



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations, Planning and Development Services
Meeting Date: June 6, 2023
Report Number: PDS.23.038
Title: Recommendation Report – Request for Municipal Concurrence for a Telecommunications Tower – 164 Craigleith Road (P3255)
Prepared by: Carter Triana, Planner

A. Recommendations

THAT Council receive Staff Report PDS.23.038, entitled “Recommendation Report – Request for Municipal Concurrence for a Telecommunications Tower – 164 Craigleith Road (P3255)”;

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

1. That the monopole be designed to guarantee future colocation 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 obtain a Site Alteration/Fill Permit, in accordance with Municipal By-law 2002-78, as amended, as may be required.

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 164 Craigleith Road.

C. Background

Planning Services received a request for municipal concurrence on a proposed new telecommunications tower. The tower is proposed to be 22 metres in height and includes a fenced ground-level compound to house the tower base and associated equipment.

The subject lands are municipally known as 164 Craigleith Road. The property is approximately 168 hectares in area and currently contains buildings and structures associated with the Craigleith Ski Club. A location map and aerial photograph of the subject lands are shown in Figures 1 and 2.

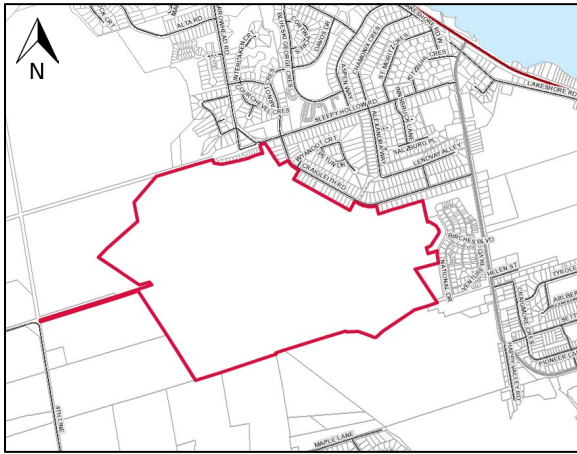


Figure 1. Location Key Map



Figure 2. Aerial Photo (ca. 2020)

Surrounding land uses include existing residential uses to the north on Craigleith Road and to the east in the Orchard at Craigleith development, and recreation uses of the Craigleith Ski Club.

The tower and ground-level compound are proposed to be located in the eastern portion of the subject property, approximately 237 metres from adjacent residential properties to the west and 170 metres from adjacent residential properties to the north. The location of the proposed tower is in an existing maintenance and storage area of the property in the middle of the base operations area and access it proposed via an existing driveway. The intent of the proposed location is to replace an existing telecommunications tower, currently located approximately 158 metres to the west of the proposed location of the new tower. The existing tower is approximately 14 metres tall, with a base elevation of 238 metres and a peak elevation of 252 metres. The proposed tower has a base elevation of 233 metres and a peak elevation of 255 metres. The location of the existing tower has resulted in conflict with ski operations and planned renovations for the Craigleith Ski Club.

Additional Bell towers currently exist at Georgian Peaks Ski Club (18m monopole), Alpine Ski Club (two 14m monopoles), and Blue Mountain Resort (30m shrouded tripole), however the tower at Craigleith Ski Club is the sole tower providing Bell services in the area, requiring its relocation to continue to provide cellular service.

D. 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 Municipal Protocol and includes information as to how each has been satisfied by the applicant.

Preliminary Consultation

The Town began consultation discussions with the proponent on November 1, 2022. The proponent indicated the urgent nature of the project due to future power cuts to the existing tower and construction. The proponent was advised that a temporary tower may be a possibility but indicated that this would not be possible in this context.

After a review of the initial submitted site plan, the proponent was advised by Town Staff that the proposed location of the tower was within an area regulated by Ontario Regulation 151/06 and that the location should be revised or that comments from Grey Sauble Conservation Authority should be obtained confirming their approval of the proposed location. The proponent decided to adjust the location of the tower and compound to be located completely outside of the regulation area.

The proponent indicated that colocation was not an option in this context due to the distance of other existing towers, topography, and requirements to maintain the existing level of service. Following these discussions, the proponent moved forward with submission of a formal request for municipal concurrence for the subject property.

Notice and Public Consultation

Notification was provided in accordance with the Protocol. The Protocol requires notice to be provided by mail to all property owners within 500 metres of the proposed tower location, by publication in a newspaper, and by the installation of a sign along each street frontage of the

property. These notices are required to be given no sooner than 40 days and no later than 20 days before the scheduled meeting. Notice was mailed to 231 property owners within the prescribed radius on March 9. Notice was published in the Collingwood Connection on March 23. A sign was installed on the property along Craighleith Road on March 27.

It is noted that the Protocol provides greater opportunity for public notice than the federal default public consultation process from ISED Canada, where notice is required to be distributed within a radius of three times the towers height. If these guidelines were followed, only property owners within 66 metres of the proposed tower location would have been notified. Additionally, the federal guidelines only require notice in a newspaper for towers 30 metres or more in height and do not require the installation of a sign on the property.

Written and verbal comments were received from public agencies and area residents.

Comments were received from the following public agencies:

- Grey County: County Planning Staff have no concerns or objections to the proposal.
- Niagara Escarpment Commission: The NEC has concerns with the potential impact on views of the Escarpment landscape and natural scenery due to the proposed location and design of the tower.

At the public meeting, verbal comments were received from both Council and interested members of the public. The questions posed, and the applicant's responses, can generally be summarized as:

- **Is there potential to disguise the tower as a "mono-pine"?**
Examples of mono-pines are usually located in existing clusters of trees where the tower has a height similar to the trees in its vicinity. A mono-pine in this context may be more visually unappealing and obtrusive than the proposed monopole design.
- **Can the Bell antenna be collocated with the existing Rogers tower on the property?**
The Rogers tower's height and existing antennas cannot accommodate Bell's needs. There may be potential to collocate Rogers antennas on the proposed Bell tower in the future, but Rogers has declined to locate their antennas on the proposed new tower at this time. The trees and topography of the area necessitate a taller tower to address complaints received regarding service from the existing tower.
- **Can the tower be located on the escarpment or on a ski lift?**
Locating the tower on the escarpment slope would cause much more disturbance to the natural environment, including potential tree clearing and road building. The existing site is causing damage to ski lift operations and is an obstruction to future replacement of the lift. Locating the antenna on a ski lift would make compliance with Safety Code 6 impossible and maintenance of the tower would require closing the lift.
- **What can be done to minimize the visual impact of the compound at the base of the tower?**

Fencing is proposed around the compound and there may be an opportunity to plant small trees around the compound, provided they do not encroach on the Hazard land to the east and do not interfere with ski operations at Craigleith Ski Club.

- **How will the proposal mitigate health impacts on residents and visitors?**

Health Canada has established safety guidelines for exposure to radio frequency fields in its Safety Code 6. Compliance with Safety Code 6 is mandatory for all telecommunication towers. If the levels of radio frequency fields permitted by Safety Code 6 are modified in the future, all sites must be re-certified to ensure they comply with the new permitted levels.

Determining Sensitivity

In accordance with the 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 and additional comments provided by the proponent satisfy the requirements of the Protocol. The facility is proposed to be located in a cleared area away from existing residential areas. The nearest residence is approximately 170 metres north of the proposed tower location. The proposed tower is a slim-line monopole design with antennas flush-mounted to the pole. This design limits the visual impact of the tower, recognizing that the placement of the tower is located within sightlines from adjacent residential areas. Alternative designs, including a “mono-pole”, were considered, however, it was determined that the height of the tower and the lack of trees in the immediate surrounding area would result in this option being more visually intrusive.

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 below as Figure 3 and Figure 4. In review of the photo simulations, it is noted that the greatest potential for visual impact would be with respect to short-range views from the existing parking lot at Craigleith Ski Club, where the tower would extend above the upper ridge of the escarpment slope. However, this extension would not be seen in views from adjacent areas with different land uses.



Figure 3. Photo simulation of short-range viewscape from The Orchard subdivision looking northwest



Figure 4. Photo simulation of short-range viewscape from Craighleith Ski Club parking lot looking south

Existing vegetation in the area will provide partial screening of the tower from certain views during the winter and foliage will provide nearly full screening during the summer. The applicant has indicated that the colour of the tower can be modified to the satisfaction of Council and the public to minimize visual impact. As an example, Figure 5 is the same photo simulation as Figure 4, but the colour of the tower has been modified from white to green.



Figure 5. Alternate photo simulation with green tower

Environmental Sensitivity

Planning Staff note that the proposed location of the tower is near a stormwater management pond, which is regulated under Ontario Regulation 151/06, however, the tower is proposed to be located entirely outside of this regulation area. The proposed tower location is at the base, but not on the prominent escarpment slope and the Niagara Escarpment Commission has not indicated environmental concerns related to this location. The existing tower is located on the slope and this tower will be removed from the slope as a result of this proposal.

No other potential matters of environmental sensitivity have been identified on the site.

Land Use Compatibility

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

Requirements for Tower Removal

Should the Tower no longer be required, the Protocol requires that the proponent provide a letter indicating that the Tower will be dismantled and removed from site.

E. Analysis

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 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 by the proponent 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. There are also no known or anticipated impacts on resources or natural heritage features of provincial interest. Figures 6, 7, and 8 below demonstrate the cell coverage levels in the target area with no tower, with the existing tower, and as a result of the installation of the proposed facility, respectively.

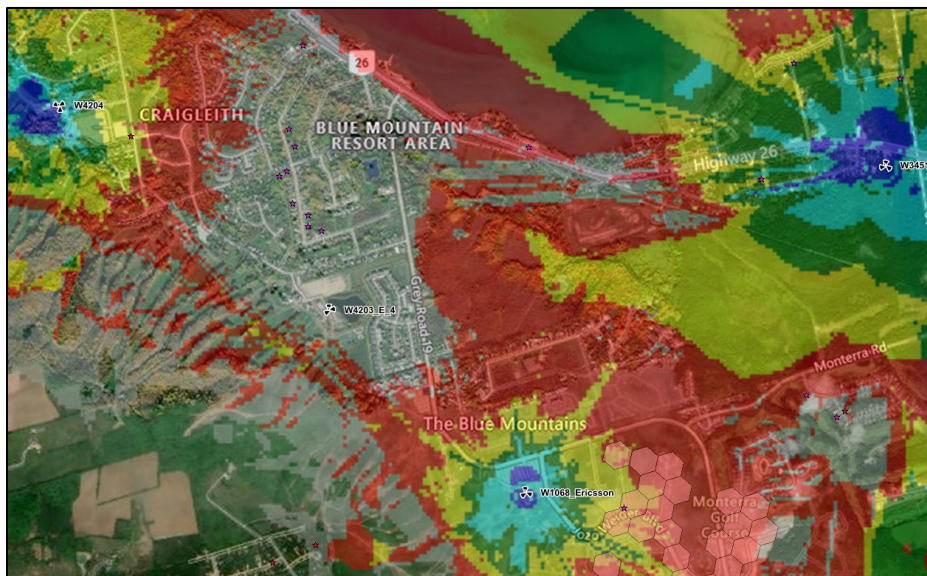


Figure 6. Cell coverage map without tower

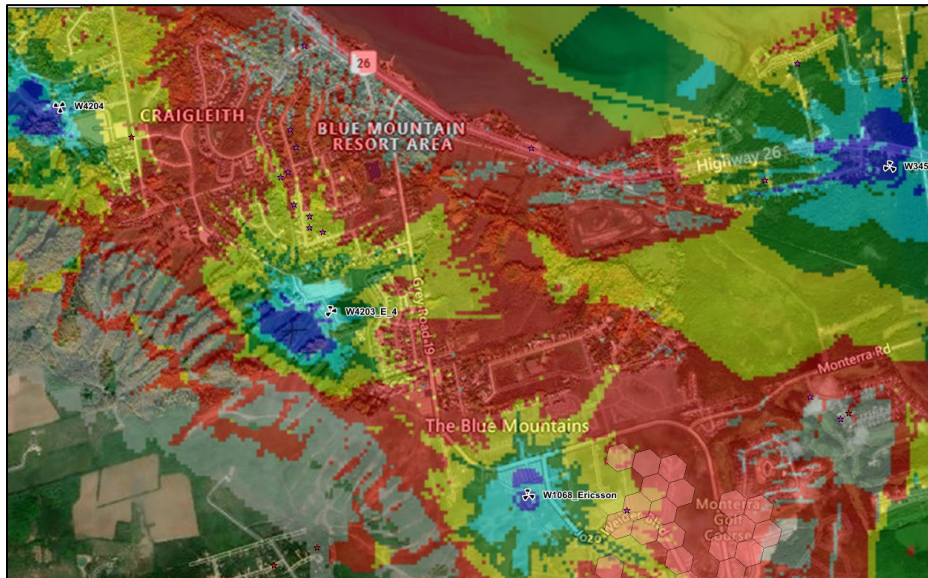


Figure 7. Cell coverage map with existing tower

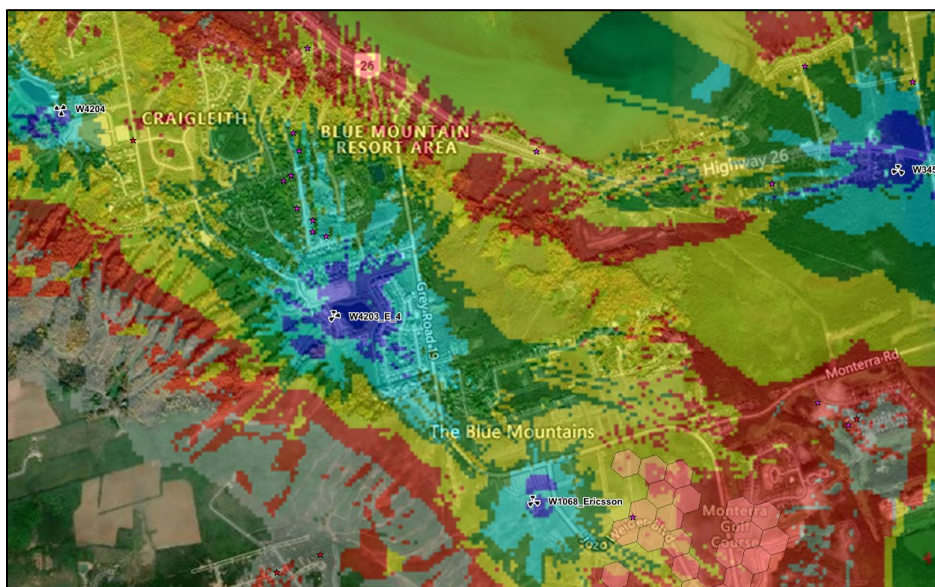


Figure 8. Cell coverage map with proposed tower (22m)

Niagara Escarpment Plan (2017)

The subject property is designated *Escarpment Recreation Area* under the Niagara Escarpment Plan and a portion of the subject property is within the Niagara Escarpment Commission Area of Development Control, however, the proposed location of the tower is entirely outside of the Area of Development Control.

Permitted uses in the *Escarpment Recreation Area* are subject to Part 2, Development Criteria, of the Niagara Escarpment Plan. Generally, the Plan discourages new telecommunications towers within the Plan area in order to protect the scenic landscape.

Comments received from the Niagara Escarpment Commission indicate the proposed tower is located in an area with “attractive” and “very attractive” scenery in the Niagara Escarpment Commission’s Landscape Evaluation Study and that there is a potential for impact on views of the Escarpment landscape and natural scenery. Concerns expressed in these comments were generally related to exploring other location options, co-location opportunities, the removal of the existing tower, and the design of the tower, including structure, colour, lighting, and configuration of arrays on the pole. Niagara Escarpment Commission comments also requested additional photo simulations of the tower than those included in the Site Selection Report.

Planning Staff are satisfied that concerns expressed by the Niagara Escarpment Commission have been adequately addressed by the applicant and that the proposed tower does not conflict with the purpose and intent of the Niagara Escarpment Plan.

Grey County Official Plan

The subject lands are designated *Escarpment Recreation Area* and *Recreation Resort Area* under the Grey County Official Plan, however the proposed tower appears to be located entirely within the *Recreation Resort Area* designation. The Plan also identifies *Significant Woodlands* on the subject property. Figure 9 provides an excerpt of the County Official Plan land use designations for the relevant portion of the subject property, with *Escarpment Recreation Area* in pink and *Recreation Resort Area* in green.



Figure 9. Grey County Official Plan land use designations

Lands within the *Recreation Resort Area* represent settlement areas that have developed as a result of site-specific amendments to the Grey County Official Plan and/or local Official Plan consisting of a defined development area, recreational amenities, and residential development on full municipal services.

Section 7.4 of the County Plan outlines development policies within and in proximity (120m) to identified Significant Woodlands. It is noted that Significant Woodlands are present on the subject property, however the proposed location of the tower is not within 120 metres of those areas and therefore an environmental impact study has not been recommended by the County.

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. It is also a preference of the County Plan that new towers be located 250m from all residential zones and dwellings wherever possible, unless necessary to provide adequate service to such areas. The tower is proposed to be located a minimum of approximately 170 metres from residential zones to the north and 230 metres from residential zones to the east. Figure 10 shows the distance from the proposed location of the tower to adjacent residential uses.



Figure 10. Proposed tower location distance from adjacent residential uses

Planning Services is 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.

The Town of the Blue Mountains Official Plan designates the subject lands *Residential Recreational Area 'RRA', Recreational Ski 'RS', Rural 'R', Escarpment 'E', and Hazard 'H'*. The location of the proposed tower is entirely within the *Recreational Ski* designation. This designation identifies lands intended to be used for year-round escarpment recreational activities, in particular, service and maintenance purposes associated with the ski industry. Figure 11 provides an excerpt of the Official Plan land use designations for the relevant portion of the subject property.

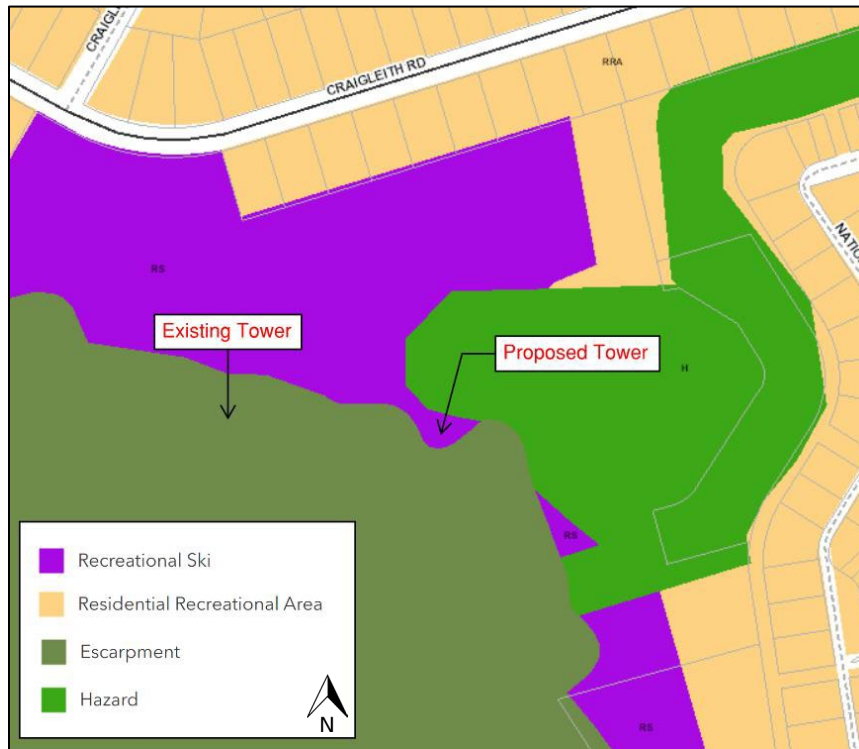


Figure 11. Official Plan 2016 land use designations

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) collocation with other service providers;
- iv) locations on existing infrastructure such as water towers or utility poles; and,
- v) locations away from sensitive land uses

Directly adjacent land uses include hazard lands to the east and ski facilities to the north, west, and south. Residential land uses exist to the north and east within 500 metres of the proposed tower location.

While visual impacts are adequately mitigated through siting, screening, and tower design, any health concerns regarding exposure to radiofrequencies 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 federal regulations throughout their lifespans.

Section B5.2.1 of the Official Plan outlines development policies related to natural heritage features, including Significant Woodlands. It is noted that Significant Woodlands are present on the subject property, however the proposed location of the tower is not within 120 metres of those areas and therefore an environmental impact study is not recommended.

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, and that the applicant has exhausted all appropriate and feasible opportunities to collocate on existing infrastructure/towers.

Town of the Blue Mountains Zoning By-law 2018-65

The subject lands are zoned *Recreation One 'REC1'*, *Open Space 'OS-48'*, *Rural 'RU'*, and *Hazard 'H'* under Zoning By-law 2018-65. The location of the proposed tower is located entirely within the *REC1* zone. Figure 12 provides an excerpt of the zoning for the relevant portion of the subject property.

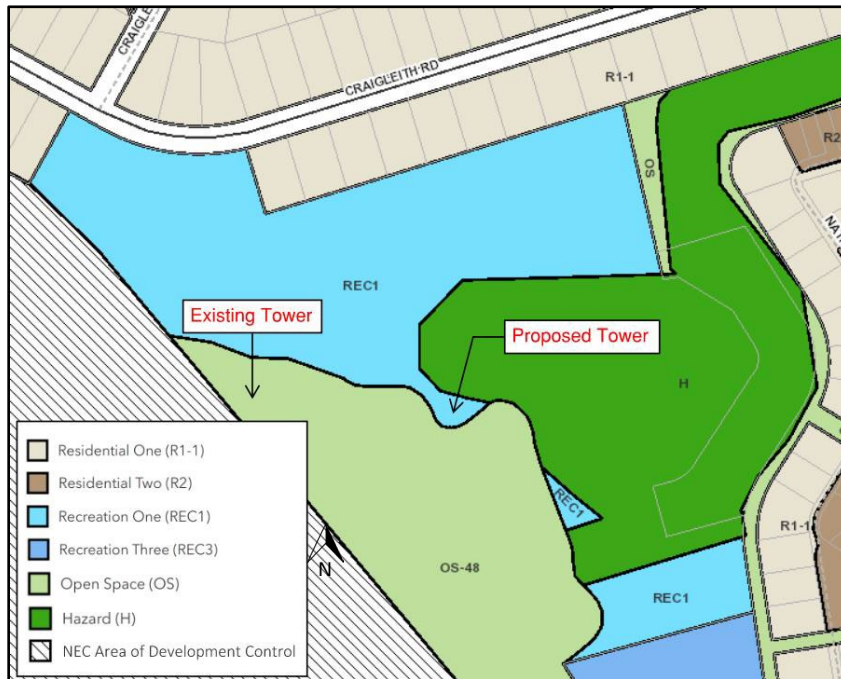


Figure 12. Zoning of the subject area under Zoning By-law 2018-65

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 compatible use of the property.

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. 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.

G. Environmental Impacts

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

H. Financial Impacts

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

I. In Consultation With

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

J. 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 **April 18, 2023**. 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 Carter Triana, planning@thebluemountains.ca

K. Attached

1. Applicant's Proposed Site Plan
2. Submitted Site Selection Report

Respectfully submitted,

Carter Triana
Planner

For more information, please contact:
Carter Triana
planning@thebluemountains.ca
519-599-3131 extension 262

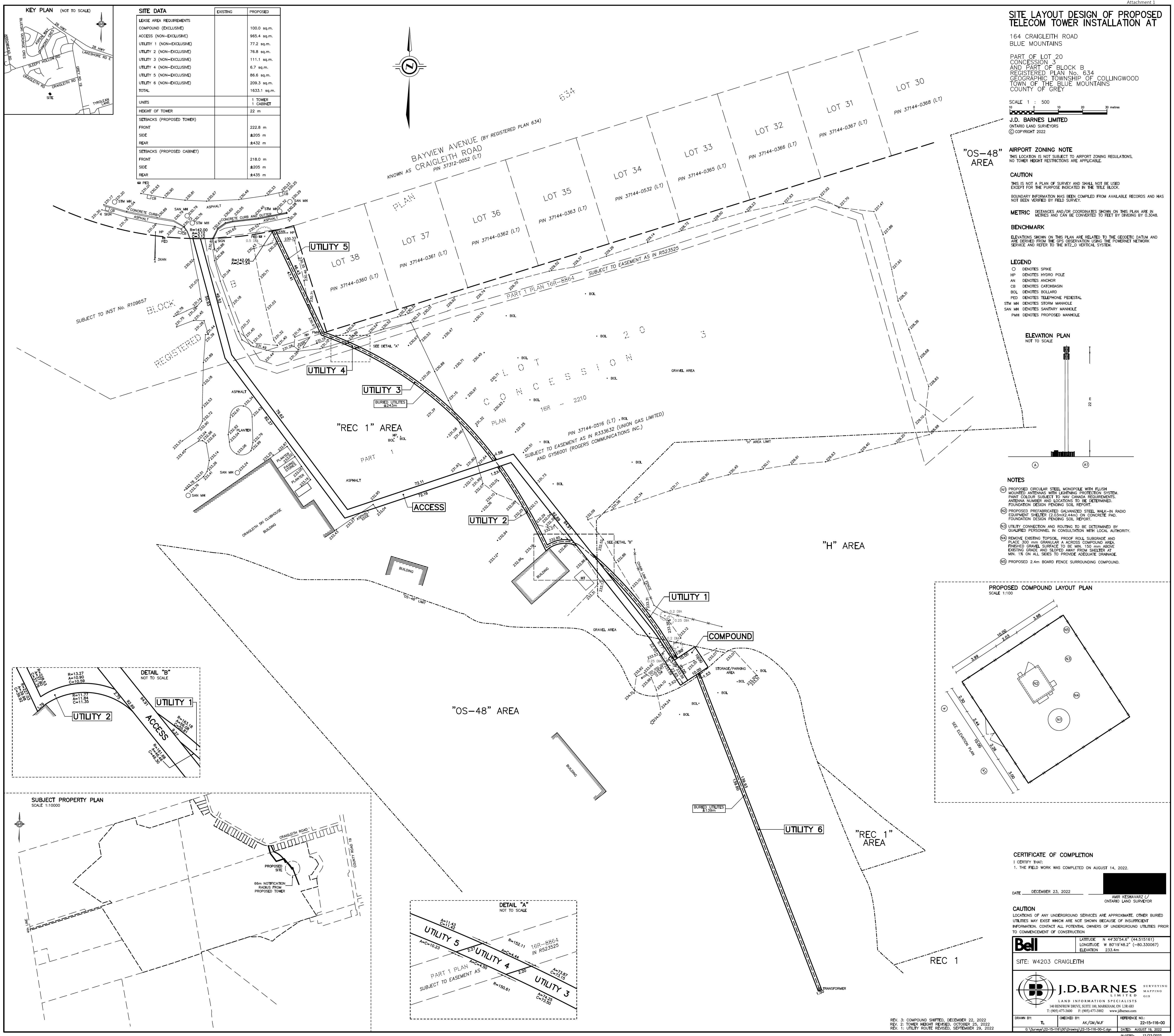
Report Approval Details

Document Title:	PDS.23.038 Recommendation Report - Request for Municipal Concurrence for a Telecommunications Tower - 164 Craighleith Road.docx
Attachments:	- PDS-23-038-Attachment-1.pdf - PDS-23-038-Attachment-2.pdf - PDS-23-038-Attachment-3.pdf
Final Approval Date:	May 26, 2023

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

Shawn Postma - May 24, 2023 - 10:22 AM

Adam Smith - May 26, 2023 - 11:03 AM



January 28, 2023

Town of the Blue Mountains

Planning and Development Services Department
32 Mill Street, Box 310
Thornbury, ON N0H 2P0

Attention: Mr. Carter Triana, Planner

**RE: Application for Municipal Concurrence
Proposed Relocated Bell Mobility Wireless Communication Installation
Craigleith Ski Club, 164 Craigleith Road
Bell Mobility File No.: W4203**

Dear Mr. Triana:

On behalf of Bell Mobility, please find enclosed this application for municipal concurrence for a proposed relocation of an existing wireless telecommunication installation at Craigleith Ski Club.

Introduction

Bell Mobility ("Bell") is proposing to relocate an existing wireless telecommunication installation at the Craigleith Ski Club. The ski club is requiring Bell to relocate the existing tower on their property due to its interference with their ski operations and plans for renovations of the club. This tower is extremely important for the Bell services in the area, as it is the sole tower in the area providing service. Its relocation must happen as soon as possible to ensure that services are not interrupted.

The new installation is comprised of one 22-metre shrouded monopole telecommunication tower with radio equipment cabinets at the base. The equipment will be protected by a fenced enclosure.

Proposed Location

The property's legal description is: PART OF LOTS 20, CONCESSION 3, AND PART OF BLOCK B, REGISTERED PLAN No. 634, GEOGRAPHIC TOWNSHIP OF COLLINGWOOD, TOWN OF THE BLUE MOUNTAINS, COUNTY OF GREY. The geographic coordinates for the site are as follows: Latitude (NAD 83) 44.515250° Longitude (NAD 83) -80.330194°.

The following aerial indicates the location of the existing tower and the proposed new location.





The proposed tower location in a maintenance equipment, “back of house” area of the property and does not interfere with ski operations. This is a significant improvement over the existing site, which is in the middle of the base operations area.

The following is a photosimulation of the proposed installation.



View looking southeast from Craigleith Road, at the entrance of the ski club. The blue arrow is the proposed installation and the red arrow is the existing installation.

The nearest residence is approximately 178m north of the proposed installation on Craigleith Road.

The proposed site is located with a Grey Sauble Conservation Authority regulated area. We have already consulted with the GSCA, who have expressed no concerns with the proposed installation.

Network Requirements and Site Selection

The proposed installation is to maintain services in the area due to the removal of the sole existing tower site, located on the property. The nearest other installation is the tower at the Blue Mountain Inn. This tower is too far from the Craigleith area to be an alternative to replacing the tower on-site. When the existing tower had to be taken offline for maintenance in recent years, it was a significant interruption to the network in the area and generated a large number of complaints.

There are no other alternatives to a new tower installation.



Municipal Consultation Process

Bell telecommunication installations are exclusively regulated by Industry, Science and Economic Development Canada ("ISED", formerly Industry Canada). As a federal undertaking, Bell is required by ISED to consult with land-use authorities in siting antenna locations.

Provincial planning policies, including those passed under the authority of the *Planning Act*, do not apply to federally regulated undertakings, such as is proposed. The consultation process established under ISED'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 in the siting and operation of wireless and data systems. While the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, Bell is required to follow established and documented wireless protocols or processes set forth by land-use authorities.

Public and municipal consultation is being undertaken in accordance with ISED's CPC-2-0-03, Issue 6, and the municipality's telecommunication tower protocol will be utilized.

Control of Public Access

The site facility would include one (1) locked, fenced, and alarmed walk-in radio equipment cabinet on a cast in place reinforced concrete slab.

Health Canada's 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. These guidelines have been adopted by ISED and are included in their regulatory documents on radiocommunication licensing and operational requirements. As such, ISED requires all proponents and operators to ensure that their installations and apparatus comply with the Safety Code 6 at all times.

Bell attests that the radio antenna system described in this notification package will at all times 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.

More information in the area of RF exposure and health is available at the following web site:
<http://www.healthcanada.gc.ca/radiation>





Canadian Environmental Assessment Act

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

Transport Canada's Aeronautical Obstruction Marking Requirements

Bell attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. Freedom will make all necessary applications to Transport Canada and NAV CANADA and will advise the City of the responses as requested.

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

Bell attests that the radio antenna system as proposed for this site will be constructed in compliance with the Canadian Standard Association and will comply with good engineering practices including structural adequacy.

ISED'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.

For more information on ISED's public consultation guidelines including CPC-2-0-03 please see <http://www.ic.gc.ca/antenna> or contact the local ISED office at:


Southwestern Ontario District Office
4475 North Service Road, Suite 100
Burlington, ON L7L 4X7
Tel: 1-855-465-6307
Fax: 905-639-6551
Email: ic.spectrumswodo-spectrebdsoo.ic@canada.ca

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/antenna>)

Conclusion

Bell feels that the proposed site is well located to maintain wireless voice and data services in the area mentioned above. The proposed site is also situated and designed to have minimal impact on surrounding land uses.





At the conclusion of this land use consultation, Bell will request that the municipality issue a statement of concurrence in accordance with ISED's requirements.

Bell looks forward to working with the municipality in providing better service to its residents, visitors, and businesses. Kindly review the site information package; if you require further information about this matter, please contact me at (416) 732-5069 or sean@sjsbnetworkconsulting.com

Best regards,
SJSB NETWORK CONSULTING



Sean Galbraith, MCIP, RPP
Municipal Affairs Manager

The Bell logo, consisting of the word "Bell" in a blue, sans-serif font.



Planning and Development

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

April 11th, 2023

Carter Triana
Town of the Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

RE: Environmental Assessment P3255
Collingwood Concession 3 Part Lots 19 to 21, Concession 4 Part Lots 20
and 21, Plan 634 Lots 54 to 57, BLK B RP 16R2210 Part 1, and RP 16R5025
Part 1 (164 Craigleith Road)
Town of the Blue Mountains (Craigleith)
Roll: 424200000608300
Owner: Craigleith Ski Club
Applicant: Bell Mobility Inc.
Consultant: SJSB Network Consulting

Dear Mr. Triana,

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 purpose and effect of the subject application is to relocate an existing telecommunication tower on the subject lands. The proposed new tower is planned to be a 22m monopole style tower. A fenced in compound 10m x 10m in size would also be constructed at the tower base.

Schedule A of the County OP designates areas of the subject lands as 'Escarpment Recreation Area' and 'Recreation Resort Area'. Section 6.1(1) states,

Escarpment Recreation Area and Recreational Resort Areas land use types as shown on Schedule A of this Plan applies to the Escarpment Recreation Areas of the Niagara Escarpment Plan.

The policies of the Niagara Escarpment Plan shall apply.

Section 8.9.4(1) of the County OP states,

The County supports the provision of high quality telecommunications services throughout the entire County including broadband/fibre and cellular services both within settlement areas and rural areas.

The proposed development would increase the quality of telecommunication services within the Town of the Blue Mountains; therefore, County Planning staff have no concerns.

Schedule C of the County OP indicates the subject lands contain 'Linkage' and 'Core Area'. The proposed development is located outside of the Linkage and Core Area; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates the subject lands are near an 'Unknown Petroleum Well'. The Ontario Oil, Gas, and Salt Resources Library shows that the well may be within 1,000 metres of the location on the map. The proposed development is located approximately 1,100 metres from the petroleum well; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands', a 'Pond', and a 'Stream'. The proposed development is located outside of the Significant Woodlands and Stream; therefore, County Planning staff have no concerns in this regard. The proposed development is located within the adjacent lands of the Pond; however, the surrounding area is already developed. Therefore, it is anticipated that the proposed development would not have negative impacts on the Pond. County Planning staff have no concerns.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

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,

A solid black rectangular box used to redact the signature of the official.

Page 3
April 11th, 2023

Derek McMurdie
Planner

[REDACTED]

[REDACTED]

www.grey.ca

Carter Triana

From: Nicole Schroder
Sent: Saturday, April 22, 2023 11:30 AM
To: Carter Triana
Subject: FW: Craigleith Telecommunication Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Carter,

Kindly find the comments from the NEC for your Tele Comm Tower application below.

Thanks,



Nicole Schroder (She/Her)
Planner

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

Tel: 519-599-3131 ext. 288 | Fax: 519-599-7723

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

From: Nicole Schroder
Sent: April 22, 2023 11:26 AM
To: Dobbyn, Sandy (MNRF) <[REDACTED]>
Subject: RE: Craigleith Telecommunication Tower

Hi Sandy,

Unfortunately, I am not the planner on this file. I will pass the NEC's comments along to Carter, the planner on this file.

On behalf of the Town, I sincerely apologize that you were not circulated on this application. Moving forward I will make sure that the NEC is on our circulation list.

Thank you for bringing this to my attention.

I hope you have a great weekend!



Nicole Schroder (She/Her)
Planner

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

Tel: 519-599-3131 ext. 288 | Fax: 519-599-7723

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

From: Dobbyn, Sandy (MNRF) <[REDACTED]>
Sent: April 21, 2023 2:26 PM

To: Nicole Schroder <nschroder@thebluemountains.ca>

Subject: Craighleith Telecommunication Tower

Hi Nicole;

Not sure if you are the right planner on this file – Town file P3255.

A member of the public alerted me to the proposed cell tower. I was surprised we were not circulated. It is not proposed within DC but is of course within the NEP.

I also acknowledge that approval lies with the federal govt, but normally we are to be circulated and allowed to make comment.

Our concerns relate only to visual impacts. As such I am providing comments from our landscape architect.

Thanks

Sandy

The role of the Niagara Escarpment Commission is to uphold the purpose of the Niagara Escarpment Plan, which is to maintain the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment, and to ensure that only such development occurs as is compatible with that natural environment. The objectives of the Plan include maintaining and enhancing the open landscape character of the Niagara Escarpment by preserving the natural scenery. In order to fulfill these objectives, NEC would normally assess the visual and environmental impact of any development proposed with the Niagara Escarpment Plan Area.

1. The proposed tower is sited at the base of the visually prominent Escarpment slope and in proximity to a natural area/pond. The tower is situated in an area with 'attractive' and 'very attractive' scenery in NEC's Landscape Evaluation Study. Given the prominence of a 22-metre high monopole, there is the potential for impact on views of the Escarpment landscape and natural scenery.
2. There was no mention of the prominent Niagara Escarpment, Niagara Escarpment Plan, or the NEC protocol for towers in the Site Selection Report, which raises the following questions:
 - a. Was there any effort to find a location outside of the Plan Area?
 - b. Was there any consideration of using multiple smaller towers, or co-locating on a taller building, rather than using one large tower?
 - c. What is the relative height of the existing tower and will it be removed when this one is constructed?
3. There was no design information provided in the submission that conveyed what the tower will look like, which raises the following questions:
 - a. Why was a monopole selected rather than a lattice pole? Does one style have less visual impact than the other?
 - b. What colour is the monopole? Has a neutral colour been selected that will blend into the scenery?
 - c. Is there any lighting proposed on the top of the monopole, on the fencing or on the walk-in shelter?
 - d. What will the proposed arrays on the pole look like?

4. Further study of viewpoints in the public domain is strongly recommended to understand the visual impact of the proposed tower. Additional photo simulations that meet NEC technical criteria for photo simulations are warranted for a few viewpoints of concern to assess whether the tower will skyline above the Escarpment brow or be visible rising above existing vegetation and buildings when viewed from Grey Road 19 and Craighleith Road. Specific viewpoints for assessment should be determined in consultation with NEC staff.

Karen Bannister, OALA, CSLA

Landscape Architect | Niagara Escarpment Commission

Sandy Dobbyn

Senior Planner | Niagara Escarpment Commission

1450 7th Ave. East | Owen Sound, ON | N4K 2Z1

Tel: 226-668-2781 | Website: www.escarpment.org



Niagara Escarpment Commission

An agency of the Government of Ontario

The NEC offices are now open to the public in a limited capacity. In order to ensure a safe and secure environment for staff and clients, the NEC **requires** that you make an appointment to meet with staff in person. Alternatively, the NEC will continue to provide services via telephone and email. Updates can be found on our website: <https://escarpment.org/covid-19-update/>

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 1:38 PM
To: Yvonne MacKay; Town Clerk
Cc: Brucemackay; council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunication Tower proposal at 164 Craigleith Road

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Yvonne MacKay
Sent: Friday, April 14, 2023 1:28 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Brucemackay
Subject: Opposing Craigleith Telecommunication Tower proposal at 164 Craigleith Road

To: Corrina Giles and To Whom it May Concern,

We are unable to attend the meeting scheduled Tuesday, April 18, 2023 at 9:30. Please accept this email letter as our voice to be submitted at this meeting.

We are writing to express our concern and disapproval of the proposed location of this Telecommunication Tower on Craigleith property.

We are taxpaying residents of who own a home/chalet in The Orchard, with a view centred on the ski hills of Craigleith Ski Club and the natural beauty of Blue Mountain and the escarpment. We paid a premium price for our property because we have the benefit of this view. Erecting a six story version of what is already an eyesore on the property, and placing it directly in the middle of the property so as to hugely impact our view of the mountain is unacceptable.

Not only will this impact our enjoyment of this spectacular view, but it will also likely impact negatively on our property values.

We respectfully request that this proposal be redirected to a location of far less impact on a viewing of the mountain for our community and the enjoyment of our fellow members of Craigleith ski club in general.

Sincerely,
Bruce and Yvonne MacKay

Town of Blue Mountains.

Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 12:27 PM
To: Bruce McKelvey; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Proposed New Craigleith Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.

Kyra Dunlop
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As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

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

From: Bruce McKelvey
Sent: Saturday, April 15, 2023 8:12 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Proposed New Craigleith Tower

To Town Staff and Council Members,

As the property owner of _____ and Craigleith Ski Club member I do not support the erection of a new Tower as described in the March 9th Notice for three reasons.

1) Limited and conflicting information regarding the project

The Notice suggests that although a new tower is planned that it is to be considered a “relocation” of an existing facility. This is clearly not the case. The existing facility is located among maintenance facilities and is a much shorter and less obtrusive in stature. The new structure is to be in a central open area of Craigleith Ski Club property and will stand approximately 70 feet or seven stories high.

The Public Notice has been restricted to a limited distribution to a few property owners close to the affected site and the recent addition of a street side sign on Craigleith Road. Many have not seen this sign as the ski season has for the most part ended.

The proposed structure will have a wide ranging visual effect on hundreds of property owners and several thousand Craigleith Ski Club Members. The Ski Club has chosen not to provide ANY independent information to its members or the broader community despite having ample opportunity to do so during member meetings and weekly email blasts that it sends out. Club Management and the President when questioned on the project have given conflicting answers on... who initiated the request for a new Communications Facility sometimes saying the Club to provide needed service to members or at other times Bell to service a much broader Community. We have been asked to accept that 5G technology by definition requires new huge towers when other Telco experts do not support this thesis. We have also received conflicting statements from the Club relative to whether the financial lease inducements are a material factor in their desire to enter into an agreement with Bell and place this tower on the property.

In further examples of limited information the only documentation on the Town website is provided by Bell on behalf of its own interests. The Club and Township have not provided independent reviews of the proposal or presented alternatives that were considered. Architectural drawings of the structure are not provided nor has a visual impact study been done. The only rendering provided is single non scalar photograph taken from one ground level location and provided by Bell. To my knowledge the Town of Blue Mountains Residents Association has not been formally asked to provide input on this proposal.

Visual Impact

This proposed tower would be seen from EVERY vantage point on Craigleith property. Unobstructed views from the top of escarpment will be lost. One's focus will be drawn from the beauty of Georgian Bay to this new monument of technology.

The Craigleith Ski Club is located in the centre of a growing residential and tourism area. Other Township jurisdictions have carefully considered how to minimize visual pollution when dealing with needed technology infrastructure. Transmission and receiving facilities are placed on the highest ground available to reduce the need for tall structures. Those that are required are often designed with camouflage elements to try and blend into natural surroundings. Muskoka has certainly done this.

Possible Impact on Property Values and Town of Blue Mountains Brand

The Town of Blue Mountains has been building a brand based on natural beauty as one of its keystones. Property purchasers are drawn to the environment that is not "Citified or Industrialized" but embraces the natural surroundings we enjoy. Property owners have often paid premium prices (and taxes) to enjoy living without visual pollution. Real Estate professionals I have talked to have indicated a structure like this can certainly affect property values negatively. I believe outreach to leadership in the Real Estate Community should be considered in the decision making process.

I understand and support the need for Communication infrastructure. I hope that we can actively investigate how to achieve these ends while avoiding unintended negative consequences.

Although I am currently away in Sri Lanka on a humanitarian house building mission I will try and attend the Tuesday meeting electronically if possible.

Respectfully Submitted,

Bruce McKelvey

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 4:17 PM
To: CAM RICHARDSON; Town Clerk
Cc: Paul Smith; Rob Dubien; Bruce McKay; Bill Benson; council; SMT; Planning Dept
Subject: RE: Oppose Craigleith Telecommunication Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | 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.

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

From: CAM RICHARDSON [REDACTED]
Sent: Friday, April 14, 2023 3:42 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Paul Smith [REDACTED]; Rob Dubie [REDACTED]; Bruce McKay [REDACTED]; Bill Benson [REDACTED]
Subject: Oppose Craigleith Telecommunication Tower proposal

This tower needs to be located, at a minimum away from residential developments such as the orchard and the ski hill

Sincerely,

Cam

Sent via cell

Carter Triana

From: Kyra Dunlop
Sent: Thursday, April 27, 2023 8:45 AM
To: CAM RICHARDSON; Town Clerk
Cc: Paul Smith; Bruce McKay; John Carson; council; SMT; Planning Dept
Subject: RE: CRAIGLEITH TOWER Update

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Cam,

Thank you for your comments in relation to the Proposed Telecommunication Tower. By way of copy I am forwarding same to Council and staff for their review and information. Your comments will be included in the followup staff report to Council.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: CAM RICHARDSON <c.richardson@rogers.com>
Sent: Thursday, April 27, 2023 2:20 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Paul Smith [REDACTED]; Bruce McKay [REDACTED]; John Carson [REDACTED]
Subject: Fwd: CRAIGLEITH TOWER Update

I support colocation the bell & rogers tower to a more secluded location that will not negatively impact the values of the properties in the orchard or the club. I am strongly against the current plan and will fight this with vigour.

Sincerely,

Cam

Sent via cell

Begin forwarded message:

From: Rob Dubien [REDACTED]
Date: April 26, 2023 at 4:04:48 PM GMT+2
To: Rob Dubien [REDACTED]

Subject: Fwd: CRAIGLEITH TOWER Update

Reply-To: [REDACTED]

To Orchard Owners:

See Bruce's message below. If you support this suggestion, he is suggesting that you email the township (townclerk@thebluemountains.ca) or a TBM Councilor and/or a Craigleith Director.

I believe this would resolve the issue impacting property values in The Orchardf while still providing improved cell service to everyone.

Best Regards,
Rob

On a Quest to Serve You Best!

Rob Dubien

Sales Representative, Royal LePage Locations North, Brokerage (Collingwood)

Red Diamond Award 2021, 2017 (Top 2% of Royal LePage Realtors® Nationally)

10 Year Top Tier Status (Top 5% of Royal LePage Realtors® Nationally 2012 - 2021)

Past President (2011), Southern Georgian Bay Association of Realtors®

Cell: [REDACTED]



----- Forwarded message -----

From: Bruce McKelvey [REDACTED]

Date: Tue, Apr 25, 2023 at 10:48 PM

Subject: Fwd: CRAIGLEITH TOWER

To: Rob Dubien [REDACTED]

Hi Rob,

This is an update from the Club President regarding the visual impact concerns many residents have expressed in writing to the Town of Blue Mountains or the Ski Club.

It is encouraging to see that there is now some discussion going on between the Club and Bell as a result of the Public Meeting input and write in comments.

Co-locating a Bell/Rogers common tower back by the maintenance area would reduce the visual impact for Orchard Residents and Ski Club members. Bell has indicated a willingness to do this. Hopefully Club Management/Directors will bring Rogers on side.

If other Orchard owners are support this type of solution they may wish to email a Craigleith Director or Council Member at The Township. E mail contact information for Councillors is available on the TBM website.

Regards,

Bruce

Sent from my iPad

Begin forwarded message:

From: President [REDACTED]
Date: April 25, 2023 at 9:06:42 PM IST
To: Bruce McKelvey [REDACTED]
Subject: Re: Tower

Hi Bruce,

Bell requested a meeting with the Club after last week's public meeting. Jeff and I had a helpful discussion with them yesterday. Here are some updates:

- We have resolved some confusion regarding the motivation behind the proposal and in doing so have confirmed that there will be no cessation of service from the existing tower in the short term as was indicated at the public meeting.
- The current location isn't ideal for either the Club or Bell. Among other things, the power to the tower has had to be turned off periodically, such as in connection with the flooding of the Little John lift base that occurred this winter. Moving it seems best for the Club as a whole and Bell.
- Bell is anxious to respond thoroughly to all concerns that were raised at the public meeting. We made some suggestions for doing so and they are going to explore options, including whether Rogers has any interest in colocation, recognizing that this would require a further increase in the height of a new tower. We expect to hear more from them in due course.
- When I watched the recording of the public meeting, the only reference I heard to location of towers on town land was from a resident who mentioned a discontinued study. My impression is that reducing the number of towers would be difficult in the area of the Club and I'm not aware of any suitable public land nearby.

Safe travels,

James Mathers

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 28, 2023 9:07 AM
To: Corey Adler; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: CRAIGLEITH CELL TOWER

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Corey,

Thank you for your comments in relation to the proposed Craigleith Telecommunications Tower. By way of copy I am forwarding same to Council and staff for information. Your comments will be included in the followup staff report to Council.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Corey Adler [REDACTED]
Sent: Thursday, April 27, 2023 3:53 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: CRAIGLEITH CELL TOWER

Good afternoon,

I am a resident of the Orchard neighborhood in the Town of the Blue Mountains.

I understand there has been some discussion regarding moving the proposed/current site of the tower to a less visible location at Craigleith ski hill.

Please consider this email as an endorsement for moving the tower.

Thank you very much for considering this change.

Corey Adler

*When you have a choice to be right or be kind, choose to be kind.
Wayne Dyer*

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 12:02 PM
To: Dora Apostolopoulos; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunication Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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Email: kdunlop@thebluemountains.ca | 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: Dora Apostolopoulos [REDACTED]
Sent: Friday, April 14, 2023 10:09 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposing Craigleith Telecommunication Tower proposal

To whom it may concern

I am a resident in The Orchard at Craigleith at [REDACTED] and I can not attend the public meeting on Tuesday April the 18th.

Please note that I am opposed to the Craigleith Telecommunication Tower Proposal.

Regards

Dora Apostolopoulos

[REDACTED]

[REDACTED]

[REDACTED]

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 12:06 PM
To: Jackie Currie; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: With the Subject: Opposing Craigleith Telecommunication Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



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Deputy Clerk

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Email: kdunlop@thebluemountains.ca | 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: Jackie Currie [REDACTED]
Sent: Friday, April 14, 2023 11:09 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: With the Subject: Opposing Craigleith Telecommunication Tower proposal

To whom it may concern,

I am a resident in the Orchard at Craigleith [REDACTED], I strongly oppose the proposed Telecommunication Tower.

Sincerely,

Jackie Currie

Carter Triana

From: Kyra Dunlop
Sent: Wednesday, April 26, 2023 2:15 PM
To: Jeanie Dickson Hunt; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeanie,

Thank you for your comments in relation to the Proposed Telecommunications Tower. Your comments have been circulated to Council and staff for information and will be included in the followup staff report to Council.

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
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As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

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

From: Jeanie Dickson Hunt [REDACTED] >
Sent: Wednesday, April 26, 2023 12:08 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Tower

The new option to place the tower is more appropriate for all residents and visitors to the area.

Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 8:46 AM
To: Del Greco, Kathryn L; Town Clerk
Cc: Bruce McKelvey; reidl@acchuman.com; council; SMT; Planning Dept
Subject: RE: Proposed New Craigleith Tower [R]

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

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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: Del Greco, Kathryn L [REDACTED]
Sent: Sunday, April 16, 2023 4:44 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Bruce McKelvey <[REDACTED]>; [REDACTED]
Subject: FW: Proposed New Craigleith Tower [R]

Classification: Restricted

To Town Staff and Council Members,

We echo the same concerns that are raised here in Mr McKelvey's email to you. He has done an excellent job articulating the issues. Very little information has been shared as to the rationale and the need for this unsightly obstruction to be located on Craigleith property. If a proper needs analysis has been prepared then it should be shared with the community that will be affected. Please provide us with the details.

Care and consideration for the natural beauty of the escarpment must be given a priority. Considered one of the world's natural wonders, the Escarpment is recognized as a UNESCO World Biosphere Reserve site. I am sure there are many other choices available for a less offensive location. As it stands now, we oppose this.

Kathryn Del Greco & Mark Reidl

From: Bruce McKelvey [REDACTED] >

Date: April 15, 2023 at 5:41:56 PM IST

To: townclerk@thebluemountains.ca

Subject: Proposed New Craigleith Tower

To Town Staff and Council Members,

As the property owner of [REDACTED] and Craigleith Ski Club member I do not support the erection of a new Tower as described in the March 9th Notice for three reasons.

1) Limited and conflicting information regarding the project

The Notice suggests that although a new tower is planned that it is to be considered a “relocation” of an existing facility. This is clearly not the case. The existing facility is located among maintenance facilities and is a much shorter and less obtrusive in stature. The new structure is to be in a central open area of Craigleith Ski Club property and will stand approximately 70 feet or seven stories high.

The Public Notice has been restricted to a limited distribution to a few property owners close to the affected site and the recent addition of a street side sign on Craigleith Road. Many have not seen this sign as the ski season has for the most part ended.

The proposed structure will have a wide ranging visual effect on hundreds of property owners and several thousand Craigleith Ski Club Members. The Ski Club has chosen not to provide ANY independent information to its members or the broader community despite having ample opportunity to do so during member meetings and weekly email blasts that it sends out. Club Management and the President when questioned on the project have given conflicting answers on... who initiated the request for a new Communications Facility sometimes saying the Club to provide needed service to members or at other times Bell to service a much broader Community. We have been asked to accept that 5G technology by definition requires new huge towers when other Telco experts do not support this thesis. We have also received conflicting statements from the Club relative to whether the financial lease inducements are a material factor in their desire to enter into an agreement with Bell and place this tower on the property.

In further examples of limited information the only documentation on the Town website is provided by Bell on behalf of its own interests. The Club and Township have not provided independent reviews of the proposal or presented alternatives that were considered. Architectural drawings of the structure are not provided nor has a visual impact study been done. The only rendering provided is single non scalar photograph taken from one ground level location and provided by Bell. To my knowledge the Town of Blue Mountains Residents Association has not been formally asked to provide input on this proposal.

Visual Impact

This proposed tower would be seen from EVERY vantage point on Craigleith property. Unobstructed views from the top of escarpment will be lost. One's focus will be drawn from the beauty of Georgian Bay to this new monument of technology.

The Craigleith Ski Club is located in the centre of a growing residential and tourism area. Other Township jurisdictions have carefully considered how to minimize visual pollution when dealing with

needed technology infrastructure. Transmission and receiving facilities are placed on the highest ground available to reduce the need for tall structures. Those that are required are often designed with camouflage elements to try and blend into natural surroundings. Muskoka has certainly done this.

Possible Impact on Property Values and Town of Blue Mountains Brand

The Town of Blue Mountains has been building a brand based on natural beauty as one of its keystones. Property purchasers are drawn to the environment that is not “Citified or Industrialized” but embraces the natural surroundings we enjoy. Property owners have often paid premium prices (and taxes) to enjoy living without visual pollution. Real Estate professionals I have talked to have indicated a structure like this can certainly affect property values negatively. I believe outreach to leadership in the Real Estate Community should be considered in the decision making process.

I understand and support the need for Communication infrastructure. I hope that we can actively investigate how to achieve these ends while avoiding unintended negative consequences.

Although I am currently away in Sri Lanka on a humanitarian house building mission I will try and attend the Tuesday meeting electronically if possible.

Respectfully Submitted,

Bruce McKelvey

Sent from my iPad

Si vous souhaitez vous désabonner des messages électroniques de nature commerciale envoyés par Groupe Banque TD veuillez cliquer [ici](#) ou vous rendre à l'adresse www.td.com/tddesab

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Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 1:21 PM
To: Kevan Gorrie; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Communication Tower Proposal - Town File P3255

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Kevan Gorrie <[REDACTED]>
Sent: Monday, April 17, 2023 10:01 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: RE: Opposing Craigleith Communication Tower Proposal - Town File P3255

Apologies, the letter I referred to was dated Jan. 28th, not the 23rd.

Regards,

Kevan Gorrie
President & CEO



77 King Street West, Suite 4010
P.O. Box 159
Toronto-Dominion Centre
Toronto, Ontario Canada M5K 1H1

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From: Kevan Gorrie
Sent: April 17, 2023 9:59 AM
To: townclerk@thebluemountains.ca
Subject: Opposing Craigleith Communication Tower Proposal - Town File P3255

To whom it may concern,

As a resident of the Orchard community in Craigleith, I am writing to oppose Bell's proposed new communication tower based on the fact that the applicant fails to state in their submission letter dated Jan. 23rd why the existing tower must be increased in height. The location of the existing tower as shown on the letter is also incorrect, but my main concern with the application is the increase in height of the tower, which will now obstruct views of the Craigleith ski hill.

In my opinion the increase in height is unjustified based on their application.

Thank you in advance for your consideration.

Regards,

Kevan Gorrie

Kevan Gorrie
President & CEO



77 King Street West, Suite 4010
P.O. Box 159
Toronto-Dominion Centre
Toronto, Ontario Canada M5K 1H1

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Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 1:59 PM
To: Alter, Matthew; Town Clerk
Cc: [REDACTED]; council; SMT; Planning Dept
Subject: RE: OPPOSING CRAIGLEITH TELECOMMUNICATIONS TOWER

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,
I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

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Email: kdunlop@thebluemountains.ca | 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: Alter, Matthew <[REDACTED]>
Sent: Friday, April 14, 2023 1:57 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: [REDACTED]
Subject: OPPOSING CRAIGLEITH TELECOMMUNICATIONS TOWER

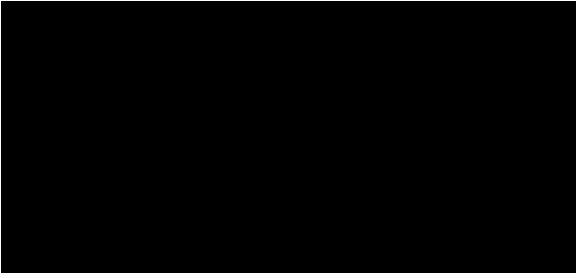
We are the owners of [REDACTED], in the Orchard at Craigleith.

We are opposed to the new telecommunications tower that SJSB Network Consulting has proposed, on behalf of Bell Mobility Inc., near the Craigleith Ski Club and our community in the Orchard at Craigleith, as described in this public notice: [Here is the Public Notice](#).

The propose tower is certainly going to detract from the views and could well have a detrimental impact on our and our neighbours' property values. It is also going to be an eyesore for Craigleith Ski Club members (which we are) and detrimental to the natural surrounding environment for our community and club.

We would strongly urge the Town to reject this proposal and find another, more suitable, location for the proposed telecommunications tower.

Matthew and Joanne Alter



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Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 8:44 AM
To: Michael Cairns; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunications Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.

Kyra Dunlop
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Email: kdunlop@thebluemountains.ca | 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.

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

From: Michael Cairns [REDACTED]
Sent: Monday, April 17, 2023 6:41 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposing Craigleith Telecommunications Tower

Hello, I am writing to express my concern and opposition for the planned telecommunications tower on the Craigleith property.

This structure does not fit with the surrounding area, will significantly impact views of and from the escarpment and will impact home owners that are in proximity of the proposed tower location.

The area around Craigleith is a beautiful natural setting and a destination for homeowners, and this unsightly oversized tower goes against any design and neighbourhood planning principles.

This decision should be reconsidered and a more appropriate location found.

I am a resident and tax payer in the community and I strongly oppose this structure as planned.

Michael Cairns
[REDACTED]
[REDACTED]

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 9:20 AM
To: Nancy Hill; Town Clerk
Cc: Todd Guglielmin; council; SMT; Planning Dept
Subject: RE: Opposition to P3255 Craigleith Telecommunications Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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Email: kdunlop@thebluemountains.ca | 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: Nancy Hill <[REDACTED]>
Sent: Thursday, April 13, 2023 6:05 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Todd Guglielmin [REDACTED]
Subject: Opposition to P3255 Craigleith Telecommunications Tower proposal

Dear City Council Members,

We, the undersigned residents of [REDACTED] in the Town of the Blue Mountains, are writing to express our strong opposition to the proposal of a Telecommunications Tower in the Craigleith District (P3255) which we believe will have a significant negative impact on the environment and our community.

As residents and taxpayers, we value the natural environment and quality of life offered by our unique surroundings, and believe it is in the best interest of all Blue Mountain

residents to not approve the proposal that would significantly alter the natural bounty and potentially have adverse effects on the native wildlife and the land's residents.

We urge you to reject this proposal and to take into account the concerns and opinions of your constituents. We believe that this resolution will have a detrimental impact on our community and we ask that you prioritize the well-being of our town by voting against it.

Thank you for your time and attention to this matter.

Sincerely,

Nancy Hill & Todd Guglielmin, [REDACTED], Town of the Blue Mountains [REDACTED]
[REDACTED]

Regenerate response

<https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/craigleith>


Nancy Hill

Delivery Project Executive

IBM Consulting HCSM - Hybrid Cloud Services Management

Services d'affaires mondiaux IBM / IBM Global Business Services

Mobile: [REDACTED] Email: [REDACTED]

Find me on 

www.ibm.com

Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 4:05 PM
To: Nancy Ruffolo; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunication Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Nancy Ruffolo [REDACTED]
Sent: Monday, April 17, 2023 4:03 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposing Craigleith Telecommunication Tower proposal

I am opposed to the proposed 22 metre high telecommunication tower being located at the south-west of the Craigleith Ski Club property on the basis of:

1. A lack of communication of the details of this proposal to **ALL** members of Craigleith, *in a timely manner*.

If Craigleith Ski Club's Board of Directors and Management have been part of the negotiations and approvals, they neglected to inform ALL (any?) of its members.

A single sign posted at the Club's entrance (excluding the walkways that lead to the property from The Orchard community) 2 to 3 weeks before the Club's closure for the season in NOT adequate notification.

The ENTIRE Craigleith membership, not just those within a certain radius of the proposed location, are impacted and should be notified and involved in this process.

2. Are there potential health impacts from the telecommunications tower like there are with hydro-electric corridors? If so, the proposed site is far too close to the homes adjacent to Craigleith's property.

3. I cannot find out the height of the existing tower, which is an eyesore, but I know it is much lower than the 22 metre high tower being proposed. I oppose this proposal on the basis of its height and aesthetics. To my knowledge, impacted parties and the membership at large have not been provided with visuals that demonstrate what they will be looking at from their properties.

Thank you for the opportunity to voice my concerns.

Nancy Ruffolo

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, April 18, 2023 8:59 AM
To: Paul Dennis; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Communications Tower Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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Email: kdunlop@thebluemountains.ca | 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: Paul Dennis [REDACTED]
Sent: Tuesday, April 18, 2023 8:04 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposing Craigleith Communications Tower Proposal

I am writing to confirm my objection to the proposed tower. I live in the Orchards Development at the base of Craigleith Ski Club. I will have a direct line of sight to the tower. I don't believe large infrastructure projects should be located along the base of the escarpment, they definitely detract from the natural beauty of the area and are opposed to the goals of the Niagara Escarpment Commission and the Bruce Trail Conservatory. The tower should be located along an industrial corridor or a major transportation corridor.

Paul Dennis
[REDACTED]
Town of Blue Mountains

--

Paul Dennis
[REDACTED]

Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 8:43 AM
To: Paul L. McGregor; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Height of new tower

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Paul L. McGregor [REDACTED]
Sent: Saturday, April 15, 2023 11:58 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Height of new tower

I feel that this tower is far too big for the proposed location. It could be located in an area that will not be such an eye sore.

I oppose.

Paul McGregor

[REDACTED]

The Town of The Blue Mountains

--

Paul McGregor

Broker of Record

Urban Sites Corp, Brokerage

[REDACTED]

[REDACTED]

[REDACTED]

==

Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 8:46 AM
To: Peter Popalis; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: 103 National Drive The Orchard

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Peter Popalis [REDACTED]
Sent: Sunday, April 16, 2023 1:43 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: [REDACTED] The Orchard

The cell tower proposal on Craig Leith property seems to be very high and will spoil the mountains views for many residences. Just wanted to send this along.

Peter Popalis

[Sent from Rogers Yahoo Mail for iPhone](#)

Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 2:39 PM
To: robdubien@royallepage.ca; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunication Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Rob Dubien <[REDACTED]>
Sent: Monday, April 17, 2023 2:31 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposing Craigleith Telecommunication Tower proposal

To Town Staff and Council Members:

I can't attend the meeting tomorrow due to an urgent matter, however I am opposed to this Tower Proposal. I am extremely concerned about the location and size of this proposed tower and believe it will have a negative impact on both the value of properties in The Orchard as well as extending the length of time it will take to sell a property in The Orchard.

As a local Realtor® selling in this area for 17 years and having sold dozens of homes in The Orchard, I believe I am very well qualified to offer an opinion on the potential impact that this proposed tower will have on property values in The Orchard.

Best Regards,
Rob

On a Quest to Serve You Best!

Rob Dubien

Sales Representative, Royal LePage Locations North, Brokerage (Collingwood)
Red Diamond Award 2021, 2017 (Top 2% of Royal LePage Realtors® Nationally)
10 Year Top Tier Status (Top 5% of Royal LePage Realtors® Nationally 2012 - 2021)
Past President (2011), Southern Georgian Bay Association of Realtors®
[REDACTED]

Carter Triana

From: Kyra Dunlop
Sent: Wednesday, April 26, 2023 2:15 PM
To: Robert Riopelle, P.Eng.; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: cell tower Craigleith ski club

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Robert,

Thank you for your comments in relation to the Proposed Telecommunications Tower. Your comments have been circulated to Council and staff for information and will be included in the followup staff report to Council.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: Robert Riopelle, P.Eng. [REDACTED]
Sent: Wednesday, April 26, 2023 12:54 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: cell tower Craigleith ski club

Hello,

I would like to strongly support that bell and rogers move to a common shared tower for the relocation on the Craigleith ski club area. I'm a resident of the orchard development which will be impacted by the proposed change.

Thanks
Robert

Robert Riopelle, P.Eng.
President
Smith and Long Limited

[REDACTED]
[REDACTED]
[REDACTED]

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Carter Triana

From: Kyra Dunlop
Sent: Monday, April 17, 2023 1:16 PM
To: DENISE & RONALD CRABTREE; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Proposed Bell tower

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be attached to a followup staff report regarding this matter.

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | 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.

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

From: DENISE & RONALD CRABTREE [REDACTED]
Sent: Monday, April 17, 2023 1:14 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Proposed Bell tower

While everybody wants to have the best cell phone coverage it should be with the least detriment to the environment and that must include visual impact as well. Certainly one of the main attraction to the area is the natural beauty we all enjoy. A huge tower is going to be an atrocious eyesore to that beauty. Surely a shorter tower installed much higher up on the escarpment would improve the coverage and at the same time be much less obtrusive. Let's give this give this a second look before rushing ahead without looking at better alternatives. I am vehemently opposed to this proposed location.

Ron Crabtree. [REDACTED]

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 12:03 PM
To: ross kappele; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunication Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.

A Teams Meeting Link will be sent to you in a separate email. Thank you,

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | 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.

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

From: ross kappele [REDACTED]
Sent: Friday, April 14, 2023 10:45 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposing Craigleith Telecommunication Tower proposal

I am a resident of The Blue Mountains and received the notification regarding the Craigleith Telecommunication Tower proposal.

I stand in firm opposition to this proposal. The Niagara Escarpment is one of few "Crown Jewels" left rural Southern Ontario. A new 22 meter tall tower further denigrates our already challenged rural landscape.

Telecommunication companies need to creatively design solutions that better support our rural landscapes. Simply erecting larger towers is not the answer.

This six story tower proposal is not acceptable.

Finally, the notice I received I don't believe provided an MS Teams link for the April 18th meeting. If available I would like to receive this.

Thank you,

Ross Kappel



The Blue Mountains

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, April 25, 2023 2:05 PM
To: ross kappele; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunication Tower proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ross,

Thank you for your compliments regarding the April 18, 2023 Public Meeting. We are pleased you were able to attend.

I confirm that by way of copy I am forwarding your below comments regarding the Craigleith Telecommunications Tower to Council and staff for their information. Your comments will be included in the follow-up staff report to be considered by Council at a future date.

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | 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.

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

From: ross kappele [REDACTED]
Sent: Tuesday, April 25, 2023 1:30 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Re: Opposing Craigleith Telecommunication Tower proposal

Thank you for arranging the meeting last week. I have never participated in a forum like this and found the process to be well organized and efficiently conducted.

I wanted to reiterate my opposition to the proposal and would encourage Bell to work with Craigleith Ski Club find a solution that leaves the cell tower in its present location. There must be fixes that addresses any concerns without having to reject a new 20 - 22 meter cell phone tower.

Thank you,

Ross Kappele

> On Apr 14, 2023, at 10:44 AM, ross kappele [REDACTED] wrote:

>

> I am a resident of The Blue Mountains and received the notification regarding the Craigleith Telecommunication Tower proposal.

>

> I stand in firm opposition to this proposal. The Niagara Escarpment is one of few “Crown Jewels” left rural Southern Ontario. A new 22 meter tall tower further denigrates our already challenged rural landscape.

>

> Telecommunication companies need to creatively design solutions that better support our rural landscapes. Simply erecting larger towers is not the answer.

>

> This six story tower proposal is not acceptable.

>

> Finally, the notice I received I don’t believe provided an MS Teams link for the April 18th meeting. If available I would like to receive this.

>

> Thank you,

>

> Ross Kappelé

> [REDACTED]

> The Blue Mountains

Carter Triana

From: Kyra Dunlop
Sent: Friday, April 14, 2023 1:37 PM
To: S CC; Town Clerk
Cc: Corrina Giles; SMT; Planning Dept
Subject: RE: Opposing Craigleith Telecommunications Tower #P3255

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I acknowledge receipt of your comments regarding the April 18, 2023 Council Public Meeting Re: Telecommunications Tower and confirm that I have forwarded the same to Council for their information and consideration. Your comments will be summarized and read aloud by the Clerk during the meeting and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: S CC [REDACTED]
Sent: Friday, April 14, 2023 1:18 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposing Craigleith Telecommunications Tower #P3255

To whom it may concern,

As a homeowner on [REDACTED] in the Orchard and a Craigleith member I have several concerns regarding the proposed size and location of the telecommunications tower.

The first concern is what a 10 x10m 6 story high tower will do to our view and our property values. We choose to be in the Orchard to enjoy the beautiful views and to be in nature. This proposed tower will take away from that, especially as we walk from our home to the ski club.

In the Site Selection Report from Bell Canada they state "There are no other alternatives to a new tower installation". I am confident that there must be alternatives for the location of this tower.

This report also states that they are in compliance with Health Canada's Safety Code 6 and only provide a link to government data. May I ask Bell or SJSB to provide any of the data or independent scientific studies regarding symptoms/effects of chronic EMF radiation in a residential area?

<https://www.sciencedaily.com/releases/2019/12/191203162553.htm>

The health impacts of radio-frequency radiation (RFR) are still inconclusive, but the data to date warrants more caution in placing cell towers. An engineering team considers the current understanding of health impacts and possible solutions, which indicate a 500-meter (one third of a mile) buffer around schools and hospitals may help reduce risk for vulnerable populations.

Kind Regards,
Sheila Caporali

[REDACTED]

Carter Triana

From: Kyra Dunlop
Sent: Thursday, April 6, 2023 11:44 AM
To: etn.larkin@gmail.com; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Craigleith Telecommunication Tower - P3255 164 Craigleith Road

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ted,
I acknowledge receipt of your email and confirm I have forwarded the same to Council for their information and consideration as it relates to the April 18, 2023 Public Meeting regarding [Notice of Public Meeting: Proposed Telecommunications Tower](#). Your comments will be included in the record of the April 18, 2023 Public Meeting, and attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | 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: etn.larkin@gmail.com <[REDACTED]>
Sent: Thursday, April 6, 2023 10:38 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Craigleith Telecommunication Tower - P3255 164 Craigleith Road

Written submission to the Town Clerk, Corrina Giles

I am writing with respect to the proposed Craigleith telecommunication tower (P3255 164 Craigleith Road). I am a resident on Craigleith Road and a member of the Craigleith Ski Club.
Given the proposed location, the tower must be disguised as an evergreen tree (likely pine or hemlock). The site is in a rea of natural beauty, on the Niagara Escarpment and within the Grey Sauble Conservation Authority area. It is important to maintain the aesthetic quality of the area and we don't want to detract from the things that make Craigleith beautiful. It has to blend in with the surroundings.
The is ample relevant and recent precedent for these mono-pines (rather than mono-poles) in areas like Muskoka, Algonquin and Canmore. Importantly Bell has installed them at several locations in Muskoka – see articles below:
Bell Canada erecting cellphone towers disguised as trees in cottage country
https://www.thestar.com/news/canada/2012/03/19/bell_canada_erecting_cellphone_towers_disguised_as_trees_in_cottage_country.html
These Canmore cellphone towers are disguised to blend in
<https://www.cbc.ca/news/canada/calgary/canmore-cellphone-tower-tree-1.5370348>

I ask the Council to be bold and require Bell to install a mono-pine.

Thank you,
Ted Larkin

[REDACTED]
Blue Mountains, ON

[REDACTED]
[REDACTED]