

DATE: April 13, 2026

REPORT NO: PD-09-2026

SUBJECT: **Recommendation Report- Proposed Telecommunications Tower Located at 5724 Regional Road 20**

CONTACT: Robin Shugan, Senior Planner
Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- Signum Wireless is proposing a wireless telecommunication site located at 5724 Regional Road 20.
- The proposed tower is a self-supported tower 60 metres in height with a fenced-in compound area of 144 square metres in size.
- Access to the compound area will utilize an existing entrance off of Regional Road 20.
- Proposed site selection avoids any natural heritage features and negligible impacts to agricultural operations.
- The proposed tower and compound area satisfies the required Federal standards and setbacks from surrounding properties and residential uses.
- The proposed height will provide additional coverage where network gaps are found within the Township of West Lincoln and will provide for more carriers to install equipment, therefore reducing the number of additional towers.

RECOMMENDATION:

1. That Recommendation Report PD-09-2026, titled “Recommendation Report- Telecommunications Tower for 5724 Regional Road 20”, dated April 13, 2026, be received; and,
2. That, Application for the development of a new telecommunications tower at 5724 Regional Road 20 be supported.

ALIGNMENT TO STRATEGIC PLAN:
Theme #2

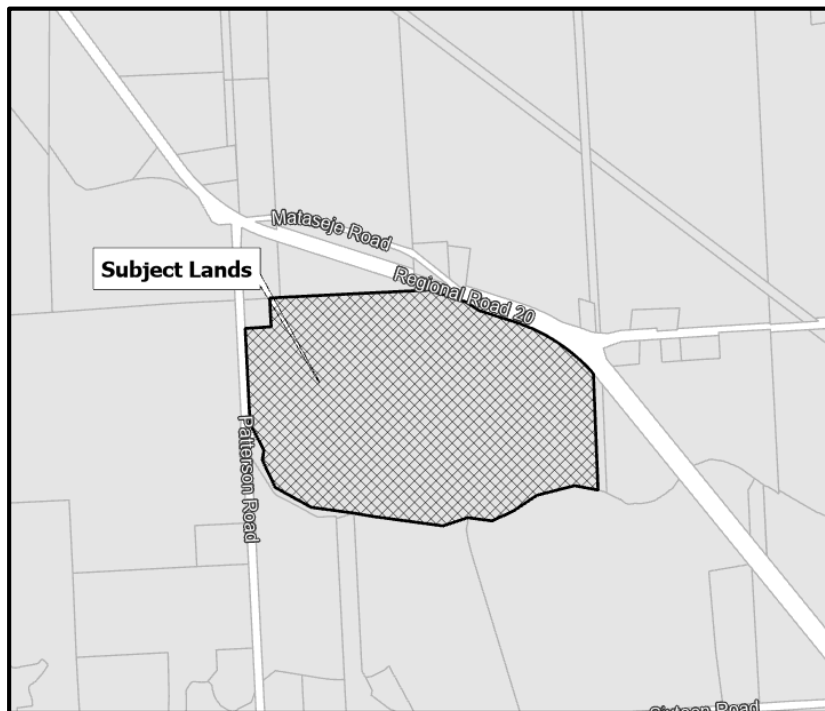
- Strategic and responsible growth

BACKGROUND:

The Growth and Sustainability Department received a request for municipal concurrence public consultation for a new proposed telecommunications tower on the lands municipally known as 5724 Regional Road 20, Township of West Lincoln. The subject lands are designated as ‘Good General Agricultural’ and ‘Natural Heritage System’ within the Township’s Official Plan and zoned as Agricultural (A), Environmental Protection (EP) and Environmental Conservation (EC) in the Township’s Zoning By-law 2017-70, as amended.

The subject lands are located on the south side of Regional Road 20. The subject lands have an approximate lot area of 34 hectares and a lot frontage of approximately 440 metres on Regional Road 20. The subject lands contain a single detached dwelling unit, horse stables, accessory buildings, natural heritage features (Twenty Mile Creek) and used for agricultural purposes. The surrounding land uses include existing rural residential uses (single detached dwellings) and agricultural uses. Refer to Figure 1 for the location of the new proposed telecommunication tower.

Figure 1: Location of Subject Lands



Telecommunications facilities are federally regulated by Innovation, Science and Economic Canada (ISED Canada). Signum Wireless is required by ISED Canada to consult with local authorities during the site selection process for new telecommunications facilities. The consultation process provides municipalities the opportunity to review the proposal and to identify any local land use issues and provide recommendations for conditions of approval to ISED Canada.

The Township's Consultation Process for Wireless Telecommunications Facilities Policy (POL-PD-02-11) outlines the process applicants are required to follow when proposing a new telecommunication facility. The Policy includes site selection criteria, requirements for pre-consultation and Public Consultation and Co-location Summary Report submitted by the Proponent.

CURRENT SITUATION:

The Township of West Lincoln was consulted about the new proposed 60-metre self-support telecommunication tower with a fenced-in compound area of approximately 144 square metres. Signum Wireless proposes to install antenna and microwave equipment and will provide wireless voice and data services to Signum's client network. The proposed 60-metre tower will allow for three or more additional carriers or other broadcasters to install their equipment thus reducing the requirement for future towers in the area.

Site Selection Criteria

The Township's Consultation Process for Wireless Telecommunications Facilities Policy (POL-PD-02-11) states that proposed sites are to minimize the total number of sites required and is encouraged to use existing structures. Site selection for new proposed sites shall consider the following:

- Maximizing distance from residential area, public and institutional areas, day care facilities and senior's residences.
- Avoidance of natural features, significant vegetation and hazards lands.
- Minimize impact on Unique Agricultural and Good General Agricultural lands.

The proposed site is located approximately 1 kilometre east of the Smithville Urban Area. The surrounding land uses are primarily agricultural and single detached dwellings. The proposed tower site is set back approximately 49 metres south of the Regional Road 20 and 433 metres east of Patterson Road. The nearest single detached dwelling unit is located approximately 101 metres north of proposed tower site, as shown on **Figure 2**.

The applicants have stated that the proposed tower is a self-supported (lattice) tower and will not require any extensive cable systems, the lattice system may also appear more transparent, thus reducing visual impact to the surrounding area. **Figures 3 and 4** provide a visual aid to the proposed tower.

Figure 2: Nearest Single Detached Dwelling

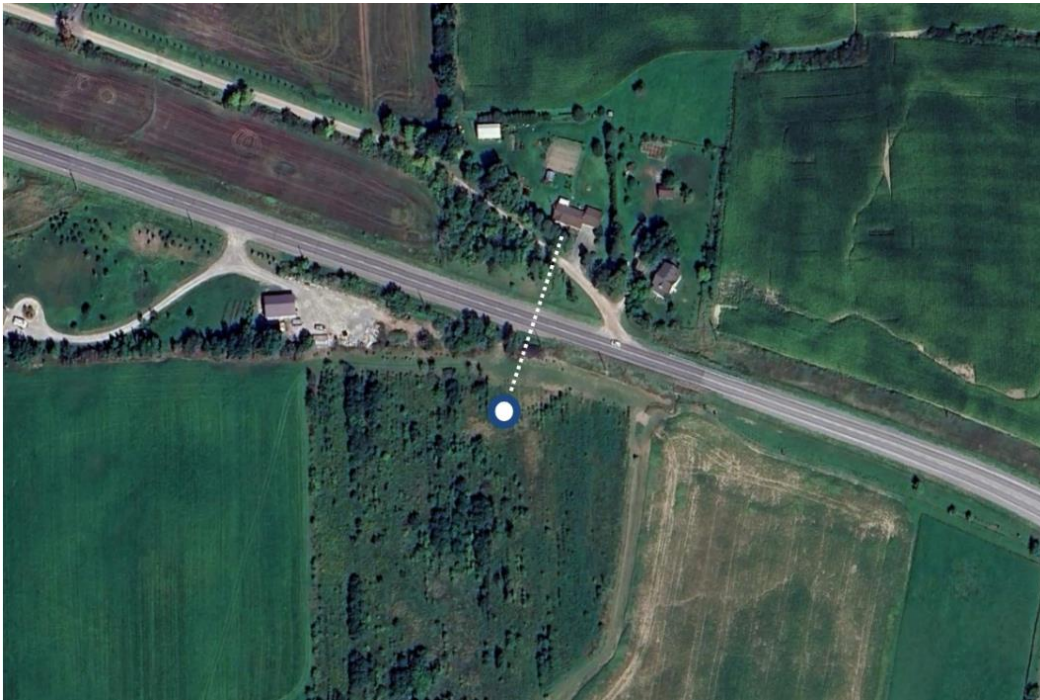


Figure 3: Travelling West on Regional Road 20 – Without Tower



Figure 4: Travelling West on Regional Road 20 – With Tower



Telecommunication facilities are not subject to the requirements of the *Planning Act*; however, policies created under the *Act* provide guidelines for development. As such, Planning Staff have provided analysis using provincial and local planning policies for land use compatibility for the proposed telecommunications

Provincial Planning Statement, 2024

The policies of the Provincial Planning Statement (PPS) provide direction regarding infrastructure, which is to be provided in an efficient manner while accommodating projected needs, optimizing the use of existing infrastructure, and considering opportunities for adaptive re-use.

Planning Staff are satisfied that the proposed telecommunications tower is consistent with the PPS as the proponent has evaluated opportunities for co-location for the new telecommunications tower. The proposed tower is also designed to accommodate up to three additional carriers and will improve wireless service coverage in areas currently experiencing gaps in communication services.

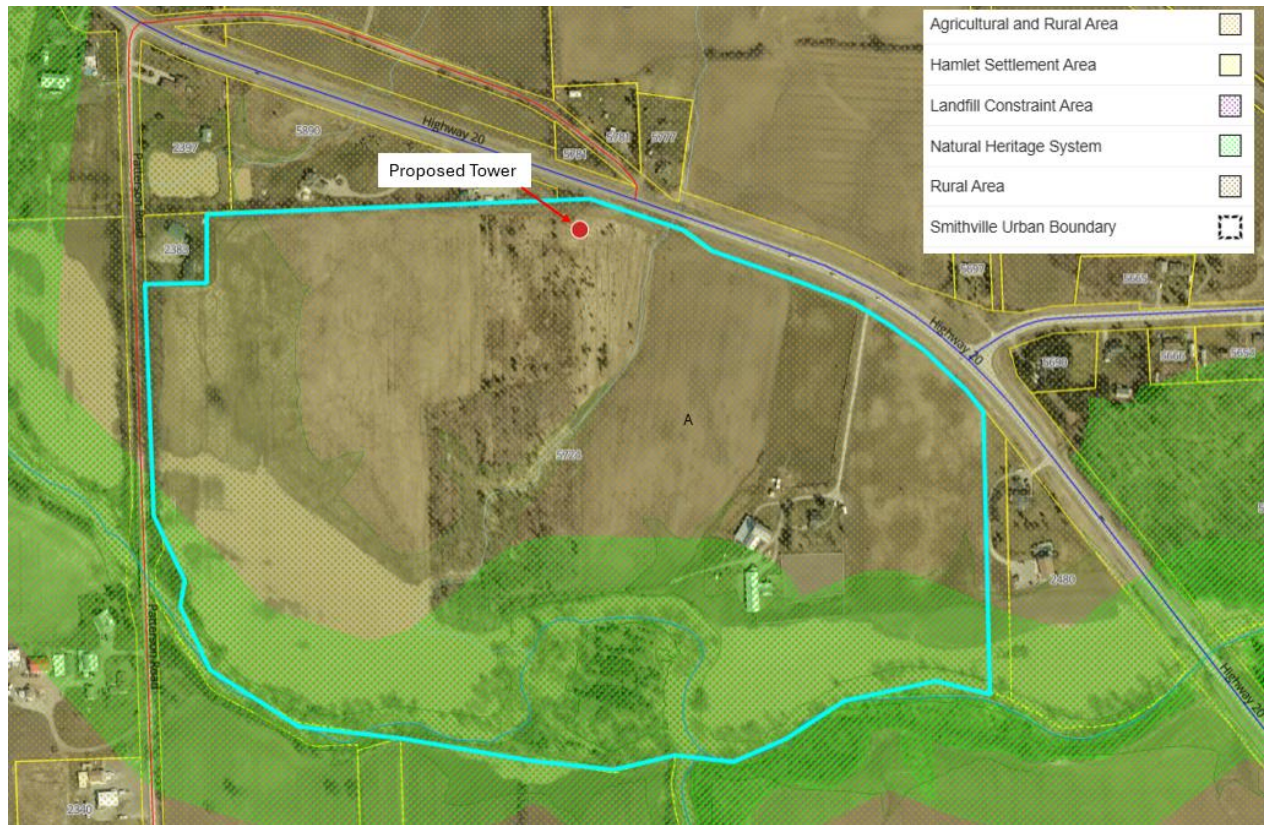
Township of West Lincoln Official Plan and Niagara Official Plan

The subject lands are designated as ‘Good General Agriculture’ and ‘Natural Heritage System’. Section 4 of the OP states the main objectives of this designation is to provide the second highest level of protection to preserve the Township’s agricultural lands.

Section 4.2.1 (v) of the Agricultural policies allow for telecommunication facilities with Agricultural designations to serve both existing and future needs of the Township residents and shall minimize the effects on surrounding farm operations. The proposed tower facility will have an area of approximately 144 square metres and is positioned in an area on the subject lands that is not being used for agricultural purposes. Therefore, it is not expected to have any negative impacts to the agricultural use of the land.

The subject lands contain a Provincially Significant Wetland (PSW) with associated buffer areas to the Twenty Mile Creek, a floodplain hazard area, and valley slope hazard areas with associated buffers. The proposed location of the telecommunications facility is outside of the 'Natural Heritage System' designation and does not encroach within any Niagara Peninsula Conservation Authority regulated area. **Figure 5** shows the location of the tower and land-use designations.

Figure 5: Official Plan



Section 14 of the OP states existing infrastructure should be optimized where feasible before consideration of new infrastructure is developed and that Township is adequately and appropriately serviced in a coordinated, efficient manner to meet the current and future needs of the Township and residents.

As mentioned above, the proponent evaluated co-location opportunities for a

telecommunications facility. Additionally, the proposed tower will house three future carriers, thus reducing the need for additional towers and will provide coverage in areas that have experienced service gaps in communication services.

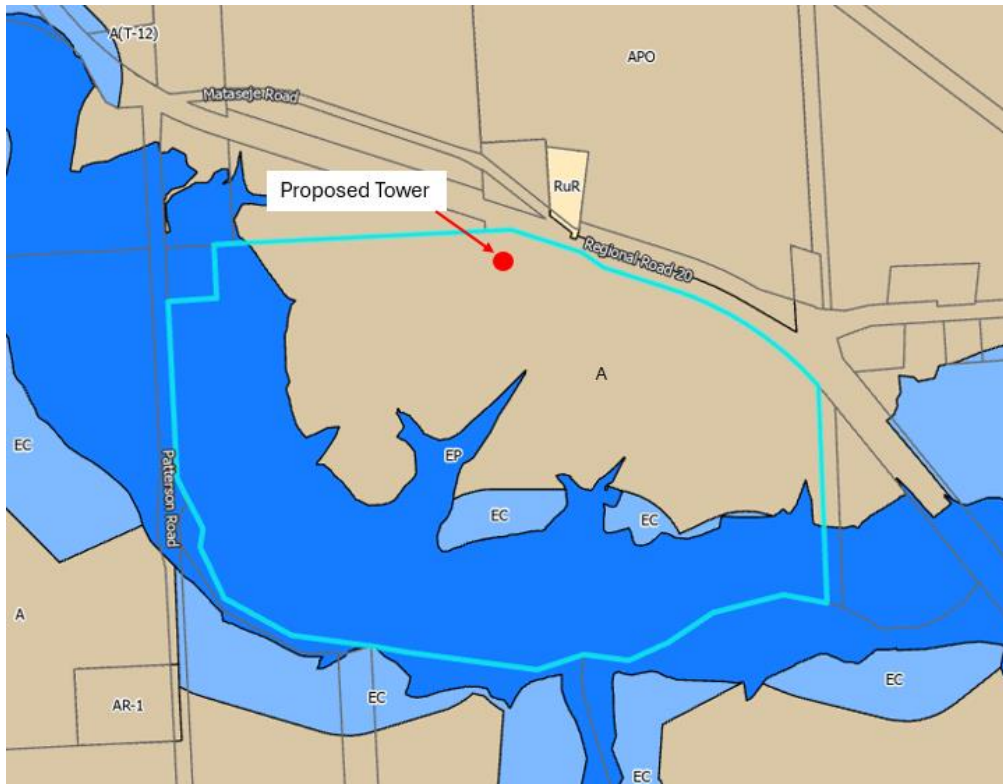
Similarly, with reference to the Niagara Official Plan, telecommunication facilities should optimize existing infrastructure before considering new infrastructure, minimize impacts on agricultural lands, natural environmental systems, existing landscape and support growth management policies.

Planning Staff are satisfied that the proposed telecommunications tower is consistent with the policies of the Township's Official Plan and policies of Niagara Official Plan.

Township of West Lincoln Zoning By-law 2017-70, as amended

The subject lands are zoned Agriculture (A), Environmental Conservation (EC) and Environmental Protection (EP). The proposed location of the tower is entirely located within the Agriculture Zone. **Figure 6** shows the location of the tower and zones relative to the subject lands.

Figure 6: Zoning By-law 2017-70, as amended



Telecommunication is defined as *Infrastructure* and *Utility* and is a *Public Use* controlled by a *Public Authority*. Telecommunication towers are under the jurisdiction of the Federal Government (ISED).

General Provision Section 3.14 titled *Public Uses*, shall be permitted in all zones, in accordance with the requirements of the section and shall comply with the regulations of the applicable zone and applicable General Provisions, except that this requirement shall not apply to permitted infrastructure.

Section 3.3.2 *Allowable Projections* permits towers associated with approved communication services and are permitted to exceed the maximum height requirement of the applicable zone.

Planning Staff are satisfied that the proposed telecommunications tower complies with the provisions of the Township's Zoning By-law.

FINANCIAL IMPLICATIONS:

There are no anticipated financial implications as a result of the review and recommendations of this report.

INTER-DEPARTMENTAL COMMENTS:

Mississaugas of the Credit First Nations

The Department of Consultation and Accommodation have reviewed the proposed telecommunications tower and have determined that the project should be proceeded by, at minimum, a Stage 1 archaeological assessment to determine the location's archaeological potential.

Niagara Region

Regional Staff have no comments.

Niagara Peninsula Conservation Authority (NPCA)

Based on the current NPCA mapping, the subject lands contains and is impacted by the following NPCA regulated features:

- Provincially Significant Wetland and associated 30-meter regulated buffer area (i.e., wetland allowance)
- Watercourses of which has an associated 15-meter regulated buffer area from the top of bank
- Floodplain hazard area (Twenty Mile Creek) with an flood elevation that varies throughout the subject property
- Valley slope hazard areas with an associated regulated buffer area of 15-meters from the physical top of slope (i.e., Erosion Hazard Allowance)

The NPCA can advise the proposed placement does not encroach within an NPCA regulated area therefore, the NPCA can offer no objections. Moreover, the proposed telecommunication tower works are to be undertaken by the Federal Government therefore, the NPCA would not require a Permit.

Enbridge Gas

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

PUBLIC COMMENTS:

No public comments were received at the time of writing this report.

CONCLUSION:

Based on the above analysis, Planning Staff are satisfied the proponent has met the Township's Consultation Process for Wireless Telecommunications Facilities Policy (POL-PD-02-11). Furthermore, the proposed telecommunications tower is consistent and complies with the PPS, Township and Region Official Plans, and the Township's Zoning By-law.

ATTACHMENTS:

- Schedule A: Site Plan
- Schedule B: Signum Justification Report
- Schedule C: Complied Agency Comments

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