



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: March 21, 2011

**SUBJECT: Report PLPD11-017
485 Parkhill Road East
Proposed Telecommunication Structure**

PURPOSE

A report to inform Council of the conclusion of the consultation with the City for a proposed telecommunications structure under the City's Draft Telecommunications Structures Policy and Procedure, for a proposed structure at 485 Parkhill Road East.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD11-017 dated March 21, 2011, of the Manager, Planning Division, as follows:

- a) That Industry Canada be advised that the proposal for a telecommunication structure by SBA Canada, ULC, at 485 Parkhill Road East, has been subject to the City of Peterborough's Draft Telecommunications Structures Policy and Procedure and has complied with the requirements of that Policy and Procedure.
- b) That Industry Canada be further advised that the proposal for a telecommunications structure at 485 Parkhill Road East has generated a significant level of concern from the public as documented by The Biglieri Group and summarized in Exhibits C and D of Report PLPD11-017.

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct budget or financial implications arising from the recommendations of this report. The City's Draft Policy and Procedure related to proposed Telecommunication Structures requires all costs associated with notice and information to the public and agencies/departments, are borne by the applicant.

BACKGROUND

SBA Canada, ULC proposes to erect a new communications tower by way of a monopole with a height of 45.7m (150 ft.) on the property known as 485 Parkhill Road East. The Biglieri Group is acting as the agent for SBA Canada, ULC with regard to this proposal.

The City of Peterborough has a Draft Policy and Procedure for proposed Telecommunications Structure, detailing consultation requirements for proposed communications towers, as part of the Land Use Authority consultation anticipated by Industry Canada prior to federal approval. A copy of the Draft Policy and Procedure are attached as Exhibits F and G. The Draft Policy will be brought back to Council for consideration in the near future. The applicant agreed to follow the City's Draft Procedure with regard to the municipal consultation process in order to satisfy Industry Canada requirements. The proposal has followed the City's Draft Procedure.

Due to its proposed height of 45.7m, and the proximity of the land on which it is proposed to other lands zoned for residential purposes (approx. 26m from property line to property line and approx. 120m from the leased area to the closest residential zoned property line), the proposal is required by the Draft Procedure to be circulated to the Public as well as to agencies and departments. The Public Consultation process requires a Public Information Session, which was held by the applicants on December 9, 2010 at Baker's Hill Banquet Centre. Based on the sign in sheet provided at the session, a total of 50 people attended. Concerns regarding the location and height of the proposed tower were expressed at the session, as well as health and safety and property value impacts.

A summary of the session, is included in minutes, attached as Exhibit 'C' to this report (PLPD11-017). Subsequent to the public information session, The Biglieri Group provided opportunity for written comments, summarized by way of a letter dated January 24, 2011 and attached as Exhibit 'D' to this report (PLPD11-017).

The proposal was also circulated to agencies and departments for comment. As a result of the circulation, Planning Staff provided a letter to the applicant outlining technical requirements, dated January 25, 2011, attached as Exhibit 'E' to this report (PLPD11-017). The applicant has agreed to comply with all requirements as outlined in the letter.

SUMMARY

The applicant has complied with the City's Draft Policy and Procedure for the proposed telecommunication structure, including Public Consultation. The Draft Procedure outlines a priority order for site selection. The subject proposal for a monopole is located on lands that are within 120m of lands zoned to permit residential use (located within the Township of Douro Dummer). This site is located on lands zoned Highway Commercial (Otonabee South Monaghan Zoning By-Law) and form part of the Liftlock Secondary Plan Area. The site currently supports a public garage (CAA Car Care Centre) and the proposed tower is to be located within a compound measuring 225 sq. m at the rear of the site, to be accessed by way of a driveway from Parkhill Road East.

Submitted by,

Ken Hetherington
Manager, Planning Division

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Attachments:

Exhibit A – Land Use Map

Exhibit B - Proposed Concept Site Plan

Exhibit C – Minutes of Public Information Session

Exhibit D – Response Letter from Applicant

Exhibit E – City Letter to Applicant Re: Agency Comments

Exhibit F – Draft City Policy – Telecommunication Structures

Exhibit G – Draft City Procedure – Telecommunication Structures