



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

Meeting Date: Monday, June 28, 2021

To: Mayor Mills and Members of Council

From: **Steve Wever, Town Planner**

Report: P2021-26

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

Recommendation

1. Be it resolved that Council receive Report P2021-26;
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 on the subject property located at 713 Industrial Road, specifically the following preferred option:

OPTION 1: A lattice tri-pole tower with a 50-metre height; OR
OPTION 2: A lattice tri-pole tower with a 45-metre height; OR
OPTION 3: A lattice tri-pole tower with a 40-metre height; OR
OPTION 4: A slim self-support tower with a 40-metre height; OR
OPTION 5: A monopole tower with a 40-metre height.

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.

Council previously considered the proponent’s proposal to construct a 50-metre tri-pole lattice tower for co-location of cellular and wireless internet service providers, at the regular meeting of Council held on May 10, 2021.

Further background information is provided in the related Planning Report received by Council on May 10th, Report P2021-13.

On May 10th Council resolved to defer the matter to the June 28th Council meeting and directed staff to work with the proponent to provide a report at the June 28th meeting outlining additional options for consideration.

The proponent has provided additional visual renderings to illustrate alternative tower styles and heights in the proposed location, for Council consideration.

Analysis

Staff requested and have reviewed the additional visual renderings in the presentation document entitled “Proposed Telecommunication Tower – 713 Industrial Road, Shelburne ON” submitted by the proponent, LandSquared. Five (5) options are presented, all in the same tower location but with varying heights and styles of towers, including:

1. OPTION 1: A lattice tri-pole tower with a 50-metre height;
2. OPTION 2: A lattice tri-pole tower with a 45-metre height;
3. OPTION 3: A lattice tri-pole tower with a 40-metre height;
4. OPTION 4: A slim self-support tower with a 40-metre height;
5. OPTION 5: A monopole tower with a 40-metre height.

Renderings are provided to illustrate the visual impact of each option from four viewpoints, and a fifth viewpoint is provided for the 40-metre tower options.

Option 1 is the same as the original proposal considered by Council on May 10th, and is the tallest tower design.

Options 2 and 3 are the same style as the original proposal, but 5m and 10m shorter in height, respectively.

Option 4 is a wider lattice design at the base of the tower, narrowing from bottom to top, similar to a hydro tower.

Option 5 is a monopole design and appears to be of consistent diameter from bottom to top based on the renderings provided.

The proponent has indicated their objective to service the entire municipality while offering the option for colocation to all carriers or internet service providers for the rural community to the East, and that they will be bringing fibre to the tower in order to help deliver these services to the entire municipality.

Staff confirmed with the proponent that all of the tower heights and styles presented are viable options that meet the service area objective, and direction from Council is sought to indicate and select a preference/direction from any of these options. The proponent noted that, since the site is needed urgently, providing all of these options will allow for a timely review and selection of a preferred style to facilitate approval at the June 28th meeting.

Staff inquired with the proponent about incorporating a large Canada flag at the top of the tower. The proponent advised that a flag would only be possible with a monopole style tower, but unfortunately it wouldn't be possible as lowering the height of the tower to 40m to allow for a monopole structure requires the entire top half of the tower for the antennas in order to properly service the area. This leaves no room for a flag. The proponent further advised that monopole style towers are too expensive to build over 40 metres in height to provide the space necessary for a flag.

Based on staff review of the options presented, Option 3 (40m lattice tri-pole) or Option 5 (40m monopole) would have the least visual impact and are more aligned to the type, height and style of tower located in an urban area where necessary.

Policies & Implications (if any) Affecting Proposal

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

Consultation and Communications

As summarized in previous report P2021-13.

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 Telecommunication Tower – 713 Industrial Road, Shelburne ON –
Presentation document and Visual Renderings submitted by LandSquared.

Respectfully Submitted:

Steve Wever, MCIP, RPP, Town Planner

Reviewed by:

Denyse Morrissey, CAO



Shared Tower

Google Earth

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Proposed Telecommunication Tower

713 INDUSTRIAL RD,
SHELBURNE ON



1.67 m

Site Renderings



Shared Tower





View 1 – 50m Tripole



View 1 – 45m Tripole



View 1 – 40m Tripole



View 1 – 40m

Slim Self-Support



View 1 – 40m Monopole



View 2 – 50m Tripole



View 2 – 45m Tripole



View 2 – 40m Tripole



View 2 – 40m Slim Self-Support



View 2 – 40m Monopole



View 3 – 50m Tripole



View 3 – 45m Tripole



View 3 – 40m Tripole



View 3 – 40m Slim Self-Support



View 3 – 40m Monopole



View 4 – 50m Tripole



View 4 – 45m Tripole



View 4 – 40m Tripole



View 4 – 40m Slim Self-Support



View 4 – 40m Monopole



View 5 – 40m Monopole



View 5 – 40m Slim Self-Support



View 5 – 40m Tripole



[LANDSQUARED]



Shared Tower

