

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Routine Management Reports

## Request for Decision

### Proposed Telecommunications Tower, Bell Mobility, PIN 73511-0002, Parcel 12267, Part Summer Resort Location 64 Plan M-137, Township of MacLennan, City of Greater Sudbury

#### Recommendation

THAT the City of Greater Sudbury advise Industry Canada that they concur with the issuance of a licence for the development of a 76 metre high self support telecommunications tower at, PIN 73511-0002, Parcel 12267, Part Summer Resort Location 64 Plan M-137, Township of MacLennan, City of Greater Sudbury by Bell Mobility.

#### Background

Applications for telecommunications facilities are under the jurisdiction of Industry Canada. Industry Canada requires that the proponent of a new telecommunication facility must consult with the municipality and indicate whether the municipality concurs with the application. It is noted that telecommunications facilities are not subject to municipal zoning regulations and municipal concurrence is not necessarily required in order for Industry Canada to issue a licence.

Bell Mobility is proposing the construction of a 76 m (250 ft.) high telecommunications self-support tower on lands located to the west side of West Bay Road in MacLennan Township. The closest dwellings to the tower are located approximately 180 m to the east at 1125, 1129 and 1139 West Bay Road. To the west is forested Crown land. The abutting property to the north is owned by the Crown and beyond it are private properties zoned "R1-1(12)", Low Density Residential One (Special). Lands to the east and south are zoned similarly and are occupied with single detached dwellings.

Bell Mobility has advised that the tower is intended to provide wireless broadband services to Lake Wahnapiatae and the community of Skead.

#### Co-location Opportunities

As required by Industry Canada and the City's Telecommunications Policy, existing communication towers, water towers and other structures need to be considered by proponents prior to a new tower being

#### Signed By

**Report Prepared By**

Eric Taylor  
Manager of Development Approvals  
*Digitally Signed Sep 11, 14*

**Recommended by the Division**

Mark Simeoni  
Acting Director of Planning Services  
*Digitally Signed Sep 11, 14*

**Recommended by the Department**

Paul Baskcomb  
Acting General Manager of Growth & Development  
*Digitally Signed Sep 11, 14*

**Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Sep 12, 14*

installed. Bell Mobility has advised that there are no existing towers in the vicinity for co-location. Bell Mobility has indicated that the tower will accommodate additional carriers should another carrier express interest in locating on the tower.

### Tower Proposal

Below is a summary of the details of the proposed tower.

- Tower type – 76 m high self-support;
- A 1.8 m x 2.4 m galvanized steel equipment shelter located at the base with a 2.5 m high chain link security fence;
- Access to the tower will be from a new access driveway onto the west side of West Bay Road;
- The structure will meet Transport Canada's aeronautical obstruction marking requirements in Canadian Aviation Regulations, Standard 621

Bell has also advised that the tower will comply with Health Canada's Safety Code 6 limits and that the antenna system will be constructed in compliance with the National Building Code. Prior to installation NAV Canada and Transport Canada must review and approve assessment applications for the tower.

### **Department and Agency Comments**

#### Traffic and Transportation Section

No concerns

#### Building Services

The tower does not require a building permit, however any building greater than 108 sq. ft. will require a building permit and regardless of size will need to meet zoning setbacks.

### **Public Consultation**

In accordance with the Council adopted Telecommunication Facilities Policy, this tower is classified as "significant" as it is greater than 16.6 m in height and is located within 300 m (984 ft.) of a residential dwelling, residential zone or Living Area Designation in the Official Plan.

In accordance with the City's policy, for "significant" structures the proponent was required to hold a neighbourhood meeting and provide notice in the following manner:

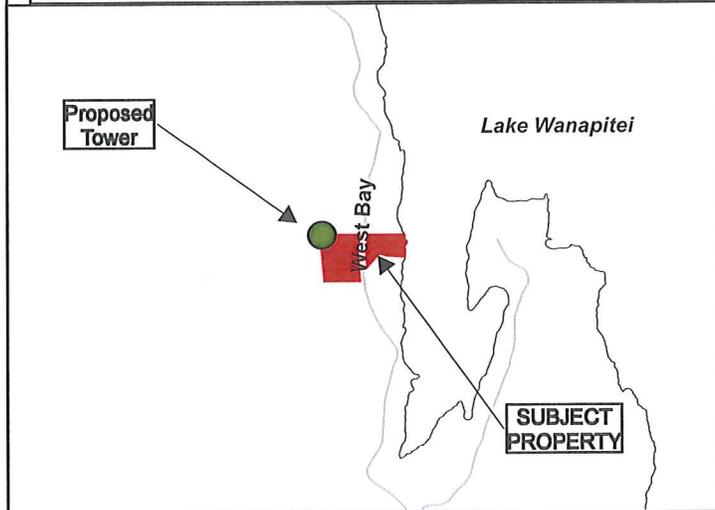
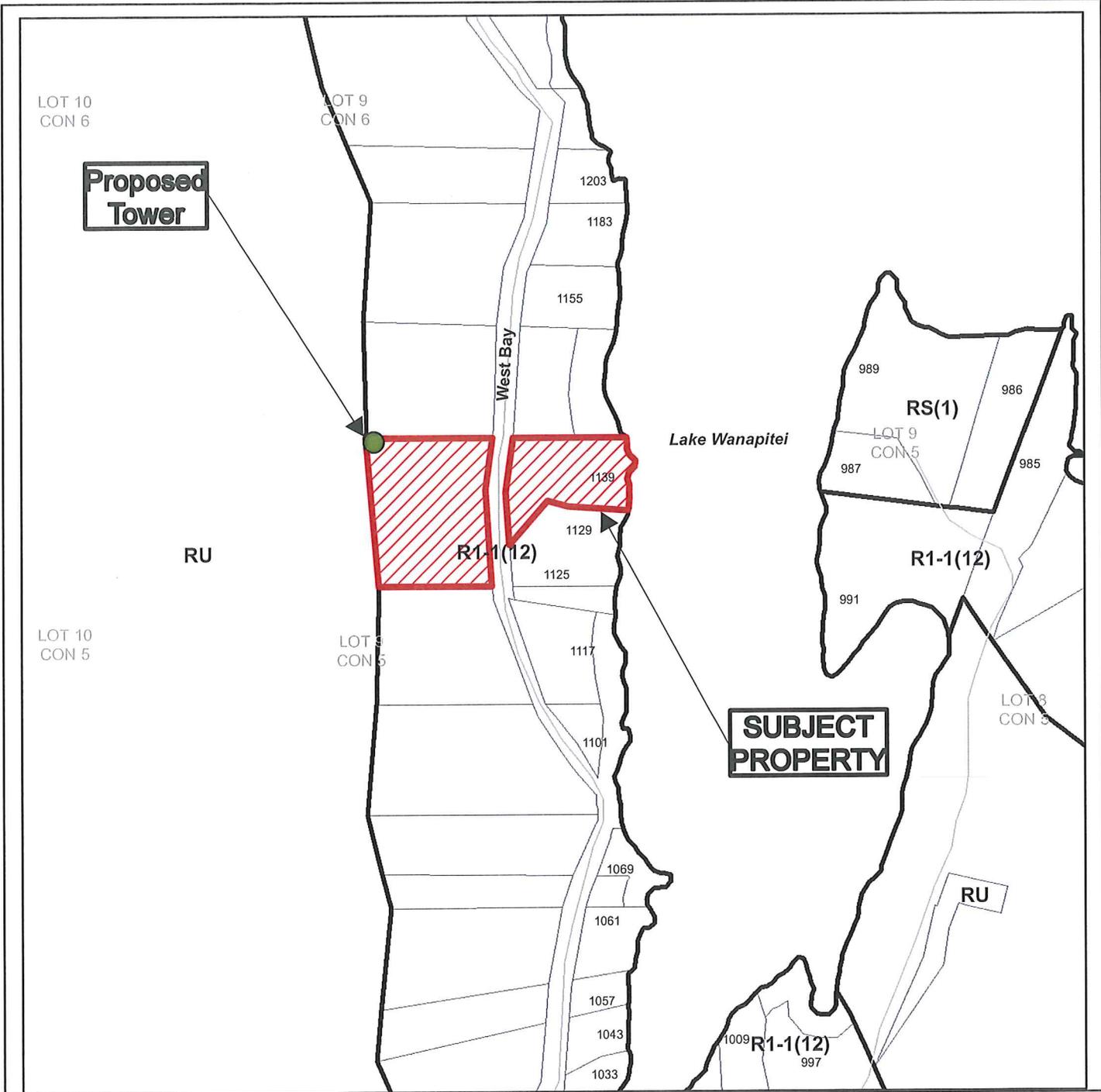
- newspaper notice
- a notice mailed to all property owners within 228 metre radius from the base of the tower, (3 times the height of the tower)
- notice to the Ward Councillor
- notice to the Director of Planning Services
- notice to Industry Canada

Planning Services provided Bell Mobility with the addresses for the properties located within 228 metres of the proposed tower. Bell has advised that in accordance with the City Telecommunications policy, on August 6, 2014 they mailed a notice to the 10 property owners within three times the tower height, (228m), as well as Industry Canada, Planning Services and the Ward 9 Councillor, which included a survey sketch depicting the tower location, tower height and requesting comments by September 5, 2014. In addition,

Rogers placed a notice in the Sudbury Star on August 8, 2014 providing the public the opportunity to make written submissions via mail or email and the timing and location of the public information session which was held on August 19 at 7 PM at the Skead Community Centre, 3971 Skead Road. Bell has advised that one member of the public from MacLennan Drive attended the information session, who had no objection to the tower or its location. One email was provided to Bell from a resident advising that they were in agreement with the tower.

## **Summary**

In conclusion, Bell Mobility has completed the consultation requirements under the City's Telecommunications Facility Policy and has considered opportunities for co-location. One member of the public attended the public information meeting and one written comment from a resident expressing that they were in agreement with the tower was received. It is recommended that Industry Canada be advised of the City's concurrence with the licence application.



**Growth and Development  
Department**

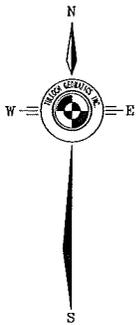
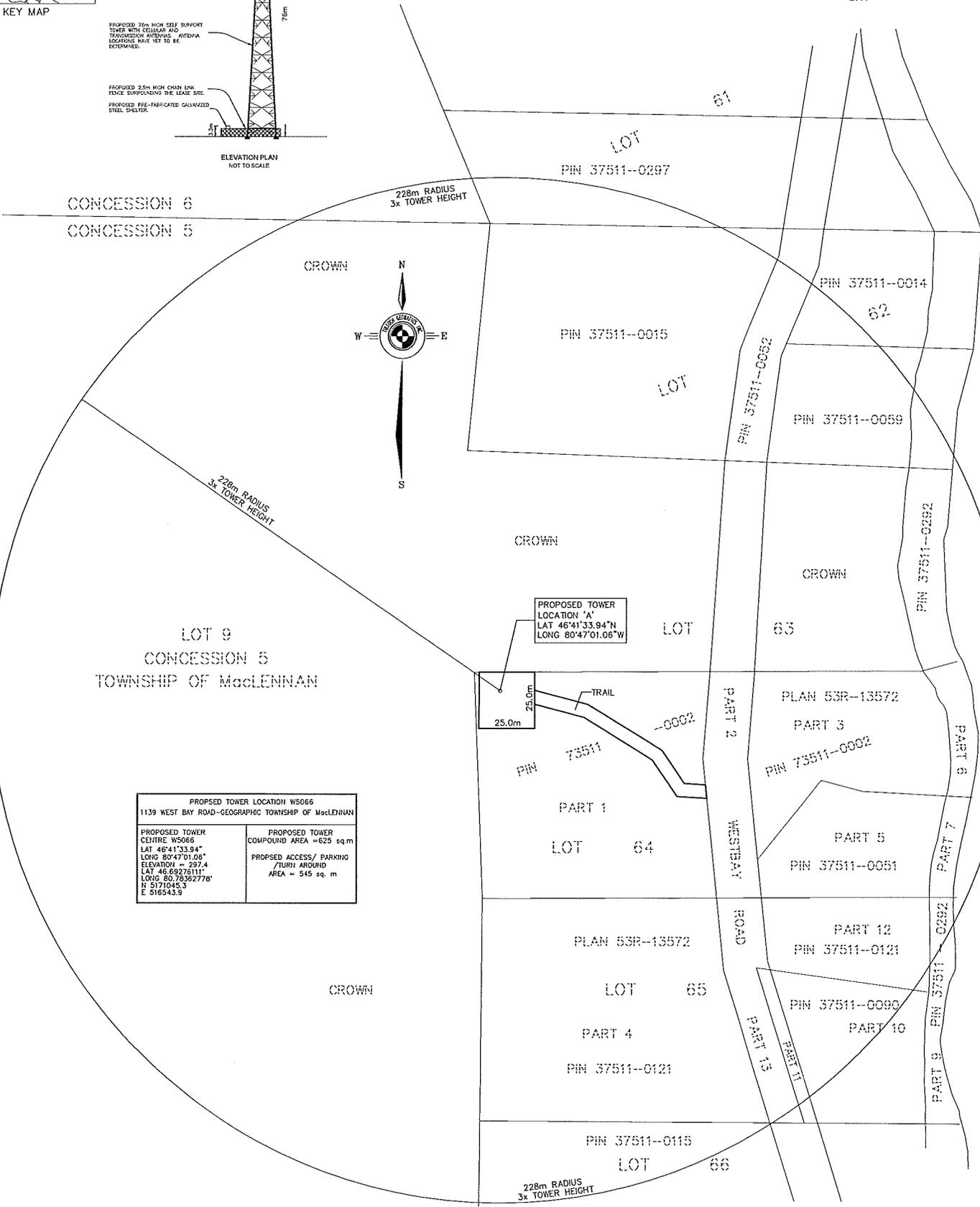
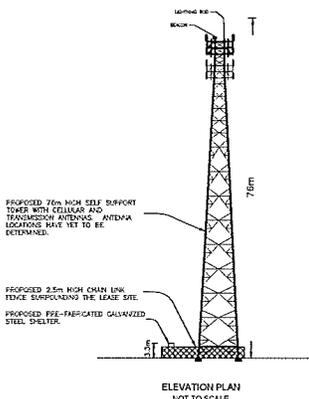
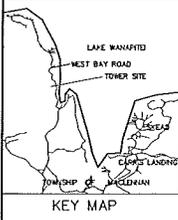


Subject Property being PIN 73511-0002,  
Parcel 12267 SES, Lot 64, Plan M-137,  
Lot 9, Concession 5, MacLennan Township,  
1139 West Bay Road, Skead, City of Greater  
Sudbury

Sketch 1  
NTS

**Bell Mobility Proposed  
Telecommunications Tower**  
Date: 2014 07 30

ON  
 PART 1, PLAN 53R-13572  
 LOT 64, REG'D PLAN M-137  
 GEOGRAPHIC TOWNSHIP OF MacLENNAN  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 TERRY DEL BOSCO, O.L.S.  
 2014



PROPOSED TOWER LOCATION 'A'  
 LAT 46°41'33.94"N  
 LONG 80°47'01.06"W

PROPOSED TOWER LOCATION W5066 1139 WEST BAY ROAD-GEOGRAPHIC TOWNSHIP OF MacLENNAN	
PROPOSED TOWER CENTRE W5066 LAT 46°41'33.94" LONG 80°47'01.06" ELEVATION = 297.4 LAT 46.69275111° LONG 80.78362778° UTM 18QUD45.3 E 516543.9	PROPOSED TOWER COMPOUND AREA = 625 sq.m PROPOSED ACCESS/ PARKING /TURN AROUND AREA = 545 sq. m



**TULLOCH**  
 1942 REGENT STREET SUDBURY, ONTARIO  
 UNIT L P3E 5V5 705-671-2295  
 FILE 145688 FW JULY 24 2014

NOTE  
 DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

## **Summary of Consultation**

### **Bell Site W5066 SKEAD, City of Greater Sudbury**

Bell Mobility is constantly striving to improve and expand its infrastructure to meet the ever growing demand for high quality reliable wireless voice and data service. As the number of wireless users and various types of wireless devices increases, Bell Mobility's network is burdened by a combination of poor voice and data quality resulting in high "dropped" call rates and customer complaints.

#### **Proposed New Tower Location:**

**Landowner:** Ron Tessier, Irene Tessier  
**Municipal Address** 1139 West Bay Road, Garson  
**Legal Description:** Parcel 12267 SEC SES; Pt Summer Resort Location 64, PL M137;  
PIN 73511-0002(LT)  
**Tower Base Coordinates:** N46° 41' 33.94" W80° 47' 01.06"  
**Site Access:** Access to the tower site is proposed via the new entrance on the west side of West Bay Road. An entrance permit has been applied for; the receipt is attached

#### **Tower Description**

The proposed tower is a 76m self-support, with a 6' x 8' equipment shelter located at the base of the tower.

#### **Purpose of the Tower**

The purpose of this tower is to provide wireless broadband service to Lake Wahnapiatae and the Community of Skead. There is currently no cellular service available in this area.

#### **Telecommunications Policy Requirements**

Bell Mobility is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Bell Mobility is required by Industry Canada to consult with land-use authorities in siting tower locations. The consultation process established under Industry Canada's authority is to allow local land use authorities the opportunity to address land use concerns, providing meaningful input while respecting the federal governments exclusive jurisdiction in the siting and operation of wireless and data systems.

As the provisions of the Ontario Planning Act and other municipal by laws and regulations do not apply to federal undertakings, Bell is however required to follow established and documented wireless protocols or processes set forth by local land use authorities.



## **City of Greater Sudbury Telecommunications Policy**

Bell Mobility acknowledges that the City of Greater Sudbury has a Telecommunications Policy in place and has followed the process as outlined.

The proposed telecommunications facility falls under the category of “significant structure”:

- towers 16.6 metres in height and greater, and located closer than 300 metres from a residential dwelling, Residential Zone or Residential District.

Accordingly, the following protocol was completed:

- a notification package was mailed on August 6, 2014 to all property owners within a radius of three times the tower height of the proposed tower (228m), measured from the tower base, and to Eric Taylor, Manager of Development Approvals, Ward Councillor Dave Kilgour, and Industry Canada. The mailing list is attached, derived from the survey sketch prepared by Terry DelBosco, OLS.
  - the notification brochure, attached, included the survey sketch depicting the tower location, the tower height, and radius of three times the tower height, as well as Health Canada brochures in reference to Health and Safety (attached), and photo renderings (attached). The last day to receive comments was September 5, 2014.
- a neighbourhood meeting was held on August 19th, 2014 at 7:00 P.M. at the Skead Community Centre, 3971 Skead Road, Skead. The meeting was hosted by Deborah Williamson, Bell Mobility Real Estate Contractor, and attended by two Bell Mobility representatives, Steve Stone-RF Engineer, and Mike Powell-Construction Manager.
- a newspaper notice was published in The Sudbury Star on August 8, 2014 which provided the location and height of the proposed tower, the time, date, and location of the neighbourhood meeting, and the invitation to provide comments.

### **Responses from the Public**

Public Meeting - There was one attendee at the public meeting on August 19<sup>th</sup>; Colette Stephen, 68 MacLennan Dr, Skead, who had no objection to the tower or its location.

Correspondence – A “return to sender” notice was received on September 5, 2014, advising that there was no such address at 1117 Skead Road, Garson. Deborah Williamson contacted the property owners, Paul and Lise Lizottte, on September 6<sup>th</sup> and forwarded the notification package to them by email. They responded that they were in agreement with the tower. The email correspondence is attached.

### **Co-Location**

As required by Industry Canada, and the objective of the City’s Telecommunication Policy, a review of existing towers for co-location was investigated. There are no existing towers located in this area. The proposed tower will accommodate additional carriers should another carrier express interest in this tower location. Bell is open to co-location on its towers.

**Bell Mobility W5066 Skead  
76m Self-Support Tower**

