



City of North Bay Report to Council

Report No: CSBU 2020-22

Date: July 2, 2020

Originator: Adam Curran

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Telecommunication Tower- 6 Lakeshore Drive

Closed Session: yes no

Recommendation

That Council direct Planning Staff to issue a statement of concurrence to Forbes Bros. Ltd. on behalf of Rogers Communication Inc. for the construction of the proposed 30.6m shrouded monopole telecommunication tower to be located at 6 Lakeshore Drive.

Background

Forbes Bros. Ltd. on behalf of Rogers Communication Inc. is proposing to construct a 30.6m shrouded monopole located at 6 Lakeshore Drive within the City of North Bay.

Rogers previously completed the consultation process and received concurrence from Council in 2017 by Resolution No.2017-52. In developing the site, Rogers experienced some difficulties with the geo-technical soil analysis that delayed the foundation designs. The letter of concurrence has now expired. This is a resubmission of the original proposal.

The proposed telecommunication tower will increase cellular coverage within this area of the City. The proposed tower will help to ensure fast, dedicated and reliable wireless service within the area.

The subject property (6 Lakeshore Drive) is currently developed with a veterinarian clinic and a golf min-putt. The proposed tower would be located in the easterly portion of the subject property, near Lee Avenue, as shown on attached Schedule 'B'. The subject

property is located within the Arterial Commercial and Residential designation of the Official Plan and the property is zoned Arterial Commercial- Lakeshore (C6L) and Light Industrial (M1). The proposed tower would be located within the Residential designation and in the M1 zone. The proposed site is abutting residential use, commercial use and an open space park area.

The City of North Bay's Development and/or Redevelopment of Telecommunication Towers/Antenna Facilities Policy came into effect in November, 2013. It generally encourages telecommunication towers to be located away from residential development, schools, park spaces, environmental constraints and areas that might obscure public views and vistas, whenever possible. The Applicant has indicated that they have attempted to secure alternative sites within their search area and the subject property is the only viable location they have identified.

Section 3.4 of the Policy states that "new telecommunication facilities should comply with all Zoning By-law regulations." Staff notes that the location of the proposed tower would not meet the setback regulations of Zoning By-law 2015-30 for the 'M1' zone. However, it is the opinion of Staff that the proposed location of the tower would be the most desirable on the subject property as it maximizes the tower's distance from the abutting residential development and would minimize its visibility from Lakeshore Drive.

The City's Development and/or Redevelopment of Telecommunication Towers/Antenna Facilities Policy also outline the required consultation process for tower applications. In particular, Applicants that do not meet the exemption criteria outlined in Section 6 of the policy are required to provide notice of the proposal to all property owners within 120 metres of the proposed tower and publish a notice in the local newspaper. The City may also request the Applicants chair a public meeting for proposals which generate significant public interest.

The Applicants were advised of the requirements of the City's policy. As part of the fulfillment of these requirements, the Applicants circulated a notification letter to identified property owners and placed a notice in the Nugget. The Applicants indicated they have not received any written or telephone correspondence regarding the proposed tower. With the completion of these activities, the Applicants have met the City of North Bay's consultation requirements.

As the Federal Government is the approval authority for telecommunication towers, Council does not have the ability to approve or deny the application. The intent of this Report is to allow Council to comment on the proposed tower and, should there be no objections, direct Staff to issue a Letter of Concurrence supporting the proposal.

Financial/Legal Implications

N/A

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment; and
- Maintains infrastructure across the City in a good state of repair.

Options Analysis

Option 1- That Council direct Planning Staff to issue a statement of concurrence to Forbes Bros. Ltd. on behalf of Rogers Communication Inc. for the construction of the proposed 30.6m shrouded monopole telecommunication tower to be located at 6 Lakeshore Drive.

Option 2- That Council does not direct Planning Staff to issue a statement of concurrence to Forbes Bros. Ltd. on behalf of Rogers Communication Inc.).

Recommended Option

Option 1 is the recommended option.

Respectfully submitted,

Name: Adam Curran MES, MCIP, RPP

Title: Policy and Business Development Planner

SIRE/C11/RTC 2020-22 / PROPOSED TELECOMMUNICATIONS TOWER / 6 LAKESHORE DRIVE

We concur with this report and recommendation.

Name: Beverley Hillier MCIP, RPP
Title: Manager, Planning & Building Services

Name: Ian Kilgour MCIP, RPP
Title: Director of Community Development and Growth

Name: David Euler, P.Eng
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Adam Curran
Title: Policy and Business Development Planner

Schedule 'A'



Schedule 'B'

