

**STAFF REPORT: Town of The Blue Mountains Planning Department**



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** Monday, July 23, 2007  
**REPORT NO.:** PL.07.99  
**SUBJECT:** Council Update –  
Request for Comments through the  
Application for Site Plan Control  
Approval Process-  
The Georgian Peaks Club,  
c/o Rogers Wireless Inc.  
Reference Plan 16R-6771, Part 2;  
Part Lot 26, Concession 5;  
Town of The Blue Mountains

**PREPARED BY:** Bryan Pearce,  
Planner I  
Robert Armstrong,  
Manager of Development Planning & IS

#### **A. Recommendations**

**THAT Council does receive Planning Staff Report PL.07.99, “Council Update – Request for Comments through the Application for Site Plan Control Approval Process; The Georgian Peaks Club, c/o Rogers Wireless Inc.”; Reference Plan 16R-6771, Part 2; Part Lot 26, Concession 5;**

**THAT Council support the development proposal to permit the construction of an 18.9 metre high steel flag monopole telecommunications facility in accordance with the Site Plan drawing “Georgian Peaks (C3072)” dated October 18, 2006 (Revision 2), as noted in Planning Staff Report PL.07.90; subject to the following conditions:**

- 1. That the Town enter into a Letter of Undertaking with Rogers Wireless Inc. to address the issues of concern in regard to co-location, maintenance and flag requirements.**

**AND THAT Council support the minor amendment of the existing Site Plan Agreement.**

## **B. Background**

Planning Staff prepared a report, PL.07.90, for Council on the 16<sup>th</sup> day of July, 2007 (see Attached Item #1). At that meeting Council indicated issues of concern with the following:

1. The proposed telecommunications facility being able to support co-location
2. Maintenance of the telecommunications facility
3. What can be flown on this proposed steel flag monopole facility

Planning Staff contacted the proponent on the 16<sup>th</sup> day of July, 2007, communicating Council's concerns with the development proposal; and requested that the proponent address these concerns in a letter (see Attached Item #2). In the letter, the proponent notes that a letter of undertaking with the Municipality details the maintenance and flag restrictions, amongst other matters; and attached a sample for review.

To appease all of Council's issues of concern, Planning Staff request that the letter of undertaking address co-location, such that the carrier making application in the Delphi Point area, pay for the full cost for the increase in height of the existing tower. In discussions with the proponent on the 18<sup>th</sup> day of July, 2007, they noted to increase the height of the structure would require removal of the existing and the erection of a new higher steel monopole structure to meet the engineering requirements for constructing such a structure.

Based on the foregoing, Planning Staff would support the proposed site plan to permit the construction of 18.9 metre high steel flag monopole telecommunications facility is appropriate for the lands; supports an amendment to the existing Site Plan Agreement; and suggests the Town require a Letter of Undertaking.

## **C. The Blue Mountains' Strategic Plan**

These changes continue to be consistent with Strategic Plan goal:

1. *Managing growth to ensure the ongoing health and prosperity of the community.*

## **D. Budget Impact**

NIL

**E. Attached**

1. Planning Staff Report PL.07.90
2. Letter of Response prepared by Rogers Wireless Inc.; dated July 17, 2007

Respectfully submitted,

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Bryan Pearce, BAH  
Planner I

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Robert Armstrong, MCIP, RPP, CPT  
Manager of Development Planning & IS

**Attached Item #1:**

**Planning Staff Report PL.07.90**

**Attached Item #2:**

**Letter of Repsonse prepared by Rogers Wireless Inc.; dated July 17, 2007**