



Final preconsultation comments are typically current for six (6) months from the date of the preconsultation circulation. Preconsultation does not imply or suggest any decision whatsoever on behalf of City staff or the Corporation of the City of Kawartha Lakes to support or refuse the application. Comments are considered confidential until such time as an application is filed with the City.

Preconsultation Circulation Date:	Circulated By Email – Friday, July 2, 2021 Comments Due By – Friday, July 9, 2021
File Number:	D38-2021-062
City Departments and Agencies who may have an interest:	Development Services Department Planning Division Building and Septic Division Economic Development Division Engineering and Corporate Assets Department Public Works Department Kawartha Region Conservation Authority Ministry of Natural Resources and Forestry
Owner:	Susan and Peter Tamlin Tel: [REDACTED]
Applicant/Facility Provider:	Tango Networks Inc. c/o Jacqueline Johnston Tel: 780.885.9380 Email: jjohnston@tangonetworksinc.ca
Tower Project Description:	The applicant proposes to use approximately 225 square metres (2,422 square feet) of the property to install a 45 metre in height lite duty self-support lattice radiocommunication tower and associated compound, with access via an existing entrance from Cambray Road.
Site Address / Location including Roll No. and Property Identification No:	892 Cambray Road; Part of Lot 20 Concession 15, Geographic Township of Mariposa; ARN 165111004030700; PIN 631830161
Lot Area / Project Area:	55.7 ha. (137.7 ac.) of which approximately 225 sq. m. (2,422 sq. ft.) are proposed for the tower compound
Method of Servicing:	Ditches/Swales and Electrical services only Existing development serviced by individual private well and private septic system

Entrance/Road Access & Other Road Frontages:	Entrance – Use existing pit entrance (Cambray Road) Municipal – Arterial (Cambray Road – KL Rd 9); Local (Birch Road)		
Source Water Protection:	Not Applicable		
Conservation Authority Regulatory Jurisdiction:	Kawartha Region Conservation Authority (Kawartha Conservation) – Ontario Regulation 182/06		
Agencies Who May Have an Interest/Jurisdiction & Reason:	Kawartha Conservation – Memorandum Of Understanding (MOU) for Natural Heritage and/or Hazards Ministry of Natural Resources and Forestry (MNRF) – Licenced Aggregate Pit (ALPS ID 3488)		
Official Plan Designation:	‘Aggregate’, ‘Sand & Gravel Resource Area’, ‘Prime Agricultural’ and ‘Environmental Protection (Schedule ‘A-2’)	with ‘Significant Wildlife Habitat’, ‘ANSI’, ‘Provincially Significant Wetlands’ and ‘Significant Woodlands’ (Schedule ‘B-2’)	in the City of Kawartha Lakes Official Plan (Official Plan)
Official Plan Comments:	The erection of telecommunication towers shall be in accordance with Section 28.10 of the Official Plan. They shall be located outside of natural features and their respective buffers, as required.		
Zoning:	‘Extractive Industrial (M3) Zone’, ‘Agricultural (A1) Zone’ and ‘Environmental Protection Exception Four (EP-4) Zone’ (Schedule ‘A’) in the Township of Mariposa Zoning By-law 94-07, as amended		
Zoning Comments:	The erection of telecommunication towers shall be outside of any areas delineated as Environmentally Protected in the applicable zoning.		
Application required for the proposal to proceed:	While the erection of cellular and telecommunications towers are exempted from Planning Act approvals, the proponent must consult with the City on locational issues and seek municipal concurrence for the proposal, before Innovation, Science and Economic Development (ISED) Canada can issue an approval for the tower. Pursuant to Council Policy CP2018-014, as amended (the City’s Telecommunications and Antenna System Siting Policy), the proponent shall submit a Telecommunications Facility review application to the City for review and concurrence.		

Background:

The applicant proposes to erect a self-supported radiocommunications tower with a height of 45 metres. Access would be from Cambray Road utilizing the existing pit entrance and driveway.

Comments:

Planning Division

Further to the Preconsultation circulation and our review, staff provide the following comments for consideration:

Please note: The proposed tower is located within an area licenced under the Aggregate Resources Act (ARA) through the Ministry of Natural Resources and Forestry (MNR). As noted in the MNR comments below, amendments may be required to the ARA licence and/or site plan that are issued for this property.

The applicant should review the City's approved Telecommunications and Antenna Siting Policy (CP2018-014), as amended (attached), and ensure that the proposal meets all of the Policy's siting requirements. All agency technical comments should be incorporated into the proposal, prior to submission of the required Telecommunications Facility Review Application (the 'Application'). The City encourages co-location of cellular infrastructure where possible.

Upon review, if the required Application is uncontested, it is subject to Council Resolution CR2021-309, wherein the Director of Development Services has been delegated authority on behalf of Council to issue a letter of concurrence to Innovation, Science and Economic Development Canada (ISED), subject to the proponent and landowner entering into a Telecommunications Facility Development Agreement (the 'Agreement') with the City. However, if the required Application is contested, it will require a separate independent decision by Council, either for concurrence or non-concurrence of the proposal. **As a condition for all concurrences, staff will recommend to Council that the proponent and landowner should be required to enter into an Agreement with the City.** As part of Council's decision, staff will be directed to prepare a letter of concurrence or non-concurrence to ISED, for their consideration as part of the ISED approval of an application.

A copy of the current Agreement template is attached to this report. This template will form the basis for the Agreement prepared by staff through the review of the Application. To assist in the review and expedite staff's preparation of the draft Agreement, it would be beneficial to provide any of the relevant information required at the time of submission of the Application.

Based on the proposal, we advise that there is a requirement for the proponent to **confirm any existing entrance(s) and/or proposed entrance(s)** comply with the City's By-law 2017-151: A By-law to Regulate Access to Municipal Right of Ways. A copy of the By-law can be obtained from the City's website. The purpose of this request is to ensure that if the Telecommunications Concurrence application is successful, that the appropriate Access Permit(s) can be granted if any upgrades are required based on the appropriate (largest) entrance standard for all uses on the property (i.e. Residential,

Agricultural, Commercial, Industrial, etc.). The City will review any potential new or revised access to the property to ensure compliance with the By-law.

In order to comply with the above request, the appropriate **entrance details** shall be included on the drawings, and a completed '**Application for the Review and Authorization of a Road Entrance**' along with the associated application fee shall be submitted to the Building Division or at any Municipal Service Centre. On Page 2 of the application, check off the '**For Review Purposes Only**' checkbox. The application form is available in person at any Service Centre (subject to availability), or can be found on the City's website under the 'Building Permits' section, within the 'Forms, applications and information sheets' heading:

<https://www.kawarthalakes.ca/en/living-here/my-property.aspx>

In addition to the applicable **application form(s)** and associated **processing fee(s)** required, the following studies and/or plans are also required in support of the proposed development. All studies/plans/reports/etc. listed below will also be included in a checklist at the end of this document, indicating the required number of copies. **A copy of this checklist must be submitted with the application(s).** Where multiple requirements are captured in one report, please note that on the submitted checklist:

- A **Tower Justification Report** (TJR) outlining how the proposal fulfills the City's Telecommunications and Antenna Siting Policy (CP2018-014). The report will need to confirm that **co-location options have been analyzed**; rationalize how setbacks in the Policy are being met; identify the **type of lighting** to be installed on the tower, and provide **photo renderings** (pre and post-development) of the tower from various vantage points;
- A **Site Plan Layout** is required to illustrate existing and new buildings (for electrical, etc.), entrance(s), and landscaping, including **Planting Plan** for visual screening of the facility/compound;
 - A **Constraints Map** is recommended to confirm the overall constraints (including environmental hazards, natural heritage features, etc.) on or around the property, in proximity to the proposed tower and any components (access, compound, etc.). These constraints can be shown on the Site Plan Layout above;
- **Tower Elevations** showing the details of the proposed tower (type, height, etc.) and including dimensions. These details can be shown on the Site Plan Layout above;
- A **Lot Grading/Drainage Plan** consisting of a topographical survey with elevations and/or directional arrows indicating direction of existing and proposed stormwater flow. These details can be shown on the Site Plan Layout above;
- An **Entrance Permit Review Confirmation Letter** is required, to verify the existing or proposed entrance(s) comply with By-law 2017-151 for all proposed uses. If any works are required to upgrade or install an entrance, a full **Entrance Permit** would be required at a later stage (i.e. upon completion of the required Telecommunications Concurrence application);

- A **Cost Estimate** for all required securities, including deposits for landscaping (100%). If an entrance permit is required, the value of the securities for these works will be determined by Public Works – Roads, and may be collected separately or as part of the Telecommunications Concurrence application;
- A **Public Consultation Summary** will be required to be submitted, once the public consultation has been completed by the proponent, in accordance with the City's circulation radius noted in Council's Policy (CP2018-014) and the ISED standards. Upon request by the proponent, the City's Planning staff will be able to provide the mailing addresses, and also advise the appropriate local newspaper(s) for the proponent's advertisement (when necessary). This summary is not required to deem the application complete, but is required prior to a final decision for concurrence by the City.

These comments reflect the understanding of the requirements based on the submission materials. The Planning Division reserves the right to provide additional comments should any updated information become available through processing of an application. Should the proponent have additional detail or information to provide for review prior to the formal submission of any application, we recommend a follow-up meeting to confirm the requirements.

Engineering and Corporate Assets Department

Further to our review of the pre-consultation summary for the proposed radiocommunications tower at 892 Cambray Road, Mariposa, we note the application suggests an entrance/driveway running parallel to Cambray Road and within the Cambray Road right of way. The driveway is to be placed within the private property. Please note entrances shall be as per the City of Kawartha Lakes By-Law 2017-151.

This comment reflects our understanding of the application request. Engineering may provide additional comments if the application varies from the summary.

Public Works Department – Roads Division

The Manager of West Maintenance Area A provides the following comment:

- "Existing Entrances" will require an entrance permit search. If a permit does not exist for this property, the proposal will require an entrance application with associated fees and approval from the area supervisor.

Economic Development Division

The City's Agriculture Economic Development Officer has no comments of concern regarding the proposed application.

Kawartha Region Conservation Authority (Kawartha Conservation)

Kawartha Conservation's Resources Planner Technician provides the following:

- The subject property contains lands regulated by Kawartha Conservation. Our mapping shows Provincially Significant Wetlands (PSWs) on the property;

- Kawartha Conservation regulates the wetland feature and all lands with 120 metres;
- The tower is proposed outside of all mapped natural heritage features and natural hazards;
- Kawartha Conservation has no concern.

Building and Septic Division

The Plans Examiner advises the following:

- The Building Division has no concerns with the proposal.

The Supervisor – Part 8 Sewage Systems advises the following:

- No issues with the proposal.

Ministry of Natural Resources and Forestry (MNRF)

The MNRF's Integrated Aggregate Operations Section provides the following:

- Amendments may be required to the Aggregate Resources Act (ARA) licence and/or site plan that are issued for this property. Requests for amendments may be submitted by the proponent to ARAapprovals@ontario.ca.

Follow-up:

If the applicant wishes to pursue this proposal, the applicant shall submit a **Telecommunications Facility Review Application for Concurrence** and the associated **review fee** (currently \$2,286.00 for 2021, subject to change by Council direction) for consideration. Should the Application receive concurrence by the City, the proponent and owner will be required to enter into an **Agreement** with the City as a condition of the concurrence, prior to receiving approval by Innovation, Science and Economic Development Canada (ISED).

Application Fees:

The application forms, process guides, and application fees are available upon request via email from the Planning Division, or on the City website at:

<https://www.kawarthalakes.ca/en/business-growth/development-applications.aspx>

The Conservation Authority fees are found at the end of the Planning Application fee document.

Please note, upon submission of the application to the City, an electronic copy of the complete submission is required to accompany the paper reports / studies / plans noted below in the checklist. Electronic submissions will not be accepted through the City's email or online file sharing programs (they must accompany the hard copy submission).

Applications which are not accompanied by the required materials and/or the electronic copy will be deemed incomplete, and will be returned to the applicant for resubmission.

A copy of the attached checklist is required to accompany your submission. A cover letter should also be attached, indicating where multiple reports have been consolidated into one report.

Additional Notes:

1. The above noted comments and attached checklist are based on the proposal as reviewed by the Preconsultation Committee. If significant changes are proposed, the comments and/or reports may require amending, or require a new Preconsultation circulation to review the revised proposal.
2. During the review of the application, it may be determined that additional studies and/or information will be required to be submitted as a result of issues arising during the processing of the application, or subsequent revisions that have been made to an application.
3. The purpose of the above comments and attached checklist are to identify all the relevant information required to be submitted in order to deem an application complete.
4. The comments are based on the current Provincial Legislation, Regulations, Policies and Plans that are in effect, and the City's official plans and zoning by-laws that existed at the time the Committee considered this matter. While the City has an official plan which came into effect in 2012, there are portions of the plan which remain under appeal to the Ontario Land Tribunal (the 'Tribunal'). The City has adopted secondary plans which are also under appeal. If decisions are made by the Tribunal regarding these appeals, the documents could change the contents of this report as it relates to the proposal.
5. The City is currently in the process of consolidating the existing Rural zoning by-laws. If passed by Council, these documents could also change the comments above as they relate to this proposal. If passage of these documents is imminent, then this will be noted in the comments.
6. The final preconsultation comments are typically **current for six (6) months** from the date of the preconsultation circulation. Prior to submitting your application, you may wish to contact the Development Services – Planning Division office and confirm if any of these above noted documents have been passed by Council, or have come into effect.
7. **If the final preconsultation comments have expired**, please contact the Development Services – Planning Division office to determine if these comments and checklist are still valid, or if a new preconsultation application will be required, prior to filing the required application.

8. An application submitted without the required information identified in this Preconsultation Report may be recommended for refusal based on insufficient information to properly evaluate the application.
9. Please note that even if a study is mentioned more than once or similar studies are mentioned by various agencies (i.e. Geotechnical Report and Geotechnical Analysis), the studies may be consolidated into one comprehensive report which addresses multiple agency issues, where applicable.

Contacts:

<p>Mr. Ian Walker Planning Officer – Large Developments Planning Division, Development Services Department City of Kawartha Lakes 180 Kent Street West Lindsay, ON K9V 2Y6 Tel: (705) 324-9411 x1368 Fax: (705) 324-4027 iwalker@kawarthalakes.ca</p>	<p>Mr. Richard Holy (Acting) Director of Development Services Development Services Department City of Kawartha Lakes 180 Kent Street West Lindsay, ON K9V 2Y6 Tel: (705) 324-9411 x1246 Fax: (705) 324-4027 rholy@kawarthalakes.ca</p>
<p>Ms. Sherry Rea Development Planning Supervisor Planning Division, Development Services Department City of Kawartha Lakes 180 Kent Street West Lindsay, ON K9V 2Y6 Tel: (705) 324-9411 x1331 Fax: (705) 324-4027 srea@kawarthalakes.ca</p>	<p>Ms. Christina Sisson Supervisor, Development Engineering Engineering and Corporate Assets Department City of Kawartha Lakes 322 Kent Street West Lindsay, ON K9V 5R8 Tel: (705) 324-9411 x1152 Fax: (705) 324-2982 csisson@kawarthalakes.ca</p>
<p>Ms. Susanne Murchison Chief Building Official Building and Septic Division, Development Services Department City of Kawartha Lakes 180 Kent Street West Lindsay, ON K9V 2Y6 Tel: (705) 324-9411 x1200 Fax: (705) 324-5514 smurchison@kawarthalakes.ca</p>	<p>Ms. Anne Elmhirst Supervisor – Part 8 Sewage Systems Building and Septic Division, Development Services Department City of Kawartha Lakes 180 Kent Street West Lindsay, ON K9V 2Y6 Tel: (705) 324-9411 x1882 Fax: (705) 324-5514 aelmhirst@kawarthalakes.ca</p>

<p>Ms. Kelly Maloney Economic Development Officer – Agriculture Economic Development Division, Development Services Department City of Kawartha Lakes 180 Kent Street West Lindsay, ON K9V 2Y6 Tel: (705) 324-9411 x1208 Fax: (705) 324-4965 kmaloney@kawarthalakes.ca</p>	<p>Mr. David Lembke Manager, West A Area Public Works Department City of Kawartha Lakes 9 Grandy Road Coboconk, ON K0M 1K0 Tel: (705) 324-9411 x1118 dlembke@kawarthalakes.ca</p>
<p>Mr. Bruce Kitching Supervisor, Fenelon West Area Public Works Department City of Kawartha Lakes 9 Grandy Road Coboconk, ON K0M 1K0 Tel: (705) 324-9411 x3502 bkitching@kawarthalakes.ca</p>	<p>Ms. Erin McGregor Resources Planner Technician Kawartha Conservation 277 Kenrei Road, RR 1 Lindsay, ON K9V 4R1 Tel: (705) 328-2271 x232 Fax: (705) 328-2286 emcgregor@kawarthaconservation.com</p>
<p>Ministry of Natural Resources and Forestry Aggregate Resources Approvals ARAApprovals@ontario.ca</p>	

Proposed Plan

SITE ID: ON8156 - Hartley

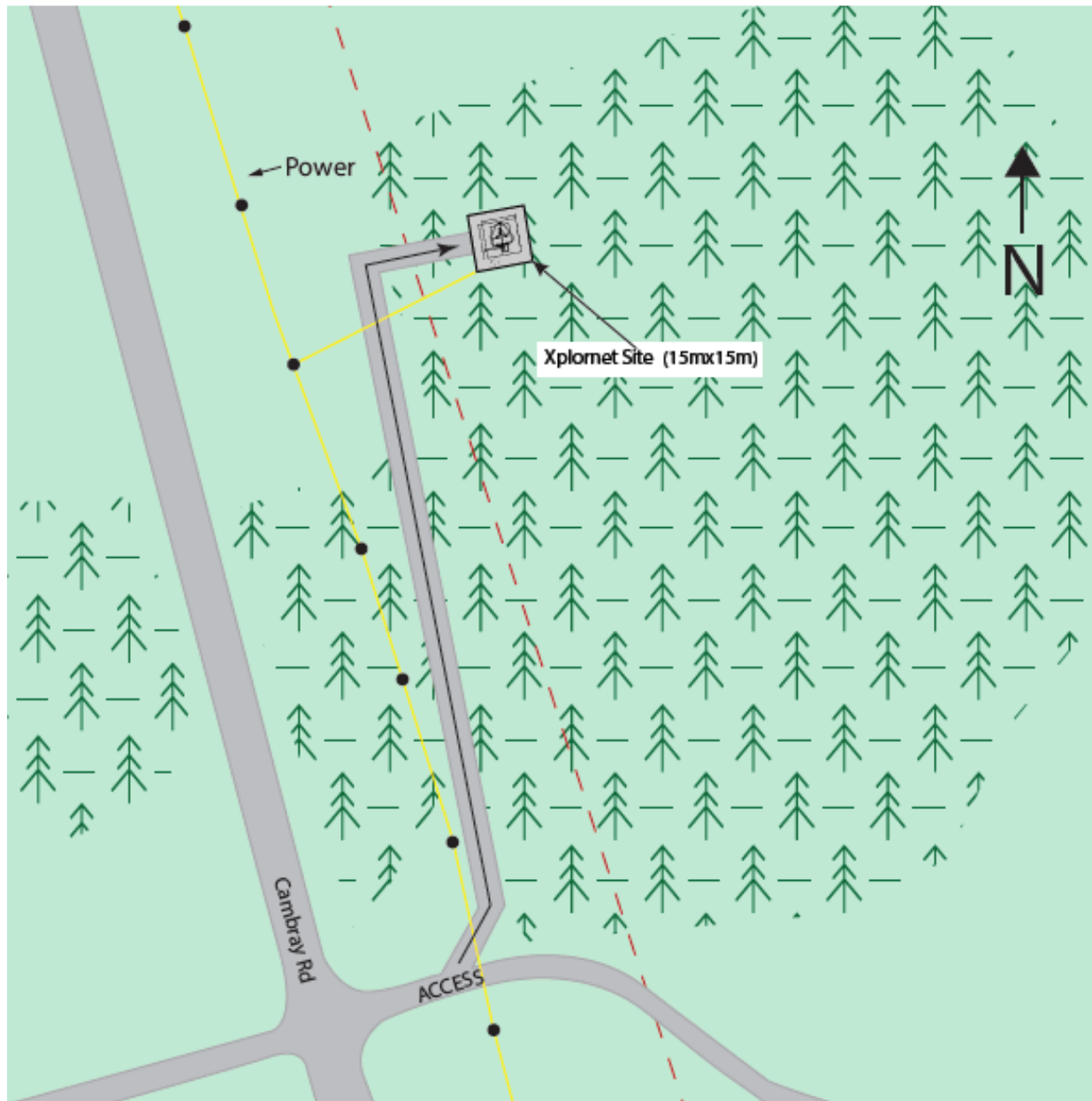
PIN:

Legal Description: 892 Cambray Road, Woodville, Ontario K0M 2T0

Owner Name: TAMLIN, PETER MILTON; TAMLIN, SUSAN ELIZABETH ANNE

LAT: 44.418632

LONG: -78.884440°



Supporting Reports/Studies/Plans Required to Process and Evaluate the Proposal. Should you wish to further discuss these requirements, kindly contact Ian Walker, Planning Officer – Large Developments, iwalker@kawarthalakes.ca or 705-324-9411 extension 1368.

Required Reports, Studies, Plans & Number of Copies	Telecom	Copies
Study Requirements for Proposal – 45 metre Tower		
Application Form with Associated Processing Fee (Can substitute Site Plan application form until Telecom application form available)	√	1 Telecom
Tower Justification Report (TJR) **Including photo renderings**	√	5
Site Plan Layout **Including Planting Plan**	√	5 Large 5 Small
Constraints Map **May be included on Site Plan Layout above**	√	5
Tower Elevations **May be included on Site Plan Layout above**	√	5
Lot Grading/Drainage Plan **May be included on Site Plan Layout above**	√	5
Entrance Permit Review Confirmation Letter	√	2
Cost Estimate	√	2
Public Consultation Summary (*Required prior to completion of municipal concurrence process)	√*	2
Electronic copy of all the above on Thumb Drive or CD (When multiple applications submitted concurrently, all documents can be compiled in one electronic package)		1
<p>Other Development Permits, Approvals and/or Processes that may potentially be required along with or after the Telecommunications Concurrence process (please note, this is not an exhaustive list – for information purposes only):</p> <ul style="list-style-type: none"> • Conservation Authority Permit (if works in regulated area) • Building Permit (for any structures which meet the definition of a building) • Entrance Permit • Aggregate Resources Act (ARA) licence amendments 		