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Date: March 4, 2019

To: Mayor and Council

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Town Planner

RE: Status Update for Telecommunications Tower –
1133 County Road 20 West
Part of Lot 18, Concession 1 WD, RP 12R3097 Part 1
Roll No. 3711 280 000 32800 0000

Report No.: PDS 2019-010

AIM

To provide the Mayor and Council with information regarding the status of a previously approved telecommunication tower, and request to reissue an updated Statement of Concurrence.

BACKGROUND

In 2015, Rogers Communications Inc. applied on behalf of Mr. Jerome Rondelez and Mr. William Rondelez, the registered owners of the subject property, to construct a 50m (164') self-supporting telecommunications tower (See **Appendix A**). Rogers Communications Inc. is the contractor responsible for owning, building and maintaining the cell phone communication tower.

In accordance with federal regulations and the Town's "Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities" guidelines (See **Appendix B**), public consultation is required to be obtained for the construction of telecommunications towers. Public notice was given to registered property owners, and a public open house was held April 21st, 2015 at the Town of Kingsville Planning Advisory Committee, where PAC indicated support for the Proposal. Council passed motion 413-2015 at their May 11, 2015 meeting authorizing administration to provide the applicant with a Statement of Concurrence and confirming that there were no comments or concerns on behalf of the Municipality (See **Appendix C**).

Rogers has been unable to develop this site to date however the proposal remains unchanged. The applicant has requested a new Statement of Concurrence to allow them to complete construction. It is expected that the tower will be installed by the end of 2019.

Included with this report is a copy of the site plan and specifications for the telecommunication tower proposed (See **Appendix A and D**).

DISCUSSION

The following was provided by the applicant in an information package submitted at the time of the 2015 application, and provided in the public notice:

- i) **Description of Proposed Installation:*** 50m tall Tri-pole (self-supporting) Tower; Omni Directional 850 Mhz HSPA Macro Site, allowing for future loading of other TBD technologies; enclosed in a 15 m X 15 m (fenced) secured Compound.
- ii) **Location and Street Address:*** 1133 County Road 20 West, Kingsville, Ontario N9Y2E6; PIN 75185-0063 (LT). The total exclusive/non-exclusive leasehold area is approximately 4, 660.8 m² and the demised leasehold premises are identified on the surveyed Site Plan.

The tower will be situated on the southeast corner of an agricultural property that contains a residential dwelling. Access to the facility is provided along an existing north-south gravelled 18' right-of-way together with an east-west right-of-way easement projecting westerly from Cedar Drive. The proponent is exempt from provincial road access permitting. The tower makes use of partial tree/bush screening to the east, mitigating views from this side.

This property was determined to be the one which scored highest on Rogers' matrix of maximizing setbacks and mitigating factors on abutting properties. There are few sites that minimize the impact on factors relevant to the local environment as this one, in the Proponent's opinion.

The Town's telecommunication tower policy requires an extensive review and consultation process that was successfully completed in 2015. The approval granted does not have a time limit, nor does the statement of concurrence expire. However, in order to satisfy the requirement of Industry Canada a statement of concurrence must not be more than three years old. Since there were no issues with the original review and approval of the proposed tower and no changes to the proposal as presented in 2015, upon Council's direction, a new letter would be provided to the applicant, which will provide a current Statement of Concurrence.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There is no financial impact as a result of this report.

CONSULTATIONS

Consultations were completed in 2015 including an open house at a PAC meeting in April, and a Council meeting in May 2015, as detailed in the background section of this report. No further consultations are required or recommended.

RECOMMENDATION

That Council direct Administration to reissue an updated Statement of Concurrence for a Telecommunications Tower located at 1133 County Road 20 West.

George Robinson

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Town Planner

Robert Brown

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Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
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