

Telecommunications Development Overview

Rogers Proposed Telecommunications Tower Site: C9793 – Beaver Valley

Proposed: 90m Guyed Telecommunications Tower
Coordinates: 44.463581°, -80.418040°
Part of PIN: 37154-0117 (LT)
Municipal Address: 495928 Grey Road 2, Ravenna ON N0H 2E0

This project is a federal essential service undertaking under the Proponent's mandate to provide and/or improve coverage and capacity of the cell network in the region.

Like all areas of the province, your community is experiencing explosive demand for wireless services. As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, network improvements are required to ensure high quality voice and data services are available.

The prosperity of Canadians depends on telecommunications services to do their jobs, conduct business, learn new skills and build communities. These services play an important role in the lives of all Canadians, enabling them to participate in today's digital economy and to access health care, education, government, and public safety services.

General information relating to antenna systems is available on ISED Canada's Spectrum Management and Telecommunications website at:

http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html

Brief Site details:

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Abutting Municipalities: There are no abutting municipalities within 6x tower height of the proposed site.

Having no viable options for co-location or rooftop siting, the site is a separate stand-alone site. The proposed guyed tower will be enclosed in a 10m x 10m (fenced) secured Compound. This site will be built to accommodate antennas and equipment for future technology services and provide for colocation with other carriers.

The selected site for the tower is located on agricultural land, setback from residential zones, and outside hazard lands, ensuring minimal disruption to nearby residential uses and amenity areas. The closest residential use not owned by the landlord is 292 meters away, providing a substantial buffer that mitigates potential impacts. The site benefits from existing vegetation and mature tree lines, offering natural screening to aid in integrating the compound into the landscape. Positioned within a transportation corridor, the site is accessible while unobtrusive to public roadways, and identified as a preferred location within the local protocol. The site also maintains a significant distance from Areas of Natural and Scientific Interest (ANSI) and Provincially Significant Wetlands (PSW), exceeding six times the tower height, thus protecting sensitive environmental zones.

Moreover, the site is selected for its topographical features, ensuring optimal functionality for RF and TX connections while attempting to preserve long and short-range viewsapes through existing tree and building cover, minimizing visual impact. While there are no rural or commercial uses available within the search area, the location on the selected agricultural zoned property ensures minimal disruption to arable farmland, aligning with land use priorities. The agreeable landlord facilitates smooth operational logistics, and the location outside the Niagara Escarpment Plan further underscores its suitability. This careful consideration of topographical prominence, viewsapes, and potential off-site impacts makes this site the best choice, balancing operational needs with community and environmental considerations.



Zoning:

The site is within the transportation corridor. The property zoned as agricultural, setback from residential zones and located outside of hazard lands. Within the search area, the only properties large enough to support a tower are zoned agricultural, hazard, and special agricultural. The closest residential use not owned beneficially by the LL is 292m away from outermost point of guy wire, and the site maintains a setback from ANSI and PSW designations that is greater than 6x tower height.

Protocol:

We have confirmed that The Town of the Blue Mountains does have a locally enacted land use protocol for Wireless Telecommunications Facilities, entitled *The Blue Mountains Protocol for Establishing Telecommunication Facilities*.

Accordingly, **we are required to comply with procedures described in this local protocol**, which are aligned with **ISED Canada 's default protocol CPC-2-0-03 Issue 6 (July 2022) “Radiocommunication and Broadcasting Antenna Systems”** and is adapted to include local concerns in the project justification and siting selection. One of the key concerns of this process is that such installations are deployed in a manner that considers the surroundings in exercising the mandate to deploy necessary infrastructure.

- **We note that the approval of this Site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (“ISED”). The LUA has no jurisdiction in this matter other than as a commenting body to ISED and the Applicant.**

Other Municipal Considerations:

As telecommunication facilities are regulated under federal policy, provincial legislation such as the *Ontario Building Code* and the *Planning Act* including zoning by-laws, provincial conservation authority and site plan control ***do not apply*** to these facilities. The tower is exempt from the application of Clause 2.1.2.1(1)(c) which otherwise requires a designated structure to be designed in accordance with Part 4 of the OBC. As a federal undertaking, the tower structure design falls strictly under ISED's jurisdiction and the standards of CSA S37-01, not the OBC.

Public Notification:

Under local policy Section K, we are to provide formal notice to any property owners within the prescribed distance of six times the tower height of the proposed tower or 500m, whichever is greater. In this case, 6x the tower height is larger. There are thirty-two (32) properties, that fall within 6x tower height, measured from the outermost supporting structure (90m x 6 + tower width adjustment = 612.5m from the tower centre). All property owners within the prescribed distance will be mailed a notification package containing details of the tower, inviting questions and comments, and information regarding the virtual public information session. A sign on the property and a newspaper ad will also be posted containing the required details.

Telecommunications Tower Application

Attached you will find the following documents for Telecom Tower Siting Application:

- ☒ **Telecommunications Application**
- ☒ **Site Selection Justification Report, including:**
 - ☒ **Residential Buffer Map**
 - ☒ **Public Consultation map**
 - ☒ **Health Canada Attestation**
 - ☒ **Tower Specifics**
 - ☒ **Horizontal distance between tower and adjacent property map**
- ☒ **Owner's Authorization**
- ☒ **Site Overview PowerPoint**
 - ☒ **Subject Property Photo Rendering**

- Tower Type Justification**
- Site Plan, showing entire tower leasehold property**
- Comment & Response Matrix**
- Tower Height Justification Letter**
- Public Consultation Details:**
 - Draft Sign**
 - Draft Newspaper Notice**
 - Draft Public Information Package for mailing**