
HALDIMAND COUNTY

Report PDD-08-2021 Information Report for Telecommunication Tower Installation at 2807 Lakeshore Road



For Consideration by Council in Committee on February 9, 2021

OBJECTIVE:

To consider a request under Innovative, Science and Economic Development Canada (a.k.a. Industry Canada) Radiocommunication and Broadcasting Antenna System Protocol for a proposed Communications Tower location.

RECOMMENDATIONS:

1. THAT Report PDD-08-2021 Information Report for Telecommunication Tower Installation at 2807 Lakeshore Road be received;
2. AND THAT the proposed location request for a Communications Antenna Facility by Xplornet at the property of, PT S PT LT 14 CON 7 SOUTH CAYUGA PT 1, 18R532, Haldimand County, be approved for reasons outlined in Report PDD-08-2021;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement 2020, and other matters of National and Provincial interest, including Innovation, Science and Economic Development Canada (ISED) – Procedure for Radiocommunication and Broadcasting Antenna Systems.

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Reviewed by: Shannon VanDalen, MCIP, RPP, CMMI, Manager of Planning and Development Services

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

This report has been brought forward to notify Council of a request to construct a new telecommunications tower on the lands at 2807 Lakeshore Road. The proponents are following the process as provided by Innovation, Science and Economic Development Canada (ISED) with respect to the construction of new telecommunication towers. This report represents one of the requirements of this ISED process, and would be used to satisfy the requirement that the local Council be made aware of and support the proposed tower construction. Staff are in support of the proposal.

BACKGROUND:

A request for the installation of a new telecommunication tower for private communication services for a property within Haldimand County, has been submitted by Xplornet. The proponents are required by the Innovation, Science and Economic Development Canada (ISED) to engage with the public as well

as the municipality. The tower is to be constructed at a height of 45 metres (147 feet), with a base of 3 metres by 3 metres (9m²/97ft²) and leased area of approximately 15 metres by 15 metres (225m²/2,422ft²) on an approximately 1.86 hectares (4.6 acres) parcel which currently contains outbuildings. The telecommunication tower is needed to improve the service and coverage for Xplornet in this area of Haldimand County. The subject lands and proposed tower location are identified on Attachment 1.

ANALYSIS:

As set out further in this section of this report, Innovation, Science and Economic Development Canada (ISED) requires that the developer completes a formal consultation with both the local land-use authority (municipality) and the members of the public prior to issuing formal approval for an antenna system. In terms of the municipal consultation, ISED requires the following to be satisfied (staff comments in response also included):

1. Discussing site options.

Comments: The site location was based on the proximity and coordination of services and the proponents' requirement to address coverage deficiency for their service area. The property is zoned "Agricultural (A)", contains structures accessory to the farm, and is of sufficient size to accommodate this sort of structure. The proximity to the neighbouring property, being approximately 52 metres, and Lakeshore Drive, being 83 metres, provide a sufficient and safe distance per ISED standards.

2. Ensuring that the local processes related to antenna systems are respected.

Comments: In terms of local process, staff completed the following:

- i. **Site Plan Circulation:** The plan was circulated to Emergency Services, Building & Municipal Enforcement Services, and Planning and Development – Development & Design Technologist, wherein no objections were raised regarding the proposal.
- ii. **Review of Official Plan Criteria:** The Haldimand County Official Plan includes policies for locating Transmission Corridors and Communications/Telecommunications Facilities, and recognizes that certain Federal and/or Provincially regulated energy and communications/telecommunications facilities are not within the direct authority of the municipality. The subject facility falls within such category and is not regulated by the County. However, as described in the Background section of Report PDD-08-2021, Council must provide a formal endorsement of the said facility as prescribed under the ISED protocols. To assist in the formation of a recommendation to Council, staff has referred to the policies within the Official Plan which set out the general location criteria for consideration when locating facilities. A detailed analysis is as follows:

a) Compatibility with adjacent uses.

Comment: The proposed tower is approximately 52 metres (170 feet) from the neighbouring residence and will be adjacent to a farm entrance. The proposed tower location is approximately 83 metres (262 feet) away from Lakeshore Road. The property selected is designated 'Agriculture', which is consistent with the area. The proposed tower is not considered to have a negative impact on the surrounding uses and is sufficiently separated from any sensitive land uses.

b) Impacts on agriculture.

Comment: The tower location has been sited in a location that has already been removed from agricultural production given the proximity to the agricultural structures on the subject lands. The proposed location of the tower is situated near outbuildings, which are laid out in a way that agricultural uses on the lands would not be possible at this time. In addition, the subject lands are approximately 1.86 hectares (4.6 acres) in size.

c) Impacts on Natural Environment Areas.

Comment: These lands are designated 'Agriculture' and there are no Natural Environment Areas on the subject lands or in the immediate vicinity. There is no impact.

d) Access for maintenance purposes.

Comment: An entrance and road access will be maintained from Lakeshore Road.

3. Addressing reasonable and relevant concerns from both the land-use authority and the community that they represent.

Comments: The circulation radius was extended to three times the height of the tower, and extended from the location of the property line. In this case, the radius included 19 properties, and they all received a mailing from the proponent. The proponents also took the additional step of organizing and hosting a virtual pubic open house to discuss the proposal with the neighbours. As a result of this notification, comments from 3 individuals were received and the proponents responded to the comments within 24 hours. No further comments or concerns were received.

The comments are summarized as follows:

- Some neighbours questioned the services that will be provided and how this will improve current services.
 - The agent provided some details of improvements with the construction of the tower.
- Were other locations explored?
 - Other locations were discussed but the landowners were not interested in hosting the towers.
 - Concerns for location and visibility from Lakeshore Road.

The Haldimand County Official Plan directs proponents to follow the approval process as administered by Innovation, Science and Economic Development Canada (ISED). The purpose of this information report is to advise Council of the proponents' intent to construct a tower on the subject site, and to advise of any input they have received from the neighbouring landowners. Staff are satisfied that the ISED process has been followed with regard to the review process for the installation. The Zoning By-law HC 1-2020 permits uses of this nature through Section 4.62: Uses Permitted in All Zones.

4. Obtaining land-use authority concurrence in writing.

Comments: A copy of Report PDD-08-2021 has been provided to the proponent, and subsequently a copy of the Council resolution will be provided for acceptance by Innovative, Science and Economic Development Canada (ISED).

Planning staff has reviewed the proposal relative to the Provincial and County policy frameworks, and the principle of land use is compatible and considered appropriate development for the area. The proposal is consistent with the Provincial Policy Statement 2020, and conforms to the policies of the Haldimand County Official Plan. Planning staff is of the opinion that issues regarding compatibility with surrounding uses and federal requirements have been satisfied. Based on the foregoing, staff recommend approval of this proposal.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

No further concerns were raised by adjacent property owners.

Planning staff circulated commenting staff in Building & Municipal Enforcement Services, Planning & Development (Development and Design Technologist), and Emergency Services. No objections were raised during this review.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Tower Design.