

COMMITTEE OF THE WHOLE MAY 28, 2007

**SITE DEVELOPMENT FILE DA.07.005
MINISTRY OF TRANSPORTATION (BELL MOBILITY INC.)**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.005 (Ministry of Transportation-Bell Mobility Inc.) BE APPROVED, to permit the construction of a 34m high Bell Mobility Inc. monopole telecommunications tower, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the issuance of a Building Permit:
 - i) the final site plan, and elevation plan shall be approved to the satisfaction of the Development Planning Department;
 - ii) all hydro requirements of Power Stream Inc. shall be satisfied;
 - iii) the requirements of the Building Standards Department shall be satisfied;
 - iv) the requirements of the MTO shall be satisfied.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

Bell Mobility Inc has submitted a Site Development Application on the subject lands, shown on Attachments #1 and #2, to remove the existing 16.5m high pole antenna and upgrade with a 34m high monopole telecommunication tower in the approximately existing location (see Attachment #3). The existing 3.04m X 3.04m equipment shelter will remain in the same location.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Rutherford Road, west of Highway #400 and east of the southbound ramp to Highway #400. The subject lands are owned by the Ministry of Transportation Ontario.

The surrounding land uses are:

- North - Rutherford Road; vacant, proposed commercial (C4 Neighbourhood Commercial Zone)
- South - vacant, southbound on ramp to Highway #400 (A Agricultural Zone)
- East - vacant, Highway #400 and associated ramps (A Agricultural Zone)
- West - vacant, southbound on ramp to Highway #400 (A Agricultural Zone)

The City has adopted a Protocol for the Establishment of Telecommunication Tower and Antenna Facilities, and as a result of this protocol, any facility which is not exempt from municipal approval

must make an application to the City to have their proposal reviewed and assessed in light of this protocol.

The protocol requires those antenna facilities that are located within 120m of a residential area to undertake a Public Information Meeting, and to report back to the City with the name of the attendees and the outcome of the meeting.

On May 1, 2007, Bell Mobility held a Public Information Meeting, by notifying residents within 120m of the proposed development. By letter dated May 2, 2007, Bell Mobility indicated that three Bell Mobility Staff and one person from the public attended the Public Information Meeting, which was held at the Vellore Village Community Centre. No objections were received in regard to the proposal.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The proposed monopole telecommunications tower use conforms to the Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. The Building Standards Department has indicated that it has no comments to make with respect to the Zoning By-law.

The Building Standards Department has advised that a Building Permit is required for the designated structure.

Site Design

The proposed development (Attachment #2) is to be located on the south side of Rutherford Road, between the southbound ramp to Highway #400 and Highway #400. The proposed 34m high monopole telecommunication antenna structure (Attachment #4) is located approximately 14.0m south of the sidewalk on Rutherford Road, with the existing associated equipment cabinet (Attachment #3) located immediately west of the pole. The Development Planning Department is satisfied with the proposed site layout.

Elevations

The Development Planning Department has reviewed the proposed monopole antenna (Attachment #4) and is satisfied with the proposed development.

PowerStream Inc.

All hydro requirements to service the telecommunications tower and existing cabinet must be to the satisfaction of PowerStream Inc.

Ministry of Transportation

The Ministry of Transportation Ontario advises that they have no objection to the proposed installation in the Rutherford Road area. They also advise that the applicant is required to secure all other necessary permits.

Region of York Transportation and Works Department

The Region of York Transportation and Works Department has reviewed the application and has advised that it has no comments.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the Official Plan and Zoning By-law. The development of the 34m high monopole antenna structure and the proposed placement and site layout are considered acceptable. Accordingly, the Development Planning Department can support the approval of the Site Development application, subject to the recommendations in this report.

Attachments

1. Location Map
2. Site Plan
3. Proposed Bell Compound Layout Plan
4. Monopole Telecommunications Antenna Elevation

Report prepared by:

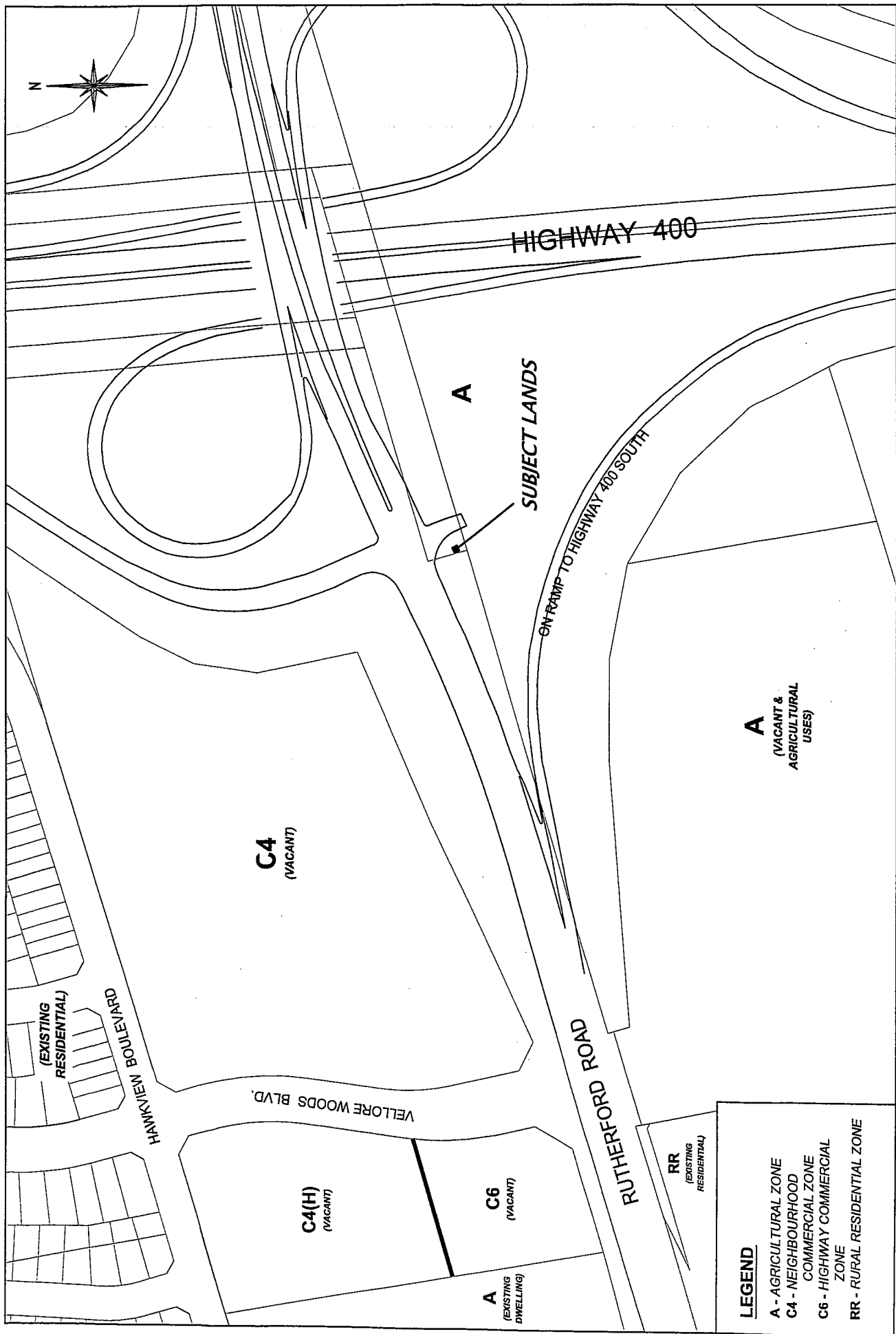
Arto Tikiryan, Senior Planner, ext. 8212
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 15,
Concession 5

APPLICANT:
MINISTRY OF TRANSPORTATION

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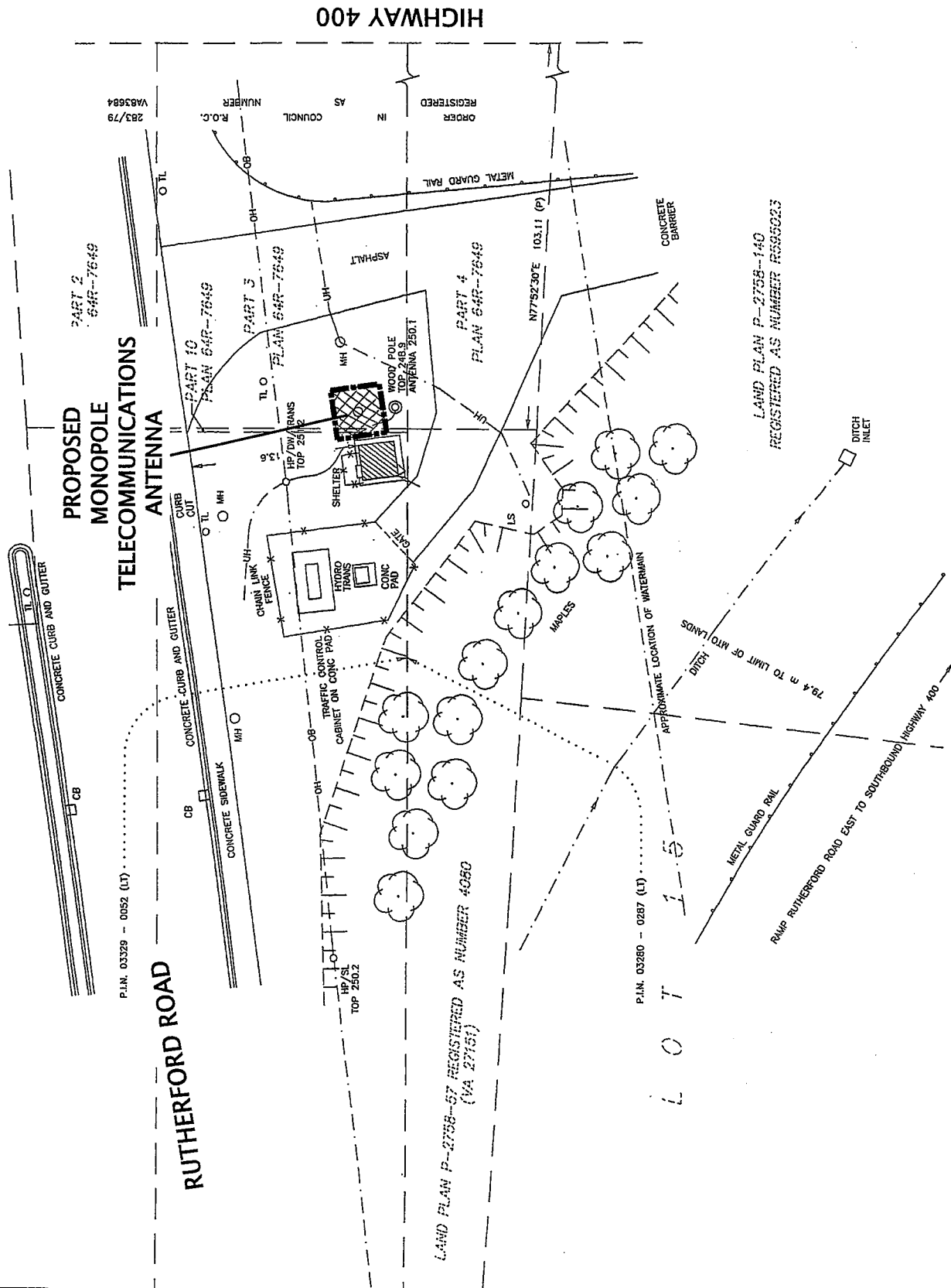
Development Planning Department

Attachment 1

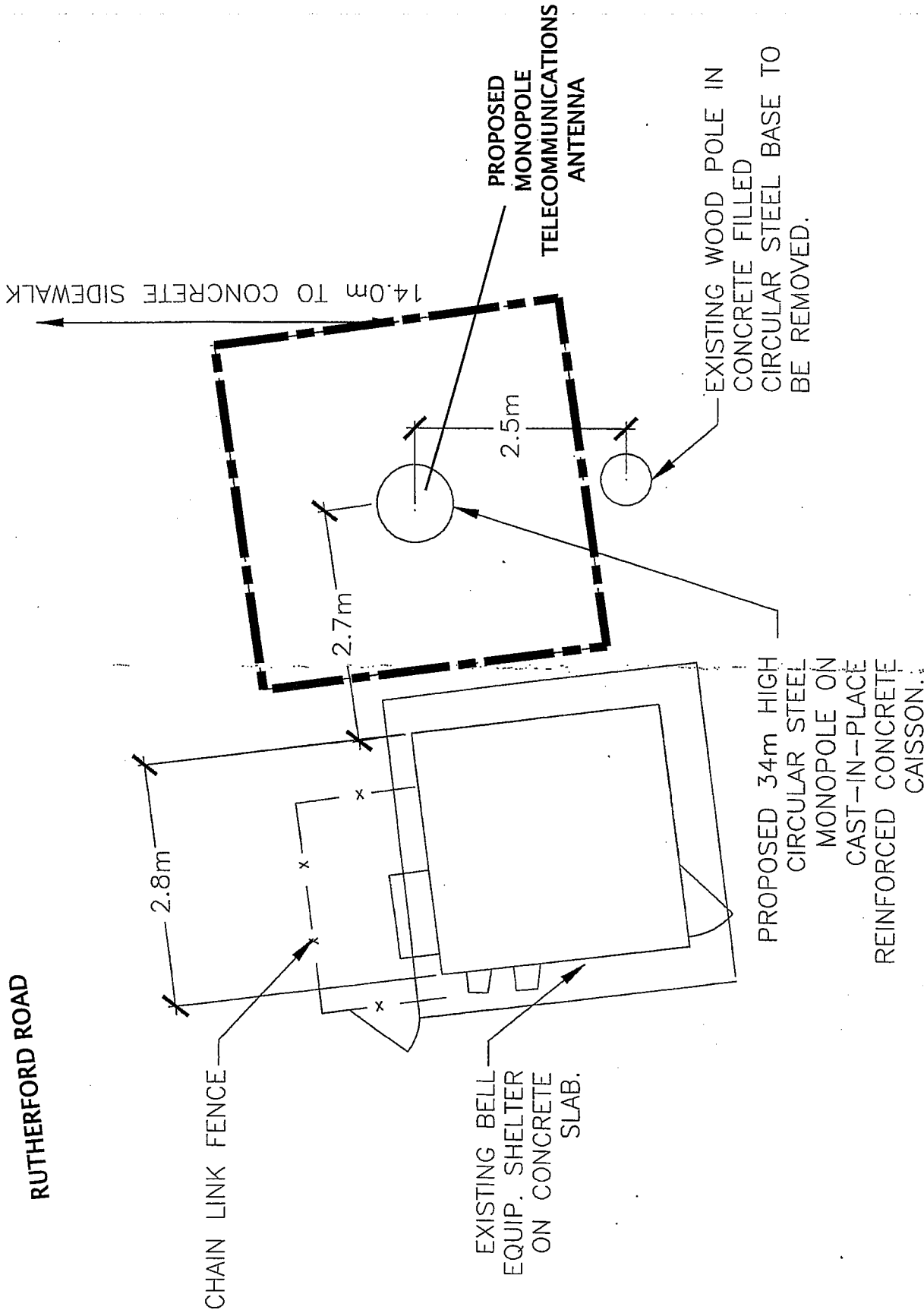
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April 24, 2007



RUTHERFORD ROAD



Proposed Bell Compound Layout Plan

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Part of Lot 15,
Concession 5



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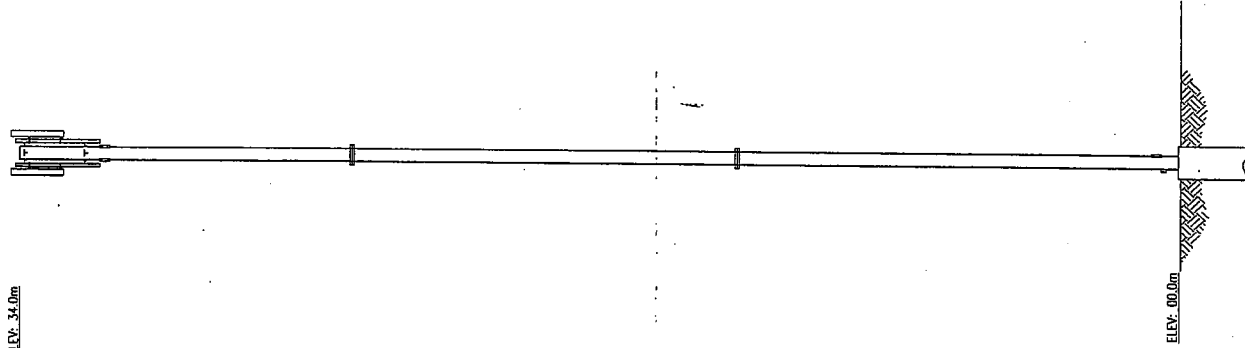
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Attachment 3

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ELEV. 34.0m



ELEV. 00.0m

**Monopole Telecommunications
Antenna Elevation**

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Attachment 4

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