
HALDIMAND COUNTY

Report PDD-17-2023 Information Report for Telecommunication Tower Installation on 4th Line

For Consideration by Council in Committee on September 19, 2023



OBJECTIVE:

To consider a request under Industry Canada's Radiocommunication and Broadcasting Antenna System Protocol for a proposed Communications Tower location.

RECOMMENDATIONS:

1. THAT Report PDD-17-2023 Information Report for Telecommunication Tower Installation on 4th Line be received;
2. AND THAT the proposed location request for a Communications Antenna Facility by Shared Tower at the property identified as Oneida Range EPR Part Lot 11, Haldimand County, roll number 153002058000000 be supported for reasons outlined in Report PDD-17-2023;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement, 2020, Provincial Growth Plan 2020 and other matters of national and provincial interest, including Industry Canada – Procedure for Radiocommunication and Broadcasting Antenna Systems.

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

Approved: Cathy Case, Interim Chief Administrative Officer

EXECUTIVE SUMMARY:

This report has been brought forward to notify Council of a request to construct a new telecommunications tower on a vacant property on 4th Line, east of the intersection of 4th Line and Highway 6, on a parcel of land identified via roll number: 153002058000000. The proponents are following the process as provided by Industry Canada with respect to the construction of new telecommunication towers. This report represents one of the requirements of this Industry Canada process, and would be used to satisfy the requirement that the local Council be made aware of and support the proposed tower construction.

BACKGROUND:

A request for the installation of a new telecommunications tower for private communications services for a property within Haldimand County, has been submitted by Shared Tower. The tower is to be constructed at a height of 60 metres (196.85 feet) on a 32.5 hectare (80.5 acre) parcel which is currently vacant. Shared Tower has broadly identified a need for improved telecommunications network coverage in Haldimand County. The proposed tower is engineered to accommodate one initial provider,

as well as the future potential for three additional cellular service providers and supportive fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area. The subject lands and proposed tower location are identified on Attachment 1.

ANALYSIS:

As set out in the Executive Summary section of this report, Industry Canada 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, Industry Canada requires the following to be satisfied (staff comments in response also included):

1. Discussing site options.

Comments: The location of the tower will ensure separation from the residential properties along with coverage and network capacity for all major wireless network providers. There are currently no suitable telecommunication structures in close proximity that would sustain sufficient connectivity for Haldimand County. The property is zoned Agricultural, is vacant, and is of sufficient size to accommodate the proposed structure.

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 the Emergency Services Division, 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 above, Council must provide a formal endorsement of the said facility as prescribed under the Industry Canada 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 location is approximately 237 metres (778 feet) away from the nearest residence. 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 at the edge of the property such that minimal agricultural land would be removed from production. In addition, the subject lands are approximately 32.5 hectares (80.5 acres) in size and will remain viable.

c. Impacts on Natural Environment Areas.

Comment: These lands are designated Agriculture with a Riverine Hazard Lands overlay. Grand River Conservation Authority (GRCA) was contacted by the applicant prior to the submission of their application to Haldimand County and it was confirmed that the location is appropriate and is not anticipated to have negative impacts on the natural environment. Formal GRCA comments are included below under Stakeholder Impacts.

d. Access for maintenance purposes.

Comment: A new entrance will be established and maintained from 4th Line.

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

Comments: The circulation radius was three times the height of the tower, and extended from the location of the tower's base, which result in a 180 metre (590 feet) circulation radius. In this case, the radius included two adjacent properties. A mailed notice was sent to the properties, and a notice was also published in the Sachem and the Haldimand Press newspapers. Several comments were received outlining concerns, and the applicant responded to each comment received. Many of the comments stemmed from a misunderstanding of where the tower was to be located and its design. These matters were clarified and appear to have addressed many of the concerns. Other concerns such as impacts to property values and health are not land use impact matters relevant to this type of installation. A public consultation summary is included as Attachment 2.

The Haldimand County Official Plan directs proponents to follow the approval process as administered by Industry Canada. 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 applicant has satisfactorily addressed the comments received and that the Industry Canada process has been followed with regard to the review process for the installation. Haldimand County Zoning By-law HC 1-2020 permits telecommunications infrastructure through Section 4.62: Uses Permitted in All Zones.

4. Obtaining land-use authority concurrence in writing.

Comments: A copy of Report PDD-17-2023 has been provided to the proponent, and subsequently a copy of the Council resolution will be provided for acceptance by Industry Canada.

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, Provincial Growth Plan 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 support of this proposal.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Public Comments: See Attachment 2.

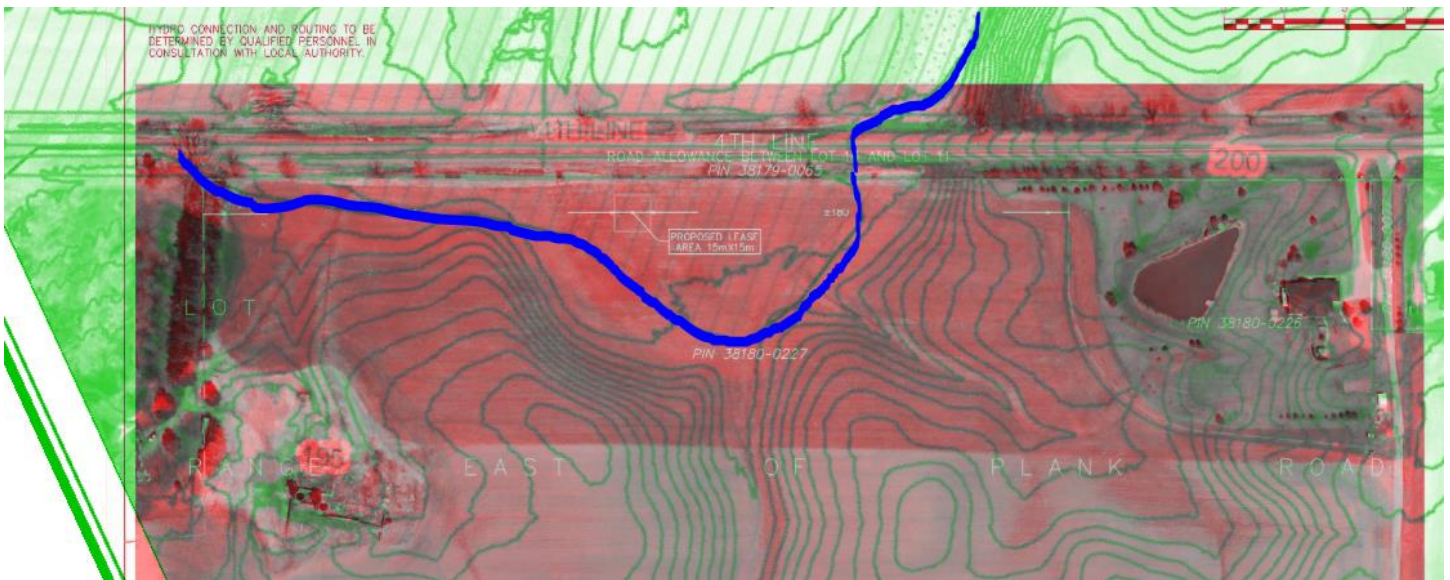
Grand River Conservation Authority:

Site Characteristics

Information currently available at this office indicates that the subject property contains floodplain associated with Boston Creek and the regulated allowance of these features. As a result, a portion of the property is regulated by the Grand River Conservation Authority (GRCA) under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

Comments

The proposed location of the cell tower appears to be located within the estimated floodplain associated with Boston Creek based on the following markup (blue line representing the floodplain is roughly illustrated).



In cases where the floodplain mapping is estimated typically the proponent is required to complete a hydraulic analysis to determine the Regulatory Floodplain Elevation (RFE) or alternatively locate the structure outside of the floodplain. GRCA understands the tower itself is subject to federal legislation and are exempt from needing a GRCA permit however, ancillary works including site grading would require a permit from GRCA. Additional details for any proposed grading will be required. Any permanent or temporary grading/fill placement will require a permit. GRCA staff recommend that the tower is located outside of the floodplain.

Planning staff note: While GRCA recommends that the tower be located outside of the floodplain, they have indicated in separate correspondence that there are no concerns with the location. A GRCA permit is required which will allow for additional review.

Building & Municipal Enforcement Services: No comments or concerns.

Planning & Development (Development and Design Technologist): No comments or concerns.

Emergency Services: No concerns.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

REFERENCES:

None.

ATTACHMENTS:

1. Location Map.
2. Public Consultation Summary.
3. Site Plan.