



TO: Mayor and Members of Council

FROM: Biju Karumanchery, Senior Development Manager

DATE: June 13, 2011

**Re: Rogers Communications Inc.
Site plan control application to permit a telecommunication tower at
6325 Elgin Mills Road East
File Number: SC 10 121305**

RECOMMENDATION:

- 1) That the memorandum dated June 13, 2011 titled “Rogers Communications Inc., Site plan control application to permit a telecommunication tower at 6325 Elgin Mills Road East, File Number SC 10 121305”, be received;
- 2) That the application for site plan approval be approved subject to the conditions outlined in Appendix ‘A’;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Subject land and area context

Rogers Communications Inc. (“Rogers”) has submitted a site plan application to permit a telecommunication tower at 6325 Elgin Mills Road East (the “subject land”). The subject land is located on the south side of Elgin Mills Road, west of Ninth Line and is approximately 22.75 hectares (56 acres). The subject land is currently vacant and being used for crop production. The site is flanked to the west by a railway line and by a farm to the south.

Proposed telecommunication tower

The telecommunication tower will have a height of 50 metres (164 feet) with equipment contained in a nearby compound measuring approximately 15 metres (49 feet) by 15 metres (49 feet). Access to the tower will be from the existing access to the farm property on Elgin Mills Road. The location of the tower will be approximately 227

metres (745 feet) south of Elgin Mills Road and approximately 680 metres (2,231 feet) west of Ninth Line. The proposed location of the tower will have minimal impact on the closest dwelling which is approximately more than 200 metres (656 feet) away.

Public Information Open House held on November 24th, 2010

A public information open house was held on November 24, 2010 by the Ward Councillor of the day and Rogers, in accordance with the Town's policy for establishing telecommunication towers (June 2009). Rogers published a public notice in The Economist and mailed out notices to surrounding land owners. Three (3) residents, as well as a representative from the Dickson Hill Community Association attended the public information open house and there were no objections expressed about the proposed tower.

External regulations and approvals

Rogers has indicated that the proposed telecommunication tower complies with Health Canada's Safety Code 6, the Canadian Environmental Assessment Act, Transport Canada's and Industry Canada's telecommunication requirements.

CONCLUSION:

Staff recommends that the site plan application submitted by Rogers Communications Inc. to permit a 50 metre (164 feet) telecommunication tower at 6325 Elgin Mills Road East be approved subject to the conditions outlined in Appendix 'A'.

APPENDIX 'A'

SITE PLAN CONDITIONS

1. That Rogers Communications Inc. submit a Letter of Undertaking to the Town of Markham agreeing to the following:
 - a) To implement and monitor on-site sediment erosion control measures during construction of this development, as per Ontario guidelines on erosion and sediment control for urban sites and to the satisfaction of the Director of Engineering.
 - b) To comply with the tree preservation plan submitted with this application and to provide a compensation value for six (6) replacement trees being a total of \$4,800.
 - c) That Rogers Communications Inc. shall be responsible for all matters related to grading, utility location, external approvals, engineering, structure design, etc.
 - d) That the applicant shall make arrangements to pay all applicable fees, recoveries, and development charges.
2. That this site plan approval shall lapse in the event that a Letter of Undertaking, as required above, is not executed and submitted to the Town within a period of three (3) years commencing June 13, 2011.