	<h1 style="text-align: center;">Town of Cochrane Policy</h1>
<p>Policy No.: Policy Title: Approval Date: Revision Date: Department:</p>	<p>2004-01 Telecommunications Antenna Structure Siting Protocols April 11, 2016 Planning & Engineering Services</p>

Policy Statement

The intent of the Telecommunications Antenna Structure Siting Protocols is to establish procedural standards that will allow the Town of Cochrane to effectively participate in and influence the placement of telecommunications structures proposed within Town limits.

The protocols are also intended to assist Town Council, Town staff, Industry Canada, representatives of the telecommunications industry and the public in being aware of and understanding the implementation methods, processes, procedures, and criteria used to achieve this purpose.

1. Reason for Policy

- 1.1 Telecommunication antenna structures are constructed within Town limits.
- 1.2 The Industry Canada process does not include review criteria or process that is specific to the Town of Cochrane.
 - 1.2.1 Industry Canada is the delegated approving authority for all telecommunications structures in Canada through the *Radiocommunication Act*.
- 1.3 The protocols detail the procedural standards for the Town, the public, Industry Canada, and the telecommunications industry for applying for a new telecommunications

antenna and/or structure(s) in the context of the Town of Cochrane.

2 Related Information

- 2.1 *Radiocommunication Act* is available for reference at <http://laws.justice.gc.ca/>
- 2.2 Industry Canada's Client Procedures Circular CPC-2-0-03, Radiocommunication and Broadcasting Antenna Systems; Guide to Understanding federal requirements for telecommunications structure applications under the *Radiocommunication Act*; <http://www.ic.gc.ca/>
- 2.3 Safety Code 6; Health Canada's regulations regarding health issues related to telecommunication antennas, telecommunications structures, and radiofrequency exposure guidelines; available for reference at www.healthcanada.gc.ca
- 2.4 City of Calgary's Telecommunications Structures Antenna Siting Protocols; available for reference at <http://www.calgary.ca>
- 2.5 Federation of Canadian Municipalities Antenna System Siting Protocol Template; available for reference at <http://www.fcm.ca/>
- 2.6 Canadian Environmental Assessment Act, 2012 – CEAA 2012 is the authority for environmental assessments for telecommunications structures; available for reference at <https://www.ceaa-acee.gc.ca/>
- 2.7 Transport Canada and NAV CANADA are the authority for requirements for aeronautical safety, available for reference at <http://www.tc.gc.ca/> and <http://www.navcanada.ca/>
- 2.8 Land Use Bylaw 01/2004

3 Definitions

- 3.1 All definitions are defined in the protocol as attached.

- 3.2 "Town" means the corporation of the Town of Cochrane and includes all lands within its jurisdictional boundaries.

4 Responsibilities

4.1 Town Council to:

- 4.1.1 Approve by resolution this policy and any amendments.
- 4.1.2 Consider the allocation of resources for successful implementation of this policy in the annual budget process.
- 4.1.3 Consider all applications for a letter of concurrence identified as a Type A Submission.

4.2 Chief Administrative Officer to:

- 4.2.1 Implement this policy and approve procedures.
- 4.2.2 Ensure policy and procedure reviews occur and verify the implementation of policies and procedures.

4.3 Senior Manager of the Department to:

- 4.3.1 Ensure implementation of this policy and procedure.
- 4.3.2 Ensure that this policy and procedure is reviewed regularly.
- 4.3.3 Make recommendations to the Chief Administrative Officer of necessary policy or procedure amendments.
- 4.3.4 Consider all applications for a letter of concurrence identified as a Type B Submission and Type C Submission.

4.4 Supervisor to:

- 4.4.1 Understand, and adhere to this policy and procedure.

4.4.2 Ensure employees are aware of this policy and procedure.


4.5 All Employees to:

4.5.1 Understand and adhere to this policy and procedure.

5 Exclusions

5.1 Amateur radio antenna structures are excluded and are not administered by these Protocols. Regulations pertaining to amateur radio antenna structures are governed by the Town of Cochrane Land Use Bylaw.

6 End of Policy

	<h1 style="text-align: center;">Town of Cochrane Procedure</h1>
<p>Policy No.: Policy Title: Department:</p>	<p>2004-01 Telecommunications Antenna Structure Siting Protocols Planning & Engineering Services</p>

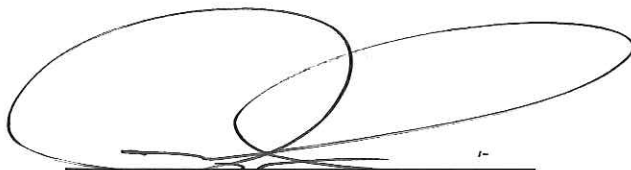
1. Telecommunications Antenna Structure Siting Protocols

- 1.1 The Telecommunications Antenna Structure Siting Protocols shall be used for telecommunications structures applications within Cochrane, not including amateur antennas.
- 1.2 The protocols detail the procedural standards for the Town, the public, Industry Canada, and the telecommunications industry for applying for a new telecommunications antenna and/or structure(s) in the context of the Town of Cochrane.

2. Appendix – Attached – Telecommunications Antenna Structure Siting Protocols

3. End of Procedure

Approval



Julian deCocq, C.A.O.

April 13, 2016
Date



**TOWN OF COCHRANE
TELECOMMUNICATIONS ANTENNA
STRUCTURES SITING PROTOCOLS**

MARCH 2016

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Acknowledgements

This protocol has been created using the City of Calgary's Telecommunication Antenna Structures Siting Protocols as a basis for direction. We would like to thank the City of Calgary for their consultation and advice throughout the process. We would also like to acknowledge the telecommunication carriers, in collaboration with City of Calgary staff, for their hard work in establishing the City of Calgary's Telecommunication Antenna Structures Siting Protocols.

Definitions

- (the) Administration:*** means, for the purposes of this document, the staff of The Town of Cochrane's Planning & Engineering Services, which is tasked with receiving, evaluating and processing submissions for telecommunication antenna structures.
- Adjacent Residential Development:*** means residential properties that abut a proposed or existing telecommunication antenna structure site, including those sites separated by a public or private thoroughfare, utility right-of-way, railway, stream, river or other natural or manmade feature or element as determined by The Town of Cochrane.
- Affected Residential Properties:*** means all residential properties within a 300 metre radius of a proposed telecommunication antenna structure to which notification of a public consultation meeting must be sent.
- Co-location:*** means the placement of telecommunication antennas and equipment operated by one or more proponents on a telecommunication antenna structure operated by a different proponent, thereby creating a shared facility.
- Futures:*** means the identification of locations on a telecommunication antenna structure allocated for antenna arrays which will be installed at some time in the future rather than at the time of the initial construction of the structure.
- Letter of Concurrence:*** means a letter from the Town of Cochrane supporting a proponent's proposal for the installation of a telecommunication antenna structure within the town.
- Letter of Non-concurrence:*** means a letter from the Town of Cochrane signifying no support for a proponent's proposal for the installation of a telecommunication antenna structure within the town.

Proponent:	means a company, business or organization providing wireless telecommunication services.
(the; these) Protocols:	means the provisions of The Town of Cochrane's <i>Telecommunication Antenna Structures Siting Protocols</i> .
Public Consultation Meeting:	means a meeting conducted by a proponent's representative(s), to which members of the public (see <i>Affected Residential Properties</i>) are invited, and at which the public is informed about a proposed telecommunication antenna structure placement within the community. The meeting may be either formal or open house format, at the discretion of the proponent.
Residential Development:	means land that has residential buildings (dwellings) constructed upon it.
Residential District:	means any area of land designated by The Town of Cochrane Land Use Bylaw as an area primarily for residential development.
Residential Properties:	means land subdivided for residential development that either has existing residential buildings on it or is currently vacant but intended for future residential use.
Roof Top Installation:	means any telecommunication antenna structure that is placed on the roof of a building.
Safety Code 6:	means Health Canada's standards for acceptable human exposure to radiofrequency electromagnetic fields as set out in its document <i>Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 KHZ to 300 GHZ</i> , as amended. Pursuant to Federal requirements, all telecommunication antenna structures within the Town of Cochrane must comply with these standards.
Stakeholder Group	means a group of people, or an organization that may be affected by or hold an interest in a

proposed telecommunication antenna structure. A Stakeholder Group may be contacted as appropriate, at the discretion of the Town of Cochrane.

Stealth Structure or Stealth Installation:

means the installation of a telecommunication antenna structure in a manner that is designed and constructed to hide, camouflage or integrate the telecommunication antenna structure into an existing building, landscape, topography or structure.

Submission:

means an information package regarding a proposed telecommunication antenna structure submitted by a proponent to The Town of Cochrane for concurrence, and containing materials for review such as site plans, photographs, and detailed drawings of the structure.

Telecommunication Antenna:

means a device that requires a permit from the Federal Government and is used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other communications energy transmitted from or to be received by other antennas.

Telecommunication Antenna Structure:

means any roof-top, building-mounted or ground-mounted pole, tri-pole, spire, lattice work or other freestanding structure, tower, streetlight, parking lot light or combination thereof, including supporting lines, cables, wires, and braces intended for the purpose of mounting a telecommunication antenna or series of antennas on it. Also included are any cabinets or shelters containing electronic or other equipment associated with these antenna structures and any compound required to accommodate these components. Amateur Radio Antenna Structures are excluded and are not administered by these Protocols.

- Tower:*** means any ground-mounted monopole, tri-pole, or lattice work structure upon which telecommunication antennas are attached. Not included are streetlight poles, parking lot light poles, existing electric utility towers or similar type structures as determined by The Town of Cochrane.
- Type A Submission:*** means the type of submission processing method for those telecommunication antenna structures listed in subsection 7.1 of these Protocols.
- Type B Submission:*** means the type of submission processing method for those telecommunication antenna structures listed in subsection 7.2 of these Protocols.
- Type C Submission:*** means the type of submission processing method for those telecommunication antenna structures listed in subsection 7.3 of these Protocols.

1.0 Purpose and Objectives of the Protocols

1.1 Purpose

The purpose of the Telecommunication Antenna Structures Siting Protocols is to establish procedural standards that will allow the Town of Cochrane to effectively participate in and influence the placement of telecommunication antenna structures proposed within the town limits. The Protocols are also intended to assist Town Council, Town Staff, Industry Canada, representatives of the telecommunications industry and the public understanding the implementation methods, processes, procedures and criteria used to achieve this purpose.

1.2 Objectives

The objectives of these Protocols are:

1. To establish a process and criteria for consistently and equitably reviewing, evaluating and deciding upon each proposal for placing a telecommunication antenna structure within the Town of Cochrane.
2. To provide clear and reasonable requirements for effective participation and cooperation between the proponents and the Town of Cochrane.
3. To minimize the number of towers required for telecommunication antenna networks within Cochrane.
4. To ensure co-location opportunities for telecommunication antenna structures are explored and acted upon.
5. To encourage and promote opportunities for improved telecommunication antenna structure design and concealment in order to minimize their visual impacts on the surrounding area and the town in general.
6. To provide an opportunity for residents located near specific types of proposed telecommunication antenna structures (towers) to make comments, ask questions or raise concerns relating to the proposal, make the proponent aware of local considerations and provide recommendations regarding the placement and/or appearance of the structure.

2.0 The Town's Authority Regarding Telecommunication Antenna Structures

The Town of Cochrane **is not the approving authority** for telecommunication antenna structures.

The Federal Minister of Industry **is the approving authority** for the development and operation of radiocommunication in Canada, including telecommunication antenna structures, pursuant to the *Radiocommunication Act*. Industry Canada* is tasked with, among other things, administering the orderly development and operation of telecommunication antenna structures.

In this regard, Industry Canada requires that, in certain cases, the local land use authority and the public must be consulted for input regarding the proposed placement of a telecommunication antenna structure. The Town of Cochrane's Planning & Engineering Services is responsible for reviewing these submissions on The Town's behalf and, as appropriate, circulating to Town Council. Depending on the nature of the proposal, a letter of support (concurrence) or non-support (non-concurrence) is sent to the wireless service provider from Council, for Type A structures, and from Administration for Type B & C structures upon completion of its review of the proposal.

Planning & Engineering Services reviews each proposed submission for a telecommunication antenna structure based on specific physical criteria. This involves reviewing and evaluating such things as the proposed location of a telecommunication antenna structure and aspects of its design, including, but not limited to, height, colour, type, number of antennae to be placed on the structure, screening of any equipment compound, the design and materials to be used for any equipment storage shed, the potential for co-location of other proponents on the structure, and compliance with *The Town of Cochrane Telecommunication Antenna Structures Siting Protocols*. Based on this review, a letter of support (concurrence) or non-support (non-concurrence) is issued.

In cases where The Town does not support a proposal, it cannot prevent a proponent from ultimately gaining permission from Industry Canada to install a telecommunication antenna structure even if it contravenes the Town's Telecommunication Protocols.

* For additional information regarding Industry Canada's mandate and the application of its authority in the wireless telecommunications process, please consult Industry Canada's *Client Procedures Circular CPC-2-0-03*. This publication and others pertinent to telecommunications are available at <http://strategis.gc.ca/spectrum>.

3.0 The Town's Role at a Public Consultation Meeting

The Town of Cochrane performs three main functions at a public consultation meeting, including:

1. To scrutinize the consultation process:
 - By observing how and what information is provided to the public by the proponent about the proposed telecommunication antenna structure and its intended location;
 - By observing what questions arise from the public about the proposed installation;
 - By observing what answers to these questions are provided by the proponent; and
 - By observing how concerns and other issues regarding the proposed telecommunication antenna structure's placement are resolved.
2. To clarify the provisions of The Town's *Telecommunication Antenna Structures Siting Protocols* as required:
 - By explaining the procedures regarding the notification process;
 - By articulating what is expected in terms of resolving the issues brought forward at the meeting by the public;
 - By communicating The Town's objective regarding the co-location of other proponents' antennas on existing and proposed telecommunication antenna structures; and
 - By outlining the circumstances required for the issuance of a letter of concurrence or non-concurrence.
3. To explain The Town's role in the deployment of telecommunication antenna structures, which includes:
 - Ensuring The Town's *Telecommunication Antenna Structures Siting Protocols* are followed;
 - Evaluating each proposal based on specific criteria, reasoning and development guidelines;
 - Confirming that the proponent has conducted and completed any follow-up work arising from a public consultation meeting; and
 - Facilitating communication between other proponents regarding co-location arrangements.

4.0 The Town's Role in Reviewing a Telecommunication Submission

The Town of Cochrane reviews and evaluates each submission it receives for a telecommunication antenna structure. *Appendix A: Telecommunication Antenna Structure Decision Framework* provides an overview of how the Town will make decisions on proposed telecommunication antenna structures based on the criteria in this protocol. The specific elements and issues observed, reviewed, analyzed, evaluated and decided upon in reaching a decision to either support or not support a submission are predominantly, but not limited to, the following*:

- Proposed location on municipal land, or in a community or area;
- Existing and proposed on-site uses and structures;
- Adjacent sites and their existing and proposed uses and structures;
- Co-location potentials on this site and on nearby sites with other existing or proposed telecommunication antenna structures;
- Compliance with the Town of Cochrane Telecommunication Antenna Structures Siting Protocols;
- Conformity with the Town's Municipal Development Plan policies regarding historic sites and environmentally sensitive areas; and
- Design aspects of the proposal, including:
 - height;
 - colour;
 - type of structure;
 - diameter (if a monopole or tri-pole);
 - number of antenna arrays (including futures);
 - shrouding of antenna arrays;
 - potential for disguising or camouflaging;
 - screening of equipment compound and shelter(s);
 - plans, arrangement, materials and colour of equipment shelters(s);
 - location on the site;
 - access/egress to the facility;
 - impact on on-site parking facilities and vehicular movement;
 - impact on on-site garbage facilities;
 - impact on on-site utility R.O.W.s;
 - proposed signage or other markings and lighting;
 - distance to other existing towers; and

* The Town of Cochrane does not assess any submission for a telecommunication antenna structure with respect to **health and radiofrequency exposure issues** or any other non-placement or non-design related issues. Any questions or comments the public may wish to make regarding health issues related to cell phones, cell towers and radiofrequency exposure guidelines (Safety Code 6) should be directed to Health Canada on-line at healthcanada.gc.ca and to the proponent's representative. Industry Canada, Spectrum Management Operations Branch may also be contacted for information by phone at 403-292-4575 or by e-mail at spectrum.calgary@ic.gc.ca.

- removal of redundant structure(s) (if a re-build, replacement or co-location).

Prior to contacting the Town to make a submission for a telecommunication antenna structure (as outlined in Section 6.0 of the Protocols), proponents are encouraged to consider the information detailed in the location criteria set out in subsections 4.1, 4.2, 4.3, and 4.4 below.

4.1 Initial Contact with the Town of Cochrane

Prior to physically investigating an area for potential telecommunication antenna structure site locations, the Town of Cochrane requests that proponents provide Administration with a courtesy notification that locations in the community are being assessed for a telecommunication antenna structure site. The courtesy notification should include the location of the sites that are being assessed and site evaluation criteria. Upon review, the proponent may be asked to consider alternative locations to investigate.

4.2 Pre-Submission Consultation with the Town of Cochrane

Prior to submission, the Town of Cochrane requests that the proponent schedule a pre-submission consultation to identify preliminary issues of concern prior to making their submissions. In this regard, the pre-submission consultation should ensure the following factors are addressed:

- the submission type;
- the proposed telecommunication antenna structure location;
- potential alternative locations;
- evaluation criteria;
- the type and height of the proposed telecommunication antenna structure;
- documentation regarding the investigation of co-location potentials on existing or proposed telecommunication structures within 500 metres of the subject proposal;
- documentation regarding the offer for co-location on the proposed telecommunication antenna structure; and,
- the necessity for a public consultation meeting.

4.3 Location Criteria for Developed Areas

The placement of telecommunication antenna structures in developed urban areas often raises concerns about aesthetics, property values and exposure to radio frequency electromagnetic fields created by these installations.

With respect to aesthetics and property values, Section 8.0 of the Protocols encourages proponents to consider the use of disguised and camouflaged antenna structures wherever possible. The Town has also provided options regarding preferred built forms as a means to reducing the visual impacts telecommunication antenna structures may have on a community or neighbourhood.

Regarding health and radiofrequency (RF) exposure issues and limits for telecommunication antenna systems, these elements are regulated by Health Canada's Safety Code 6 guidelines. Health Canada's position is that there are no human health effects as long as the guidelines are followed.

The Town of Cochrane has neither the authority nor the medical/biological research expertise/capability to assess or evaluate any submission for telecommunication antenna structures with respect to RF and health issues. However, the Protocols provide guidelines for separation distances between residential uses (dwellings) and proposed telecommunication antenna structures (see subsection 8.6 of the Protocols).*

4.4 Location Criteria for New/Greenfield Areas

For locations within the Town that have not yet been developed, proponents are strongly encouraged to select sites for the placement of their telecommunication antenna structures prior to development taking place. The Town promotes this course of action so that those purchasing properties in these newly developing areas will be able to make informed decisions based on an understanding of where telecommunication antenna structures are likely to be installed.**

Accordingly, The Town has established the following lists of preferred and discouraged locations for telecommunication antenna structure placement in new communities, as follows:

a) Preferred Locations

- **Municipally-owned lands**
- Incorporated into community landmark or entranceway architectural features
- Industrial and commercial areas

* Note: These separation distances are not based on any medical or scientific requirement, evidence or verification.

** Note: This should not be construed to mean that telecommunication antenna structures will be confined to these locations only. Changes in technology and increased demand for cellular phone service and data streaming may require additional sites in the community that cannot presently be determined.

- Transportation and Utility Corridors
- In close proximity to similarly-scaled structures
- Some institutional uses where appropriate, including, but not limited to, those institutions that require telecommunications technology, i.e.: colleges and universities
- Appropriate or innovative architectural features within developments
- Other non-residential areas considered appropriate by the Town of Cochrane
- Within or adjacent to parks, green spaces, golf courses and other recreational parcels, preferably incorporated into light standards for ball parks or parking areas

b) Discouraged Locations

- Close proximity to residences (see subsection 8.6 Residential Development Setback Guidelines)
- Ecologically significant natural lands
- Riverbank lands
- Sites of topographical prominence
- Heritage areas
- Heritage structures (unless forming an integrated part of that structure's overall design through the use of camouflaging or other hidden stealth structures, features and forms)
- Pitched roofs (unless screened or housed to hide the antenna array)
- Proximity to schools (towers should be no closer than 100 metres away from the nearest portion of a school building or the nearest portable classroom, whichever is closer to the proposed installation)

5.0 Notification and Public Consultation Process

5.1 Notification Obligations When a Public Consultation Meeting Is Not Required

When a public consultation meeting is not required, pursuant to subsections 7.2, or 7.3 of the Protocols, a public notice shall be published in the all local newspapers for two consecutive weeks by the proponent in advance of a submission made to the Town of Cochrane for concurrence. The notification must read **PROPOSED CELLULAR INSTALLATION IN TOWN OF COCHRANE**. This notification must include:

- The proponent's name and contact information;
- The municipal address of the proposed location;
- A map identifying the proposed location;
- The type and height of the telecommunication antenna structure; and
- A brief explanation as to why a public consultation meeting is not required, including a statement describing the classification of the telecommunication antenna structure based on the Town's protocol.

5.2 Notification Obligations When a Public Consultation Meeting Is Required

When a public consultation meeting is required, pursuant to subsections 6.3, or 7.1 of the Protocols, a Notice of Public Consultation Meeting for the proposed telecommunication antenna structure siting shall be published in all local newspapers for two consecutive weeks by the proponent. The notification must read: **NOTICE OF PUBLIC CONSULTATION MEETING: PROPOSED CELLULAR INSTALLATION IN TOWN OF COCHRANE**. The notification must include:

- The proponent's name and contact information;
- The municipal address of the proposed location;
- A map identifying the proposed location;
- The type and height of the telecommunication antenna structure; and,
- Location and date of public consultation meeting;

Additionally, written notice shall be given by the proponent to Administration, who will notify Council and the appropriate Stakeholder Groups. The written notification shall include a copy of the plans for the structure and a copy of the Notice of Public Consultation Meeting. The proponent shall then undertake the Public Consultation Meeting process by conducting a public meeting prior to

making a telecommunication antenna structure submission to The Town of Cochrane in accordance with the provisions of subsections 5.4, 5.6, 5.7 and 5.8 of the Protocols.

5.3 Notification to Affected Residential Properties

Except as may be allowed in subsection 5.5 below, when a public consultation meeting is required pursuant to subsections 6.3, or 7.1 of the Protocols, notification of the proposed siting of a telecommunication antenna structure shall be sent by the proponent to all affected residential properties within a 300 metre radius of the proposed telecommunication antenna structure, including any that are located in an adjoining municipality. The Town of Cochrane will provide the Proponent with a map and a list of addresses of Affected Residential Properties. The measurement to determine the 300 metre distance shall be taken from the centre of the proposed structure. Where the 300 metre notification ring cuts through a multi-unit residential building or a residential block, notice shall be extended to the whole building or to all residential properties on the affected block face. In addition, for apartment buildings and condominium buildings, the proponent must provide notification to each dwelling unit in the building.

5.4 Exceptions to the Notification Area Requirement

The Town of Cochrane anticipates that, in certain cases, it may be reasonable to modify the 300 metre notification area. This may involve, but is not limited to, proposed telecommunication antenna structures where the location is separated and or buffered from residential properties within the 300 metre notification area by:

- significant or extensive topographical features;
- a major transportation or utility corridor;
- tall buildings that will block all or most of the proposed telecommunication antenna structure's visibility from those residential properties beyond them; or
- substantial tree cover that will block all or most of the proposed telecommunication antenna structure's visibility from those residential properties beyond them.

Any modification of the 300 metre notification area will be at the discretion of the Town of Cochrane and must be negotiated with the Town by the proponent at the pre-submission consultation stage.

5.5 Public Consultation Meeting Notification Method and Timing

When a public consultation meeting is required, the proponent shall issue a notification in written form in accordance with subsection 5.7 of the Protocols and deliver it, by registered mail or by hand delivery, to all affected residential properties within the notification area defined in subsection 5.3 of the Protocols. The notification must be delivered to the affected residential properties at least 14 days prior to the date of the public consultation meeting event. It is recommended that the proponent keep a log or similar record showing mail out or delivery dates, times and addresses in case of a dispute regarding the notification procedure.

5.6 Public Consultation Meeting Notification Form and Content

A written public consultation notification shall be sent out in an envelope addressed to the "Occupant" and shall clearly show in bold type on the face of the envelope the statement: **A CELLULAR INSTALLATION IS PROPOSED WITHIN 300 METRES OF THIS RESIDENCE. YOU ARE INVITED TO A PUBLIC MEETING. INFORMATION IS ENCLOSED.** No advertisement shall be on the outside of the envelope. The notification shall include, as a minimum, the following information:

- the date, time and place where the public meeting will be held;
- any agenda or itinerary for the meeting;
- the name and telephone number of the proponent's representative as a contact for the public;
- information about the size, type, location on the site and diameter of the proposed telecommunication antenna structure, as well as the number and type of antenna arrays to be mounted (such as pin wheel mounted, cluster mounted, etc.), including any potential for future antenna arrays and co-location opportunities; and
- any other material the proponent deems appropriate to best inform the public.

Details should also be provided to show the proposed telecommunication antenna structure and its associated equipment shelter(s) in context with the area immediately adjacent. In this regard, presentation of accurately scaled photographic simulations depicting the proposed facility and its environs is also recommended, but is not mandatory as part of the notice.

5.7 Public Consultation Meeting Format

It is solely the responsibility of the proponent, at its own cost, to arrange, organize and conduct a public consultation meeting. At its discretion, the proponent may conduct the meeting in either a formal manner or an open house format. A formal meeting entails the public seated facing the proponent's representatives, who provide information concerning the proposed telecommunication antenna structure and answer questions about the proposal and telecommunications in general. An open house format involves a meeting with no formal seating provided and the public being free to walk through a series of displays providing information about the proposal and telecommunications in general and at which the proponent's representatives are available to discuss issues and answer questions in a one-on-one setting.

In either case, the Town of Cochrane advises the following basic information be provided at a public consultation meeting:

- the location of the telecommunication antenna structure;
- why/how the location was chosen;
- what other locations were considered and why they were not chosen;
- an aerial photograph or plan showing the proposed location of the telecommunication antenna structure, the notification area and the properties within the notification area that received a notice of the meeting;
- the height, type of telecommunication antenna structure, colour, materials, type and number of telecommunication antennas (including futures) and co-locations;
- a site plan showing where on the property the telecommunication antenna structure will be situated;
- plans showing the design and appearance of the telecommunication antenna structure and any equipment shelters, cabinets, compounds, fencing and landscaping to be provided as part of or in support of it;
- accurately scaled photographic simulations showing the property with and without the telecommunication antenna structure in place;
- the name, phone number, e-mail address and fax number of a contact person employed by the proponent;
- health and safety information regarding radio frequency transmission (Safety Code 6);
- technical information regarding radio frequency transmission as it relates to cell phone and cell tower functions;
- the time frame within which questions, concerns and comments will be received and addressed by the proponent after the meeting and prior to making a submission to The Town of Cochrane; and

- any other material that the proponent considers important to best inform the public regarding its proposal.

5.8 Town's Role in the Public Consultation Meeting

As stated in Section 3.0, the Town will not conduct the consultation meeting, however, the Town will be present at all public consultation meetings in order to ensure that all proponents follow the protocols and provide accurate information to affected residents and community members. During consultation meetings, the Town will clarify provisions relating to these protocols and will explain the Town's role in the process, as needed.

5.9 Proponent Obligations after the Public Consultation Meeting

Following a public consultation meeting, the proponent must respond to any concerns or issues arising from it. It is recommended that 14 days be allowed to ensure time for receiving and responding to any concerns from the public arising as a result of the meeting. Subsequently, the proponent may proceed with a submission to the Town of Cochrane.

5.10 Documenting the Public Consultation Meeting

Where a public consultation meeting has been conducted and the proponent proceeds with a telecommunication antenna structure submission, a brief containing the names and addresses of all attendees at the public consultation meeting must be included. A copy of any agenda, presentation, minutes or similar record may also be included at the proponent's discretion; however, the brief must document the topics discussed, concerns raised, resolutions reached and, where arising, any outstanding issues that could not be resolved. The proponent must demonstrate how the issues have been addressed and subsequently resolved or, where issues have not been resolved, the brief must explain why.

6.0 Submissions to the Town of Cochrane

6.1 Submission Content Requirements

The details provided by a proponent in support of a submission to The Town of Cochrane for a proposed telecommunication antenna structure must include all of the following information and materials for the submission to be considered complete:

- the type of telecommunication antenna structure being proposed;
- a completed copy of the Telecommunication Antenna Structure submission form, including an address for the proposed location of the telecommunication antenna structure;
- a letter of authorization from the registered property owner of the land, their agent, or other person(s) having legal or equitable interest in the land. Where an agent is authorizing the use on the property, proof verifying the agent's authority must be submitted;
- the proponent's name, company name and address, phone and fax numbers;
- colour photographs showing the proposed location of the telecommunication antenna structure as well as immediate surroundings;
- the appropriate submission fee (available from the Town of Cochrane at 403-851-2500 or on-line at www.cochrane.ca);
- where applicable, a brief or report documenting any pre-submission consultation or meeting between the proponent and the Town, or any Stakeholder Groups;
- a brief, or report documenting the public consultation meeting required for the telecommunication antenna structure where required by the Protocols;
- evidence of public notification in all local newspapers for two consecutive weeks, where required by the Protocols;
- copies of correspondence documenting notification to affected residential properties, if applicable, and Stakeholder Groups, as required;
- copies of **correspondence documenting co-location information** pursuant to subsection 9.3 of the Protocols (this is a must have and the 30-day submission processing period will not commence unless and until this information is provided to The Town);
- three (3) copies of a site plan, drawn to a readable and measurable scale, showing:
 - north arrow;
 - municipal address and assigned Town address;
 - legal address (plan/block/lot);
 - property lines with adjacent streets and lanes;

- location of the antenna structure and any support buildings, including their dimensions;
- location of existing buildings on the site and access to the site;
- existing and proposed landscaping, fencing, screening;
- distance to the nearest residential property (or residential district if no dwellings are existing yet);
- elevation drawings showing all sides of the antenna structure;
- proposed colour, material, diameter and height; and
- any other additional information or material the Administration determines to be necessary and appropriate to properly evaluate the proposed submission.

6.2 Submission Processing Time Period

Except as set out in subsections 6.3 and 7.2 of the Protocols, the Town of Cochrane will render a decision of either concurrence or non-concurrence within 30 days of receiving a complete telecommunication antenna structure submission.

6.3 Extending the Submission Processing Time Period

The 30 day processing time period may be extended by the proponent or Town of Cochrane, through mutual consent, when:

- council meeting scheduling conflicts with the 30-day submission processing time period;
- further negotiations are deemed by either party to be required;
- additional notification is deemed by either party to be required; or
- a public consultation meeting that was not initially thought to be required is determined by The Town of Cochrane to be necessary.

6.4 Concurrence

When a submission is given concurrence, the proponent will receive a letter of concurrence and a set of the drawings stamped *Concurrence Rendered on This Plan* from The Town of Cochrane documenting its decision. A copy of the letter will also be sent to Town Council for information purposes. If applicable, in those cases involving Type A and Type B submissions, Stakeholder Groups will also receive written notification of the concurrence, including a set of drawings stamped as noted above.

6.5 Non-Concurrence

When a submission is given a non-concurrence decision, the proponent will receive a letter of non-concurrence and a set of drawings stamped *Non-Concurrence Rendered on This Plan* from The Town of Cochrane documenting its decision. The Town of Cochrane will provide reasons for its position and a copy of the letter will also be sent to Town Council for information purposes. If applicable, in those cases involving Type A and Type B submissions, Stakeholder Groups will also receive written notification of the non-concurrence, including a set of drawings stamped as noted above. The Town of Cochrane will also send a copy of the non-concurrence letter to Industry Canada for information purposes.

6.6 Rescinding a Concurrence

If, following the issuance of a concurrence, it is determined by The Town of Cochrane that the submission contains a misrepresentation or a failure to disclose all of the pertinent information regarding the proposal, or the plans and conditions upon which the concurrence was issued have not been complied with, and a resolution cannot be reached to correct the issue, The Town may rescind its concurrence. Notification of any such action will be given in writing to the proponent and to Industry Canada and will include the reason(s) for the rescinding of its concurrence.

6.7 Duration of a Concurrence

Concurrence is valid for two years from the date it was issued by the Town of Cochrane. If construction has not commenced within this time period, the concurrence expires and a new submission and review process, including a public consultation (where required by these Protocols) is necessary prior to any construction occurring. For the purpose of these Protocols, construction will be deemed by the Town to have commenced when the preparation of a base for a telecommunication antenna structure has been physically initiated on the site concurrence was issued for, or an existing telecommunication antenna structure is about to be altered in any way in preparation of an increase in height to that structure.

If construction has not commenced after one year from the date the concurrence was issued, the Town requests that the proponent send a written project update outlining construction targets to Town Administration. Town Administration will notify Council and the appropriate Stakeholder Groups, as needed, and the Town may require the proponent to publish the notification in the Town newspapers for

two consecutive weeks. Thereafter, the proponent shall provide written project updates on a semi-annual basis.

Additionally, once the work to erect the structure is about to start, the proponent shall send written notification of an intent to construct addressed to Administration. This notification should be sent 60 days prior to any construction commencing. Town Administration will notify Council and the appropriate Stakeholder Groups, as needed, and the Town may require the proponent to publish the notification in the Town newspapers for two consecutive weeks.

An extension of up to one year may be granted at the discretion of the Town. After three years from the first statement of concurrence, a new submission must be made by the proponent.

6.8 Transfer of Concurrence

Once concurrence has been issued, that concurrence may be transferred from the proponent that initially received the concurrence (the original proponent) to another proponent (the current proponent) without the need for further consultation with the Town or the public, provided that:

- all information gathered by the original proponent in support of obtaining the concurrence from the Town, including correspondence and information arising from the public consultation meeting, is also transferred to the current proponent to substantiate the concurrence;
- the structure for which concurrence was issued to the original proponent is what the current proponent builds*; and
- construction of the structure is commenced within two years of the date the concurrence was issued, not two years from when the current proponent obtained the concurrence from the proponent to whom it was originally issued.

***Note:** if the structure will be shorter than what the concurrence was originally issued for, it will not be necessary to obtain a new concurrence or conduct a public consultation. However, the Town must be notified in writing of this change. If the structure is to be increased in height, or changed (as an example from a monopole to a tri-pole), then the current proponent must make a new submission to the Town, undertake a public consultation following the provisions set out in Section 5.0 of these Protocols and obtain a new concurrence prior to any construction taking place.

7.0 Submission Categories

The Town of Cochrane recognizes that different types of telecommunication antenna structures may create different magnitudes or degrees of impact and concern within the community and on the existing built environment of the town in general. Consequently, the Town has grouped the various types of telecommunication antenna structures into three main categories with the objective of making the assessment and evaluation of these types of submissions more efficient and functional with respect to procedures, actions required and processing times. All types of telecommunication antenna structures are encouraged to be installed on municipally-owned land.

7.1 Type A Submissions

Type A submissions involve those telecommunication antenna structures deemed by the Town of Cochrane to have potential impacts on or concerns for the community or the environment, that are proposed:

- on towers of any height* to be placed within 200 metres of any residential development or residential district (said 200 metres to be measured from the centre of the base of the proposed structure);
- on towers of any height to be placed in areas of environmental, historic, strategic or operational importance or sensitivity, at the discretion of Town Administration. The proponent should refer to all municipal plans and policies for direction regarding sensitive areas.
- to increase the height of an existing tower by more than 25% of the existing height; and
- on any other telecommunication antenna structure not identified as a Type B or a Type C submission structure, excluding Amateur Radio Antenna Structures which are not governed by these Protocols.

A copy of each Type A submission received will be forwarded by the Administration to Council for information and decision-making purposes. Type A submissions may also be forwarded to the Cochrane Planning Commission and Stakeholder Groups at the discretion of Town Administration. A public consultation meeting, conducted prior to making a submission to the Town, will be required pursuant to the provisions set out in Section 5.0 of the Protocols. A Notice of Public Consultation Meeting will be posted in the Town newspapers and a

* The measurement to determine the height of any proposed or existing tower shall be taken **from the ground**, not the top of any base upon which the tower may sit, and extends **to the highest point of the tower** which includes any GPS or antenna array, lightning rod or other attached device.

notification letter will be delivered to affected residential properties and all other landowners within the notification zone. The Town of Cochrane recommends at least a two week interval between the date of the public consultation meeting and making a submission to the Town to ensure time for post-consultation inquiries and comments to be received from the public and answered by the proponent. Type A submissions will be processed by the Town of Cochrane within 30 days of receipt of a complete telecommunication antenna submission.

7.2 Type B Submissions

Type B submissions include those telecommunication antenna structures considered by the Town of Cochrane to have low or no adverse impacts or concerns with respect to the community or the town in general. Type B structures are encouraged to be installed on municipally-owned land. These include proposed telecommunication antenna structures in such locations as:

- on roof tops of high rise buildings (Note: the roof top should be higher than any adjacent residential development(s) or a public consultation may be required at the discretion of the Town of Cochrane);
- on street light poles;
- on parking lot light poles;
- on existing utility towers and similar structures as determined by the Town of Cochrane; and
- on towers less than 15 metres in height that are not identified as a Type A telecommunication antenna structure in subsection 7.1 of the Protocols.

A copy of each Type B submission received will be forwarded by the Administration to Council and appropriate Stakeholder Groups for information purposes only. A public consultation meeting will not be required, however, a notice will be posted in the Town newspapers for informational purposes. Type B submissions will be processed by the Town of Cochrane within 14 days of receipt of a complete telecommunication antenna submission.

7.3 Type C Submissions

Type C submissions primarily apply to proposals for those telecommunication antenna structures that will have a limited operational time frame and no or negligible adverse impacts on the community, the environment or the existing urban fabric of the town in general, as determined by the Town of Cochrane. This category also includes the addition of telecommunication antenna structures to an existing tower (co-location) in specific circumstances, and emergency telecommunication antenna structures.

Type C submissions include:

- a temporary telecommunication antenna structure, including a Cell on Wheels (COW), for a duration of no longer than 3 months;
- a time extension request for an existing temporary telecommunication antenna structure or COW to remain in place beyond the initial 3 month duration limit. Any time extension granted may be a maximum of three (3) additional months;
- a telecommunication antenna structure to be used for a special event;
- a telecommunication antenna structure to be used for an urgent situation or emergency event;
- the co-location of a proponent's telecommunication antennas on an existing tower where an increase in tower height is not required; and
- the addition of new shelters, cabinets and other similar enclosures or compounds required to house a proponent's equipment associated with the telecommunication antennas being connected to an existing telecommunication antenna structure.

The proponent will submit a written notification to the Town of Cochrane for information, allowing 10 days for response time prior to installing any proposed Type C telecommunication antenna structure or commencing a time extension for an existing Type C telecommunication antenna structure within the Town. If an extension longer than 3 months is required, the proponent will be required to make a submission under Sections 7.1 or 7.2. Type C telecommunication antenna structures used to provide service during an emergency event may be installed without submitting a written notification to the Town of Cochrane and are excluded from the 10 day period requirement. As a courtesy, the Town encourages a verbal notification in these circumstances, to be completed within 24 hours of the deployment of the telecommunication antenna structure.

8.0 Design Characteristics

8.1 Disguised and Camouflaged Structures

The Town of Cochrane encourages the use of telecommunication antenna structures that are designed to be as stealthy, unobtrusive and inconspicuous as possible, particularly in residential areas and on sites abutting residential uses. This includes the hiding or disguising of telecommunication antennas in or on buildings, placing them on roof tops or on other existing structures, and the camouflaging of telecommunication antennas on street lights or other apparatuses, appliances and objects. The appropriate type of telecommunication antenna structure for each situation should be selected based upon the goal of making best efforts to blend with the nearby surroundings and minimize the visual aesthetic impacts of the telecommunication antenna structure on the community.

8.2 Preferred Built Forms

Roof top installations, freestanding telecommunication antenna structures in the form of monopole and tri-pole towers with flush mounted or cluster mounted telecommunication antennas and streetlight and parking lot light poles that have telecommunication antennas sheathed completely within the pole are preferred built forms for telecommunication antenna structures within Cochrane. Pinwheel telecommunication antennas are discouraged, as is the use of guy wires and cables to steady, support or reinforce a tower. Lattice work towers may be considered in specific circumstances, at the discretion of the Town of Cochrane.

8.3 Screening Features

The use of landscaping, fences, colour, and architectural features on and around the equipment compounds, shelters and cabinets* associated with a telecommunication antenna structure is encouraged to assist these structures to blend in with their surrounding environment.

* Note: an approved development permit and building permit will be required for equipment compounds, shelters, and cabinets that have a floor area of more than 10 m². The 30 day processing period for a letter of concurrence or non-concurrence does not apply to the equipment portion of any such submission when the equipment has a floor area greater than 10 m².

8.4 Signage

The placement of signs on telecommunication antenna structures is generally discouraged. However, in circumstances where the Town of Cochrane determines it is appropriate, signage** may be used to assist in screening, disguising or camouflaging a telecommunication antenna structure. In these cases, signage must be limited to identifying only businesses, uses or services occurring on the site.

8.5 Lighting

Unless specifically required by Transport Canada, the display of any type of lighting on a telecommunication antenna structure is discouraged. Where Transport Canada requires a telecommunication antenna structure to be lit, the lighting should be limited to the minimum number of lights and the lowest illumination allowable. Any required strobe lighting should be set to the maximum strobe interval allowed by Transport Canada. The lighting of telecommunication antenna structure compounds for security purposes is supportable provided it is shielded from adjacent residential properties, is kept to a minimum number of lights and illumination intensity and, where possible, it is provided by a motion detector type of system.

8.6 Residential Development Setback Guidelines

The Town of Cochrane recommends the placement of telecommunication antenna structures (towers) should not be in very close proximity to residential developments of any built form or density. For towers proposed to be placed on a site abutting existing dwellings, the recommended setback distances are as follows:

Height of Structure	Setback Distance
Less than 15 m	at least three times the height of the proposed tower
15 m - 30 m	at least 75 m away
31 m - 45 m	at least 100 m away
46 m - 55 m	at least 122 m away
56 m or greater	at least three times the height of the proposed tower

** Note: an approved development permit for the signage component will be required as signage is not an essential element needed for the operation of a telecommunication installation. The 30 day processing period for a letter of concurrence or non-concurrence does not apply to the signage portion of any such submission.

The distance shall be determined by measuring from the nearest property line of the nearest dwelling unit (including any secondary suite located in a rear yard or on a detached garage) to the base of the proposed tower. In addition, for the purpose of this subsection, where the height of a tower is between whole numbers, the measurement shall be rounded up to the next full number (example: if the tower measures 30.34 metres in height, it will be considered to be 31 metres high).

The Town of Cochrane may, at its discretion, modify these setback guidelines on a site by site basis, taking into account such factors as buffering topography and vegetation, intervening major transportation and utility corridors, rivers and streams, intervening non-residential buildings and information arising from a public consultation meeting concerning the telecommunication antenna structure. Exceptions may also be considered for those telecommunication antenna structures that are stealth type installations (i.e. hidden or, for the most part, screened by design, structure(s) or other camouflaging techniques).

9.0 Co-Location

9.1 Co-location Options

The Town of Cochrane encourages the co-location of telecommunication antenna structures. This may include, but is not limited to:

- the installation of a proponent's telecommunication antennas on any existing telecommunication antenna structure;
- the construction of a new telecommunication antenna structure on which other proponents are invited to co-locate;
- the reconstruction or modification of an existing telecommunication antenna structure to accommodate the equipment of additional proponents;
- or
- the relocation of a proponent's existing telecommunication antennas to another proponent's telecommunication antenna structure followed by the removal of the redundant existing telecommunication antenna structure.

In cases where a telecommunication antenna structure is being replaced or taken out of service, the Town of Cochrane acknowledges that the existing telecommunication antenna structure could remain temporarily while a new telecommunication antenna structure is being built and the telecommunication antennas and equipment relocated from the existing structure to the new structure. Written notice should be sent to the Town of Cochrane when existing telecommunication antenna structures are to remain temporarily.

9.2 Replacement or Modification due to Co-location

Where the reconstruction or modification of an existing telecommunication antenna structure 15 metres or greater in height is proposed to accommodate either additional telecommunication antennas or a co-location not identified on the drawings approved with the original concurrence, a public consultation is not required if the height of the replacement or modified structure is not increased more than 25% of the existing structure's height. However, the proponent's representative is requested to provide the following information to the Town of Cochrane Planning & Engineering Services:

- the height and type (e.g. monopole, tri-pole, etc.) of the existing telecommunication antenna structure;
- the height and type of the proposed reconstructed telecommunication antenna structure;
- the location and type (e.g. pinwheel, cluster mount, etc.) of all telecommunication antennas, including any futures;

- the location, size, height, colour and finishing materials of any additional equipment shelter and screening for same;
- the name of any co-locating proponent; and
- any other material that the proponent's representative considers important in explaining clearly what changes are proposed to take place and why.

No changes to the existing telecommunication antenna structure, its screening or its equipment shelter should take place until a written acknowledgement is received from the Town of Cochrane in the 10 day response period set out in subsection 7.3 of the Protocols.

9.3 Evidence of Co-location Review

The Town of Cochrane strongly recommends that a co-location review take place prior to any Type A or Type B submission for concurrence for a telecommunication antenna structure. In this regard, the proponent is requested to provide written evidence, as part of its submission to the Town of Cochrane, demonstrating that co-location on an existing telecommunication antenna structure, a replacement or modified telecommunication antenna structure or a proposed new telecommunication antenna structure has been reviewed with other proponents operating within the town limits. Also requested is information regarding the feasibility of co-location versus the construction of an additional telecommunication antenna tower structure. All existing and proposed telecommunication antenna tower structures within a 500 metre radius of any proposed new telecommunication antenna tower's location must be included in the review for co-location potentials. If co-location is not possible for technical reasons, a statement signed by an appropriate technical expert is requested in support of the written evidence noted above. If co-location is not possible due to a lack of interested participants or other considerations, a statement signed by an appropriate authority for the proponent making the submission is requested as part of the aforementioned written evidence.

9.4 Co-location and Unobtrusiveness

The Town of Cochrane recognizes that the objective of promoting co-location as described in this Section of the Protocols, and the objective of making telecommunication antenna structure facilities less noticeable, as described in Section 8.0 of the Protocols, may sometimes come into conflict. Nevertheless, The Town of Cochrane intends to review each submission on its merits with a view to promoting both objectives and, where necessary, will determine the appropriate balance between them. The proponent will be given direction in this regard by the Town of Cochrane during the pre-submission consultation process, or if no pre-

submission consultation has taken place, during the review and evaluation of the submission.

10.0 Redundant Telecommunication Antenna Structures

Regardless of telecommunication antenna structure Type, when a telecommunication antenna structure becomes redundant to the operation of a proponent's telecommunications network, the Town of Cochrane requests that the proponent removes the telecommunication antenna structure and all buildings and associated equipment from the site and remediates the property to the satisfaction of the property owner. Unless otherwise specified in a written agreement with the property owner, The Town recommends removal and remediation take place within 60 days of the telecommunication antenna structure becoming redundant. Notification to the Town is requested within 30 days of the proponent(s) abandoning/decommissioning the telecommunication antenna structure.

Regardless of telecommunication antenna structure Type, in cases where a redundant telecommunication structure is not being removed by the proponent abandoning/decommissioning the structure, but is instead to be sold to a party that is not another proponent or a party that will not be using the telecommunication antenna structure for wireless telecommunication or other radiocommunication purposes, the Town of Cochrane requests a notification in writing within 30 days of the sale of the telecommunication antenna structure.

Appendix A

Telecommunication Antenna Structure Decision Framework

Telecommunication Antenna Structures Decision Framework

The following decision framework helps to determine whether or not a telecommunication antenna structure might receive concurrence in the Town of Cochrane

1. Size

Type A
Is the proposed telecommunication structure located within 200 m of residential development, 15 m or greater in height, or an increase to an existing tower by more than 25%?

Type B
Is the proposed telecommunication structure on a roof top of a high rise building, on an existing tower structure, or on a tower less than 15 m in height?

Type C
Is the proposed telecommunication structure temporary, an addition to an existing tower, or used for emergency purposes?

2. Impact

if yes

Is the proposed telecommunication structure deemed to have significant impacts on or concerns for the community?

Is the proposed telecommunication structure considered to have low or no adverse impacts on the community?

Is the proposed telecommunication structure considered to have no or negligible impacts on the community?

3. Public Notification

if yes

Has a **Notice of Public Consultation Meeting** been published in the Cochrane Times and the Cochrane Eagle for two consecutive weeks?

Has a public notice explaining why a public consultation meeting is not required been published in the Cochrane Times and the Cochrane Eagle for two consecutive weeks?

4. Notification to Affected Residential Properties

if yes

Has written notification of the public consultation meeting been delivered to affected residential properties within 300 m?

5. Public Consultation Meeting

if yes

Has a public consultation meeting been held?

6. Response to Concerns

if yes

Has the proponent allowed 14 days following the public consultation meeting to receive and respond to public concerns arising from the meeting?

7. Review

if yes

Have all supporting documents, public engagement record, and co-location review been submitted to the Town for review?

8. Decision

if yes

If **YES** to all of the above, the submission goes to Council to render a decision of concurrence or non-concurrence.

If **YES** to all of the above, the submission goes to Administration to render a decision of concurrence or non-concurrence.

If **YES** to all of the above, the submission goes to Administration to render a decision of concurrence or non-concurrence.