



*A People Place, A Change of Pace*  
**SHELBURNE**  
ONTARIO, CANADA

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**Meeting Date:** Monday, May 10, 2021

**To:** Mayor Mills and Members of Council

**From:** **Steve Wever, Town Planner**

**Report:** P2021-13

**Subject:** **Request for Concurrence – Proposed Telecommunications Tower  
713 Industrial Road**

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### Recommendation

1. Be it resolved that Council receive Report P2021-13 as information;
2. That Council direct Town staff to advise Innovation, Science and Economic Development Canada (formerly Industry Canada) in writing that:
  - Land Squared, on behalf of the proponent Shared Tower Inc., has satisfactorily completed its consultation with the Town of Shelburne;
  - The Town of Shelburne is satisfied with the public consultation process undertaken by Land Squared on behalf of the proponent and does not require any further consultation with the public; and,
  - That the Town of Shelburne concurs with the proposal by Land Squared on behalf of the proponent to construct a shared tower wireless telecommunications antenna, described as a 50-metre lattice tri-pole tower and 3 cabinets, on the subject property located at 713 Industrial Road.

## Background

Land Squared, on behalf of its client Shared Tower Inc. (the “proponent”) has requested a Letter of Concurrence from the Town for a proposed telecommunications tower at 713 Industrial Road. The proponent proposes a 50-metre tri-pole lattice tower for co-location of cellular and wireless internet service providers to address the growing need for these services in the eastern part of Shelburne and the surrounding area.

Telecommunications towers are regulated by the federal government under the Radiocommunication Act through Innovation, Science and Economic Development Canada (ISED, formerly Industry Canada). Proponents are required to give notice and consult with the local land-use authority (the Town) and the public for proposed telecommunications towers.

As the Town does not have a consultation protocol for telecommunications towers, the ISED Default Consultation Process is used whereby the proponent is required to complete the following three (3) steps:

1. Notify the public, the Town and ISED of the proposed tower;
2. Engage the public and the Town address relevant questions, comments and concerns regarding the proposal; and
3. Provide an opportunity to the public and the land-use authority to formally respond in writing to the proponent regarding measures taken to address reasonable and relevant concerns.

The proponent has completed steps 1 and 2 and has requested the Town’s concurrence with the proposal.

## Analysis

The proposed location of the telecommunications tower is in the south-west corner of the subject property at 713 Industrial Road. The subject property is currently contains one (1) building with four (4) leasable commercial/ industrial units and related parking, loading and landscaped areas. The proposed tower location does not impact the required parking or loading areas on the subject property, will be accessed via an existing driveway, and will not significantly reduce the landscaped areas on the property.

The subject property is designated as ‘Employment’ in the Official Plan and is zoned Employment (M1) Zone. In the Official Plan, telecommunications services are considered as utilities and the policies generally permit utilities in any land use designation. In the Zoning By-law, there is a general height exception for communications towers and setbacks of 1.5 times the tower height are required to all property lines. However, as the proposed tower is under federal jurisdiction it is not subject to the requirements of the Zoning By-law.

The main area of concern for these towers is the visual impact. Prior to the current proposal, the proponent had submitted plans for other locations in the same general area where the tower would have been located closer to County Road 124 and Highway 89 and a location that would conflict with the potential future re-alignment of Industrial Road. The proposed location mitigates the visual impact somewhat in that the base of the tower will not be immediately visible from County Road 124 and Highway 89, but this is still a highly visible location in the eastern gateway of Shelburne. The proponent has provided street view images to illustrate how the tower will appear from four (4) primary vantage points.

Through the consultation process, staff questioned the need to locate the proposed tower within Shelburne given that the Town is a relatively small area geographically and a rural location would be more suitable to minimize visual impacts and the use of serviced urban land for this type of structure, and to provide for larger setbacks from property lines and buildings. In response, the proponent advised that national carriers are very interested in this location to achieve the desired service area coverage and provided a justification report which offers the following points in support of the proposal:

- Three national wireless carriers have expressed interest in collocating on the tower and the new tower will ensure coverage and network capacity for all major wireless network providers;
- The existing nearest tower can only accommodate equipment for two providers at a low height, resulting in poor signal propagation for that provider and limited opportunity to improve service for other providers;
- The proposed installation is designed to maintain and enhance wireless coverage and network capacity for carrier networks and ensures service availability for their customers within the area as well as the residential subdivisions North, West and South of the subject property;
- In addition, the tower will ensure good service for vehicle traffic on County Road 124 and Highway 10 and 89;
- The proposed tower site is the most suitable employment zoned property within the required coverage area, with the tower situated on employment designated lands;
- The tower would deliver optimal service to the employment and commercial lands within the vicinity, the designated mixed use centre to the East and surrounding residents, whilst maintaining the setback from residential lands;
- The proposed tower is located on the SW corner of the subject property, adjacent to the building on site;
- The tower placement will provide some screening of the tower base;

- All equipment to support the tower will be located within the tower compound that is 15m x 10.83m x 10.83m x 10m and will be enclosed with 1.8m high chain link security fence, topped with barbed wire;
- The tower will be a lattice tri-pole, painted in accordance with the recommendations from NAV Canada;
- The configuration of modern wireless networks requires relatively close proximity between cellular towers / base stations and the majority of Shelburne has towers located at the NW end of the town and service is limited to those in the SE end of the Town;
- In the vicinity of the proposed tower, there is only one other tower located at 114 O'Flynn St and is a 25m monopole, which would only accommodate two carriers;
- The proposed tower will be suitable for multi-carrier collocation and is consistent with the configuration of wireless networks throughout the town.

Staff also noted concerns about the proximity to the existing air ambulance helipad. The proponent has confirmed with Ornge Air Ambulance that the tower should not affect access to and from the helipad.

While staff maintain a general concern that new telecommunications towers should be directed to the rural area except where absolutely necessary within the urban area of Shelburne, the applicant has provided supporting justification and has revised its plans and proposed siting to address concerns identified by staff for previously proposed locations and other comments regarding the potential impacts of the tower.

### Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan  
Town of Shelburne Zoning By-law 38-2007

### Consultation and Communications

The proposals was reviewed with the Director of Development and Operations and the Town's engineering consultants, and the proponent completed public and agency notifications. No public comments or concerns were received. The proponent has also confirmed that a MTO permit will be required and that the MTO requires the Town's concurrence letter to process the permit request.

If Council does not support the proposal, a resolution should be adopted to identify the concerns and a copy of the resolution provided to the proponent and ISEDC. It is staffs' understanding that, under ISEDC process, ISEDC may initiate dispute resolution with the Town and the submission would be further reviewed by ISEDC who would then make the final decision on the issue(s).

## Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There are a total of 12 targets with the three Goals.

This report aligns with the Sustainable and Engaged Goals within the Targets:

- T3 Invest and fund critical infrastructure for future
- T5 Improve technology

## Supporting Documentation

Proposed telecommunications tower site plan

Respectfully Submitted:

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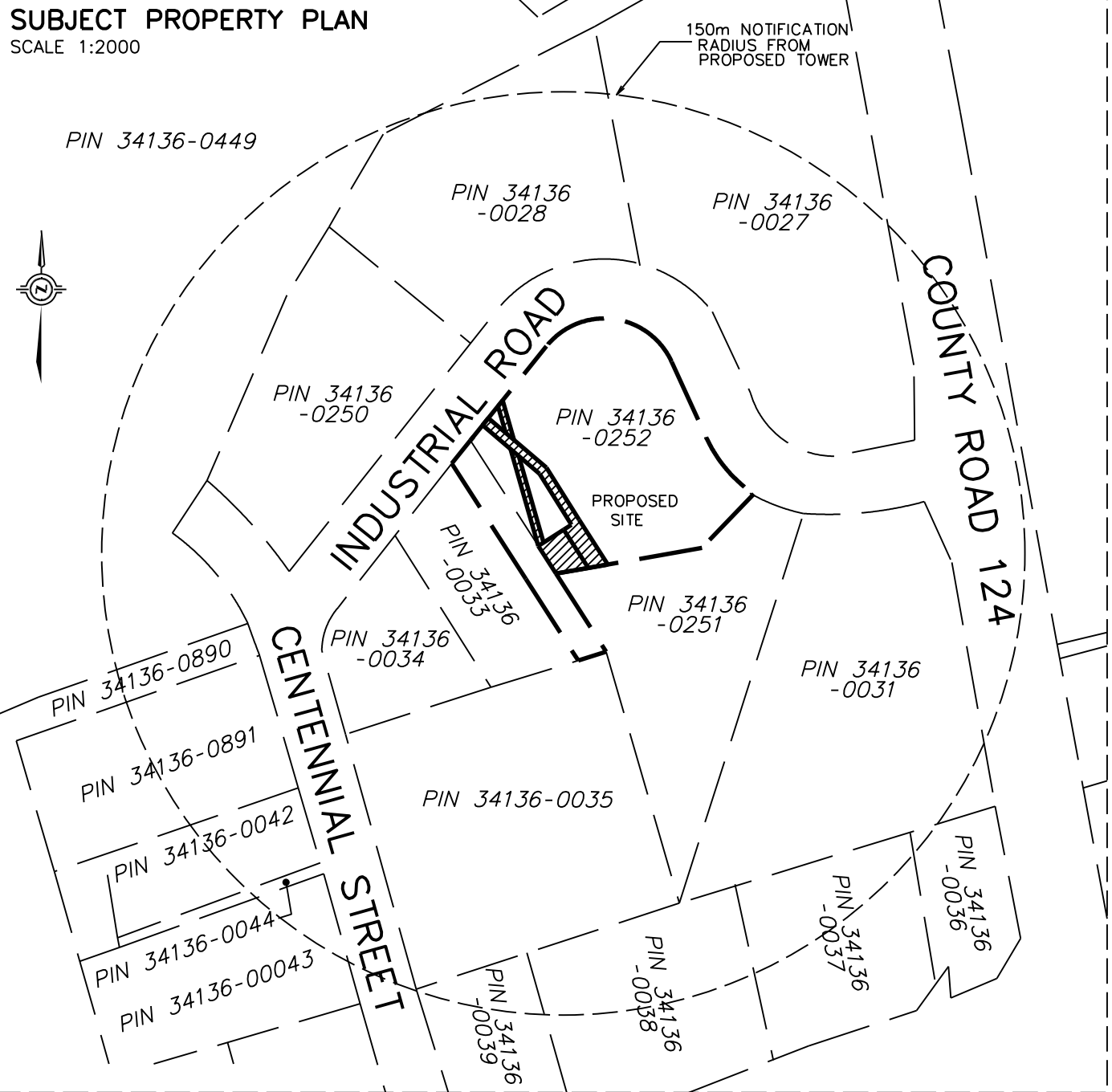
Steve Wever, MCIP, RPP, Town Planner

Reviewed by:

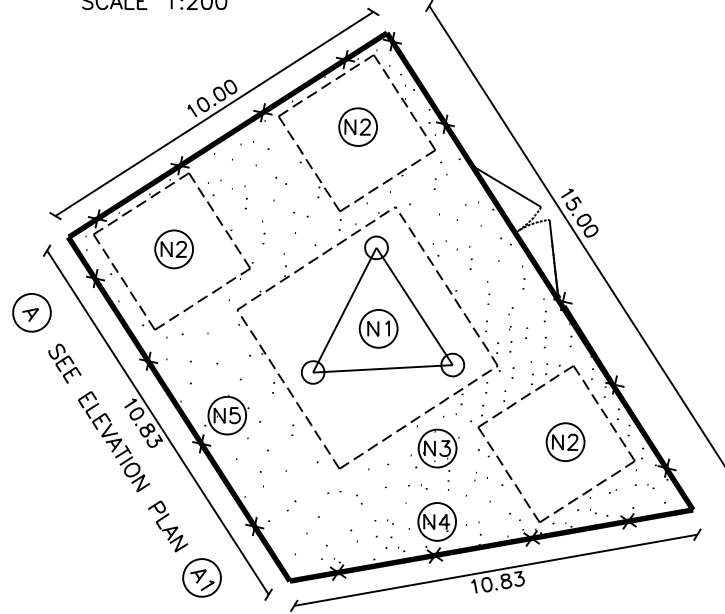
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Denyse Morrissey, CAO

SUBJECT PROPERTY PLAN  
SCALE 1:2000



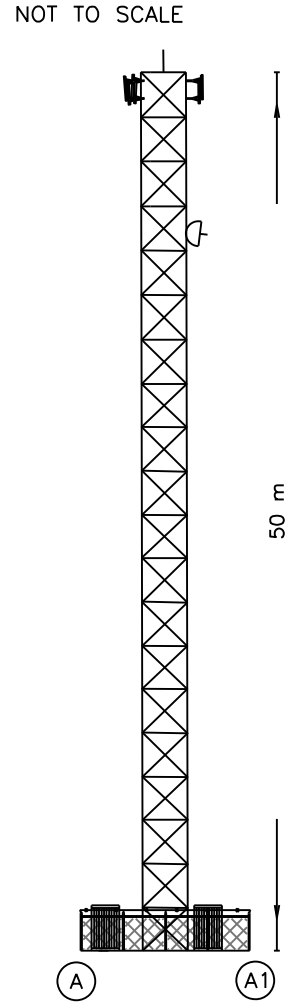
PROPOSED COMPOUND LAYOUT PLAN  
SCALE 1:200



NOTES

- (N1) PROPOSED STEEL LATTICE TRI-POLE TOWER WITH MINI-FINWHEEL WITH LIGHTNING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET (1.62m x 2.44m), ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N3) UTILITY CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N5) PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.

ELEVATION PLAN  
NOT TO SCALE



SITE LAYOUT DESIGN OF PROPOSED  
TELECOM TOWER INSTALLATION AT

713 INDUSTRIAL RD  
SHELburne, ON

PART OF LOT 1  
CONCESSION 2, OLD SURVEY  
(GEOGRAPHIC TOWNSHIP OF MELANCTHON)  
TOWN OF SHELburne  
COUNTY OF DUFFERIN

SCALE 1 : 300  
5 0 5 10 20 metres

J.D. BARNES LIMITED  
ONTARIO LAND SURVEYORS  
© COPYRIGHT 2021

SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	0.562 ha.	
BUILDING AREA	1165.4 sq.m.	
LOT COVERAGE	20.7 %	
LEASE AREA REQUIREMENTS		
COMPOUND (EXCLUSIVE)		129.1 sq.m.
ACCESS (NON-EXCLUSIVE)		232.3 sq.m.
UTILITY 1 (NON-EXCLUSIVE)		22.7 sq.m.
UTILITY 2 (NON-EXCLUSIVE)		63.0 sq.m.
TOTAL		447.1 sq.m.
UNITS		1 TOWER 3 CABINETS
HEIGHT OF TOWER		50 m
SETBACKS (PROPOSED TOWER)		
FRONT (INDUSTRIAL RD NORTHWEST LIMIT)		45.8 m
SIDE (PIN 34136-0033)		12.8 m
REAR (PIN 34136-0251)		4.9 m
SETBACKS (PROPOSED CABINETS)		
FRONT (INDUSTRIAL RD NORTHWEST LIMIT)		42.5 m
SIDE (PIN 34136-0033)		9.9 m
REAR (PIN 34136-0251)		0.4 m

AIRPORT ZONING NOTE

THIS LOCATION IS NOT SUBJECT TO AIRPORT ZONING REGULATIONS.  
NO TOWER HEIGHT RESTRICTIONS ARE APPLICABLE.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS  
NOT BEEN VERIFIED BY FIELD SURVEY.

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

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC  
VERTICAL DATUM 1928, 1978 ADJUSTED AND ARE DERIVED FROM THE GSC  
BENCHMARK No.0011911U271 HAVING A PUBLISHED ELEVATION OF 494.386 METRES.

LEGEND

- DENOTES SPIKE  
HP DENOTES HYDRO POLE  
AN DENOTES ANCHOR  
PED DENOTES TELEPHONE PEDESTAL  
-E- DENOTES OVERHEAD ELECTRICAL  
H DENOTES FIRE HYDRANT  
LS DENOTES LIGHT STANDARD

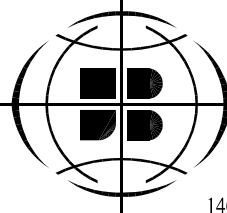
CERTIFICATE OF COMPLETION

I CERTIFY THAT:  
1. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2021.

DATE FEBRUARY 3, 2021  
GREG MACDONALD  
ONTARIO LAND SURVEYOR

CAUTION

LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED  
UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT  
INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR  
TO COMMENCEMENT OF CONSTRUCTION

SHARED TOWER CORPORATION	LATITUDE N 44°04'58.9"
	LONGITUDE W 80°11'24.9"
	ELEVATION 482.8m
SITE: STC0048 SHELburne EAST	
 J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS 140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3 T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com	
DRAWN BY: TL	CHECKED BY: GM
REFERENCE NO: 20-15-217-00	
FILE: G:\Surveys\20-15-217\000\Drawing\20-15-217-00-A.dgn	DATED: JANUARY 26, 2021
PLOTTED: 2/3/2021	

