



Planning and Development Committee Report

To: To the Chair and Members of the Planning and Development Committee
From: Ryan Cummins, Planner
Date: July 5, 2022
Report #: RPT-215-22
Subject: CT3-21-RC – 17 Ewart Avenue, Cainsville
Purpose: For Information

Recommendation

That Telecommunication Tower Application **CT3-21-RC** from Signum Wireless c/o Fontur International, on behalf of The County of Brant, Owner of Plan 659, Lot 18, Part Lots 17 And 19, Part 1 Of Plan 2R8219, County of Brant, in the geographic township of Brantford, located at 17 Ewart Avenue proposing a 60 metre tall, self-supported tower, situated within a 15m x 15m compound area be received; and

THAT the Clerk be directed to inform Fontur International and Signum Wireless:

- a) Signum Wireless has satisfactorily completed its consultation with the County of Brant;
- b) The County of Brant is satisfied with Signum Wireless' public consultation process and does not require any further consultation with the public; and
- c) That the County of Brant concurs with Signum Wireless' proposal to construct a wireless communication facility provided it is constructed in accordance with the plans submitted by it and described as: Site Plan, Proposed Telecommunication Installation, 17 Ewart Avenue, Project No. 2021-538, Revision 1, dated February 7, 2022, by Alex Marton Limited, OLS.
- d) That the County of Brant recommends that the applicant undertake an archaeological assessment of the subject lands, to the satisfaction of Missisaugas of the Credit First Nation, prior to construction of the tower.

Executive Summary

The purpose of the report is to provide the Committee with information regarding the details of a new Telecommunication Tower Application proposed within the County of Brant. The proposal aims to support enhanced wireless voice & data coverage and capacity for the surrounding area, as well as to provide infrastructure for the County of Brant's Fire Department communications equipment.

Telecommunication Tower Application **CT3-21-RC** proposes to establish a 60 metre (196.85 feet) tall, self-supported, telecommunication structure, situated within a 15m x 15m compound area at the Cainsville Fire Station site at 17 Ewart Avenue, Cainsville.

Strategic Plan Priority

Strategic Priority 4 - Reliable Infrastructure

Impacts and Mitigation

Social Impacts

The proposed tower will serve to improve telecommunications connectivity within the Cainsville area. The proposed tower will also benefit the County of Brant by providing infrastructure to locate County of Brant Fire Department communications infrastructure.

Environmental Impacts

The proposed tower will have no negative environmental impacts.

Economic Impacts

This project will benefit the County by providing an additional revenue stream through the lease of County lands to accommodate the proposed tower.

Report

Background

The subject lands are located on the south side of Ewart Avenue, east of Brant County Road #18, and west of Zoeller Road. The subject lands have a total frontage of approximately 202 metres (662 feet), depth of 158 metres (518 feet) and total area of 3.6 hectares (8.9 acres). The subject lands are located within an Industrial area and current contain the Cainsville Fire Station, and are owned by the County of Brant. The surrounding area consists of Industrial related uses, with additional Commercial uses located near the intersection of Colborne Street East and Brant County Road #18. Directly to the east of the subject lands is the Cainsville Elevated Water Tank.

Analysis

Industry Canada's Client Procedures Circular 2-0-03:

Industry Canada's Client Procedures Circular 2-0-03, Issue 4, entitled Radio communication and Broadcasting Antenna Systems (CPC-2-0-03) requires proponents of new communication towers to follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists.

The County established a municipal land-use consultation process and protocol for the siting of communication towers which came into effect on July 4, 2011, revised in 2020 as the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'.

- ***Review of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)' concludes that:***
 - a. That Fontur International on behalf of Signum Wireless has completed consultation with the County of Brant and the public;***
 - b. That the Telecommunication Tower as proposed at 17 Ewart Avenue has been sited accordance with Section 4. iii – 'Preferred Location Guidelines' of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)', as the proposed tower is located on lands designated as***

Employment, meets the minimum separation criteria of 180 metres from sensitive land uses, and is located on County-owned lands.

Provincial Policy Statement (2020):

Policy 1.1.1 (g) requires municipalities to ensure that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

This application is consistent with the Provincial Policy Statement (2020) as it proposes to increase the mobile base station infrastructure to fill coverage gaps and increase capacity for current and future wireless users.

Growth Plan for the Greater Golden Horseshoe (2020)

Section 3.2.1 of the Growth Plan speaks to providing for integrated infrastructure planning through the implementation of the Growth Plan. Staff note that in Section 7: Definitions, “Infrastructure” is defined to include, among other things, communications and telecommunications facilities.

This application conforms to the policies of the Growth Plan infrastructure such as telecommunication towers are essential services to integrate into growing communities.

County of Brant Official Plan (CBOP) (2012)

The County of Brant Official Plan sets out the goals, objectives and policies to guide development within the municipality. The *Planning Act* requires that all decisions that affect a planning matter shall ‘conform to’ the local Municipal Policies, including but not limited to the County of Brant Official Plan.

- ***The lands subject to this application are designated as Employment as outlined in Schedule ‘A’ of the County of Brant Official Plan.***

Section 5.5 outlines policies related to the advancement of utilities within the County of Brant.

- ***Through the submission of the Site Selection justification report, the application has demonstrated the need for the proposed telecommunication tower expansion.***
- ***Consultation with the County of Brant and members of the public has been completed to review concerns related to the proposed telecommunication tower expansion.***
- ***The location of the proposed tower has been reviewed against the ‘Communication Tower and Communication Antenna Preferred Location Protocol (2020)’.***

The application is in conformity with the policies of County of Brant Official Plan.

Infrastructure/Servicing

The proposed telecommunication tower will not require any modification to the existing systems currently in place.

Zoning By-Law 61-16

The subject lands are zoned Heavy Industrial (M3) in the Zoning By-Law 61-16. The following regulations will apply:

Section 4.40(d) (Uses Permitted In All Zones) states that the following uses shall be permitted in all Zones, including those Zones subject to special provisions, unless such use is specifically identified as not being permitted otherwise: *Services and utilities of public agency such as water lines, wastewater lines, gas distribution mains, telecommunications and other cabled services, district energy facilities without cogeneration, pumping stations, and local electric power lines or other communication lines not including electricity generation facilities. However, no goods, material or equipment shall be stored or processed in the open, unless such outside storage or outside processing is specifically permitted in the Zone.*

The application complies with applicable standards of Zoning By-Law 61-16.

Interdepartmental Considerations

The following comments were received through technical circulation of this application:

Development Engineering:

Part 1, as per the Site Plan submitted by Alex Marton Limited, Project No. 2021-538, dated January 4, 2022, should run parallel to the rear of the Fire House with no bend in the 5.0m easement, as there are big overhead doors that vehicles could be parked in front of, or entering/exiting the building. The current location of the 5.0m easement would impede Access to the Tower.

Environmental Planning:

No Comments.

Building Department:

The proposed communications tower does not require a building permit.

Mississaugas of the Credit First Nation:

Thank you for sharing this Request for Comments with MCFN-DOCA. The application CT3-21-RC-17 Ewart Ave should, in our opinion, be accompanied by an archaeological assessment of the proposed impact area. This is due to the ground disturbing work required and the areas close proximity to several archaeological sites including AgHb-33, which contains some of the oldest evidence of human occupation in the province.

Public Considerations

Public circulation of notices, by mail and newspaper, was undertaken in accordance with *Section 11(B) – Procedure for Public Consultation* as outlined in the County of Brant ‘Communication Tower and Communication Antenna Preferred Location Protocol (2020)’.

- Notices were sent to all neighbouring residences within 500 metres of the subject lands, 30 days prior to the meeting;
- A notice was published in the Brantford Expositor, 30 days prior to the meeting; and
- A notice sign was posted on the subject lands 20 days prior to the meeting date.

This application has completed the following public circulation and consultation process:

- May 4, 2022 – Neighbourhood Meeting (Hosted by the Applicant)
- June 7, 2022 – Information Meeting (Planning and Development Committee)
- July 5, 2022 – Recommendation Meeting (Planning and Development Committee)

One member of the public attended the applicant's Neighbourhood Meeting on May 4, noting that they are supportive of improved cellular connectivity in the Cainsville Area. Refer to attached consultation summary provided by the applicant.

Summary and Recommendations

Telecommunication Tower Application **CT3-21-DN** proposes to establish a 60 metre (196.85 feet) tall, self-supported, telecommunication structure, situated within a 15m x 15m compound area at the Cainsville Fire Station site at 17 Ewart Avenue, Cainsville.

The review of this application focuses on literature reviews of applicable planning policy (i.e. Planning Act, Provincial Policy Statement, Official Plan), and public consultation and location preferences as outlined in the County of Brant 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'. The proposed tower is located within lands designated as Employment in the County of Brant Official Plan, and meets the minimum separation criteria for telecommunications towers from sensitive land uses of 180 metres (3 times the height of the proposed 60 metre tower). Staff also note that Section 4(IV) states that the County shall be the landlord of first choice where County-owned lands are available within the proponent's search area.

Review of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)' concludes that:

- a) Signum Wireless has satisfactorily completed its consultation with the County of Brant;
- b) The County of Brant is satisfied with Signum Wireless' public consultation process and does not require any further consultation with the public; and
- c) That the County of Brant concurs with Signum Wireless' proposal to construct a wireless communication facility provided it is constructed in accordance with the plans submitted by it and described as: Site Plan, Proposed Telecommunication Installation, 17 Ewart Avenue, Project No. 2021-538, Revision 1, dated February 7, 2022, by Alex Marton Limited, OLS.

Attachments

1. Site Location Map
2. Site Selection Justification Report
3. Consultation Summary Report

Reviewed By

Reviewed By: Mat Vaughan, BES, MPLAN, MCIP, RPP, CMM3, Director of Development Planning

Submitted By: Pamela Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

Copied To

1. Alysha Dyjach, Clerk
2. Mat Vaugahn, Director of Development Planning
3. Alyssa Seitz, Planning Administrative Assistant

4. Applicant/Agent

By-law and/or Agreement

By-law Required	No
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Agreement(s) or other documents to be signed by Mayor and /or Clerk	No
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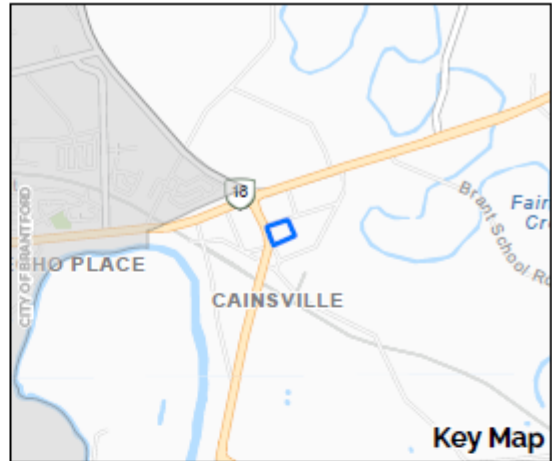
MAP 1: ZONING MAP
FILE NUMBER: CT3-21-RC

17 EWART AVENUE
Former Township of
Paris

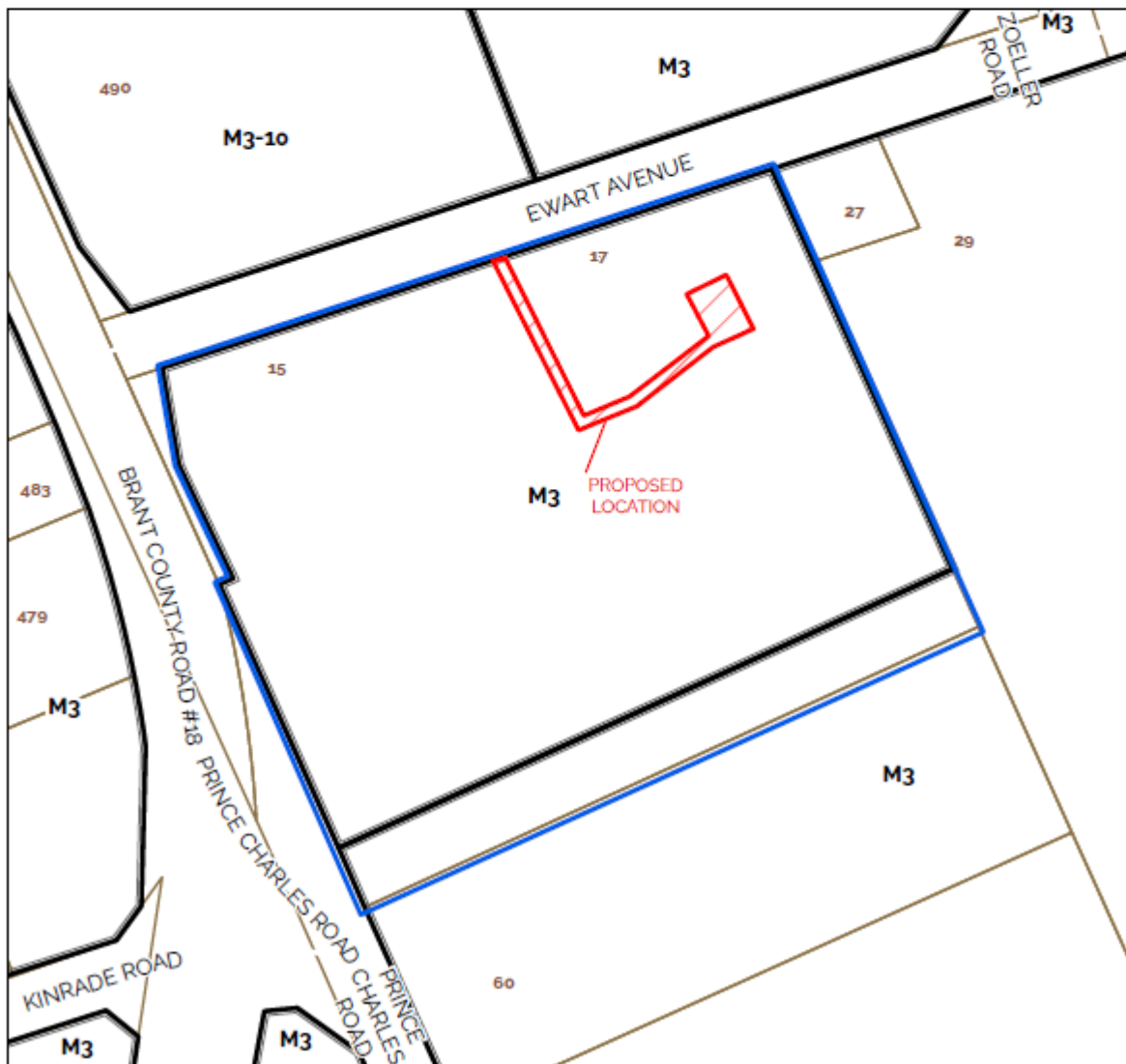


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Date Printed: 3/25/2022



Key Map



MAP 2: Official Plan Map
FILE NUMBER: CT3-21-RC

17 EWART AVENUE
Former Township of
Paris



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Date Printed: 3/25/2022



MAP 3: Aerial Map
FILE NUMBER: CT3-21-RC

17 EWART AVENUE
Former Township of
Brant

