



# Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

June 4<sup>th</sup>, 2021

Travis Sandberg, Planner I  
Town of Blue Mountains  
32 Mill Street – PO Box 310  
Thornbury, Ontario  
N0H 2P0  
\*Sent via E-mail

**RE: Application for Municipal Concurrence for a Proposed Telecommunication Facility P3005  
397387 11<sup>th</sup> Line  
The Town of The Blue Mountains  
Applicant/Agent: Shared Tower Corporation c/o Landsquared**

Dear Mr. Sandberg,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The Town of The Blue Mountains has received an application for Municipal Concurrence for a proposed telecommunication facility. The proposed facility consists of a 40 m monopole-style installation, engineered to accommodate initial and future loading for three cellular service providers, and additional fixed wireless equipment as required.

Schedule A of Recolour Grey designates the subject lands as 'Rural'. Section 5.4.1 of the OP states,

- 1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

The subject application meets the above noted policies. County Planning staff have no concerns.

Section 8.9.4 of Recolour Grey speaks to telecommunication and broadband infrastructure development within the County. This section states,

4) Lot creation for telecommunication towers will be discouraged and instead easements, rights-of-way, or long-term leases will be encouraged. In situations where lot creation is needed it will be necessary for the applicant to demonstrate that the proposed lot will have minimal impact on agricultural, environmental, or aggregate lands, within the County.

5) Recognizing that telecommunications towers are exempt from municipal zoning by-laws and section 41 of the Planning Act, municipalities are encouraged to work with Industry Canada to develop local telecommunication tower siting protocols that:

a) Direct new telecommunications towers to Industrial and Rural land use types whenever possible;

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;

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

d) Require proponents provide notice and undertake public consultations where a facility is closer than 300 metres or six times tower height to a dwelling or residential designation, unless the facility is building mounted and does not exceed 25% of the building's height;

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;

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

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 any public notification or consultation process;

h) Require removal of deactivated, inactive, or abandoned towers;

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

County staff recognize the importance of telecommunication infrastructure. County Planning staff recommend working with Industry Canada, the proponent, neighbouring landowners, and the Town to ensure that any impacts of telecommunication and broadband infrastructure are minimized. Where there may be impacts on neighbouring landowners, buffering options or alternate siting locations should be explored. The Town may wish to enter into an agreement with the applicant to ensure matters of interest to the Town are addressed and any potential conflict is minimized.

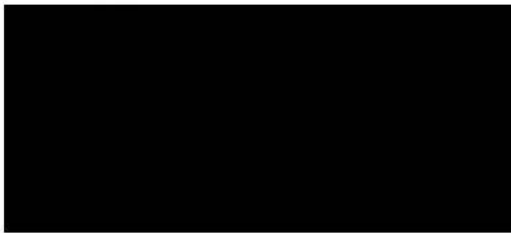
County IT Department has reviewed the subject application and have no concerns at this time.

County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Sarah Johnson, MCIP, RPP  
Intermediate Planner/Forestry-Trails Coordinator  
(519) 372-0219 ext. 1241  
[sarah.johnson@grey.ca](mailto:sarah.johnson@grey.ca)  
[www.grey.ca](http://www.grey.ca)

**From:** Karen Long  
**To:** LandUsePlanning@HydroOne.com  
**Cc:** Travis Sandberg; Trevor Houghton  
**Subject:** RE: The blue mountains - 397387 11th Line - P3005  
**Date:** May 17, 2021 10:50:16 AM  
**Attachments:** image001.png  
image004.png  
image005.png  
image006.png

Good morning

Thank you for your comments



**Karen Long**  
Administrative Assistant for Planning Services  
Tel: 519-599-3131 ext 263  
Email: [klong@thebluemountains.ca](mailto:klong@thebluemountains.ca)

**IMPORTANT INFORMATION**

To be proactive and to encourage physical distancing during the Provincial Stay-at-Home Order, the Town of The Blue Mountains has closed all municipal facilities with the exception of the landfill. Town staff will continue to be available to assist residents over the phone and by email during regular business hours. Online services can also be accessed 24/7 by visiting: [www.thebluemountains.ca/online-services.cfm](http://www.thebluemountains.ca/online-services.cfm)

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](http://www.thebluemountains.ca/staff-directory.cfm)

For additional information regarding the Provincial Shutdown, please visit the Province of Ontario website at <https://covid-19.ontario.ca> or the Grey Bruce Health Unit website at [www.publichealthgreybruce.on.ca](http://www.publichealthgreybruce.on.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats

**From:** Dolly Shetty@HydroOne.com <Dolly Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com  
**Sent:** Monday, May 17, 2021 10:48 AM  
**To:** Karen Long <klong@thebluemountains.ca>  
**Subject:** The blue mountains - 397387 11th Line - P3005

Hello,

We are in receipt of Application P3005 dated May 6, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map

If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

Best Wishes,

**Dolly Shetty**  
Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**  
185 Clegg Road (R32)  
Markham, ON | L6G 1B7  
Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



**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](#)

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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](mailto:cgiles@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://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](http://www.thebluemountains.ca/staff-directory.cfm). Online services can also be accessed 24/7 by visiting: [www.thebluemountains.ca/online-services.cfm](http://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](mailto: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

**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](#)

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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](mailto:cgiles@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://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](mailto: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 – 11<sup>th</sup> 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

**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](#)

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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](mailto:cgiles@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

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**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] ■

**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](#)

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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

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**From:** David Finbow [REDACTED]  
**Sent:** June 11, 2021 11:56 AM  
**To:** Town Clerk <[townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca)>  
**Cc:** Travis Sandberg <[tsandberg@thebluemountains.ca](mailto: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



Town Clerk, Town of the Blue Mountains

32 Mill St. Box 310

Thornbury ON N0H 2P0

June 25 2021

**Re: Town File #P3005 397387 11<sup>th</sup> 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] 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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

**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