

City of  
**Peterborough**

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**TO:** Members of the Planning Committee

**FROM:** Ken Hetherington, Manager, Planning Division

**MEETING DATE:** July 18, 2011

**SUBJECT:** Report PLPD11-051  
184 Marina Boulevard  
Proposed Telecommunication Structure

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## **PURPOSE**

A report to inform Council of the conclusion of the consultation with the City for a proposed telecommunications structure under the City's Telecommunications Structures Policy and Procedure, for a proposed structure at 184 Marina Boulevard.

## **RECOMMENDATIONS**

That Council approve the recommendations outlined in Report PLPD11-051 dated July 18, 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 184 Marina Boulevard, has been subject to the City of Peterborough's Telecommunications Structures Policy and Procedure.
- b) That Industry Canada be further advised that the proposal for a telecommunications structure at 184 Marina Boulevard has generated a significant level of concern from the public as documented by The Biglieri Group and summarized in Exhibits C, D and E of Report PLPD11-051.

## **BUDGET AND FINANCIAL IMPLICATIONS**

There are no direct budget or financial implications arising from the recommendations of this report. The City's 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 184 Marina Boulevard (Northcrest Plaza). The Biglieri Group is acting as the agent for SBA Canada, ULC with regard to this proposal.

The application has been processed in accordance with the City's 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. The Policy and Procedure was formally adopted by Council with some amendments on June 6, 2011. The consultation process under the City's recently approved Telecommunication Structure Procedure is the same as that undertaken by the applicants in this instance, save and except an expanded circulation area for mailed public notification under the recently approved procedure to 400m from the subject property. In this instance, the notice was mailed to all owners of land within a 138m radius (3 times the tower height) and advertised in the Peterborough Examiner. The subject proposal was received in February, 2011, prior to the approval of the City's Policy and Procedure, and as such, was processed in accordance with the requirements of the Draft Procedure which the applicant agreed to follow with regard to the municipal consultation process, and requires Council consideration.

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, the proposal is required by the Procedure (both Draft and Final versions) 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 March 8, 2011 in the Northminster United Church. Based on the sign in sheet provided at the session, a total of 28 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 (PLPD11-051). Subsequent to the public information session, The Biglieri Group provided opportunity for written comments, summarized by way of letters dated April 6, 2011 and May 9, 2011 and attached as Exhibits 'D' and 'E' to this report (PLPD11-051).

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 May 3, 2011, attached as Exhibit 'F' to this report (PLPD11-051). In addition, a copy of a report to validate compliance with Safety Code 6 has been submitted, concluding that the expected radio frequency emission level at 2m above ground was found to be 1% (100 times lower) of the Safety Code 6 limits for the general public and is therefore, in full compliance with the limits.

As a requirement of the City's Procedure (Draft and Final Version), the applicants have submitted a Site Selection and Justification Report with the submission, attached as Exhibit 'G' to this report (PLPD11-051). The report reviews the City's Site Selection Guidelines as included in the Draft Procedure and provides a response in Figure 1, Page 5 of the Site Selection and Justification Report, dated February, 2011. The area supports a significant residential land use, limiting the options to situate a tower more than 120m from lands zoned to permit residential use.

## SUMMARY

The applicant has complied with the City's Policy and Procedure for the proposed telecommunication structure, including Public Consultation, with the exception of the 400 metre radius for notification. The 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 (adjacent to the property to the north) and also adjacent to Edmison Heights Public School. This site is located on lands zoned SP.191 (Special Commercial District – Neighbourhood Centre). The site currently supports a commercial plaza (Northcrest Plaza) and the proposed tower is to be located within a compound measuring 240 sq. m at the northeast corner of the site, to be accessed by way of an existing driveway on the north side of the plaza from Hilliard Street.

Submitted by,

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Ken Hetherington,  
Manager, Planning Division

Prepared by,

Concurred with,

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Caroline Kimble,  
Land Use Planner

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Planning and Development Services

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Attachments:

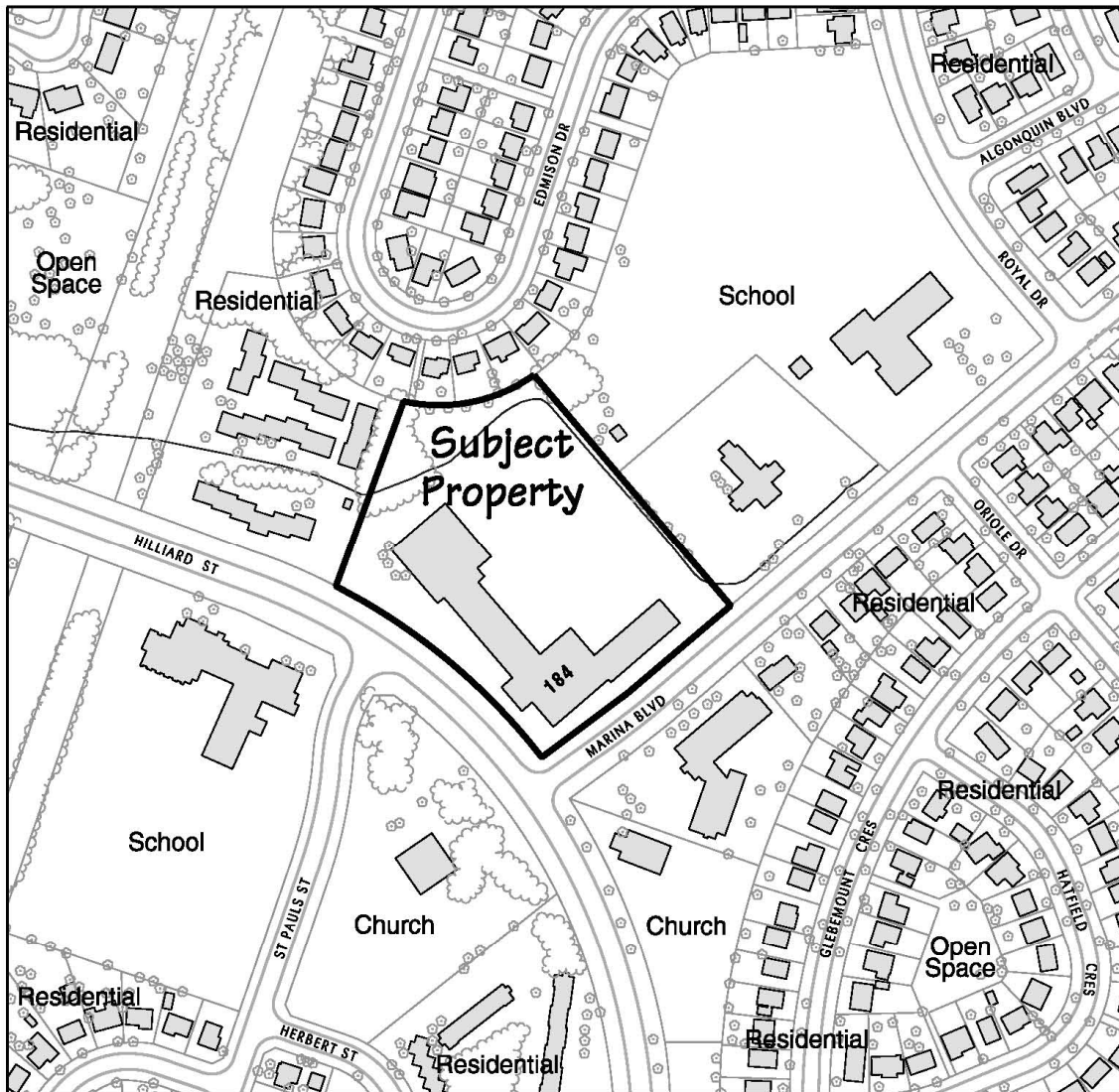
Exhibit A - Land Use Map  
Exhibit B - Concept Plan  
Exhibit C - Minutes of Public Information Session, March 8, 2011  
Exhibit D - Response Letter from Applicant, dated April 6, 2011  
Exhibit E - Follow Up Response Letter from Applicant, dated May 9, 2011  
Exhibit F - City Letter to Applicant Re: Agency Comments  
Exhibit G - Site Selection and Justification Report, February, 2011

**Exhibit A**  
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# Land Use Map

File # CT-02-11

Property Location: 184 Marina Blvd



**The City of Peterborough Planning Division**

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Date - June 2011

Dwg. by - CBerry

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