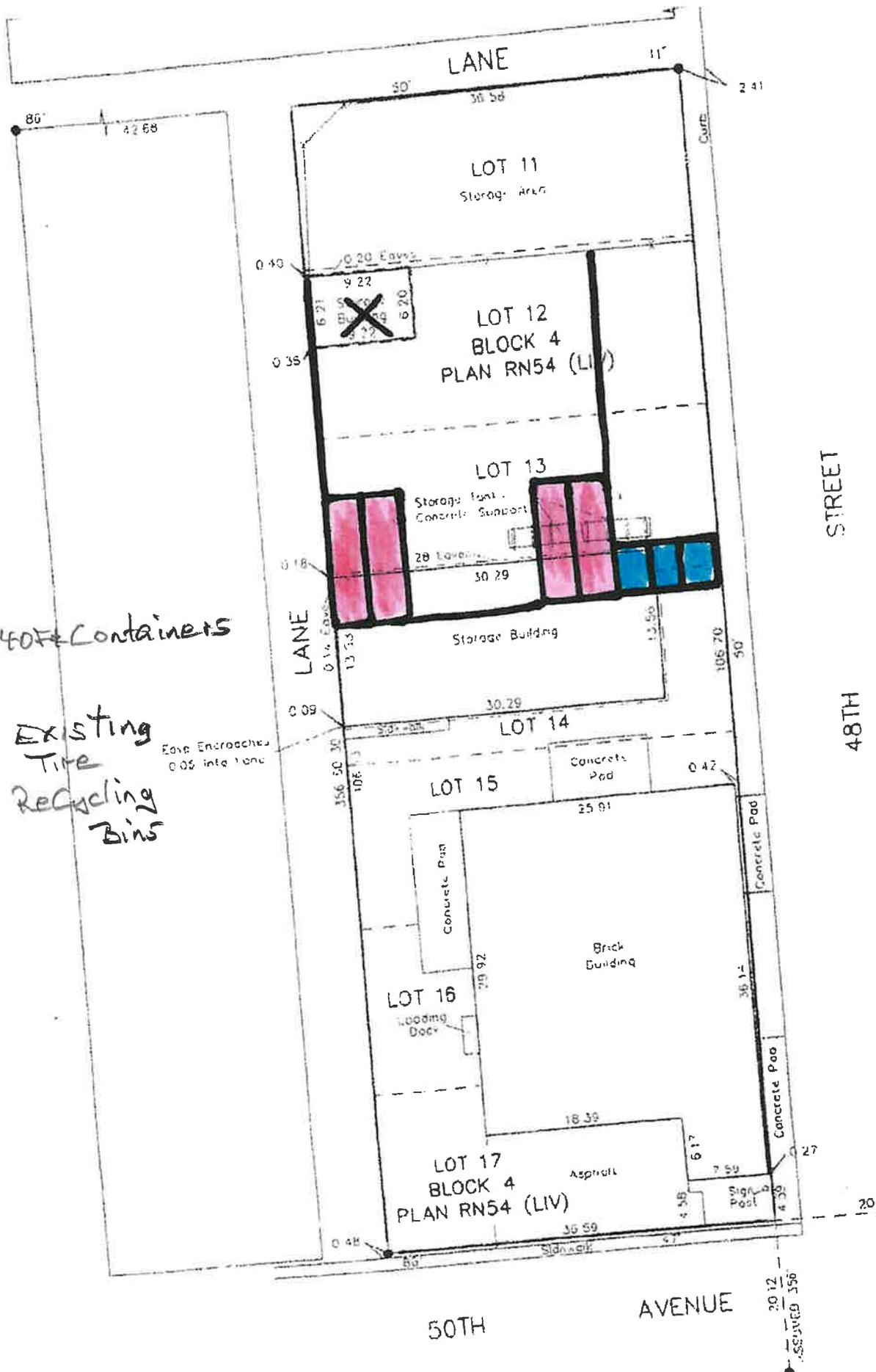
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TOWN OF STETTLER OFFICE USE ONLY:

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: _____



 40' Containers

 Existing Tire Recycling Bins

STREET

48TH

50TH

AVENUE

20 12  
350  
ASSESSED

Applicant: Kal Tire  
Civic Address: 5002, 5010 & 5014 – 48 Street  
DP #: 3578 – 2025

Proposed Site Plan



LEGEND:

-  Existing Chain-link Fence
-  Proposed Fence Location
-  Proposed Metal Freight Container Location
-  Proposed Relocation of Tire Recycling Bins



**LANDOWNER CONSENT FORM**

<b>SECTION 1 LOCATION OF PROPERTY AFFECTED BY PERMITS</b>			
<b>MUNICIPAL ADDRESS:</b> 5002 48th Street	<b>LOT:</b> 12-17	<b>BLOCK:</b> 4	<b>PLAN:</b> RN54
<b>SECTION 2 REGISTERED LANDOWNER OF PROPERTY</b>			
<b>LANDOWNER:</b> Six Properites Ltd.		<b>MAILING ADDRESS:</b> 136-7760 OK Landing Road	
<b>TOWN/CITY:</b> Vernon BC		<b>PROVINCE:</b> British Columbia	<b>P/C:</b> V1H 1Z4
<b>EMAIL:</b> reh0243@gmail.com		<b>PHONE NUMBER:</b> 250 308 7601	
<b>SECTION 3 COMPANY/PERSON GIVEN AUTHORIZATION</b>			
<b>COMPANY/PERSON:</b> Richard Hamilton		<b>MAILING ADDRESS:</b> As above	
<b>TOWN/CITY:</b>		<b>PROVINCE:</b>	<b>P/C:</b>
<b>EMAIL:</b>		<b>PHONE NUMBER:</b>	
<b>SECTION 4 DECLARATION</b>			
<p><i>I, as registered landowner, give the company/person noted in Section 3 above permission to apply for the following permit(s), or other as indicated, for the land indicated in Section 1.</i></p> <p> <input checked="" type="checkbox"/> Development Permit                <input checked="" type="checkbox"/> Building Permit                <input type="checkbox"/> Other: _____         </p>			
<p><b>DESCRIPTION OF THE WORK AUTHORIZED WITHIN PERMITS</b> (ex: leasehold improvements, detached garage, renovations):          Remediation and demolition of existing wood structure and levelling of remaining lot</p>			
<p><b>Consent will remain valid until</b> (provide end date):          Project is completed</p>			
<b>NAME:</b> Richard Hamilton		<b>SIGNATURE:</b> 	<b>DATE:</b> 7 April 2025
<p><b>Privacy Disclosure:</b> The personal information on this form is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and it necessary for municipal operations.</p>			

**Issue:**

Development Permit Application: 3579-2025  
Applicant: Shared Tower Inc.  
Legal Address: Lot 4, Block 2, Plan 0925519  
Civic Address: 4410 – 48 Street  
Development: 50-metre Communication Tower

**Recommendation:**

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

1. The owner/applicant receives a side yard variance of 6.5 metres;
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 (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 50-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 use is listed as a discretionary within the Industrial Land Use District of the Town of Stettler Land Use Bylaw 2060-15. Furthermore, the proposed Communication Tower requires a Development Permit as it exceeds 4.6 metres in height.

Lastly, the Town of Stettler Land Use Bylaw 2060-15 requires the tower to be setback 20 percent of the tower height from property lines and roadways. All setbacks meet the requirements except the side property setback (East side) which requires a 6.5 metre (35%) variance.

An application for the same location and for the same applicant was previously approved in 2023 for a 45-metre tower in the same location with an alternate access road. The changes to the current proposed tower height are to allow for additional carriers to utilize the tower and the access road changes are to minimize the impact on the current tenant of the lands.

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:**

Town of Stettler Land Use Bylaw 2060-15

Land Use District – I: Industrial

Existing Land Use – Automobile Repair Garage

Proposed Land Use – Communication Tower

Setback Requirements:

- Required Setback Distance – 10 metres
- Proposed East Side Yard Setback – 3.5 metres
- Variance Required – 6.5 metres (35%)

Innovation, Science and Economic Development Canada

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:**

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, Development Officer

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

**APPLICATION #** \_\_\_\_\_ **TAX ROLL #** \_\_\_\_\_

\*\*\*\*\*

**APPLICATION TYPE:** COMMERCIAL: \_\_\_\_\_ INDUSTRIAL: \_\_\_\_\_ INSTITUTIONAL: \_\_\_\_\_ RESIDENTIAL: \_\_\_\_\_ OTHER: \_\_\_\_\_

**PROJECT TYPE:** NEW CONSTRUCTION: \_\_\_\_\_ RENOVATION: \_\_\_\_\_ DEMOLITION: \_\_\_\_\_ CHANGE IN USE: \_\_\_\_\_ OTHER: \_\_\_\_\_

\*\*\*\*\*

APPLICANT: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ PROV: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

REGISTERED OWNER: \_\_\_\_\_ ADDRESS: BOX 149, Stettler, AB

ADDRESS OF PROPERTY TO BE DEVELOPED: 4410 48 Street

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ REGISTERED PLAN: \_\_\_\_\_

**EXISTING USE:** Parking lot **LAND USE DISTRICT:** \_\_\_\_\_

\*\*\*\*\*

MAIN **USE OF LAND AND OR BUILDINGS** EITHER EXISTING OR PROPOSED: AutoTrust

BUILDING OCCUPANCY CLASSIFICATION **NEW or CHANGE:** \_\_\_\_\_

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

PARCEL TYPE: INTERIOR \_\_\_\_\_ CORNER X 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:** April 2, 2025 **SIGNATURE OF APPLICANT:** 

APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:

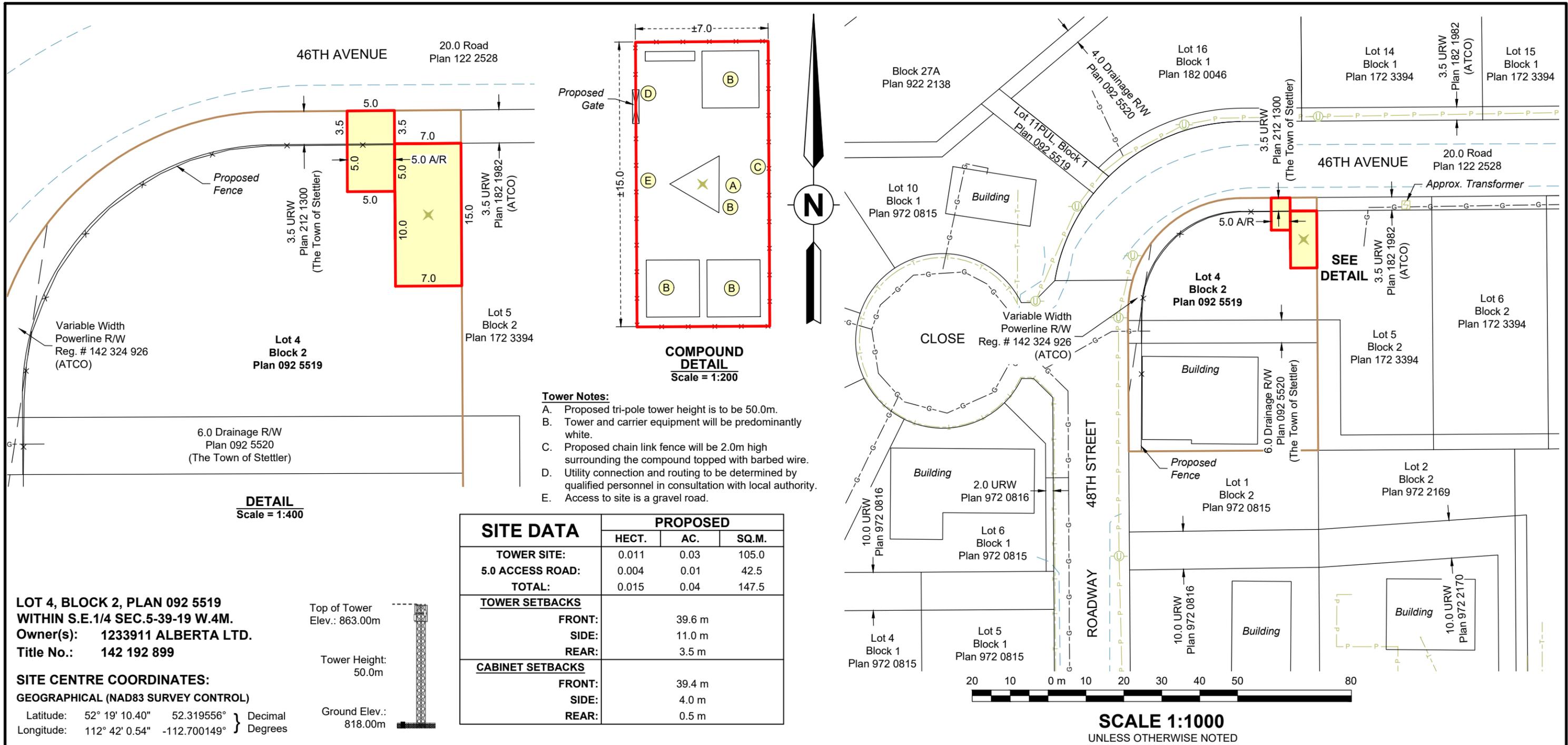
- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
- (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING 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.

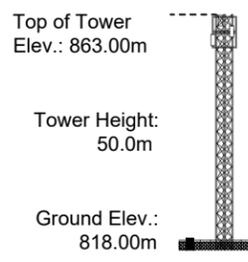
The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

<b>TOWN OF STETTLER OFFICE USE ONLY:</b>	
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: _____



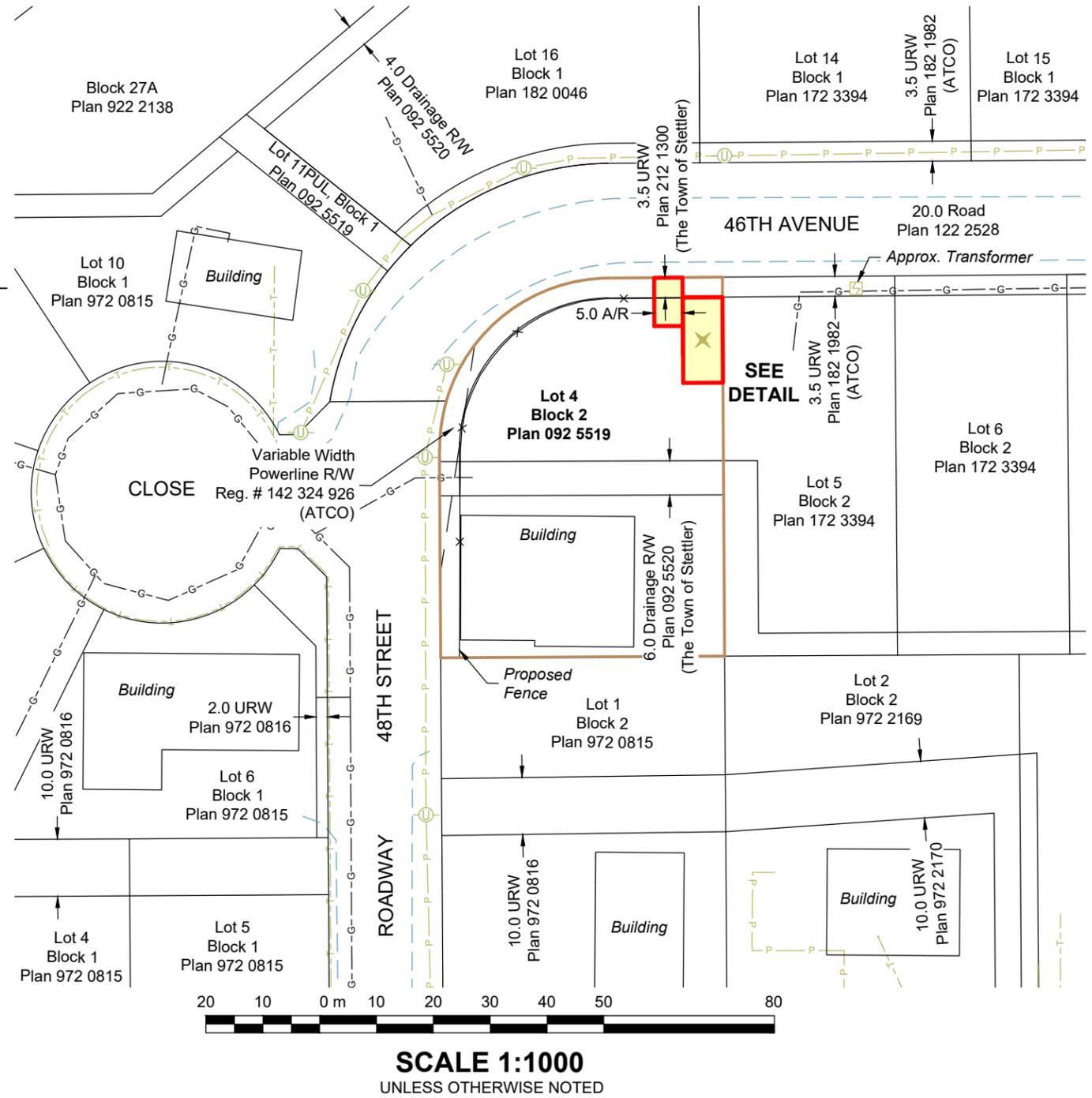
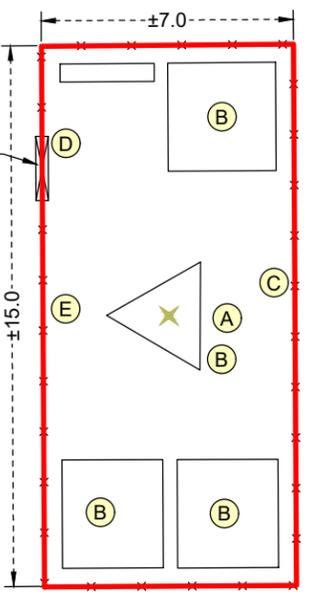
**LOT 4, BLOCK 2, PLAN 092 5519**  
**WITHIN S.E. 1/4 SEC. 5-39-19 W. 4M.**  
**Owner(s): 1233911 ALBERTA LTD.**  
**Title No.: 142 192 899**

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



- Tower Notes:**
- A. Proposed tri-pole tower height is to be 50.0m.
  - B. Tower and carrier equipment will be predominantly white.
  - C. Proposed chain link fence will be 2.0m 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	105.0
5.0 ACCESS ROAD:	0.004	0.01	42.5
<b>TOTAL:</b>	<b>0.015</b>	<b>0.04</b>	<b>147.5</b>
<b>TOWER SETBACKS</b>			
FRONT:		39.6 m	
SIDE:		11.0 m	
REAR:		3.5 m	
<b>CABINET SETBACKS</b>			
FRONT:		39.4 m	
SIDE:		4.0 m	
REAR:		0.5 m	



**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 \_\_\_\_.

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

**SHARED TOWER**  
**SKETCH PLAN SHOWING**  
**TOWER SITE STCA141**

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

**PRELIMINARY PLAN**  
 SUBJECT TO REVISION

REV.	DATE	DESCRIPTION	SL/KM	RBD	----
0	Dec. 03/24	Plan Issued			
<b>REVISIONS</b>			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 Town of Stettler, Shared Tower Inc. is proposing a new wireless communication facility (cellular tower) at 4410 48 St.

**What Kind of Tower is Proposed?**

Shared Tower is proposing to build a 50-metre tripole and 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 up to 3 carriers, thus improving coverage and service for multiple service providers. A tower profile of the proposed facility is included below.

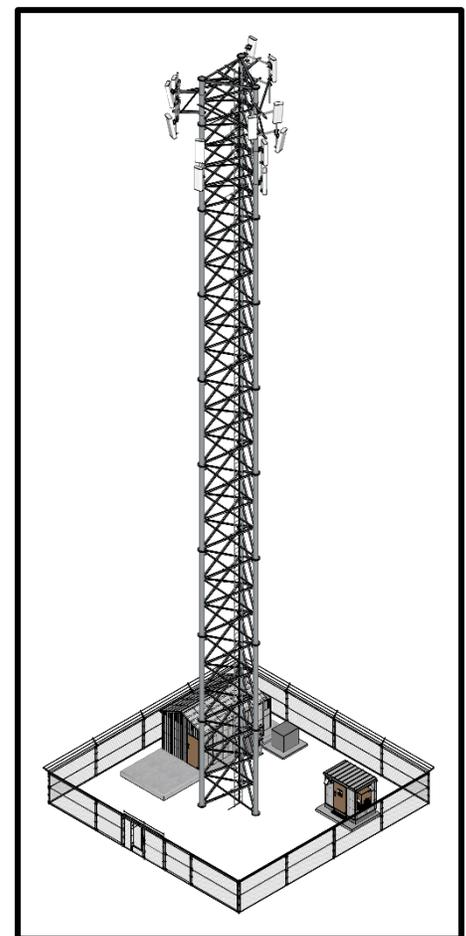
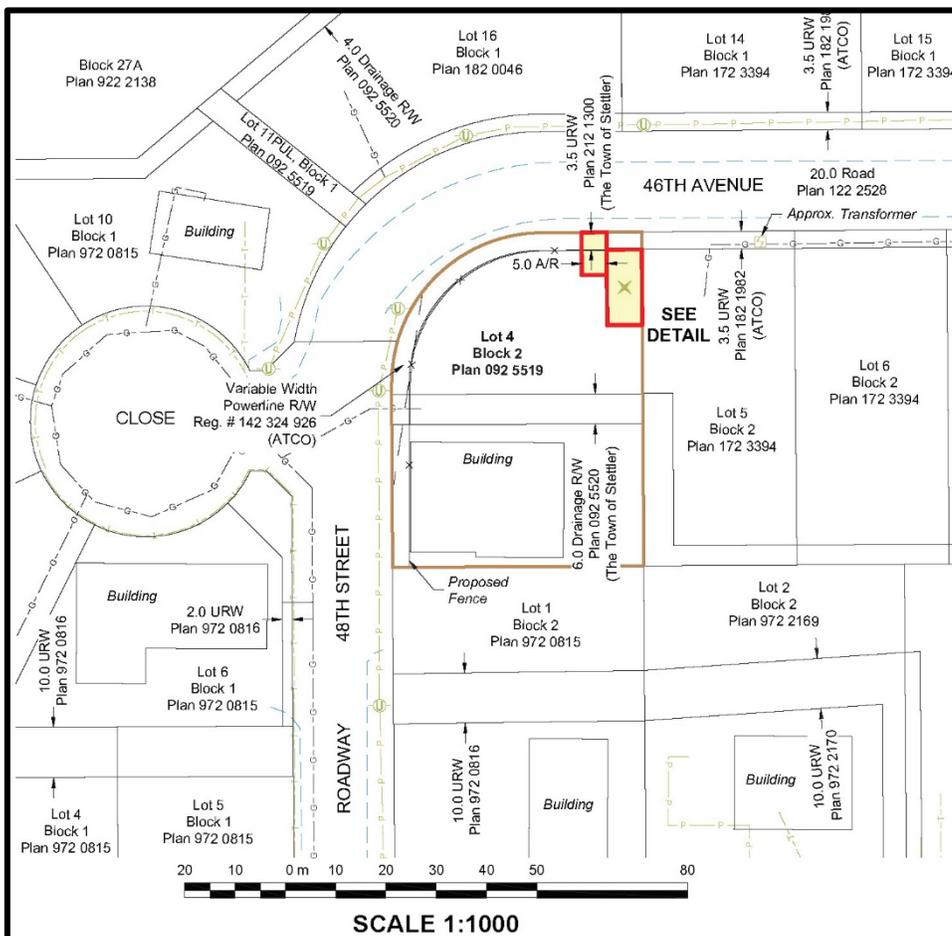


Figure 1: Compound layout

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 town. 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 locations of existing tower sites in the vicinity of the proposed tower. The following facilities have been assessed for their co-location potential:

- a guyed tower with Rogers antennas deployed at 96m elevation, located 1.71km northwest of the site; and
- a guyed tower with Telus antennas deployed at 90m elevation, located 1.79km northwest of the site.

These facilities were deemed insufficient due to their distances from the target service area.

The map shown below illustrates the location of existing tower sites in the vicinity of the proposed tower.



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  
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 above by close of day **May 10th, 2025**, 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 ISED'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 ISED 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](mailto:ic.spectrumedmonton-edmontonspectre.ic@canada.ca)

General information relating to antenna systems is available on ISED'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 ISED. 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 ISED mandates that proponents follow tower consultation guidelines as outlined in CPC 2-0-03 Radiocommunication and Broadcasting Antenna Systems.

## **Public Consultation**

ISED has established a default public consultation process that Telecommunications Antenna Systems (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 ISED 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 ISED's default process, the public notification period will last 30 days. Although ISED has exclusive jurisdiction in the licensing of telecommunication sites such as the proposed tower, the Town of Stettler will review the proposal and elect to issue a letter of concurrence or non-concurrence.

## **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 ISED Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISED 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](http://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.

### **Impact Assessment Act**

Shared Tower attests that the proposed TAS described in this notification package is excluded from environmental assessment under the Impact 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 and NAV Canada aeronautical safety requirements. We do not anticipate any additional lighting or marking requirements from Transport Canada or NAV Canada. If any aeronautical safety features are deemed necessary, this information will be provided to the municipality.

### **Public Disclosure of Comments**

Submissions received shall form part of ISED'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 ISED.

**Dossier de notification**  
**Projet d'Infrastructure de Communications Sans Fil**  
**4410 48 Street, Stettler**  
**Numéro de dossier de Shared Tower Inc.: STCA141**

Afin d'améliorer la couverture et la capacité du réseau sans fil à Stettler, Shared Tower Inc. propose la construction d'une nouvelle installation de communication sans fil (tour cellulaire) à l'adresse 4410, 48 Street.

**Qu'est-ce qui est proposé?**

Shared Tower Inc. prévoit d'ériger un pylône tripolaire de 50 mètres. Shared Tower Inc. a achevé des plans de conception préliminaires. Le pylône inclura plusieurs antennes telles que l'antenne AIR 3258. Ces plans de conception sont soumis à une révision et une approbation finales. Il est conçu pour accueillir la co-localisation de 3 opérateurs, améliorant ainsi la couverture et le service pour plusieurs fournisseurs. Le profil du pylône proposé est inclus ci-dessous.

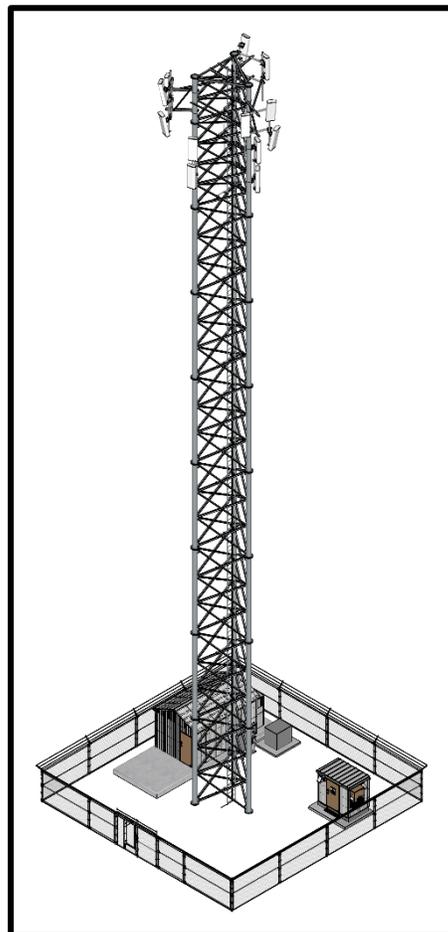
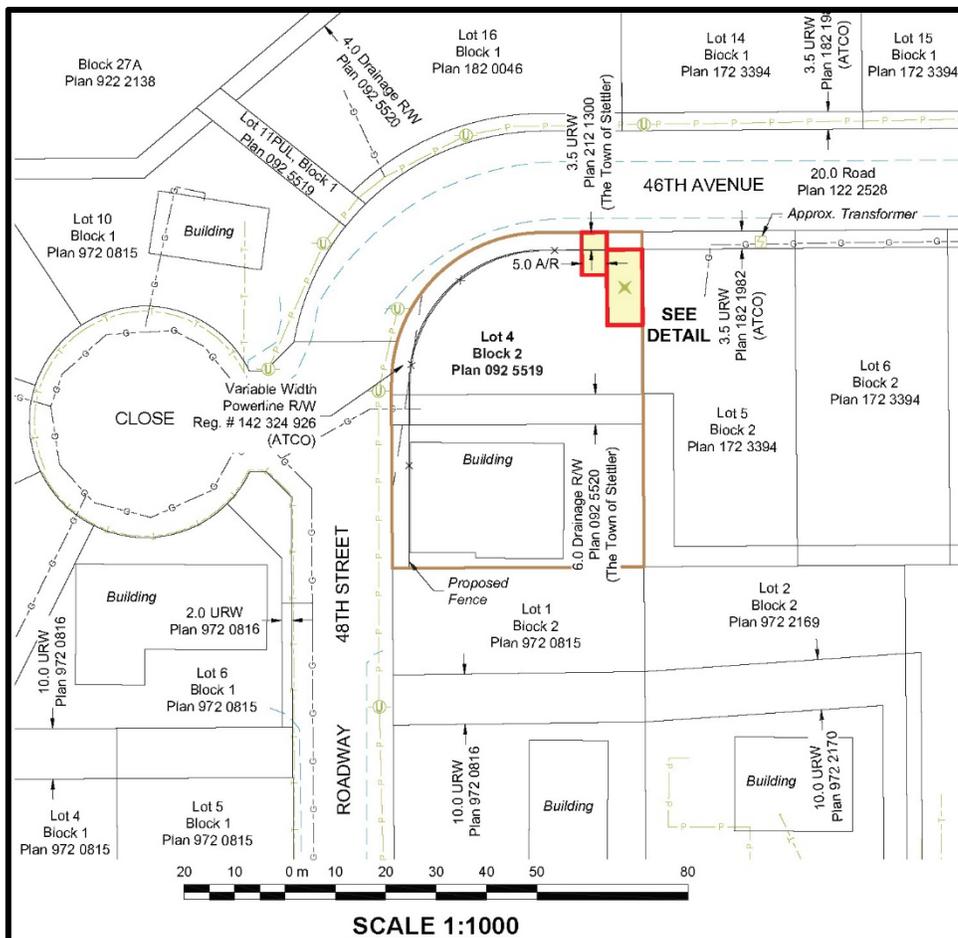


Figure 1: Schéma du site

Figure 2: Profil du pylône

## Emplacement du pylône

Adresse municipale : 4410, 48 Street, Stettler

Coordonnées : 52.319556, -112.700149

Une vue aérienne de l'emplacement du site est illustrée ci-dessous.



Figure 3: Emplacement du pylône et du site

## Pourquoi cette installation est-elle nécessaire ?

Shared Tower a identifié le besoin d'améliorer la couverture du réseau de télécommunications dans cette zone de la ville. En tant que développeur de pylônes neutres vis-à-vis des opérateurs, nos pylônes permettent à plusieurs opérateurs cellulaires de se co-localiser et de partager des équipements, réduisant ainsi le besoin de nouvelles installations dans la région. Le design proposé pour le pylône offre un espace et une capacité de charge suffisants pour des antennes supplémentaires, si d'autres opérateurs souhaitent installer des équipements pour soutenir leurs besoins en réseau à cet emplacement.

Avant de proposer une nouvelle installation de télécommunications, Shared Tower a examiné la localisation des pylônes de télécommunications existants pour des opportunités de co-localisation. La carte montrée à la Figure 4 illustre les emplacements des sites de pylônes existants à proximité du pylône proposé. Les installations suivantes ont été évaluées pour leur potentiel de co-localisation:

- un pylône haubané avec des antennes Rogers installées à une hauteur de 96 mètres, situé à 1,71 km au nord-ouest du site; et

- un pylône haubané avec des antennes Telus installées à une hauteur de 90 mètres, situé à 1,79 km au nord-ouest du site

Ces installations ont été jugées insuffisantes en raison de leurs distances par rapport à la zone de service ciblée.

La carte ci-dessous illustre l'emplacement des sites de pylônes existants à proximité du pylône proposé.



Figure 4: Sites de télécommunications actuelles près du pylône proposé

### Commentaires sur cette proposition

Le public est invité à demander des informations supplémentaires ou à fournir des commentaires écrits à:

**Personne-ressource de la demande:**

Responsable de la Planification  
 Shared Tower Inc.  
 1300, chemin Cornwall, unité 101  
 Oakville, ON L6J 7W5  
 (403) 417-9200  
 municipalwest@sharedtower.ca

**Personne-ressource municipale:**

Équipe de planification et de développement  
 Ville de Stettler  
 5031 - 50 Street  
 Stettler, Alberta T0C 2L0  
 (403) 742-8305

TOUTE PERSONNE peut soumettre une contribution écrite aux personnes énumérées ci-dessus avant la fin de la journée du **10 mai 2025**, concernant cette question. Veuillez faire référence au site **STCA141** dans votre correspondance.

## **Innovation, Sciences et Développement économique Canada (ISDE)**

Veillez noter que l'approbation de ce site et de sa conception relève de la compétence exclusive du gouvernement du Canada par l'entremise d'Innovation, Sciences et Développement économique Canada (anciennement Industrie Canada). Pour plus d'informations sur les lignes directrices de consultation publique d'ISDE, y compris CPC-2-0-03, veuillez consulter ce site web (<https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr/savoir-plus/documents-cles/procedures/circulaires-procedures-concernant-clients-cpc/cpc-2-0-03-systemes-dantennes-radiocommunications-radiodiffusion>), ou contactez le bureau local d'ISDE à Edmonton :

Bureau de district du centre et du nord de l'Alberta:

Place du Canada

9700, avenue Jasper Nord-Ouest, bureau 725

Edmonton AB T5J 4C3

Téléphone : 1-800-461-2646 ou 780-495-2472

Télécopieur : 780-495-6501

Courriel : [ic.spectrumedmonton-edmontonspectre.ic@canada.ca](mailto:ic.spectrumedmonton-edmontonspectre.ic@canada.ca)

Des informations générales sur les systèmes d'antennes sont disponibles sur le site web de Gestion du spectre et des télécommunications d'ISDE: <http://www.ic.gc.ca/tours>.

### **Exigences locales pertinentes en matière d'utilisation du sol**

Les pylônes et les systèmes d'antennes de radiocommunication sont exclusivement réglementés par la législation fédérale en vertu de la Loi sur la radiocommunication et administrés par ISDE. Par conséquent, la législation provinciale telle que la Loi sur le gouvernement municipal, *Municipal Government Act*, y compris les exigences locales pertinentes en matière d'utilisation du sol, ne s'applique pas à ces installations. Il est important de comprendre qu'ISDE exige que les promoteurs suivent les lignes directrices de consultation des pylônes telles qu'indiqué dans le CPC 2-0-03 – *Systèmes d'antennes de radiocommunications et de radiodiffusion*.

### **Consultation publique**

ISDE a établi un processus de consultation publique par défaut que les promoteurs de systèmes d'antennes doivent suivre en l'absence d'une autorité locale en matière d'utilisation des terres (c'est-à-dire Stettler) ayant un processus de consultation publique établi et documenté. La ville de Stettler n'a actuellement pas de processus établi, et donc, Shared Tower suivra la procédure de l'ISDE, qui implique une distribution aux propriétaires de terrains dans un rayon de trois fois la hauteur de la tour et une annonce dans le journal local. Conformément au processus par défaut de l'ISDE, la période de notification publique durera 30 jours. Bien qu'ISDE ait compétence exclusive en matière de délivrance de licences pour les sites de télécommunications tels que le pylône proposé, la ville de Stettler examinera la proposition et décidera d'émettre une lettre d'accord ou de désaccord.

### **Contrôle de l'accès public**

L'équipement nécessaire pour soutenir le pylône sera situé à l'intérieur de l'enceinte clôturée du pylône, sans accès public. Toutes les armoires d'équipement des fournisseurs de services seront surveillées pour prévenir tout accès non autorisé.

### **Conformité au Code de sécurité 6 de Santé Canada**

Le rôle de Santé Canada est de protéger la santé des Canadiens, et le ministère a entrepris de rechercher et d'étudier tout effet potentiel sur la santé associé à l'exposition à l'énergie électromagnétique. Santé Canada a élaboré des lignes directrices pour une exposition humaine sûre aux énergies RF, communément appelées Code de sécurité 6.

Le Code de sécurité 6 a été adopté par ISDE Canada et est inclus dans ses documents réglementaires sur les licences de radiocommunications et les exigences opérationnelles. ISDE Canada exige que tous les promoteurs et exploitants veillent à ce que leurs installations et appareils soient conformes au Code de sécurité 6 en tout temps. Shared Tower Inc. atteste que le système d'antennes de radiocommunication décrit dans ce rapport respectera les limites du Code de sécurité 6 de Santé Canada, telles qu'elles peuvent être modifiées de temps à autre, pour la protection du grand public, y compris les effets combinés des co-localisations d'opérateurs supplémentaires et des installations à proximité dans l'environnement radio local.

Pour plus d'informations sur le Code de sécurité 6, veuillez visiter le site de Santé Canada suivant: <http://www.santecanada.gc.ca/>.

### **Pratiques d'ingénierie**

Shared Tower Inc. atteste que le système d'antennes de radiocommunication tel que proposé pour ce site sera construit conformément aux normes pertinentes de l'Association canadienne de normalisation (CSA) pour les sites de pylônes de télécommunications et qu'il sera conforme aux bonnes pratiques d'ingénierie, y compris en termes d'adéquation structurelle.

### **Loi sur l'évaluation d'impact**

Shared Tower Inc. atteste que le système d'antennes de radiocommunication proposé décrit dans ce dossier de notification est exempt d'évaluation environnementale en vertu de la Loi sur l'évaluation d'impact.

### **Exigences de balisage d'obstacle aérien de Transports Canada**

Shared Tower Inc. Canada atteste que le système d'antennes de radiocommunication décrit dans ce dossier de notification sera conforme aux exigences de sécurité aéronautique de Transports Canada et de NAV Canada. Nous ne prévoyons aucune exigence supplémentaire en matière d'éclairage ou de balisage de la part de Transports Canada ou de NAV Canada. Si des caractéristiques de sécurité aéronautique sont jugées nécessaires, cette information sera communiquée à la municipalité.

### **Divulgation publique des commentaires**

Les soumissions reçues feront partie du processus de consultation publique d'ISDE en vertu de la Circulaire de procédures à la clientèle CPC-2-0-03 en matière de gestion du spectre et télécommunications, circulaire des procédures concernant les client, et pourront être rendues publiques dans le cadre d'un rapport remis aux parties intéressées, à la municipalité et à ISDE.

