



March 10, 2021

Town of Blue Mountains  
32 Mills Street, PO Box 310  
Thornbury, ON N0H 2P0

Re: **Proposed New Telecommunications Tower**  
**397387 11<sup>th</sup> Line, Thornbury, ON**  
**File No. STC0065**

## Introduction

Reliable wireless communication services are a key element of economic development across Canada. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents and businesses alike. Increasingly, access to modern communications network is an essential as other utilities, in both urban and rural communities.

Our client, Shared Tower, is proposing a wireless telecommunications facility at 397387 11<sup>th</sup> Line in Thornbury. The subject property is a rural zoned site, approximately 5341.85 square metres in area or approximately 1.320 acres.

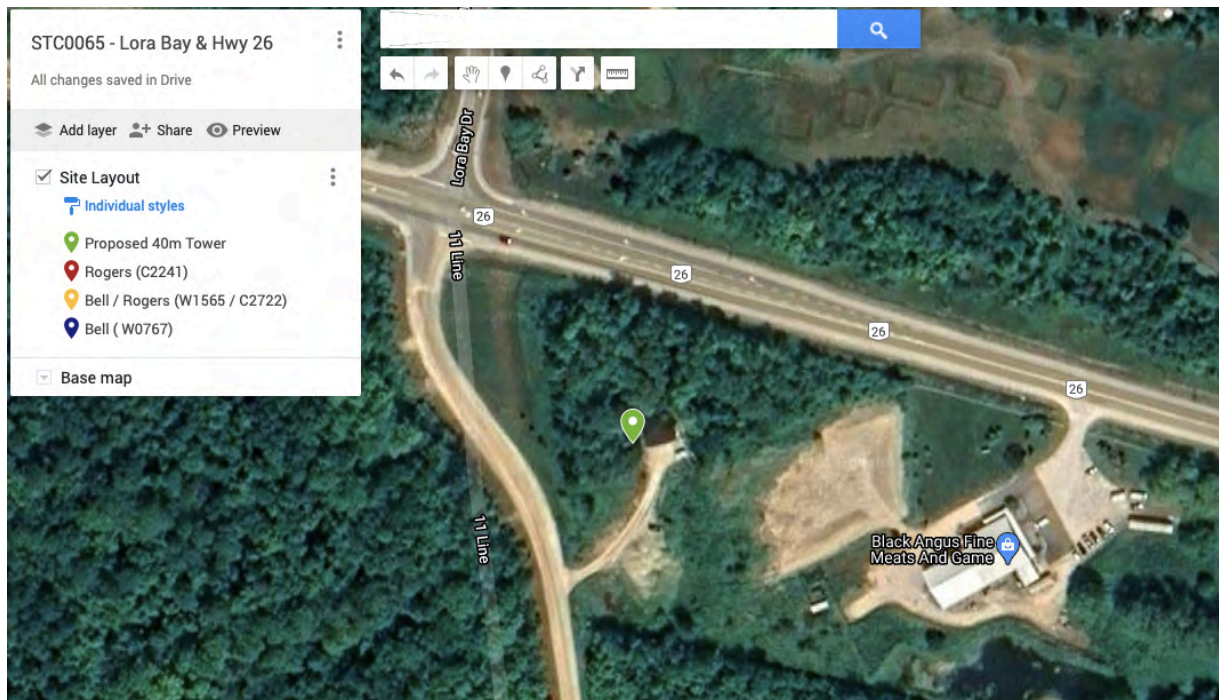


Figure 1: Proposed 40m Monopole

# [LANDSQUARED]

The proposed tower is a 40m monopole-style installation, engineered to accommodate initial and future loading for three cellular service providers, and additional fixed wireless equipment as required. As of date of this application, national wireless carriers have expressed interest in collocating on the tower.

The location of the tower will ensure separation from the residential properties and ensure coverage, and network capacity for all major wireless network providers. There is no existing tower in this particular area to provide a stronger signal propagation for providers and no opportunity to improve service for other providers, as the closest tower from this location is 3.3km to the west of the proposed tower.

## Coverage Objective

The proposed installation is designed to maintain and enhance wireless coverage and network capacity for various carriers and ensure service availability for their customers in the residential subdivisions to the North of Highway 26. In addition, the tower will ensure good service vehicle traffic along Hwy 26 and 11<sup>th</sup> Line.

Below demonstrates the current cellular coverage in the area with the existing tower set up, followed by the cellular coverage with the proposed STC0065 tower.

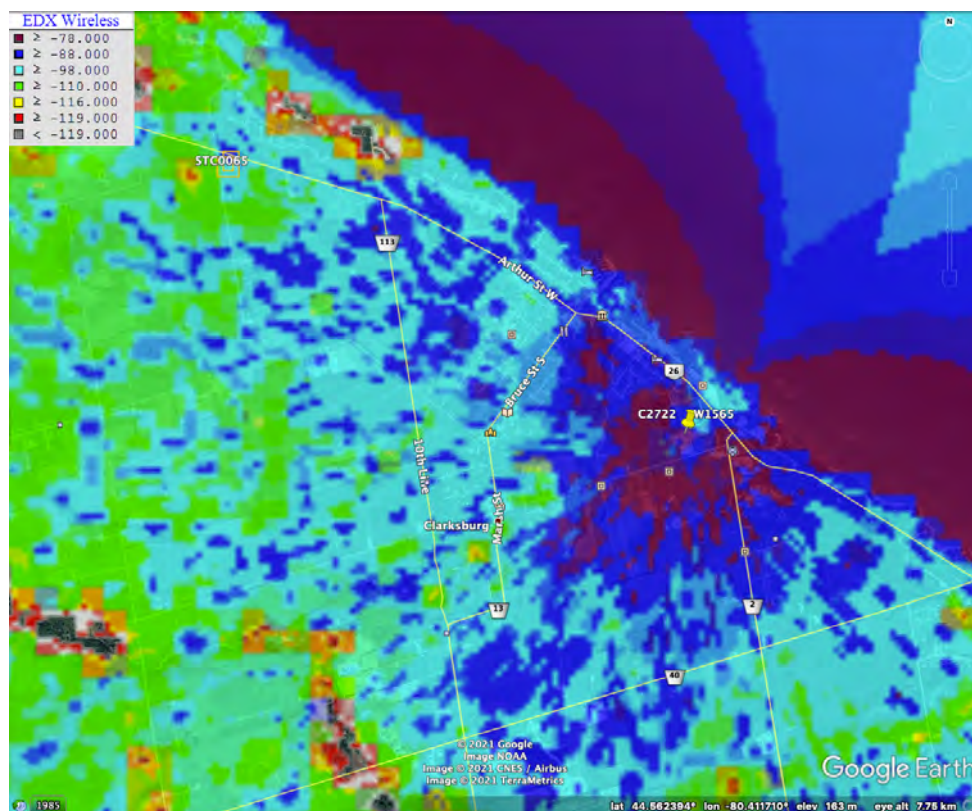
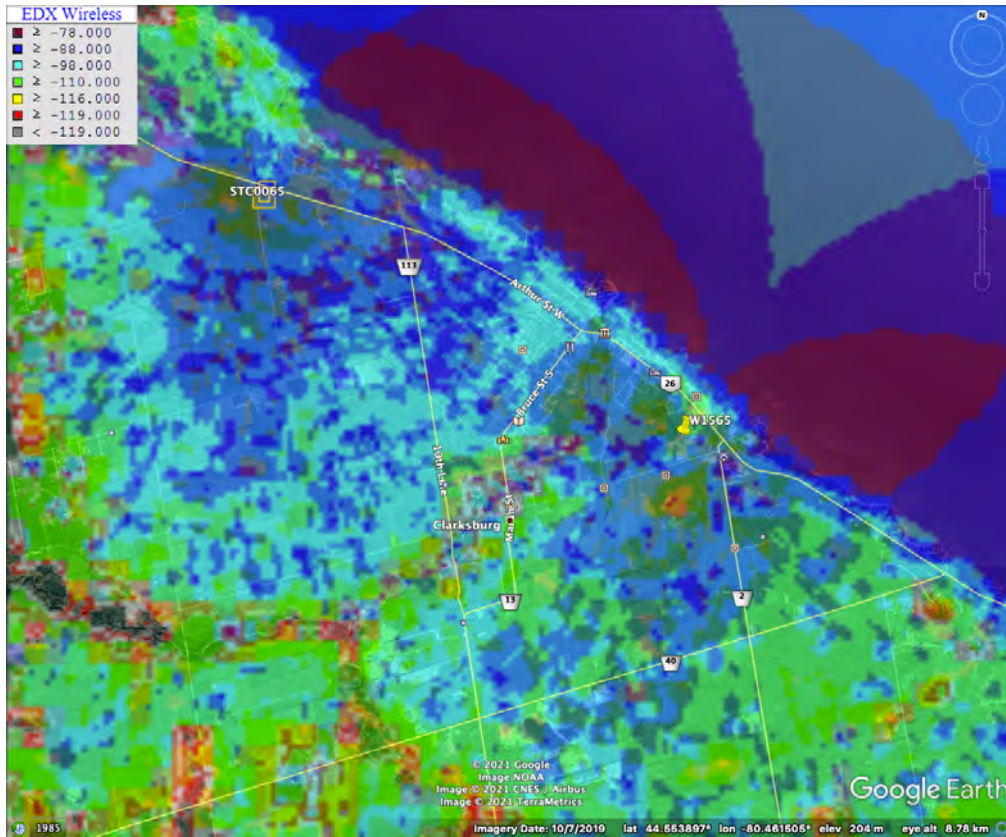


Figure 2: Blue Mountains Current Cellular Coverage Map



*Figure 3: Blue Mountains Cellular Coverage Map with the proposed STC0065*

As shown from figure 2 and 3, you can see with the addition of the proposed tower, cellular coverage along Hwy 26 will increase, will service 11<sup>th</sup> Line, and provide stronger service signals to both the Lora Bay residential areas to North and residential homes south of Hwy 26.

### Site Selection / Land Use Considerations

Shared Tower has selected for the tower site a suitable rural zoned property within the required coverage area. The proposed location allows setbacks from residents in excess of those recommended in the Town of Blue Mountains' telecommunications tower protocol. In addition, the proposed tower location on the subject property ensures that the massing of the trees will screen the base and lower section of the tower from the residential communities in the vicinity of the tower.

It is important to note also that the proposed tower will be located in a position so that the tower is located more than 3x the tower height away from residential. From 11<sup>th</sup> Line, the proposed tower is approximately 41m and approximately 55m from Hwy 26. After much discussion with Events for Life Centre Staff/participants and the community, this proposed location shall meet the minimum setback of 1.8km from the centre preferred by EFL, which will allow them to continue their marvellous work with the community at the Blue Mountains and surroundings. Below demonstrates the distance between the proposed 40-m monopole structure to Events for Life (EFL) designated lands outlined in yellow.



Figure 4: The proposed STC0065 tower from EFL lands

## Screening Measure / Design

The proposed tower is located along the south property line and the tower placement will ensure it meets the minimum setback from Hwy 26 and 11<sup>th</sup> Line. The location of the tower also ensures it meets the required setback from residential areas to the north of Hwy 26.

All equipment to support the tower will be located within the tower compound at its base and will be surrounded by a solid fence; more details on the fencing type will be provided with the guidance from the Town's planning staff.

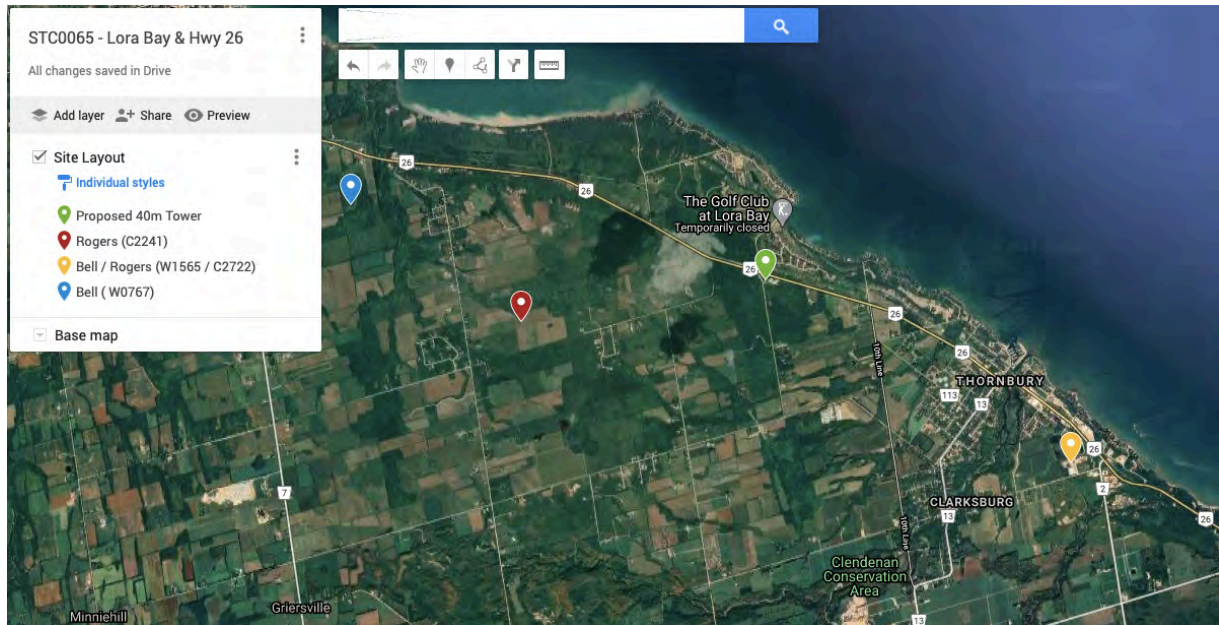
The tower will be a monopole type tower and the paint colour will be subject to NAV Canada requirements.

## Setbacks from Existing Antenna Sites / Co-location Opportunities

The configuration of modern wireless networks requires relatively close proximity between cellular towers / base stations. In the vicinity of the proposed tower, there are two towers along Hwy 26 and a tower southwest of the proposed tower. The proposed tower will fill the existing service gap along Hwy 26 and will be suitable for multi-carrier co-location and is consistent with the configuration of wireless networks throughout the municipality.

# [LANDSQUARED]

The current tower set up does not accommodate the residential community to the north of Hwy 26 and no collocation opportunities exist in the vicinity. The proposed tower will be situated on a rural zoned property and will ensure only one tower is required to support service for all wireless service providers.



*Figure 5: Existing Cellular Facilities in the Vicinity of the Subject Property*

## Design

The proposed structure is a monopole tower as illustrated in the photo simulation in “Exhibit B” of this report. The tower will be painted in accordance with NAV Canada’s requirements.

## Control of Public Access

Equipment to support the tower will be located in a locked compound with no public access.

## Health Canada Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians, so it is the Department's responsibility to research and investigate any possible health effects associated with exposure to electromagnetic energy, such as that coming from cell phones and base stations. Health Canada has developed guidelines for safe human exposure to RF energy, which are commonly known as Safety Code 6. Safety Code 6 has been adopted by ISED Canada and is included in their regulatory documents on radiocommunication licensing and operational requirements. ISED Canada requires all proponents and operators to ensure that their installations and apparatus comply with the Safety Code 6 at all times.



Shared Tower attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment. For more information on Safety Code 6, please visit the following Health Canada site: [www.healthcanada.gc.ca/radiation](http://www.healthcanada.gc.ca/radiation).

### **Canadian Environmental Assessment Act**

Shared Tower attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act, as the facility is exempt from review.

The proposed location creates no impact on area environmental features. No trees or vegetation is being removed to accommodate the installation.

### **Transport Canada's Aeronautical Obstruction Marking Requirements**

Shared Tower attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to the City.

For additional detailed information, please consult Transport Canada at:  
<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

### **Engineering Practices**

Shared Tower attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable CSA codes (S37-18, or any applicable successor code) and comply with good engineering practices including structural adequacy.

### **Contact Information**

Shared Tower's agent for this proposal, LandSquared, can be contacted via the following methods:  
LandSquared  
146 Thirtieth St. Suite 100  
Etobicoke, ON M8W 1S9  
(647) 901-0094  
jan@stewardlogistics.com

### **Municipal Consultation Process**

Shared Tower builds and operates shared wireless telecommunications infrastructure, designed to ensure that service providers can address their customers' needs in the most efficient manner. In Canada, wireless communications facilities are a federal undertaking, and consequently Shared Tower is required by ISED Canada to consult with land-use authorities in siting telecommunication infrastructure locations.



The consultation process established under ISED Canada's authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the Federal government's exclusive jurisdiction over the siting and operation of wireless and data systems.

Shared Tower welcomes comments from the municipality and its agencies to address any expressed comments that are deemed relevant by Industry Canada's CPC-2-0-03 Issue 5.

### **ISED Canada's Spectrum Management**

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED Canada. Shared Tower is participating in this consultation in accordance with ISED Canada's guidelines CPC-2-0-03 Issue 5.

For more information on ISED Canada's consultation guidelines including CPC-2-0-03 contact <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html> or the local ISED Canada office:

ISED Canada, Spectrum Management  
Southwestern Ontario District Office  
4475 North Service Road, Suite 100  
Burlington, ON L7L 4X7  
Telephone: 1-855-465-6307  
Email: [ic.spectrumswodo-spectrebdsoo.ic@canada.ca](mailto:ic.spectrumswodo-spectrebdsoo.ic@canada.ca)

General information relating to antenna systems is available on ISED Canada's Spectrum Management and Telecommunications website: <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/home>

### **Conclusion**

Shared Tower believes that the proposed site is the only possible solution to maintain and enhance the existing provider's coverage and network capacity in the vicinity of the tower and provide service for the other major network providers. The siting of the tower on a rural zoned property, at the furthest point possible away from the residences in the area, meets the recommendations and is reflective of the Town of Blue Mountains' telecommunication tower protocol, and greatly increases the setback to residents.

Best Regards,

Jan

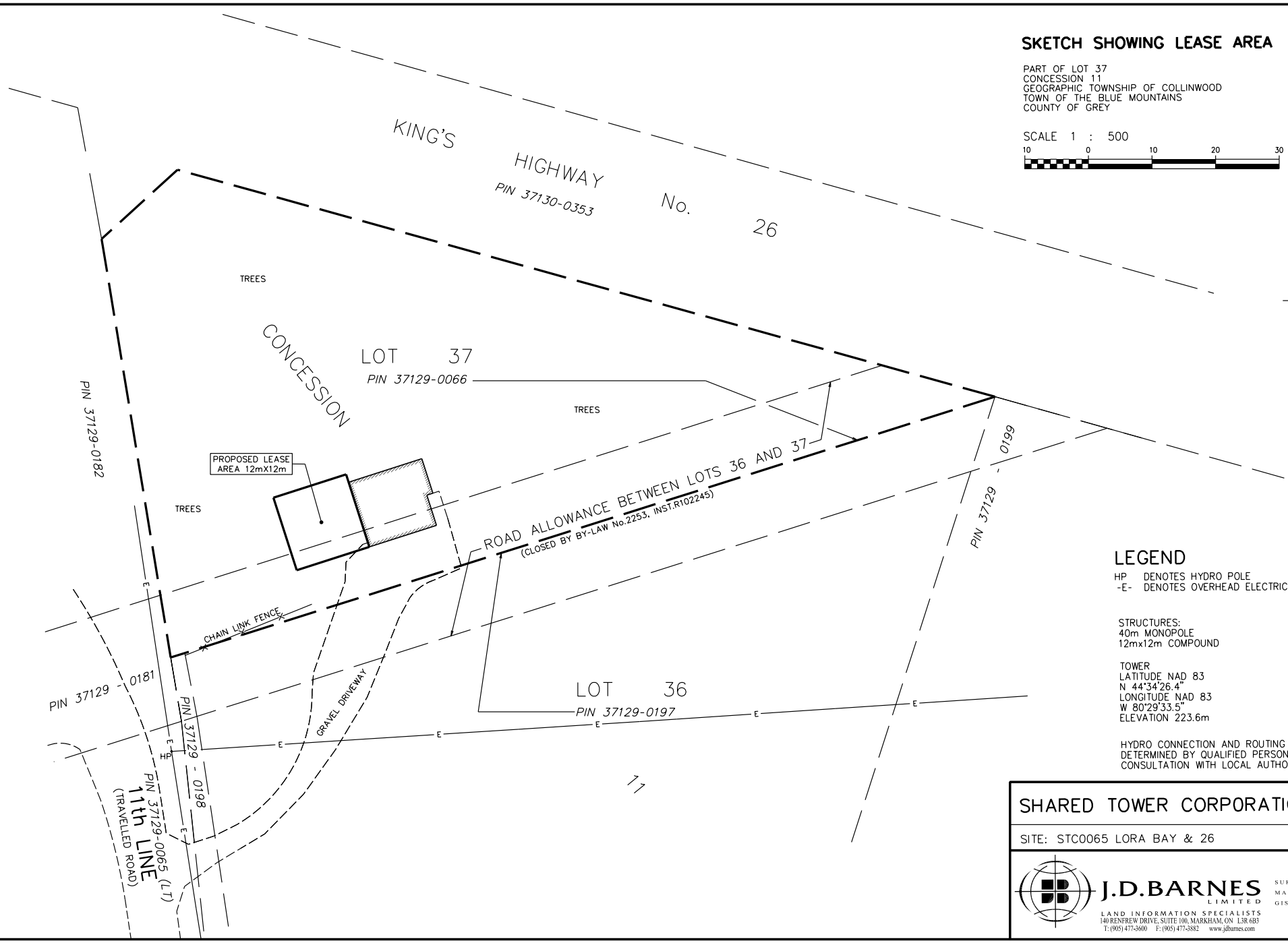
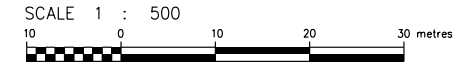
LandSquared, on behalf of Shared Tower Corp.



Exhibit A: Plan Survey

# SKETCH SHOWING LEASE AREA

PART OF LOT 37  
 CONCESSION 11  
 GEOGRAPHIC TOWNSHIP OF COLLINWOOD  
 TOWN OF THE BLUE MOUNTAINS  
 COUNTY OF GREY



## LEGEND

HP DENOTES HYDRO POLE  
 -E- DENOTES OVERHEAD ELECTRICAL

STRUCTURES:  
 40m MONOPOLE  
 12m x 12m COMPOUND

TOWER  
 LATITUDE NAD 83  
 N 44°34'26.4"  
 LONGITUDE NAD 83  
 W 80°29'33.5"  
 ELEVATION 223.6m

HYDRO CONNECTION AND ROUTING TO BE  
 DETERMINED BY QUALIFIED PERSONNEL IN  
 CONSULTATION WITH LOCAL AUTHORITY.


<b>SHARED TOWER CORPORATION</b>	
SITE: STC0065 LORA BAY & 26	
 <b>J.D. BARNES</b> LIMITED <small>LAND INFORMATION SPECIALISTS                  140 KENNEDY DRIVE, SUITE 100, MARKHAM, ON L3R 6B3                  T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com</small>	SURVEYING MAPPING GIS
	DRAWN TL
	CHECKED GM
	DATED MARCH 5, 2020 Ref. No. 20-15-141-00



Exhibit B: Photo Simulations (Before / After Views)







