



**Planning Services**

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6 November 2019

Lena Fulton  
Site Acquisitions & Municipal Affairs  
LandSolutions LP  
600 – 322 11<sup>th</sup> Avenue SW  
Calgary, AB T2R 0C5

Dear Ms. Fulton,

**Re: Letter of Non-Concurrence**  
**1000 – 200 Southridge Drive | Lot 12, Block 1, Plan 051 3261**  
**Proposed 30m Telecommunication Antenna Tower**

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The Town of Okotoks Planning Services has reviewed the Type 'A' submission for the installation of a new 30 m telecommunication antenna tower and associated equipment cabinet area at the above noted location in accordance with the Town of Okotoks Telecommunication Antenna Structures Siting Protocols.

**Planning Services does not concur with the proposed installation** in accordance with the plans received on October 10, 2019 for the following reasons:


1. The telecommunication antenna tower does not meet the residential development setback distance guidelines under section 7.6 of the Town Protocols. For towers 15 to 30 metres in height, a minimum setback of 75 metres should be provided and the nearest residential dwelling is approximately 69 metres from the tower location. The Town can vary this recommended setback on a site-by-site basis in consideration of intervening topography, vegetation, major transportation corridors, or other measures, such as the camouflaging of the tower structure. In this circumstance, there is some intervening vegetation but it provides limited screening of the tower and the intervening roadway has the effect of enhancing the visibility of the tower by providing a more open view of the structure from additional residential dwellings in the area. Given the number of concerns over the appearance of the tower by nearby residents, a lesser setback should not be considered in this case.
2. The height and appearance of the structure does not fit within the context of the area. Planning Services acknowledges the proponent has addressed the ground level equipment and tower base through an enclosure that matches the quality materials of waste enclosures within the commercial site. However, limited attempts to address the appearance of the tower beyond the height of the enclosure has been undertaken through any form of camouflage or screening of antenna equipment. Based on discussions with the proponent, the Town does not have confidence that

the tower can be screened or camouflaged in a manner that addresses the prominence of the tower to the surrounding residential area.

Planning Services notes that in considering concurrence on the proposed tower, alternative locations within the subject property were discussed and a mutually agreeable alternative site location was not able to be found. Planning Services recommends other options for providing coverage to the area be further investigated such as streetlight mounted antennas or collaborating with Telus to modify the existing tower located at 400 – 200 Southridge Drive to allow for collocation.

Enclosed is one copy of the drawings marked with non-concurrence. Please contact the undersigned at (403) 995-2759 or [cgainer@okotoks.ca](mailto:cgainer@okotoks.ca) if you have any questions.

Sincerely,



Colin Gainer, RPP, MCIP  
Senior Planner

Encl.

CC: Innovation, Science, and Economic Development Canada – Spectrum Management  
Town of Okotoks Council