



Date: November 16, 2021

To: Mayor and Council

Author: Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

RE: Statement of Concurrence Request for Proposed
Telecommunications Tower – 2804 Upcott Side Road,
Part of Gore Lot A, Concession STR & Part 1, RP 12R 12215

Report No.: PS-2021-072

RECOMMENDED ACTION

1. That Council authorize Administration to provide the applicant with a Statement of Concurrence that sufficient public consultation has occurred and the Town's policy has been addressed.

BACKGROUND

Forbes Bros. Ltd., on behalf of Xplornet Communications Inc. has submitted an application with the authorization of the registered owner of the subject lands, to construct a 45 m (148 ft.) lattice self-supporting broadband tower (See Appendix A – Location Map). Xplornet provides wireless internet services to primarily rural areas where physical infrastructure is costly to support.

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 within 150 m of the proposed location by the applicant (See Appendix C). Included with this report is a copy of the site plan, specifications for the broadband tower and justification (Appendix D and D-1).

DISCUSSION

A report was presented to the Committee of the Whole (COTW) at the November 15, 2021 meeting. Neither the Town or proponent received any public feedback in opposition to the proposed broadband tower. COTW passed a motion in support of the

recommendation for, “a proposed telecommunication broadband tower and recommends that Council authorize Administration to provide the applicant with a Statement of Concurrence that sufficient public consultation has occurred and the Town’s policy has been addressed.”

The COTW did request that a copy of the emergency response plan be forward to Fire Services. The applicant has requested that Xplornet provide the requested plan and forward when available.

FINANCIAL CONSIDERATIONS

There are no significant financial implications resulting from the proposed broadband tower.

CONSULTATIONS

Notice of the Committee of The Whole on November 15th (COTW) was given by the applicant on October 13, 2021 by first class mail to all land owners within 150 m (492 ft.) of the proposed location of the cell tower.

In accordance with standard practice for review of telecommunication tower requests applicable external agencies and internal departments have been circulated. Including

- 1) **Essex Region Conservation Authority (ERCA)**
- 2) **Technical Advisory Committee**
- 3) **County of Essex**
- 4) **Ministry of Transportation (MTO)**

No concerns or objections were communicated as a result of the proposed tower or its location.

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Reviewed by:



Richard Wyma
Director of Community and Development Services

LINK TO STRATEGIC PLAN

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☒ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities