



Staff Report

Planning & Building Services – Planning Division

Report To: 2026-COW-Operations-Planning-and-Growth-Management
Meeting Date: October 6, 2026
Report Number: PBS.26.079
Title: Recommendation Report – Proposed Telecommunication Tower, New Fire Hall #2 Site, Grey Road 19
Prepared by: Shawn Postma, Manager of Community Planning / Acting Director
Planning & Growth Management

A. Recommendations

THAT Council receive Staff Report PBS.26.079, entitled “Recommendation Report – Proposed Telecommunication Tower, New Fire Hall #2 Site, Grey Road 19”;

AND THAT Council support municipal concurrence for the proposed 24.38 metre telecommunications tower at the new Fire Hall #2 site, Part of Lot 159, Reference Plan 16R-2536, Part 1, Grey Road 19.

AND THAT Council forward support for the proposed telecommunication tower to Industry Science and Economic Development (ISED) Canada for their consideration.

B. Relationship to Strategic Plan

The recommendation supports accountable, transparent and evidence-based decision-making by completing the Town’s local consultation process for a municipal communications facility.

Objective: Community

Initiative: Support safe, reliable municipal services and infrastructure that protect community well-being.

C. Executive Summary

The Town of The Blue Mountains is proposing a 24.38 metre (80 foot) freestanding triangular lattice telecommunications tower at the new Fire Hall #2 site in Craighleith. The tower is required to support Fire Department two-way radio communications, point-to-point connections to key municipal facilities, and enhanced water-metering infrastructure. Staff have completed the consultation required by the Town’s Protocol for Establishing Telecommunication Facilities. Comments were received through the public notice circulation from internal departments, external agencies and area residents. The comments do not identify

any unresolved land-use, environmental or safety issue that would prevent Council from supporting municipal concurrence.

D. Public Engagement

Notice was circulated in accordance with the Town's Protocol. A Public Meeting was held on June 23, 2026. Internal departments, external agencies and area residents provided comments. Main comments and staff responses are provided in Attachment 1. The project information page is available on the Town's website: [Telecommunications Tower - Firehall #2](#). Those who provided comments, including persons who requested notice, will be notified of this report.

Any comments regarding this report should be submitted to Shawn Postma, Manager of Community Planning / Acting Director of Planning & Growth Management at planning@thebluemountains.ca

E. Background

The Town of The Blue Mountains IT division has submitted an application for a proposed new telecommunication tower. The tower would be located at the south-east area of the new Fire Hall #2 property, approximately 150 metres from Grey Road 19. The tower is constructed with a 2.13 metre by 2.13 metre triangular lattice structure and would not include aviation obstruction lighting. The tower is required for municipal functions including Fire Department communications, point-to-point links to the Craighleith Wastewater Treatment Plant, Happy Valley Reservoir and existing Fire Hall #2, and for enhanced water metering infrastructure.

Telecommunications facilities are federally regulated. Innovation, Science and Economic Development Canada (ISED) remains the approval authority; the Town's role is to undertake its local protocol and provide municipal concurrence comments. The Town's Protocol for Establishing Telecommunication Facilities requires public consultation for a new facility of this height and seeks to minimize land-use and visual impacts through appropriate site selection, design and consultation.

F. Analysis

The proposal is consistent with the Protocol's intent. The tower is co-located with other planned Town infrastructure on Town-owned land, avoiding a separate tower site and supporting a direct operational need at the new fire hall. Its location, behind the fire hall and set back from Grey Road 19, reduces visibility from the public road. The low-profile lattice design, grey finish and absence of lighting are expected to limit visual effects.

Further opportunities for co-location including cellular phone networks or internet providers may be available and will be considered with future telecommunication tower requests.

The consultation record identifies no unresolved concerns from Building Services, Grey Sauble Conservation Authority or Hydro One. Resident comments focused on operational need, aviation, radio-frequency safety, visual impacts, road safety and the potential for a disguised

tower. Staff responses are summarized in Attachment 1. The proposed tower is required to provide reliable municipal emergency, network and metering communications; a lower or off-site structure would not reliably serve these combined functions.

Subject to Council's support, staff will issue municipal concurrence correspondence to ISED. The Town will remain responsible for compliance with applicable federal requirements, including any ISED, Transport Canada and NAV CANADA requirements. If the facility is no longer required, the Town will address removal in accordance with the Protocol.

Staff has identified the following three options for Council consideration:

Option	Staff Assessment
1. Support municipal concurrence (recommended)	Completes the Town's local protocol and enables a required municipal communications facility, subject to applicable federal requirements.
2. Support with additional conditions	Council can seek additional information or design changes.
3. Do not support municipal concurrence	Would not stop ISED from making its federal decision, but would not support the identified municipal communications needs and could delay implementation.

G. Community Impacts

The tower will improve the reliability of Fire Department communications and municipal network and water-metering services in the Craighleith area. The facility is not anticipated to create adverse environmental, traffic or safety impacts. Its scale and siting are intended to minimize visual effects on surrounding lands and views.

H. Financial Impacts

Construction of the telecommunications tower has previous budget approval with funds set aside to cover construction and installation costs. Construction is being timed prior to the completion of the new fire hall.

I. RACI (Responsible, Accountable, Consulted and Informed)

R, A: Shawn Postma, Manager of Community Planning, John Walsh, IT Infrastructure and Security Supervisor

C, I: Information Technology, Fire & Emergency Services; Water/Wastewater Operations; Building Services

J. Attached

1. Attachment #1 - Public Comments and Response Matrix

Respectfully submitted,

Shawn Postma, MCIP RPP
Manager of Community Planning / Acting Director Planning and Building Services

For more information, please contact:
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519-599-3131 extension

PLANNING STAFF COMMENT Matrix

Project File: Proposed Telecommunication Tower, New Fire Hall #2 Site, Grey Road 19

Public Meeting Date: June 23, 2026

Comments Received By:	Comments / Concerns / Questions Summary:	Staff Response:
TOTBM Building Division	No building permit is required because a telecommunications tower is not a designated structure under the Ontario Building Code. The Town-owned property is not subject to site plan approval. The property is outside Niagara Escarpment Commission development controls.	Noted. These comments confirm that a municipal building permit and site plan approval are not required for the tower.
Grey Sauble Conservation Authority	Grey Sauble Conservation Authority has no concerns or objections.	Noted
Hydro One	Hydro One has no comments or concerns related to high-voltage facilities and corridor lands; it advises consultation with the local distribution supplier as required.	Noted. Detailed design will continue to coordinate utility requirements, as applicable.
Area residents	Questions addressed whether the tower duplicates the existing Fire Hall #2 tower; the need for lighting; radio-frequency health effects; effects on views of Nipissing Ridge; road safety; and whether the tower could be disguised as a tree.	The existing tower serves the current fire hall; the proposed tower is required for the new facility and related municipal links. The proposed 24.38 metre tower has no lighting proposed and remains subject to federal aviation requirements. Radio equipment must comply with applicable federal requirements. The tower is set back from Grey Road 19 and is not expected to create a road safety issue. A conventional lattice tower is recommended because it meets the operational need, is integrated with the municipal facility and minimizes unnecessary cost and bulk. Its siting and finish are intended to limit visual effects.