



## Report to Council

Department: Development Services

Division: Planning

Date: August 24, 2020

Prepared by: Jeff Watson, Policy Planner, Development Services

Report Number: Planning-2020-10

Subject: TELUS communications tower relocation request, Ben van Reekum, Land Solutions, agent

Number of Pages: 4

### Recommendation(s)

**That** Report Number Planning 2020-10 entitled TELUS Communication Tower Relocation Request prepared by Jeff Watson dated August 24, 2020 be received, and

**That** Council adopt By-law 1943 for the execution of a lease agreement with TELUS Communications Inc. to construct a communications tower on Town lands within the Harrow sewage lagoon site.

### Purpose

To recommend the execution of a lease agreement with TELUS for the construction and long term maintenance of a communications tower on lands on the Harrow sewage lagoon site.

### Background and Discussion

Currently TELUS maintains a communications tower on the Atlas Tube property to serve the community of Harrow and surrounds. It accommodates TELUS equipment as well as facilities

for Bell and Rogers. Loss of this tower would significantly reduce the level of service to this area. With the planned expansion of new manufacturing facilities on the Atlas Tube property, TELUS is obliged to remove the tower and must find a suitable location in the immediate vicinity. Over the last few months Administration has been in discussion with their agent, Ben van Reekum, of Land Solutions, to potentially locate a new replacement tower on Town lands within the Harrow sewage lagoons site.

The Harrow Sewage lagoons site is of a size that provides the greatest separation of the tower from adjacent residential properties. Various sites were considered within the complex to avoid impacts on current or future municipal recreational and water treatment services or the existing solar farm and one site was mutually agreed upon. The proposed location is shown on the map below.



It will be at the end of a gated driveway off of the main driveway in the complex, well removed from the soccer fields and west of the solar farm to reduce any impact on the farm. The tower will be 50 meters in height and of a trellis design without supporting guy wires, essentially the same as the current tower. The closest dwelling is in excess of 400 meters from the tower.

Public notice of the proposed location, by Federal regulation, is to all property owners within 150 meters of the tower, so all residential properties are located well outside of the affected area. Notice will be given to the operators of the solar farm.

TELUS has asked that Council agree to and preferably execute the lease agreement at this time, prior to completion of the notification process , because of the need for a commitment from the Town given the time, investment and complexity of the Federal licensing procedure in general. TELUS is under tight time constraints to remove the existing tower for the Atlas Tube expansion. The lease agreement, which has been vetted by Administration, is incorporated into the approval by-law.

It is important that a new location be found without a loss of or significant reduction in services to the Harrow community. With the approval of the tower at the proposed location and in a timely manner, a high standard of communications service will be maintained for the region. Generally, the Town has utilized the Canadian Radio communications Information and Notification Service (CRINS) to undertake the Town's part in the review and approval process. Given the tight time constraints, the ample tower setback from dwellings and that the proposed site is on Town lands, it is recommended that administration work directly with Land Solutions to help expedite the approval process.

## **Financial Impact**

The proposed lease agreement provides that TELUS pay \$9000.00 annually over the course of the 5 year lease with renewal options of up to an additional 15 years (20 years in total). The cost of locating and constructing the tower and accessory facilities is the responsibility of TELUS, as is coverage for any damage to municipal facilities during the construction phase. Building permits are required for the tower and accessory facilities.

## Consultations

Robert Auger, Town Solicitor, Legal and Legislative Services/Clerk

Doug Sweet, Director, Community Services/Deputy CAO

Kevin Girard, Director, Infrastructure Services

## Link to Strategic Priorities

- ☒ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☐ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☐ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.

## Report Approval Details

Document Title:	Telus Communications Tower Request - Planning-2020-10.docx
Attachments:	<ul style="list-style-type: none"><li>- ON002204-3_Site Lease_The Corporation of the Town of Essex.docx</li><li>- By-Law No. 1943 - Telus Communications lease of ppty at 2225 Roseborough.docx</li></ul>
Final Approval Date:	Aug 18, 2020

This report and all of its attachments were approved and signed as outlined below:



**Lori Chadwick, Director, Development Services - Aug 17, 2020 - 3:53 PM**



**Chris Nepszy, Chief Administrative Officer - Aug 18, 2020 - 3:46 PM**