



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: June 7, 2021

Department: Community Development

Topic: Application for Site Plan Control, 8072 County Road 44

Purpose: To review an application for site plan control to install a telecommunications tower.

Background: An application has been received for a site plan control agreement to install an 80m self-support telecommunications facility located at 8072 County Road 44. The application has been made by Forbes Bros, contracted by Freedom Mobile and acting as an agent for the property owners Victor and Joan Allen.

The installation is in response to a rising demand for increased wireless network infrastructure. The facility would provide enhanced wireless voice and data coverage and capacity for the area surrounding Groveton and specifically in the vicinity of Highway 416, County Road 44 and Ventnor Road.

The subject property is approximately 62 acres. It is zoned Rural as per the Township zoning bylaw and designated Rural Policy Area in the Official Plan. The north end of the property is home to 2 residences, a riding arena/horse barn and a horse stall barn. The site plan control agreement has been prepared to only include the southern portion of the property to capture the proposed development. The proposal includes an 80m steel self-support tower and radio equipment cabinet within a 15m x 15m fenced compound area. Access to the site is proposed from a new entranceway off of County Road 44.

The surrounding properties are also zoned Rural and have residential dwellings. Highway 416 is directly west of the property.

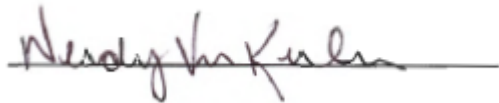
Policy Implications: Freedom Mobile is regulated and licensed by Innovation, Science and Economic Development Canada (ISED) to provide inter-provincial wireless voice and data services. As a federal undertaking, Freedom is required by ISED to consult with land-use authorities in siting new mobile base locations. This consultation is intended to provide the municipality an opportunity to address land-use concerns.

As the provisions of the Ontario Planning Act and other municipal bylaws do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Freedom is required to follow established and documented telecommunication protocols or processes set forth by land-use authorities.

Further information is available in the attached planning report. A draft agreement and site plan is also included for Committee's review.

Financial Considerations: The application fee for the site plan control agreement has been submitted to the Township.

Recommendation: That Committee recommends that Council enter into the Site Plan Control Agreement as attached with the owners of 8072 County Road 44.

A handwritten signature in dark ink, appearing to read "Neelaj Kumar", is written over a horizontal line.

Community Development Coordinator