



Regular Council Meeting

To:	Mayor and Council
Date:	February 20, 2024
From:	Matt Wilkinson, Planner and Karen Ellis, Director of Planning
Report Number:	PEB 2024-08
Subject:	Proposed Telecommunication Tower – 574 Carmel Line

Recommendations:

1. That Council receive Report PEB 2024-08 for information; and,
2. That Council direct Planning Staff to issue a statement of concurrence to Spectra Point Inc. on behalf of Rogers Communication Inc. for the construction of a 90.0 metres (295 feet) guyed tower communications structure with the associated radio equipment cabinet on lands located at 574 Carmel Line because the project satisfies the intent of the Township's policies with regard to the siting of new telecommunication facilities (Maps showing the location of the subject property and the location of the proposed structure are provided as Attachment Nos. 1 and 2 to this Report); and,
3. That the statement of concurrence include the following matters for consideration by the Proponent and Innovation, Science and Economic Development Canada (ISED):
 - a) the proposed road works on Carmel Line be completed to the satisfaction of the Township Public Works Department, and the extension of Carmel Line is assumed into the Township road system;
 - b) a sediment and erosion control plan, prepared by a qualified professional, is submitted to and accepted by the Township prior to any on-site activities;
 - c) the use of tower lighting that reduces harm to migratory birds (i.e. the use of flashing lights instead of steady burning lights); and
 - d) that the letter of concurrence has a three (3) year expiration date.

Overview:

The Township of Cavan Monaghan's role in the establishment of new telecommunication towers and infrastructure is to provide proponents information about local policies, to

review the proposed infrastructure from a land use planning perspective and to facilitate public consultation in accordance with local requirements.

The Township provides comments to Innovation, Science and Economic Development Canada (ISED) for their consideration. The Township does not have the authority to permit or deny the construction of an antenna/tower system and the associated infrastructure.

ISED has the sole responsibility to approve new telecommunication facilities. Due to the federal jurisdiction, traditional land use planning tools including, the Planning Act, Provincial Policy Statement (PPS), Official Plans and Zoning By-laws, Site Plan Control By-laws do not apply to antenna and tower systems. Notwithstanding the foregoing, the Township's Official Plan does provide criteria for consideration in the siting of new towers.

Township of Cavan Monaghan Official Plan

The pertinent Cavan Monaghan Township Official Plan policies are found in Section 3.21 of the Plan. The policy recognizes that telecommunication antennas, towers and related structures are federally regulated and are not subject to the requirements of the Planning Act. The Section does, however, contain a list of items that the Township asks proponents to consider. Below is the criterion listed in Section 3.21 and Township Staff analysis:

- a) Co-locate towers and antennas, where possible;
 - Information from Spectra Point Inc. states that co-location is not available because distance is too great to the next nearest tower. The initial search ring extended west, covering lands owned by the Conservation Authority. Unfortunately, these lands are inaccessible due to a lack of roads. Locating further east is not feasible and does not meet the coverage objectives.
- b) Use existing towers and infrastructure, such as rooftops, water towers, utility poles, etc.;
 - No existing towers or infrastructure are available in this area.
- c) Blend the placement, style and colour of the antenna and equipment shelters into the surrounding environment;
 - The tower is proposed to be setback 69 metres from the road frontage and is sheltered behind the dense forest.
- d) Maintain appropriate setbacks from road allowances;
 - The radio equipment is proposed to be setback 64 metres (210 feet) from the road allowance.
- e) Maximize distances from residential areas;
 - The location of the tower is setback 171 metres (560 feet) from the eastern lot line and approximately 300 metres (984 feet) from the next closest dwelling.

- f) Maximize distances from public and institutional facilities such as schools, hospitals, community centres, day care and seniors' residences;
 - There are no institutional facilities in the local area.
- g) Avoid natural features, vegetation, hazard lands (floodplains, steep slopes);
 - The majority of the proposed tower site was previously cleared. Comments from Otonabee Conservation stated that no hazards were noted on site and the area is not within their regulated area.
- h) Avoid areas of topographical prominence, where possible, to minimize long/short range views;
 - The proposed site is not in a prominent area, therefore any impact to the views are minimal.
- i) Provide safe vehicular access locations; and,
 - Vehicles can safely access the site using the existing driveway. The extension of Carmel Line with a cul-de-sac has been constructed but still requires approval from Township Public Works Department and to be assumed into the Township road network.
- j) Generally be compatible with adjacent uses.
 - The proposed tower site is compatible with the adjacent uses.

Staff requested that the Proponents consider the above-noted items at the pre-consultation stage of the project. Staff are satisfied that the Proponent gave due regard to the Township policies.

Coverage Plot data showing before and after coverage was provided by Spectra Point Inc.. The Coverage mapping is provided as Attachment No. 3 to this Report.

Spectra Point Inc. completed the public consultation in accordance with the requirements of the Township of Cavan Monaghan Antenna Policy. Public consultation began September 14th, 2023, when an advertisement was placed in the Peterborough This Week newspaper. Information packages were also mailed to the twelve property owners within 274.5 meters of the tower base.

One letter from a resident and a petition with 15 signatures were received by the Township and Spectra Point Inc.. The concerns addressed included health concerns and proximity to other towers. No other letters or phone calls in support or opposition were recorded.

Spectra Point Inc. did reply to the submitted email but was not able to reply to the persons listed on the petition because contact information was not included. Public Consultation was closed on November 22nd, 2023.

The public consultation completed by Spectra Point Inc. satisfies the Township's requirements for consultation on telecommunication tower projects.

Financial Impact:

None at this time.

Attachments:

Attachment No. 1: Site Location Maps
Attachment No. 2: Proposed Structure Location
Attachment No. 3: Coverage Plot Mapping

Respectfully Submitted by,

Matt Wilkinson
Planner

Respectfully Submitted by,

Karen Ellis, B.A.A.
Director of Planning

Reviewed by,

Yvette Hurley,
Chief Administrative Officer

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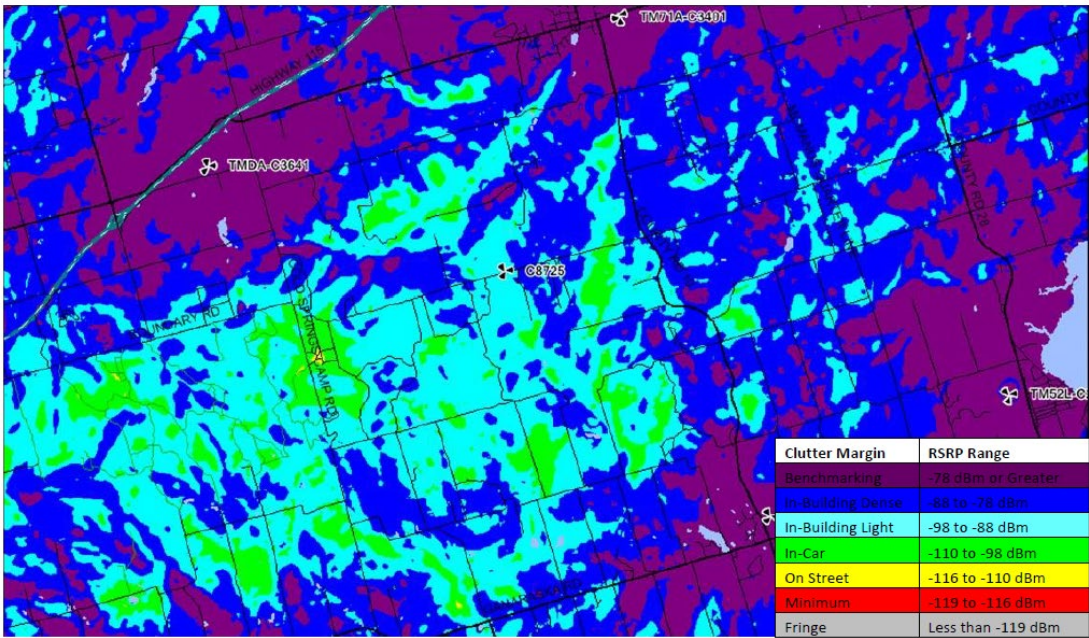
Attachment No. 2 Proposed Structure Location



Attachment No. 3 Coverage Plot Mapping



Existing LTE-700/2100 RSRP Plots for C8725



After LTE-700/2100 RSRP Plots for C8725 (90m Guyed Tower)

