

Request for Decision

Proposed Telecommunications Tower, Eastlink, Carriere Street, Azilda

Presented To:	Planning Committee
Presented:	Monday, Jun 22, 2015
Report Date	Thursday, Jun 04, 2015
Type:	Routine Management Reports

Resolution

That the City of Greater Sudbury advises Industry Canada that the City concurs with the issuance of a licence for the development of a 61 metre self support telecommunications tower at, PIN 73346-0990, Parcel 29618, Lot 4, Concession 2, Rayside Township, City of Greater Sudbury, by Eastlink.

Background

Applications for telecommunications facilities are under the jurisdiction of Industry Canada. Industry Canada requires that the proponent of a new telecommunication facility must consult with the municipality and indicate whether the municipality concurs with the application. It is noted that telecommunications facilities are not subject to municipal zoning regulations and municipal concurrence is not necessarily required in order for Industry Canada to issue a licence.

Eastlink is proposing the construction of a 61 m (200 ft.) high self support telecommunications tower on lands located at 300 Carriere Street north of the community of Azilda. The subject lands are zoned "RU", Rural and are used as a greenhouse, known as Azilda Greenhouse. Rural zoned properties are located to the north, east and west. To the south is Carriere Street, a Canadian Pacific Rail line, Municipal Road 35 and the community of Azilda.

The closest dwelling is approximately 75 m (246 ft.) from the base of the tower and is located on the same lot on which the tower is to be erected at 300 Carriere Street. The dwelling at 336 Carriere Street is located approximately 235 m (770 ft.) from the base of the proposed tower.

Eastlink has advised that as part of their expansion into the Sudbury market, the subject tower is being proposed to provide wireless service to customers in Azilda and the surrounding area.

Co-location Opportunities

As required by Industry Canada and the City's Telecommunications Policy, existing communication towers and other structures need to be considered by proponents prior to a new tower being installed. Eastlink has

Signed By

Report Prepared By

Eric Taylor
Manager of Development Approvals
Digitally Signed Jun 4, 15

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Jun 4, 15

Recommended by the Department

Paul Baskcomb
General Manager of Growth & Development
Digitally Signed Jun 4, 15

Recommended by the C.A.O.

Bob Johnston
Interim Chief Administrative Officer
Digitally Signed Jun 8, 15

advised that there are no nearby towers on which Eastlink could locate their equipment. Eastlink has indicated that they will consider all applications for future collocation to reduce the number of towers in the area.

Tower Proposal

Below is a summary of the details of the proposed tower.

- Tower type – 61 m (200 ft.) high self support;
- Base of tower and equipment shelter to be enclosed with steel wire fencing 2m, (6 ft. 8 in.) high and will be equipped with anti-climb apparatus;
- Access to the tower will be through an existing driveway from Carriere Street;
- In accordance with Transport Canada's aeronautical obstruction marking requirements no painting or lighting of the tower is required.

Eastlink has advised that once the tower is built it monitors the power of its equipment remotely to ensure that Health Canada's Safety Code 6 compliance is maintained.

Public Consultation

In accordance with the Council adopted Telecommunication Facilities Policy, this tower is classified as "significant" as it is greater than 16.6 m in height and is located within 300 m (984 ft.) of a residential dwelling, residential zone or Living Area Designation in the Official Plan.

In accordance with the City's policy for "significant" structures the proponent was required to hold a neighbourhood meeting and provide notice in the following manner:

- newspaper notice
- a notice mailed to all property owners within 183 metre radius from the base of the tower, (3 times the height of the tower)
 - notice to the Ward Councillor
 - notice to the Director of Planning Services
 - notice to Industry Canada

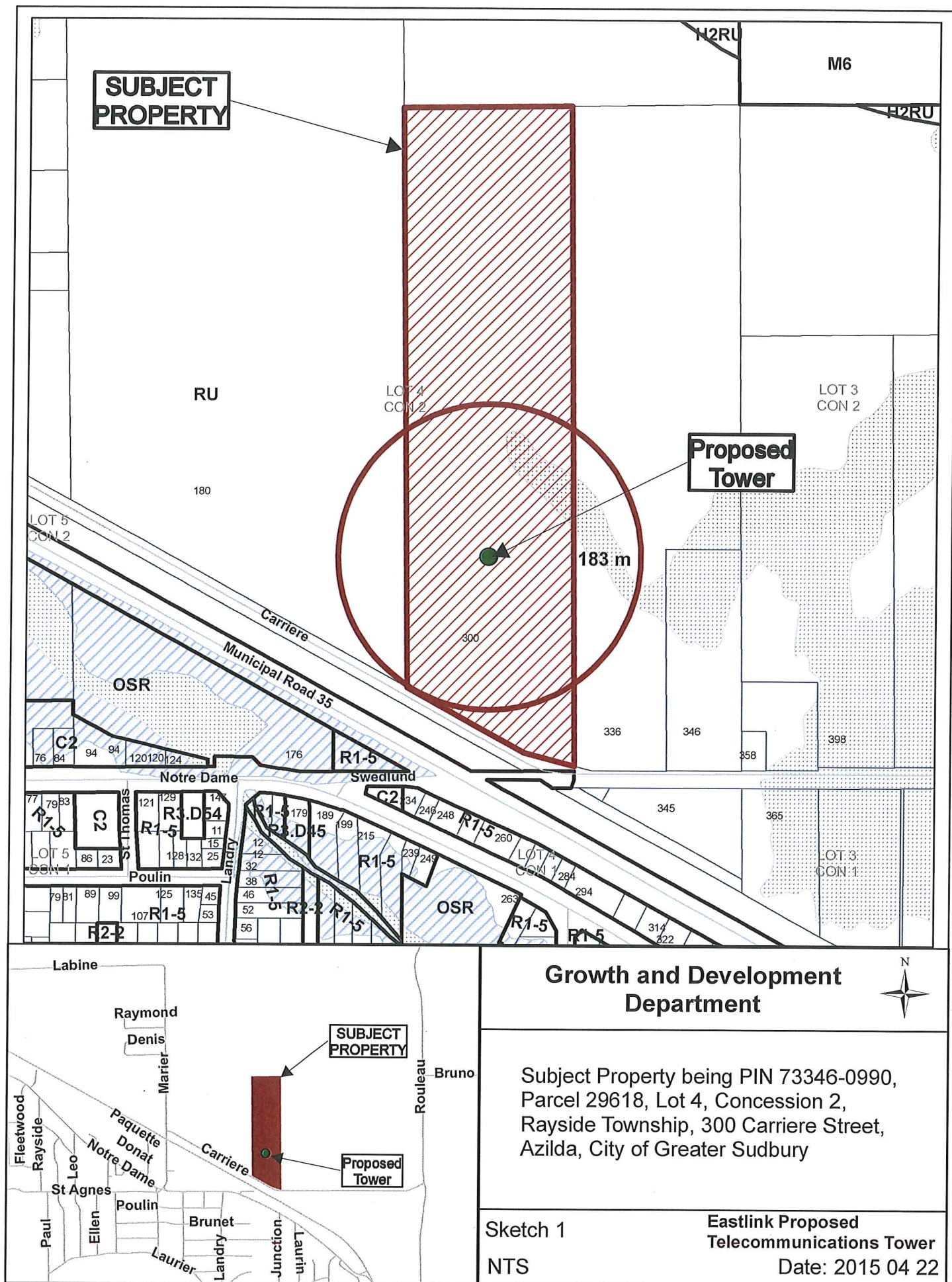
Eastlink has advised that in accordance with the City Telecommunications policy, on May 1, 2015, they mailed information packages to five property owners within three times the tower height, (183 m), as well as Industry Canada, Planning Services and the Ward 4 Councillor, which included a survey sketch depicting the tower location, tower height and requesting comments by May 30, 2015. In addition, Eastlink placed a notice in the Sudbury Star on May 2, 2015 advising of the date, time and location of the public information session and advising residents to submit comments by May 30, 2015. The public information session was held on May 14, 2015 from 7pm to 9 pm at the Lionel E. Lalonde Centre, 239 Montee Principale, Azilda.

Eastlink has advised that four members of the public attended at the information session. The attached letter from Eastlink dated June 1, 2015 summarizes comments provided by the public, including concerns related to proximity of the tower to residential properties, tower aesthetics, potential health and safety concerns and property values. Eastlink has advised that they considered two alternate locations put forward by the attendees. The first location was to the north east along Montee Rouleau, being approximately 1.5 km from the proposed location. The second location in the vicinity of Fire Route N on the south side of Whitewater Lake was approximately 2.5 km from the proposed site. Eastlink concluded that both locations would not provide the required coverage for the area.

At the end of the May 30, 2015 comment deadline, Eastlink had received two emails from attendees at the meeting, which are included in the attached letter from Eastlink, dated June 1, 2015.

Summary

In conclusion, Eastlink has completed the consultation requirements under the City's Telecommunications Facility Policy. Four members of the public attended the public information meeting and two written comments were received by Eastlink by the May 30, 2015 deadline. In conclusion it is recommended that Industry Canada be advised of the City's concurrence with the licence application.



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*Proposed Eastlink 61m self support tower
ONE004 - Azilda*



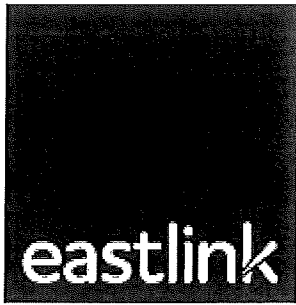


Proposed site

Proposed access

Carrier St

35



June 1st, 2015

Eric Taylor, Manager of Development Approvals
Greater Sudbury
PO Box 5000, STN A
200 Brady St
Sudbury ON
P3A 5P3

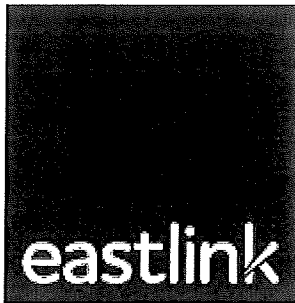
**Re: Eastlink Wireless – Request for Concurrence
Proposed 61m Self Support Telecommunications Tower**
Site: ONE004 – Azilda (Carriere St)
Address: Proposed access from Carriere Street, Azilda

Mr. Taylor,

Eastlink Wireless would like to inform the City of Greater Sudbury that the public consultation as required by the Greater Sudbury *Policy Relating to Telecommunications Facilities* has been completed for the proposed 61m self support telecommunications tower located off of Carriere Street, Azilda, Greater Sudbury.

The proposed tower is considered a "significant structure" since it is greater than 16.6m in height and/or located less than 300m from a residential dwelling, Residential Zone or Living Area Official Plan Designation. Greater Sudbury provided Eastlink Wireless a mailing list which included all property owners within 183m of the proposed tower location. Eastlink Wireless sent information packages to the five (5) property owners listed on the mailing list provided by the city on May 1stst 2015 and a public notice was published in the Sudbury Star on May 2nd, 2015. Notification packages were also directed to the Manager of Development Approvals for Sudbury, local ward councillor Evelyn Dutrisac and Industry Canada's regional office for Northern Ontario in Sault Ste. Marie, Ontario.

The purpose of the mail notification and public notice was to notify the local community of the proposed installation, inform them of the date, time and location of the public information session and allow residents to submit comments to be addressed by Eastlink Wireless prior to moving forward with this project. The public information session was held on May 14th, 2015 at 7pm at the Lionel E. Lalonde Center, Azilda, Greater Sudbury. The last day to receive comments from the public was May 30th, 2015.



Four (4) members of the public attended the public information session which included a presentation by Eastlink Wireless that put forth the following:

- Introductory information about Eastlink Wireless
- Aerial images identifying the location of the proposed self support telecommunications tower
- Current and planned coverage maps that illustrate why the tower is required
- Facsimile images of the proposed tower type
- Renderings of the proposed tower in the proposed location
- Health and safety information

During the information session representatives from Eastlink Wireless discussed the project with the attendees. While attendees understood that Eastlink Wireless needs to improve coverage, they raised concerns about the proposals proximity to residential properties, tower aesthetics, potential health and safety concerns, and property values.

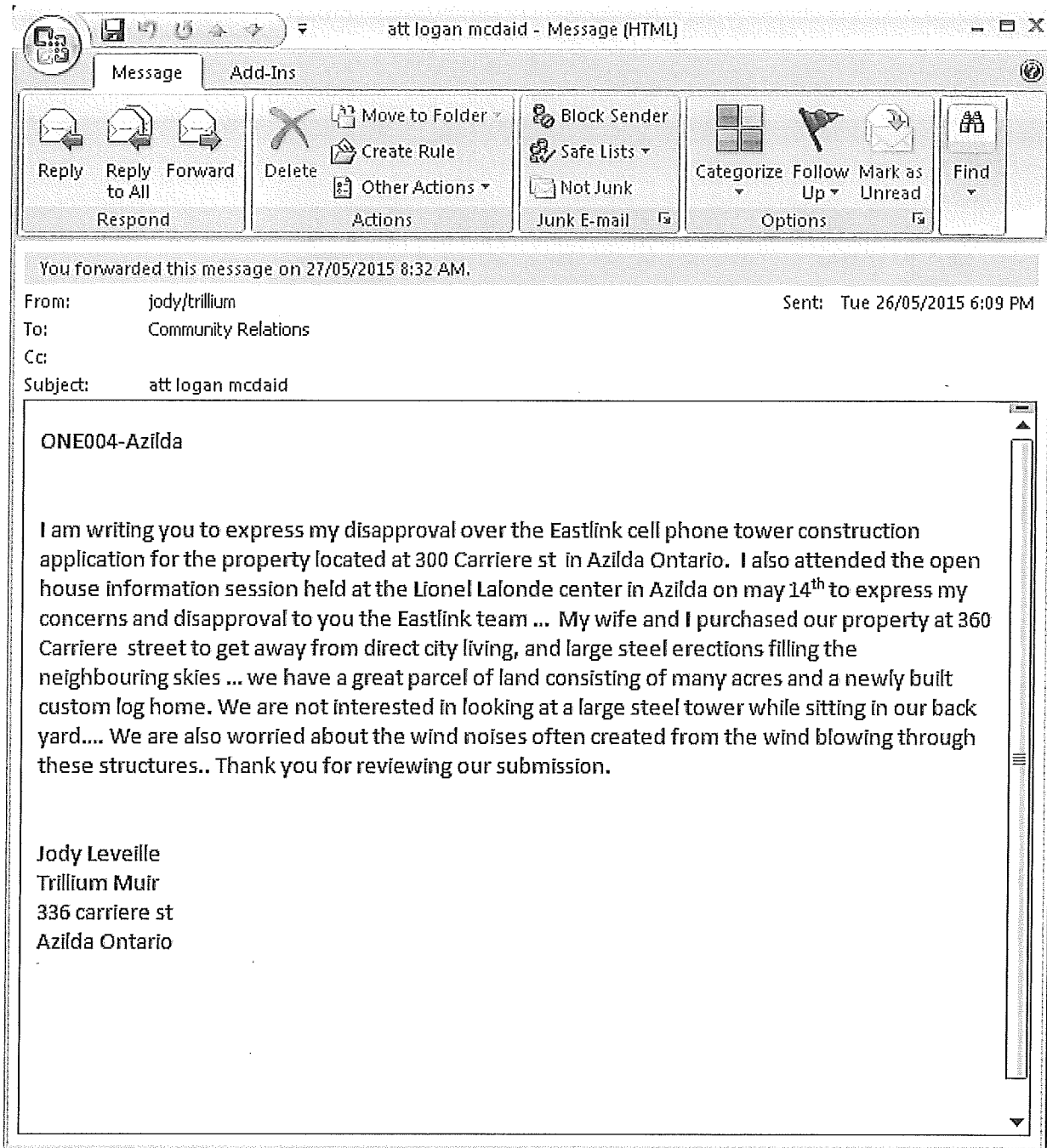
Additional information was provided, concerns were discussed and two (2) alternate locations were discussed with Eastlink Wireless representatives. Attendees were informed to submit their concerns in writing as well as to provide any additional alternate site proposals to Eastlink Wireless prior to the end of the commenting period, May 30th, 2015. Eastlink Wireless received two (2) emails from attendees of the meeting which reiterated their stance on the proposed tower but did not put forth any questions or suggestions regarding possible alternate locations.

Eastlink Wireless considered two (2) additional locations put forward by attendees of the public meeting as potential alternatives to the current location. The first location, in the vicinity of the old garbage dump on Mountee Rouleau (46.564859, -81.095427), is approximately 1.5 kilometers away from the proposed location and would not provide the required coverage in the area. The second location, in the vicinity of Fire Route N on the south side of Whitewater Lake, (46.530043, -81.105534) is approximately 2.5km from our proposed site and would not provide the required coverage.

Last day to receive public comments was May 30th, 2015 and two (2) emails were received from meeting attendees during that thirty (30) day period. These emails as well as responses from Eastlink Wireless are included in this document.

The Eastlink logo is displayed in white lowercase letters on a black rectangular background.

Email from Jody Leveille and Trillium Muir:



eastlink

Response from Eastlink:

RE: att logan mcdaid - Message (HTML)

Message Add-Ins

Reply Reply Forward
to All Respond

Delete

Move to Folder
Create Rule
Other Actions
Actions

Block Sender
Safe Lists
Not Junk
Junk E-mail

Categorize Follow Up Mark as Unread
Options

Find

From: Community Relations Sent: Fri 29/05/2015 9:05 AM
To: jody/trillium
Cc: Community Relations
Subject: RE: att logan mcdaid

Hi Jody and Trillium,

Thank you for your email, it will be noted in our records and also included as part of report which we will submit to the City of Greater Sudbury at the conclusion of the public notifications period.

If you have any further questions or concerns please do not hesitate to contact us.

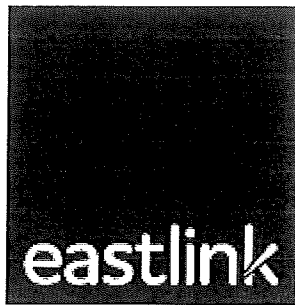
Regards,

Logan McDaid
Community Relations

From: jody/trillium
Sent: May-26-15 6:09 PM
To: Community Relations
Subject: att logan mcdaid

ONE004-Azilda

I am writing you to express my disapproval over the Eastlink cell phone tower construction application for the property located at 300 Carriere st in Azilda Ontario. I also attended the open house information session held at the Lionel Lalonde center in Azilda on may 14th to express my concerns and disapproval to you the Eastlink team ... My wife and I purchased our property at 360 Carriere street to get away from direct city living, and large steel erections filling the



Letter from Louise and Damien Gagnon, submitted through email on May 28, 2015.

*City of Greater Sudbury
Mgr. Development Approvals
P.O. Box 5000, Stn "A"
Sudbury ON, P3A 5P3*

Attention: Eric Taylor

Re: OPPOSITION to Eastlink proposed telecommunications structure: ONE004-Azilda 61m self support tower PIN# 73346-0990 located at 300 Carriere Street, Azilda Ontario

Dear Mr Taylor,

It is important to understand that we are not opposed to cell towers in general. We all have cell phones and are aware that towers are required to provide the services that we all want and have come to rely on.

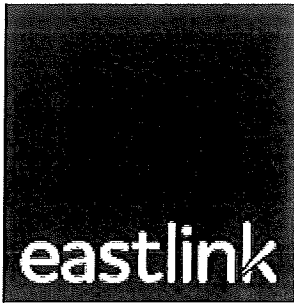
The tower placement however is contested for many reasons and should be sited in a location that's compatible with our community. We are concerned and not supportive of this plan because of the impact it will have on our surrounding land and home.

Our home at 180 Carriere Street, Azilda, sits on approximately 140 acres with several potential severances that would create vacant Estate Lots adjacent to the proposed site of the structure at 300 Carriere Street, Azilda.

Our retirement plan has led us to invest in a rural setting area (non-urban settlement) with vacant estate lots to allow building our home with the prospect of severing the land prior to retirement. This idea was well calculated with profit in mind with the potential future demand on rural/urban living. Wilderness landscapes and natural surroundings is what will attract potential land buyers and will yield the most profit for us. Trying to sell an estate lot with a 61 meter tower with mounted antennas next door will be an enormous deterrent to potential buyers.

Research has proven that telecommunication towers are aesthetically unpleasing, have a property value impact and present a personal reduction of enjoyment of natural surroundings.

In terms of the effect that proximity to a cell tower has on price, the overall results indicate that this is significant and negative. Generally, the closer to the tower a property is, the greater the



decrease in price. The effect of proximity of this cell tower has the potential to reduce the price of our estate lots by 30 to 40%, on average. This is tremendous loss on our investment and should not be ignored. Financial gain for one owner should not come at the expense of surrounding owners.

Cell towers are not just aesthetically unpleasing but many also perceive health risks associated with proximity to radio frequency radiation emissions.

Environment and agricultural effects are also alleged on ground water supply, wild life and vegetation (worthy to note that ground water is the only source available for the area in question and may pose as a valid concern to prospective future buyers).

All these may be perception but will undoubtedly have an impact on the future desirability of the property and its future value. The fact is that some people do have concerns regarding RF exposure from cell phone towers (even if these concerns are not proven). Sensitivity and opinions varies greatly, this is the main reason for controversy on exposure.

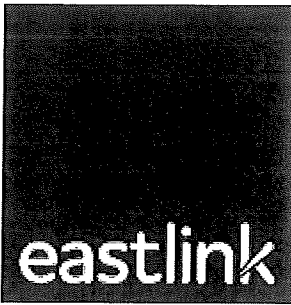
We are very aware that the main reason for selecting this particular site was based on its low development cost. Our property was also deemed as a preferred location due to low development cost, and consequently, we were approached by a representative of Eastlink during the summer of 2014. Although we did listen to consider if advantages were present, our conclusion was that the financial gains would never be significant enough to cover the loss it would create on the value of our property including the impact it would pose on our relationship with our neighbors.

Technology should be sited in the proper location that does affect property value and that is compatible with our neighborhood. Strong consideration should be made when approving such towers, they would be better suited in non-residential areas such as industrial, commercial property or Crown land that does not impact surrounding residents.

According to the City of Greater Sudbury's last updated Official Plan:

"Rural Areas: section (5.0) the objective for rural areas (5.1)a) provide an efficient and orderly pattern of land use in Rural Areas, reducing land use conflicts. B) ensure that all development is adequately serviced and does not negatively impact the environment. C) encourage a strong rural economy. D) recognize the importance of agriculture, and other rural land uses to the economy and preserve the cultural and historical attributes of rural areas.

Non-Urban Settlements -3.2.3 Living Area II



1. Intensive forms of development can occur without dramatic change in the character and scale of existing neighbourhoods.

Any changes to the land use structure through intensification will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced.

According to the City of Greater Sudbury's last updated Official Plan cont'd:

1.2 VISION

"Greater Sudbury is a healthy and sustainable community which recognizes that the quality of life of our citizens is directly related to environmental, economic and social determinants. In making land use choices in our community, there is an opportunity to ensure that the natural and built environments support an excellent quality of life for City residents. Greater Sudbury also values raising children in a child-friendly city, so that they in turn may choose to be educated, live and work here.

A focus on urban design and heritage preservation offers opportunities to create a unique lifestyle city. Greater Sudbury's natural beauty and ecology can be protected and celebrated through their integration into the urban landscape. Promoting innovative developments that provide eco-sensitive design will also help us achieve objectives that are set out in the EarthCare Sudbury Local Action Plan.

With proper planning, the changes that do occur will continue to enhance the character and landscape of the community."

We have devoted time and money into our home and have no desire to welcome anything that may hinder its future value and it's unfortunate that the current land owner on the proposed site does not share the same vision.

What will the limit be once this home & business decides to sell and not longer becomes somebody's home?

What else should we be bracing for?

No Thanks!

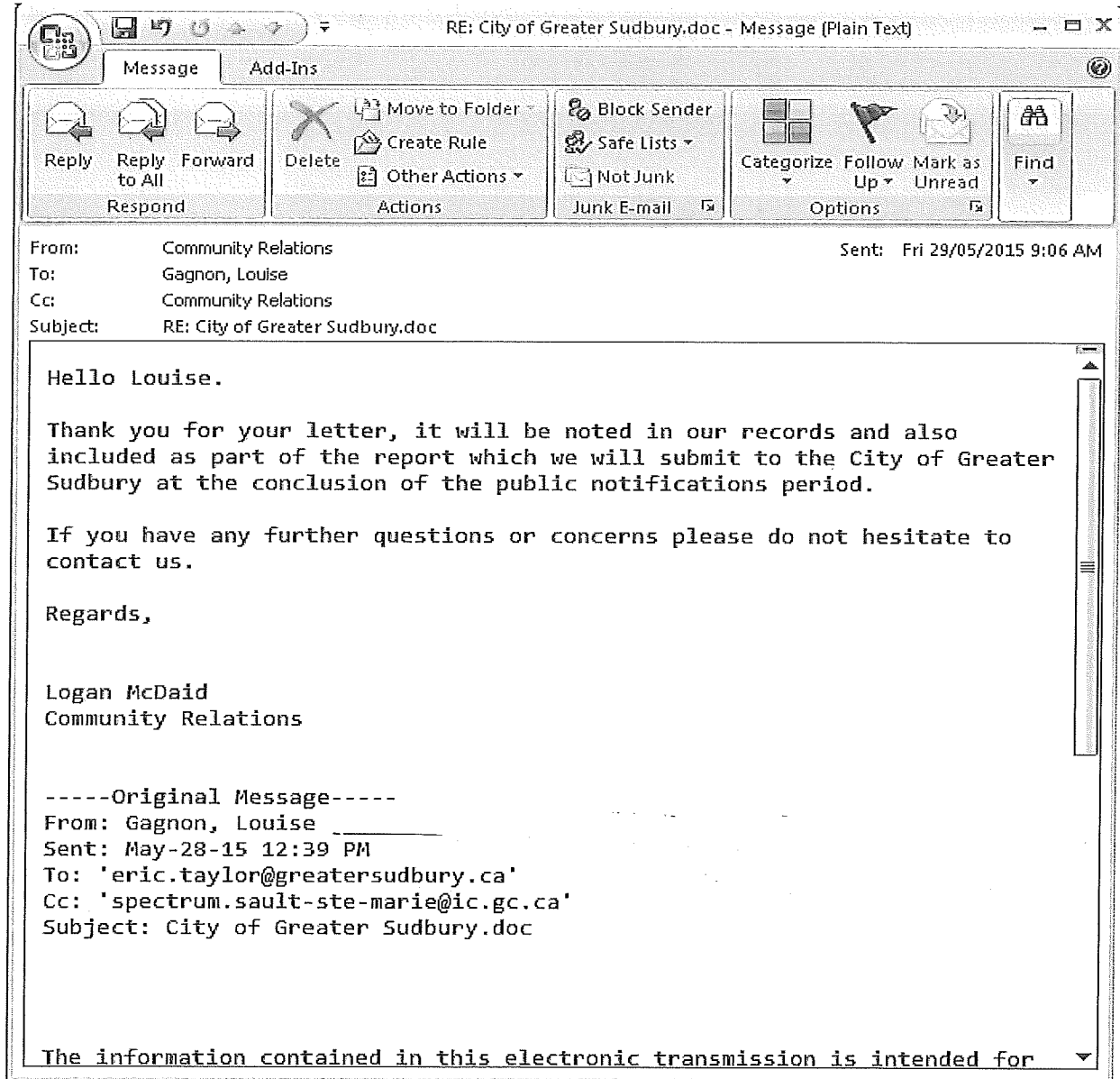
Concerned citizens and land owners

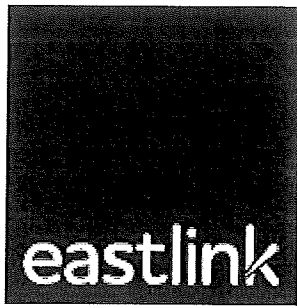
Damien Gagnon

Louise Gagnon, 180 Carriere St

eastlink

Response from Eastlink:





To improve Eastlink Wireless service to residents in Azilda with a single telecommunications installation, a site is required in relatively proximity to residents. The proposed site remains Eastlink Wireless preferred location and the only viable candidate as the suggested alternatives will not achieve the required coverage for Eastlink Wireless network.

Eastlink has addressed all comments received during the public information meeting, and all of the City's requirements have been satisfied. Eastlink Wireless is requesting a letter of concurrence from the City of Greater Sudbury acknowledging Eastlink Wireless has satisfied the public consultation requirements as outlined under the Greater Sudbury Policy relating to Telecommunications Facilities for the proposed 61m self support tower off of Carriere Street in Azilda.

Sincerely,

Logan McDaid
Eastlink Wireless