



City of North Bay Report to Council

Report No: CSBU-2021-041

Date: July 28, 2021

Originator: Adam Curran

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Amended Telecommunication Tower - 990 Airport Road

Closed Session: yes ☐ no ☒

Recommendation

That Council direct Planning Staff to issue an amended statement of concurrence to FB Connect on behalf of Rogers Communication Inc. for the construction of the proposed 45m shrouded lattice tri-pole telecommunication tower to be located at 990 Airport Road.

Background

FB Connect on behalf of Rogers Communication Inc. is proposing to construct a 45m shrouded lattice tri-pole instead of the 45m shrouded monopole located at 990 Airport Road within the City of North Bay.

Rogers is proposed to amend the type of tower to be located in this location because the original *“proposed 45m shrouded monopole is structurally inadequate as the smooth uninterrupted circular section of the shroud will experience a vortex-shredding phenomena that will induce vibrations to the structure and apply fatigue stresses and splice locations. Given the very tall structure, the vibrations might be excessive and a typical vibration mitigation device (damper) might not be enough to balance out the wind induced vibrations”* (FB Connect Submissions, May 2021).

The proposed telecommunication tower will increase coverage within the Wallace Heights and Airport area. The proposed tower will help to ensure fast, dedicated and reliable wireless service within the area.

The subject property (990 Airport Road) is currently developed with a convenience store and residential units. The subject property is located within the Residential designation of the Official Plan and the property is zoned Neighbourhood Commercial (C5). The area is made up of mostly residential dwellings. There is a church located across Golf Club Road and the North Bay Golf Course is located behind the subject property.

The City of North Bay's Development and/or Redevelopment of Telecommunication

Towers/Antenna Facilities Policy generally encourages telecommunication towers to be located away from residential development, schools, park spaces, environmental constraints and areas that might obscure public views and vistas, whenever possible. The tower is proposed within a residential area, however, FB Connect has identified a need for increased service within this area. Staff is generally supportive of the location for technical reasons.

As per the City of North Bay's Telecommunication Guidelines Section 5, in 2020 FB Connect has circulated their proposal to property owners within 120 metres of the proposed antenna site and held a public meeting. Through the circulation and public meeting FB Connect did not receive any comments in favour or against their proposal.

As a result of the proposed amendment to the Tower from a shrouded monopole to a shrouded lattice tri-pole FB Connect have circulated the amended application to property owners within 120 metres of the proposed antenna, published the notice in the North Bay Nugget on June 24th 2021 and held a virtual public meeting to hear comments from any interested parties.

Through both public engagement (2020 and 2021), FB Connect or the City of North Bay did not received any comments in support or against the proposed tower.

The Federal Government is the approval authority for telecommunication towers, Council does not have the ability to approve or deny the application. The intent of this report is to allow Council to comment on the proposed tower and, should there be no objections, direct Staff to issue a Letter of Concurrence supporting the proposal.

Financial/Legal Implications

N/A

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment; and
- Maintains infrastructure across the City in a good state of repair.

Options Analysis

Option 1: That Council direct Planning Staff to issue an amended statement of concurrence to FB Connect on behalf of Rogers Communication Inc. for the construction of the proposed 45m shrouded lattice tri-pole telecommunication tower to be located at 990 Airport Road.

Option 2: That Council does not direct Planning Staff to re-issue a statement of concurrence to FB Connect on behalf of Rogers Communication Inc.

Recommended Option

That Council direct Planning Staff to issue an amended statement of concurrence to FB

Connect on behalf of Rogers Communication Inc. for the construction of the proposed 45m shrouded lattice tri-pole telecommunication tower to be located at 990 Airport Road.

Respectfully submitted,

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

I concur with this report and recommendation.

Name Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name: David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Adam Curran

Title: Policy and Business Development Planner