**LOCATION MAP**

Proposed Wireless Communication Facility  
 Lot 2, Block 260, Plan 83222488  
 SW 36-52-23-W4

**PLANNING & DEVELOPMENT SERVICES**

Drawn By: C. Gow

DPA No.: 2017-0302

Date Drawn: April 13, 2017

N:\PDS Admin\4000 - 4499 Land Use Services  
 \4145 Development Permits\Location Maps\2017\  
 2016-0302.mxd

Revision Date:

Scale: Not to scale

14, 51350 Range Road 224







## **SITE CANDIDATE INFORMATION PACKAGE**

**STRATHCONA ATHLETIC PARK – W2728**

***CANDIDATE:***

**THE COUNTY OF STRATHCONA NO. 20**

**PLAN 8322488; BLOCK 260; LOT 2  
1100 CLOVER BAR ROAD**

**STRATHCONA COUNTY (SHERWOOD PARK),  
ALBERTA**

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**Prepared By: Mark Innes  
Site Acquisition Specialist**



**Network Implementation**

## NEW SITE ABSTRACT FORM

DATE: February 1, 2016

Prime on Contract : Wireless <input checked="" type="checkbox"/> Cable <input type="checkbox"/>	Contract Type: Lease <input checked="" type="checkbox"/> License <input type="checkbox"/> SRW <input type="checkbox"/> Purchase <input type="checkbox"/> Other <input type="checkbox"/>	Loc Code: <b>W2728</b>	LeaseID:
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## 1. PROPERTY SUMMARY

Site Name: <b>STRATHCONA ATHLETIC PARK</b>		NAD 83 Lat: N 53° 31' 40.4" Long: W 113° 15' 55.9" NAD 27 Lat: N 55° 31' 40.4" Long: W 113° 15' 52.1" Elevation 722m	
Legal: PLAN 8322488; BLOCK 260; LOT 2			
Certificate of Title No.: 832 235 884		Planning Area: EDMONTON RURAL	
City/Town: SHERWOOD PARK	Prov.: AB	Postal Code: T8A 0Z6	Regional Municipality: STRATHCONA COUNTY
Legal Description: (not required if legal description is attached) Attached <input checked="" type="checkbox"/>			
Driving Directions to Property: (include special access requirements; e.g., keys, cards, gate, etc.) In Edmonton, travel South from downtown on 109 Street NW to 97 Avenue NW. Travel East on 97 Avenue NW which turns into 98 Avenue NW. Continue East on 98 Avenue NW and follow Terrace Road NW which turns into 101 Avenue NW. Continue East on 101 Avenue NW which turns into Baseline Road. Travel East on Baseline Road to Clover Bar Road. Travel South on Clover Bar Road to Colwill Boulevard. Travel West on Colwill Boulevard for approximately 165m and turn South onto County lands (water pump house).			
Briefly describe the Leased Premises: (e.g. Where is the leased area on the property? How big is the area?) Premises located to the SE of the pump house in grassy area adjacent to the West side of the Fire/Service Rd.			
Site's Intended Use(s): (check all that apply) Macrocell <input checked="" type="checkbox"/> Microcell <input type="checkbox"/> Enhancer <input type="checkbox"/> Repeater <input type="checkbox"/> Paging <input type="checkbox"/> Data <input type="checkbox"/> Hub <input type="checkbox"/> Headend <input type="checkbox"/> Other <input type="checkbox"/>			

## 2. LEASE PARTICIPANTS / CONTACTS

LANDLORD NAME: (Typically the name(s) as recorded on Title) <b>The County of Strathcona No. 20</b>		Notice Name: (as specified in Contract) Same as Landlord Name: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, provide Contact name and address: Larry Lunseth, Manager, Land Management Services Planning and Development Services Strathcona County Phone: (780) 464-8144 (o) Email: <a href="mailto:larry.lunseth@strathcona.ca">larry.lunseth@strathcona.ca</a>	
C/O Name: (Mandatory for numbered company)			
Address: 2001 Sherwood Drive			
Address:			
City/Town: Sherwood Park	Prov.: AB	T8A 3W7	
Telephone: (780) 464-8111	Cellular: N/A		
Fax: (780) 464-8166	E-Mail: N/A	Emergency or On-Site Contact Name: Same as Landlord Name: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If No, provide Contact name and address:  Darrin Wenzel, Manager, Water Distribution and Wastewater Collection Strathcona County Phone: (780) 417-7147 (o) Email: <a href="mailto:darrin.wenzel@strathcona.ca">darrin.wenzel@strathcona.ca</a>	

☐ For Multiple Names or other important Contacts not provided for above, please attach details

## 3. ADDITIONAL SITE DETAILS

Equipment Space: Rooftop Shelter <input type="checkbox"/> Ground Shelter <input type="checkbox"/> Leasehold Room <input type="checkbox"/> Rooftop Cabinet <input type="checkbox"/> Ground Cabinet <input checked="" type="checkbox"/> Wall Mount Unit <input type="checkbox"/> Other <input type="checkbox"/> (specify)		Charge for Electrical Service will be determined by: Separate Meter <input type="checkbox"/> Check Meter <input type="checkbox"/> No Meter <input type="checkbox"/> Incl. In Rent <input type="checkbox"/> Other <input type="checkbox"/> Cost set in Lease <input type="checkbox"/> = \$ / Mo. or Yr.	
Tower/Site Type: Guyed Tower <input type="checkbox"/> Self-Support <input type="checkbox"/> Monopole <input checked="" type="checkbox"/> (shrouded) Rooftop <input type="checkbox"/> In-Building <input type="checkbox"/> Other <input type="checkbox"/>			
Tower Height: N/A <input type="checkbox"/> or 30m	Land Area: N/A <input type="checkbox"/> or 20m by 7m	Shelter/Space Dimensions: WIC	Is there a Separate Easement Contract: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe the Market Area around the Site: (3 km radius) Urban (Pop. >50,000) <input type="checkbox"/> Suburban Fringe/Small Town (Pop. <50,000 - >5,000) <input checked="" type="checkbox"/> Rural (Pop. <5,000) <input type="checkbox"/>			
Primary Land Use of Landlord's Property: Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Institutional <input type="checkbox"/> Crown Land <input type="checkbox"/> Utility <input type="checkbox"/> Other <input checked="" type="checkbox"/> <b>Strathcona County Works</b>			

## NEW SITE ABSTRACT FORM

### 4. CONTRACT PROVISIONS

Loc. Code: **W2728**

<b>Rogers Standard Agreement:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> If No, identify non-standard changes in Section 5 below		<b>Standard Exclusivity Rights:</b> Yes <input type="checkbox"/> Crossed out <input type="checkbox"/>	<b>Standard Purchase Option:</b> Yes <input type="checkbox"/> Crossed out <input type="checkbox"/>
<b>Standard Insurance Clause:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> If No, has Hull Insurance approved: Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Is an Insurance Certificate required:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, Frequency = By Request <input type="checkbox"/> or Annual <input type="checkbox"/>	
<b>Standard 7/24 Access Rights:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> If No, explain in Section 5 below		<b>Deposit Submitted:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	<b>Deposit is held by:</b>
<b>Registration of Contract Permitted:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> In process <input type="checkbox"/>	<b>Other Telecom User(s) on Site:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Joint Build <input type="checkbox"/>		<b>Telecom User(s):</b>

### 5. NON-STANDARD CLAUSES (describe briefly)

1. Section # _____:	
2. Section # _____:	
3. Section # _____:	
4. Section # _____:	

☐ If additional lines are needed, please use Section 8 "Additional Comments"

### 6. RENT PAYMENT DETAILS

<b>RENT PAYMENT NAME: (The name(s) to be on the rent cheques)</b> Same as Landlord Name: Yes <input type="checkbox"/> No <input type="checkbox"/> If No, provide contact name and address		<b>Special Payment Instructions:</b>				
<b>G.S.T #:</b> N/A <input type="checkbox"/> or		<b>DUNS #:</b>				
<b>Is there a Rent Escalation:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Section #:		<b>Escalation Frequency: N/A</b> Term <input type="checkbox"/> Annual <input type="checkbox"/> Other <input type="checkbox"/>				
<b>Capital Account # for first year's rent:</b> 4300-14201- -9008 N/A <input type="checkbox"/> Project # _____ GL Account #: _____						
<b>Was a Consideration Fee paid to Landlord:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, Amount: \$		<b>What is the Total Rental Commitment for Initial Term:</b> Amount: \$ _____ Actual <input type="checkbox"/> Estimate <input type="checkbox"/>				
<b>COMPONENT</b>	<b>START DATE (MM/DD/YYYY)</b>	<b>A/E</b>	<b>END DATE (MM/DD/YYYY)</b>	<b>A/E</b>	<b>PMT FREQUENCY</b>	<b>AMOUNT (excl. taxes)</b>
Base Rent						
Other						

### 7. TERMS AND OPTIONS (Note: Date Format = MM/DD/YYYY)

<b>Initial Term - Start Date:</b>	<b>Initial Term - End Date:</b>	<b>Notice Period: (in Days)</b>
<b>Describe Renewal Options: (e.g. 3 X 5 yrs)</b>		<b>Is Next Renewal Automatic:</b> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

### 8. ADDITIONAL COMMENTS

- Premises located to the SE of the pump house in grassy area adjacent to the West side of the fire/service road.
- Premises is on a down slope of approximately 7m from the grassy play field down to the fire/service road.
- Premises will require excavation with retaining walls on North, South and West sides.
- Monopole tower may need to be placed on raised concrete foundation.
- West of premises is a 46m by 46m underground fresh water tank (7.2m deep). Second underground fresh water tank is located to the South of the first underground fresh water tank and its dimensions are also 46m X 46m X 7.2m.
- Existing approach is located on the South side Colwill Blvd with access through the parking lot towards fire/service road gate. Premises is on the West side of the fire/service road approximately 13m South of the fire/service road gate.
- Power is available from pump house located 10m from the premises.
- Property is zoned PS - Public Services. Nearest residential is 112m to the NW. F.R. Haythorne Jr. High School is located 116m to the North.
- Setbacks are determined by Strathcona County Senior Planning Officer at time of DP application.

☐ If additional lines are needed, please attach another sheet

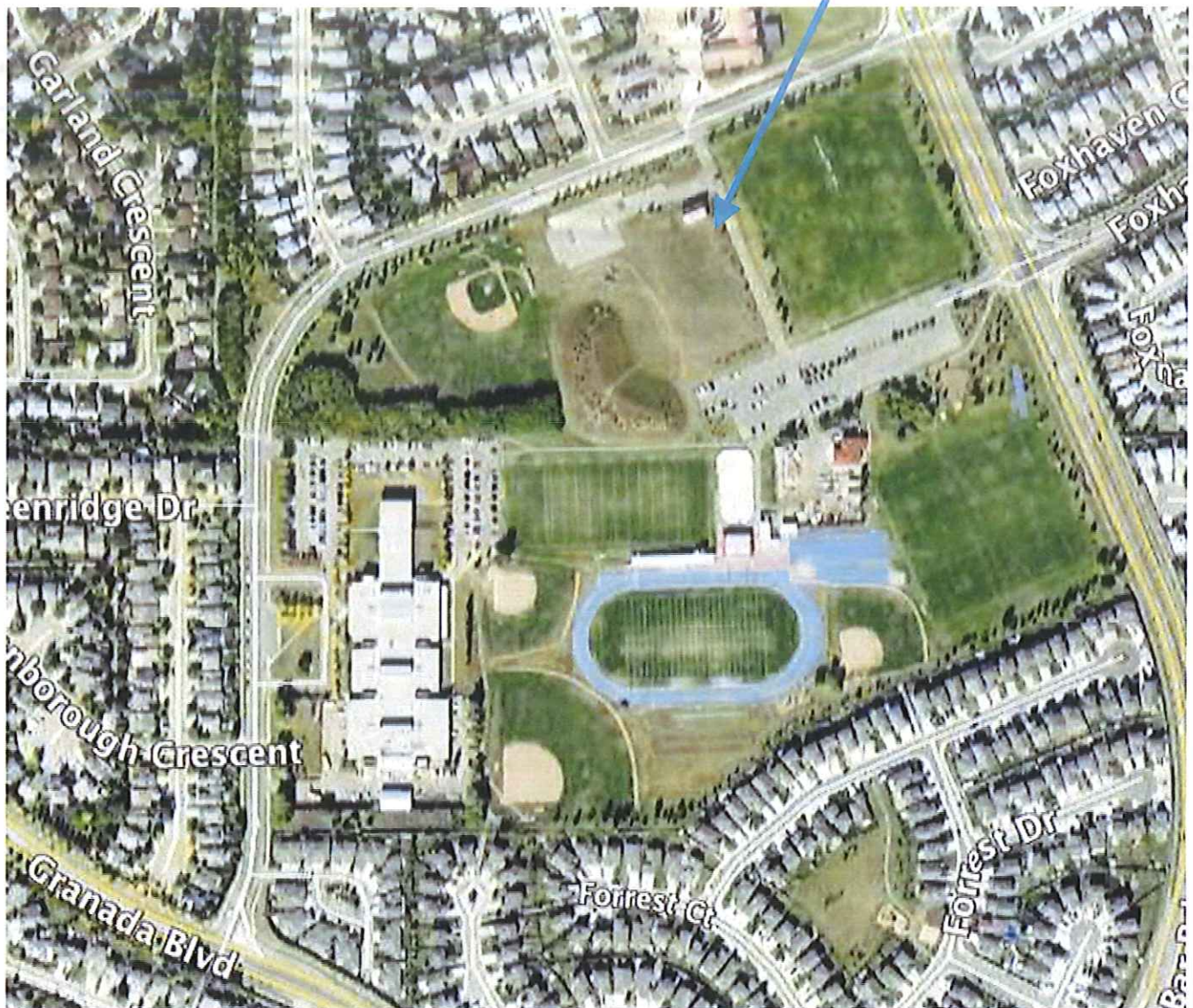
The Undersigned confirm accuracy of data in this Abstract

<b>Abstract Prepared by:</b> MARK INNES Name: Mark Innes		<b>RCI Manager Approval:</b> _____ (Sign) Name:		<b>RCI Manager Approval:</b> _____ Approval Date		<b>Initial</b> _____ <b>Date Processed</b> _____	
February 1, 2016 Date							





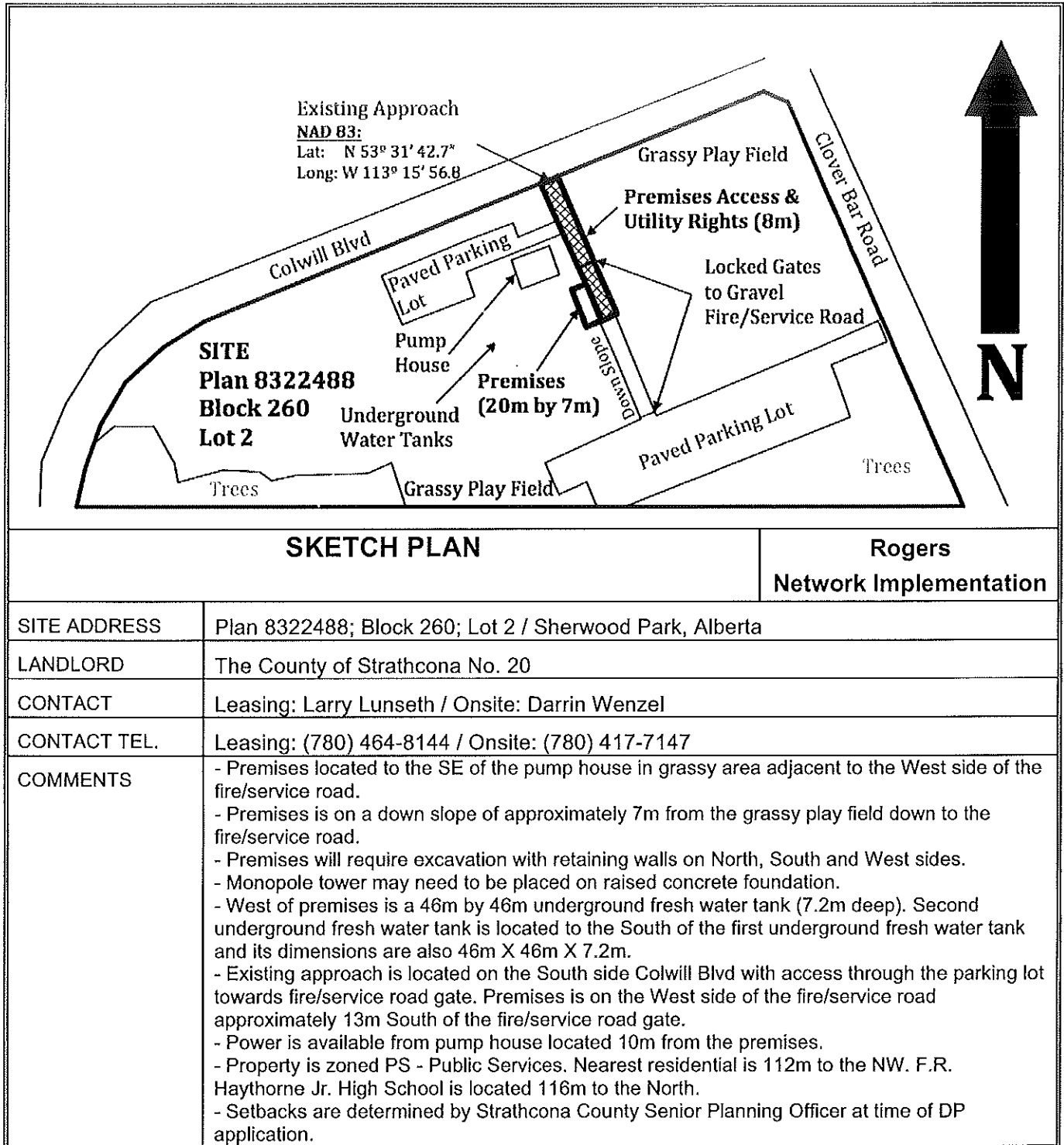




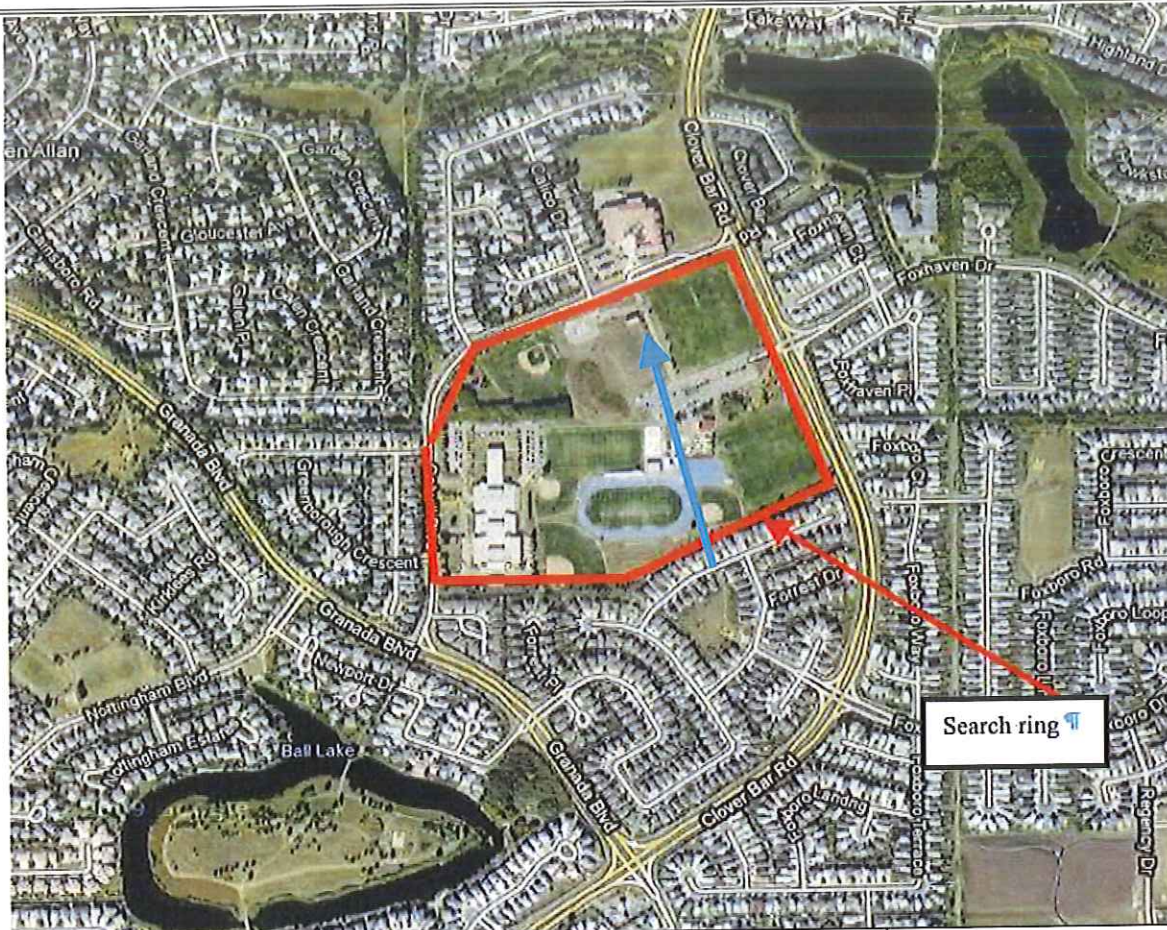
### GOOGLE EARTH MAP (close-up)

### Rogers Network Implementation

SITE ADDRESS	Plan 8322488; Block 260; Lot 2 / Sherwood Park, Alberta
LANDLORD	The County of Strathcona No. 20
CONTACT	Leasing: Larry Lunseth / Onsite: Darrin Wenzel
CONTACT TEL.	Leasing: (780) 464-8144 / Onsite: (780) 417-7147
ACCESS INFORMATION SPECIFIC DRIVING INSTRUCTIONS:	In Edmonton, travel South from downtown on 109 Street NW to 97 Avenue NW. Travel East on 97 Avenue NW which turns into 98 Avenue NW. Continue East on 98 Avenue NW and follow Terrace Road NW which turns into 101 Avenue NW. Continue East on 101 Avenue NW which turns into Baseline Road. Travel East on Baseline Road to Clover Bar Road. Travel South on Clover Bar Road to Colwill Boulevard. Travel West on Colwill Boulevard for approximately 165m and turn South onto County lands (water pump house).







## SEARCH MAP

## Rogers Network Implementation

SITE ADDRESS	Plan 8322488; Block 260; Lot 2 / Sherwood Park, Alberta
LANDLORD	The County of Strathcona No. 20
CONTACT	Leasing: Larry Lunseth / Onsite: Darrin Wenzel
CONTACT TEL.	Leasing: (780) 464-8144 / Onsite: (780) 417-7147
COMMENTS	<ul style="list-style-type: none"> <li>- Premises located to the SE of the pump house in grassy area adjacent to the West side of the fire/service road.</li> <li>- Premises is on a down slope of approximately 7m from the grassy play field down to the fire/service road.</li> <li>- Premises will require excavation with retaining walls on North, South and West sides.</li> <li>- Monopole tower may need to be placed on raised concrete foundation.</li> <li>- West of premises is a 46m by 46m underground fresh water tank (7.2m deep). Second underground fresh water tank is located to the South of the first underground fresh water tank and its dimensions are also 46m X 46m X 7.2m.</li> <li>- Existing approach is located on the South side Colwill Blvd with access through the parking lot towards fire/service road gate. Premises is on the West side of the fire/service road approximately 13m South of the fire/service road gate.</li> <li>- Power is available from pump house located 10m from the premises.</li> <li>- Property is zoned PS - Public Services. Nearest residential is 112m to the NW. F.R. Haythorne Jr. High School is located 116m to the North.</li> <li>- Setbacks are determined by Strathcona County Senior Planning Officer at time of DP application.</li> </ul>



## SITE PHOTOGRAPHS

PHOTOGRAPH # 1

Looking North from premises.



PHOTOGRAPH # 2

Looking East from premises.



## SITE PHOTOGRAPHS

PHOTOGRAPH # 3

Looking South from premises.



PHOTOGRAPH # 4

Looking West from premises.





## SITE PHOTOGRAPHS

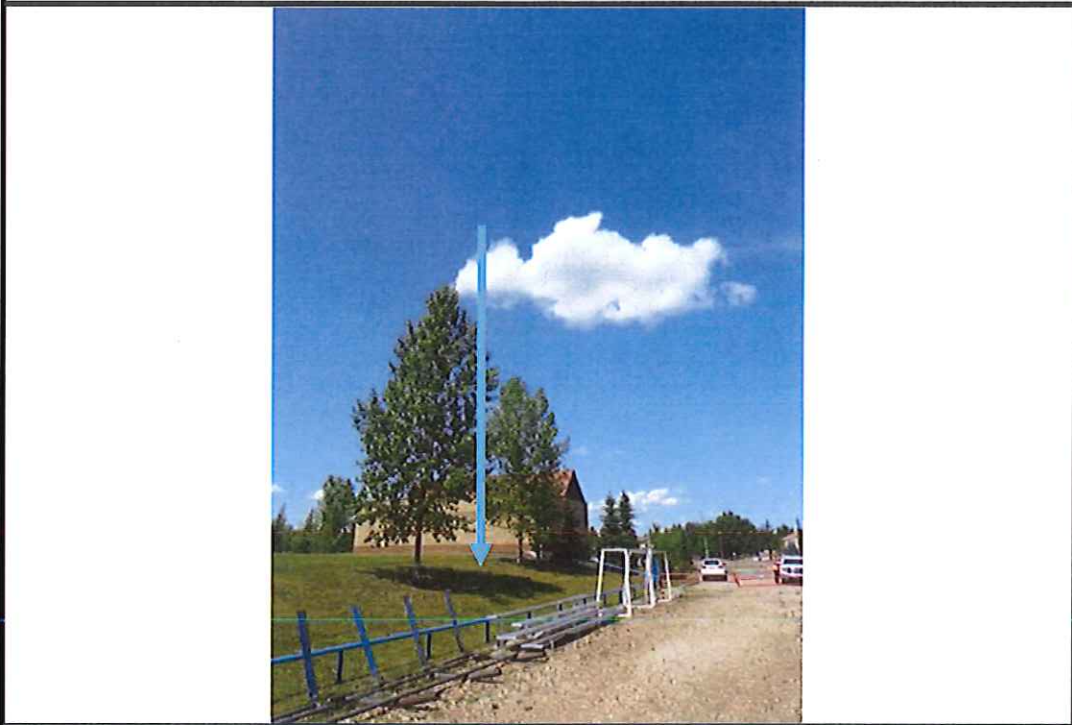
PHOTOGRAPH # 5

Looking West at premises.



PHOTOGRAPH # 6

Looking Northwest at premises.



## SITE PHOTOGRAPHS

PHOTOGRAPH # 7

Looking South at access gate with premises in background.

