

AGENCY AND DEPARTMENT COMMENT SHEET

Prepared: July 18th, 2023
Lead Planner: Alex Mior, Community Planner,
Development, Planning Department

Proposed Telecommunication Facility Application
Landsquared on behalf of Shared Tower Inc.
13947 Hurontario Street
File Numbers: SPA 2022-0034T

The following department and agency comments were received regarding the above-noted Telecommunication Facility application.

Town of Caledon, Finance Department – July 18th, 2023

1. If the proposed developments (including a 35 metre telecommunications tower) were to proceed as planned, the assessment value of the property may change, to reflect the developments that would have taken place.
2. Development Charges are not applicable to the construction of telecommunication towers, and other telecommunication services and activities. Telecommunication tower/antenna systems are regulated exclusively by federal legislation under the Federal Radiocommunication Act, and administered by Innovation, Science and Economic Development Canada (formerly Industry Canada). Provincial legislation such as the Planning Act, including zoning by-laws, does not apply to these facilities.
3. The Development Charges comments and estimates above are as at July 18, 2023, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

Ministry of Transportation – November 28th, 2022

1. We have reviewed the site plan application and have no comments. A MTO Building and Land Use permit is required prior to construction. A MTO encroachment permit is required for any work within the MTO right-of-way including utility connections.

The following Departments & Agencies have no concerns:

- Town of Caledon, Corporate Services Department, Legal Services – January 30th, 2023
- Town of Caledon, Engineering Services Department, Development Engineering – January 25th, 2023
- Town of Caledon, Fire and Emergency Services Department, Fire – February 24th, 2023
- Town of Caledon, Planning Department, Heritage – January 16th, 2023
- Town of Caledon, Planning Department, Landscape – March 13th, 2023
- Town of Caledon, Planning Department, Zoning – February 23rd, 2023
- Town of Caledon, Planning Department, Urban Design – June 13th, 2023
- Toronto and Region Conservation Authority (TRCA) – September 28th, 2022
- Region of Peel – September 2nd, 2022
- Enbridge – September 6th, 2022

September 28, 2022

CFN 66422.34

XRef. CFN 64245.484

BY E-MAIL ONLY (alex.mior@caledon.ca)

Alex Mior
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Dear Alex Mior,

**Re: Site Plan Application 2022-0034T
13947 Hurontario Street – Telecommunications Tower and Compound Area
Humber River Watershed; Town of Caledon; Regional Municipality of Peel**

Toronto and Region Conservation Authority (TRCA) staff has received a site plan application (SPA) package for the above-noted project on August 23, 2022.

Project Details

TRCA staff understand that the purpose of this application is to construct a telecommunication tower and compound area located at 13947 Hurontario Street, in the Town of Caledon. The proposal includes the installation of a 35 m high circular steel tower to be installed within a 12 m x 4 m compound with a 1.8 m high chain link fence. All existing topsoil within the proposed compound will be removed and subgrade will be compacted.

Project Review

As part of TRCA's commenting role under the *Planning Act*, we have the delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2014 (PPS). TRCA also provides comments as per our regulatory authority under **Ontario Regulation 166/06, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses**. TRCA recognizes that Telecommunication Towers are exempt from review under the *Planning Act* and **Ontario Regulation 166/06**, and proponents therefore request municipal concurrence of applications through a site plan consultation process.

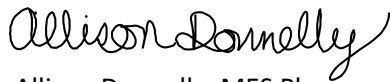
Based on our current screening mapping, the proposed works are located outside of the TRCA regulated area. It should be noted, while Ontario Regulation 166/06 refers to the regulation maps to provide a visual representation of the approximate regulation limits, the text of the regulation prevails over the mapping. Based on aerial imagery, there appears to be a wetland located adjacent and behind the subject property. Staff note that additional study may be required to confirm the feature and the regulation limit should the area be developed beyond the proposed works. Should the proposed works change, please contact TRCA staff. TRCA staff have no objection to the above-noted proposed works.

Please be advised this project may be subject to other municipal, provincial, and federal legislation and is responsible for consulting with other relevant agencies as necessary to meet all legislative requirements. This letter does not alleviate the proponent from seeking other federal, provincial, or municipal approvals.

Staff hopes this will address the Town of Caledon's request for TRCA correspondence. However, if there are any further questions, please note that staff are available to discuss.

Should you have any questions or require any additional information please contact me by e-mail at allison.donnelly@trca.ca

Regards,

A handwritten signature in black ink that reads "Allison Donnelly". The signature is fluid and cursive, with the first name "Allison" and last name "Donnelly" clearly distinguishable.

Allison Donnelly, MES Pl.
Planner I, Infrastructure Planning and Permits
Development and Engineering Services

AD/ks

BY E-MAIL

CC:

Consultant: Tracey Pillon-Abbs, Landsquared, tracy@landsquared.com

TRCA: Kristen Sullivan, Planner, Infrastructure Planning and Permits