



Project Description Package

Proposed 45m Telecommunications Installation at 650 Lorraine Rd, Port Colborne

**PT LT 21 CON 1 HUMBERSTONE; PT LT 22 CON 1 HUMBERSTONE AS IN AA27555
PORT COLBORNE**

Latitude: 42.878196° Longitude: -79.214892°

Xplornet Site Reference: ON7374 – Port Colborne East

1. Introduction

Xplornet Communications Inc. (“Xplornet”) is committed to bringing robust high-speed internet and home phone coverage and capacity to the City of Port Colborne. The quality and availability of service in the Lorraine community and nearby areas does not currently meet Xplornet standards nor the needs of this community and Xplornet customers in the surrounding area.

With the growing demand for broadband services, more communities are now able to be serviced than ever before. This proposal entails bringing affordable, robust high-speed internet and home phone services to the Lorraine area, and the surrounding community.

The Project Description Report provides detailed information on this telecommunications tower, which is proposed to provide and improve internet service options to the area as well as information regarding site design and selection, consultation, health and safety, and concurrence requirements.

2. Proposed Location

Xplornet is proposing to locate a new self-support tower north of the intersection of Lorraine Rd and Lakeshore Rd E, on land owned by a private property owner. The site is located on lands designated as Agricultural in the City of Port Colborne’s Official Plan and Agricultural in the City of Port Colborne’s Zoning By-Law.

The site is located on vegetated land in the southeast corner of the lot. The property is currently used for agriculture. Access to the tower will be entirely via a private driveway off of Lorraine Rd. This location was selected for the tower as the site will be able to provide optimal service to the community, while minimizing visual impacts to the surrounding areas and minimizing impact to agricultural land.

3. Co-Location and Alternative Options

In selecting the proposed location, an analysis was first completed to assess existing nearby infrastructure for co-location options. As required by Innovation, Science and Economic Development Canada (“ISED”), before a new telecommunications tower is proposed, the carrier must first evaluate any existing infrastructure (rooftops, existing telecommunication towers, etc.) for their ability to meet network objectives. In this search area, it was determined that there are no existing structures that meet network objectives for Xplornet’s current proposal.

Other nearby properties were also considered while siting the proposed tower but were considered not appropriate or viable for hosting Xplornet infrastructure. The sites were assessed by Xplornet’s radiofrequency and field personnel team and rejected in favour of the current proposed location for a number of reasons. The proposed location and alternative sites considered are shown in Appendix 2: Proposed and Alternative Candidate Locations.

The reasons for rejecting the alternate sites in favour of the current proposed location are as follows:

CAN1 (Proposed): The radiofrequency search area did not initially include the proposed site. However, the radiofrequency requirements were adjusted due to the exceptional aesthetic impact of the alternate sites on the nearby residential areas. The proposed site is located next to an existing treeline to provide additional shrouding. The location near the right of way minimizes agricultural land taken out of production and results in less ground disturbance for construction of the tower, access route, and utility connection.

CAN2 (Rejected): This site met initial radiofrequency requirements but was rejected for the heightened aesthetic impact on the nearby residential area. The site is currently owned by a government agency and the compound would potentially impact current and future site uses.

CAN3 (Rejected): This site was rejected as it would have an exceptional aesthetic impact on the nearby residential area.

CAN4 (Rejected): This site met radiofrequency requirements and would have a reduced aesthetic impact. However, the property contains an existing telecommunications tower which limits the area on site that could support another tower.

CAN5 (Rejected): This site met radio frequency requirements and would have a reduced aesthetic impact along with an existing treeline for shrouding. However, the landowner was not interested in hosting a telecommunications tower.

4. Proposed Design

In order to expand broadband services to the Lorraine area, Xplornet is proposing to install a 45-metre self-support tower and equipment shelter, located on the southeast corner of the property to support new telecommunications equipment that will provide robust high speed home internet and home phone services to the area.

Xplornet has created a concept site plan (see Appendix 1: Concept Site Plan) as well as visual simulations of the proposed tower demonstrating the general expected appearance of the tower at this location (see Appendix 3: Visual Simulations). The proposed site design and layout may vary slightly based on final engineering specs, equipment type, feedback from the public consultation process, and final installation requirements, among other factors.

This design and location were also selected by Xplornet in an effort to minimize visual potential negative aesthetic impacts to residences, the community and surrounding areas, while still achieving required network objectives for this community. The tower height, location on the property, and proximity to the nearest residential dwellings makes the site an ideal candidate from a radio frequency requirement and aesthetic impact perspective.

5. Public Consultation Process

Telecommunication towers are regulated federally by ISED, however are still required to consult with the local land use authority and public. It was determined during pre-consultation that the City of Port Colborne has their own telecommunication policy, *Consultation Process for Wireless Telecommunication Facilities*. A Public Consultation Meeting will be held by the municipality to solicit comments from the public, a notification package will be sent to all property owners within 120 m of the subject property, and a newspaper notice will be posted in the local paper to invite public comment for the duration of a 30-day consultation period.

During the 30-day comment period, Xplornet will acknowledge receipt of all comments or questions within 14 days and respond to all reasonable and relevant concerns within 60 days, as required by ISED regulations. Members of the public who contact Xplornet about the proposal will have a further 21 days to reply to the initial Xplornet response to reasonable and relevant comments. Once all 21-day timelines are complete, and all responses to the consultation have been addressed in accordance with the applicable protocol the consultation will conclude and Xplornet will prepare a consultation summary and request for concurrence for the City of Port Colborne.

6. Federal Regulators

Telecommunications towers are regulated under Health Canada's Safety Code 6 and Xplornet attests the tower will be in compliance with these regulations. Xplornet will adhere to the below federal health and safety standards:

Safety Code 6

Health Canada developed Safety Code 6, the guidelines for safe exposure limits to radio frequencies at home or at work. Telecommunication towers and related equipment are federally regulated by ISED, and are required to comply with Safety Code 6. Canada's limits are consistent with the science-based standards used in other parts of the world and provide protection against all known adverse health effects from RF energy. Every operator of wireless telecommunication networks is obligated to comply at all times with Safety Code 6.

More information regarding wireless health and safety matters can be found through the following agencies:

- Health Canada (<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html>)
- Innovation, Science and Economic Development Canada (<https://www.ic.gc.ca/eic/site/icgc.nsf/eng/home>)

Environmental

Xplornet is required to adhere to the Canadian Environmental Assessment Act regulations

applicable to telecommunication facilities of this nature. There are no applicable environmental restrictions affecting the proposed site. The proposed site is not within Environmental Protection Areas as per Schedule B1 in the Township's Official Plan or within Environment Conservation Areas as per Schedule B2. As is typical for telecommunication tower sites, the footprint for the site compound is minimal, and no trees will require removal.

Aeronautical Regulation

Transport Canada and NAV Canada are the federal entities that regulate airspace for telecommunication towers. Transport Canada dictates tower lighting and marking, while NAV Canada regulates the impact of the physical tower structure on the air navigation system and installations. Transport Canada has confirmed that this site will not require lighting.

7. Concurrence Requirements

While telecommunications towers are exclusively regulated by ISED, Xplornet is required to consult with the Land Use Authority as a commenting body in the siting of telecommunication towers and to follow local consultation requirements, where applicable. To that end, Xplornet will be requesting concurrence from the City of Port Colborne in the form of a resolution or similar documentation that the City of Port Colborne is satisfied with the appropriateness and conclusion of Xplornet's consultation process. Following concurrence, Xplornet will take the next step toward bringing these crucial high speed internet services to your community in 2021/2022.

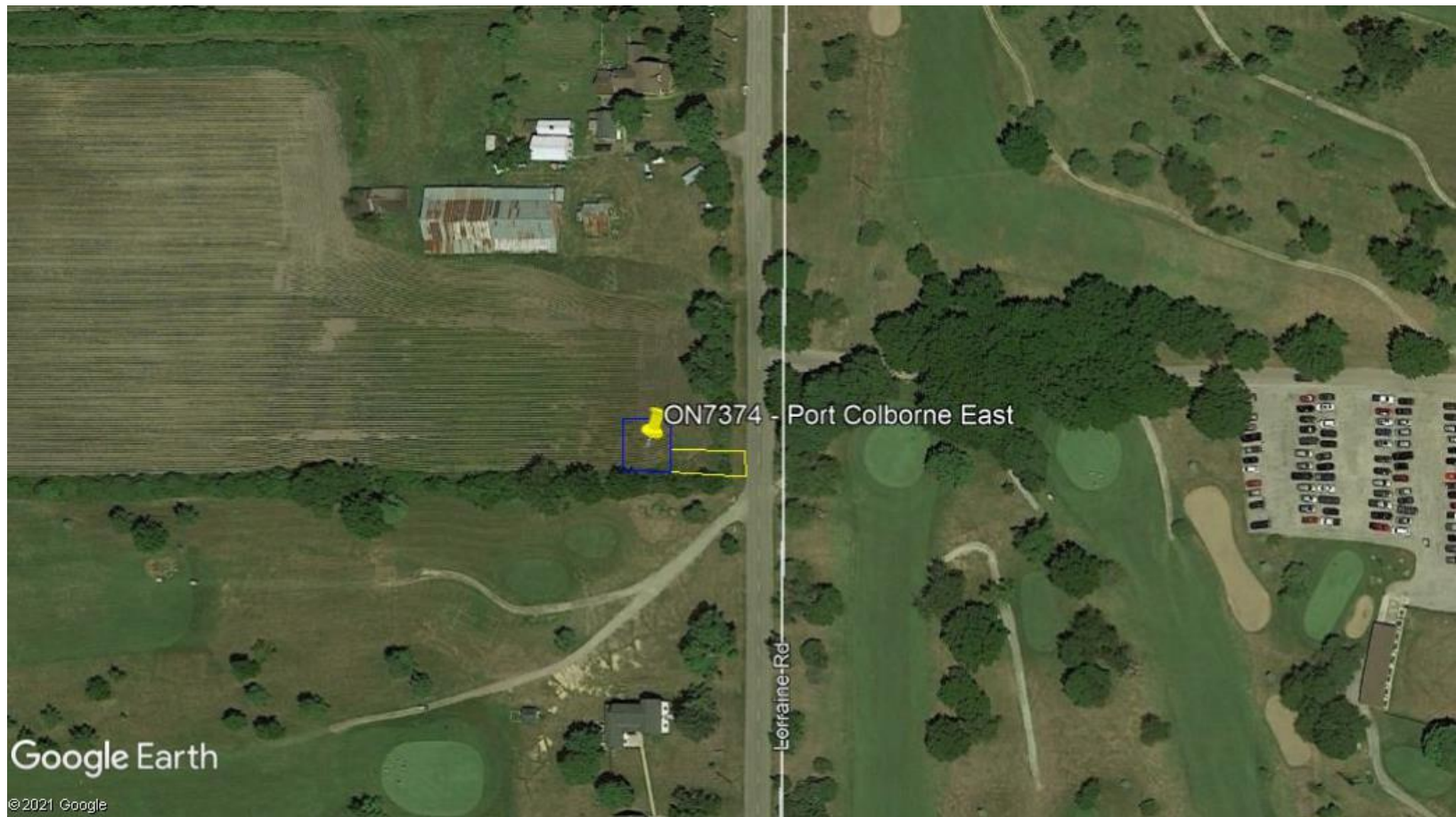
8. Conclusion

Xplornet is working to improve high speed internet access and capacity to the residents and businesses in the Lorraine area. After investigating the area, reviewing local regulations and taking into account technical requirements, Xplornet finds the proposed infrastructure appropriate as it has found the following:

1. The proposed tower will bring much needed internet service to the community;
2. The proposed location is located appropriately for surrounding land use practices;
3. The proposed location is located outside of environmentally sensitive areas and will minimize taking active agricultural lands out of production;
4. The proposed tower is 70 metres away from the closest residential dwelling;
5. The proposed tower meets Xplornet network requirements while minimizing potential negative visual impacts on nearby residents and the surrounding area.

We look forward to working with the City of Port Colborne to bring improved high-speed internet and home phone services to this community.

Appendix 1 – Concept Site Plan



Proposed compound shown in blue | Proposed driveway shown in yellow

Appendix 2 – Proposed and Alternative Site Locations



Appendix 3 – Visual Simulations



