City of North Bay
Report to Council

Report No: CSBU-2024-012 Date: March 28, 2024

Originator: Adam Curran

Business Unit: Department:

Corporate Services Planning & Building Department

Subject: Proposed Telecommunication Tower – 3216 Highway 11 North

Closed Session: yes ☐ no ☒

Recommendation

That Council direct Planning Staff to issue a statement of concurrence to Spectrum Group for the construction of the proposed 29.3m self-support antenna/tower mast at 3216 Highway 11 North.

Background

Spectrum Group is proposing to construct a 29.3m self-support antenna/tower mast at 3216 Highway 11 North.

The proposed telecommunication tower will provide broadband options within the Highway 11 north end of the City. The purpose of the proposed tower is to enable Spectrum Group to economically extend its services to a cluster of residences and commercial business operations in this area.

The subject property located at 3216 Highway 11 North is located within a mixed area of the City, having Industrial, Commercial and Residential uses within proximity of the subject lands. The subject lands are currently being used as an automobile tire business. The subject property's Official Plan designation is General Industry, and the property is currently zoned 'Industrial Commercial (MC)' through Zoning By-law No. 2015-30.

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, Spectrum Group have identified a need for

increased service and additional services within this area, so Staff is generally supportive of the location for technical reasons.

As per the City of North Bay's Telecommunication Guidelines Section 5, Spectrum Group 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 Spectrum Group did not receive any comments in favour or against their proposal from members of the public. The applicants have discussed their proposal with Management from the Jack Garland Airport.

The Airport Manager provided the following comments with regards to this proposal:

> "*Based on that information I see no issue from the airport's perspective. The total overall height of the tower at 1152ft ASL would be OK in respect to our own operations and regulations.*
>
> *Obviously we don't speak for Transport Canada or Nav Canada however I am pleased to see that's already been processed. In recent works we've seen them take 3+ months to review similar files; just as an FYI.*
>
> *Should work proceed please note that this area is within the boundaries of the airport's airspace and as such we would need to review any cranes or lifting devices used during the installation. Appropriate notices to air traffic would need to be made.*
>
> *Lastly, and maybe for Adam, I would want to ensure that this tower is captured in the City's GIS as we maintain a database of all tower structures in North Bay"*

The Applicant has met the requirements of the City of North Bay's consultation requirements.

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

☐ Natural North and Near
☒ Economic Prosperity
☒ Affordable Balanced Growth
☐ Spirited Safe Community
☐ 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 a statement of concurrence to Spectrum Group for the construction of the proposed 29.3m self-support antenna/tower mast at 3216 Highway 11 North.

Option 2: That Council does not direct Planning Staff to issue a statement of concurrence to Spectrum Group for the construction of the proposed 29.3m self-support antenna/tower mast at 3216 Highway 11 North.

Recommended Option

Option 1 is the recommended option.

That Council direct Planning Staff to issue a statement of concurrence to Spectrum Group for the construction of the proposed 29.3m self-support antenna/tower mast at 3216 Highway 11 North.

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 Services

Name: John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:
Name: Adam Curran, M.E.S., MCIP, RPP
Title: Policy and Business Development Planner