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482 South Service Road East, Suite 130
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November 10, 2020

Sent via email

David Schulz – Planner
Planning & Development
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

CLIENT: Xplornet Communications Inc.
RE: Information Package - Proposed Tower Replacement with Height Increased to 30m
SITE ID: PLEASANT BEACH – ON7393
ADDRESS: 534 Pleasant Beach Road, Sherkston, ON

Mr. Schulz,

Forbes Bros. Ltd. on behalf of Xplornet Communications Inc. is submitting this preliminary information package to the City of Port Colborne for Xplornet's proposed tower replacement of the existing lite-duty lattice tower with a 30m lite-duty lattice tower at 534 Pleasant Beach Road, Sherkston, Ontario. The existing tower is structurally inadequate for equipment upgrades and an increased tower height will provide improved and expanded wireless internet services to the area for Xplornet customers.

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)

Port Colborne established a policy, Consultation Process for Wireless Telecommunication Facilities, that will be followed. The City has determined in lieu of a formal public consultation session that City Staff and the Proponent will be available by appointment to discuss the proposal. The City will send notice to residents 120m from the property which will be coordinated with the Proponent sending a similar notice following ISED's Default Public Consultation Process.

Municipal Consultation

This preliminary information package is to provide Port Colborne with the following:

- Proposed Site Details
- Site Sketch to be used as the Site Plan
- Photo Rendering
- Co-location Opportunities Considered
- Federal Requirements
- Public Consultation Material to be used for ISED's Default Public Consultation Process

ISED – Default Public Consultation Process

- ISED requires a mail notification to be sent to all property owners within 90m (3 times height of proposed 30m tower) of the proposed tower site; however, this mail notification will include all property owners within 120m of the subject property using a mailing list provided by the City. The mail notification is proposed to be sent on November 13, 2020.
- Public notice is proposed to be published in *NiagaraThisWeek* on November 19, 2020.
- Last day to receive submissions is proposed on this proposal is December 21, 2020.

The purpose of the notifications 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 Port Colborne. The notifications will also advise residents that in lieu of a formal public consultation session that City Staff and the Proponent will be available by appointment prior to the last day for submissions to discuss the proposal.

At the end of the ISED default 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 Port Colborne will be submitted to City Staff along with all correspondence from the default public consultation process.

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

I trust the information included in this package will be helpful for the City of Port Colborne consideration of this proposal.

Sincerely,

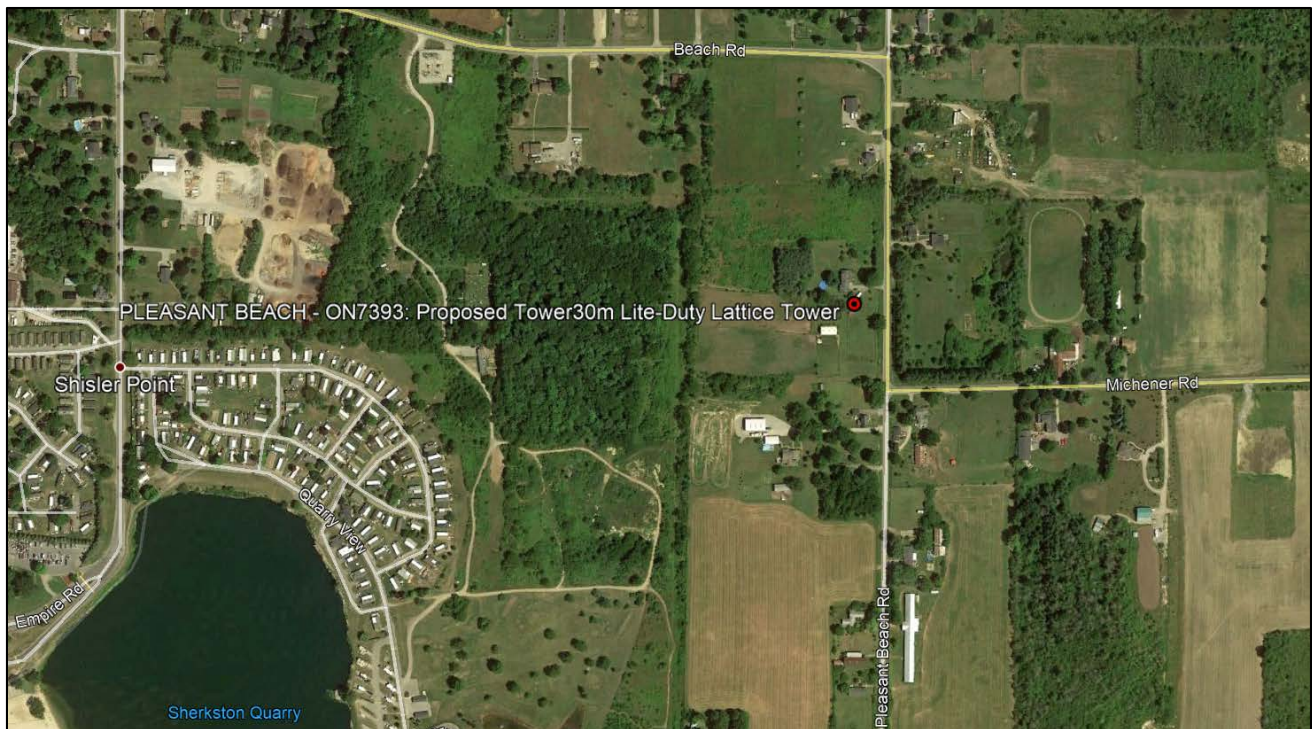
Jay Lewis

Real Estate & Municipal Affairs
Forbes Bros. Ltd.

Proposed Site Details:**Site Address:** 534 Pleasant Beach Road, Sherkston**Latitude:** 42.874679° **Longitude:** -79.124745°**Legal Description:** PART LOT 3 CONCESSION 1 HUMBERSTONE, PART 2 PLAN 59R-16488. CITY OF PORT COLBORNE

Xplornet is proposing to install a 30m lite-duty lattice tower that will replace an existing lite-duty lattice tower (that will be decommissioned and removed) at 534 Pleasant Beach Road, Sherkston. The existing tower is structurally inadequate for equipment upgrades and an increased tower height will provide improved and expanded wireless internet services to the area for Xplornet customers.

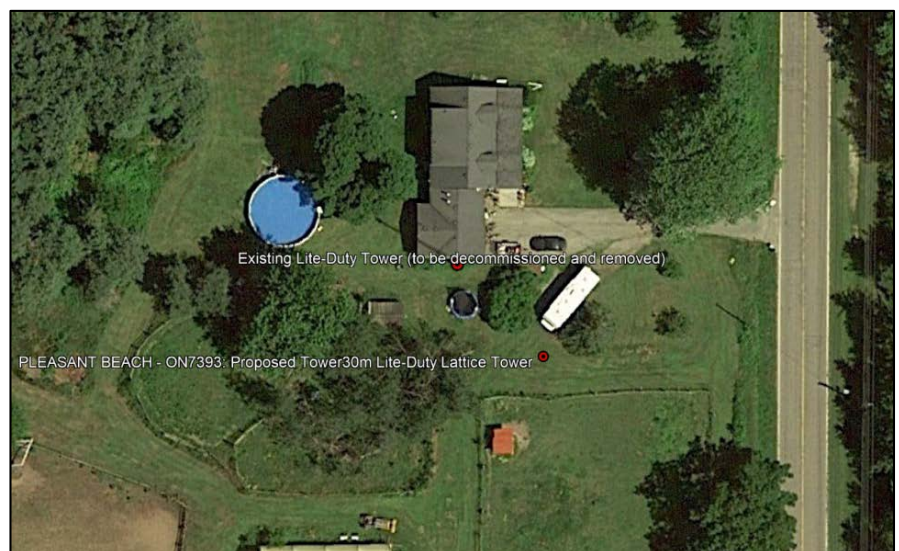
The subject property is zoned rural. Existing entrance will continue to be used to access relocated tower site. Proposed tower replacement site has a 30 setback from Pleasant Beach Road.

**Aerial Image of Proposed Location**

Proposed site includes a 30m lite-duty lattice tower that will be installed adjacent to a fenced pasture. The tower has a face width of 1.5m at the base and tapers to 0.75m at the top.

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 Proposed Location**

Site Sketch:

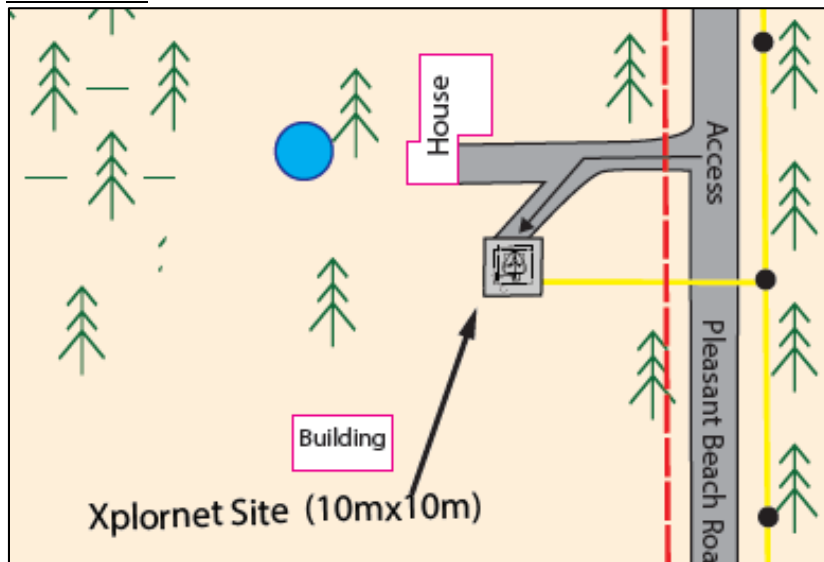


Photo Rendering:



Photo of Existing Tower



Photo Rendering of the Proposed Tower Replacement with a 30m Lite-Duty 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.

There are no other structures in the area that can be utilized or considered for co-location to achieve coverage objectives and the new 30m tower is required to achieve coverage objectives.

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. Transport Canada has reviewed the Aeronautical Assessment Form and determined the proposed installation will not require marking or lighting.

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



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

November 13, 2020

Re: MAIL NOTIFICATION - XPLORNET COMMUNICATIONS INC.
Proposed Tower Replacement with Height Increased to 30m
534 Pleasant Beach Road, Sherkston, ON

Site ID: PLEASANT BEACH – ON7393

Dear Current Resident / Owner,

Forbes Bros. Ltd. is sending this mail notification on behalf of Xplornet Communications Inc. to notify you of the proposed tower replacement of the existing lite-duty lattice tower with a 30m lite-duty lattice tower at 534 Pleasant Beach Road, Sherkston, Ontario. The existing tower is structurally inadequate for equipment upgrades and an increased tower height will provide improved and expanded wireless internet services to the area for Xplornet customers.

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. In lieu of a formal public consultation session, City Staff and the Proponent will be available by appointment to discuss the proposal prior closing date to receive submissions. City Staff and the Proponent contact information can be found at the end of the notification and may be submitted until the closing date of Monday, December 21, 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 City of Port Colborne along with all correspondence from the public consultation process.

Sincerely,

Jay Lewis

Real Estate & Municipal Affairs
Forbes Bros. Ltd.

Proposed Site Details:

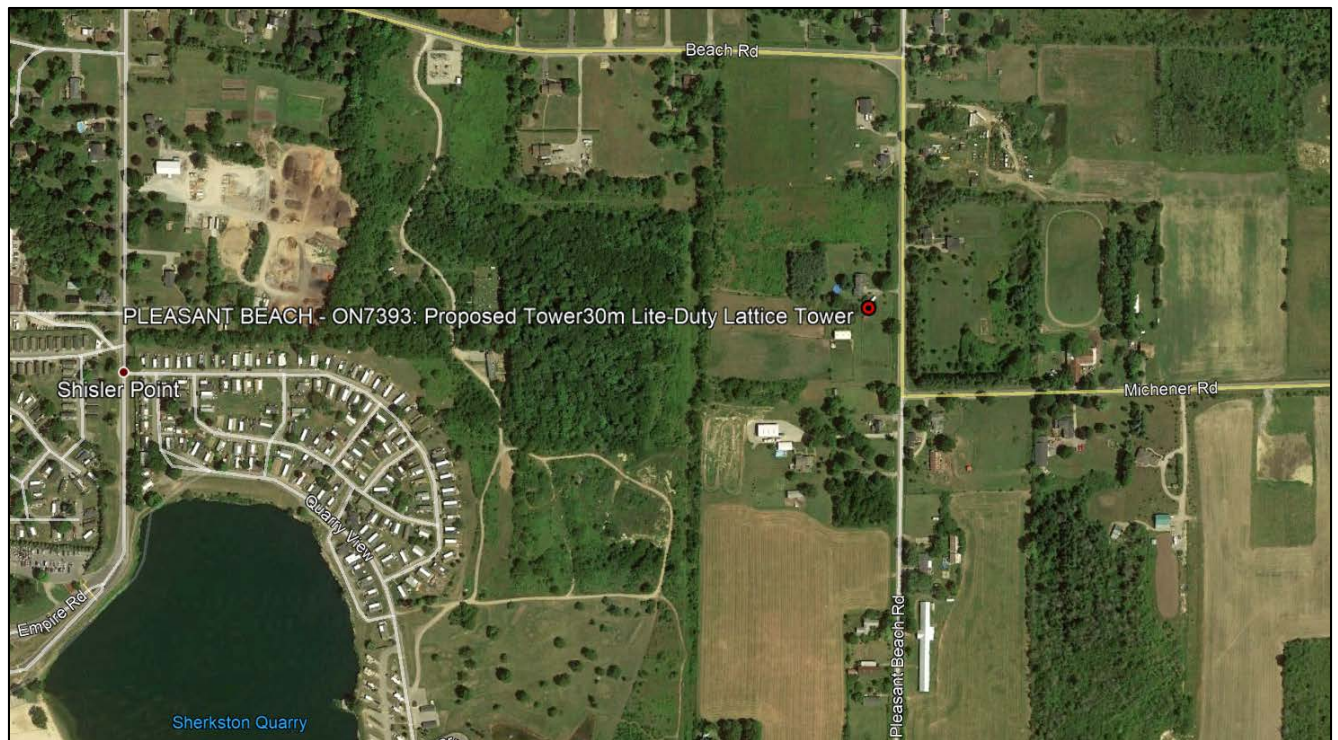
Site Address: 534 Pleasant Beach Road, Sherkston, ON.

Latitude: 42.874679° **Longitude:** -79.124745°

Legal Description: PART LOT 3 CONCESSION 1 HUMBERSTONE, PART 2 PLAN 59R-16488. CITY OF PORT COLBORNE

Xplornet is proposing to install a 30m lite-duty lattice tower that will replace an existing lite-duty lattice tower (that will be decommissioned and removed) at 534 Pleasant Beach Road, Sherkston. The existing tower is structurally inadequate for equipment upgrades and an increased tower height will provide improved and expanded wireless internet services to the area for Xplornet customers.

The subject property is zoned rural. Existing entrance will continue to be used to access relocated tower site. Proposed tower replacement site has a 30 setback from Pleasant Beach Road.



Aerial Image of Proposed Location

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Enlarged Aerial Image of Proposed Location

Site Sketch:

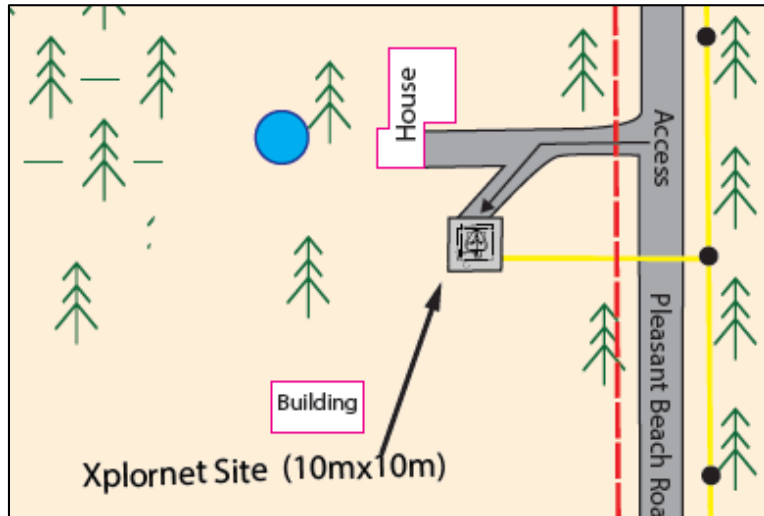


Photo Rendering:



Photo of Existing Tower



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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>.

Closing Date for Comments: Monday, December 21, 2020

City Staff and the Proponent are available by appointment to discuss this proposal prior to the closing date.

Contact Information:**Forbes Bros. Ltd.**

Jay Lewis
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Oakville, Ontario L6J 2X6
Tel: 905.928.9481
Fax: 888.622.4939
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Innovation, Science and Economic Development Canada

Southwestern 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

City of Port Colborne Planning & Development

David Schulz - Planner
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Email: planner@portcolborne.ca

Public Notice that will be published in
NiagaraThisWeek

PUBLIC NOTICE
XPLORNET - Proposed 30m Lite-Duty Lattice Tower Site

Xplornet Communications Inc. has proposed to install a 30m lite-duty lattice tower and related radio equipment that will replace an existing lite-duty lattice tower (that will be decommissioned and removed) at 534 Pleasant Beach Road, Sherkston, Ontario. The existing tower is structurally inadequate for equipment upgrades and an increased tower height will provide improved and expanded wireless internet services to the area for Xplornet customers.

ANY PERSON may make a written submission or request additional information to the individuals listed below by closing date of Monday, December 21, 2020. In lieu of a formal public consultation session, City Staff and the Proponent will be available by appointment to discuss the proposal prior to the closing date.

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: PLEASANT BEACH – ON7393
Coordinates: 42.874679, -79.124745

FORBES BROS. LTD.:

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CITY OF PORT COLBORNE

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