REPORT TO: COMMITTEE OF THE WHOLE

FROM: Chris Russell

DATE: February 17, 2015

SUBJECT: Information Report
Telecommunication Tower Proposal
815 Sunnidale Road

REPORT HIGHLIGHTS

- SBA Communications Corp. has proposed a telecommunications tower east of Centre Vespra to meet service gaps in cell coverage.
- The approval of telecommunications towers is regulated by the Federal Government and generally exempt from municipal planning policy.
- Industry Canada requires the applicant to undertake a public consultation process in accordance with any municipal telecommunication tower protocols to provide notice and gain public feedback prior to approval.
- The Township has an established ‘Municipal Clearance Process for Telecommunications Towers’ which requires the applicant to host a Public Information Open House to answer questions and receive comments.
- In accordance with the Municipal Clearance Process, a Public Information Open House has been scheduled for March 10, 2015 at the Minesing Community Hall.
- Once all comments have been received, the application, together with comments from Senior Management and any public submissions, will be submitted to Council for discussion.

BACKGROUND

This report is being generated to inform Council about a proposal initiated by SBA Communications Corp. to erect a telecommunications tower on an existing agriculturally zoned property. The property is located on the south side of Sunnidale Road, east of the Centre Vespra settlement area boundary and municipally known as 815 Sunnidale Road.

The subject lands are designated ‘Agricultural’ within the Township of Springwater Official Plan and zoned Agricultural (A) under Comprehensive Zoning By-law 5000.

SBA Communications Corp. has indicated that there is a deficiency in wireless service coverage within the North Barrie and Springwater area and the project would improve wireless communications for voice and data information in the area.
PROPOSAL

The proposed tower would be a self-supporting monopole style structure and would be located approximately 350.0 metres (1,148 feet) south of Sunnidale Road. The tower would be 50.0 metres (164 feet) tall and the entire compound would consume a total ground area of 100.0 square metres (1,076 square feet). The tower would be located approximately 700 metres (2,300 feet) from the Centre Vespra settlement area and approximately 115 metres (377 feet) from the closest residence in the City of Barrie.

The proposed tower compound and unmanned maintenance shelter will be enclosed with perimeter fencing for security and safety. The tower compound will be accessed by an extension to the existing driveway via Sunnidale Road (site plan attached).

Municipal Clearance Process for Telecommunications Towers

The Federal Government through Industry Canada’s Guideline CPC-2-0-03 requires the applicant of telecommunication tower proposals to abide by any municipal protocols if they exist. The Township of Springwater has an established ‘Municipal Clearance Process for Telecommunications Towers’, which requires the applicant to provide specific property information and project information to staff for circulation to the Chief Building Official, Manager of Planning, Director of Public Works and the Director of Fire and Emergency Services. Under this process the applicant is also required to hold at least one Public Information Centre (PIC) meeting to obtain comments and to answer any questions or concerns.

PUBLIC INFORMATION OPEN HOUSE

In accordance with the Municipal Clearance Protocol, and since the applicant has met the preliminary submission requirements, a Public Information Open House has been scheduled for the proposal at the Minesing Community Hall on March 10th and beginning
at 7:00 pm. Members of the public and Council are welcome to attend and provide comment on the proposed location and details of the tower.

SUMMARY

Staff is of the opinion that SBA Communications Corp. has met the requirements to hold a Public Information Open House under the Township of Springwater’s ‘Municipal Clearance Process for Telecommunications Towers’. Accordingly, staff will circulate the application to senior management for comments and will attend the scheduled Public Information Open House in accordance with the Municipal Clearance Process.

Once all comments have been received, the application, together with comments from Senior Management and any public submissions, will be submitted to Council for further discussion.

Applicable Municipal Policy or Legislation

- Planning Act, R.S.O 1990;
- Township of Springwater Municipal Clearance Process for Telecommunications Towers
- Industry Canada Guideline CPC-2-0-03

Submitted by: Chris Russell MCIP, RPP, Planner
Reviewed by: Brent Spagnol MCIP, RPP, Manager of Planning
Approved by: Robert Brindley, Chief Administrative Officer
Version code: E06 17/02/2015 1711570

Background/Relevant reports on the subject:

- Proposed site plan
- City of Barrie Comments dated August 15, 2014
- Municipal Clearance Process for Telecommunications Tower
- Industry Canada Guideline CPC-2-0-03
  (http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html#contents)