



County of Brant Council Report

To: To the Chair and Members of the County of Brant Council
From: Negin Mousavi Berenjaghi, Development Planning Student
Date: February 11, 2025
Report: RPT - 0052 - 25
Subject: CT2-24-NM - Telecommunication Tower Application
Purpose: Review of 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'

Recommendation

That Telecommunication Tower Application CT2-24-NM from Signum Wireless Inc. c/o Lucas Cuff, on behalf of Brandon Nelson and Jennifer Fletcher, Applicants/Owners of Part of Lot 41, Concession 1, County of Brant, in the former geographic township of Brantford, located at 182 Governor's Road East proposing a 40-metre (131.23 ft.) self-supported tower within a fenced-in ground compound area of 144 square metres be received;

And that the Clerk be directed to inform Signum Wireless Inc.:

- a. That Signum Wireless Inc. has completed consultation with the County of Brant and the public, A minimum Stage 1 Archeological Study is to be conducted on the site; and
- b. That the Telecommunication Tower as proposed at 182 Governor's Road East is **in accordance** with Section 4.iii – 'Preferred Location Guidelines' of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'.

Strategic Plan Priority

Strategic Priority 2 – Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

None.

Environmental Impacts

None.

Financial Impacts

None.

Report

Background

The purpose of the report is to provide the Council with information and a recommendation regarding a new Telecommunication Tower proposed within the County of Brant. The proposal would initially provide wireless voice and data services for subscribers to the client's network.

Telecommunication Tower Application **CT2-24-NM** proposes to establish a 40-metre (131.23 ft) self-supported tower situated within a 144-square-metre compound area. The tower is proposed on the lands identified as 182 Governor's Road East.

Section 4.iii of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)' outlines 'Preferred Location Guidelines' for new Telecommunication Towers.

Surrounding Land Use	Preferred Setback (3x tower height)	Provided Setback
Residential Use	120 metres (393.7 ft)	220 metres (721.7 ft)
<i>Natural Heritage Feature</i>	120 metres (393.7 ft)	120 metres (393.7 ft)*
* Based on aerial imagery, there is a significant woodland in the northeast part of the property that is part of a woodland on the property to the east. There is also a watercourse and wetland located on properties to the east. The proposed tower is at least 120 metres from these Natural Heritage System features.		

This application has completed the following circulation and consultation process:

- September 10, 2024 – Internal / External Departmental Circulation
- October 8, 2024 – Information Meeting (County of Brant Council)
- October 29, 2024 – Neighbourhood Meeting (Hosted by the Applicant)
- February 11, 2025 – Recommendation Meeting (County of Brant Council)

The review of this application focuses on reviews of applicable planning policy (i.e. *Planning Act, Provincial Planning Statement, Official Plan*), and public consultation and location preferences as outlined in the County of Brant and the County of Brant '**Communication Tower and Communication Antenna Preferred Location Protocol (2020)**'.

The Telecommunication Tower Application submission consists of the following, attached to this report for Council consideration:

- Proposed Tower Location Plan
- Site Selection Justification Report
- Public Consultation Summary Report
- Photo Renderings

Review of the 'Communication Tower and Communication Antenna Preferred Location Protocol

(2020)' concludes that:

- a. That Signum Wireless Inc. has completed consultation with the County of Brant and the public, A minimum Stage 1 Archeological Study is to be conducted on the site; and
- b. The Telecommunication Tower as proposed at 182 Governor's Road East is in accordance with Section 4.iii – 'Preferred Location Guidelines' of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'.

Location

The subject lands are located south of Governor's Road East and St. George Road intersection, with a total frontage of approximately 202.23 metres (663.5 ft.) and a total area of 6.07 hectares (15 acres).

The subject lands are located within an agricultural area and currently contain an existing residential dwelling as well as a contractor's yard operation.

Analysis

Innovation, Science and Economic Development Canada (ISED) Client Procedures Circular 2-0-03:

ISED'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. ***The Signum Wireless Inc. has completed consultation with the County of Brant and the public, A minimum Stage 1 Archeological Study is to be conducted on the site; and***
 - b. ***The Telecommunication Tower as proposed at 182 Governor's Road East is in accordance with Section 4.iii – 'Preferred Location Guidelines' of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'***
- ***The County's proposed updates to the tower protocol include a reduced setback requirement of 1.5 times the tower's height from sensitive land uses. The proposed tower at 182 Governor's Road East will comply with the updated protocol, as the required setback will still be met under the new guidelines.***

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land. All decisions affecting planning matters shall be

'consistent with' policy statements issued under the Planning Act.

Section 3.1.1 of the PPS mandates municipalities to provide necessary infrastructure and public service facilities in an efficient manner while accommodating projected needs.

- ***The application is consistent with the Provincial Planning Statement (2024) as it supports enhanced wireless voice, data coverage, and capacity for surrounding areas.***

County of Brant Official Plan (2023)

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 contain both "Countryside" and "Natural Heritage" designations as outlined in Schedule 'A' of the County of Brant Official Plan.***
- ***The proposed tower will be located on the lands designated as Countryside. The current Official Plan supports locating telecommunication facilities on lands designated as such. Additionally, the proposed tower will not negatively impact the lands designated Natural Heritage as it is at least 120 metres away from the Natural Heritage System features.***

Section 5.10 outlines general policies related to the Public Utilities and Infrastructure within the County of Brant.

Section 5.10.2 states that *where County protocols have been adopted by Council for public utilities and telecommunication facilities, the applicant shall demonstrate as part of a complete application that the planned project is in accordance with protocols adopted by Council.*

- ***The location of the proposed tower has been reviewed against the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)' and meets the Preferred Location Guidelines.***

Section 5.10.3 states that *in planning for the expansion of existing and planned public utilities, telecommunication facilities and/or other infrastructure, the County shall encourage the co-location of linear utilities and facilities.*

- ***The nearest installation, a 46-metre Rogers Wireless Lattice Tri-Pole tower, is located approximately 4 km from the centre of the search area. Due to its distance, structural type, and limited height available for additional equipment, it was determined to be unsuitable for co-location. Additionally, the predominance of low-rise structures in the area ruled out the feasibility of a rooftop installation. However, the proposed tower is designed to support and indeed encourage a number of additional carriers.***
- ***The application is in conformity with the policies of the County of Brant Official Plan (2023).***

Zoning By-Law 61-16

The subject lands are zoned Agricultural (A) and Natural Heritage (NH) 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.***

Infrastructure/Serviceing

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

Source Water Protection

Source water protection plans contain a series of locally developed policies that, as they are implemented, protect existing and future sources of municipal drinking water. Municipalities, source protection authorities, local health boards, the Province and others, are responsible for implementing source protection plan policies.

- ***Staff have reviewed Source Water Protection Area mapping, and the subject lands are outside the Source Water Protection area.***

Interdepartmental Considerations

The following comments were received from departments/agencies as part of the circulation of this application:

Environmental Planning

- Based on aerial imagery, there is a significant woodland in the northeast part of the property that is part of a woodland on the property to the east. There is also a watercourse and wetland located on properties to the east. The proposed tower is at least 120 metres from these Natural Heritage System features. As such, Environmental Planning does not have concerns with the proposed location, but recommends that the Justification Report be updated to more accurately reflect the Natural Heritage System Features including areas regulated by GRCA.

- The applicant submitted an updated justification report on December 10, 2024, to address Environmental Planning comments.

Grand River Conservation Authority

- Information currently available at our office indicates that the subject lands contain the floodplain and riverine slope hazards associated with Blue Creek. Our regulation limit is mapped as extending to the west property line due to slope hazards.
- Upon further review, GRCA staff have determined some slope hazards were marked around a dug pond, which is not a feature GRCA regulates. As such, we have marked where the regulation limit would not apply due to the slopes around the pond on an attached map. This excludes any development associated with the tower.
- As such, the GRCA has no concerns with this application, and no GRCA permit will be required.
- This is considered to be similar to a minor site plan application. Consistent with GRCA's 2025 approved fee schedule, we will invoice the applicant \$465 for our review.

City of Brantford

- No comments or concerns.

Development Engineering

- No comments or concerns.

Mississauga's of the Credit First Nation (MCFN)

- The Mississaugas of the Credit First Nation hereby notify you that we are the Treaty Holders of the land on which the development of a communication tower will be taking place. This project is located on the Between the Lakes Treaty No. 3, of 1792. Therefore, the MCFN Department of Consultation and Accommodation (DOCA) requires that we be in receipt of all Environmental Study reports and that a Stage 1 Archaeological Study be conducted on the site to determine its archaeological potential and further that the Stage 1 report be submitted to MCFN DOCA for review. If it is determined that a Stage 2 is required, MCFN DOCA is expected to be involved in the field study with MCFN Field Liaison Representation (FLR) on-site participation. This study will be at the cost of the proponent.

Fire

- No issues or concerns

Operations

- No issues or concerns

Hydro One

- We are in receipt of your Communication Tower Application, CT2-24-NM dated September 10th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and CorridorLands' only.

Technology Solutions

- No Objections: No County land in the area requested.

Parks and Forestry

- No comments

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 circulation and public consultation process:

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- October 8, 2024 – Information Meeting (County of Brant Council)
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- February 11, 2025 – Recommendation Meeting (County of Brant Council)

Notice of the February 11th Council meeting for this application including was circulated by mail on January 15, 2025, to all property owners within 500 metres of the subject lands in accordance with the *Planning Act*. A site visit along with the posting of the Public Notice sign was completed on January 22, 2025.

At the time of writing this report, no additional public comments or correspondence have been received.

Conclusions and Recommendations

Telecommunication Tower Application CT2-24-NM proposes to establish a 40-metre (131.23 ft) self-supported tower situated within a 144-square-metre compound area.

The review of this application focuses on reviews of applicable planning policy (i.e. Planning Act, Provincial Planning 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)**'.

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

- a) That Signum Wireless Inc. has completed consultation with the County of Brant and the public, A minimum Stage 1 Archeological Study is to be conducted on the site; and
- b) THAT the Telecommunication Tower as proposed at 182 Governor's Road East is in accordance with Section 4.iii – 'Preferred Location Guidelines' of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'.

Prepared By:

Negin Mousavi Berenjaghi, BA
Development Planning Student

Reviewed by: Jeremy Vink, Director of Planning
Submitted By: Alysha Dyjach, General Manager of Development Services

Attachments

- 1. Zoning Map
- 2. Official Plan Map (2023)
- 3. Aerial Map
- 4. Aerial Detailed Map
- 5. Tower Renderings

Copy to

Alysha Dyjach, General Manager of Development Services
 Jeremy Vink, Director of Development Planning
 Applicant/Agent/ Owner

File # CT2-24-NM

In adopting this report, is a bylaw or agreement required?

If so, it should be referenced in the recommendation section.

By-Law required? (No)

Agreement(s) or other documents to be signed by Mayor and /or Clerk? (No)


Is the necessary by-law or agreement being sent concurrently to Council? (No)

Attachment 1 - Zoning Map


**MAP 1: ZONING
FILE NUMBER
CT2-24-NM**

182 Governors Rd E
County of Brant
Ontario

COUNTY OF **Brant** Simply Grand

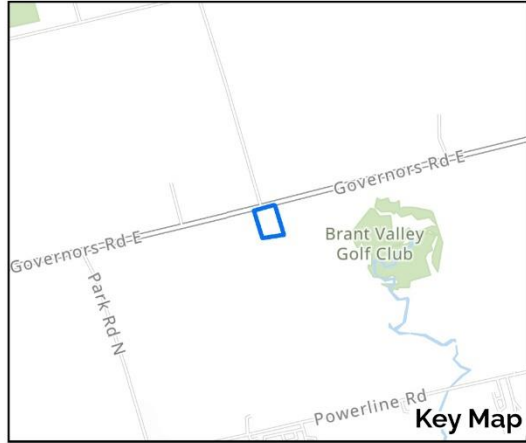


1:2,400



0 15 30 60 Meters

Date Printed: 2025-01-13




Attachment 2 - Official Plan Map (2023)


**MAP 2: Official Plan
FILE NUMBER
CT2-24-NM**

182 Governors Rd E
County of Brant
Ontario

COUNTY OF **Brant** Simply Grand

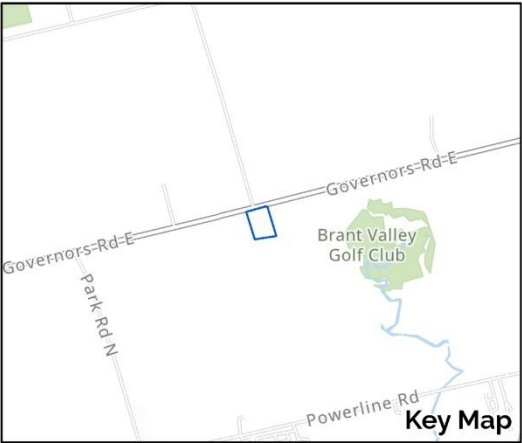


1:2,440



0 15 30 60 Meters

Date Printed: 2025-01-13




Attachment 3 – Aerial Map


MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
CT2-24-NM

182 Governors Rd E
County of Brant
Ontario

COUNTY OF **Brant** Simply Grand



1:2,440



Meters

Date Printed: 2025-01-13




Attachment 4 – Aerial Detailed Map


MAP 3: AERIAL IMAGERY 2022
FILE NUMBER
CT2-24-KD

182 Governors Rd E
County of Brant
Ontario

COUNTY OF Brant Simply Grand

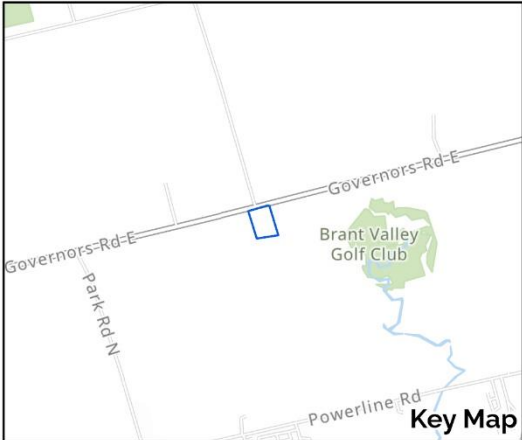


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Date Printed: 2024-07-29



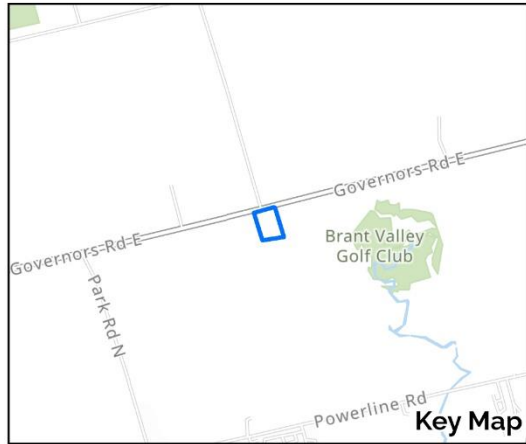
**MAP 4: DETAILED MAP
FILE NUMBER
CT2-24-NM**

182 Governors Rd E
County of Brant
Ontario



0 15 30 60
Meters

Date Printed: 2025-01-13



Attachment 5 – Tower Renderings

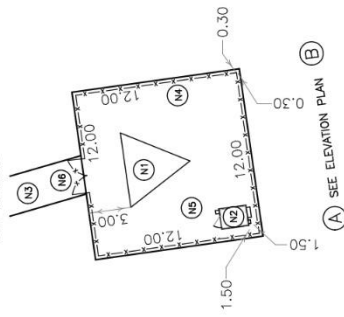
SKETCH SHOWING PROPOSED SIGNUM COMPOUND LOCATION



NOT TO SCALE

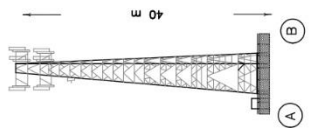
PROPOSED COMPOUND LAYOUT PLAN

NOT TO SCALE



ELEVATION PLAN

NOT TO SCALE



NOTES

- (N1) PROPOSED STEEL SELF SUPPORT TOWER. COLOUR SUBJECT TO MANUFACTURER'S REQUIREMENTS. ANTENNA NUMBER AND LOCATION TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT SHELTER ON REINFORCED CONCRETE SLAB.
- (N3) PROPOSED ACCESS WAY AND HYDRO/FIBER OPTIC CONNECTION.
- (N4) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
- (N5) REMOVE EXISTING TOPSOIL. PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. MATCH INTO EXISTING GRADES ADJACENT TO THE COMPOUND. PROVIDE POSITIVE DRAINAGE AWAY FROM THE TOWER, SHELTERS AND HYDRO PAD TOWARDS THE NATURAL SLOPE OF THE SITE. REINSTATE ALL DISTURBED AREAS.
- (N6) PROPOSED CHAIN LINK GATE.

NOTE
THIS IS NOT A SURVEY.
NO LAND REGISTRY OFFICE SEARCH
WAS PERFORMED.
NO FIELD MEASUREMENTS WERE PERFORMED.
NO EASEMENTS AND RIGHT OR WAY CHECKS
WERE PERFORMED.



No.	DESCRIPTION	DATE
	APPROXIMATE LOCATION OF PROPOSED TOWER	
	LATITUDE N43°12'33.2"	
	43.209214	
	LONGITUDE W80°14'23.3"	
	-80.239803	
SITE: ON1435		
 SIGNUM WIRELESS		

PROPOSED

Proposed 40m
Self-Support tower



**PHOTOGRAPHIC
SIMULATION**

Proposed 40m Self-Support telecommunication tower disguised. The photo simulation is based on information provided by the signum prior to construction.

EXISTING

