

# PLANNING & DEVELOPMENT COMMITTEE

**Application No:** CT1-22-AA (A. Almaflahi)  
**Report No:** RPT-0341-22  
**Application Type:** Telecommunication Tower  
**Location:** 510 Brant-Waterloo Road  
**Agent/ Applicant:** Shared Tower Inc c/o LandSquared  
**Owner:** Paul and Gwen Van Dongen

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

- That LandSquared on behalf of Shared Tower Inc. (STC) has completed consultation with the County of Brant and the public; and
- That the Telecommunication Tower as proposed at 510 Brant Waterloo Road 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:** 527.2 m  
**Depth:** 112 m  
**Area:** 86.8 hectares (214.5 acres)

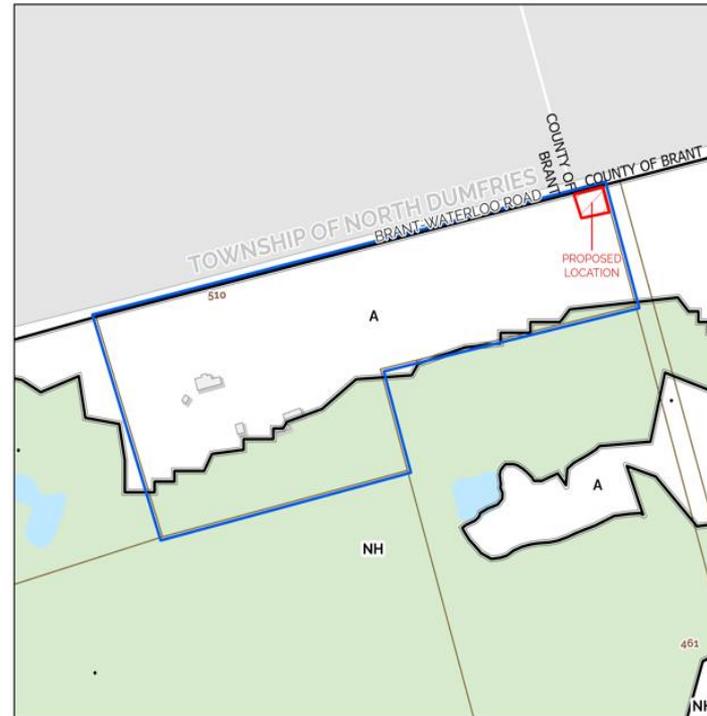


# Official Plan (2012)



**Land Use Designation:**  
Agriculture and Natural Heritage

# Zoning By-Law (2016)



**Current Zoning:**  
Agriculture (A) and Natural Heritage  
(NH)

# Proposal



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 high chain link security fence.

## Supporting Documents

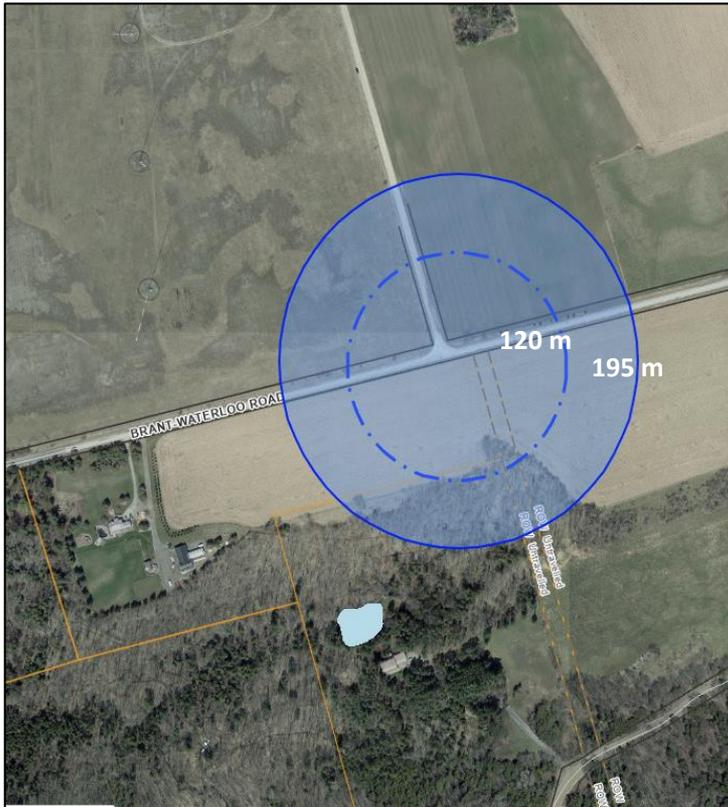
- Site Selection Report
- Site Plan
- Letter of Concurrence

## Timeline

This application has completed the following circulation and consultation process:

- October 26, 2022 – Internal / External Departmental Circulation
- December 5, 2022 – Neighbourhood Meeting (Hosted by Applicant)
- December 6, 2022 – Information Meeting (Planning and Development Committee)

# Proposal



Surrounding Land Use	Preferred Setback (3x tower height)	Provided Setback
Residential Use	195 metres (640 ft)	317.6 m (1043 ft)
Natural Heritage Feature	195 metres (640 ft)	<b>105 metres (344.5 ft)</b>

*\*The rear portion of the property is zoned and designated Natural Heritage due to the woodland, valley slopes and proximity to the Glen Morris Valley Wetland Complex. GRCA and Environmental Planning Staff have no concerns with impacts to the Natural Heritage.\**

# Questions?

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