



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Telecommunication Antenna Structure ON8439 Lower Langside

Date: Dec. 2, 2024

Report Number: BLD-2024-12-24

Department: Building and Planning

File Number: C11 BLD 24

Prepared By: Michele Barr, Deputy CBO

Attachments: None

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receive for information Report BLD-2024-12-24 prepared by Michele Barr, Deputy Chief Building Official;

AND FURTHER provide a statement of concurrence to Xplore Inc. in support of the installation of a free standing 45metre tall lite duty self support type tower structure (ON8439) at CON 6 PT LOT 29 Township of Huron-Kinloss in accordance with the governing regulations set out by Innovation, Science and Economic Development Canada (ISED)

AND FURTHER THAT Council is aware that the jurisdiction for approval of the noted facility rests strictly with ISED Canada, and that the Township's role is one of a commenting body to ISED Canada and the Applicant

Background:

Xplore Inc. is proposing to construct and install a free standing 45 metre tall lite duty self support type communication facility. The proposed installation provides an opportunity to accommodate future technologies and support multiple co-location opportunities. Although the Federal Government, through Innovation, Science and Economic Development (ISED) Canada is responsible for the final regulatory decision to approve the location of the tower, the proponent is required to notify the Township of the project.

As part of the proponent completing the regulatory requirements under ISED Canada, a statement of concurrence is requested as a response that the Township acknowledges the project and, in their opinion, has satisfied the conditions under ISED Canada (consultation and circulation) and concurs with the project.

Discussion/Analysis/Overview:

Xplore Inc. has requested a statement of concurrence from the Township of Huron-Kinloss for the installation of a free standing 45-metre lite duty self support type

tower structure. The subject property is zoned Agricultural Rural (AG4) and Environmental Protected (EP), is located approximately 500 m north of the Bruce Road 6 and Wolfe Street intersection known as 1575 Bruce Road 6. The property is approximately 37.7 acres and legally known as CON 6 PT LOT 29 Township of Huron-Kinloss.

The intent of the proposed tower is to strengthen the telecommunication network to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community. As demand for telecommunications services continues to grow, more network infrastructure is required to keep pace with this demand.

The tower design type will support future technologies as well as equipment for multiple future co-location services and is consistent with the typical structures installed in rural areas and ensures minimal visual impact.

The proposed tower will include a walk in radio equipment shelter on a concrete pad enclosed in a fenced area. (site plan attached)

A notice Package was circulated to the required property owners and the Township, at the same time notice was advertised in the three local newspapers inviting public comment. The Justification Report was circulated to staff for review and comment. It was noted that the location of the tower was on a county road therefore entrance permits were required and approved by the County.

There were no public comments received by FB CONNECT, in care of Xplore Inc., or the Township Office within the 30-day commenting period concluding November 6th, 2024.

Financial Impacts:

Application fee as per the Consolidated Rates and Fees Bylaw

Performance Measurement:

N/A

Strategic Area:

- | | |
|--|---|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input type="checkbox"/> Enhance Municipal Service Delivery |
| <input checked="" type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Build Community Capacity

Respectfully Submitted By:

Michele Barr, Deputy CBO

Report Approved By:

Jodi MacArthur, Chief Administrative Officer