



Report to: Development Services Committee

Report Date: December 11, 2012

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**SUBJECT:** RECOMMENDATION REPORT  
Application for Site Plan Approval by Bell Mobility Inc. for a monopole telecommunication tower and associated equipment compound at 5546 Major Mackenzie Drive East, File No. SC 12 111739

**PREPARED BY:** Rick Cefaratti, MCIP, RPP, Planner II – East District  
**REVIEWED BY:** David Miller, MCIP, RPP, Manager – East District

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**RECOMMENDATION:**

That the report dated December 11, 2012, entitled “RECOMMENDATION REPORT Application for Site Plan Approval by Bell Mobility Inc. for a monopole telecommunication tower and associated equipment compound at 5546 Major Mackenzie Drive East Road, File No. SC 12 111739”, be received;

That the presentation by SJSB Network Consulting Group Inc., regarding the proposed telecommunications tower, be received;

That the site plan application be approved, subject to conditions of Site Plan Approval as identified in Appendix ‘A’ to this report;

That Industry Canada is advised in writing, of this approval (concurrence), and that this approval is with respect to this location only;

And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides information regarding the proposed site plan application submitted by Summit Telecom Services on behalf of Public Mobile Inc. The report recommends approval of the site plan application and that Industry Canada be notified of the approval (concurrence), subject to conditions.

**BACKGROUND:**

The 4.0 ha. (9.9 ac.) property is located on the north side of Major Mackenzie Drive East, approximately 800 m (2,624 ft) east of McCowan Road. Rural residential and agricultural properties surround the property to the north, east and west. Urban Residential properties are located south of the subject lands, across Major Mackenzie Drive East (See Figure 1). A detached dwelling and detached accessory building currently exist on the property.

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**OPTIONS/ DISCUSSION:****Description of Proposed Telecommunications Tower**

On July 1, 2012, on behalf of Bell Mobility, SJSB Consulting submitted an application for site plan approval to permit a monopole telecommunications tower on the subject property. The proposed 35.0 m (114.8 ft) high tower will be located within a fenced compound on the property behind an existing detached garage, and will be setback approximately 75 m (246 ft) north of Major Mackenzie Drive East (Figures 3 & 4). The compound will have an area of approximately 48 m<sup>2</sup> (516.6 sq ft).

**DISCUSSION:****Jurisdiction**

Telecommunication facilities are regulated by the Federal Government and Industry Canada is the approval authority for the location and operation of telecommunication facilities in Canada. Industry Canada acknowledges the importance of municipal consultation as part of the approval process. They encourage applicants to consult with the local municipality to obtain their input and comments.

**City's new Telecommunication Policy 2012**

On January 24, 2012, Council adopted a new policy entitled "Policy for Establishing Telecommunication Towers 2012". Section (ii) of the City's new policy is as follows:

- ii. *Telecommunication Towers are exempt from Public Consultation "within industrial, institutional and commercial zoned areas, where the Telecommunication Tower base is located a minimum of 120 metres or a distance of 3 times the height of the proposed Telecommunication Tower, whichever is greater, away from lands that contain known sensitive land uses such as residential, schools and daycares."*

The proposal did not meet the criteria for exemption from Public Consultation as the tower will be located less than 120 metres from residentially zoned lands which are considered a sensitive land use.

**Notification Provided and Public Consultation Meeting Held**

In accordance with the Policy noted above, the applicant provided notification of a public consultation meeting for the proposal to property owners within 120 m (400 ft) of the subject lands and the Ward Councillor. The applicant's public consultation notice was sent by regular mail which included details of the proposed tower and why it is needed in the area. This notice generated one letter of objection from the abutting property owner located to the west at 5480 Major Mackenzie Drive East (Eglinton Golf Enterprises, Buttonville Fairways 2). No reason was provided for the objection.

On September 4, 2012, the public consultation meeting was held at the Angus Glen Community Centre. The Ward Councillor, Staff, and the applicant attended the meeting. The applicant was in attendance to provide information on the proposal to answer questions. No members of the Public attended this public information session. No other comments were received from the public in relation to the proposal.

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**Previous Proposal for Telus Telecommunication Tower abandoned**

A previous proposal to permit a 41.0 m (134.5 ft) high telecommunication tower by Telus Mobility for this general location was granted concurrence by the City. However, the Telus proposal was no longer pursued and the applicant withdrew the application.

**Municipal Concurrence**

In accordance with City policy, the applicant has made a request for Municipal Concurrence, and is required to make a deputation to the Development Services Committee to seek approval of the site plan application. If the application is approved by the Development Services Committee, a copy of the resolution and the approved plan will then be forwarded to Industry Canada for their final approval. The approved plan will be accompanied by a letter of concurrence from the Director of Planning & Urban Design.

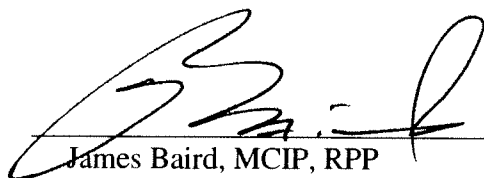
**CONCLUSION:**

To date, no issues have been identified with regard to the proposed tower. It is the opinion of Staff that the proposed telecommunications tower is located an appropriate distance from the nearest sensitive land use, and will provide improved wireless services to the surrounding communities. Staff is satisfied that the monopole design and height of the tower are appropriate for this location.

Staff recommends approval of the 35.0 m (114.8 ft) high telecommunications tower contained within a fenced compound on the property, subject to conditions attached in Appendix 'A'. Staff further recommends that Industry Canada be advised in writing, of this approval (concurrence).

**RECOMMENDED BY:**

Rino Mostacci, MCIP, RPP  
Director, Planning and Urban Design



James Baird, MCIP, RPP  
Commissioner, Development Services

**ATTACHMENTS:**

- |              |                                                      |
|--------------|------------------------------------------------------|
| Figure 1     | Location Map                                         |
| Figure 2     | Air Photo                                            |
| Figure 3     | Site Layout for Proposed Telecommunications Facility |
| Figure 4     | Photo Simulation – Monopole Design                   |
| Appendix 'A' | Conditions of Site Plan Approval                     |

Figure 1 Location Map

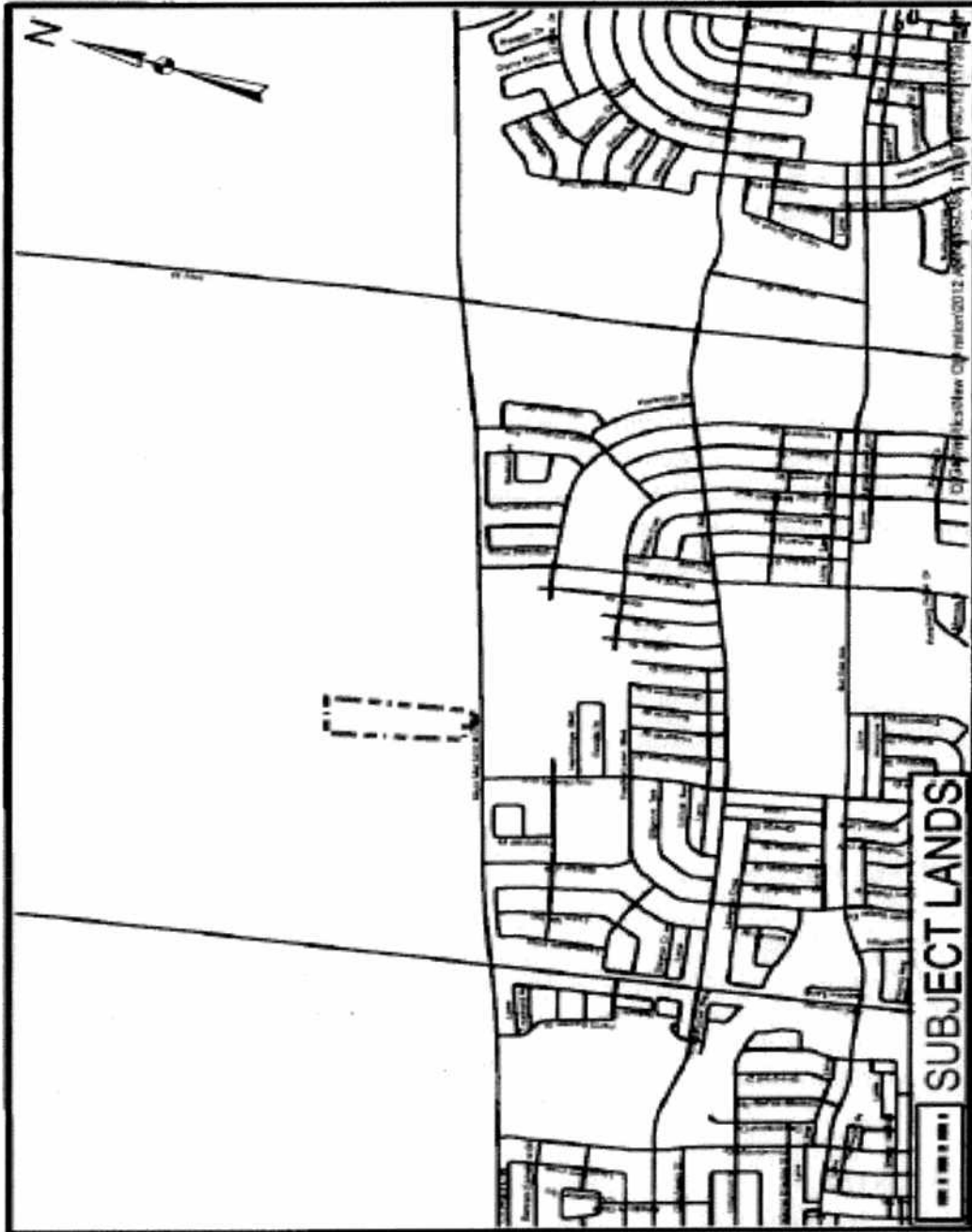


Figure 2      Air Photo





Figure 4

Photo Simulation



Appendix 'A'

Conditions of Site Plan Approval

1. The owner shall submit final drawings, and comply with all requirements of the Town and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
2. That a building permit be obtained from the Town; and,
3. That site plan approval and municipal concurrence shall lapse after a period of three years commencing December 11, 2012, should the development not proceed.