

Planning & Development Committee

June 7, 2022

CT5-21-DN (D. Namisniak)

Shared Tower Inc c/o LandSquared

Adrian Van Ewijk

447 Baptist Church Road



**PLANNING &
DEVELOPMENT
COMMITTEE**



Application No: CT5-21-DN (D. Namisniak)

Report No: RPT-21-353

Application Type: Telecommunication Tower

Location: 447 Baptist Church Road

Agent/ Applicant: Shared Tower Inc c/o LandSquared

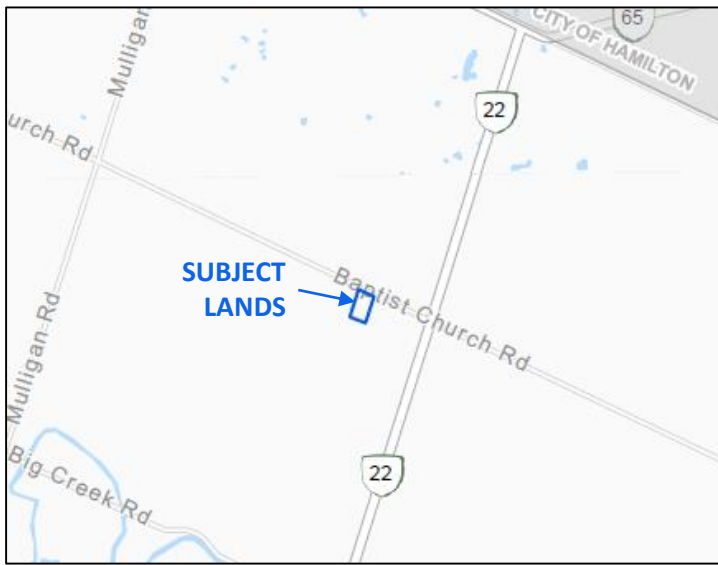
Owner: Adrian Van Ewijk

**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 447 Baptist Church Rd ***is not*** in accordance with Section 4.iii – ‘Preferred Location Guidelines’ of the ‘Communication Tower and Communication Antenna Preferred Location Protocol (2020)’.

Property Location



Total

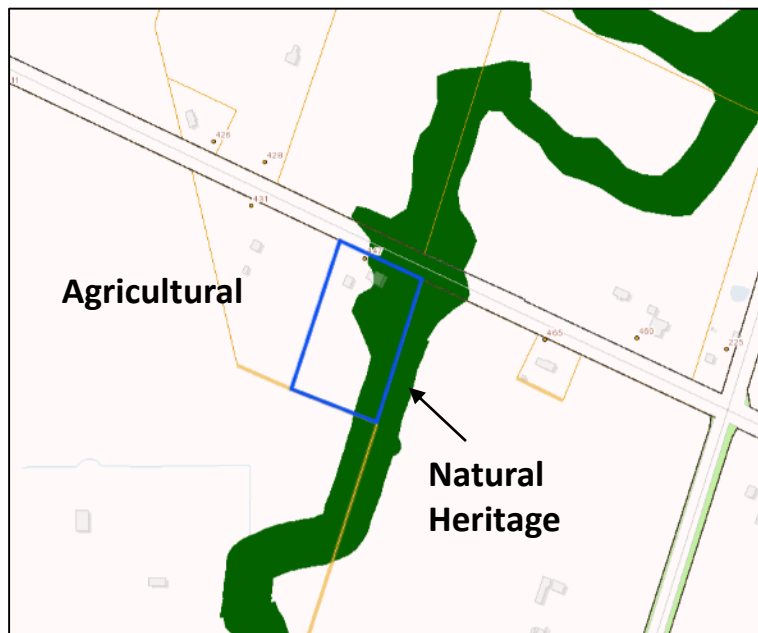
Frontage: 112 metres

Depth: 194 metres

Area: 2.1 hectares (5.3 acres)

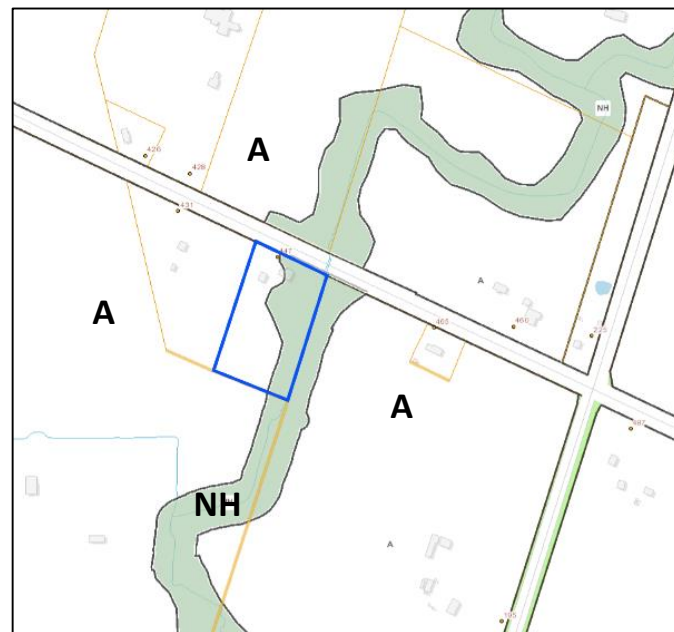


Official Plan (2012)



Current Land use Designation:
Agricultural & Natural Heritage

Zoning By-Law (2016)



Current Zoning:
Agricultural (A) & Natural Heritage (NH)



Proposed Site Plan



Proposal

Telecommunications Tower Application:

Proposing to establish a 65 metre tall, steel, self supported, lightening protected telecommunication structure, situated within a 15m x 15m compound area surrounded by a 1.8m chain link security fence.

Supporting Documents

- Site Selection Report
- Site Plan
- Letter of Concurrence

***Revised to provide landscaping around the base of the enclosure**

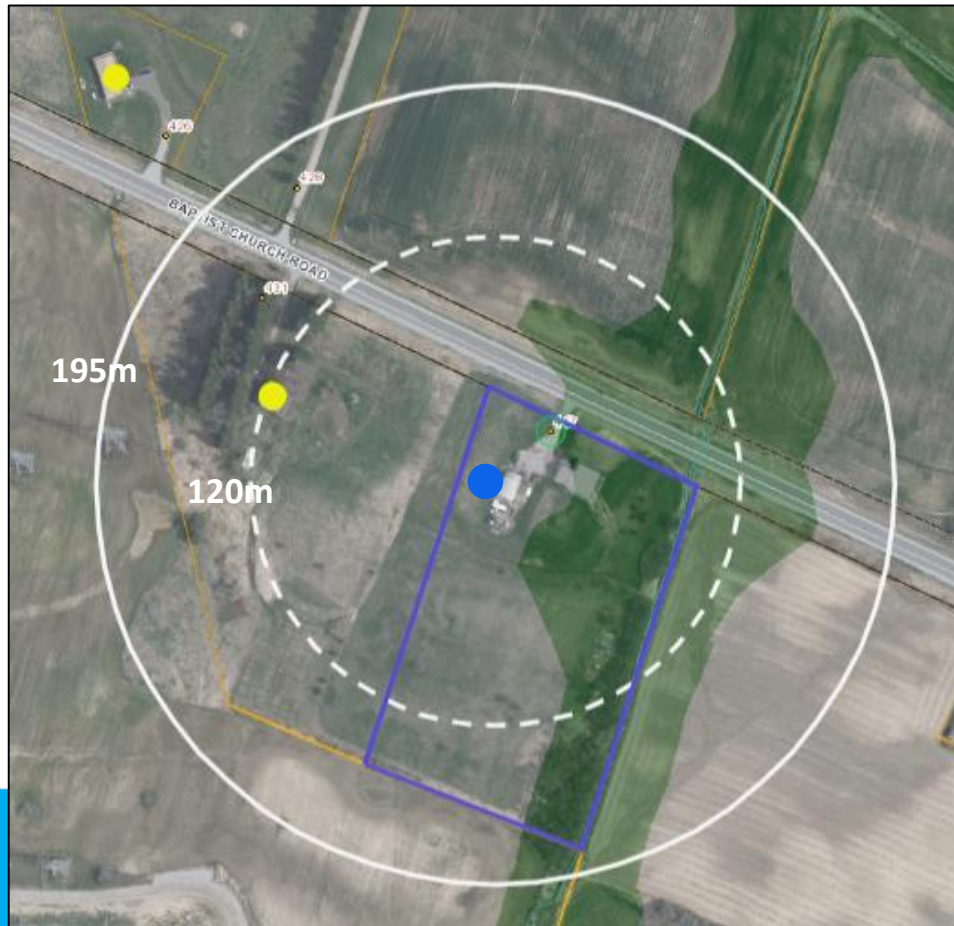
Timeline:

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)
- February 1, 2022 – Recommendation Meeting (Deferred)



Proposed Site Plan



Proposal

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Surrounding Land Use	Preferred Setback (3x tower height)	Provided Setback
Residential Use	195 metres (640 feet)	110 metres (361 feet)
Natural Heritage Feature	195 metres (640 feet)	30 metres (98 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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