

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0011

**FOR THE CONSIDERATION OF
COUNCIL**

March 5, 2025

**SUBJECT: APPLICATION FOR TELECOMMUNICATIONS TOWER SITING
ROGERS COMMUNICATIONS INC.
PART OF LOT 22, CONCESSION 5 (G)
264 PEFFERLAW ROAD, PEFFERLAW**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2025-0011 prepared by the Development Planning Division, Development Services Department, dated March 5, 2025, respecting a Request for Concurrence: Proposed Telecommunication Tower, submitted by Simpson-McKay Inc. on behalf of Rogers Communications Inc. for the properly municipally addressed as 264 Pepperlaw Road;
2. That Council concur with the proposed telecommunication tower at 264 Pepperlaw Road subject to the following conditions:
 - i. Registration of an access easement from Pepperlaw Road;
 - ii. Construction of the proposed telecommunication tower and fenced compound shall be in general conformity with the proposed site plan and elevation plan included in Attachment 3 to Report No. DS-2025-0011, and no trees shall be removed or injured; and,
 - iii. Pursuant to the Town of Georgina Antenna System Siting Protocol, Council's concurrence with the proposed telecommunication tower at 264 Pepperlaw Road shall lapse on March 5, 2028; construction must be completed in advance of this date unless the Town of Georgina has extended the duration of the concurrence; and,
3. That Council authorize the Mayor and Clerk to execute a Letter of Concurrence to be sent to Rogers Communications Inc. and the Department of Innovation, Science and Economic Development (ISED) along with Council's resolution thereon.

2. PURPOSE:

The purpose of this report is to provide Staff's analysis with respect to the application for a proposed telecommunications tower at 264 Pepperlaw Road, submitted by Simpson-McKay Inc. on behalf of Rogers Communications Inc.

3. BACKGROUND:

APPLICANT: Rogers Communications Inc.

AGENT: Jeff and Victoria McKay, Simpson-McKay Inc.

PROPERTY DESCRIPTION: 264 Pepperlaw Road
Part of Lot 22, Concession 5 (G)
Roll No. 054-270

FILE NUMBER: 08.23.04 – Telecommunications Tower Application

3.1 ANTENNA SYSTEM SITING PROTOCOL (ASSP)

The installation and operation of radiocommunication towers are under the licensing jurisdiction of the Federal Department of Innovation, Science and Economic Development (ISED), with requirements and procedures outlined in the Client Procedures Circular for Radiocommunications and Broadcasting Antenna Systems, 2014 (CPC).

Federal undertakings are not subject to local land use controls (i.e. Zoning Bylaws and Official Plans), and while a municipality is not the approval authority for radiocommunication towers, ISED does require proponents to follow the land use consultation process for the siting of antenna systems, as established by the municipality.

The Town of Georgina Antenna System Siting Protocol (ASSP) as updated on May 5, 2021, goes beyond the requirements of the CPC by incorporating additional protocol measures such as location and design criteria.

A complete application submission was submitted by Simpson-McKay Inc. on behalf of Rogers Communications Inc. on November 25, 2023, for the proposed radiocommunication tower. This radiocommunication tower proposal does not meet the exclusion criteria outlined in the ASSP or CPC. As a result, the proponent must follow the process outlined in the Town's ASSP.

The Federal CPC and Town ASSP can be viewed at the following links:

[CPC](#)
[ASSP](#)

3.2 SUBJECT LAND AND SURROUNDING LAND USES

The subject property is located on the north side of Pepperlaw Road, east of Station Road in the community of Pepperlaw. The property has a lot area of approximately 9,655 square metres (0.965 hectares), with 35.45 metres of frontage on Pepperlaw Road (refer to Attachment 1). It is surrounded by mix of commercial, institutional, and residential uses and is the site of a mechanic garage.

Land uses surrounding the subject property include:

- North: residential lands, wetland and Pepperlaw river
- East: restaurant and commercial lands
- South: commercial and residential lands
- West: Pepperlaw Fire Station 1-8, and a cemetery

3.3 PROPOSAL

Rogers Communication Inc. is proposing a 30-metre tall, unshrouded lattice tri-pole telecommunication tower enclosed within a 15-metre by 15-metre fenced secure compound.

The proposed tower is to be located on the northern portion of the subject property (Georgina Auto Services), within a 15-metre by 15-metre parcel of leased land. Access to the leased parcel will be provided by an approximate 5.0 metre wide access easement from Pepperlaw Road that will utilize the property's existing driveway access (refer to Attachment 2).

The proposed lattice tri-pole is 30 metres in height to accommodate signal coverage and provide for one additional carrier co-location in the future. The lattice tri-pole was chosen for this site due to technical constraints, being that if a monopole design was chosen then a significant increase in height would be required to meet coverage capabilities.

The following materials were submitted in support of the proposed telecommunications tower application:

- Survey of Proposed Tower, including Grading, prepared by Alex Marton Ltd. dated July 16, 2024 (refer to Attachment 2);
- Site Selection / Justification Report, prepared by Jeff McKay, Simpson-McKay Inc. (refer to Attachment 3);

- Arborist Report, prepared by Strybos Barron King Ltd. dated October 25, 2023 (refer to Attachment 5); and,
- Draft Letter of Concurrence (Attachment 6).

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CONSULTATION

As per the Town's ASSP, the applicant is required to hold a public information session and mail notification that outlines the proposal and invites attendance to a public information session to all affected residential properties within the "prescribed distance". The prescribed distance is defined as 3 times the height of the tower or 120 metres, whichever is greater. At a proposed height of 30 metres, the calculated locational distance is 90 metres, which is less than 120 metres. The prescribed distance (120 metres) captures 27 property owners and stakeholders. Two property signs were installed on the property on October 12, 2024, one at the front of the property on Pfefferlaw Road and one at the back of the property facing Pineview Court.

On November 19, 2024, the agent held a public information session online through the Teams platform. Five (5) residents attended the meeting, in addition to Councillor Dale and two (2) members of Staff.

Following the public information session, the agent provided Staff with a summary of the public consultation process, inclusive of public outreach methods, questions and comments from the public, and responses from the agent. The summary is included in this report as Attachment 4.

4.2 TOWN DEPARTMENT AND EXTERNAL AGENCY COMMENTS

All comments received from internal departments and external agencies at the time of the preparation of this report have been consolidated below:

The Planning Policy Division has indicated no objections but had asked the agent to provide Tree hoarding/protective fencing around the trees located adjacent to the access driveway. The applicant has revised their site plan (Attachment 2) to move the access so as not to disturb any trees on site, thus eliminating the need for Tree hording/protective fencing around the trees.

The Development Engineering Division has indicated no objections but has asked the agent to provide existing and proposed grading elevations. The applicant has provided these elevations, and the Development Engineering Division is satisfied that their concerns were met.

The following Town Department / Divisions and external agencies have indicated no objections to the submitted Telecommunication Tower Application:

- Building Division
- Enbridge Gas
- Georgina Fire Department
- Hydro One
- Tax and Revenue Division
- York Region

5. ANALYSIS

In accordance with the CPC and the Town's ASSP, the Rogers Communication proposal is not exempt from consultation with the municipality. The ASSP requires the application and associated documents to be submitted for review by the Town. A review to determine compliance with the ASSP is outlined below.

5.1 LOCATION

The ASSP provides development guidelines, such as guidelines for the location and design of antenna systems. The primary consideration in the development of antenna systems is the potential for co-locating or sharing of existing antenna systems or structures (e.g. rooftops, tall buildings, water towers). If no co-location opportunities are feasible, any new antenna system should be designed to accommodate future co-location capacity.

A telecommunication tower was previously located at the Pepperlaw 1-8 Fire Hall but is no longer in existence. There are no existing telecommunication structures within a 500-metre radius of the proposed location to be able to accommodate co-location. The closest existing tower is located 4 kilometres away from the proposed site, which is too far to satisfy coverage requirements. The agent explored nine (9) possible sites for the telecommunication tower in the proposed area and assessed them based on the candidates' suitability and technicality to meet the present coverage requirements.

The proposed location was chosen from nine (9) other locations which were considered because it is within a commercial zone, the maximum distance to the residential zone was at the greatest extent compared to the other sites reviewed, the proposed location is greater than 120 metres from a wetland, and it is close to the prior antenna at the fire hall which was of a similar scale.

Additional location considerations include locating on commercial property where appropriate (e.g. where the telecommunication technology is required) and in an area that does not adversely impact view corridors while maximizing the distance from

residential areas. The proposed tower is intended to serve Pepperlaw South, where the proponent has determined that there is insufficient service for the local area. It will have limited visual impact on the surrounding area due to it being located behind the commercial establishment. The closest residence is approximately 74 metres away.

5.2 DEVELOPMENT AND DESIGN PREFERENCES

The ASSP indicates that antenna systems should be designed in terms of appearance and aesthetics to respect their immediate surroundings, including being un-obtrusive and inconspicuous, minimizing visual impact, avoiding disturbance to natural features, and reducing the need for future facilities in the same area, where appropriate.

Rogers Communication is proposing a 30-metre lattice tri-pole telecommunication tower on a commercial property. As the site is set back from Pepperlaw Road, located at the rear of the subject property, and based on the photo simulations submitted by the agent (Attachment 3, pages 15-17), Staff are of the opinion that the proposed tower does not appear to be obtrusive to the area. The structure is also being designed for co-location capacity, which will reduce the need for future facilities in the same area.

6. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal: Ensuring Balances Growth.

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this application.

8. CONCLUSION:

Staff are satisfied that Rogers Communication Inc.'s proposed telecommunication tower has met the requirements as outlined in the ASSP. In consideration of the above, Staff recommend that Council provide a letter of concurrence with conditions to Rogers Communications Inc. for the proposed telecommunication tower to be located on lands municipally identified as 264 Pepperlaw Road.

APPROVALS

Prepared By: Monika Sadler
Planner 1

Reviewed By: Janet Porter, MCIP, RPP
Manager of Development Planning

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1 – Aerial Map

Attachment 2 – Survey, Site Plan and Elevation Plan

Attachment 3 – Site Selection/Justification Report

Attachment 4 – Public Consultation Summary Report

Attachment 5 – Arborist Report, Tree Inventory and Preservation Plan

Attachment 6 – Draft Letter of Concurrence provided by Agent