

## Planning Justification Report

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### Xplornet Communications Broadband Site: ON7985

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Xplornet Communications Inc., justification for a proposal to erect a 45.0m tall self-support (steel lattice) style telecommunications support structure and related equipment at 2804 Upcott Side Road, Kingsville, ON

## Overview

Forbes Bros Ltd Telecommunications Services has been retained by Xplornet Communications ("Xplornet") with respect to a proposal to build a new free standing 45.0m tall self-support (steel lattice) type telecommunication facility (ON7985) to be located at 2804 Upcott Side Road in Kingsville, Ontario. The purpose of this report is to provide analysis and justification in support of the proposed facility and to assist the land-use authority in providing comments on the proposed development.

## Purpose

The proposed facility forms one part of Xplornet's network expansion across Ontario. This proposed facility will provide enhanced wireless broadband coverage and capacity for the central region of the Municipality.

## Location

Xplornet's proposed location is on property described as Part of Gore Lot A Concession South of Talbot Road and has the municipal address 2804 Upcott Side Road, Kingsville, ON. The proposed facility would be located approximately 68m east from the Highway 3 and Upcott Side Road intersection (Figure 1).

The tower is proposed to be located toward the western corner of the subject property. The tower site and compound will be setback approximately 35m (southeast) from Upcott Side Road and 22m (northeast) from Highway 3 and has the geographic coordinates:

Latitude (NAD83) N 42° 04' 55.8"

Longitude (NAD83) W 82° 42' 47.3"

The proposed facility is approximately 200m away from the nearest residential property.

Figure 1 – Location Map





## Evaluation of Existing Structures

Co-location and rooftop deployment are the first locations considered in achieving new coverage objectives. For site sharing to be considered technically feasible, existing telecommunication sites and other tall structures must be located within the search area prescribed by Xplornet network engineers. These locations must also provide adequate deployment height and structural capacity to hold additional equipment.

Site sharing investigations determined there are no existing telecommunications facilities within 1.0km of Xplornet's proposed location. Additionally, there are not suitably tall support structures existing in the immediate vicinity to deploy Xplornet's antenna equipment.

The closest existing telecommunications sites are over 4.0km away from Xplornet's proposed location and are too far to effectively achieve the target coverage.

Please see Figure 3 and the chart below for a list of the closest existing mobile base stations.

Site Code	Carrier	Height	Distance	Location
ON0529	Telus	62m	4.12km	Rd 4 E
N/A	Rogers	70m	4.32km	1916 Rd 4 E
N/A	Rogers	47m	4.25km	1255 Concession Rd 2 E
N/A	Xplornet	37m	4.97km	59 Pulford St (water tower)
COTTAM	Rogers	59m	4.70km	169 Talbot Rd

Figure 3 – Existing Telecommunication Sites (1.0km Radius – Yellow)



**Planning Context and Existing Land-Use**

The site is located on property designated as Agricultural ("A-1") per the Town of Kingsville Zoning By-Law Schedule A (Map 40). The subject property is abutted by further agricultural zones on all sides.

**Conclusion**

As communities continue to grow to depend on wireless products and their services, it will be necessary to improve network coverage and quality. Improving network coverage and quality is achieved by increasing mobile base station infrastructure to fill coverage gaps and increase capacity for current and future wireless users.

In response to the demand for high quality broadband services in Ontario, Xplornet has proposed a telecommunications site that achieves the technical requirements of the network while remaining as unobtrusive as possible for the local community.

I look forward to working with the Municipality in providing enhanced wireless services to the community. Should you require any further information please do not hesitate to contact me at 647-224-4399 or by email at [sogilvie@forbesbrosltd.ca](mailto:sogilvie@forbesbrosltd.ca)

Sincerely,

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