

Planning & Development Committee

February 1, 2022

CT6-21-DN (D. Namisniak)

Shared Tower Inc c/o LandSquared

Fowler Metal Holdings Ltd.

1 Albert Judge Dr., Burford



**PLANNING &
DEVELOPMENT
COMMITTEE**



Application No: CT6-21-DN (D. Namisniak)
Report No: RPT-21-352
Application Type: Telecommunication Tower
Location: 1 Albert Judge Dr., Burford
Agent/ Applicant: Shared Tower Inc c/o LandSquared
Owner: Fowler Metal Holdings Ltd.

**Staff
Recommendation:**

That the Clerk be directed to inform Shared Tower Inc. (STC):

- a) That LandSquared on behalf of Shared Tower Inc. (STC) has completed consultation with the County of Brant and the public; and
- b) That the Telecommunication Tower as proposed at 1 Albert Judge Drive is in accordance with Section 4.iii – ‘Preferred Location Guidelines’ of the ‘Communication Tower and Communication Antenna Preferred Location Protocol (2020)’.

Property Location



Total

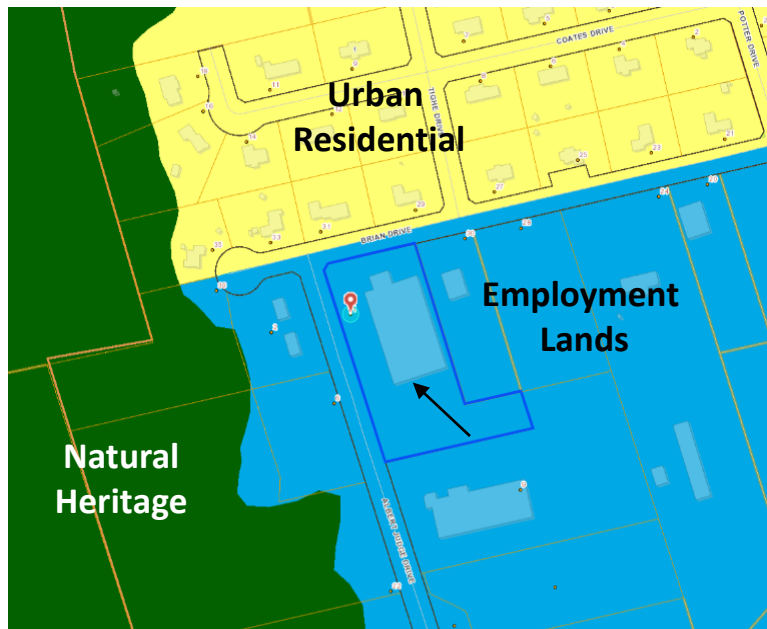
Frontage: 158 metres

Depth: 90 metres (irregular)

Area: 1.4 hectares (3.4 acres)

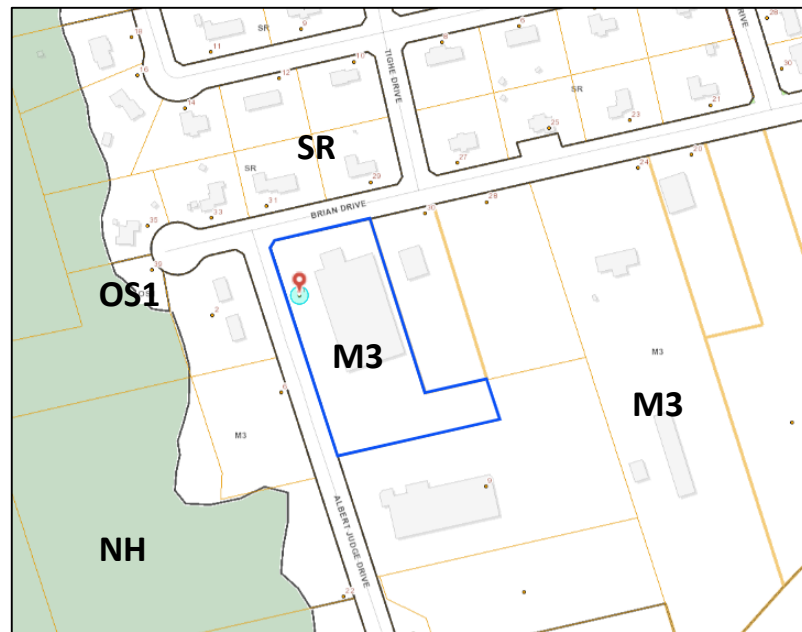


Official Plan (2012)



Current Land use Designation:
Employment Lands

Zoning By-Law (2016)



Current Zoning:
Heavy Industrial (M3)

Proposed Site Plan



Proposal

Telecommunications Tower Application:

Proposing to establish a 50 metre tall, steel, self supported, lightening protected telecommunication structure, situated within a 9m x 16m compound area surrounded by a 1.8m chain link security fence.

Supporting Documents

- Site Selection Report
- Site Plan
- Letter of Concurrence

Timeline:

This application has completed the following circulation and consultation process:

- November 3, 2021 – Internal / External Departmental Circulation
- December 2, 2021 – Neighbourhood Meeting (Hosted by the Applicant)
- December 7, 2021 – Information Meeting (Planning and Dev Committee)



Proposed Site Plan

Proposal

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Surrounding Land Use	Preferred Setback (3x tower height)	Provided Setback
Residential Use	150 metres (492 feet)	180 metres (590 feet)
Natural Heritage Feature	150 metres (492 feet)	200 metres (656 feet)

*The Natural Heritage Zone is primarily associated with a floodplain. It is the opinion of Environmental Planning staff that the intent of environmental provisions is to protect natural heritage features, such as wildlife and insects from the impacts associated with communication towers. Staff have no concerns with impacts to the flood plain.



Questions?



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