



The Corporation of the Town of Kingsville

To: Mayor and Members of Council

Prepared By: Allen Burgess, Manager of Planning and Vitra Chodha, Planner

Department: Planning and Development - Planning

Date of Meeting: February 9, 2026

Subject: Telecommunications Tower (Terrion) – 305 Inman Side Road

Recommended Action

That Council **concurs** that a public meeting was undertaken as required under Federal Innovation, Science and Economic Development Canada (ISED) regulations and the Town's telecommunication policies;

And that Administration **be directed** to forward a copy of the concurrence letter to the applicant for the purposes of their federal application.

Background

Land Solutions LP, on behalf of Terrion, has submitted an application with the authorization of the registered owner of the subject lands, to construct a 60 m (200 ft.) lattice self-supporting tower. The proposed tower will enhance cellular and other services to residents and businesses in this area.

The *Planning Act* exempts *facilities* such as telecommunication towers from approvals as they are required services. The Town's Zoning By-law and Official Plan outline that public utilities and services can be located in all areas regardless of zoning or designation.

Discussion

Telecommunication towers along with an extensive list of other types of vital facilities are found above and below ground within every Canadian municipality, they provide a host of services to support the community. Efforts are made to choose locations that optimize service, reduce duplication and minimize impact of these facilities.

In accordance with federal regulations, the Town has developed "Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities".

This policy outlines the following technical requirements:

- To provide guidance and direction for the appropriate siting of facilities to locations which meet the following criteria in order of priority of land use:

1. *sites co-located on existing structures in non-residential areas;*

Comment: There were no existing telecommunications towers in the vicinity to co-locate.

2. *sites outside of the sight lines of Lake Erie and Jack Miner Bird Sanctuary;*

Comment: The proposed tower is not within the site line of Lake Erie and/or Jack Miner Bird Sanctuary.

3. *sites outside of planned settlement areas;*

Comment: The property is located outside the settlement area.

4. *sites owned by the municipality;*

Comment: This is located on private property through a lease agreement. There are no municipally owned properties in the vicinity.

5. *sites co-located on existing structures in non-agricultural areas;*

Comment: There are no co-location opportunities, the new tower has been located to minimum agricultural impact on land.

6. *sites co-located on existing structures in settlement and residential areas;*

Comment: The proposed site is outside the settlement and residential area.

7. *new structures on land owned by private land owners.*

Comment: The proposed site is located on private property through a lease agreement.

- To provide high design standards which recognize local considerations for natural heritage features and local aesthetics including:

1. *the placement, style and colour of all elements of the facility which blend with the surrounding environment;*

Comment: The tower itself would generally be a galvanized or painted steel and is surrounded by a fenced compound.

2. *the protection of the existing natural environment;*

Comment: Telecommunication Towers are regulated by Federal Regulations and the protection of the natural environment will be coordinated by the federal process. The proposed site has no identified natural environment elements.

3. *the enhancement of the natural landscape with plantings and visual screens;*

Comment: As this is an agricultural site, no screening is required. Any additional landscaping could take away from productive Agricultural land.

4. *maintaining appropriate setbacks from property lines and adjacent public uses (schools, community centers, day cares, etc.)*

Comment: There are no issues with the proposed location in this regard.

5. *maintaining safe vehicular access and site lines onto public roads.*

Comment: The location proposes to include an access laneway into the vacant land, no impact is anticipated.

The policy also requires that there is an opportunity for public consultation and input for the review and consideration of telecommunication and broadcasting facilities within the Town of Kingsville. In keeping with this requirement, the applicant has provided information to the surrounding public based on the prescribed requirements.

The following was provided by the applicant in an information package submitted at the time of application, and provided in the public notice:

1. Description of Proposed Installation:

The design is a 60 m (200') lattice self-supporting tower within a lease premise. LandSolutions Inc., on behalf of Terrion proposed to install an equipment shelter with the fenced portion of the premises. The shelter will house equipment necessary for the operation of the telecommunications facility.

2. Location and Address:

The proposed tower will be located just south of Inman Side Rd and north of Highway 3 within an agricultural parcel.

305 Inman Side Rd, Ruthven, ON N0P 2G0

Google Earth Satellite Image of the Proposed Site



ON002913

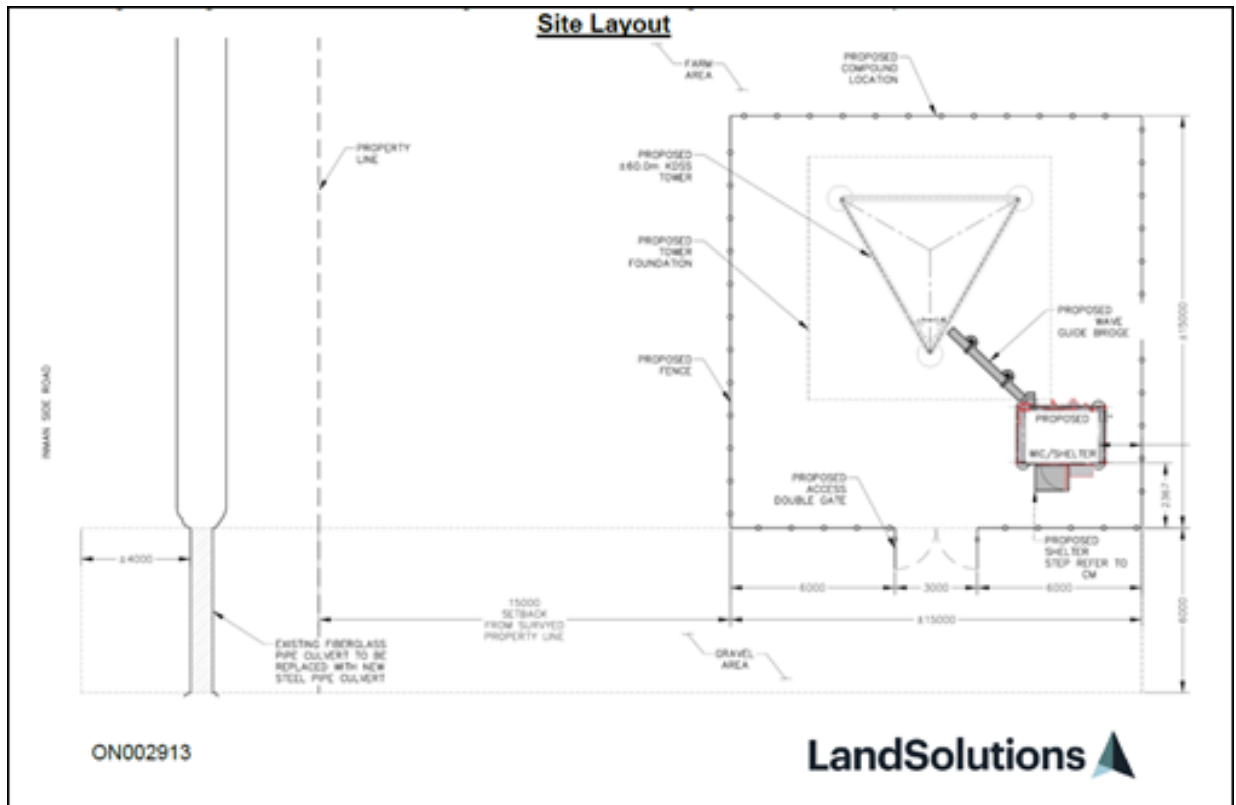
LandSolutions 

Legal Land Description:

Part of Lot 263 Concession South of Talbot Road (formerly township of Gosfield South)
Town of Kingsville County of Essex.

Site Plan:

The total area of the tower and equipment is approximately 225m², exclusive of the access road and shown on the Site Plan.



This property was determined, by the Proponent, to be located in the best alternative area to accommodate the current service needs for wireless telecommunications infrastructure in the area.

A public information session was held by LandSolutions Inc., on behalf of Terrion, at the Kingsville Arena Complex on November 20, 2025. A notice package was sent to registered property owners within 120 m of the proposed location by the applicant. At this time, the Town has not received any written comments or request to speak to the council at the time of the writing of this report.

The final approval authority for telecommunication towers is the Federal Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada.

The request that is submitted to the Town is not for approval of the proposed tower, but rather to determine if public consultation has been undertaken in keeping with the Town's policy.

In this instance, there are no technical issues with the proposed tower, and no public comments or issues were raised during the consultation process.

If Council agrees that this has been completed, then Council issues a statement to concurrence to the applicant. If the Council is of the opinion that some specific provision or provisions to the policy have not been addressed, then this needs to be communicated to the applicant.

Upon Council's direction, a letter would be provided to the applicant which will include a Statement of Concurrence provided Council is satisfied that adequate public consultation was conducted and that land use impacts and public comments have been addressed.

Financial Considerations

There are no major financial considerations to the Town. Infrastructure updates benefit the community.

Environmental Considerations

Telecommunication Towers are regulated by Federal Regulations and the protection of the natural environment will be coordinated by the federal process.

Consultations

A public information session was held by LandSolutions Inc., on behalf of Terrion, at the Kingsville Arena Complex on November 20, 2025, a notice package was sent to registered property owners within 120 m of the proposed location by the applicant.

In accordance with standard practice for review of telecommunication tower requests applicable external agencies and internal departments have been circulated. The following comment has been provided.

The Technical Advisory Committee has no technical objections to the proposed tower. An existing access will be used and upgrades corrugated steel pipe will replace the existing fiberglass pipe for the site, a permit will require.

Permits are necessary for any changes to existing entrances or structures, or the construction of new entrances and structures.

Prepared By:



Vitra Chodha
Town Planner



Allen Burgess
Manager of Planning

Report Approval Details

Document Title:	Telecommunications Tower (Terrion) – 305 Inman Side Road.docx
Attachments:	
Final Approval Date:	January 28, 2026

This document and all of its attachments were approved and signed as outlined below:



Allen Burgess, Manager of Planning



Richard Wyma, Director of Planning and Development



John Norton, Chief Administrative Officer