

# Proposed Zoning By-Law Changes Communications Towers

## Zoning By-Law Amendments

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## Communications Towers - Regulatory Context

Federally Regulated by Industry Canada.

Industry Canada's - Policy with respect to installation includes technical requirements and a consultation process.

Before building free-standing towers Industry Canada requires the following options to be explored:

- a. Co-location (sharing an existing tower or antenna system)
- b. Use any feasible existing infrastructure such as rooftops , water towers.
- c. If these options (a) and (b) are not feasible then a local consultation process is required.

## City Policies and Standards

### OFFICIAL PLAN

Section 5.1.2.1 of the Official Plan states that transmission towers are permitted within any designation except Environmental Protection Area and Open space designations – unless it is considered essential that they locate in one of these designations.

### ZONING BY-LAW

The Comprehensive Zoning By-Law defines a Transmission Tower as Public Utility.

Section 4.2.1 General Provisions states they may be located in any zone.

## Proposed Zoning By-Law Amendment

The proposed changes would be that new free-standing transmission towers would not be permitted in:

- Any Residential zones
- C1 Central Area Commercial zone, and
- C2 Transition Centre Commercial zone.

The intent of these changes, coupled with the Official Plan Policies of Section 5.1.2.1 would address the intent to prohibit these utilities from locating in and around the Urban Growth Centre including the City Centre, Allandale and Lakeshore Open Space system around Kempenfelt Bay.





## Wording Changes Proposed

Section 4.2.1 .1 of By-law 2009-141 be amended by replacing (c) with the following:

- “(c) Private utility save and except for
- i. Incinerators, sanitary landfill projects, waste collection and recycling facilities, and any function involving storage of materials,
  - ii. free-standing transmissions towers in the Central Area Commercial C1 , and Transition Centre Commercial C2 Zones or in any Residential Zone”



## **Effect of the Proposed Zoning By-Law Changes**

The consultation process requires proponents to consult with the local public , landowners, public institutions, schools and such within a radius of 3 times the height of the proposed tower.

The proponents must address all reasonable and relevant concerns, and make all reasonable efforts to resolve concerns in a mutually acceptable manner.

The direction provided with these proposed zoning changes will provide guidance with respect to commenting on an applications for freestanding communications / transmission towers