



CLEARVIEW

REPORT TO COUNCIL

Report Number: CS-050-2019
Department: Community Services (Planning & Development)
Meeting Date: July 29, 2019
Subject: Site Plan Approval–2019-027-SP–5825 27/28 Sideroad

RECOMMENDATION:

Be It Resolved, that Council of Township of Clearview hereby:

- 1) Receive CS-050-2019 report for information;
- 2) Approve the telecommunication tower site plan by A. Marton, Ontario Land Surveyor, with Alex Marton Limited Surveying Ltd., dated May 6, 2019.
- 3) Direct Staff to provide a letter of compliance that the municipal consultation process has been satisfied and mail it to the consultant Dylan Goldman, Signum Wireless c/o FONTUR International Inc., and to Industry Canada (ISED).

BACKGROUND:

Subject Lands

Fontur International Inc. is proposing a multi-carrier telecommunication tower on 5825 27/28 Sideroad, Stayner. The property is in Stayner and is currently owned by the Township of Clearview. The property supports the Public Works Facility as well the Eco-Bark Park. The property is approximately 49 ha (121 acre) and 530 m of frontage on 27/28 Sideroad.

The Proposal

The proposal is to install a 60m self-supporting tri-pole multi carrier lattice telecommunication tower. Surrounding the tower will be a chain link security fence with barbed wire top and a radio equipment shelter.

Existing Policy Framework

Telecommunication facilities are regulated by the Federal Government under the Industry, Science and Economic Development or ISED. As such telecommunication companies are not required to follow municipal or provincial planning approvals. However, ISED requires that wireless telecommunication carriers consult with land use authorities. The Township has a Telecommunication Protocol that outlines the requirements of the applicant to move forward with a telecommunication tower. As part of the process the Township is required to issue a letter of compliance that our protocols have been satisfied. The public meeting for this application was held on July 15, 2019.

The lands are designated Rural, Greenland-Hazard Land and Open Space within the Township of Clearview Official Plan and they are zoned Institutional (IN), Development Area (DA), Waste Disposal Industrial (MW), Hazard Land Overly (FP) in the Township of Clearview Zoning By-law 06-54.

Public /Agency Comments

No comments were received:

- HydroOne

The following comments were received from:

- Nottawasaga Valley Conservation Authority – July 19, 2019
 - The NVCA recommend that tree removal and clearing occur after the nesting window (after August 31) as the proposed location of the tower is in a location that may support nesting and foraging for migratory birds, including potential active nesting.
 - The NVCA recommends consideration of planting trees around the compound perimeter to screen any light that maybe emitted within the compound.
 - Appropriate sediment and erosion control should be used to prevent sedimentation entering to the wetland and Lamont Creek duing the
 - It is noted that NVCA clearance is only valid if approvals, agreements or permits are received from all other agencies having jurisdiction.

The public comments were received from the following:

Jane K. Lack – preferred that there not be any towers in town

Myrna – was worried about radio waves and whether the tower will comply with Health Canada’s guideline Safety Code 6.

Answer – proposed tower will be well below the upper limit established by this guideline.

Comment at the public meeting – concern for the dogs in the dog park regarding radio waves.

Answer – it was pointed out that the radio waves will have no impact

COMMENTS AND ANALYSIS:

The Clearview Planning Department is recommending that this application be approved as the applicant has fulfilled the protocol requirements and this tower will greatly improve the services to the area.

The placement of this tower in the proposed location will bridge service needs of those residence in the areas as well as the travelling public. There is a tower directly located to the north in Wasaga Beach and one directly to the south.



Photo of the area prior to the tower.



Rendering of the proposed tower.

The Planning Department would like to recommend that a letter of compliance indicating that the Township protocols have been complied with based on a lattice tower on the attached site plan.

CLEARVIEW STRATEGIC PLAN:

This application fulfills the following strategic goals:

- 3.3 Focus on infrastructure improvement projects and initiatives across the Township.
- 4.3 Work towards ensuring that all residents have access to highspeed internet.

COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

FINANCIAL IMPACT:

This proposal has no financial impact on the municipality.

REPORT SCHEDULES:

- A. Location Map
- B. Site Plan
- C. Comments received

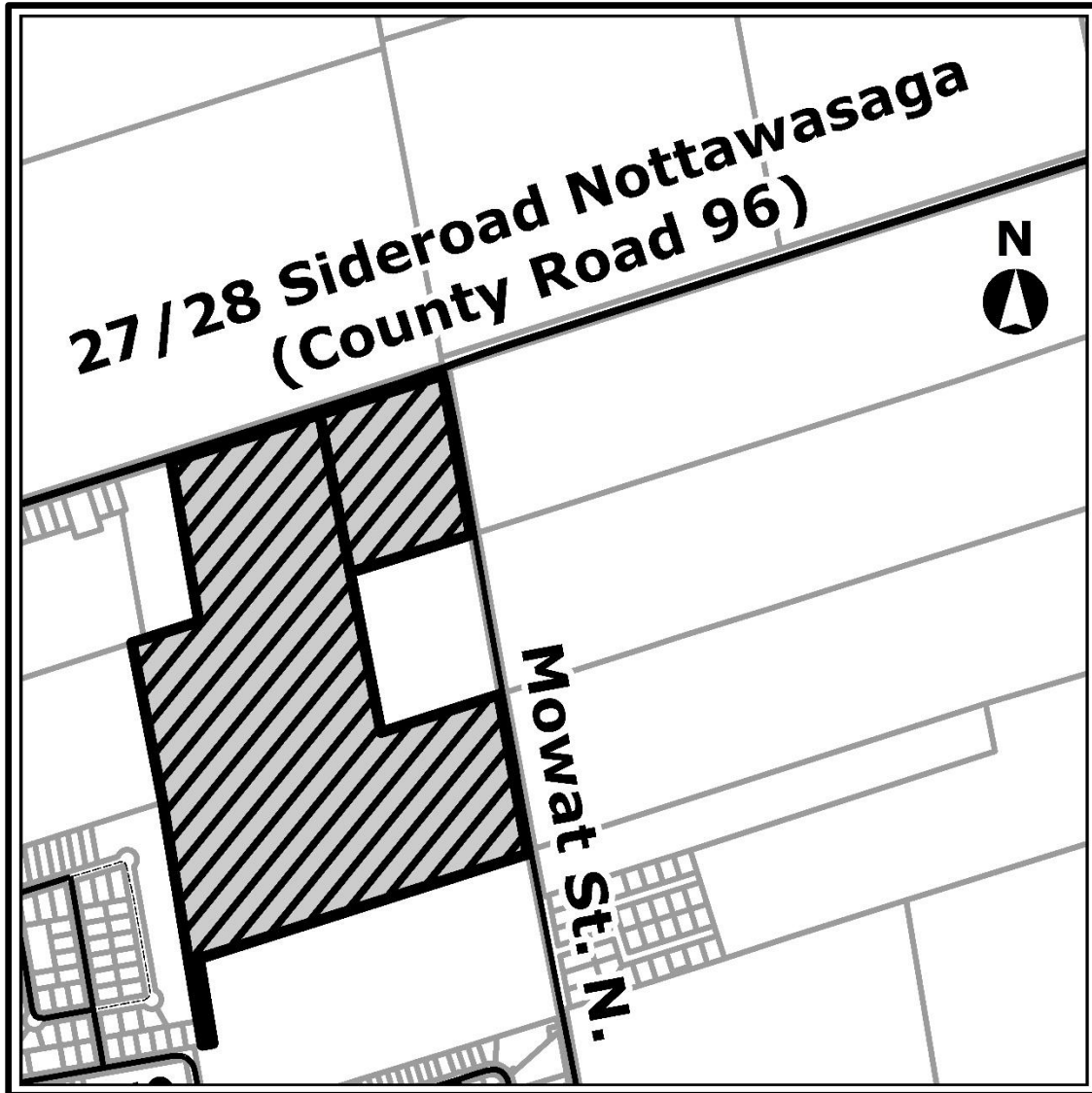
PREPARED BY:

Rossalyn Workman, MURP, MCIP, RPP
Community Planner, Policy and Approvals

REVIEWED BY:

Mara Burton, BAA, MCIP, RPP
Director of Community Services

A. Location Map



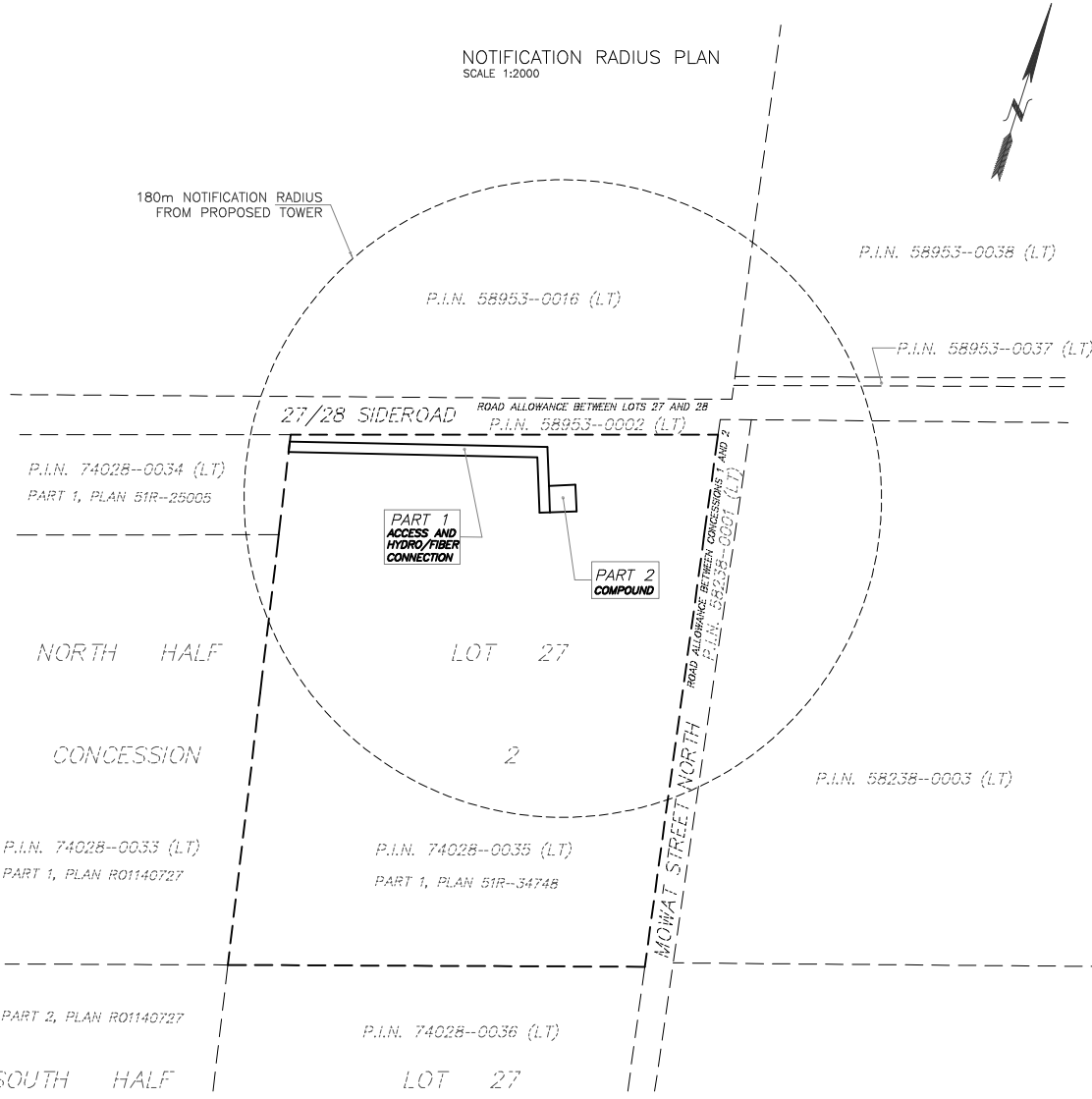
B. Site Plan

SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	±7.17ha	
AREA LEASED		
ACCESS AND HYDRO/FIBER CONNECTION (PART 1) COMPOUND (PART 2)		1062 sq.m. 225 sq.m. 1287 sq.m.
UNITS		1 PROPOSED LATTICE TRI-POLE 1 PROPOSED RADIO EQUIPMENT SHELTER
HEIGHT OF TOWER		60.00M
SETBACKS		
PROPOSED LATTICE TRI-POLE FRONT (27/28 SIDEROAD)		±36 m
SIDE (MOWAT STREET NORTH)		±82 m
REAR (SOUTH)		±264 m
PROPOSED RADIO EQUIPMENT SHELTER FRONT (27/28 SIDEROAD)		±29 m
SIDE (MOWAT STREET NORTH)		±77 m
REAR (SOUTH)		±269 m

KEY PLAN
NOT TO SCALE

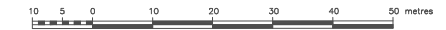


NOTIFICATION RADIUS PLAN
SCALE 1:2000



SITE PLAN
PROPOSED
TELECOMMUNICATION INSTALLATION
5825 27/28 SIDEROAD
PART OF NORTH HALF OF LOT 27,
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE

SCALE 1 : 600



ALEX MARTON LTD.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE

PART	LOT	CONCESSION	P.I.N.	AREA sq.m
1	PART OF N1/2 27	2	74028-0035 (LT)	1062
2				225

INTEGRATION NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (1997.0).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99966.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (1997.0). COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10

POINT ID	NORTHING	EASTING
ORP 1	4920725.84	572722.90
ORP 2	4920814.19	572705.88

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY WAS COMPLETED ON THE 23TH DAY OF APRIL, 2019.

MAY 6, 2019
DATE

A. MARTON
ONTARIO LAND SURVEYOR

AMENDMENTS

No.	DESCRIPTION	DATE
1	INFORMATION ADDED	19.06.2019

SIGNUM

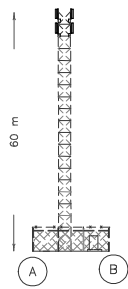
LATITUDE	N44°26'15.3"
LONGITUDE	W80°05'04.4"
ELEVATION	204.5

SITE: (ON1072)

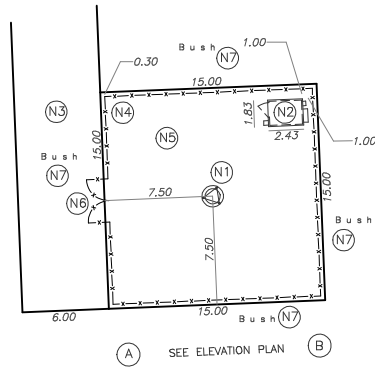
ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
180 APPLEWOOD CRESCENT, UNIT 8,
CONCORD, ONTARIO, L4K 4H2
PHONE: 905-878-9889 FAX: 905-878-0770
E-MAIL: alex@amsurveying.ca
WEBSITE: www.amsurveying.ca

PARTY CHIEF : P.C. FILE NAME: 2019-077(ON1072).DWG
DRAWN : F.V.W. PLOT SCALE: 1:600
CHECKED : A.M. PROJECT No. 2019-077

ELEVATION PLAN
NOT TO SCALE

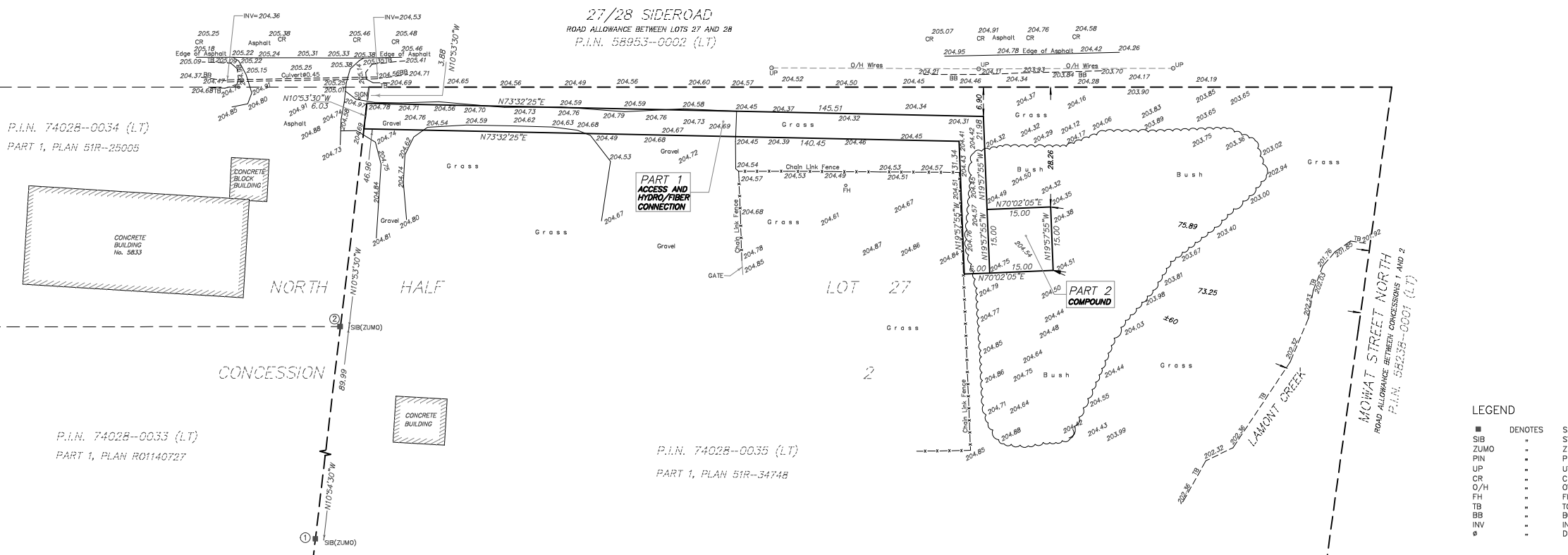


PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:250



NOTES

- (N1) PROPOSED LATTICE TRI-POLE. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS 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, ADD 300 mm GRANULAR A ACROSS CABINET AREA. FINISHED GRAVEL SURFACE TO BE MINIMUM 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM PROPOSED STRUCTURE AT MIN. 1% IN ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N6) PROPOSED CHAIN LINK GATE.
- (N7) TREES WITHIN THE COMPOUND AREA AND ACCESS WAY TO BE REMOVED.



LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SIB STANDARD IRON BAR
- ZUMO ZUBEK EMO PATTEN AND THOMSEN, O.L.S.
- PIN PROPERTY IDENTIFIER NUMBER
- UP UTILITY POLE
- CR CENTERLINE
- O/H OVERHEAD
- FH FIRE HYDRANT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- INV INVERT
- ø DIAMETER

C. Comments Received

From: [jane lack](#)
To: [Rossalyn Workman](#)
Subject: Comment regarding communication tower
Date: July 6, 2019 6:24:47 AM

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

I saw the sign for the public meeting so I dug up the info about the tower. I'm a little sad. Coming into Stayner right now from any direction except Airport Road, there are no tall steel constructions, no towers.....its nice! I realise its unusual because everywhere has them now - the one down at about beach area 2 on Moseley Street is awful.....and I appreciate this one is still going to be right on the edge of town but I wanted to make an official comment saying I would prefer not to have any towers in town.

Kind regards

Jane K Lack

From: ON1072.signum.info
To: [Rossalyn Workman](mailto:Rossalyn.Workman); mjmcd@sympatico.ca
Cc: ON1072.signum.info
Subject: RE: Telecom Tower
Date: June 26, 2019 9:06:34 AM

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hi Mara,

Thank you for your inquiry regarding the proposed telecommunication tower on 27/28 Sideroad.

In response to your questions about the radio waves, this tower will fully comply with Health Canada's guideline Safety Code 6. This guideline establishes a limit for RF exposure that Canadian's can be exposed to on a continuous basis. This tower will in fact fall well below the upper limit established by this guideline. For more information on Safety Code 6, please see the following link: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/fact-sheet-what-safety-code-6.html>

If you have any additional questions, please do not hesitate to contact me.

In accordance with CPC 02-0-03, you have 21 days to respond to this message.

Thank you,

Dylan Goldman

FONTUR International
70 East Beaver Creek Road, Unit 22
Richmond Hill, Ontario
L4B 3B2
ON1072.signum.info@fonturinternational.com

From: Rossalyn Workman <rworkman@clearview.ca>
Sent: June 24, 2019 3:14 PM
To: mjmcd@sympatico.ca
Cc: Dylan Goldman <dylan.goldman@fonturinternational.com>
Subject: Telecom Tower

Hi Myrna

Great to chat with you on the phone today.

I said that I would send you a little more information about the proposed tower at 5825 27/28 Sideroad.

I'm attaching a survey of the location of the tower; a photo rendering, showing the land before and the land after the placement of the tower and the last document is the justification report.

I'm also copying Dylan Goldman who is the Planner working for Fontur International.

He might be able to answer some of your questions regarding the radio waves and what their

impacts might be.

Please don't hesitate to call me if you have further questions or send me an email with any comments or concerns you might have.

Thanks again, Rossalyn

Rossalyn Workman, MURP, RPP, Dipl.M.M.

Community Planner, Policy and Approvals

Township of Clearview

705-428-6230 ext. 248

rworkman@clearview.ca

Clearview Township



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