

---

# HALDIMAND COUNTY

## Report PDD-27-2023 Information Report for Telecommunication Tower Installation at 844 4th Line



For Consideration by Council in Committee on November 21, 2023

---

### OBJECTIVE:

To consider a request under Industry Canada's Radiocommunication and Broadcasting Antenna System Protocol for a proposed Communications Tower location for the property at 844 4<sup>th</sup> Line, Oneida.

### RECOMMENDATIONS:

1. THAT Report PDD-27-2023 Information Report for Telecommunication Tower Installation at 844 4<sup>th</sup> Line be received;
2. AND THAT the proposed location request for a Communications Antenna Facility by Xplore at the property described as Concession 4, Part Lot 23, Geographic Township of Oneida, Haldimand County, roll number 153003040000000 be supported for reasons outlined in Report PDD-27-2023;
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.

**Prepared by:** Alisha Cull, BES, MCIP, RPP, Supervisor, Planning & Development

**Reviewed by:** Shannon VanDalen, MCIP, RPP, Manager, Planning & Development

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

**Approved:** Cathy Case, Chief Administrative Officer

### EXECUTIVE SUMMARY:

This report has been brought forward to notify Council of a request to construct a new telecommunications tower on an agricultural property at 844 4<sup>th</sup> Line, with roll number 153003040000000. 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 Xplore. The tower is to be constructed at a height of 45 metres (147.64 feet) on a 20 hectare (50 acre) parcel which is currently vacant. Xplore has broadly identified a need for improved telecommunications network coverage in Haldimand County. The proposed tower is engineered to accommodate the co-location of additional cellular service

providers and supportive fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area. The property is located on the south side of 4<sup>th</sup> line, west of Haldimand Road 9 and does not contain an existing dwelling. The subject lands and surrounding parcels are used in agricultural production. 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 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; Building & Municipal Enforcement; Grand River Conservation Authority; and Planning and Development – Development 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 242 metres (794 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 within an existing building cluster/disturbed area on the subject lands such that no agricultural land would be removed from production. In addition, the subject lands are approximately 20 hectares (50 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 circulated for comments 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. Planning staff have no concerns regarding impacts on Natural Environment Areas.

d. Access for maintenance purposes.

Comment: The existing farm entrance for the subject lands will be used for any required maintenance of the tower. The lands will continue to be accessed from 4<sup>th</sup> 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 135 metre (443 feet) circulation radius. In this case, the radius included 12 adjacent properties. A mailed notice was sent to the properties, and a notice was also published in the Sachem and the Haldimand Press newspapers. No comments were received.

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-27-2023 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:** None.

**Building & Municipal Enforcement:** The proposed location is within GRCA's jurisdiction.

**Planning & Development (Development Technologist):** No comments.

**Grand River Conservation Authority:** Based on the site plan, the telecom tower is located within the allowance to the floodplain. As such a GRCA permit will be required. Staff have no major concerns with what is proposed; however, we would like to see the final site plan including existing and proposed grades, area of grading, and details of the tower.

**Emergency Services:** No comments.

## **REPORT IMPACTS:**

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

## **REFERENCES:**

None.

## **ATTACHMENTS:**

1. Site Sketch.