

# Councillor Request Inquiry #10-2021

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2021

**Please provide a report on the communications utilities required to be planned in new developments as well as information on whether cell phone and other communications towers are required to be planned in new developments.**

Response:

With respect to the details requested, ITS does not have any construction standards for brownfield or greenfield developments as stated in the request from Councillor Botterill.

From Planning and Development Services perspective, communication utilities are not required to be reviewed as part of new subdivision development planning. We do require the developer dedicate/register appropriate rights of ways and easements to accommodate all linear shallow utilities (power, gas and communications), but nothing beyond that for overall utility service planning and required location of towers. The developer is responsible for arranging installation of shallow utilities to serve their development, although again without any specific requirement for accommodation of cell phone and other wireless communication towers for servicing the overall network.

Planning and Development Services role in the review of wireless communication facilities is to ensure the proponent has looked at co-location options and that there is a public consultation process (Section 6.20 of Land Use Bylaw 6-2015). As part of the submission requirements, the proponent must provide information on the feasibility of co-location. The County sends information, on behalf of the proponent, to landowners located within six times the tower height which includes information on the proposal giving them an opportunity to provide their comments or concerns. The proposal is also circulated to internal/external departments, branches, and agencies for comment. Where no comments or concerns are received, the Development Officer sends a letter of support to Industry Canada and the proponent. When comments are received, they are compiled and sent back to the proponent to give them an opportunity to mitigate. The proponent is then required to conduct a public open house. Following an open house, based on the results of the consultation process a recommendation of support or non-support is provided by the Development Officer to Council for their direction. A letter outlining the process and result (support or non-support) is forwarded by the Development Officer to Industry Canada. In any case, the decision on the facility rests with Industry Canada.

It is anticipated that by the end of the year, ITS is hopeful that they will have a series of proposed changes to recommend to PDS, LLS, and TPE with respect to dig once, conduit, telecommunication infrastructure, tower sightlines, and public WIFI.

**Linette Capcara, Director**  
Planning & Development Services