



Tel: (905) 928-9481
Fax: (888) 622-4939
482 South Service Road East, Suite 130
Oakville, Ontario L6J 2X6
www.forbesbrosLtd.ca

May 1, 2020

Sent via email

Heather James, Planner
Municipality of West Elgin
22413 Hoskins Line
Rodney, ON N0L 2C0

CLIENT: Xplornet Communications Inc.
RE: Information Package - Proposed 45m Lattice Tower Site
SITE ID: FERNDAL
ADDRESS: 13990 Colley Road, Rodney, ON

Ms. James,

Forbes Bros. Ltd. on behalf of Xplornet Communications Inc. would like to submit this information package to the Municipality of West Elgin for Xplornet's proposed 45m lattice tower site located on 13990 Colley Road, Rodney, Ontario.

The approval authority for wireless telecommunication towers is within jurisdiction of Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. ISED's *Radiocommunication and Broadcasting Antenna Systems – CPC-2-0-03, Issue 5* outlines the process for the proponent to follow and encourages the establishment of policies from the land-use authority as they are best positioned to contribute to optimum siting of facilities to meet their own community needs.

ISED's *Radiocommunication and Broadcasting Antenna Systems – CPC-2-0-03, Issue 5*, can be retrieved at: [https://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc-2-0-03-i5.pdf/\\$file/cpc-2-0-03-i5.pdf](https://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc-2-0-03-i5.pdf/$file/cpc-2-0-03-i5.pdf)

The Municipality of West Elgin has not established a policy and ISED default public consultation process will be followed.

Municipal Consultation

This information package is to provide the Municipality of West Elgin with the following:

- Proposed Site Details
- Site Sketch
- Photo Rendering
- Co-location Opportunities Considered
- Federal Requirements
- Public Consultation Material

Lower Thames Valley Conservation Authority (LTVCA)

The proposed tower is located within the LTVCA permit control area. The LTVCA reviewed the proposed location, provided an approximate top of bank and 15m set back aerial image and concluded a permit

would not be required as the proposed tower is located greater than 15m from the top of bank.
Confirmation email included in this information package.

ISED – Default Public Consultation Process

- Mail notification will be sent to all property owners within 135m (3 times height of proposed 45m tower) of the proposed tower site. The mail notifications will be sent on May 4, 2020 using the mailing list provided by the Municipality.
- Public notice will be published in the *West Elgin Chronicle* on May 7, 2020.
- Last day to receive submissions on this proposal is June 8, 2020.

The purpose of the mail notification and public notice is to provide the local community an opportunity to make a submission and for the proponent to address all relevant questions and concerns prior to requesting concurrence from the Municipality.

At the end of the public consultation process, if the proponent is satisfied that it has addressed all relevant questions and would like to move forward with the installation, a request for a letter of concurrence from the Municipality will be submitted along with all correspondence from the consultation process.

The letter of concurrence from the Municipality will provide confirmation that the proponent has satisfied the consultation process by addressing all relevant questions and has consulted with the Municipality.

As the entrance for the site will be off Stalker Line a 911 number is being requested along with an entrance permit from the County.

I trust the information included in this package will be helpful for the Municipality's consideration of this proposal.

Sincerely,

Jay Lewis

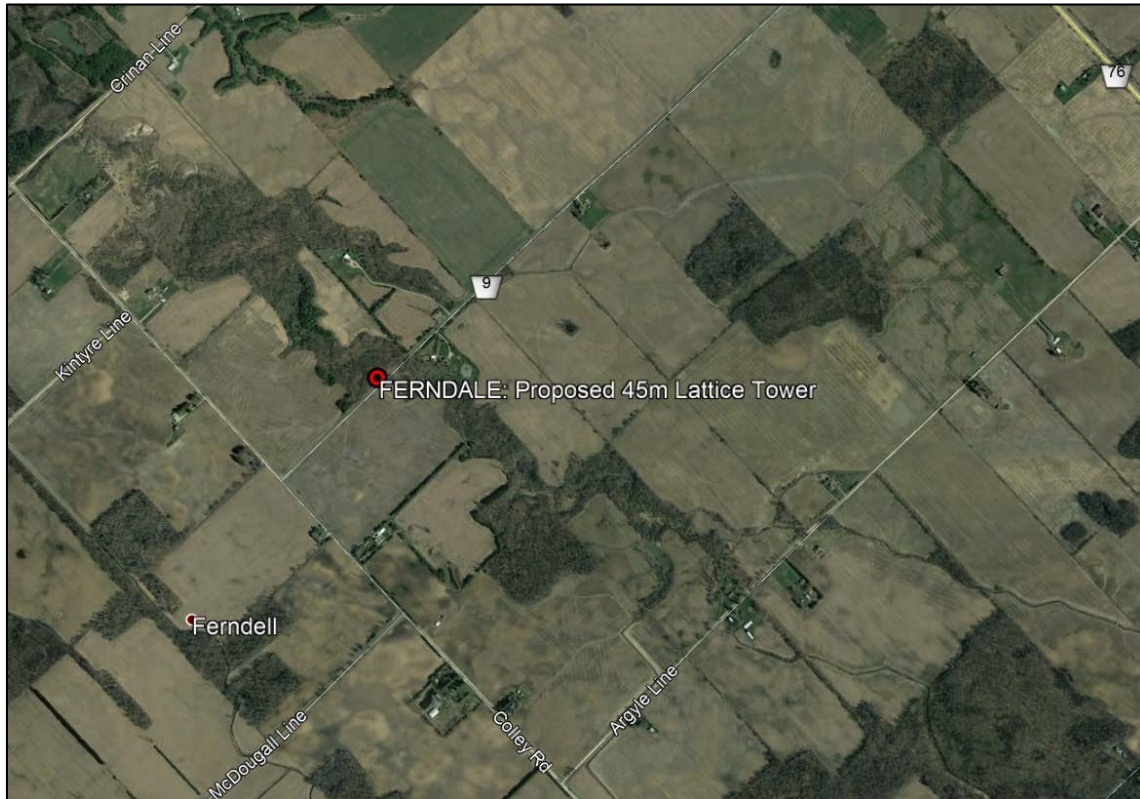
Real Estate & Municipal Affairs
Forbes Bros. Ltd.

Proposed Site Details:

Site Address: 13990 Colley Road, Rodney, ON

Latitude: 42.624097° **Longitude:** -81.675566°

Xplornet is proposing a 45m lite-duty lattice tower site at 13990 Colley Road, Rodney, ON. A new entrance to access the site will be installed on the north side of Stalker Line.

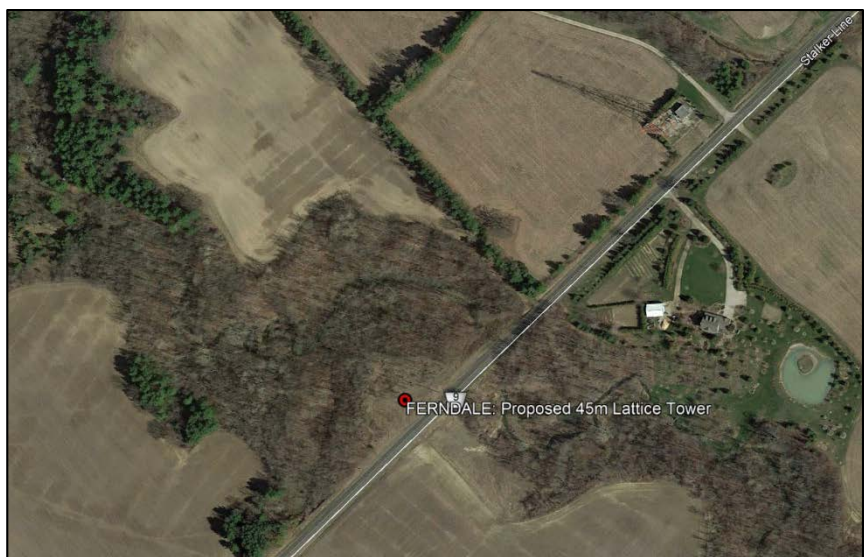


Aerial Image of Proposed Location

The proposed site includes a 45m lite duty, self-support lattice tower. The tower has a face width of 2.75m at the base and tapers to 1m at the top. The tower includes an anti-climb mechanism.

Radio equipment is installed on the upper portion of the tower that will provide wireless internet services to Xplornet customers in the community.

An equipment cabinet is installed at the base of the tower to process the radio equipment.



Enlarged Aerial Image of Xplornet Proposed Site

Site Sketch:

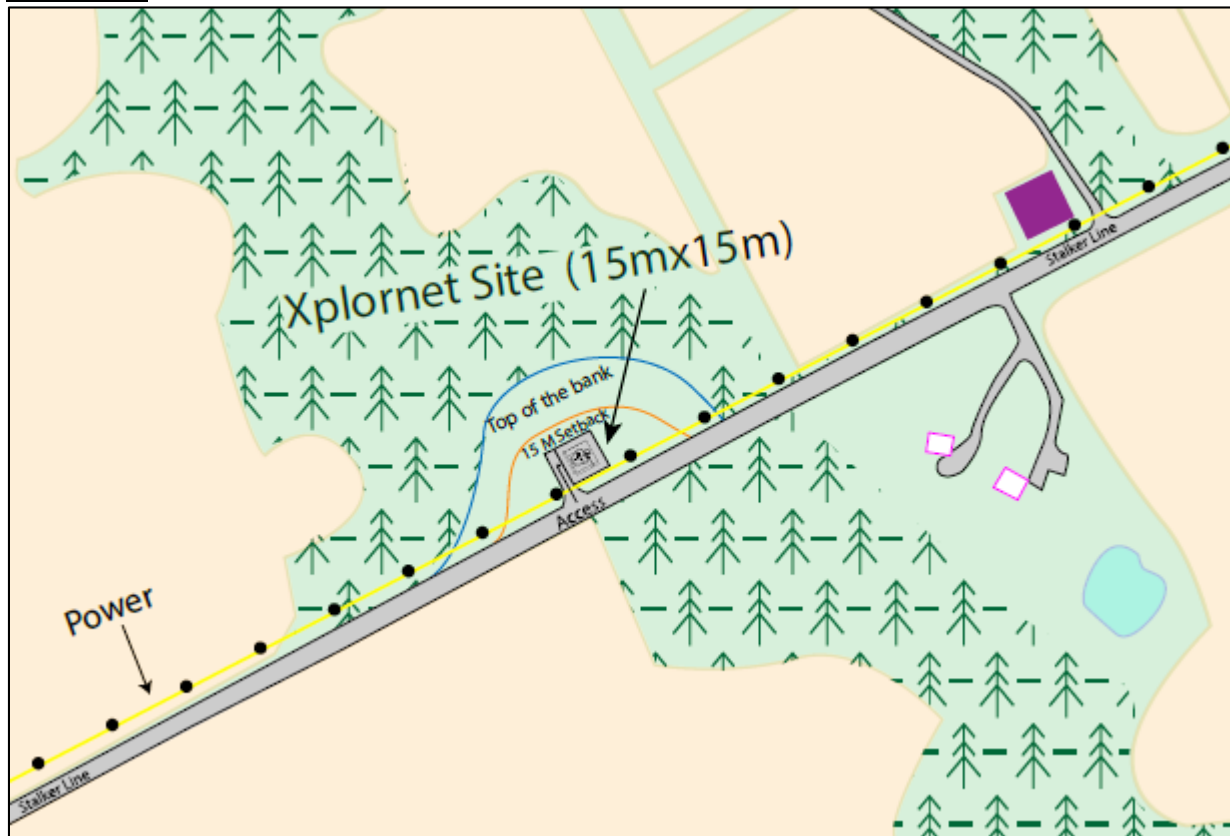


Photo Rendering:



Photo Rendering of the Proposed 45m Lattice Tower

Co-Location Opportunities Considered:

Xplornet always considers co-locating or securing their wireless equipment on existing structures such as other third-party communication towers, water towers or buildings prior to proposing a new communication tower in an effort to minimize the number of towers in a region.

Xplornet is currently co-located on the existing Hydro One tower at 24384 Stalker Line. Xplornet requires additional equipment to improve their wireless services in the area and the existing tower is structurally and commercially impractical. A new site is required near the existing tower to maintain current coverage to existing Xplornet customers. There are no other structures that can be considered for co-location and a new tower is required.

Federal Requirements:**Health Canada**

Xplornet attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Impact Assessment Act

Xplornet attests that the radio antenna system described in this notification package is excluded from environmental assessment under the *Impact Assessment Act*.

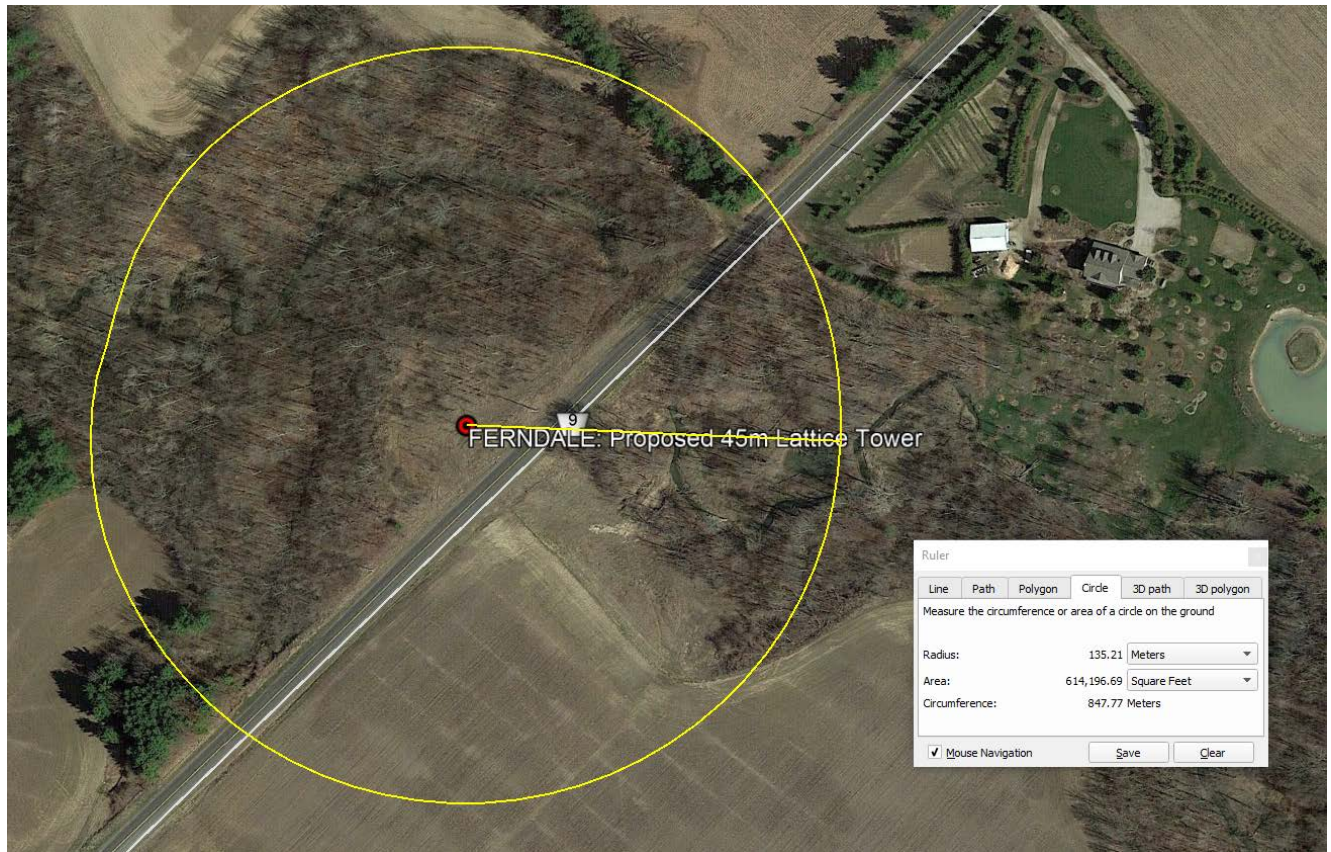
Transport Canada

Xplornet attests the proposed structure will meet Transport Canada's aeronautical obstruction marking requirements as set out in Canadian Aviation Regulations - Standard 621. Xplornet anticipates that the proposed installation will not require markings or lighting and will submit the necessary application to Transport Canada.

Engineering Principles

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

Mail Notification to be sent to property owners 135m (3 * height of proposed 45m tower) measured from proposed tower.





Tel: (905) 928-9481
Fax: (888) 622-4939
482 South Service Road East, Suite 130
Oakville, Ontario L6J 2X6
www.forbesbrosLtd.ca

May 4, 2020

Re: MAIL NOTIFICATION - XPLORNET COMMUNICATIONS INC.
Proposed 45m Lattice Tower Site
13990 Colley Road, Rodney, ON

Site ID: FERNDALÉ

Dear Current Resident / Owner,

Forbes Bros. Ltd. is sending this mail notification on behalf of Xplornet Communications Inc. to notify you of the proposed 45m lite duty lattice tower site at 13990 Colley Road, Rodney, ON.

The proposed location is within an optimal area to maintain existing coverage for the community while Xplornet upgrades their wireless internet services.

The purpose of this notification and public consultation is to allow submissions or request for additional information from the local community and for the proponent to address all relevant questions and concerns. The proponent and land-use authority contact information can be found at the end of the notification and may be submitted until the closing date of June 8, 2020.

At the end of the public consultation process, if the proponent is satisfied that it has addressed all relevant questions and would like to move forward with the installation, a request for a letter of concurrence will be submitted to the Municipality of West Elgin along with all correspondence from the public consultation process.

Sincerely,

Jay Lewis

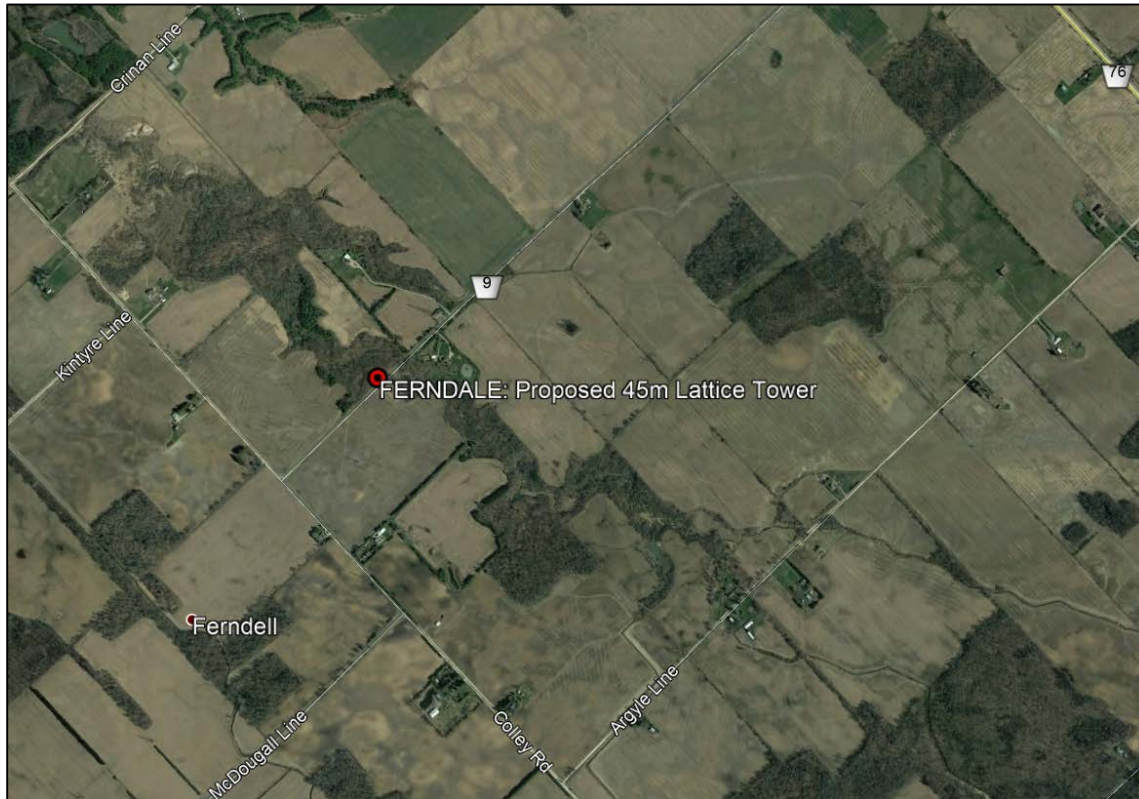
Real Estate & Municipal Affairs
Forbes Bros. Ltd.

Proposed Site Details:

Site Address: 13990 Colley Road, Rodney, ON

Latitude: 42.624097° **Longitude:** -81.675566°

Xplornet is proposing a 45m lite-duty lattice tower site at 13990 Colley Road, Rodney, ON. A new entrance to access the site will be installed on the north side of Stalker Line.

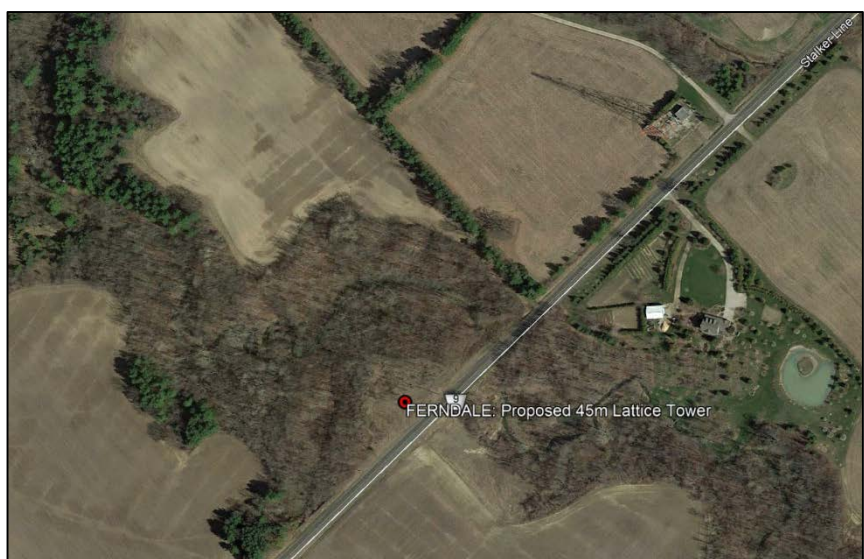


Aerial Image of Proposed Location

The proposed site includes a 45m lite duty, self-support lattice tower. The tower has a face width of 2.75m at the base and tapers to 1m at the top. The tower includes an anti-climb mechanism.

Radio equipment is installed on the upper portion of the tower that will provide wireless internet services to Xplornet customers in the community.

An equipment cabinet is installed at the base of the tower to process the radio equipment.



Enlarged Aerial Image of Xplornet Proposed Site

Site Sketch:

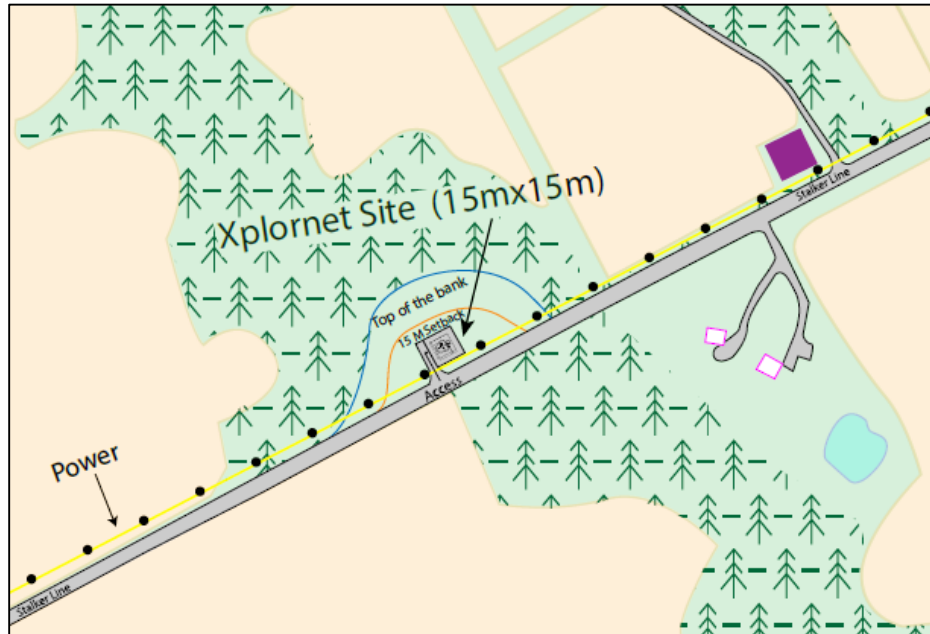


Photo Rendering:



Photo Rendering of the Proposed 45m Lattice Tower

Co-Location Opportunities Considered:

Xplornet always considers co-locating or securing their wireless equipment on existing structures such as other third-party communication towers, water towers or buildings prior to proposing a new communication tower in an effort to minimize the number of towers in a region.

Xplornet is currently co-located on the existing Hydro One tower at 24384 Stalker Line. Xplornet requires additional equipment to improve their wireless services in the area and the existing tower is structurally and commercially impractical. A new site is required near the existing tower to maintain current coverage to existing Xplornet customers. There are no other structures that can be considered for co-location and a new tower is required.

Federal Requirements:

Health Canada

Xplornet attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Impact Assessment Act

Xplornet attests that the radio antenna system described in this notification package is excluded from environmental assessment under the *Impact Assessment Act*.

Transport Canada

Xplornet attests the proposed structure will meet Transport Canada's aeronautical obstruction marking requirements as set out in Canadian Aviation Regulations - Standard 621. Xplornet anticipates that the proposed installation will not require markings or lighting and will submit the necessary application to Transport Canada.

Engineering Principles

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

Innovation, Science and Economic Development Canada (ISED)

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

Close of Comments:

June 8, 2020

Contact Information:

Forbes Bros. Ltd.

Jay Lewis
482 South Service Rd. E., Suite 130
Oakville, Ontario L6J 2X6
Tel: 905.928.9481
Fax: 888.622.4939
Email: jlewis@forbesbrosltd.ca

Innovation, Science and Economic Development Canada

Southwestern Ontario District Office
4475 North Service Rd., Suite 100
Burlington, Ontario L7L 4X7
Tel: 855.465.6307
Fax: 905.639.6551
Email: ic.spectrumswodo-spectrebdsoo.ic@canada.ca

Municipality of West Elgin

Heather James, Planner
22413 Hoskins Line
Rodney, Ontario N0L 2C0
Tel: 519.785.0560 x226
Fax: 519.785.0644
Email: planning@westelgin.net

Public Notice that will be published in
West Elgin Chronicle

PUBLIC NOTICE
XPLORNET - Proposed 45m Lattice Tower Site

Xplornet Communications has proposed a 45m tall steel lite duty lattice tower and related radio equipment at 13990 Colley Road, Rodney, Ontario. A new entrance to access the site will be installed on the north side of Stalker Line. Proposed site is to improve Xplornet wireless internet services to the community.

ANY PERSON may make a written submission or request additional information to the individuals listed below by closing date of June 8, 2020.

PLEASE TAKE NOTICE the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (ISED). For more information on the federal process pertaining to these installations please contact the local ISED office at: ic.spectrumswodo-spectrebdsoo.ic@canada.ca

SITE LOCATION MAP

Site ID: FERNDALE

Coordinates: 42.624097, -81.675566

FORBES BROS. LTD.:

Jay Lewis
Suite 130, 482 South Service Rd E
Oakville, Ontario. L6J 2X6
Tel: (905) 928-9481
Fax: (888) 622-4939
Email: jlewis@forbesbrosltd.ca

MUNICIPALITY OF WEST ELGIN

Heather James - Planner
22413 Hoskins Line
Rodney, Ontario. N0L 2C0
Tel: (519) 785-0560 x226
Fax: (519) 785-0644
Email: planning@westelgin.net

