



Staff Report

Planning and Development Services

Report To: Committee of the Whole
Meeting Date: April 21, 2020
Report Number: PDS.20.25
Subject: Request for Municipal Concurrence – Proposed Telecommunication Tower (Bell Mobility)
Prepared by: Travis Sandberg, Planner I

A. Recommendations

THAT Council receive Staff Report PDS.20.25, entitled “Request for Municipal Concurrence - Proposed Telecommunications Tower (Bell Mobility)” for the lands municipally known as 209896/209898 Highway 26, Craigleith;

AND THAT Council support the installation of the proposed mono-pole telecommunication tower facility and forward the following comments to ISED Canada for their consideration:

1. That the shrouded monopole be designed to guarantee future co-location opportunities for additional service providers;
2. That, prior to installation, the applicant provides a letter to the Town of The Blue Mountains Planning and Development Services Department agreeing to completely dismantle and remove the facility from the subject lands upon termination of its use;
3. That the applicant provides one (1) set of scaled engineering drawings, stamped and certified by a professional engineer, of the proposed support structure indicating the construction specifications to the Town of The Blue Mountains Planning and Development Services Department;
4. That the applicant obtains a Development Permit from the Grey Sauble Conservation Authority prior to construction or site alteration occurring;
5. That the applicant obtains any necessary permits from the Ministry of Transportation of Ontario for the installation of the tower, including but not limited to, an entrance permit and an encroachment permit for the utility connections.

B. Overview

This report provides information to Council regarding the applicant's satisfactory completion of the municipal *Protocol for Establishing Telecommunication Facilities* for a proposed tower in the Village of Craigleith. The report also provides recommendations for conditions to be forwarded to the federal agency called Innovation, Science and Economic Development for consideration prior to their final approval of the facility.

C. Executive Summary

Application File # P2803

Application Received Date: October 9, 2019

Application Deemed Complete Date: October 22, 2019

Official Plan Designation: Commercial Corridor and Hazard

Zoning Bylaw Designation: General Commercial Exception (C2-21)

Location: Village of Craigleith

The Town has received a request for municipal concurrence for a proposed telecommunication tower in the Village of Craigleith. The applicant has completed the municipal *Protocol for Establishing Telecommunication Facilities* and Staff have prepared recommendations for Council consideration to forward to ISED Canada in the approval of the proposed facility.

D. Background

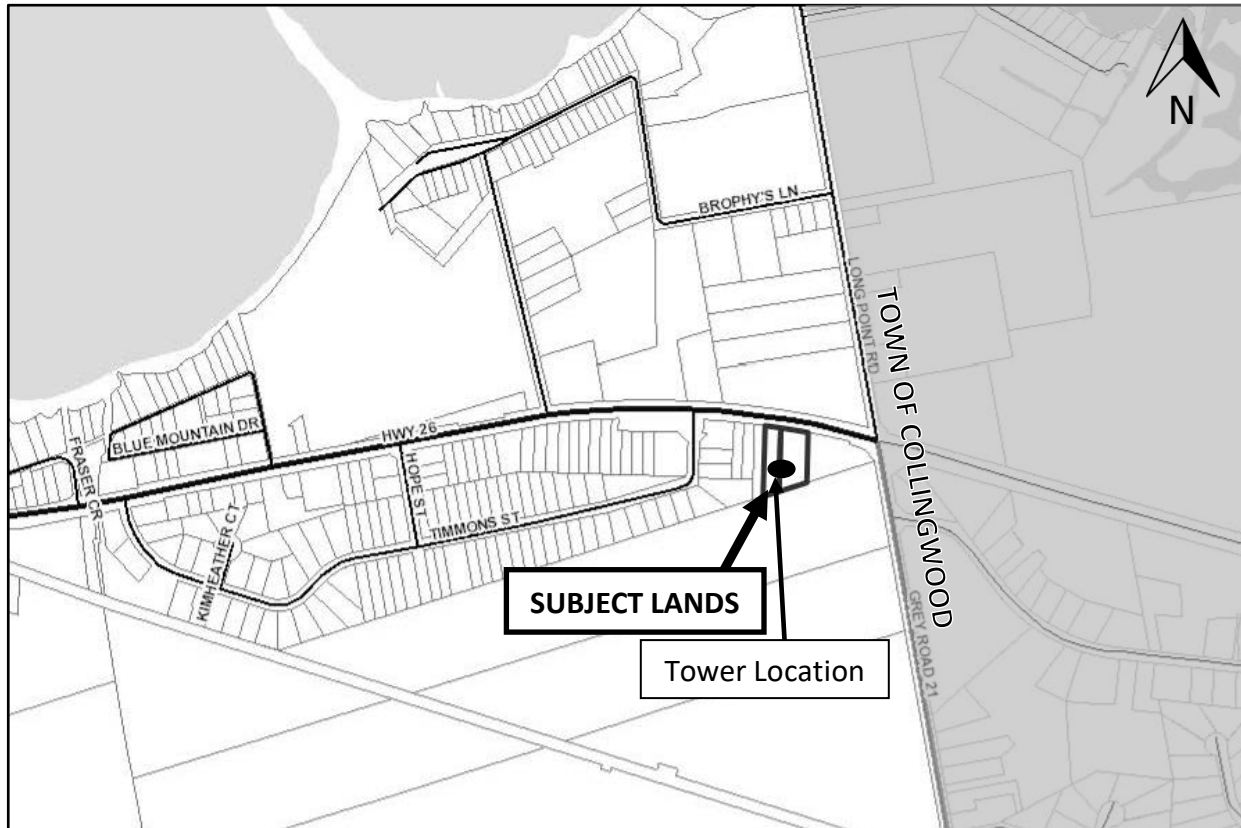
Planning Services received a request for municipal concurrence on a proposed new telecommunications tower. The tower is proposed to be 30 metres in height and includes a fenced ground-level compound to house the tower base and associated equipment. The intent of the tower is to provide an improved wireless network and enhanced service coverage along the Highway 26W corridor, including Osler Bluff Road, Long Point Road, and surrounding areas.

The subject lands are comprised of two separate parcels under the same ownership and are legally described as Plan 482, Lot 37 to 38 E, Part Lot 36, Registered Plan 16R-1793, Part 4, Craigleith, and Plan 482, Lot 35 West, Part Lot 36, Registered Plan 16R-1793, Part 5. Existing development on the lands consists of one two-storey commercial retail building, associated accessory structures, a paved parking area, and an existing 25m monopole owned and operated by Rogers Communication.

The proposed tower is intended to be located adjacent to the existing tower, generally behind the existing commercial building, at a setback of approximately 62.0m from the front lot line (Highway 26) (See *Attachment #1: Proposed Site Plan*). Surrounding land-uses include an existing low-density residential neighbourhood to the west, vacant commercial lands to the

north, and vacant hazard lands to the east and south. The nearest residential dwelling is approximately 40m from the proposed tower location.

Tower Location



Access to the tower compound is proposed over the existing entrance and driveway currently servicing the commercial property. Hydro services will be provided within a 6.0m access and servicing easement to be registered on title of the lands. Water and sanitary services are not required for the proposed tower facility. As per the terms of the submitted lease agreement, the auspices of Section 50 of the Ontario Planning Act apply, and as such, the vested interest established by the future easement on the lands may not exceed a period 21-years without consent from the Town's Committee of Adjustment. Consent from the Committee is not required to register easements that establish an interest in the lands for a period of 21-years or less.

E. Protocol for Establishing Telecommunication Facilities

Telecommunication facilities are federally regulated by Innovation, Science and Economic Development Canada ('ISED Canada'). As a federal undertaking, Bell Mobility is 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.

The Town of The Blue Mountains *Protocol for Establishing Telecommunication Facilities* ('the Protocol') outlines the local 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 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 Town 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 was held on August 22, 2019. The pre-consultation identified the Highway 26W corridor as both a municipal priority service corridor as well as an existing gap in the Bell Mobility service network.

The applicant identified four potential sites within a 6km radius of the subject lands which were reviewed for colocation opportunities. Ultimately, it was determined by the applicant that colocation on these sites would not achieve the desired level of service coverage improvements within the target service area. A complete review of colocation opportunities is provided in the submitted Site Selection and Justification Report (See Attachment 2).

Following the colocation investigations, preliminary review of the proposed site was initiated in accordance with the Protocol.

Determining Sensitivity

Applicants 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 report identifies all potential colocation opportunities within 6kms of the subject lands, considers the low density residential neighbourhood to the west of the subject lands and considers potential impacts on long and short range views in the area. As a result, the

applicant has selected a low-impact mono-pole tower design, which does maintain co-location opportunities. This design minimizes potential aesthetic impacts of the tower, as opposed to more traditional lattice-style towers, while providing the necessary service improvements in the area.

The proposed installation effectively mitigates the potential impact on short and long range views and appropriately sites the tower towards the rear of the property amid existing tree lines. The proposed tower location allows it to better 'blend' with the escarpment landscape backdrop, further limiting impacts on views in the area. Comments received from the Niagara Escarpment Commission concur that the proposed tower poses minimal impact on visual short and long range views.

Planning Services is satisfied that the proposed tower design, site location, and screening are adequate for mitigating visual impacts of the proposed tower and that the primary focus of the property will remain on the existing commercial use, maintaining the telecommunication tower as a subordinate use thereto. The Site Selection Report provided by the applicant satisfies the visual impact requirements of the Protocol.

Environmental Sensitivity

Mapping received from the GSCA through completion of the Protocol for the existing Rogers tower identified the limit of an existing unevaluated wetland, as well as a 15m buffer thereto in which no development may occur. This application was also circulated to the GSCA for review and comment and it is noted that the proposed tower respects the identified buffer. Comments received from the GSCA indicate no concern with the construction of the tower in the proposed location, subject to a Development Permit being issued from their office.

Planning Services is satisfied that the proposed tower location respects the environmental sensitivity of the identified unevaluated wetland and effectively mitigates potential for adverse environmental impacts.

Land Use Compatibility

Telecommunication facilities are not subject to the auspices of the Ontario Planning Act. However, it is the policies created under the Act that establish and guide development within the community. As such, Planning Staff consulted the appropriate Provincial, County, and local planning policy documents in order to test the land use compatibility of the proposed telecommunication facility.

The Provincial Policy Statement (2014)

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 policies of the PPS require infrastructure to be provided in a coordinated, efficient and cost-effective manner 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 colocation 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 colocation opportunities have been evaluated and the proposed location for the new support structure will provide an increased level of wireless service in a priority service corridor within the municipality, with no adverse impact on the environment or on public health and safety.

The Niagara Escarpment Plan

The subject is designated as “*Escarpment Recreation Area*” by the Niagara Escarpment Plan, 2017. Permitted uses in the Escarpment Recreation Area are subject to Part 2, Development Criteria, of the Niagara Escarpment Plan. Generally, the Plan discourages new telecommunication towers within the Plan area in order to protect the scenic landscape.

As per comments received from the Niagara Escarpment Commission, the proposed tower location is within an area identified as a “low” rating for scenic resources by the NEC’s Landscape Evaluation Study. The submitted photo rendering further demonstrates that the tower will not dominate the landscape. As such, the Niagara Escarpment Commission has confirmed that a monopole tower at this location does not appear to significantly compromise the purpose and objectives of the Niagara Escarpment Plan or the Development Criteria of the Plan.

Planning Services is satisfied that the proposed does not conflict with the purpose and intent of the Niagara Escarpment Plan.

The County of Grey Official Plan

The subject property is designated as “*Recreation Resort Area*” by the County of Grey Official Plan. Lands within this designation represent settlement areas that have developed as a result of site-specific amendments to the County of Grey Official Plan and/or Local Official Plan consisting of a defined development area, recreational amenities, and residential development on full municipal services.

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.

Planning Services is satisfied that the proposed telecommunication tower is supported by the County of Grey Official Plan. Further, the Town of The Blue Mountains *Protocol for Establishing Telecommunications Facilities* adequately addresses the recommendations of the Plan with respect to public consultation, impact on adjacent sensitive land-uses, design and visual impact.

Planning Services is satisfied that the proposed telecommunications tower conforms with the direction of the County of Grey Official Plan.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan designates the subject lands as “*Commercial Corridor*”. This designation recognizes existing linear commercial development along the Highway 26W corridor and is intended to provide commercial lands in appropriate locations to primarily serve the travelling public and tourists.

New wireless communication facilities are permitted in all land use designations, with the exception of the Wetlands and Hazard Lands designations of the Official Plan. When considering the installation of new facilities it is the policy of the Plan to encourage, where feasible and appropriate, the use of innovative design measures and screening to limit the visual impact of the proposed facility, colocation with other service providers or on existing infrastructure, and locations away from sensitive land uses.

Surrounding land uses to the east and south of the subject lands consist of vacant environmental land which will not be impacted by the proposed tower and provides additional screening/buffering of the tower from general public view. The highest potential for conflict is with respect to the residential land uses to the west of the subject site. While visual impacts are adequately mitigated through siting, screening, and tower design, any health concerns regarding exposure to radio-frequencies are mitigated through Health Canada’s Code 6 regulations, which require all output waves to be considerably lower than the lowest amount posing risk to human health. All telecommunication facilities must comply with these regulations throughout their lifespans.

Planning Staff are satisfied that the proposed site and tower design are appropriate and consistent with the intent and purpose of the Official Plan and provides adequate consideration of adjacent sensitive uses in terms of visual and environmental impact.

Zoning By-law 2018-65

The subject property is zoned “*General Commercial Exception*” (C2-21) by the Town of The Blue Mountains Zoning By-law 2018-65. Telecommunication facilities are generally considered as a *Public Use* for the purpose of the Zoning By-law and are permitted in all land use zones. However, as a federally regulated structure, conformity with the Zoning By-law is not required.

Notice and Public Consultation

A public meeting was held at the Town of The Blue Mountains Town Hall Council Chambers on February 24, 2020. 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 (See Attachment 4).

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

- The Niagara Escarpment Commission;
- The Historic Saugeen Metis Lands, Resource and Consultation Department;
- The County of Grey;
- The Grey Sauble Conservation Authority;
- Enbridge Gas;
- Hydro One;

Written comments were received from two residents prior to the public meeting. The first comment received identified concern with respect to proximity to the individual's personal residence in Thornbury. It is noted by Staff that the tower is proposed to be located more than of 10.0km from the concerned resident's property. The second comments identified general support for improved cell phone service in the Town.

At the public meeting, two residents provided verbal comments, indicating support for the proposed structure. Specifically, both residents generally suggested that the improved service coverage the future tower should be maximized to provide service to the highest number of properties in the area, including to the development lands to the south.

Following the public meeting, and as requested by Council, the applicant provided network coverage maps which illustrate the existing deficient service level in the area as well as the anticipated improvements (See Attachment 3). The proposed site will provide an improved service level for Bell customers within the Village of Craigleith and the Silver Creek Drive neighbourhood of Collingwood. Service improvements would extend to the residential development lands to the south, as indicated on the coverage maps provided. It is noted that additional infrastructure may be necessary in the future in order to further improve the service as additional users are added to the service area.

Conclusion

Based on the foregoing, Planning Staff are satisfied that the Municipal *Protocol for Establishing Telecommunication Facilities* has been satisfactorily completed by the applicant. Furthermore, the proposed telecommunications tower is consistent with the intent and direction of provincial, county, and local planning policy direction. Planning Staff supports this application subject to the conditions outlined in recommendations provided in this report.

F. The Blue Mountains Strategic Plan

The recommendations contained in this report support the following foals and objectives of The Blue Mountains Strategic Plan:

- Goal #1: Create Opportunities for Sustainability, Objective 3: Promote a Diversified Economy
- Goal #2: Engage Our Communities & Partners, Objective 3: Strengthen Partnerships
- Goal #5: Ensure Our Infrastructure is Sustainable, Objective 4: Ensure that Infrastructure is Available to Support Development

G. Environmental Impacts

No adverse negative impacts to the environment are anticipated as a result of this application.

H. Financial Impact

No adverse financial impacts to the Municipality are anticipated as a result of this application.

I. In consultation with

Agencies, the public and internal staff through the Public Notice process under the Municipality's *Protocol for Establishing Telecommunication Facilities*.

J. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or a Public Information Centre which took place on February 24, 2020.

K. Attached

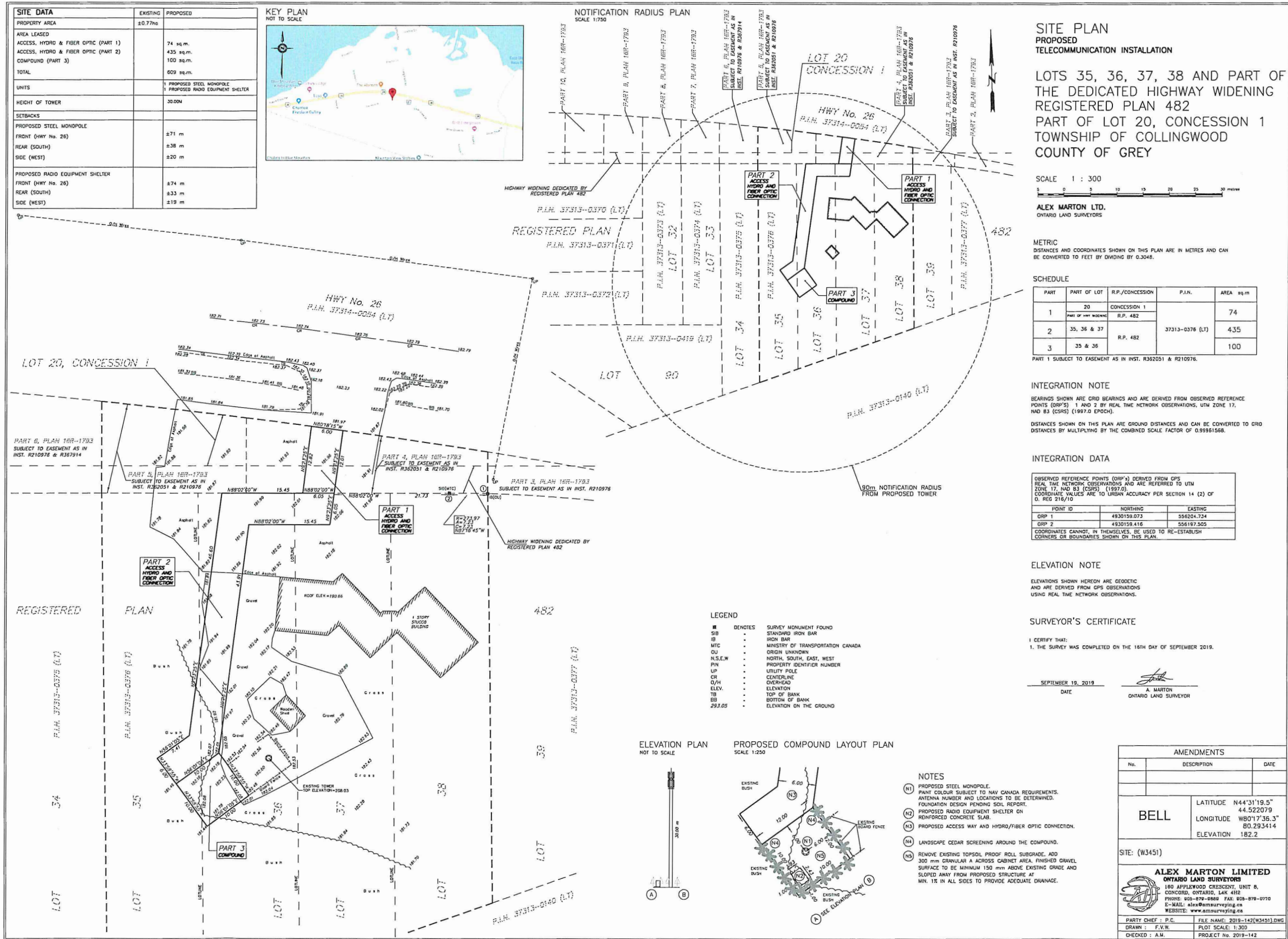
1. *Attachment #1: Proposed Site Plan*
2. *Attachment #2: Site Selection & Justification Report*
3. *Attachment #3: Existing and Proposed Coverage Maps*
4. *Attachment #4: Compiled Written Comments Received*

Respectfully submitted,

Travis Sandberg, Planner I

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

For more information, please contact:
Travis Sandberg
tsandberg@thebluemountains.ca
519-599-3131 extension 283



W3451



October 3, 2019

Site Selection & Justification Report

Wireless Telecommunications Tower Site

209896 Highway 26 West, The Blue Mountains, Ontario

Bell Mobility – contracted to:
FONTUR International
70 East Beaver Creek Road, Suite 22
Richmond Hill, ON L4B 3B2

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Introduction

The on-going increase in the use of personal cellular telephones and other wireless devices for personal, business, and emergency purposes requires the development of new wireless telecommunications infrastructure. This infrastructure includes new antennas and their support structures which are required meet the demands of increased capacity and broadening service areas. Without antennas in close proximity to a wireless device, wireless communication is simply not possible.

The use of wireless telecommunications is firmly entrenched into Canadian society and economy. Canadians currently use more than 30 million wireless devices on a daily basis including, wireless phones, tablets, mobile radios, and broadband internet devices. Three-quarters of every Canadian household have access to a wireless phone, and more than half of all phone connections are wireless. About one-third of households now use cellphones exclusively (i.e. no landline). More importantly, each year Canadians place more than 6 million calls to 9-1-1 or other emergency numbers from their mobile phones and many major urban centres report that over half of all emergency calls are made by cell phone.

As part of its on-going commitment to provide high quality wireless services, Bell Mobility has determined that a new wireless telecommunications facility is required in the Town of Blue Mountains.

As a general matter, Bell's site selection process is a balanced exercise that must meet Bell's network coverage objectives, having regard for land use constraints and its obligation to its customers to provide a high quality of service.

Wireless telecommunications facilities are regulated by the Federal Government under Innovation, Science and Economic Development (ISED) Canada and need not follow municipal or provincial planning approvals. However, in recognition of the policy vacuum which exists as a result of that circumstance, ISED Canada requires that wireless telecommunication carriers consult with land use authorities.

Purpose - Background & Coverage Requirement

A radio antenna and a tower are the two most important parts of a radio communication system. The antenna is needed to send and receive signals for the radio station. The tower raises the antenna above obstructions such as trees and buildings so that it can send and receive these signals clearly. Each radio station and its antenna system (including the tower) provide radio coverage to a specific geographic area, often called a cell. The antenna system must be carefully located to ensure that it provides a good signal over the whole cell area, without interfering with other stations and can "carry" a call as the user moves from cell to cell.

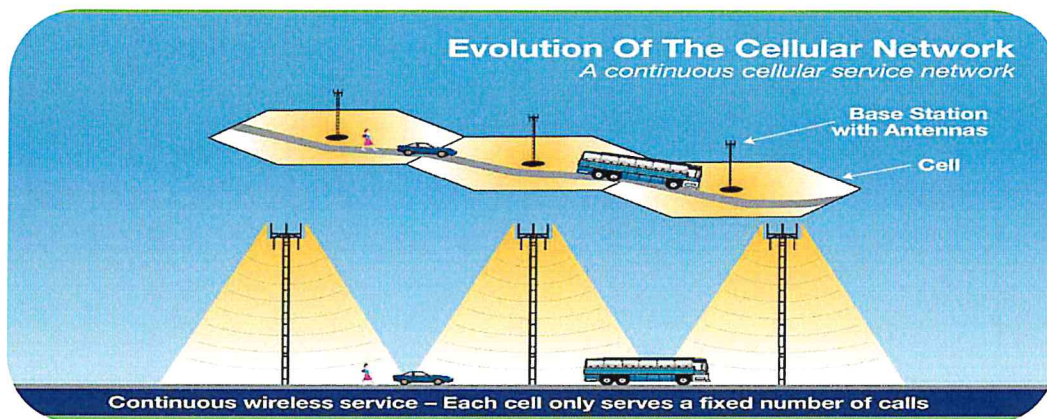


Figure 1

If the station is part of a radio telephone network, the number of stations needed also depends on how many people are using the network. If the number of stations is too small, or the number of users increases people may not be able to connect to the network, or the quality of service may decrease.

As the number of users exceeds the capacity of the radio station to receive and send calls, the coverage area for the cell shrinks and the shrinkage between cells creates coverage holes.

As demand increases for mobile phones and new telecommunication services, additional towers are required to maintain or improve the quality of service to the public and restore contiguous wireless service.

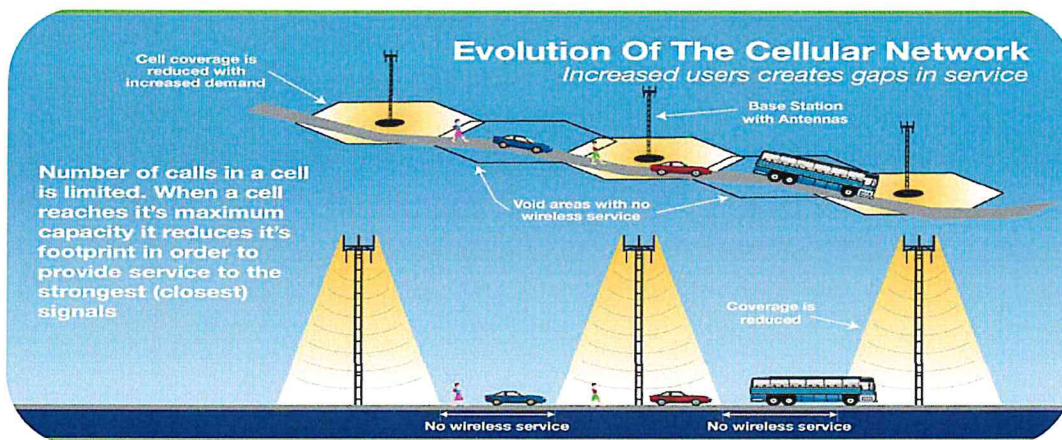


Figure 2

In this case, Bell Mobility's Radio Frequency Engineering department has determined the need for a service upgrade to adequately provide continuous coverage and service to our existing and future customer base surrounding the Blue Mountains area. Currently, our network is burdened by a combination of poor voice and data quality, specifically in high-use residential areas and transportation corridors. In some cases, the coverage is so poor that a handset would be unable to place a mobile call at all in the subject location and surrounding area. The result of this situation is on-going

customer complaints, high “dropped call” rates, and in extreme circumstances, the potential inability to place a mobile call that may be absolutely critical in an emergency situation.

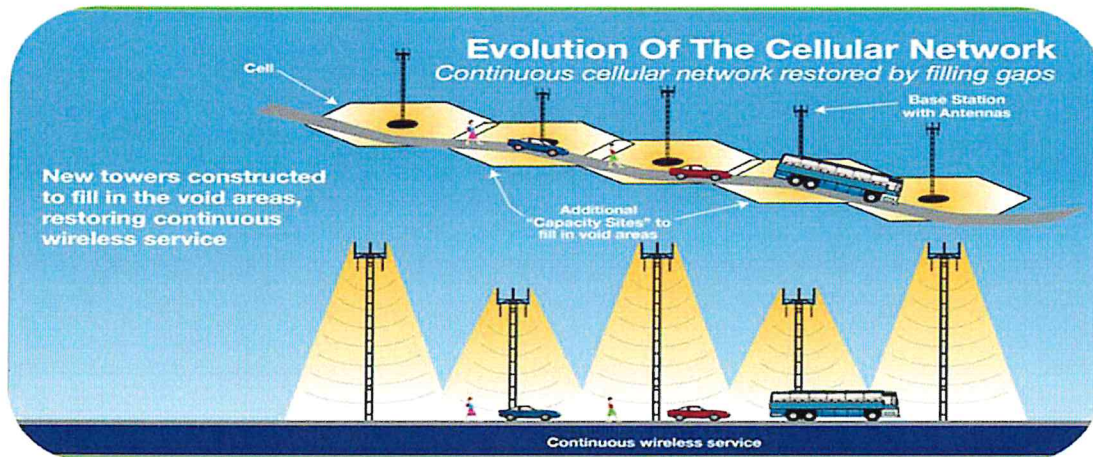


Figure 3

Bell Mobility is committed and mandated by its license to ensure the best coverage and service to the public and private sectors. The proposed site in The Blue Mountains is extremely important in terms of providing coverage to an area that is under-served. Bell Mobility wants to provide infrastructure necessary to ensure that both residents and visitors to the area have access to service.

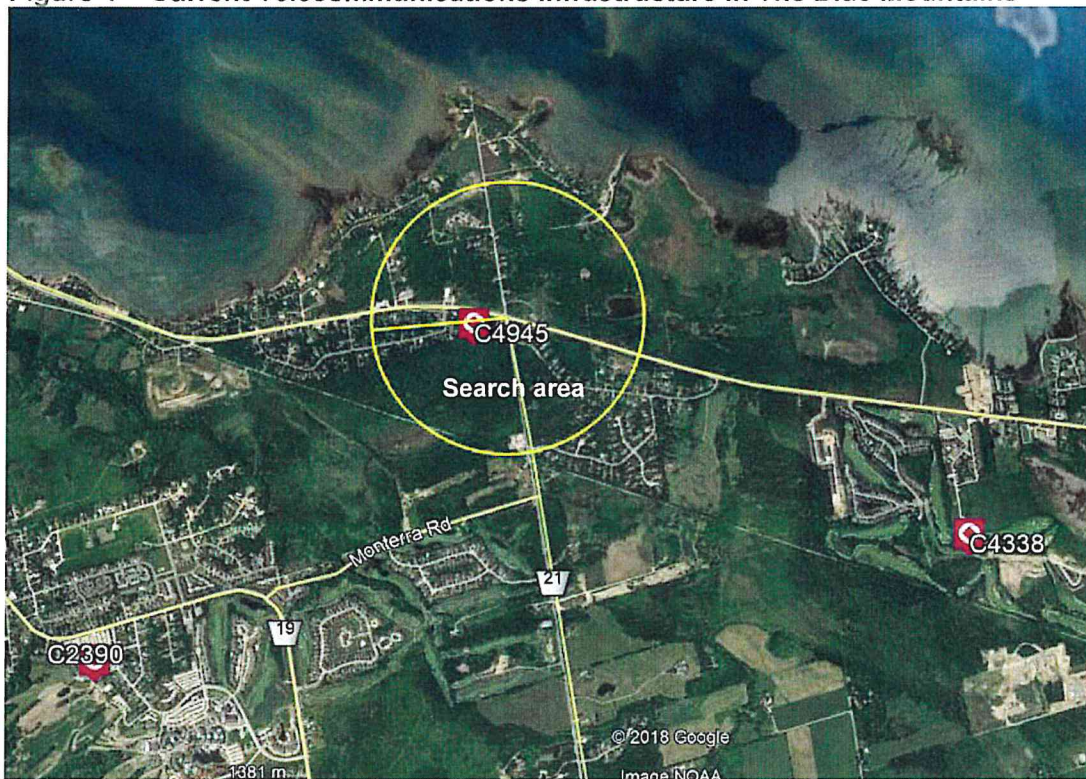
A drive test was conducted along area roads such as Long Point Road and Highway 26, and smaller residential streets in this area, for the purpose of determining our coverage objectives. Very weak coverage areas with poor signal strength were found around and along these stretches of road, which generate significant coverage requirements as a result of the number of users and the varying topography. Bell Mobility is also anticipating significant growth in the amount of wireless broadband use in this area as a result of the general increase in wireless services use and local population increase.

Bell Mobility's existing coverage in this part of The Blue Mountains is in need of upgrading. Like all other infrastructure, it must keep up with changes in the ways people use technology, as well as general population growth of the area. As illustrated in the map below (Figure 4), there is a gap in wireless telecommunications infrastructure in the area of coverage need. The following sites are within 6 km of our search area, and are shown in Figure 4:

- **25m Rogers Monopole Tower** located at 209896 Highway 26, approximately 10m from the tower location. Due to the low height available, type of structure and design of the tower co-location is not possible. Carriers require a 3 metre separation distance between antennas which would not allow Bell Mobility to meet their coverage objectives as a height of 30m is required. Extending the tower in height is also not possible due to structural limitations. The existing tower and foundation has been designed to support a height of only 25m and extending this tower will compromise its structural integrity.

- **34m Rogers tower** located at 10 Vacation Inn Drive, Collingwood. Due to the distance from the search area (2.6km) co-locating on this tower would not alleviate the gap in coverage experienced near Long Point Drive & Highway 26.
- **14.9m Rogers Tower** located at Craighleith Road. Due to the distance from the search area (3.2km) and low height available, this structure is also not sufficient to co-locate. This tower's main purpose is to serve the resort areas, and its coverage does not extend outside.
- **34m Bell & Rogers Tower** located at 110 Jozo Weider Boulevard. The distance from this installation (2.7km) is too great to provide coverage to the search area. In addition, Bell has already co-located on this tower to provide coverage to the Blue Mountain Resort.

Figure 4 – Current Telecommunications Infrastructure in The Blue Mountains



New equipment is therefore required in this area, to accommodate growing demand for wireless services, to mitigate existing coverage and capacity issues, and to effectively pass on calls to other towers in the network.

Identification & Evaluation of Different Site Location Options

Based on research by Bell's Radio Frequency Engineering team, a general search area location was chosen centered on the intersection of Long Point Road and Highway 26. A site within the search area on the map below (Figure 5) would, from an engineering point of view, meet the coverage objectives of Bell's network. Typically, in semi-rural areas, the search area can have a radius of between 300 and 500 metres.

A review of existing telecommunications installations within the search area, as illustrated in **Figure 4**, revealed that there are no existing towers that would meet Bell Mobility's coverage requirements (i.e. within the search area).

Figure 5 – Search area



The search area consists of predominantly residential, environmental, and other sensitive land uses, which had a significant effect on the number and quality of site candidates.

After visiting the search area and reviewing Blue Mountains' *Protocol for Establishing Telecommunications Facilities*, we identified a number of potential sites that would meet engineering requirements, as well as the standards outlined in ISED Canada's CPC 2-0-03 document. We proceeded to meet with several land owners in the area to discuss potential locations.

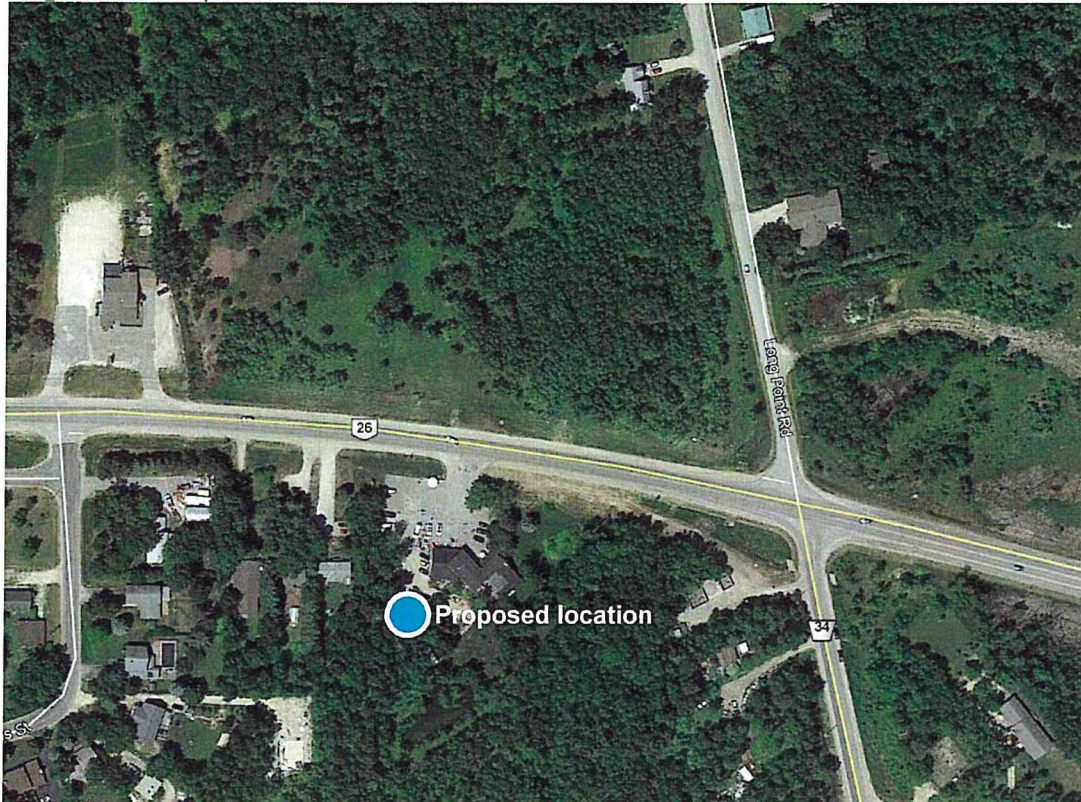
Proposed Site Location

The location which Bell proposes for a wireless telecommunications site in Blue Mountains is on the property municipally known 209896 Highway 26 West, The Blue Mountains, ON L9Y 0L1 (**Figure 6**).

The property's legal description is: LT 35-38 PL 482 COLLINGWOOD; PT LT 20 CON 1 COLLINGWOOD; PT STRIP OF HIGHWAY WIDENING PL 482 COLLINGWOOD

CLOSED BY R165546, PT 4 & 5 16R1793; S/T R210976, R362051; THE BLUE MOUNTAINS

Figure 6 – Proposed location



The site itself is located approximately 61 metres south of Highway 26.

The geographic coordinates for the site are as follows;

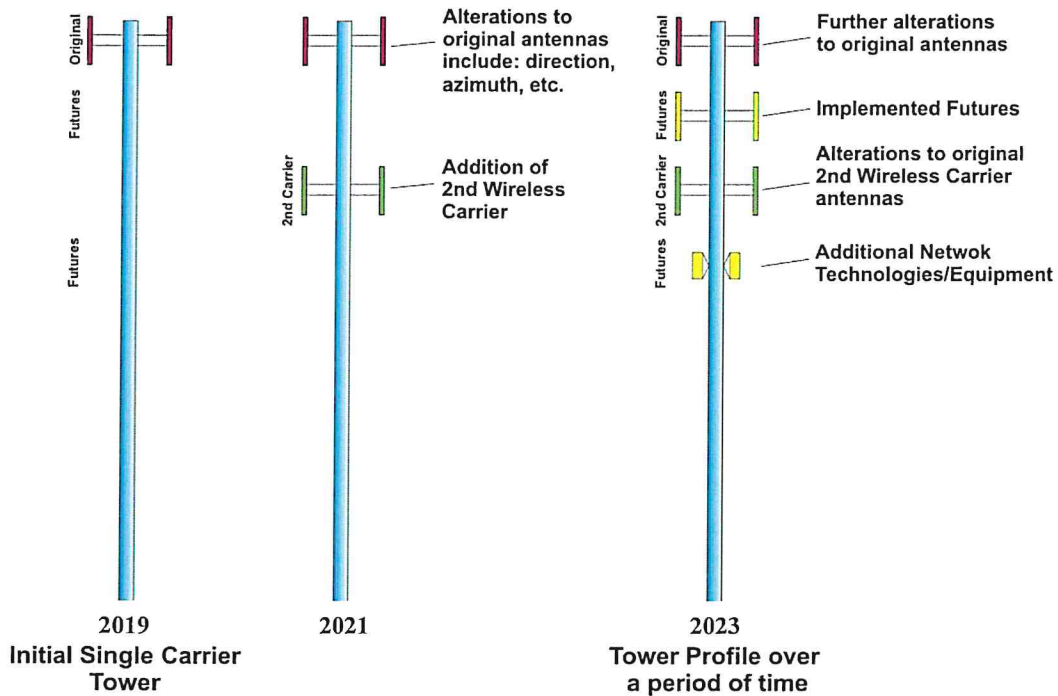
Latitude (NAD 83) N 44 31 19.5

Longitude (NAD 83) W 80 17 36.3

Bell Mobility's proposed tower will accommodate wireless antennas for the purpose of providing wireless communications coverage and network capacity. To the end user, this translates into Bell's suite of wireless technologies such as cellular phone or wireless internet coverage. Depending on the signal strength, and the amount of data being downloaded, the regular user should not see a difference between this and a fibre line.

Bell strongly supports co-location on existing towers and structures and designed the tower to accommodate future carriers on the tower. The use of existing structures minimizes the number of new towers required in a given area and is generally a more cost-effective way of doing business. However, tower infrastructure is a finite resource and over time most towers reach their engineered maximum. The proposed tower is designed to support and accommodate additional carriers.

Figure 7



Towers are limited in terms of both allowable space and engineering capacity. Each antenna array requires a separation of vertical space so they do not cause interference with each other.

Unfortunately, there are no pre-existing towers that would work for co-location and given the low average height of structures in the search area, a rooftop antenna installation is also not viable.

Description of Proposed System

The proposed system for 209896 Highway 26 West is a monopole telecommunications tower that is 30 metres in height. A fenced-in compound would also be constructed, and would occupy a ground compound area of approximately 30 square metres.

Bell Mobility proposes to install antenna and microwave equipment. The tower would initially provide wireless voice and data services for subscribers to the Bell Mobility network.

Statement Indicating Need for Tower Height

The proposed tower has been designed at a height of 30 metres. Due to the large coverage hole that currently exists in Bell Mobility's network in this part of The Blue

Mountains, this height is required to provide optimal coverage to the area for voice and, importantly, data use, and to “pass on” calls and other uses effectively to surrounding towers in the network. The height will also allow other carriers to use the tower for their own equipment.

Health Canada’s Safety Code 6 Compliance

Bell Mobility attests that the radio antenna system described in this report 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 collocations and nearby installations within the local radio environment.

Control of Public Access

The site facility would include one locked, alarmed and electronically monitored mechanical equipment shelter. Fencing would be installed around the base of the tower and equipment shelter and would include one locked gate access point.

Canadian Environmental Assessment Act and Conservation Authority

Bell Mobility attests that the radio antenna system described in this notification package is not subject to the *Canadian Environmental Assessment Act, 2012*; therefore this facility is exempt from assessment.

Bell Mobility has also made every effort to design the tower and access in compliance with the Grey Sauble Conservation Authority (GSCA) regulations.

Transport Canada’s Aeronautical Obstruction Marking Requirements

Bell Mobility attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. Bell Mobility has made all necessary applications to Transport Canada and NAV Canada.

At the time of writing, neither Transport nor NAV Canada has completed their review of the proposed structure. However, given that the structure is not in close proximity to any aerodrome, we anticipate that lighting and/or painting of the structure will not be required.

Engineering Practices

Bell Mobility attests that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

Distance to Residential

The nearest residential use outside of the subject property is approximately 22 metres west of the proposed site, on Highway 26, as illustrated in Figure 8.

Figure 8 – Distance to nearest residential



Justification of Preferred Tower Type

Due to the dearth of existing telecommunication facilities in the area, and the demand for improved wireless services, there is a great need for new wireless signal in the search area. As a result, Bell Mobility has designed a monopole tower. This tower allows for potential co-location while simultaneously resulting in an aesthetically-pleasing design. This design, in addition to the proposed height of the tower (30m) should allow The Town of Blue Mountains to minimize the amount of towers required in Blue Mountains in the future.

Public Consultation

In accordance with ISED Canada's CPC 2-0-03 guidelines and The Blue Mountains' *Protocol for Establishing Telecommunications Facilities*, Bell Mobility will conduct a public circulation at the appropriate time in the evaluation process.

Impact on Sensitive Land Uses/Features

This installation will not affect any sensitive land uses, natural heritage, significant vegetation, or agricultural uses.

Conclusion

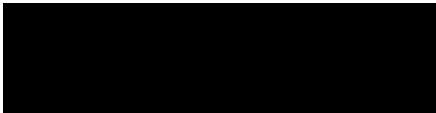
Canadians as a whole are becoming more dependent on wireless products for personal, business, and emergency purposes. In many areas of the country, more than half of all 9-1-1 calls are now made via a mobile phone. To that end, an improvement upon the current wireless coverage in this area of the Town of Blue Mountains would be a benefit to the community.

Bell Mobility believes the proposal:

- Is in a location technically suitable to meet Bell Mobility's network requirements;
- Is a design that will accommodate additional providers in the future, if needed;
- Is a development compatible and appropriate with surrounding uses, and will have limited impact on existing land uses in the vicinity.

Bell Mobility is committed to effective public and municipal consultation. Should you have any questions or require further information regarding our proposal, please do not hesitate to contact the undersigned.

Sincerely,



Ferdinand Staab, MCIP, RPP, SR/WA
Consultant for Bell Mobility

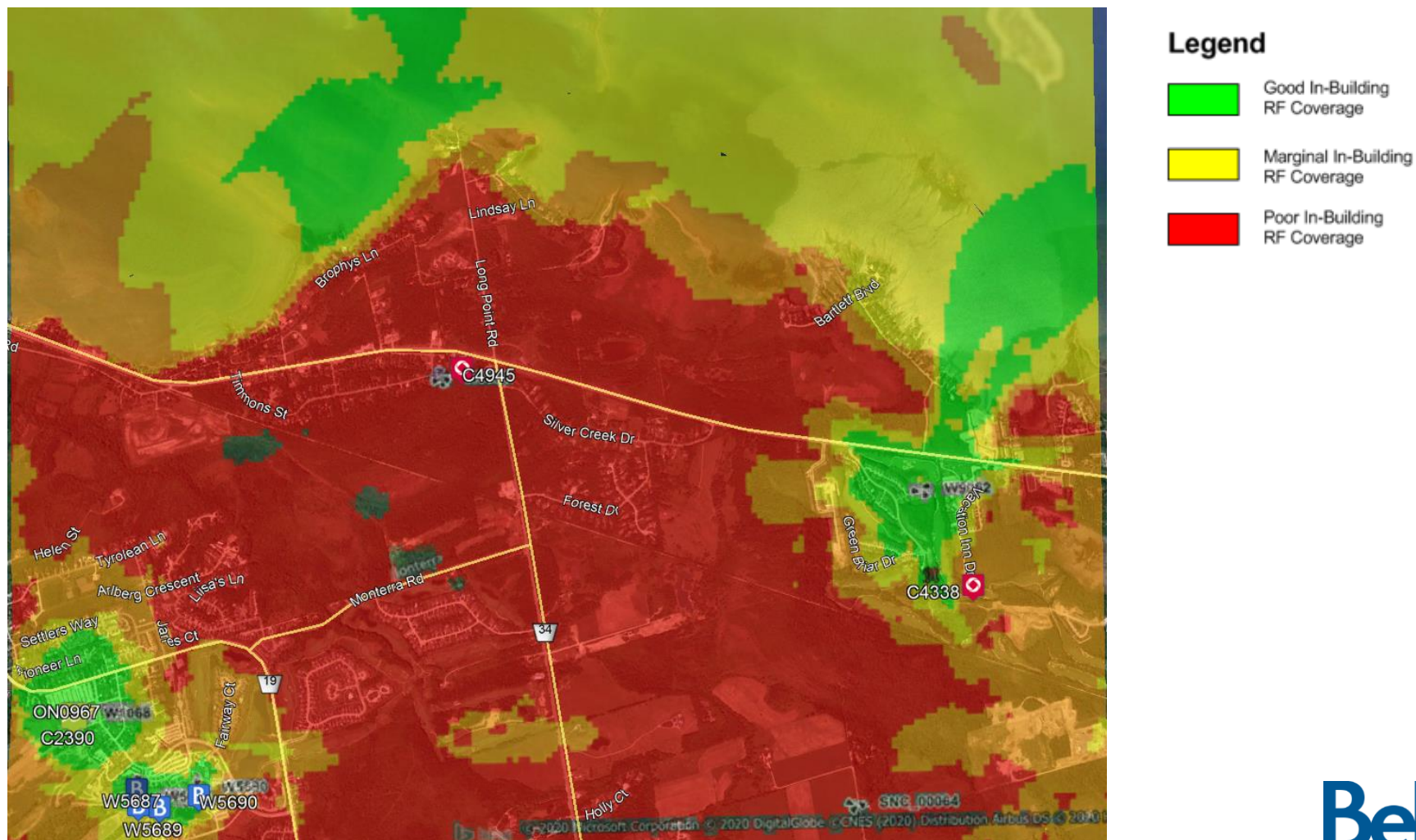
W3451 – Hwy 26 and Long Point Blue Mountains, Ontario

Bell Mobility Inc.

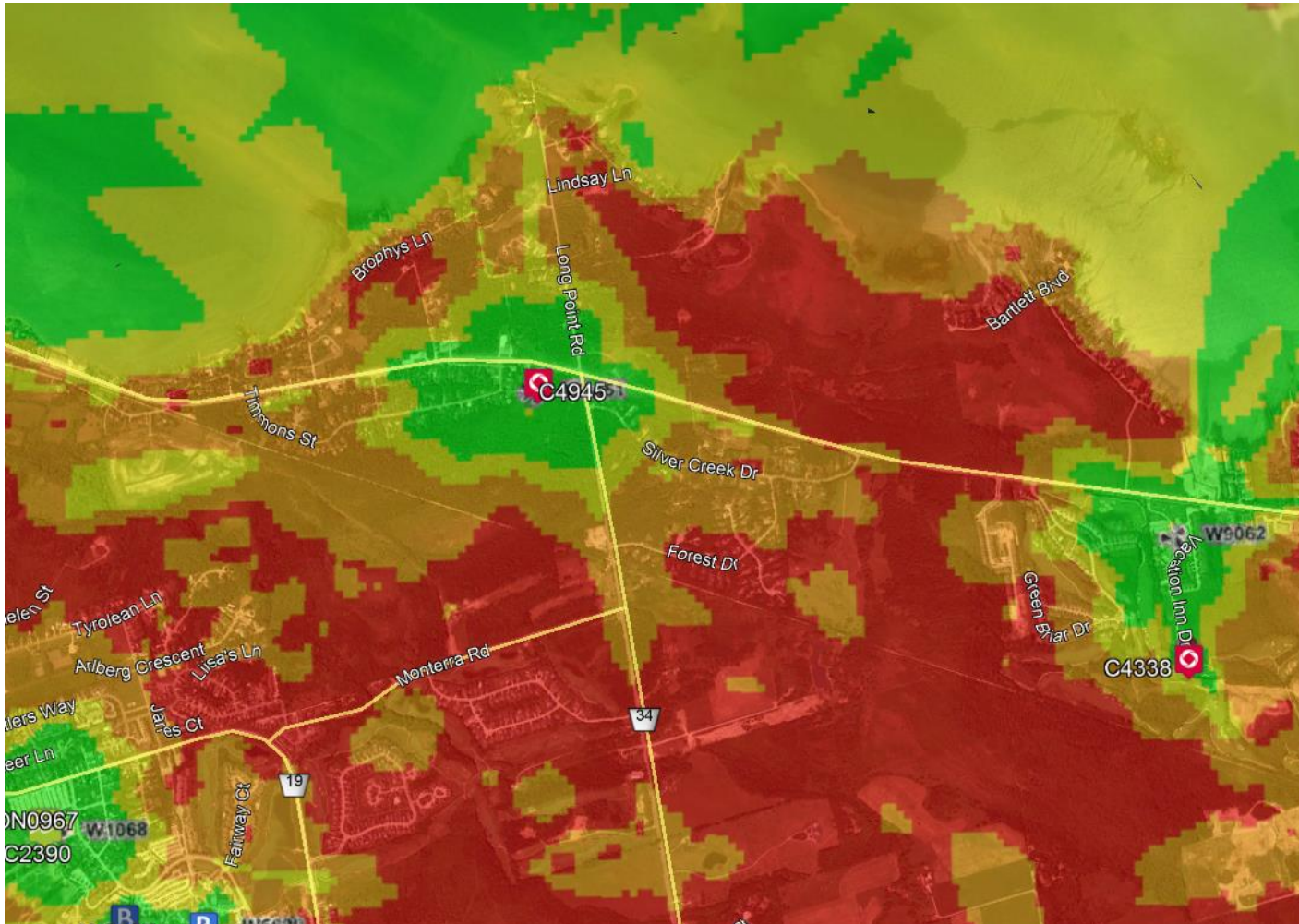
RF Design & Performance



Hwy 26 and Long Point Rd Area Existing Coverage Prediction



Hwy 26 and Long Point Rd Area Proposed Coverage Prediction



Legend

-  Good In-Building RF Coverage
-  Marginal In-Building RF Coverage
-  Poor In-Building RF Coverage



Planning and Development

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

January 23rd, 2020

Travis Sandberg, Planner I
Town of The Blue Mountains
32 Mill Street - PO Box 310
Thornbury, ON N0H 2P0

**RE: Proposed Telecommunication Tower
209896/209898 Highway 26 W
Town of the Blue Mountains (geographic Township of Collingwood)
Owner/Applicant: Bell c/o Fontur International**

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.

Bell mobility, in accordance with its obligations under the *Radiocommunications Act* and Innovation, Science and Economic Development Canada procedure CPC-2-0-03 (2014), have submitted a request for municipal concurrence for a proposed telecommunication tower on the subject lands consisting of a 30m monopole tower, equipment shelter, and perimeter security fencing.

Approval for telecommunication facilities and their design are under the sole exclusive jurisdiction of the Government of Canada through Innovation, Science, and Economic Development Canada. All proponents for new facilities are required to consult local planning authorities to ensure that local protocols are considered in the site selection process. The Town of The Blue Mountains Telecommunication Protocol requires public consultation for all proposed facilities.

Schedule A of the County OP designates the subject property as 'Recreation Resort Area'. Policy 3.8(2) states,

New development in the Recreational Resort Area land use type must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing land use type or in settlement areas.

County planning staff have no concerns with the type of proposed accessory structure.

Appendix B of the County OP identifies 'significant woodlands' on the subject property. Section 7.4(1) states,

No development or site alteration may occur within significant woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per section 7.11 of this Plan that there will be no negative impacts on the natural features or their ecological functions.

County planning staff recommend comments are received from the local conservation authority.

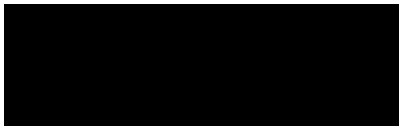
County Transportation Services has reviewed the subject file and has no concerns or objections.

Provided positive comments are received from the local conservation authority, County planning staff have no concerns with the subject application.

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

If you wish to discuss this matter further, please contact me.

Yours truly,



Stephanie Lacey-Avon
Planner



www.grey.ca

August 21, 2019

Sent Via Email Only

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

Dear Travis:

**Re: Notice of Public Meeting
Bell Mobility 30 m Telecommunications Tower
Part Lot 20, Concession 1, (209896/209898 Highway 26 West)
Town of The Blue Mountains, Grey County**

Niagara Escarpment Commission staff have reviewed the proposal to erect a 30 m monopole telecommunications tower on the subject lot. We offer the following staff comments as an addendum to earlier correspondence August 21, 2019 (attached).

The subject lands are located within the boundaries of the **Niagara Escarpment Plan (NEP)** and are designated **Escarpment Recreation Area**. The subject lands are not within the area of Development Control. Permitted uses within the Escarpment Recreation Area are subject to Part 2, Development Criteria of the Niagara Escarpment Plan and the requirements of official plans and zoning by-laws that are not in conflict with the NEP.

To protect the scenic landscape, the NEC generally discourages new telecommunication towers within the Niagara Escarpment Plan area. The location proposed for the tower, however, is within an area identified as a "Low" rating for scenic resources by the Landscape Evaluation Study.

We note that Bell has provided a Photo Rendering that demonstrates the degree the proposed tower will be visible. The tower does not appear to dominate the landscape.

There is mapped unevaluated wetland in the southern portion of the lot and woodlands that form part of a larger area of significant woodland. Available mapping shows portions of the Silver Creek Provincially Significant Wetland Complex within 100 m of the project site (See attached Map 2C). The area required for the tower is outside of the wetland boundary and at the edge of the wooded area. Access for installation is through an existing parking lot. It is not anticipated that the project will negatively impact mapped natural heritage features.

A monopole tower at this location does not appear to significantly compromise the purpose and objectives of the Niagara Escarpment Plan or the Development Criteria of the Plan.

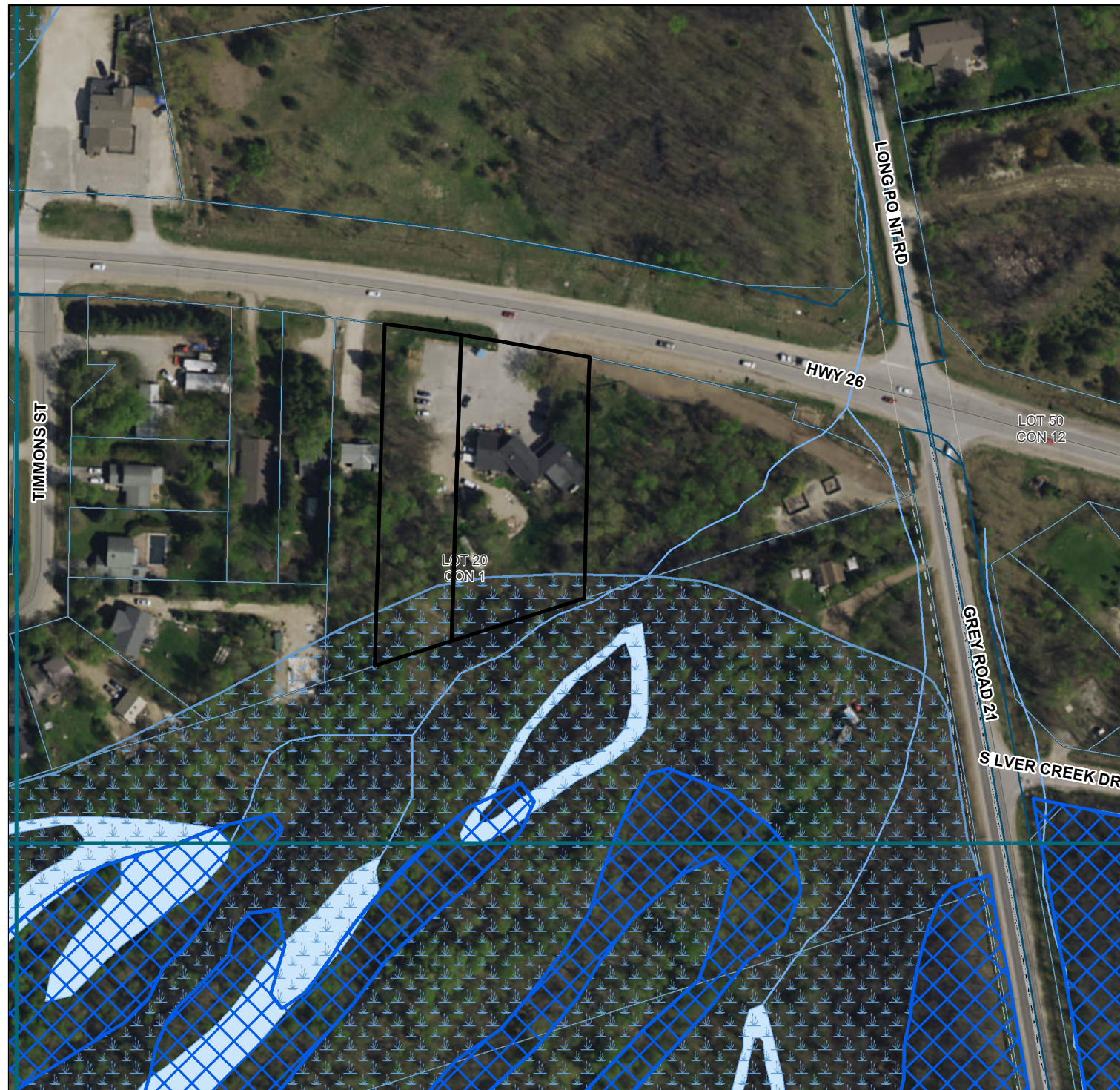
Please contact me at ([REDACTED]), if you have any questions.

Sincerely,
















Judy Rhodes-Munk
Senior Planner

attachment



Map 2C Orthophoto

209898 HIGHWAY 26
Town of the Blue Mountains

-  Subject Property
-  Subject Property
-  Roads
-  Unevaluated Wetlands
-  Waterbodies
-  Watercourse
-  Upper Tier Municipality
-  Lower/Single Tier Municipality
-  Lot and Concession Boundary
-  Parcel Boundary
-  Ownership Boundary
-  Provincially tracked species (1km grid)
- Evaluated Wetlands**
-  Evaluated-Provincial

Orthophoto Date: 1995-2015

Scale 1:2,000
0 10 20 30 40
Metres

Printed on Jan 16, 2020

THIS IS NOT A PLAN OF SURVEY.
This map is illustrative only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to navigation. Base derived from various sources.
Map compiled and produced by the Geographic Information Systems (GIS) Department of the Niagara Escarpment Commission, Ministry of Natural Resources



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Ontario



Niagara Escarpment Commission

99 King Street East
P.O. Box 308
Thornbury, ON N0H 2P0
Tel. No. (519) 599-3340
Fax No. (519) 599-6326
www.escarpment.org

Commission de l'escarpement du Niagara

99, rue King est
p.o.b. 308
Thornbury ON N0H 2P0
No de tel. (519) 599-3340
Télécopieur (519) 599-6326
www.escarpment.org



August 21, 2019

Sent Via Email Only

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

Dear Nathan:

**Re: Request for Comments
Bell Mobility 30 m Telecommunications Tower
Part Lot 20, Concession 1, (209896 Highway 26 West)
Town of The Blue Mountains, Grey County**

Niagara Escarpment Commission staff have reviewed the proposal to erect a 30 m monopole telecommunications tower on the subject lot. We offer the following staff comments.

The subject lands are located within the boundaries of the **Niagara Escarpment Plan** (NEP) and are designated **Escarpment Recreation Area**. The subject lands are not within the area of Development Control. Permitted uses within the Escarpment Recreation Area are subject to Part 2, Development Criteria of the Niagara Escarpment Plan and the requirements of official plans and zoning by-laws that are not in conflict with the NEP.

To protect the scenic landscape, the NEC generally discourages new telecommunication towers within the Niagara Escarpment Plan area. The location proposed for the tower, however, is within an area identified as a "Low" rating for scenic resources by the Landscape Evaluation Study. At 30 m in height the tower may be visible from Nottawasaga Bay, from limited locations along Highway 26 and from areas on the ski slopes. The base of the proposed telecommunications tower will be partially screened by existing vegetation. Should the Town be concerned about the visibility of the proposed tower, the NEC recommends the proponent complete a Visual Impact Assessment. The attached Visual Assessment Guidelines may be helpful.

There is mapped unevaluated wetland in the southern portion of the lot and woodlands that form part of a larger area of significant woodland. The small area required for the tower is outside of the wetland and at the edge of the wooded area. Access for installation is through an existing parking lot. Natural heritage features will not be negatively affected.

1 of 2

A monopole tower at this location does not appear to significantly compromise the purpose and objectives of the Niagara Escarpment Plan or the Development Criteria of the Plan. A visual impact analysis may help to confirm the degree to which the tower will be visible.

Please contact me at [REDACTED], if you have any questions.

Sincerely,

[REDACTED]
Judy Rhodes-Munk
Senior Planner

attachment

From: [REDACTED]
To: [REDACTED]
Subject: Request for Comments - Blue Mountains (Bell Mobility) - REVISED Proposed Telecommunications Tower
Date: Thursday, January 16, 2020 9:22:41 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your File: Telecommunications Tower
Our File: Blue Mountains Municipality

[REDACTED]

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources and Consultation
Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0

[REDACTED]

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From: [REDACTED]
Subject: FW: [External] **REVISED** Notice of Public Meeting - Proposed Telecommunication Tower
Date: Thursday, January 23, 2020 11:14:40 AM
Attachments: image001.png
image002.png
REVISED Notice of Public Meeting Bell Telecomm Tower (Craigshb).pdf
image003.png
image006.png

Good morning Mr. Schimus,

I acknowledge receipt of your comments in response to the attached February 24, 2020 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 February 24, 2020 Public Meeting, and attached to a followup staff report regarding this matter.

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: [REDACTED] Website: www.thebluemountains.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: Kevin Schimus [REDACTED]
Sent: Thursday, January 23, 2020 8:59 AM
To: Town Clerk [REDACTED]
Subject: [WARNING: ATTACHMENT UNSCANNED]FW: [External] **REVISED** Notice of Public Meeting - Proposed Telecommunication Tower

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

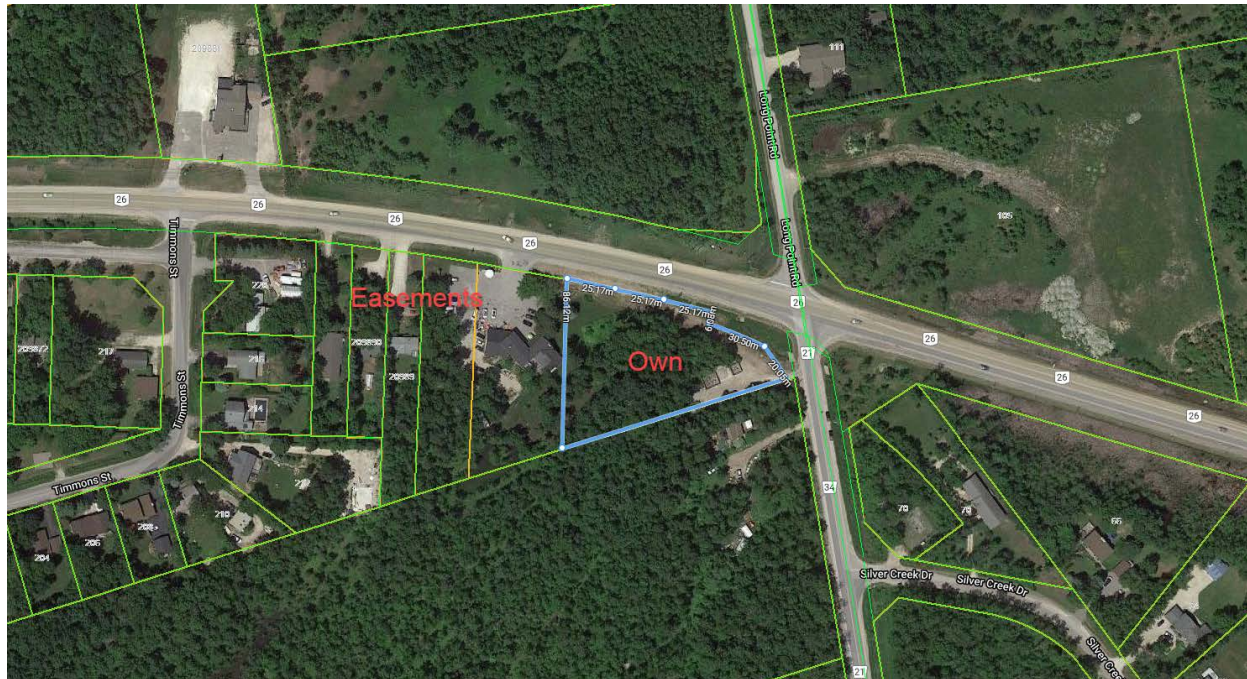
Good morning,

Please be advised Enbridge Gas Inc (Operating as Union Gas) has an existing easements on the north limit of this property for existing NPS 6 Steel High Pressure "East Owen Sound Transmission Pipeline"

If there's any proposed utility crossings of this high pressure steel transmission pipeline in order to service this new tower please ensure minimum vertical and horizontal clearances are maintained.

Table 3.9.2: Pipeline Clearances between Underground Utilities and/or Structures Other Utility and/or Structure	
Company Pipeline	Gas, Water, Sewer, Communication, Hydro (< 30kV), etc.
Steel	300 mm * minimum
Plastic (tracer wire)	300 mm * minimum

Notice: Enbridge Gas representative must be present during excavation if digging within 1.5m from pipeline at this location, please call 1-855-228-4909 to schedule, minimum 3 business days in advance.



Regards,

Kevin Schimus
Advisor, Construction and Project Management
Construction and Growth

ENBRIDGE GAS INC, OPERATING AS UNION GAS

[REDACTED]
603 Kungf Drive, Waterloo, Ontario, N2V 1K3

uniongas.com | enbridgegas.com
Safety, Integrity, Respect.

From: ONTUGLLandsINQ
Sent: Wednesday, January 15, 2020 1:33 PM
To: Sasha Boulton
Subject: FW: [External] **REVISED** Notice of Public Meeting - Proposed Telecommunication Tower

Over to you for any concerns the district may have.

[REDACTED]

Analyst, Land Support
Enbridge Gas Inc.
[REDACTED]
[REDACTED]
50 Keil Drive North, Chatham, Ontario N7M 5M1

From: Tanya Staels [REDACTED]
Sent: Wednesday, January 15, 2020 10:06 AM
To: Tanya Staels [REDACTED]
Subject: [External] **REVISED** Notice of Public Meeting - Proposed Telecommunication Tower

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good morning – attached is the REVISED Notice of Public Meeting pertaining to the above noted Proposed Telecommunication Tower.

Please review and provide any comments/concerns **no later than February 23, 2020**.

Kind regards,



Tanya Staels
Administrative Assistant – Planning Services
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: [REDACTED]
[REDACTED] www.thebluemountains.ca

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From: [REDACTED]
Subject: [REDACTED]
Date: Friday, November 1, 2019 3:46:38 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

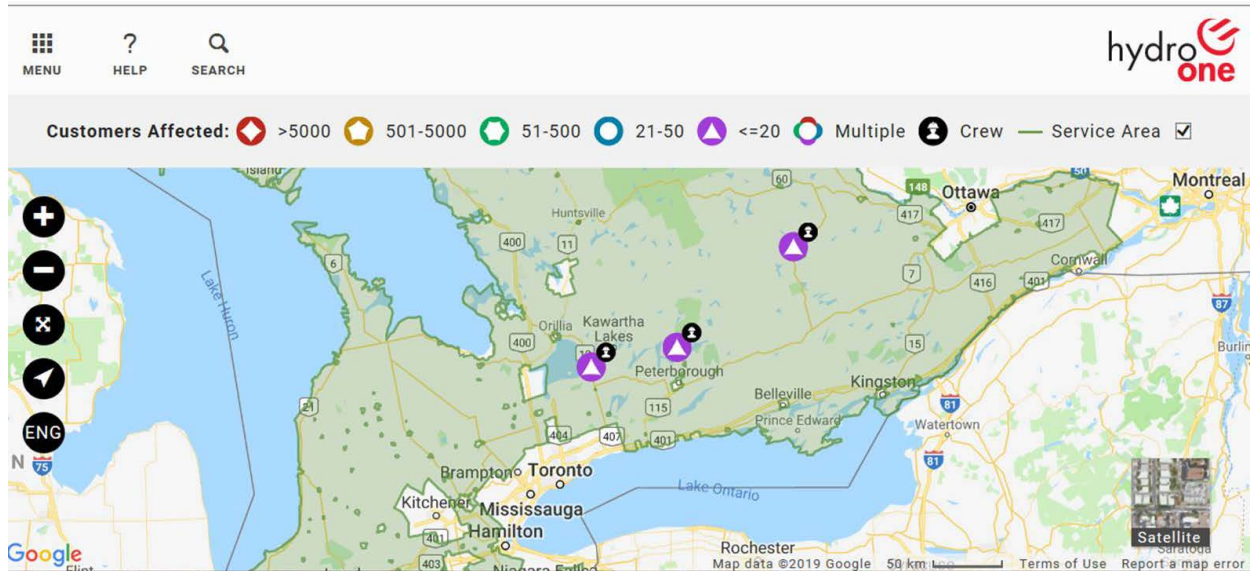
Hello,

We are in receipt of your Telecommunication Tower Application, P2803 dated November 1, 2019. 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 to be connected to your Local Operations Centre

Thank you,

[REDACTED]
Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Email: [REDACTED]

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

Travis Sandberg

From: Jacob Kloeze [REDACTED]
Sent: Friday, November 15, 2019 4:56 PM
To: Travis Sandberg
Cc: Lori Carscadden
Subject: RE: PRC Meeting - November 20, 2019

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Travis,

Our office generally has no objection to the construction of a telecommunication tower within the proposed location.

It is noted that the area is regulated under Ontario Regulation 151/06 and as such a permit is required from the GSCA. A site inspection is required by our office to assess on-site conditions, and further grading and drainage details may be required.

Thank you,

Jacob Kloeze

Planning Technician | Grey Sauble Conservation Authority
237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
[REDACTED]

From: Lori Carscadden [REDACTED]
Sent: Friday, November 1, 2019 11:24 AM
To: Lori Carscadden [REDACTED]
Subject: PRC Meeting - November 20, 2019

Good Morning - Please be advised that the Town has received an application for Planning Review. This will be discussed by staff on Wednesday, November 20, 2019.

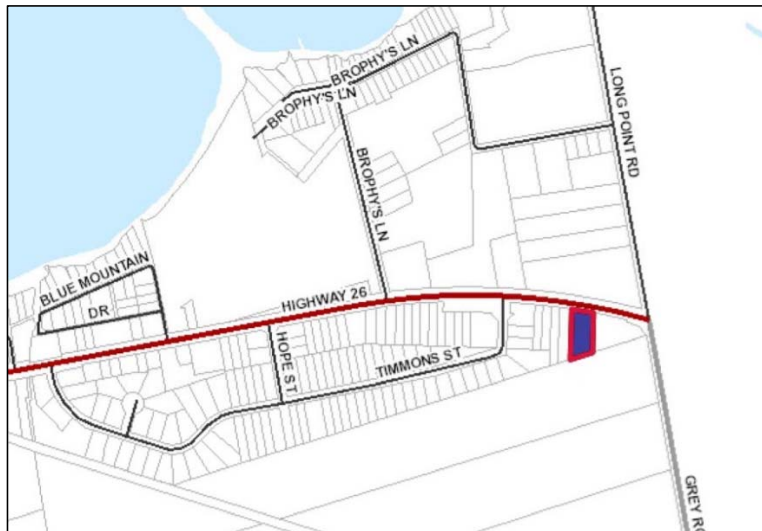
Please find below a sharefile link to documents received in support of an application for a proposed Telecommunication Tower. Kindly forward your written comments to [REDACTED] and [REDACTED] by no later than **November 18, 2019**. Please note that a formal Notice of Public Meeting will be circulated in the future, once a Public Meeting date has been confirmed.

Municipal File No: P2803
Project: Proposed Telecommunication Tower (Bell)
Municipal/Legal Description: 209896 Highway 26
Part of Lots 35, 36, 37, and 38, Part of Strip of Highway Widening, Registered Plan 482,
and Part of Lot 20, Concession 1
Applicant: Bell Mobility c/o FONTUR International
Engineer: N/A

Municipal Planner: Travis Sandberg, Planner I

Project Description: The applicant is proposing to construct a new telecommunication tower on the subject lands in order to improve wireless network coverage for Bell customers in the Town of The Blue Mountains. The proposed tower would consist of a 30.0m mono-pole design and will allow for future co-location opportunities. The proposed installation would also include a 30 square metre fenced-in ground compound at the base of the tower for associate equipment.

Key Map:



Citrix Attachments

Expires April 26, 2020

- | | |
|---|----------|
| 1. P2803 - Site Plan Application Form.pdf | 2 MB |
| 2. P2803 - Cover Letter.pdf | 105.6 KB |
| 3. P28003 - Landlord Signature Page.pdf | 217.5 KB |
| 4. P2803 - Survey Plan.pdf | 464.1 KB |
| 5. P2803 - Photo Simulations.pdf | 5.2 MB |
| 6. P2803 - Newspaper Ad DRAFT.pdf | 88.5 KB |
| 7. P2803 - Public Notification Brochure DRAFT.pdf | 185.4 KB |
| 8. P2803 - 500m Radius Map.pdf | 224.3 KB |

[Download Attachments](#)

Blue Mountains Planning uses Citrix Files to share documents securely.



Travis Sandberg

Planner I

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



: www.thebluemountains.ca

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From:

Subject:

Date:

FW: Request for Comments - Blue Mountains (Bell Mobility) - Proposed Telecommunications Tower

Monday, November 4, 2019 2:07:35 PM

For the file

Thnx

lc

From: Chris Hachey

Sent: Monday, November 4, 2019 1:16 PM

To: Lori Carscadden

Subject: Request for Comments - Blue Mountains (Bell Mobility) - Proposed Telecommunications Tower

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your File: P2803

Our File: Blue Mountains Municipality

Ms Carscadden,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis

204 High Street

Southampton, Ontario, N0H 2L0

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the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.

From: [REDACTED]
Cc: [REDACTED]
Subject: RE: Comment - Proposed Cell Tower
Date: Tuesday, January 14, 2020 4:51:14 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Mr. Elkins,

I acknowledge receipt of your comments in response to the [February 24, 2020 Public Meeting Notice](#) (rescheduled from January 27, 2020), and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the February 24, 2020 Public Meeting, and attached to a followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

Town Clerk

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

[REDACTED]

[REDACTED]

| Website: www.thebluemountains.ca

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

From: Stewart Elkins [REDACTED]
Sent: Tuesday, January 14, 2020 3:15 PM
To: Town Clerk [REDACTED]
Subject: Comment - Proposed Cell Tower

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a resident of Thornbury and a subscriber to Bell Canada. I frequently experience a very weak cell signal, and many dropped calls. I presume that the proposed new tower will improve cell service in the Thornbury area. If so, I am very much in support of the proposed new communications tower.

[REDACTED]
[REDACTED]
[REDACTED]

From:

Subject:

RE: Proposed Telecom Tower

Date:

Monday, January 13, 2020 9:04:45 AM

Attachments:

[image001.png](#)

[image002.png](#)

Good morning Ms. Guzman,

I acknowledge receipt of your comments in response to the [January 27, 2020 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 Public Meeting, and will be attached to a followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

Town Clerk

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

Email: [REDACTED] | Website: www.thebluemountains.ca

From: NTWarrior [REDACTED]

Sent: Saturday, January 11, 2020 9:37 AM

To: Town Clerk [REDACTED]

Subject: Proposed Telecom Tower

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Town Clerk,

Thank you for this public notice regarding the January 27 meeting. It appears from my map that this tower is proposed to be located on Highway 26 closer to Wasaga Beach and to the east of Blue Mountains Resort. Please advise me if I am wrong, since TBM is being consulted.

If any tower was located within 1 mile of my home on Beaver Street in Thornbury, I would move, leave the area. I did not move to the country from the city to be in the vicinity of cell towers.

Thank you for reading this. Have a great day.

Sincerely,

[REDACTED]

--

[REDACTED]