

Memorandum

Date: May 23, 2023

To: Members of Council

From: Alex Mior, Community Planner, Development, Planning Department

Subject: Proposed Telecommunication Facility at 15770 Mountainview Road, Ward 3 - Further Information and Response to the Delegation for Council Consideration

The purpose of this memorandum is to provide Council with further information and a response to the request for the telecommunication facility to be relocated on the subject lands.

Background

The Town of Caledon received a Telecommunication Facility Application (SPA 2019-0029T) on March 25th, 2019, for a proposed Telecommunication Facility from Landsquared Inc., on behalf of Rogers Communications Inc. located at 15770 Mountainview Road. The subject property is approximately 45.4 hectares (112.2 acres) in size and is located on the west side of Mountainview Road, north of Olde Base Line Road and is currently being used for agricultural and environmental purposes.

The applicant (Landsquared) on behalf of Rogers Communications Inc. is proposing a Telecommunication structure being a 50 metre (164.00 feet) steel lattice tripole tower with a lightning protection system, situated within a compound area.

As the applicant has satisfactorily addressed the Protocol, through Staff Report 2023-0277 which was brought forward to Planning and Development Committee on May 16, 2023, staff recommended Council provide concurrence of the proposal subject to the following conditions:

1. The applicant must construct the Tower in accordance with the following drawings:
 - a. Revised Site Selection/Justification Report, prepared by Landsquared (on behalf of Rogers Communications Inc.) revised December 30th, 2019
 - b. Site Layout Design, prepared by J.D. Barnes, dated November 15th, 2018
 - c. Site Plan Drawing showing Topography, Grading, Erosion & Sediment Control, prepared by J.D. Barnes, dated May 17th, 2019

2. The applicant execute a Letter of Undertaking to the satisfaction of the Town and provides payment of all required fees and securities, as applicable.

The Request of the Delegate

A delegation was received at the Committee meeting May 16, 2023. At the meeting the delegate requested that the applicant and Rogers Communications Inc. move the telecommunication tower approximately 100 metres (328.08 feet) to the west to allow the existing tree line between the properties to provide more natural screening. In response, the applicant indicated through correspondence that moving the tower further west would push the tower too close to the Caledon Trailway and that coverage objectives would be lost.

Planning Staff's Opinion

Planning staff recognize the delegates concerns and took the request back to explore the request in more detail. Through internal discussions the Town has no concerns with the proposed relocation of the structure. It is the opinion of planning staff that the relocation request is reasonable as the structure would fall within proximity to an existing farm laneway, does not impact the Caledon Trailway and will appear to not impact the current agricultural operations on the property.

However, the Town cannot confirm that the applicant or Rogers Communications are satisfied with the relocation and the relocation may impact the coverage in the area. The Town has confirmed with the property owner that they have no concerns with the proposed relocation.

As telecommunication facilities are regulated by Innovation, Science and Economic Canada (formerly known as Industry Canada), Council's decision is not final in this regard; however Council may make recommendations.

Staff has prepared a map which identifies the approximate new location for the tower based on the delegate's request. See Schedule 'A' – Proposed Relocation Map, attached.

Planning staff would have no concerns with Council providing concurrence of the facility subject to the conditions identified in the proposed amending motion below:

"That the May 16, 2023, Planning and Development Committee Meeting Report recommendation regarding Staff Report 2023-0277: Proposed Rogers Communications Telecommunication Facility, 15770 Mountainview Road, Ward 3 be amended by deleting and replacing paragraph 2 with the following:

That the proposed Rogers Communication Telecommunication Facility to be located at 15770 Mountainview Road, be issued concurrence subject to the following conditions:

1. The applicant obtain owner's authorization to relocate the telecommunication facility (including tower and compound) to be approximately 100 metres to the west of the proposal, in the general location as shown on Schedule 'A' to the Memorandum to Council from Alex Mior dated May 23, 2023;

2. The applicant prepare and submit a revised Site Layout Design drawing and a revised Site Plan Drawing showing Topography, Grading, Erosion and Sediment Control to reflect the new location of the facility, all to the satisfaction of the Town;
3. The overall structural design of the facility reflect the Revised Site Selection/Justification Report, prepared by Landsquared (on behalf of Rogers Communications Inc.) revised December 30, 2019;
4. The applicant execute a Letter of Undertaking to the satisfaction of the Town and provides payment of all required fees and securities, as applicable.