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**Date:** October 12, 2021

**To:** Committee of the Whole

**From:** Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services

**RE:** Proposed Telecommunications Tower – Part of Lot 280, Concession  
STR, V/L ES of County Rd 23.

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## AIM

To provide an outline of the information provided and public comment received to the Committee of the Whole regarding a proposed telecommunication tower and a request for a Statement of Concurrence that sufficient public consultation has occurred taking into consideration input from the local land use authority and surrounding land owners.

## BACKGROUND

Land Solutions LP, on behalf of Telus Communications Inc. has submitted a revised application with the authorization of the registered owner of the subject lands, to construct a 40 m (131.2 ft.) lattice self-supporting tower (See Appendix A – Revised Location Map). The revised location is based in part on the public feedback and comment provided by the former Planning Advisory Committee. The revised submission in Appendix A shows both the original site and new site.

In accordance with federal regulations and the Town's "Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities" (See Appendix B) guidelines, public consultation is required to be obtained for the construction of telecommunications towers. Public notice was given to registered property owners within 150 m of the proposed location by the applicant. (See Appendix C) Included with this report is a copy of the site plan and specifications for the telecommunication tower proposed.

## DISCUSSION

The following was provided by the applicant in an information package submitted at the time of application, and provided in the public notice:

- i) **Description of Proposed Installation:** The design is a 40 m lattice self-supporting tower within a lease premise. Telus proposed to install an equipment

shelter with the fenced portion of the premises. The shelter will house equipment necessary for the operation of the telecommunications facility.

- ii) Location and Street Address:** Vacant Land on the east side of County Road 23 (Arner Town Line) Pt. Lot 280, Concession STR, Kingsville. The total area of the tower and equipment is approximately 100 m<sup>2</sup>, exclusive of the access road and shown on the Site Plan.

The tower will be situated on subject farm parcel in a fenced enclosure approximately 175 m east of County Road 23 and approximately 95 m southeast of the nearest dwelling at 4204 County Rd 23 by of the. It will be accessed by a new laneway from County Rd 23.

This property was determined, by the Proponent, to be located in the best alternative area to accommodate the current service needs for wireless telecommunications infrastructure in the area.

The Town of Kingsville “Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities outlines the following:

- To facilitate cooperation between the proponent and the Town of Kingsville in effort to allow for the siting of facilities which balance the demand for service and the impact on the community.
- To provide guidance and direction for the appropriate siting of facilities to locations which meet the following criteria in order of priority of land use:

1. sites co-located on existing structures in non-residential areas;

Comment: The proposed tower is new and is located on a non-residential property.

2. sites outside of the sight lines of Lake Erie and Jack Miner Bird Sanctuary;

Comment: The proposed tower is not near Jack Miner and is not within the site line of Lake Erie.

3. sites outside of planned settlement areas;

Comment: The property is located outside of the current settlement area.

4. sites owned by the municipality;

Comment: This is located on private property through a lease agreement.

5. sites co-located on existing structures in non-agricultural areas;

Comment: This is a new tower located on agricultural lands however it is sited on the property in a manner to minimize impact to the agricultural lands.

6. sites co-located on existing structures in settlement and residential areas; &

Comment: Refer to item 1.

7. new structures on land owned by private land owners.

Comment: Refer to item 4.

The applicant has also provide a detailed review of it site selection in addition to feedback on public comment received related to the proposed location.

- To provide high design standards which recognize local considerations for natural heritage features and local aesthetics including:

1. the placement, style and colour of all elements of the facility which blend with the surrounding environment;

Comment: The structure will be located on private property. The tower itself would generally be a galvanized or painted steel type surrounded by a fenced compound. Additional design elements that minimize the visual impact of the tower itself can be consider in consultation with the applicant.

2. the protection of the existing natural environment;

Comment: ERCA was circulated for comment on the original location which is attached as Appendix D. An area abutting the subject farm parcel is shown on the Town mapping as a wooded area but is not classified as a natural heritage feature. There is a natural feature to the west however it is located outside of the area of potential impact. The trees on abutting lands have been systematically planted and cultivated over the years. More recently (2017 or 2018) a pond was added to the site.

3. the enhancement of the natural landscape with plantings and visual screens;

Comment: The applicant has indicated that additional planting around the fenced area can be undertaken.

4. maintaining appropriate setbacks from property lines and adjacent public uses (schools, community centres, day cares, etc.)

Comment: There are no issues with the proposed location in this regard.

5. maintaining safe vehicular access and site lines onto public roads.

Comment: The location proposes to construct a new laneway into the farm field. A permit from County Infrastructure will be required along with a new access culvert over the existing municipal drain. Traffic volume to and from the site are not significant enough to create an impact.

- To provide an opportunity for public consultation and input through the approved procedure for the review and consideration of telecommunication and broadcasting facilities within the Town of Kingsville.

Comment: The applicant has provided information to the surrounding public based on the prescribed requirements. A number of property owners have requested to speak at the COTW however no specific written comment had been provided at the time of writing of this report. One of the original concerns with the tower was related to health impacts. The applicant provided detailed information, see Appendix E.

Telecommunication facilities are exempt from approval under the Planning Act as they are a required service. From a purely land use standpoint the provision of all infrastructure is supported in Provincial Policy and the Town's Official Plan. The location of this infrastructure is not always ideal as it is difficult to provide a service to an area of need without actually being in that area. Wireless communication has become the predominant form of personal communication as the cost of wired service becomes greater. The proposed tower will provide improved service to both this area of Kingsville and Essex. Placing the tower further from the area to be serviced tends to be counterproductive. The applicant has acknowledged the concerns of the neighbouring property owners and provided rationale for the preferred location.

- To recognize the final approval authority of Industry Canada for the consideration of radio-communication, telecommunication and broadcasting facilities.

Comment: The approval authority for telecommunication towers is Innovation, Science and Economic Development Canada (ISED) formerly Industry Canada. In past consultation with (ISED) staff it was clarified that they do place a high level of consideration on public feedback and consultation with the local land use authority in establishing a co-operative approach to the siting of proposed towers. Requirements of either the Town or public which are considered reasonable requests are typically supported and incorporated into a proposed development. In cases where a statement of non-concurrence is issued the applicant can look at alternatives to a given proposal or request (ISED) to participate in dispute resolution.

Upon Council's direction, a letter would be provided to the applicant which will include a Statement of Concurrence provided Council is satisfied that adequate public consultation was conducted and that land use impacts and public comments have been addressed.

## **CONSULTATIONS**

Notice of the Committee of The Whole on October 18<sup>th</sup> (COTW) was given by the applicant on September 25, 2021 by first class mail to all land owners within 150 m (492 ft.) of the proposed location of the cell tower.

In accordance with standard practice for review of telecommunication tower requests applicable external agencies and internal departments have been circulated. The following comment has been provided.

### **1) Essex Region Conservation Authority (ERCA)**

ERCA was provided with information on the original proposed tower. Their comment is attached as Appendix D. If the location in question is determined to be acceptable follow-up will be undertaken with ERCA prior to final presentation to Council.

## 2) Technical Advisory Committee

Building Services will require a building permit to be submitted.

The Technical Advisory Committee has no technical objections to the proposed tower. The new access proposed for the site will require crossing a municipal drain. Application will be required to the Town to appoint a drainage engineer to design the necessary culvert.

## 3) County of Essex

The County was circulated for comment on the original location however that site was utilizing an existing access and the County did not express any concerns. The revised location has also been circulated and comment is pending. It is anticipated that the County will require an access permit for the proposed new laneway.

## **CONCLUSION**

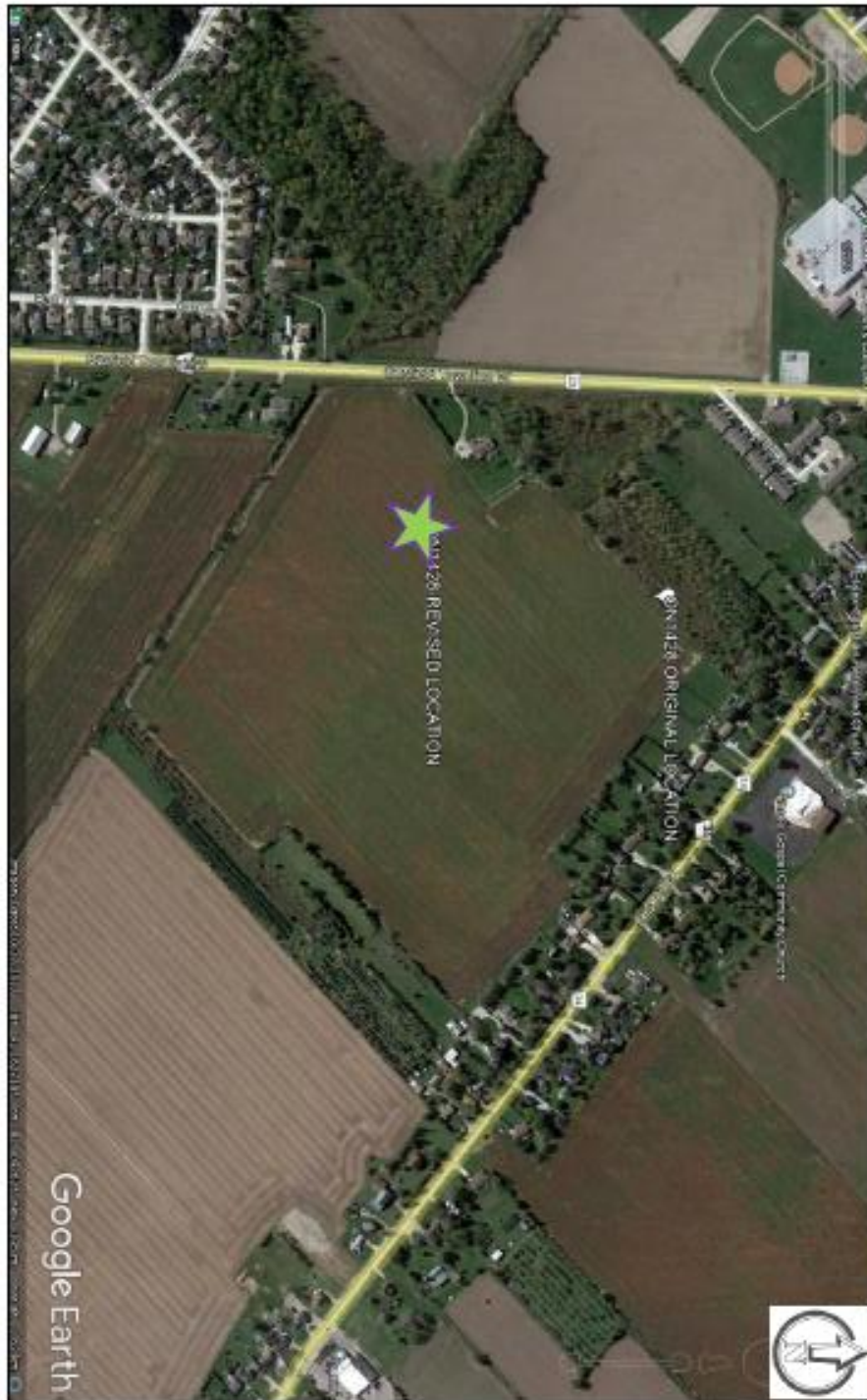
Infrastructure of all types is located within a municipality. Hydro poles, transformer stations, storm water ponds, telephone boxes, transformers, cable, fibre optics, pump stations, sewage treatment plants, fire hydrants, street lights, stop signs, sidewalks the list is rather extensive when you consider everything that is needed to support the community. Efforts are made to minimize the impact or choose a location of least impact but at the end of the day services have to be located where they are needed and used. From a planning perspective it is why both the Zoning By-law and Official Plan outline that public utilities and services can be located in all areas regardless of zoning or designation. The request that is submitted to the Town is not for approval of the proposed tower but rather has appropriate public consultation be undertaken and have the provisions of the Town's policy been addressed. If the Committee is of the opinion that this has been completed then direction to Council would be for issuance of a statement to concurrence to the applicant. If the Committee is of the opinion that some specific provision or provisions to the policy have not be addressed then this needs to be communicated to the applicant.

Prepared by:

Robert Brown

Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services


## APPENDIX A Location Map



Google Earth Image – showing original and revised site locations

## APPENDIX B

### Telecommunication Tower Policy

	<p style="text-align: center;"><b>PLANNING SERVICES</b></p> <p style="text-align: center;"><b>POLICY FOR DEVELOPMENT AND/OR REDEVELOPMENT OF COMMUNICATION &amp; BROADCASTING FACILITIES</b></p>		S.O.P. #PS013
			Issued: March 16, 2009
			Reviewed/ Revised: January 23/19
			Total Pages: 4
Prepared By: R. Brown	Reviewed By: Administration	Approved By: Administration	

#### **Purpose:**

To establish standard procedures which will enable the Municipality:

- To effectively participate in the review and public consultation process for the consideration of telecommunication and broadcasting facilities; &
- To formulate municipal comments based on acceptable goals and standards.

#### **Goals:**

- To facilitate cooperation between the proponent and the Town of Kingsville in effort to allow for the siting of facilities which balance the demand for service and the impact on the community.
- To provide guidance and direction for the appropriate siting of facilities to locations which meet the following criteria in order of priority of land use:
  1. sites co-located on existing structures in non-residential areas;
  2. sites outside of the sight lines of Lake Erie and Jack Miner Bird Sanctuary;
  3. sites outside of planned settlement areas;
  4. sites owned by the municipality;
  5. sites co-located on existing structures in non-agricultural areas;
  6. sites co-located on existing structures in settlement and residential areas; &
  7. new structures on land owned by private land owners.
- To provide high design standards which recognize local considerations for natural heritage features and local aesthetics including:
  1. the placement, style and colour of all elements of the facility which blend with the surrounding environment;
  2. the protection of the existing natural environment;
  3. the enhancement of the natural landscape with plantings and visual screens;
  4. maintaining appropriate setbacks from property lines and adjacent public uses (schools, community centres, day cares, etc.)
  5. maintaining safe vehicular access and site lines onto public roads
- To provide an opportunity for public consultation and input through the approved procedure for the review and consideration of telecommunication and broadcasting facilities within the Town of Kingsville.
- To recognize the final approval authority of Industry Canada for the consideration of radio-communication, telecommunication and broadcasting facilities.

## Procedure

### Phase 1 – Pre-consultation and Submission Requirements

1. Inquiries with respect to new communication towers or modifications to existing towers where municipal consultation is required shall be directed to the Planning Department for pre-consultation.
2. Proponents will be provided with the following from the Planning Department during pre-consultation:
  - a. A copy of the approved *Communication and Broadcasting Facility Policy*,
  - b. *Site Plan Application, Fee Schedule, Information and Drawing Submission Requirements*; &
  - c. List of Agencies to be consulted by the proponent during public consultation process.
    - ☐ County of Essex – Engineering Department
    - ☐ Essex Region Conservation Authority
    - ☐ Wind Power & Renewable Energy Proponents
    - ☐ Ministry of Transportation (within 400 metres of Provincial Highway)
    - ☐ Transport Canada
    - ☐ Clerk of any abutting municipality within 120 metres of proposed facility
    - ☐ Other: \_\_\_\_\_
3. Upon submission of the required materials by the proponent, the Planner will undertake the following:
  - a. Forward the application to the Planning Management Review Group for review and provide preliminary site analysis and comments to proponent;
  - b. Generate and provide circulation list to proponent for distribution of information package;
  - c. Provide proponent with the date of next scheduled Public Open House of the Planning Advisory Committee.
4. Proponents shall deliver via regular pre-paid post to every address listed on the circulation list, the notification package containing the information detailed in Industry Canada's written *Public Consultation Process – Public Notification Package*, no less than 30 days prior to the date of the Public Open House to be hosted by the Planning Advisory Committee;
5. Receive *Letter of Undertaking* from the proponent to construct facility in accordance with the information provided and in consideration of the comments received from the Planning Management Review Committee and members of the public at the Public Open House;
6. Presentation of the following to Council:
  - i. Summary report including public comments;
  - ii. Letter of Undertaking by proponent;
7. Forward Council Resolution of Support to advise proponent:
  - i. Whether in the opinion of the municipality, sufficient public consultation was conducted;
  - ii. Whether the siting, design or any anticipated impacts by the community will support the recommendation.
8. Upon issuance of appropriate licencing by Industry Canada, the proponent shall submit the necessary building permit application, fee and information requirements to the Building Department prior to the commencement of construction.

### SUBMISSION REQUIREMENTS

1. Completed Site Plan Application, including authorization of land owner.
2. A site plan drawn to scale showing the extent of the subject property, site grading, the location of existing property lines, existing or proposed buildings, fences, buffering, existing and proposed landscaping, access, parking, and the type and height of the proposed tower structure. Any significant vegetation on a particular site should be inventoried on the plan. The site plan shall be formatted to print onto 11 x 17 landscape paper.



3. Two sets of stamped engineered drawings to identify the tower design. In the case of roof-mounted towers, a structural engineer's report may also be required to address the structural effects on the existing building.
4. A key map showing the location of the tower installation and nearby residential dwellings and/or residential zones.
5. A statement from the Proponent (carrier) to indicate the need for the proposed tower height.
6. Written documentation from the Proponent (carrier) outlining the steps taken by the Proponent to investigate all non-tower and co-location options and why a tower option is the only viable alternative.
7. A cheque payable to the Town of Kingsville in the amount as set out in the Municipal Fees Schedule for the processing of Site Plan Applications.

## **Phase 2 – Public Review Process**

### **A. Exemptions to Public Consultation**

1. For freestanding towers, which meet the following criteria, public consultation is **not** required:

- Maintenance of existing radio apparatus including the antennae system, transmission line, mast, tower or other antennae-supporting structure;
  - Addition or modification of an antennae system (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc., provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height.
  - Maintenance of an antennae system's painting or lighting in order to comply with Transport Canada's requirements
  - Installation for a limited duration (not more than 3 months) of an antennae system used for a special event or to support local, provincial, territorial or national emergency operations during the emergency and is removed within 3 months after the emergency or special event.
2. In cases where no public consultation is required, the application shall be brought forward to the Planning Management Review Committee within 2 weeks of receiving all required submissions from the Proponent. Upon review by the Planning Management Review Committee, the request shall be presented to Council together with the Letter of Undertaking and a recommendation regarding a resolution of support.

### **B. Public Consultation Required**

For proposed towers or alterations to existing towers that do not meet the above-noted exemption criteria, the proponent shall give notice by regular mail to all owners of properties within a radius of 120 metres of the subject property.

In addition to the requirements of Industry Canada's *Public Notification Package*, the notice shall include the following information:

- Key map showing the proposed location of the tower on the subject site;
- physical details of the tower including its height, colour, type, design,
- sample photo or illustration of the proposed tower;
- the date, time and location of the public open house as established by the Planning Department, &
- the name and telephone number of a contact person employed by the Proponent, as well as a Municipal contact person.

If issues of concern are raised through the consultation process, they will be discussed at the Public Open House in order to seek a mutual resolution. If necessary, representatives from Industry Canada may be consulted to assist with the resolution.

Where Towers are proposed to be constructed in excess of 100 metres in height, notice will be published in local newspaper(s) that in the opinion of the Planning Department is of sufficiently general circulation in the area of the proposed facility, in addition to the provision of the Public Notification Package to all property owners within 300 metres of the subject property.

#### **Letter of Undertaking**

The proponent will be required to provide the municipality with a standard Letter of Undertaking with respect to the installation of the proposed facility. The Letter of Undertaking will confirm the proponent's intention to address any changes necessary to address reasonable and relevant concerns of the municipality and the public and include a site plan acceptable to the municipality.

#### **Resolution of Support**

Subsequent to the review of the Planning Management Review Group and the Public Open House (if required), the Planning Department will prepare a summary report to Council. The report will include a summary of matters acknowledged by the Planning Management Review Group, concerns received at the Public Open House and the standard Letter of Undertaking.

Upon Council's direction, a letter will be provided to the proponent stating that the proponent is required to enter into the standard Letter of Undertaking with the municipality. The letter shall also include a resolution of support, provided Council is satisfied that adequate public consultation was conducted and that land use impacts have been addressed.

It is expected that applications for the review of telecommunication and broadcasting facilities shall be concluded within 120 days of receipt of a complete application, including submission of all materials required by this policy.

### **C. REVISIONS/AMENDMENTS**

<b>No.</b>	<b>Date</b>	<b>Revision</b>	<b>Revision By</b>
1	Oct 31/16	Transfer to new format	R. Brown
2	Jun 26/19	Update name/numbering	R. Brown
3	January 23/19	Remove height exemption	R. Brown

## APPENDIX C Revised Public Notice



TELUS Communications Inc.  
Public Meeting Notice  
40.0m Self-Support Telecommunications Tower  
September 25, 2021

### **REVISED TOWER LOCATION & DESIGN**

#### **VIRTUAL PUBLIC MEETING:**

**Monday, October 18, 2021 at 6:00PM EDT via Zoom. Pre-registration is required by contacting the Town of Kingsville.** Instructions on how to connect to the meeting will be provided prior to the meeting. To register for this event, please contact Mr. Robert Brown or Ms. Kristina Brcic from the Planning Services Department at: Tel. (519) 733-2305, ext. 249 or 250; Email at [rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)

#### **To Whom It May Concern,**

LandSolutions LP, on behalf of TELUS Communications Inc. (TELUS) is pleased to submit to you this public meeting notice. A public meeting is planned for October 18<sup>th</sup> at 6:00PM via Zoom (teleconference application) regarding the **revised tower location** listed below:

<b>TELUS File:</b>	ON1428
<b>Legal Land Description:</b>	NE PT OF N1/2 LT 280 CON STR GOSFIELD; PT OF N1/2 LT 280 CON STR INCLUDING BLK 90 GOSFIELD (ESSEX) PT 2, 6 ON 12R8414 AS IN R850277; EXCEPT PT 1 ON 12R7580 AND PT 1 ON 12R24158 TOG/W AN EASE AS IN R981605; SAVE AND EXCEPT PTS 1,2,3 ON 12R24759; TOWN OF KINGSVILLE
<b>Address:</b>	Vacant land on the east side of County Rd. 23
<b>Coordinates:</b>	Lat: 42.162386°, Long: -82.811807°

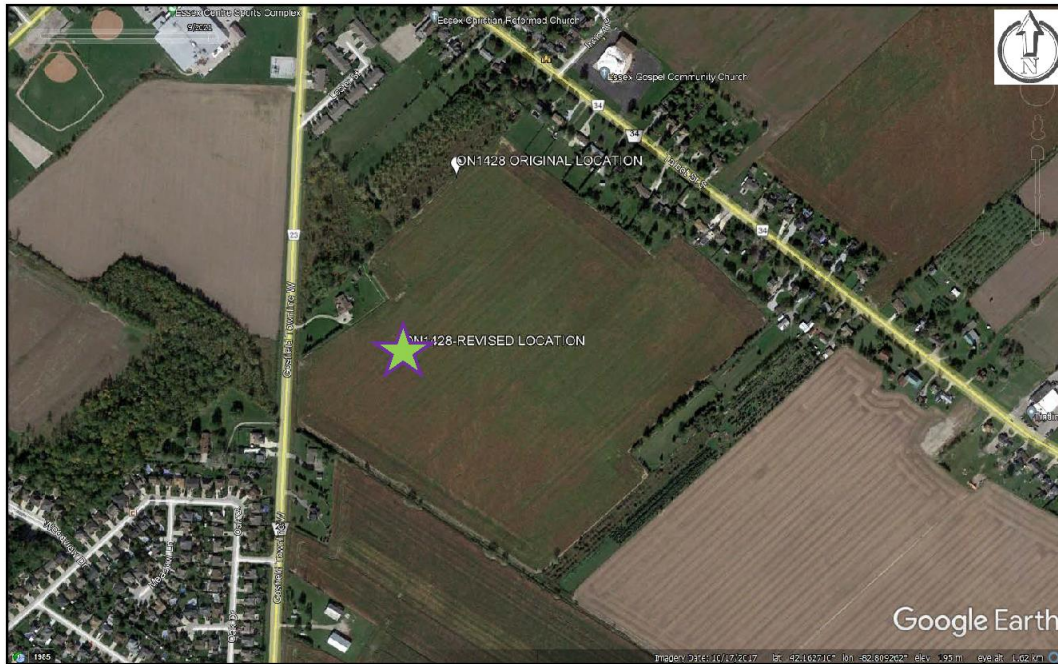
#### **Location and Site Context**

TELUS is proposing to construct a 40.0m lattice tri-pole self-support telecommunications tower and supporting equipment shelter at this location. The proposed tower will be located 185m east side of Gosfield Townline W, approximately 500m southwest of Talbot Street South (vacant agricultural land on the east side of County Rd. 23).

#### **Proposed Facility Map**

Due to a variety of circumstances, including the distance between the existing towers and growing number of wireless users in the area, TELUS produced a search area for an appropriate telecommunications site. As a result, TELUS has secured a site as indicated on the map below. TELUS Radio Engineering Department selected this area as an appropriate location to maximize coverage for users in the area. The site selected is central to the area requiring additional coverage and network capacity, and will provide enhanced wireless service, including high-speed home and business internet.

**Google Earth Image – showing original and revised site locations**



**Site Selection and Co-Location**

Among the factors considered during the site selection process are expected usage patterns of wireless service, local terrain, interaction with existing radio base stations, and line of sight requirements for high quality communication. Each site that is investigated must go through an internal review by radio frequency, transmission and civil engineering groups in order to qualify.

Before building a new antenna-supporting structure, Innovation, Science and Economic Development Canada (ISED) requires that the proponent (TELUS) first explore the following options:

- consider sharing an existing antenna system, modifying or replacing a structure if necessary.
- locate, analyze and attempt to use any feasible existing infrastructure such as rooftops, water towers etc.

During the site selection process for this proposed facility, TELUS determined that there are no suitable co-locate opportunities within 2km of the proposed location. The closest comparable structures suitable for antenna-sharing are indicated on the table below.

Existing Structures Capable of Co-location within a 2km Radius				
Structure Owner	Coordinates :	Height (m):	Distance (km)	Details: Explain why structure may not be a viable candidate
Orion Wireless Partnership/ Rogers Communications Canada Inc.	42.1558, -82.8031	49.3	1.03	This tower is located outside of TELUS' search area, too far away and is not central to the area requiring improvement in service. Co-location on this tower would not meet TELUS' network requirements.



Rogers Communications Canada Inc.	42.1561 -82.8030	35	1.17	This tower is located outside of TELUS' search area, too far away and is not central to the area requiring improvement in service. Co-location on this tower would not meet TELUS' network requirements.
Rogers Communications Canada Inc.	42.1683 -82.7925	49.3	1.20	This tower is located outside of TELUS' search area and already contains many antennas that occupy the tallest elevations of the tower. The tower is too far away and available elevations for sharing are too low to meet TELUS' network requirements and to improve service to the intended area.
Rogers Communications Canada Inc.	42.1683 -82.7925	76	1.56	This tower is located outside of TELUS' search area, too far away and is not central to the area requiring improvement in service. Co-location on this tower would not meet TELUS' network requirements.
Paging Network of Canada Inc. / City of Windsor Corp. Radio Services / RadioCo Limited	42.175 -82.8288	52	1.87	This is an existing water tower, which is too close to an existing TELUS tower located 500m northwest and is located outside of TELUS' search area. It is too far away from the area requiring improvement in service.

In addition, TELUS will welcome future tower sharing opportunities on this proposed tower as per ISED's guidelines. At the time of this notification, TELUS anticipates having space available for future sharing proponents below 32m on the tower. TELUS will respond to a request to share in a timely fashion and will negotiate in good faith to facilitate sharing where feasible following standard collocation procedures.

### Site Layout



PLAN VIEW

ON1428

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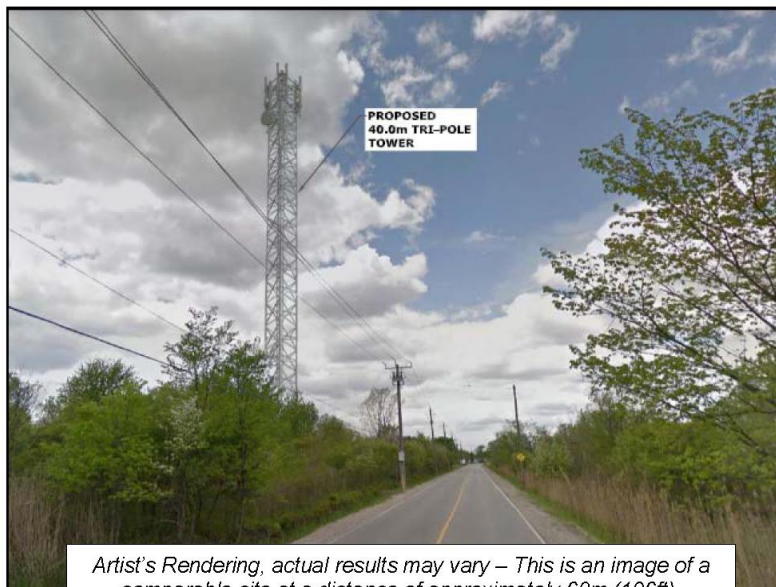
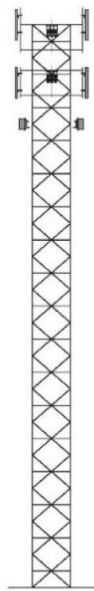
#### Site Access

For construction and maintenance access will be from County Road 23.

#### Site Information

The design is a 40.0m lattice tri-pole self-support tower within a leased premise, as shown on the above drawing. TELUS proposes to install an equipment shelter within the fenced portion of the premises. The shelter will house equipment necessary for the operation of the telecommunications facility. The shelter will be armed with a 24-hour alarm system to ensure protection from vandalism and to warn for environmental concerns such as flooding or fire. It is proposed that Panel Style Antennas will be mounted on the proposed facility, operating at 700-2600 MHz. The projecting antennas are approximately 2.6m in length and 0.6m in width and will be mounted near the top of the facility. In addition, one or two microwave antennas may be required, which may measure between 1.2-1.8m in diameter.

#### Typical Facility Profile and Photo Simulation



#### Construction and Maintenance

The construction period will last four to six weeks and once completed the facility will remain unoccupied. The only traffic generated at this site will be for routine monthly maintenance visits.

LandSolutions LP, on behalf of TELUS, attests that the installation will respect good engineering practices including structural adequacy.

#### Aeronautical Approvals

All necessary Transport Canada and NAV Canada approvals and lighting requirements will be obtained by TELUS and provided upon request. Currently, TELUS does expect Transport Canada to require tower lighting (top) due to the height and location of the proposed facility.

### Environmental Health Standards / Safety Code 6 Guidelines

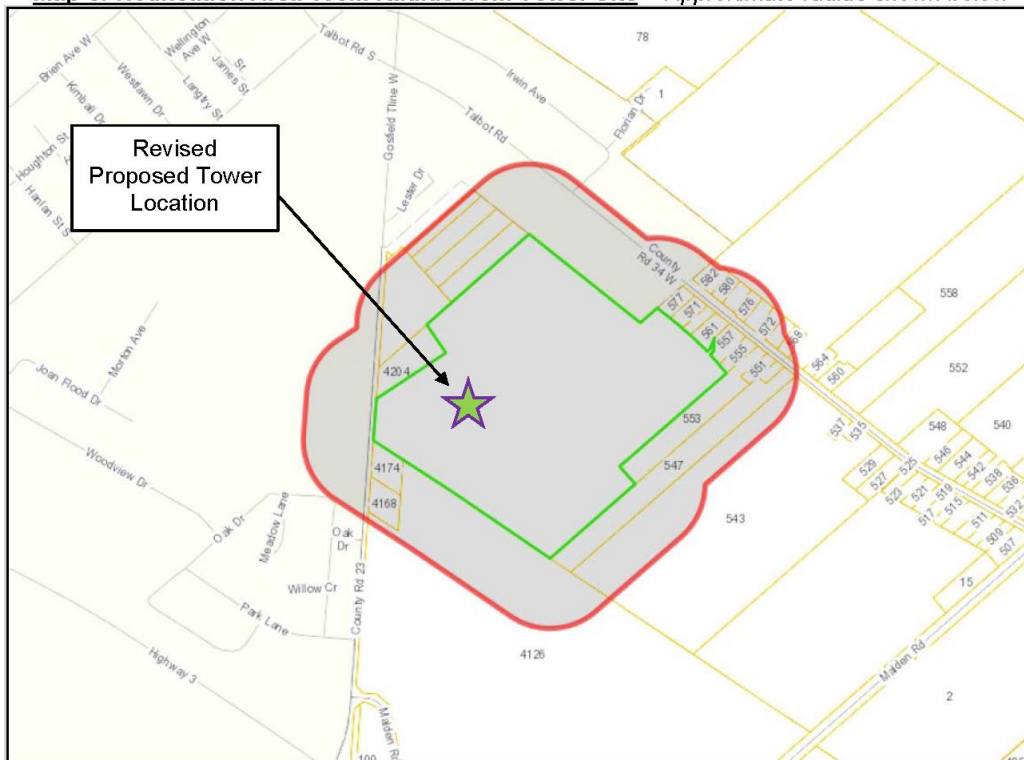
ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Canadian Environmental Assessment Act (CEAA) and local environmental assessment requirements where required by CEAA.

LandSolutions LP, on behalf of TELUS, attests that the radio antenna system described in this notification does not qualify as a Designated Project under CEAA and is excluded from environmental assessment under CEAA.

ISED manages the radio communications spectrum in Canada. Among other requirements, ISED requires telecommunications facilities to comply with guidelines established by Health Canada in order to protect people who live or work near these facilities.

These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All TELUS facilities meet or exceed these standards. LandSolutions LP, on behalf of TELUS, attests that the radio installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the public, including any combined effects of nearby installations within the local radio environment.

**Map of Notification Area 150m Radius from Tower Site - Approximate radius shown below**



ON1428

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### **Public Consultation & Public Meeting**

LandSolutions LP, on behalf of TELUS is following the Town of Kingsville Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities, which required notification of landowners within a radius of 120m of the subject property. However, the Town of Kingsville and the Town of Essex provided addresses within an expanded 150m notification radius. On April 15, 2021 ninety-two (92) notification packages were mailed to the addresses provided by the Town of Kingsville and the Town of Essex and the public were given 30-days to submit feedback (May 16, 2021). Formal response letters were sent on June 23, 2021. A public hearing that was held virtually on July 20, 2021. The Town asked TELUS to propose another location that provided greater separation from residences. This revised notification provides an update to the community and includes an invitation to attend a new public hearing scheduled for Monday, October 18, 2021 at 6:00PM EDT via Zoom. To register for this event, please contact Mr. Robert Brown or Ms. Kristina Brcic from the Planning Services Department at: Tel. (519) 733-2305, ext. 249 or 250; Email at [rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)

**Following registration and prior to the event, the Town of Kingsville will send you directions on how to connect to the public meeting.**

### **Conclusion**

Wireless communications contribute to the quality of everyday life. This proposed site will satisfy demand for better service to current and future subscribers in the area, including providing area residents and businesses with an alternative source for high-speed internet service.

If you have any questions, or require further information about the proposed facility, please feel free to contact:

### **LandSolutions LP**

Brenden Smith, Municipal Affairs Specialist  
600, 322 – 11 Avenue SW  
Calgary, AB T2R 0C5  
T: (403) 290-0008 / 1-866  
F: (403) 290-0050  
E: [comments@landsolutions.ca](mailto:comments@landsolutions.ca)

### **Town of Kingsville**

Robert Brown, H. Ba., MCIP, RPP  
Manager of Planning Services  
Planning Services Department  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305 Ext # 250  
[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)

### **Industry and Health & Safety Information**

- <http://www.ic.gc.ca/towers>
- <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>
- [http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)
- <https://www.canada.ca/en/health-canada/services/consumer-radiation/safety-cell-phones-cell-phone-towers.html>
- [http://www.hc-sc.gc.ca/hl-vs/alt\\_formats/pacrb-dgapcr/pdf/iyh-vsv/prod/cell-eng.pdf](http://www.hc-sc.gc.ca/hl-vs/alt_formats/pacrb-dgapcr/pdf/iyh-vsv/prod/cell-eng.pdf)
- <https://www.cwta.ca/for-consumers/radiofrequency-safety-standards/>
- <http://www.TELUS.com>

### **Innovation, Science and Economic Development Canada**

#### **Southwestern Ontario District Office**

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## APPENDIX D ERCA Comment

### Appendix D

**From:** [Vitra Chodha](#)  
**To:** [Robert Brown](#)  
**Cc:** [Kimberly Damochy Planning](#)  
**Subject:** RE: Planning Applications  
**Date:** June 2, 2021 2:41:13 PM

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Good afternoon,

Telecommunication facilities are regulated by the Federal Government, under the Industry, Science and Economic Development orISED. Radio Communication and Broadcasting Antenna Systems, antenna systems and towers, are also exempt from the *Planning Act*. However, ERCA acknowledges, thatISED requires that wireless telecommunication carriers consult with Local Land Use Authorities (Municipalities).

Development activities within regulated areas for radio communication and broadcasting antenna system providers, are also exempt from the regulatory approval process under *Section 28* of the *Conservation Authorities Act*. Proposed Antenna Systems do not require permits from Conservation Authorities under the *Conservation Authorities Act*.

However, as technical advisors to Municipalities, ERCA recommends that consideration should be given to stormwater management and the adequate setback of structures adjacent to natural hazard lands and the natural heritage system.

Thank you,  
Vitra

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**From:** Robert Brown <[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)>  
**Sent:** Friday, May 28, 2021 11:30 AM  
**To:** Planning <[planning@ERCA.org](mailto:planning@ERCA.org)>  
**Subject:** Planning Applications

Please review the attached items and provide comment if any.

Thanks,



Robert Brown, H. Ba., MCIP, RPP  
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**APPENDIX E**  
**Original Public Response/Health Impacts**  
**(see attached)**