



September 11, 2014

Ms. Linda L. Traviss, MCIP, RPP
Senior Planner – Development
Planning and Building Services
Town of Newmarket
395 Mulock Drive
Newmarket, Ontario L3Y 4X7

Dear Ms. Traviss:

**Re: Request for Exemption from Telecommunication Tower Protocol and
Site Plan Approval
Hound Trail Flume Meter Chamber Upgrades
Town of Newmarket
Our File No.: W03, 78534-EI09261**

The Regional Municipality of York is requesting an exemption from the Town of Newmarket telecommunication tower protocol and site plan approval for the installation of a radio antenna pole at the Hound Trail Flume Meter Chamber located east of 908 Bosworth Court.

The Hound Trail Flume Meter Chamber measures sanitary sewage flows from the nearby subdivision prior to discharging to the Aurora Sewage Pumping Station. In February 2011 the Region completed a condition assessment of the facility which recommended upgrading the mechanical, electrical and instrumentation components to meet the current Region standards.

Currently this facility is not connected to the Region's Supervisory Control and Data Acquisition (SCADA) system. Adding this facility to the Region's SCADA system will allow the collection and storage of sanitary sewage flow data for regulatory compliance reporting and future wastewater billing purposes as well as monitoring the operation of the facility to react promptly in the event of any emergencies.

As part of the facility upgrades the installation of a 5 metre high radio antenna pole is proposed to provide the communication link to the Region's SCADA system. The new galvanized steel antenna pole will be installed adjacent to the existing building using the Region's standard radio antenna commonly used at other facilities. Construction is estimated to commence in Q1 2015 and completed in Q3 2015. All work will be completed during working hours and dust & noise will be mitigated for the duration of the construction.

Sep. 11, 2014 Letter from Chan to Traviss
Re: Request for Exemption from Telecommunication Tower Protocol and Site Plan Approval
Hound Trail Flume Meter Chamber Upgrades, Town of Newmarket
Our File No.: W03, 78534-EI09261

Although Industry Canada changed their telecommunication policy in July 2014 which requires proponents to provide public consultation for any telecommunication tower, the Region has received confirmation from Industry Canada that antenna systems less than 15 metres which are not for a telecommunications carrier, broadcasting undertaking or third party tower owner are excluded from the public consultation requirement under the new policy. Since the Region is not considered a telecommunications carrier, broadcasting undertaking or third party tower owner the proposed SCADA radio antenna at the Hound Trail Flume Meter Chamber is exempt from public consultation according to Industry Canada.

The Region has investigated other options to communicate to the Region's SCADA system such as utilizing the wireless telecommunication network of Bell or Rogers. The Region's past experience has proven these networks are unreliability with constant loss of communication. The Ministry of the Environment has strict requirements for data collection therefore any data gaps due to communication loss is unacceptable.

If you have any additional questions or concerns, please do not hesitate to contact me at 905-830-4444 Ext 75037.

Sincerely,



Davy Chan
Capital Project Specialist

DC/aa

Attachments (4): Site Plan – Hound Trail Flume
Aerial Map – Hound Trail Flume
Photos
E-mail from Industry Canada

Copy to: Ghassan Ghali, Conestoga-Rovers & Associates

YORK-#5627001

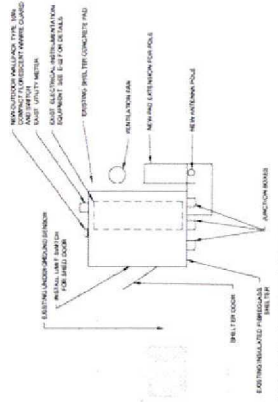


0 3.6 12 18 24 Meters

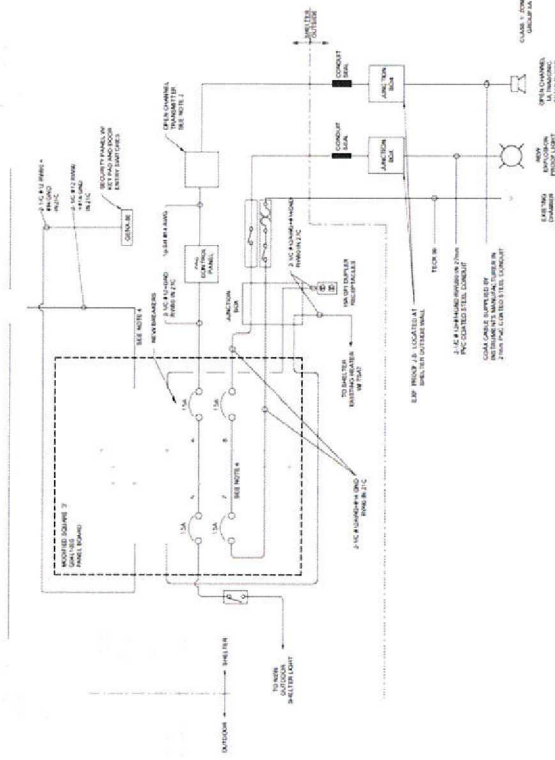
Hound Trail Flume
East of 908 Bosworth Court

Updated by Geomatics Branch
Planning and Development Services Department
© First Base Solutions Inc., 2009 Orthophotography
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Photo: May 2004, Scada Node: N/A

METRIC

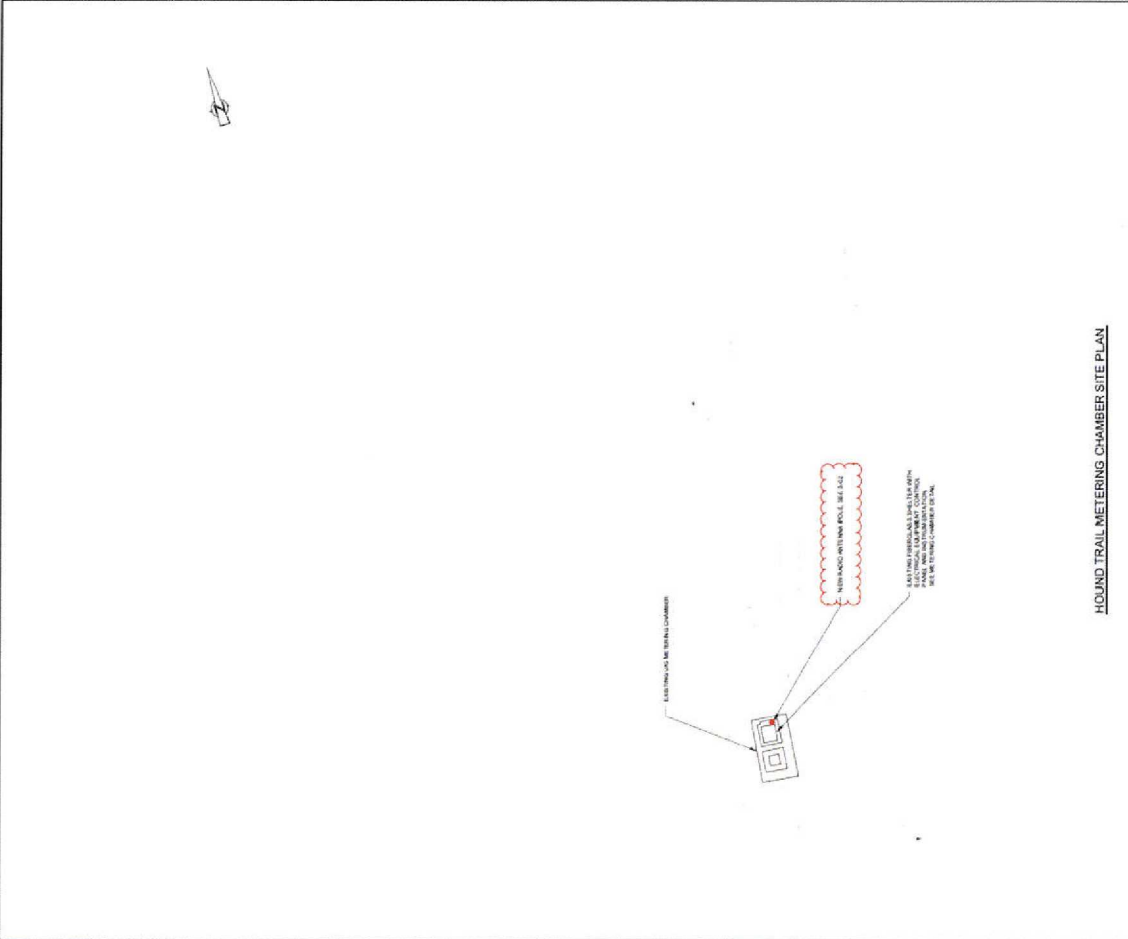


METERING CHAMBER DETAIL



MODIFIED POWER AND CONTROL WIRING BLOCK DIAGRAM

- NOTES:
- SEE DRAWING FOR LAYOUT
 - SEE NOTE 1 FOR METERING CHAMBER DETAIL
 - SEE NOTE 2 FOR CONTROL PANEL DETAIL
 - SEE NOTE 3 FOR JUNCTION BOX DETAIL
 - SEE NOTE 4 FOR WIRING DETAIL
 - SEE NOTE 5 FOR GROUNDING DETAIL
 - SEE NOTE 6 FOR LABELING DETAIL
 - SEE NOTE 7 FOR IDENTIFICATION DETAIL
 - SEE NOTE 8 FOR COLOR CODING DETAIL
 - SEE NOTE 9 FOR CONDUIT DETAIL
 - SEE NOTE 10 FOR TRAY DETAIL
 - SEE NOTE 11 FOR CABLE DETAIL
 - SEE NOTE 12 FOR TERMINAL DETAIL
 - SEE NOTE 13 FOR WIRE DETAIL
 - SEE NOTE 14 FOR SPLICING DETAIL
 - SEE NOTE 15 FOR LABEL DETAIL
 - SEE NOTE 16 FOR IDENTIFICATION DETAIL
 - SEE NOTE 17 FOR COLOR CODING DETAIL
 - SEE NOTE 18 FOR CONDUIT DETAIL
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 - SEE NOTE 98 FOR COLOR CODING DETAIL
 - SEE NOTE 99 FOR CONDUIT DETAIL
 - SEE NOTE 100 FOR TRAY DETAIL



HOUND TRAIL METERING CHAMBER SITE PLAN

		DATE	DESIGN	SCALE
		JAN 2011	T.J.K.	1/8" = 1'-0"
		BY	PROJECT	PROJECT NO.
		T.J.K.	HOUND TRAIL METERING CHAMBER	E-01
		CHECKED	DATE	SHEET NO.
		G.S.	6-6	1



**Radio Communication Path
From Hound Trail Flume Meter Chamber
to Aurora Southwest Elevated Tank**

Hound Trail Flume Meter Chamber
Looking South from Bosworth Court

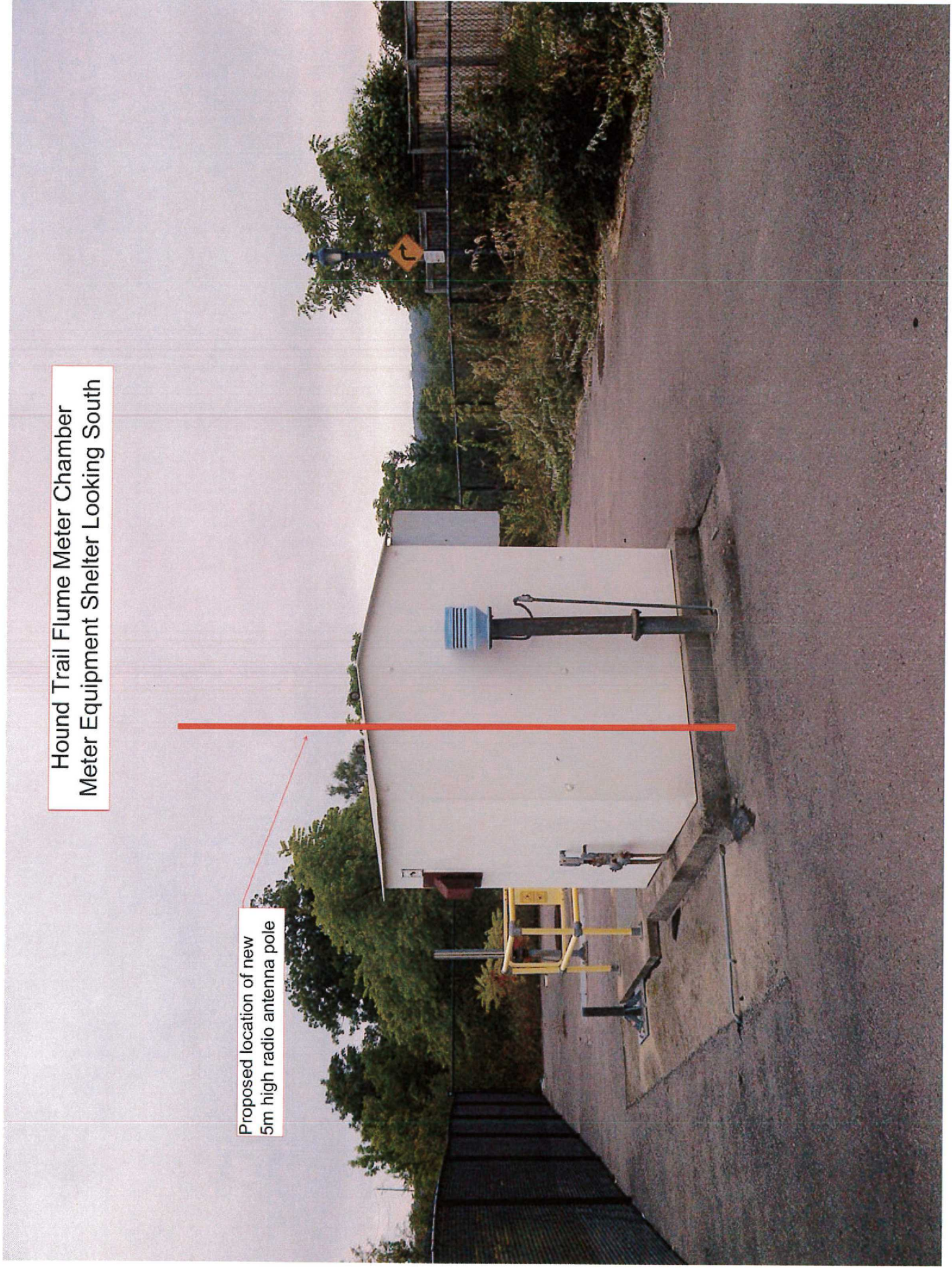


Hound Trail Flume Meter Chamber
Looking North



Hound Trail Flume Meter Chamber
Meter Equipment Shelter Looking South

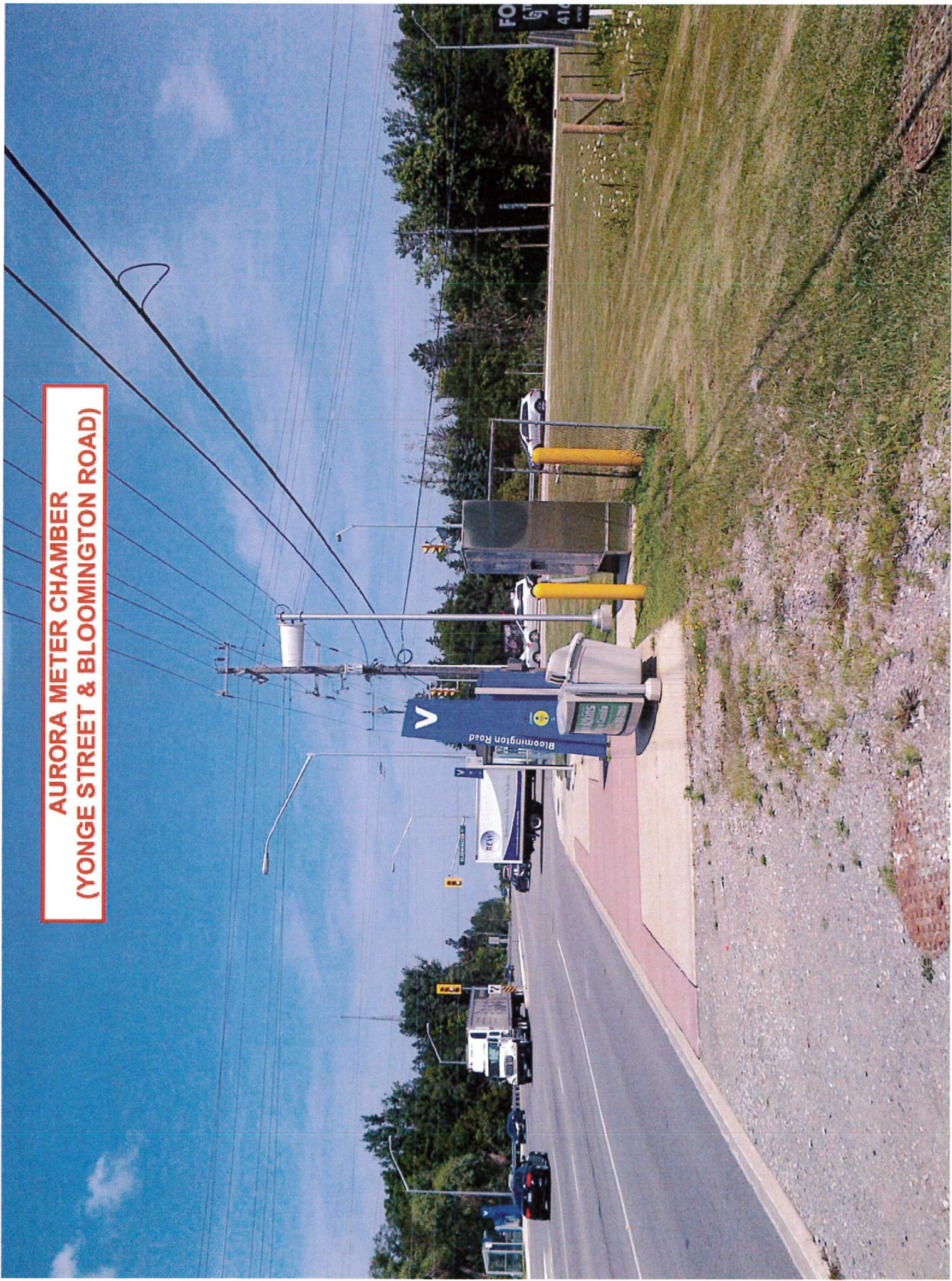
Proposed location of new
5m high radio antenna pole



Hound Trail Flume Meter Chamber
Meter Equipment Shelter Looking North



**AURORA METER CHAMBER
(YONGE STREET & BLOOMINGTON ROAD)**



Approx. 5m high steel antenna pole and radio antenna. Similar structure proposed at Hound Trail Flume Meter Chamber





Radio antenna for
SCADA
communication

From: Mike.Lang@ic.gc.ca [<mailto:Mike.Lang@ic.gc.ca>]
Sent: Wednesday, September 03, 2014 8:58 AM
To: Valtas, Jason; Omid.Ghavami@ic.gc.ca
Subject: RE: 15m Antennae Question

Hi Jason,

Section 6 of CPC 2-0-03 issue 5 lists the exclusions for consultation. I have highlighted the specific exclusion you are asking about.

New Antenna Systems: where the height is less than 15 metres above ground level. This exclusion does not apply to antenna systems proposed by telecommunications carriers, broadcasting undertakings or third party tower owners;

Since you would not be a telecommunications carrier, broadcasting undertaking or third party tower owner, the exclusion would apply to you. Please remember that Height is measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. Depending on the particular installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance. Any attempt to artificially reduce the height (addition of soil, aggregate, etc.) will not be included in the calculation or measurement of the height of the antenna system.

Although the tower may be excluded from consultation, you should still contact the local land use authority (LUA) to confirm what their requirements are. The local LUA's antenna siting protocol, if one exists, is likely very specific on what is required. Markham, Richmond Hill, Vaughan, Aurora, Georgina and others have protocols. It is better to ensure they are onside and aware of your plans.

CPC section 6, includes the statement:

All proponents must satisfy the General Requirements outlined in [Section 7](#) regardless of whether an exclusion applies to their proposal. All proponents must also consult the land-use authority and the public unless a proposal is specifically excluded. **Individual circumstances vary with each antenna system installation and modification, and the exclusion criteria below should be applied in consideration of local circumstances. Consequently, it may be prudent for the proponent to consult even though the proposal meets an exclusion noted below.** Therefore, when applying the criteria for exclusion, proponents should consider such things as:

- the antenna system's physical dimensions, including the antenna, mast, and tower, compared to the local surroundings;
- the location of the proposed antenna system on the property and its proximity to neighbouring residents;
- the likelihood of an area being a community-sensitive location; and
- Transport Canada's marking and lighting requirements for the proposed structure.

Since the exclusion does apply, it is your choice on how to proceed. I should add that the local community may not respond well to surprises and you should consider the circumstances of each site individually.

Regards
Mike Lang

Manager, Spectrum, Spectrum Management Operations Branch
Industry Canada / Government of Canada
Mike.Lang@ic.gc.ca / Tel: 905-428-7028 / TTY: 1-866-694-8389

Gestionnaire du spectre, Direction générale des opérations de la gestion du spectre
Industrie Canada / Gouvernement du Canada
Mike.Lang@ic.gc.ca / Tél: 905-428-7028 / TTY: 1-866-694-8389

REVIEW NOTES

TELECOMMUNICATIONS FACILITY
Hound Trail Flume Meter Chamber
912 Bosworth Court

The Regional Municipality of York

In accordance with Council's "Policy for Establishing Telecommunications Tower/Antenna Facilities", applicants are required to proceed through the review process which includes review by staff and Site Plan Review Committee.

- Applicant is requesting exemption from Town's telecommunication tower protocol to permit installation of a 5 metre high radio antenna pole that will provide a communication link to Region's Supervisory Control and Data Acquisition (SCADA) system
- Use is regulated by Industry Canada
- Town's protocol provides an exemption from municipal approval for towers constructed on buildings that are no more than 16.6 metres in height above grade; however, no exemption is provided for free-standing towers
- Town's protocol and Industry Canada grant exemption from public consultation
- If Committee should chose to grant an exemption, staff would recommend the applicant be directed to provide an information letter to area residents advising of proposed work