



City of  
**Peterborough**

---

**TO:** Members of the Planning Committee

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

**MEETING DATE:** October 7, 2013

**SUBJECT:** Report PLPD13-076  
1837 Lansdowne Street West  
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 Telecommunications Structures Policy and Procedure, for a proposed structure at 1837 Lansdowne Street West.

## **RECOMMENDATIONS**

That Council approve the recommendations outlined in Report PLPD13-076 dated October 7, 2013, of the Manager, Planning Division, as follows:

- a) That Industry Canada be advised that the proposal for a telecommunication structure by Rogers Communications Inc., at 1837 Lansdowne Street West, has been subject to the City of Peterborough's Telecommunication Structures Policy and Procedure and has complied with the procedural requirements of that Policy and Procedure.
- b) That Industry Canada be further advised that the proposal for a telecommunications structure at 1837 Lansdowne Street West is situated within 120m of lands zoned to permit residential use, inconsistent with the City's preferences outlined in the Telecommunication Structures Policy and Procedure.

## **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**

Rogers Communications Inc. proposes to erect a new communications tower by way of a monopole with a height of 40m (131 ft.) on the property known as 1837 Lansdowne Street West.

The City of Peterborough has a 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 applicant has followed the City's Procedure with regard to the municipal consultation process in order to satisfy Industry Canada requirements.

Due to its proposed height of 40m, and the proposed location of the tower on lands zoned for residential purposes, the proposal is required by the 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 July 24, 2013 at the Peterborough Sport and Wellness Centre at 775 Brealey Drive. Based on the sign in sheet provided at the session, a total of 4 people attended, not including representatives from Rogers, City Planning Staff and City Councillors. Concerns regarding the site and site selection, infrastructure need, consultation process requirements, tower's lighting requirements, health concerns, co-location opportunities and design were expressed at the session.

A summary of the session, is included in minutes, attached as Exhibit 'C' to this report (PLPD13-076). Subsequent to the public information session, Rogers provided opportunity for written comments. No written comments were received.

The proposal was also circulated to agencies and departments for comment. As a result of the circulation, Planning Staff forwarded comments to the applicant in March, 2013, outlining requirements related to the current Site Plan Agreement for the property, including the conveyance of a road widening along Dobbin Road and potential relocation of the entrance at Dobbin Road. The applicant has agreed to address all of the requirements to the City's satisfaction.

## SUMMARY

The applicant has complied with the City's Policy and Procedure for the proposed telecommunication structure, including Public Consultation. 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 (located on the subject property). This site is located on lands zoned SP.97 – Special Commercial District, permitting a mix of commercial and residential uses (Quan Plaza). The site currently supports a mixed use building with commercial at grade and residential dwelling units above and the proposed tower is to be located within a compound measuring 30 sq. m at the rear of the site (south west corner), to be accessed by way of the parking area and driveway from Dobbin Road.

Submitted by,

---

Ken Hetherington  
Manager, Planning Division

Prepared by,

---

Caroline Kimble,  
Land Use Planner

Concurred with,

---

Malcolm Hunt, Director  
Planning and Development Services

Contact Name:

Caroline Kimble  
Planner, Land Use  
Planning & Development Services  
Phone: 705-742-7777 Ext. 1735  
Toll Free: 1-855-738-3755  
Fax: 705-742-5218  
E-Mail: [ckimble@peterborough.ca](mailto:ckimble@peterborough.ca)

Attachments:

Exhibit A – Land Use Map

Exhibit B - Proposed Concept Site Plan

Exhibit C – Public Consultation Summary and Response Report

Exhibit D – Response Letter from Applicant