



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: August 24, 2021
Report Number: PDS.21.098
Title: Recommendation Report – Request for Municipal Concurrence for a Telecommunication Tower – 397387 11th Line (P3005 Shared Tower Corp)
Prepared by: Travis Sandberg, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.21.098, entitled “Recommendation Report – Request for Municipal Concurrence for a Telecommunication Tower – 397387 11th Line (P3005 Shared Tower Corp)”;

AND THAT Council NOT support the concurrence and installation of the proposed mono-pole telecommunication tower facility and forward same to ISED Canada.

B. Overview

The purpose of this report is to provide Council with a summary of public consultation and a recommendation regarding a proposed Telecommunication Tower located on lands municipally known as 397387 11th Line.

C. Background

Planning Services received a request for municipal concurrence on a proposed new telecommunications tower. The tower is proposed to be 40 metres in height and includes a fenced ground-level compound to house the tower base and associated equipment.

The subject lands are located at the intersection of Highway 26 West and the 11th Line, west of the boundary of the Primary Settlement Area boundary of Thornbury and are municipally known as 397387 11th Line. The property is approximately 0.54ha in area and currently contains one single detached dwelling unit. A location map and aerial photograph of the subject lands is provided below (see Figures 1 and 2).

Figure 1: Location Key Map

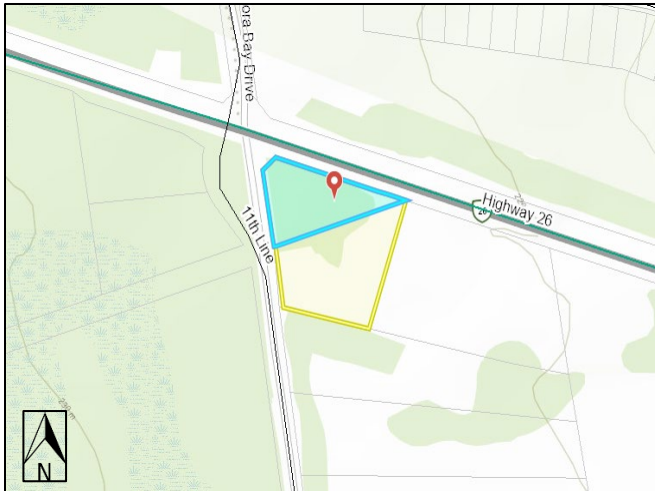


Figure 2: Aerial Photo (ca. 2019)



Surrounding land-uses include existing rural residential uses on the 11th Line, agricultural uses, and rural employment uses. The Lora Bay Golf Course and residential uses are located north of the Highway 26 West Right-of-Way.

The tower mast and ground-level compound is proposed to be located directly adjacent to the easterly portion of the existing single detached dwelling unit on the lands. The application, as submitted, proposed to utilize the existing driveway providing access to the single detached dwelling, however, it is noted that concerns related to ownership of the southerly portion of the parcel containing the driveway came into question through the public consultation process. This matter is discussed in further detail below.

The intent of the proposed location is to provide an improved wireless network and enhanced service coverage along the Highway 26 West corridor, to the Lora Bay area, and to the westerly portion of the Thornbury Settlement Area.

D. Analysis

Telecommunication facilities are federally regulated by Innovation, Science and Economic Development Canada ('ISED Canada'). As a federal undertaking, all proponents of new telecommunication facilities are required by ISED Canada to consult with local land use authorities during the site selection process for new telecommunication facilities. The consultation process provides an opportunity for municipalities to review the proposal within the context of local land use issues and provide recommendations for conditions of approval to ISED Canada. ISED Canada requires proponents to respond to 'reasonable and relevant' concerns related to the proposal. In this regard, ISED Canada specifically identifies the following examples of concerns that are not considered to be 'reasonable and relevant':

- Disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;

- Potential effects that a proposed antenna system will have on property values or municipal taxes;
- Questions whether the *Radiocommunication Act*, ISED Protocol document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.

In the consideration of the application, examples of concerns that proponents are to address include:

- Why is the use of an existing antenna system or structure not possible?
- Why is an alternate site not possible?
- What is the proponent doing to ensure that the antenna system is not accessible to the public?
- How is the proponent trying to integrate the antenna into the local surroundings?
- What options are available to satisfy aeronautical obstruction marking requirements at this site?
- What are the steps the proponent took to ensure compliance with the general requirements of ISED Canada, including the *Environmental Assessment Act*, *Safety Code 6*, etc.?

Based on the general guidelines of ISED's guidelines under CPC-2-0-03 "Radiocommunication and Broadcasting Antenna Systems", the Town of The Blue Mountains has an established *Protocol for Establishing Telecommunication Facilities* ('the Protocol'). The Protocol outlines the local public consultation process applicants must follow to establish or expand such uses within the municipality. The Protocol includes site selection criteria and requirements for pre-consultation and public notice/consultation, which must be satisfied prior to Council providing their support to ISED Canada for the proposed tower. The intent of this process is to ensure potential adverse impacts posed by visually incompatible, or environmentally harmful, support systems are limited, while encouraging the growth and expansion of wireless networks throughout the municipality.

The following sections describe the stages of the review process established by the Municipal Protocol and includes information as to how each has been satisfied by the applicant.

Preliminary Consultation

Applicants seeking to establish new telecommunication facilities within the Town of The Blue Mountains are required to consult with Municipal Planning Staff prior to submitting a formal proposal. This pre-consultation stage allows the municipality to conduct a preliminary review of the proposed service area in order to identify potential colocation opportunities, determine areas of sensitivity, and potential land-use conflicts.

A pre-consultation meeting for this proposal was held on February 11, 2021. The pre-consultation identified the Highway 26 West corridor as a municipal priority service corridor, as outlined by the Town's Municipal Telecommunications Protocol. The applicant identified two potential sites within a 6km radius of the subject lands which were reviewed for colocation opportunities. The first site being a 100m tall Rogers Guyed Tower, located approximately 3.8km west of the proposed tower location (317394 3rd Line, Meaford Ontario), and the second being a 34m tall Bell and Rogers Tower located at 122 Hoffman Street, Thornbury, approximately 4.5km east of the proposed location.

Ultimately, it was determined by the applicant that colocation on the existing tower at the first identified location would not resolve the coverage gap identified in Thornbury west, the Lora Bay Area, or through the targeted portion of the Highway 26 West corridor. Similarly, colocation on the second identified location already contains Bell technology and is too far away from the targeted service area to provide any service improvements. A complete review of colocation opportunities is provided in the submitted Site Selection and Justification Report (see Attachment 2).

It was requested by Planning Staff at the pre-consultation that the applicant provide confirmation of commitment from service providers to utilize/co-locate on the proposed facility, once constructed. It is noted that no definitive confirmation has been provided to-date.

Following the co-location and preliminary consultation discussions, the applicant moved forward with submission of a formal request for municipal concurrence for the subject property.

Determining Sensitivity

In accordance with the Municipal Protocol, all applicants for new tower locations are required to submit a Site Selection Report which considers the criteria outlined by the Protocol. The report must demonstrate consideration of the proximity to sensitive land uses, environmental impacts, impacts on short-range and long-range views, potential off-site impacts, and low impact tower design.

Visual Impact

The submitted Site Selection and Justification Report identifies all potential co-location opportunities within 6km of the subject lands, considers surrounding land uses, and considers mitigation of visual impacts through location and tower design. The facility is proposed to be located outside of urban/residential areas on a rural property that contains a single detached dwelling unit and is within approximately 50m of the Highway 26 West Right-of-Way. Existing trees are proposed to be utilized to mitigate visual impacts.

In terms of short-range and long-range views, the applicant provided photo simulations of the proposed tower as part of their submission and public meeting presentation. The photo simulations are included in this report as Figure 3, Figure 4, Figure 5, and Figure 6. In consideration of the location of the proposed tower compound, it is Staff's opinion that the siting of the facility and close proximity to public Rights-of-way would create an adverse visual

impact as it would remain substantially visible and imposing from the street-level. Further, the proposed 50m (approximate) setback to Highway 26 provides limited mitigation of the mass of the Tower structure from the Highway 26 corridor. It is noted that this concern was raised by members of the public through the public consultation process and Staff generally concur with the concern regarding massing and visual prominence of the Tower due to the proximity to public Rights-of-Way. The proposed site does not appear to offer sufficient buffering and/or screening to appropriate mitigate the visual impacts of the proposed facility.

Figure 3: Photo Simulation - Short-range Viewscope of Highway 26 Heading West



Figure 4: Photo Simulation – Short-range Viewscape from Lora Bay Drive



Figure 5: Photo Simulation – Long-range Viewscape from 11th Line



Figure 6: Photo Simulation – Short-range Viewscope from Highway 26 Heading East



Environmental Sensitivity

Comments received from the Grey Sauble Conservation Authority through the pre-consultation process confirm that the subject property is not currently regulated under Ontario Regulation 151/06. No other potential matters of environmental sensitivity have been identified on the site.

Land Use Compatibility

Although telecommunication facilities are not subject to the *Planning Act*, it is the policies created under this Act that establish and guide development within the community. As such, Planning Staff did consult the appropriate Provincial, County, and local planning policy documents in order to determine the land use compatibility for the proposed telecommunication facility.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and provides for appropriate development while protecting the resources of the province, public health and safety, and the quality of the natural and built environment.

The PPS defines *Infrastructure* as:

“Physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater

management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, **communications/telecommunications**, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities” (emphasis added).

Section 1.6 of the PPS, entitled *Infrastructure and Public Services Facilities*, requires infrastructure and public service facilities to be provided in an efficient and coordinated manner that prepares for the impacts of a changing climate while accommodating projected needs. The use of existing infrastructure shall be considered prior to the construction of a new support structure, and any new facilities shall be strategically placed in order to support the effective and efficient delivery of services and shall remain available for co-location opportunities for other service providers.

Planning Services is satisfied that the proposed telecommunication facility is consistent with the direction of the PPS as all existing co-location opportunities have been evaluated by the proponent and the proposed support structure would provide an increased level of wireless service in a priority service corridor within the municipality. There are no known or anticipated impacts on resources of natural heritage features of provincial interest. As shown in the service coverage maps below, the proposed facility would provide an increase in wireless services coverage in the west end of Thornbury, and most notably, in the Lora Bay area (see Figure 7 and Figure 8).

Figure 7: Existing Service Levels

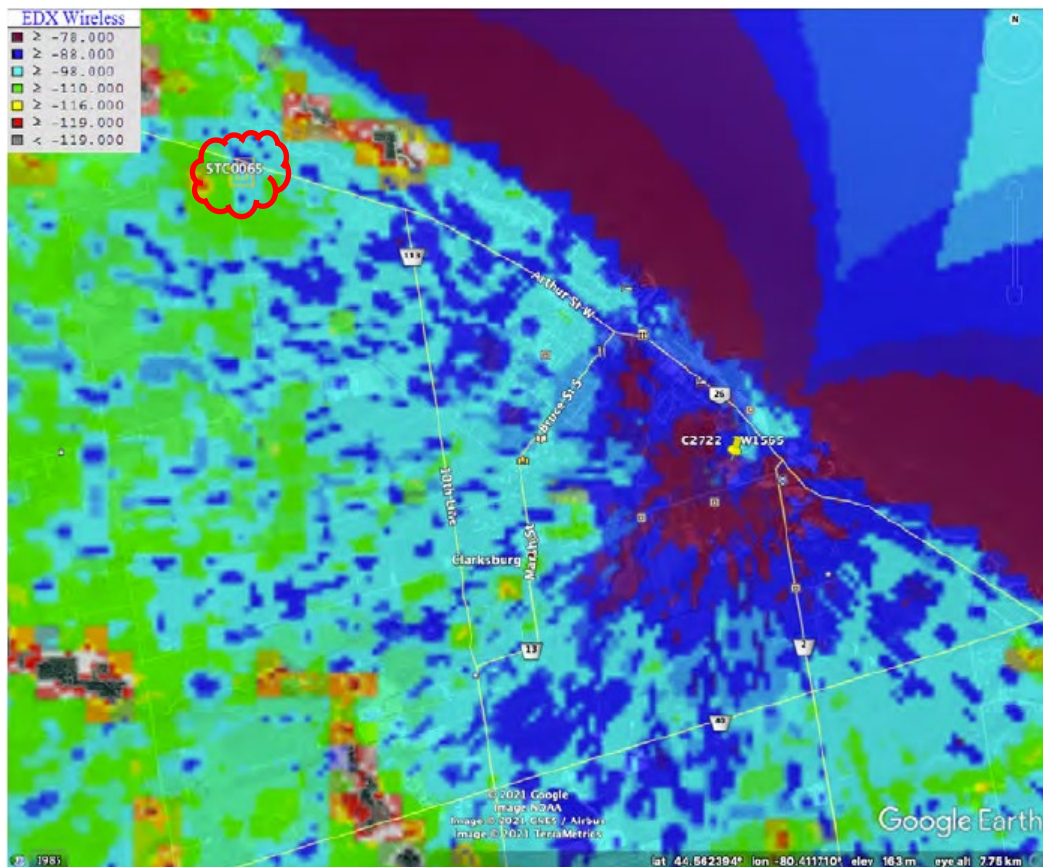
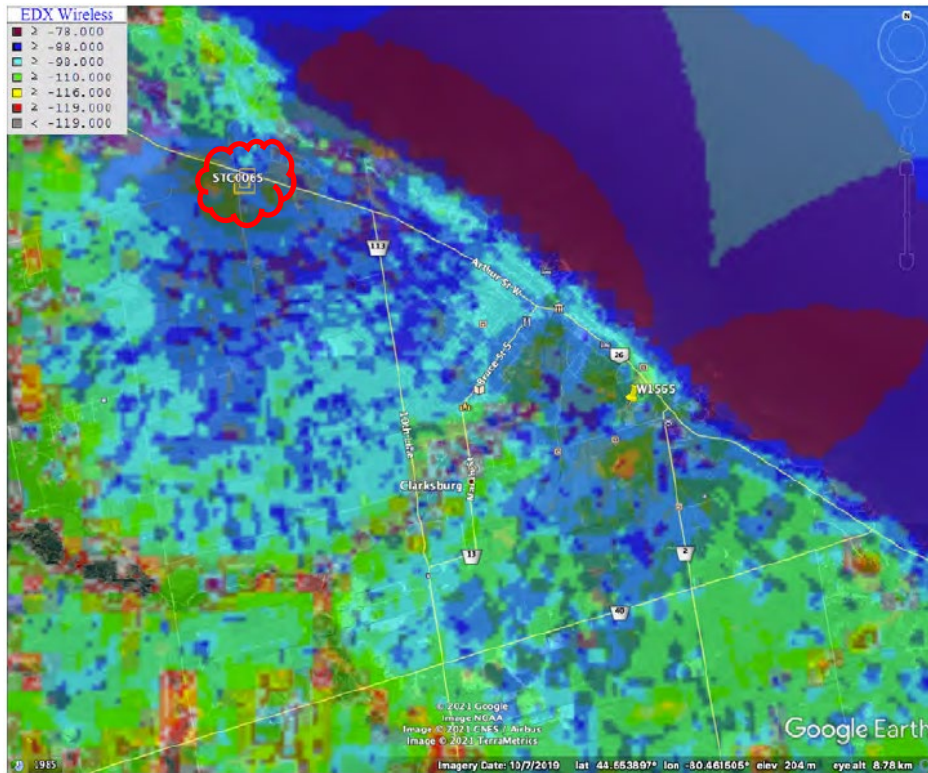


Figure 8: Resulting Service Levels



The Niagara Escarpment Plan (2017)

The subject lands are not located within the Niagara Escarpment Plan Area.

The County of Grey Official Plan

The subject property is designated *Rural*, per the County of Grey Official Plan, and *Significant Woodlands* are identified within 120m (see Figure 9 and Figure 10).

Figure 9: County Official Plan Designation

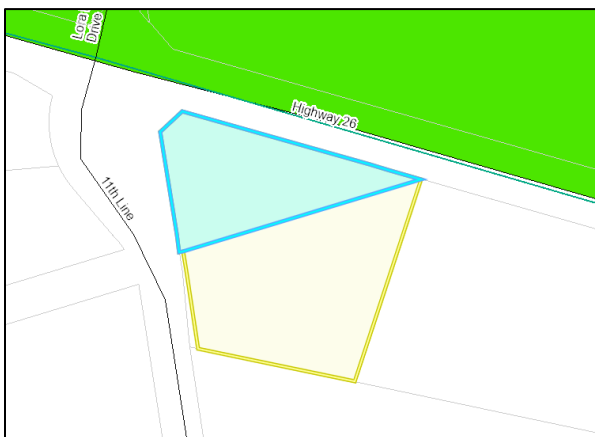
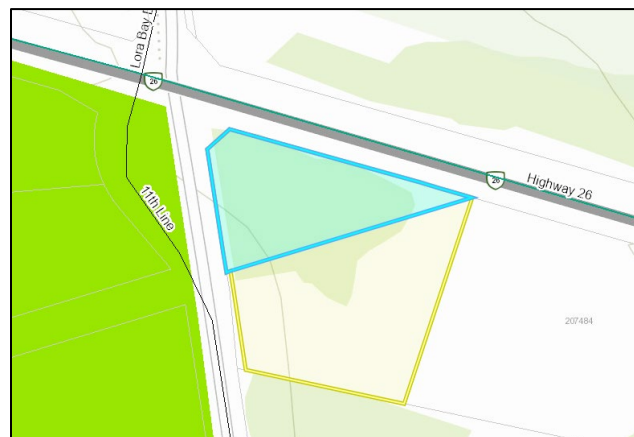


Figure 10: Significant Woodlands per County Official Plan



Section 7.4 of the County Plan outlines development policies within and in proximity (120m) to identified Significant Woodlands. It is noted that the proposed tower location is approximately 240m from the identified Significant Woodlands located west of the 11th Line Right-of-Way. Due to the separation of the subject lands from the woodlands created by the 11th Line, there are no anticipated negative impacts, as confirmed by comments from the Grey Sauble Conservation Authority received through the pre-consultation process which indicated no concerns with respect to natural heritage features.

Section 8.9.4 of the County Plan provides policies and objectives with respect to telecommunication infrastructure in the County. The Plan identifies high-quality telecommunication services and improved coverage within the County's settlement areas and rural areas as the key to future economic growth and development of the County. Telecommunication infrastructure is encouraged and supported throughout the County. New tower facilities are encouraged to locate on existing lots of records by means of easement, right-of-way, or long-term lease.

Recognizing that telecommunication towers are exempt from municipal Zoning By-laws and Section 41 of the Planning Act, the County Official Plan encourages municipalities to develop local telecommunication protocols that:

- a) Direct new telecommunication towers to Industrial and Rural land use types, whenever possible

Staff Comment: The proposed telecommunication tower is located within the *Rural* land use designation.

- b) Ensure tower placement does not negatively impact any natural heritage feature, built heritage, or cultural heritage landscape, and minimizes the amount of land taken out of agricultural production.

Staff Comment: No natural heritage, built heritage, or cultural heritage features are identified on the subject lands.

- c) Prefer a minimum 250m setback from all residential zones and dwellings, wherever possible, unless necessary to provide adequate service to such areas.

Staff Comment: The closest residentially zoned property is approximately 150m north of the proposed tower location, located within Lora Bay. The closest residential dwelling unit is located immediately adjacent to the proposed tower compound on the subject lands.

- d) Require proponents to provide notice and undertake public consultations where a facility is closer than 300m or six times the tower height to a dwelling or residential designation

Staff Comment: Public Notice was circulated to all registered property owners within 500m of the subject property, as per the Town's Telecommunication Protocol.

- e) Encourage co-location of multiple service providers' equipment on a single tower and strongly discourage new towers where there is an existing tower within two kilometres.

Staff Comment: The applicant provided a review of potential co-location opportunities in the submitted Site Selection Report. It is noted in the site selection report that there are currently no opportunities for co-location within the target service improvement area.

- f) Prefer monopod or monopole towers over lattice and/or guyed, encourage attachment of facilities to existing buildings, where appropriate, and encourage blending facilities into surroundings through landscaping, buffering, or design.

Staff Comment: A shrouded monopole design is proposed.

- g) Require proponents to have a pre-submission consultation meeting with municipal and County staff and if required, arrange further meetings to address any issues arising through public consultation.

Staff Comment: A pre-consultation meeting was held with the Town on February 11, 2021, wherein comments were received from the County of Grey and other commenting agencies.

- h) Require removal of deactivated, inactive, or abandoned towers.

Staff Comment: A condition of municipal concurrence would be to provide an undertaking to remove the facility upon termination of its use, if supported by Council.

- i) Require proponents to enter into agreements for the purpose of addressing matters of interest to the municipality.

Staff Comment: An agreement is not recommended at this time, as there are no additional matters of interest to the municipality that require a formal agreement with the proponent

Figure 11: Proximity to Nearest Residential Dwelling Unit



Per the above aerial photo, the tower compound is proposed to be located immediately adjacent to the existing dwelling unit that currently exists on the site. Otherwise, the closest residentially zoned property is approximately 150m north of the subject site.

Planning Services is not satisfied that the proposed telecommunication tower is consistent with the County of Grey Official Plan Policy 8.9.4(5)(c), as this policy identifies a 'preferred' 250m setback, where the intended service improvements will not be impacted. It has not been demonstrated that there are no other viable sites in the intended service improvement area that would provide for a more reasonable separation distance between the tower and existing residential dwelling units (in particular the dwelling unit immediately beside the tower on the same property). In this case, there may be alternative sites in the area that would provide the intended service improvements without being located immediately adjacent to a residential dwelling unit.

Planning Services is not satisfied that the proposed telecommunications tower can be considered consistent with the intent of the County of Grey Official Plan.

The Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan designates the subject lands as "*Rural*".

Telecommunications are considered *Infrastructure* for the purpose of the Official Plan. Specifically, the Official Plan defines *Infrastructure* as:

*"Means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems **communications/telecommunications**, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities."*

Section B1 of the Official Plan identifies that public or quasi-public uses shall be permitted in all land use designations, with the exception of the Wetlands and Hazard Lands designations of the Official Plan. The definition of *Public or Quasi-public uses* contained in the Official Plan includes "*uses carried out by Federal or Provincial ministries or companies subject to Federal and Provincial control*" (pg. 263, *Official Plan, 2016*).

Section B1(d) of the Plan further specifies that where companies subject to federal or provincial control propose a new wireless communication facility, it is the policy of the Plan to encourage where feasible and appropriate:

- i) the screening of antennas and towers from view from roads or scenic vistas through landscaping, fencing or other architectural screening;
- ii) the use of innovative design measures such as the integration of such uses with existing buildings or among existing uses;
- iii) co-location with other service providers;
- iv) locations on existing infrastructure such as water towers or utility poles; and,

- v) locations away from sensitive land uses.

Surrounding land uses to the proposed tower site generally consist of rural land uses, with select rural residential uses. It is noted that the proposed site contains a single detached dwelling unit and the tower compound is sited immediately adjacent to the dwelling. Based on Staff's review of the application, there are concerns with the proposed site due to the proximity to the existing dwelling unit on the lands, and with respect to visual impacts from public view corridors. As such, Planning Staff are not satisfied that the proposed site and tower design are appropriate and consistent with the intent and purpose of the Official Plan, as it does not appear to provide adequate consideration of on-site sensitive uses, including visual and impacts from public streets.

Zoning By-law 2018-65

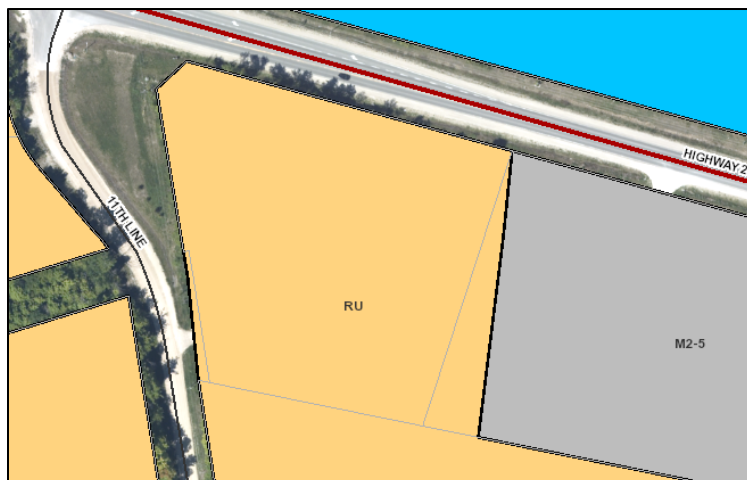
Zoning By-law 2018-65 zones the subject lands as *Rural*. An excerpt of the zoning for the property is provided in Figure 10 below. Telecommunication facilities are defined as *Infrastructure* for the purpose of Zoning By-law 2018-65. Specifically, *Infrastructure* is defined as:

*“Means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, **communications/telecommunications**, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.”*

General Provision 4.29(a) states that *“nothing in [By-law 2018-65] prevents the use of any land, building or structure as a public street or for infrastructure”*.

Based on the analysis and comments provided in this report, Planning Services is satisfied that the proposal maintains the intent of the By-law and is a permitted use of the property.

Figure 12: Zoning By-law 2018-65



Notice and Public Consultation

A Public Meeting was held virtually by the Town of The Blue Mountains on June 28, 2021. Notice of the Public Meeting was provided in accordance with the requirements of the Protocol. Written and verbal comments were received from public agencies as well as area residents.

Comments were received from the following public agencies indicating no concerns or objections to the proposal:

- The County of Grey; and
- Hydro One.

Written comments were also received from the general public, and may be summarized into the following general themes:

- Concerns about the proximity of two telecommunication tower proposals in the area. Only one should be constructed;
- The Shared Tower proposal, together with the proposed Zoning Amendment for 207484 Highway 26, will create an industrial look and feel to the Highway 26 corridor;
- Objection to the proposal due to its placement immediately adjacent to a residential home and very close to other residential lots;
- Logistical issues on the site, including the septic system and driveway being located on a neighbouring property;
- Visual prominence of the site and the construction of a Tower will serve to increase the negative impact of this property on the neighbourhood;
- No natural buffer and will create visual impact;
- Support for the proposal.

Comments were also received from the neighbouring property owner noting concerns regarding the location of the access driveway. Specifically, it was suggested that the parcel containing the existing driveway was not under ownership of the proponent. Further discussion on this matter is provided below.

At the Public Meeting, verbal comments were received from Council. The questions posed, and responses provided at the Public Meeting, can generally be summarized as:

- Who owns the subject parcel? If the applicant is not authorized to submit the application, then the Town should not have accepted it.

Staff Response: It was noted by Planning Staff that the applicant has the authorization of the property owner of the parcel subject to the proposal. The parcel that is subject to concerns was previously subject to an approved lot addition Consent. The Town issued a Certificate of Official to complete the transaction, and there is no information suggesting that the transaction was not completed. The lot addition was intended to convey a portion of the neighbouring property to 397387 11th Line (the subject lands) in

order to ensure the driveway and associated septic system were located on the same lot as the main dwelling unit. Regardless of the outcome of the lot addition Consent, the proposal remains located on a parcel for which the owner has provided authorization for the application to be submitted. Should the proposal be supported by Council, then the proponent will be responsible to provide alternative appropriate access to the lands.

- Have any service providers been confirmed for the facility?

Applicant Response: The project team have been in discussions with Rogers, who indicated they would co-locate on any tower constructed in the area.

Staff Update: Since the Application Response was provided to the Town, Rogers has advised that they are committed to splitting the capital cost of another proposed tower (located at 397323 11th Line) if that location is approved.

- Would fibre optic not be better to provide the service as opposed to wireless? Why does the Town need more towers?

Applicant Response: Fiber optics and towers work in conjunction to develop a complete service network. Fiber WiFi is ideal for houses; however, wireless service is needed for cellular use. The towers need to be connected in order to facilitate more fiber installations.

- How many towers will be needed in the area? How will they service long-term demand/need?

Applicant Response: Due to proximity, a second tower would not be needed in Lora Bay. As the area continue to develop, an additional tower may be required approximately 1.5km away if the residential demand calls for such a need. Telecommunications will always require tower installations in some manner.

Conclusion

Based on the foregoing, Planning Staff note remaining concerns with respect to the proposed tower site, including the potential for visual impact on viewsapes associated with the Highway 26 corridor and along the 11th Line, as well as proximity to sensitive residential land uses. More specifically, the location does not appear to provide appropriate or effective screening/buffering in order to reduce visual impacts and visibility of the tower base from public Rights-of-Way and from adjacent properties. Placement of the tower immediately adjacent to an existing residential dwelling unit is also not supported, as it has not been demonstrated that there are no other viable alternative sites available.

Planning Staff recommend that Council not provide concurrence for the proposed telecommunication facility to be located at 397387 11th Line.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Staff are satisfied that no adverse environmental impacts will result from the recommendations contained in this report.

G. Financial Impacts

No adverse financial impacts to the municipality are anticipated as a result of the recommendations contained in this report.

H. In Consultation With

The general public and commenting agencies through the public consultation process.

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **June 28, 2021**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Travis Sandberg, planning@thebluemountains.ca

J. Attached

1. Applicant's Proposed Site Plan
2. Submitted Site Selection Report
3. Received Written Public Comments and Applicant Responses

Respectfully submitted,

Travis Sandberg
Planner II

Trevor Houghton, RPP, MCIP
Manager of Community Planning

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:

Travis Sandberg, Planner II

planning@thebluemountains.ca

519-599-3131 extension 283

Report Approval Details

Document Title:	PDS.21.098 Recommendation Report - Request for Municipal Concurrence for a Telecommunication Tower - 397387 11th Line .docx
Attachments:	- STC0065 Sketch 2021.03.08.pdf - STC0065 Justification Report.pdf - P3005 397387 11th Line, Thornbury - Public Comments and Applicant Responses.pdf
Final Approval Date:	Aug 10, 2021

This report and all of its attachments were approved and signed as outlined below:

Trevor Houghton - Aug 9, 2021 - 1:52 PM

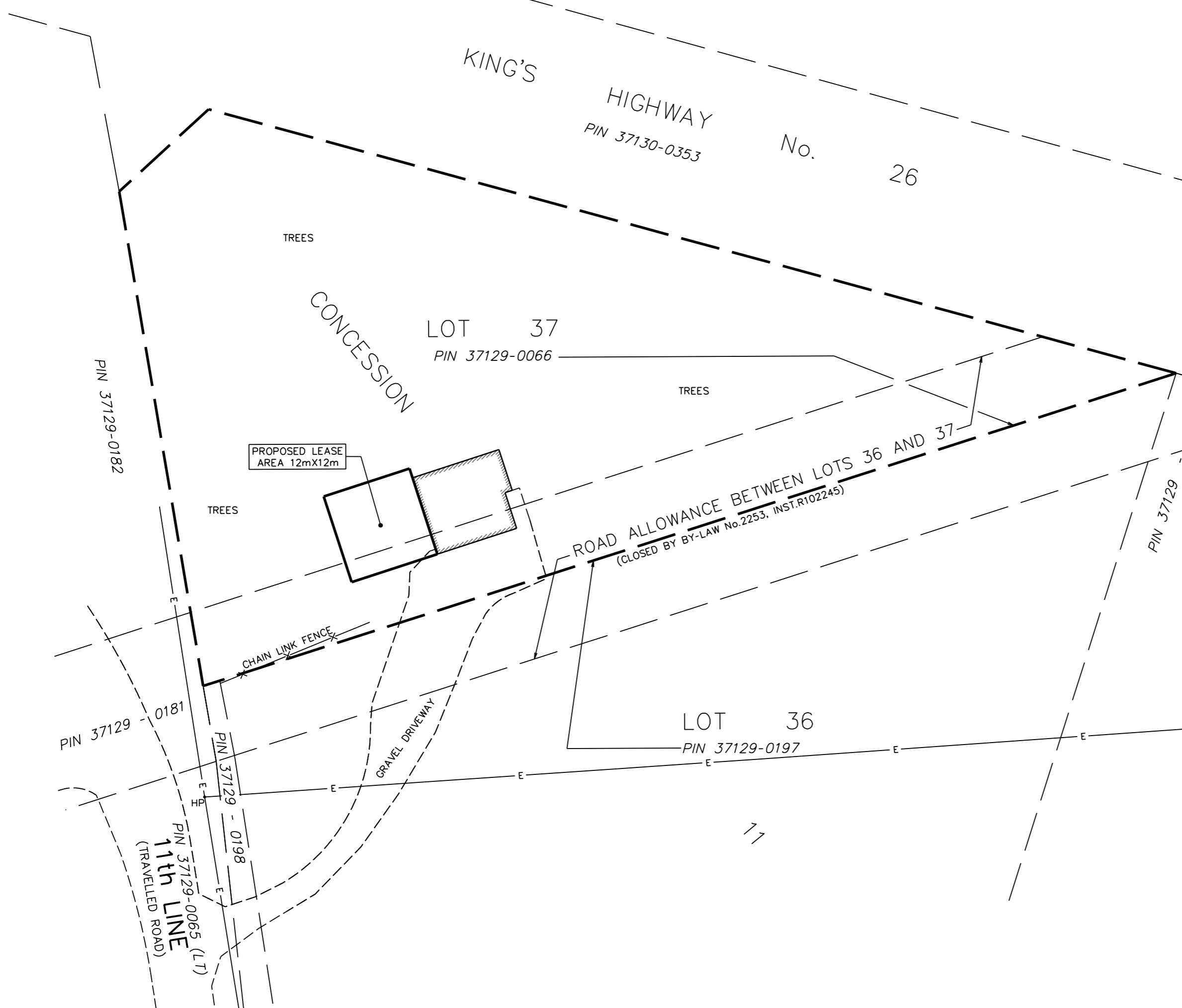
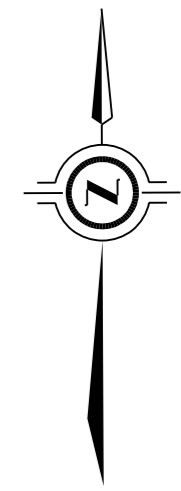
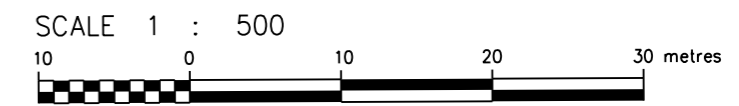
No Signature - Task assigned to Nathan Westendorp was completed by delegate Tim Murawsky

Nathan Westendorp - Aug 9, 2021 - 2:58 PM

Shawn Everitt - Aug 10, 2021 - 11:52 AM

SKETCH SHOWING LEASE AREA

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



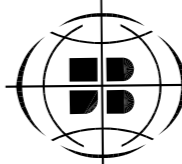
LEGEND

HP DENOTES HYDRO POLE
-E- DENOTES OVERHEAD ELECTRICAL

STRUCTURES:
40m MONOPOLE
12mx12m 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.

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



March 10, 2021

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

Re: **Proposed New Telecommunications Tower**
397387 11th 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 11th Line in Thornbury. The subject property is a rural zoned site, approximately 5341.85 square metres in area or approximately 1.320 acres.

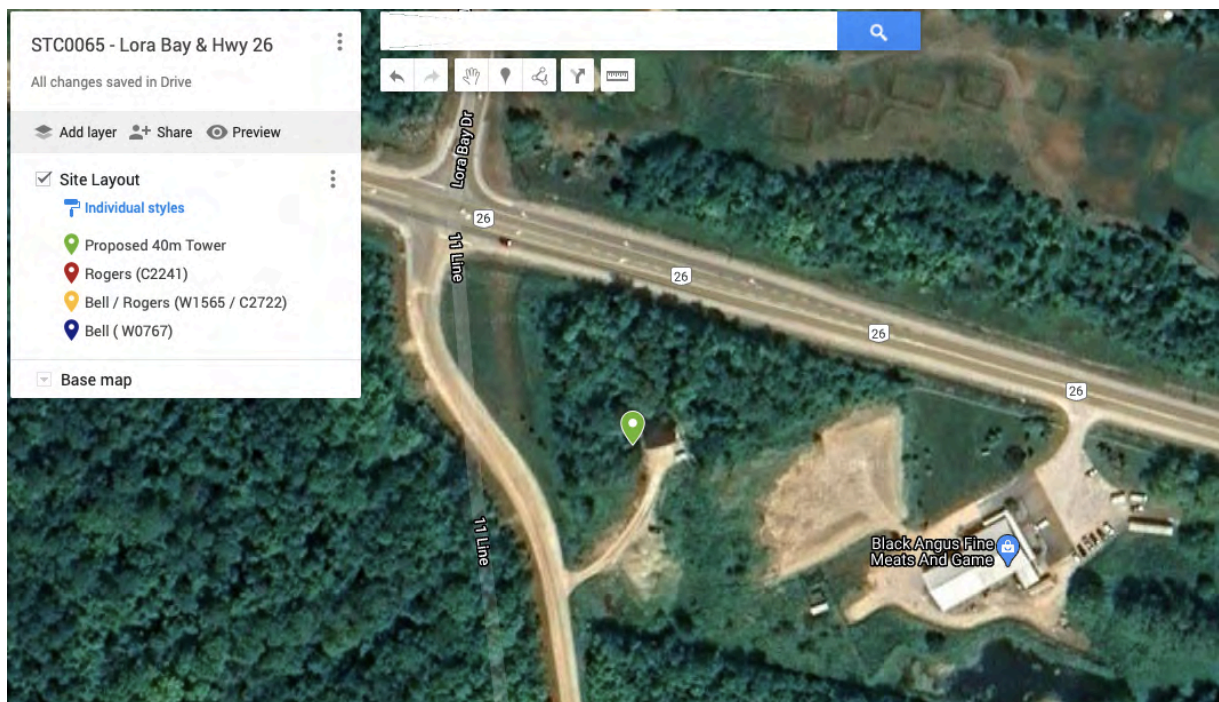


Figure 1: Proposed 40m Monopole

[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 11th 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.

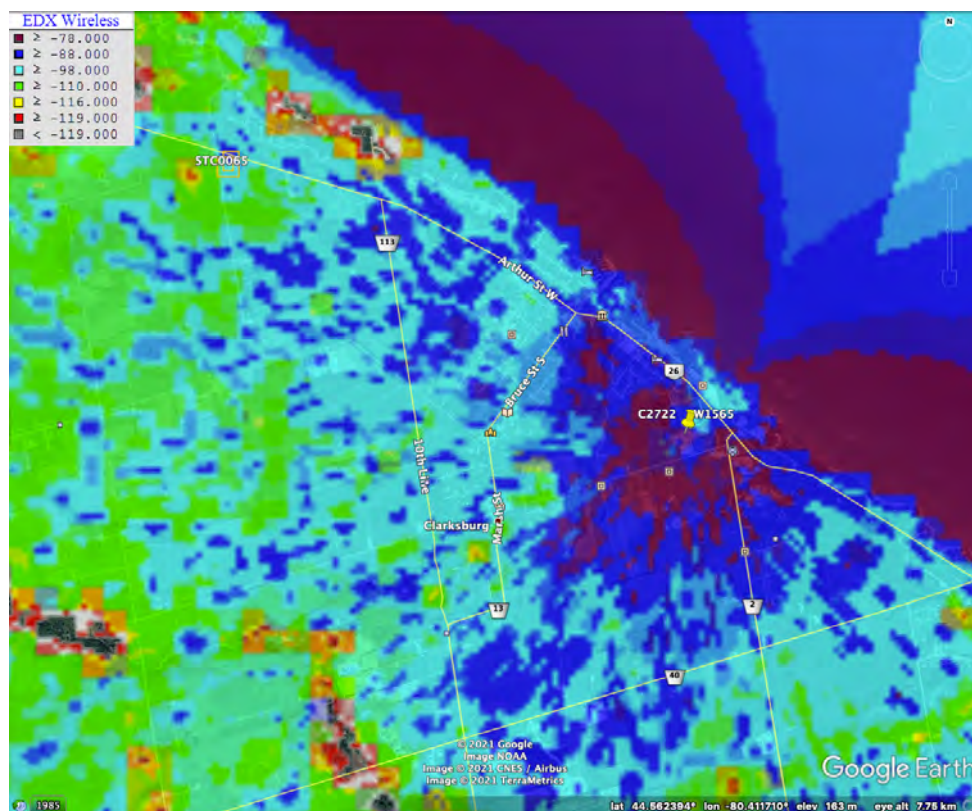


Figure 2: Blue Mountains Current Cellular Coverage Map

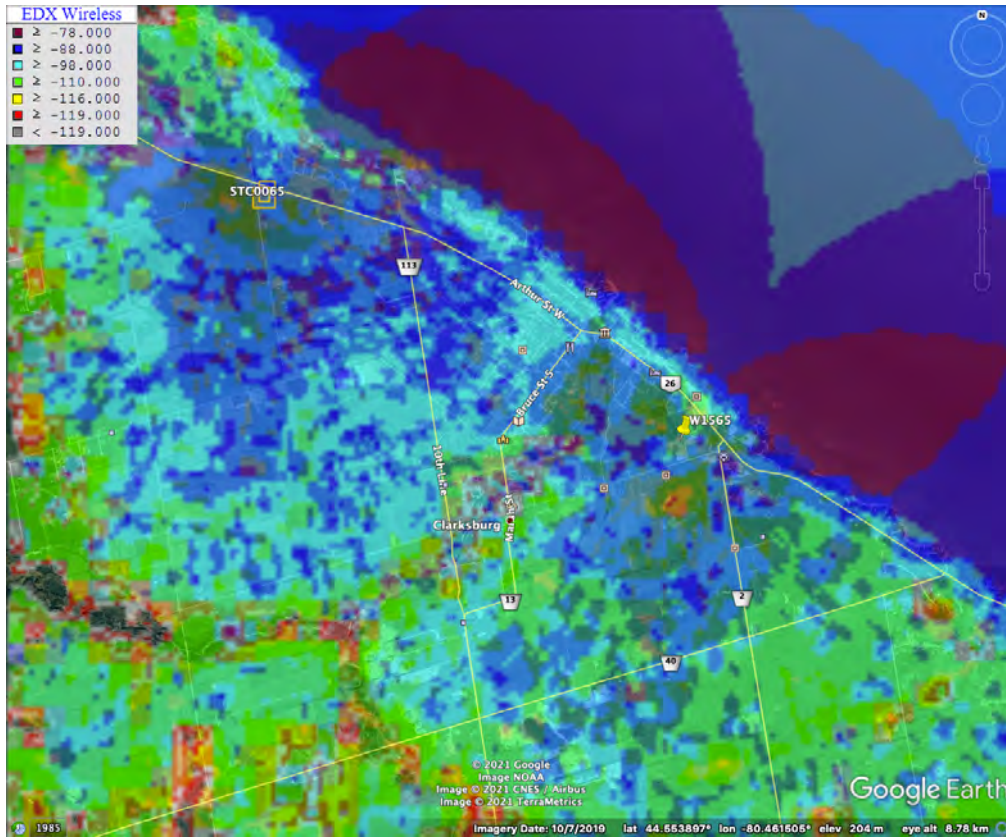


Figure 3: Blue Mountains Cellular Coverage Map with the proposed STC0065

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 11th 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 11th 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.

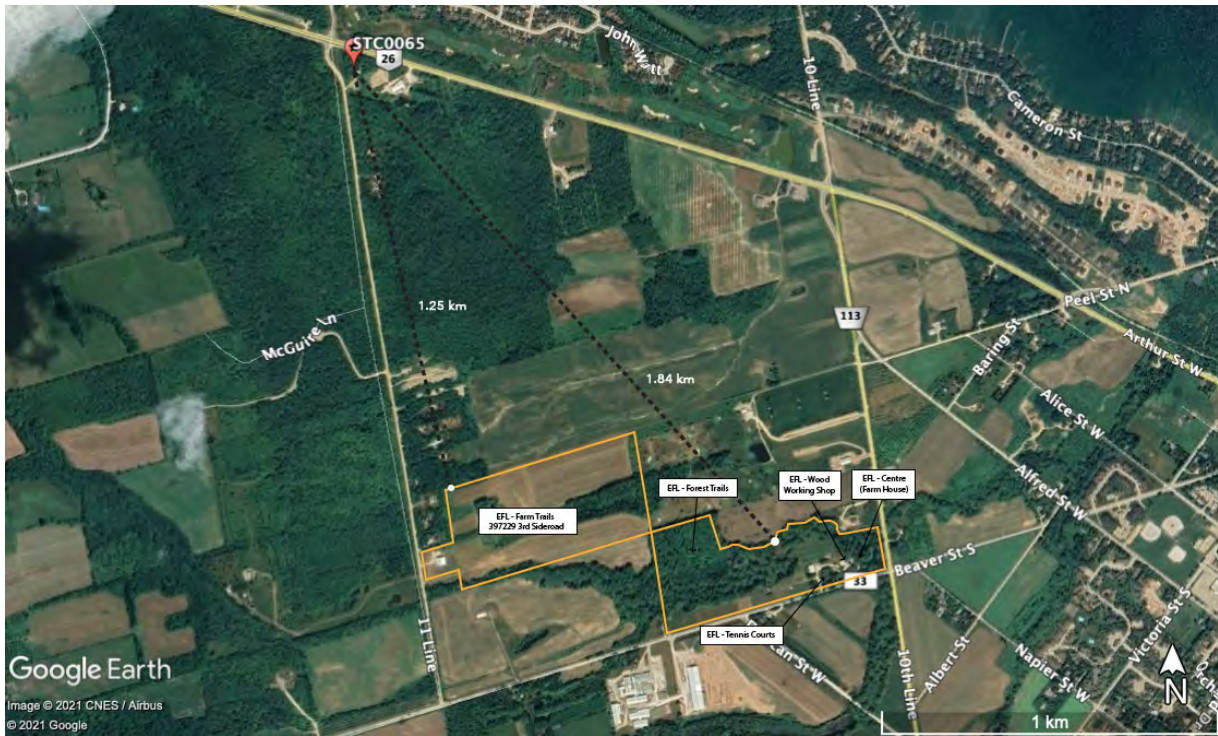


Figure 4: The proposed STC0065 tower from EFL lands

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 11th 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.

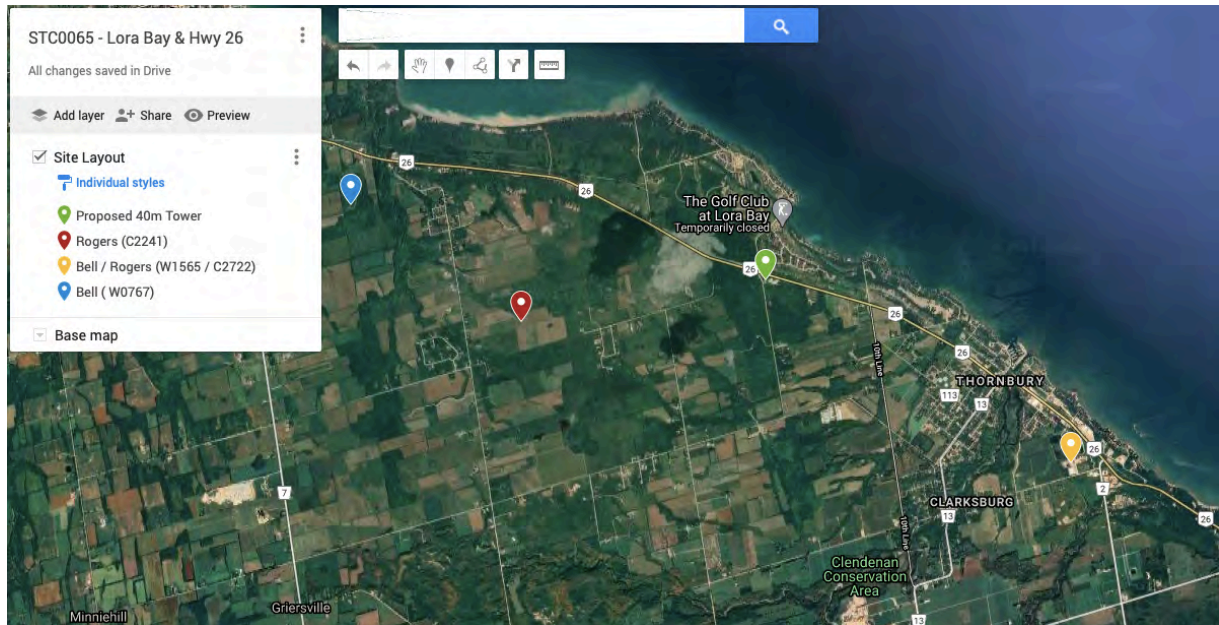


Figure 5: Existing Cellular Facilities in the Vicinity of the Subject Property

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.

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

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.

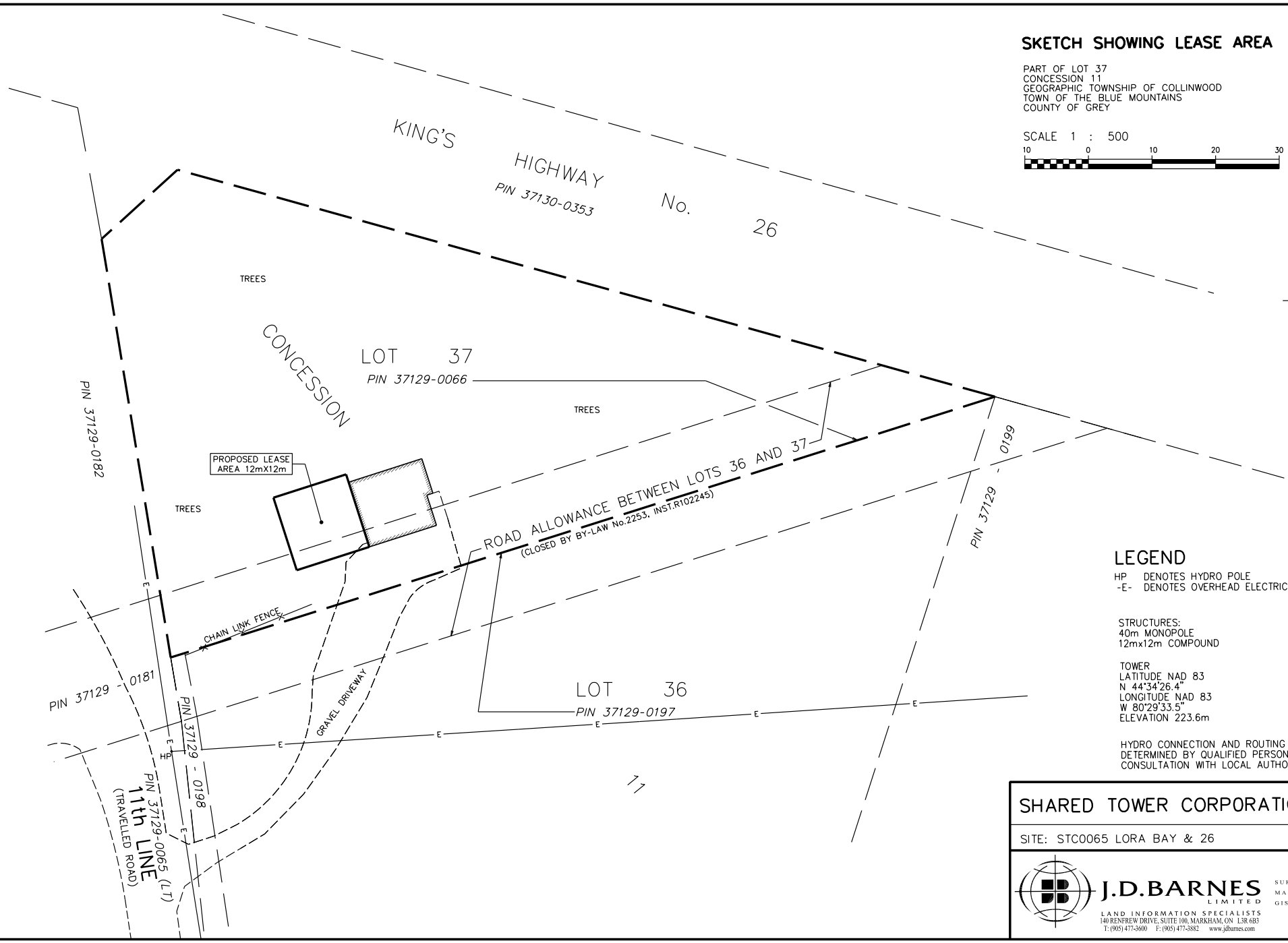


Exhibit A: Plan Survey

SKETCH SHOWING LEASE AREA

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

SCALE 1 : 500




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.

SHARED TOWER CORPORATION	
SITE: STC0065 LORA BAY & 26	
 J.D. BARNES LIMITED SURVEYING MAPPING GIS <small>LAND INFORMATION SPECIALISTS 140 KENNEDY DRIVE, SUITE 100, MARKHAM, ON L3R 0B3 T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com</small>	DRAWN TL
	CHECKED GM
	DATED MARCH 5, 2020
	Ref. No. 20-15-141-00

C:\Surveys\20-15-141\00\Drawing\20-15-141-00_Sketch-A.dgn

PLOTTED 3/8/2021



Exhibit B: Photo Simulations (Before / After Views)











July 21, 2021

Rudy Chiarandini
Thornbury ON
NOH 2P0

By email to:

RE: Letter addressed to Mr. Chiarandini, dated June 22, 2021 regarding Shared Tower Inc. Communications Monopole Tower Proposal at 397387 11th Line.

Dear Mr. Chiarandini,

Thank you for your email dated June 22, 2021. We appreciate you sharing your comments and concerns with regards to the wireless telecommunications proposal to be located at 397387 11th Line, in the Town of Blue Mountains. Shared Tower Inc. values the input of all participants in this process, whether in support or opposition.

Our proposed tower would be suitable for the colocation of any cellular carrier or internet service provider, and would eliminate the need for a second tower in the surrounding area should the proposal be approved by the Town of Blue Mountains. Our team has worked hard to ensure our proposal is in an already disturbed area on the owner's property to minimize the need to trim trees, allowing the tower to remain the least visually impactful as possible.

Shared Tower Inc. has proposed a tower on a property that would best serve the Lora Bay area and those residents to the West, whilst limiting the impact to the town's natural green rural areas. This proposal will not require the removal of any trees/vegetation, nor will an environmental impact study be required, as the tower will be placed on already disturbed and cleared land.

We have proposed a monopole structure that is in accordance with the Town's design policies regarding telecommunication towers, which will not be intrusive to the rural viewpoints. The existing vegetation and trees on the property will also assist in screening the bottom portion of the tower. The proposed tower is also located along Highway 26, which aligns with the Town's preferred locations; new towers are to be located near transportation corridors in order to service the users of the transportation corridor.

We hope this response will help illustrate all of the due diligence taken into the site selection process to compile this proposal including the location, height and style of the structure that would best service area residents, while also blending the pole into its surrounding community.

Again, thank you very much for taking the time to express your concerns. Please note that should you wish to respond, a reply is due within 21 days or by the end of August 11, 2021.



Sincere Regards,

LandSquared on behalf of Shared Tower Inc.

From: [Corrina Giles](#)
To: [REDACTED]
Cc: [Council](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Will Thomson](#); [Travis Sandberg](#); [Karen Long](#); [Trevor Houghton](#)
Subject: FW: Telecommunication Tower
Date: June 22, 2021 3:51:46 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Mr. Chiarandini,

I acknowledge receipt of your comments in response to the June 28 Public Meeting Notice and confirm I have forwarded the same to Council for information. Your comments will be included in the record of the June 28 Public Meeting, and posted to the Town website.

<https://pub-bluemountains.escribemeetings.com/FileStream.ashx?DocumentId=4290>

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

IMPORTANT INFORMATION

The Town of The Blue Mountains has reopened Town Hall to the public from 8:30 a.m. to 4:30 p.m. Monday to Friday. Customers are reminded that for in-depth service needs, such as planning services, building services, applying for a marriage license and the commissioning of documents, appointments are required. Appointments will need to be scheduled in advance by contacting the appropriate department. To contact a staff member, please call 519-599-3131 or email the appropriate department as listed on the staff directory of the Town website: www.thebluemountains.ca/staff-directory.cfm. Online services can also be accessed 24/7 by visiting: www.thebluemountains.ca/online-services.cfm. Council and Committee meetings will continue to take place virtually until further notice.

-----Original Message-----

From: Rudy Chiarandini [REDACTED]
Sent: June 22, 2021 3:00 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Telecommunication Tower

Hello Corina

I am writing concerning the second Tower. The first thing that concerns me is that I have learned that there is a town bylaw that states towers must be 2km apart. If this is correct why do we have two towers about 8 to 900 metres apart. There should be no discussion. I know demand, big

population growth in the area drives the need for this. I may be totally wrong on this but could the town talk to the two interests who want to put up the towers with the hope of using ONE tower for both.on the location of the first tower. It is out of sight.

Also this tower plus the proposal from Clearlite will start to create an industrial commercial looking area. This I continue to say is not the thing to do. I moved to this area because of its beautiful rural natural look.Town council should keep this in mind. To protect this beautiful situation. The east side of Thornbury is more suitable for this type of development. We must keep the approaches to Thornbury as natural and beautiful as possible and promote development that does this.

I do not want to hear the argument about „job,jobs. The new residential developments are providing jobs and taxes and will help the prosperity into the future.

One thing that I might add is the way the new areas of LORA BAY are being developed.A report was just released that Ontario got an F rating for protecting the environment. And The Town of Blue Mountains is going along with this poor rating. You are allowing the Lora Bay developers to develop land in a way that is going along with this very poor rating for Ontario. I have mentioned this before but the west side of LORA BAY is becoming an area of clay, concrete and asphalt. All living vegetation was removed. We are going to have a Toronto subdivision. This is not what people who moved to this area wanted. We have to think of the future, our children and Grand children. If we continue to destroy our environment there will be no good future for this planet. Please think about this in the future. They are your children and Grand children also.

I want to thank the council for their time in considering my thought. I try my best to help. Plant trees and pick up garbage in LB and into Thornbury. We all have to do our bit to help.

Yours Truly

Rudy Chiarandini

██████████
██████

Thornbury,Ont
N0H2P0

Sent from my iPad



July 21, 2021

David Finbow
Land Development & Building Code Consulting

By email to:

RE: Letter addressed to Mr. Finbow, dated June 11, 2021 regarding Shared Tower Inc. Communications Monopole Tower Proposal at 397387 11th Line.

Thank you for your email dated June 11, 2021. We appreciate you sharing your comments and concerns with regards to the wireless telecommunications proposal to be located at 397387 11th Line, in the Town of Blue Mountains.

The notice titled "Notice - Public Meeting - 397387 11th Line - Shared Tower" was created by the Town and the map depicting the subject lands is from their internal mapping information, which may not be up to date.

LandSquared has prepared their own notice which the Town has made available on their site titled "STC0065 – Notice." The mapping provided in this document indicates a clearer image of where the tower is proposed and is not on the property belonging to the owner of 2074848 Highway 26.

We would like to apologize for the misplacement of the sign, which has since been moved after receiving these concerns from the property owner.

We apologize for the confusion this may have caused and again thank you very much for taking the time to express your comments. Please note that should you wish to respond, a reply is due within 21 days or by the end of August 11, 2021.

Sincere Regards,

LandSquared on behalf of Shared Tower Inc.

From: [Corrina Giles](#)
To: [REDACTED]
Cc: [Travis Sandberg](#); [Trevor Houghton](#); [Nathan Westendorp](#); [Karen Long](#); [Krista Royal](#)
Subject: FW: Notice of Public Meeting - Proposed Telecommunication Tower
Date: June 11, 2021 1:53:10 PM
Attachments: [Notice of Public.pdf](#)
[image001.png](#)
[image002.png](#)

Good afternoon Mr. Finbow,
I acknowledge receipt of your email with attachment, and confirm I have forwarded the same to the Planning Department for response.

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: David Finbow [REDACTED]
Sent: June 11, 2021 11:56 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Travis Sandberg <tsandberg@thebluemountains.ca>
Subject: Notice of Public Meeting - Proposed Telecommunication Tower

Please be advised that I am the authorized agent of the owner of 207484 Highway 26 (see the attached key map).

Regarding the Public Notice, please be advised that the map depicting the subject lands includes those of my client and that my client has not consented to the use of any part of his/her lands for the purposes of the proposed telecommunication tower.

Further, please be advised that the Notice posted is located on my client's lands and must be removed.

As the notice provided is flawed, we trust that a new notice will be provided in accordance with the Town's protocol for the giving of notice respecting proposed telecommunication tower installations.

I would like to be apprised of the Town's decision respecting this matter prior to the advertised date to determine if I must attend the virtual meeting.

My client reserves his/her rights to provide comments with regard to the subject application.

Please confirm receipt of this email.

Thank you,

David Finbow
Land Development & Building Code Consulting




July 21, 2021

Gary and Roseoleen Harvey
Thornbury ON
N0H 2P0

By email to:

RE: Letter addressed to Mr. & Mrs. Harvey, dated June 25, 2021 regarding Shared Tower Inc. Communications Monopole Tower Proposal at 397387 11th Line.

Dear Mr. & Mrs. Harvey,

Thank you for your email dated June 25, 2021. We appreciate you sharing your comments and concerns with regards to the wireless telecommunications proposal to be located at 397387 11th Line, in the Town of Blue Mountains. Shared Tower Inc. values the input of all participants in this process, whether in support or opposition.

Our proposed tower would be suitable for the colocation of any cellular carrier or internet service provider, and would eliminate the need for a second tower in the surrounding area should the proposal be approved by the Town of Blue Mountains. Our team has worked hard to ensure our proposal is in an already disturbed area on the owner's property to minimize the need to trim trees, allowing the tower to remain the least visually impactful as possible.

Shared Tower Inc. has proposed a tower on a property that would best serve the Lora Bay area and those residents to the West, whilst limiting the impact to the town's natural green rural areas. This proposal will not be removing any trees/vegetation nor is it required to undergo an environmental impact study as it will be proposed on already disturbed and cleared land.

We have proposed a monopole structure that is in accordance with the Town's design policies regarding telecommunication towers, which will not be intrusive to the rural viewpoints. The existing vegetation and trees on the property will also assist in screening the bottom portion of the tower. The proposed tower is also located along Highway 26, which aligns with the Town's preferred locations; new towers are to be located near transportation corridors in order to service the users of the transportation corridor.

Our team has worked very closely with the owners of the subject property to ensure that we minimize the visual impact of the tower on the property, and the owners preferred location was the proposed location close to their residential dwelling. The properties surrounding the subject property are both rural and commercial in nature, with the nearest residential property (outside of the owners dwelling) falling 186 metres away in the Town of Lora Bay. Our team has worked tirelessly to ensure the proposed tower location would reach the maximum setbacks possible from the majority of residential properties, while continuing to remain in close proximity to



provide the enhanced cellular coverage necessary. Our proposed tower would fall less than 100 metres closer to your residence than the proposed *Bell Mobility* application at its current location on your property. It is also to be noted that the proposed tower would eliminate the need for approximately 400 metres of trees to be clear cut.

Our team has indeed worked very hard to ensure we meet the setback required by the *Events for Life* team and staff, as we do when working with all residents of any community. Their proposed setback of 1.5km from their properties can only be achieved at the current location, or further north, and we have worked very hard to ensure we found a location which meets these setbacks. Our team knows how valuable the *Events for Life* team is to the community and wanted to do everything we could in order to comply with their request, and as such have determined the proposed location for our telecommunications tower proposal to exceed their request.

We hope this response will help illustrate all of the due diligence taken into the site selection process to compile this proposal, including the location, height and style of the structure that would best service area residents, while also blending the pole into its surrounding community.

Again, thank you very much for taking the time to express your concerns. Please note that should you wish to respond, a reply is due within 21 days or by the end of August 11, 2021.

Sincere Regards,

LandSquared on behalf of Shared Tower Inc.

Town Clerk, Town of the Blue Mountains

32 Mill St. Box 310

Thornbury ON N0H 2P0

June 25 2021

Re: Town File #P3005 397387 11th Line, Thornbury (SharedTower Inc. c/o LandSquared)

Please find below our concerns and comments with regards to the proposed application by Shared Tower to construct a new telecommunication tower on the subject lands.

We (Gary & Roseoleen Harvey) are full-time residents of The Town of the Blue Mountains and have owned the property and resided at [REDACTED] 11th Line (part lots [REDACTED]) since 1986. We are not immediate neighbours of the proposed location but are within 300 metres. We do not support the proposal from Shared Tower to construct a 40m monopole style tower with a 12m x 12m fenced in compound.

The main reason why we object is because of the placement of the tower being immediately adjacent to a residential home and very close to other residential lots. The applicant had previously applied for permission to construct a 65m lattice style tower further down the 11th line and it is our understanding that one of main reasons why they withdrew the application was its proximity to residential property. So we cannot fathom or comprehend why the same company is once again proposing a tower that is not only in someone's backyard but also within meters of residential zoned neighbours on 11th line as well as the Lora Bay community. There are actually more residents impacted from this proposal then there was from the previous application. There are also many logistic issues with the property such as the septic system and driveway being on another property. This is not a large parcel of land; we fail to see how a cell tower and its compound, plus the potential for having to relocate the septic system and driveway can be accomplished. The house is currently rented, we believe it has been divided into 2 rented residential units, this proposal shows no regard for the safety and well-being of current and future tenants. We have been troubled for quite some time about the look of this property which is in a high visual location being a corner lot at Hwy 26 and 11th line. Currently the property suffers from a lack of attention, lawn and yard maintenance is minimal. For a number of years and to this date, large shipping containers have been left on the property. The construction of a cell tower and compound will only serve to increase the negative impact of this property on the surrounding neighbourhood. The structure and compound will be a very big steel monument with no natural buffer and the size of the tower will rise above any existing tree canopy. It will make a very big visual impact for anyone travelling into and out of Thornbury as well as residents and tourists heading into Lora Bay.

In summary, we do not support the proposal. We will request that we receive a notice of any decision of Council on this proposal.

Best Regards, Gary & Roseoleen Harvey



July 21, 2021

Barbara Patton

By email to:

RE: Letter addressed to Ms. Patton-Brown, dated June 20, 2021 regarding Shared Tower Inc. Communications Monopole Tower Proposal at 397387 11th Line.

Thank you for your email dated June 20, 2021. We appreciate you sharing your comments and concerns with regards to the wireless telecommunications proposal to be located at 397387 11th Line, in the Town of Blue Mountains. Shared Tower Inc. values the input of all participants in this process, whether in support or opposition.

Reliable wireless communication services are a key element of economic development across Canada. These services facilitate growth of local economies by providing easy access to information and connectivity for residents and businesses alike. Access to modern communication networks is an increasing necessity in both urban and rural communities.

As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, new tower is required to ensure high quality voice and data service are consistently available, especially for emergency services.

Shared Tower Inc. has proposed a tower along a transportation corridor to provide service to the users Highway 26, and also serve those in the Lora Bay area and the surrounding rural residents. Given the growing activity in and around the Lora Bay area the proposed tower would address the coverage gap and with its height would eliminate the need for a second tower in the area.

We have proposed a monopole structure that is in accordance with the Town's design policies regarding telecommunication towers, which will not be intrusive to rural viewpoints. The existing vegetation and trees on the property will also assist in screening the bottom portion of the tower. The tower compound and cabinets will be surrounded by a pressurized wooden fence to further screen its equipment.

Our proposed tower would be suitable for the colocation of any cellular carrier or internet service provider and would eliminate the need for a second tower in the surrounding area should the proposal be approved by the Town of Blue Mountains. Our team has worked hard to ensure our proposal is in an already disturbed area on the owner's property to minimize the need to trim trees, allowing the tower to remain the least visually impactful as possible.

We hope this response will help illustrate the need for a tower in the Lora Bay in order to best service area residents while also blending the pole into its surrounding community.



Again, thank you very much for taking the time to express your concerns. Please note that should you wish to respond, a reply is due within 21 days or by the end of August 11, 2021.

Sincere Regards,

LandSquared on behalf of Shared Tower Inc.

From: [Corrina Giles](#)
To: [REDACTED]
Cc: [council](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Will Thomson](#); [Karen Long](#); [Trevor Houghton](#); [Travis Sandberg](#)
Subject: FW: P3005 397387 11th Line (SharedTower Inc. c/o LandSquared)
Date: June 21, 2021 12:53:30 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Ms. Patton-Brown,

I acknowledge receipt of your comments below in response to the June 28 Public Meeting Notice (hyperlink below), and confirm I have forwarded the same to Council and staff for information. Your comments will be included in the record of the June 28 Public Meeting, and posted to the Town website.

<https://pub-blueMountains.escribemeetings.com/FileStream.ashx?DocumentId=4290>

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

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From: Barbara Patton-Brown [REDACTED]
Sent: June 20, 2021 1:48 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: P3005 397387 11th Line (SharedTower Inc. c/o LandSquared)

Good afternoon,

I am submitting my opposition to this application, I believe this is the second request for a tower in

this general vicinity, certainly less than 1 km away – likely only a few 100 meters from the previous request. This is already a very busy intersection (Highway 26 – 11th Line & Lora Bay Drive) the four season destination appeal to our Town & area is growing far quicker than any of us probably imagined. The additional phases of the Lora Bay development, golf, access to a public beach & the Georgian Trail System for hiking, cycling & snowshoeing/skiing in the winter continues to increase traffic at this location. Can the TOBM not find a more suitable location ? For both Tower requests, along with the Clearlite property zoning change request. From a growth & planning perspective, and Town appeal there are better solutions than to have both entrances to our Town as warehouse, compound & commercial storage facilities.

Thank you,
Barbara Patton



July 21, 2021

Paul and Jana Tosner
Thornbury ON
NOH 2P0

By email to:

RE: Letter addressed to Mr. & Mrs. Tosner, dated June 25, 2021 regarding Shared Tower Inc. Communications Monopole Tower Proposal at 397387 11th Line.

Dear Mr. & Mrs. Tosner,

Thank you for your email dated June 25, 2021. We appreciate you sharing your comments and concerns with regards to the wireless telecommunications proposal to be located at 397387 11th Line, in the Town of Blue Mountains. Shared Tower Inc. values the input of all participants in this process, whether in support or opposition.

Our proposed tower would be suitable for the colocation of any cellular carrier or internet service provider, and would eliminate the need for a second tower in the surrounding area should the proposal be approved by the Town of Blue Mountains. Our team has worked hard to ensure our proposal is in an already disturbed area on the owner's property to minimize the need to trim trees, allowing the tower to remain the least visually impactful as possible.

Shared Tower Inc. has proposed a tower on a property that would best serve the Lora Bay area and those residents to the West, whilst limiting the impact to the town's natural green rural areas. This proposal will not require the removal of any trees/vegetation, nor will an environmental impact study be required, as the tower will be placed on already disturbed and cleared land.

We have proposed a monopole structure that is in accordance with the Town's design policies regarding telecommunication towers, which will not be intrusive to the rural viewpoints. The existing vegetation and trees on the property will also assist in screening the bottom portion of the tower. The proposed tower is also located along Highway 26, which aligns with the Town's preferred locations; new towers are to be located near transportation corridors in order to service the users of the transportation corridor.

Our team has worked very closely with the owners of the subject property to ensure that we minimize the visual impact of the tower on the property, and the owner's preferred location was the proposed location close to their residential dwelling. The properties surrounding the subject property are both rural and commercial in nature, with the nearest residential property (outside of the owners dwelling) falling 186 metres away in the Town of Lora Bay. Our team has worked tirelessly to ensure the proposed tower location would reach the maximum setbacks possible



from the majority of residential properties while continuing to remain in close proximity to provide the enhanced cellular coverage necessary. Our proposed tower would fall less than 100 metres closer to your residence than the proposed *Bell Mobility* application at its current location. It is also to be noted that the proposed tower would eliminate the need for approximately 400 metres of trees to be clear cut.

We hope this response will help illustrate all of the due diligence taken into the site selection process to compile this proposal, including the location, height and style of the structure that would best service area residents, while also blending the pole into its surrounding community.

Again, thank you very much for taking the time to express your concerns. Please note that should you wish to respond, a reply is due within 21 days or by the end of August 11, 2021.

Sincere Regards,

LandSquared on behalf of Shared Tower Inc.

From: [Corrina Giles](#)
To: [REDACTED]
Cc: [council](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Will Thomson](#); [Travis Sandberg](#); [Karen Long](#); [Trevor Houghton](#)
Subject: FW: Telecommunication Tower
Date: June 27, 2021 9:11:53 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Mr. and Mrs. Tosner,

I acknowledge receipt of your comments below in response to the June 28 Public Meeting Notice and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the June 28 Public Meeting, and posted to the Town website.

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: tosner [REDACTED]
Sent: June 25, 2021 8:56 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Telecommunication Tower

Proposed Telecommunication Tower
397387 11th Line, Thornbury

We are full time residents on 11th line about 400 meters from the proposed tower location. To be very brief **WE STRONGLY OPPOSE** the approval of erecting the tower in the above location. Our first reaction was..."Is this for real? Who would want to have a tower built next to the existing residential dwelling?" In particular after previous proposal by the same company (65 meter tower) was challenged by Events for Life and application was withdrawn.

There are residential lots neighbouring the proposed location that were recently purchased for around \$500,000 The owners are planning to build full time residences. These are young families with small children.

In our opinion the owners of the property are continuously ignoring the "good property standards" and it seems that TBM is not enforcing the by-laws. There are two large containers on the property that have been there since last year.

In addition the tower would be an eye sore and have definitely the negative visual impact on "scenic

route" of Hwy 26

When reviewing the proposed plan we have noted that the entrance to the proposed development is from the land that was recently acquired by Clearlite Electric. What is their position on this issue?

Finally, we would like to mention that we are supporting the construction of Bell Mobility tower, location 397323 11th Line.

Sincerely,
Paul and Jana Tosner



July 21, 2021

Bob Welling
Thornbury ON
N0H 2P0

By email to:

RE: Letter addressed to Mr. Welling, dated June 8, 2021 regarding Shared Tower Inc. Communications Monopole Tower Proposal at 397387 11th Line.

Thank you for your email dated June 8, 2021. We appreciate you sharing your comments in regards to the wireless telecommunications proposal to be located at 397387 11th Line, in the Town of Blue Mountains. Shared Tower Inc. values your support of the tower and ensures it will address the coverage gap to the golf course and also the Lora Bay area.

Again, thank you very much for taking the time to express your comments. Should you wish to respond, a reply is due within 21 days or by the end of August 11, 2021.

Sincere Regards,

LandSquared on behalf of Shared Tower Inc.

From: [Corrina Giles](#)
To: [Bob Welling](#)
Cc: [council](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Will Thomson](#); [Trevor Houghton](#); [Karen Long](#); [Travis Sandberg](#)
Subject: RE: Proposed Telecommunications Tower
Date: June 21, 2021 1:24:17 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Mr. Welling,

I acknowledge receipt of your comments below in response to the June 28 Public Meeting Notice (hyperlink below), and confirm I have forwarded the same to Council and staff for information. Your comments will be included in the record of the June 28 Public Meeting, and posted to the Town website.

<https://pub-bluemountains.escribemeetings.com/FileStream.ashx?DocumentId=4290>

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
NOH 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Bob Welling [REDACTED]
Sent: June 8, 2021 4:06 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Proposed Telecommunications Tower

Hi

Several of my neighbours have mentioned the poor cell signal in the west end of the town including no signal on some parts of the golf course for Bell customers. Cell phones have become so important for communication and safety. If this proposed tower improves transmission for Bell and other carriers I think that it is a good idea.

Thanks, Bob

Bob Welling

[REDACTED] Thornbury ON NOH 2P0

Res: [REDACTED] ■