

## To Whom It May Concern,

LandSolutions Inc., on behalf of TELUS Communications Inc. (TELUS) is pleased to submit to you this public notification package for review. The package is to share information with nearby landowners about the revised proposed communications facility at the location listed below:

**TELUS File:** ON1428  
**Legal Land Description:** PART LOT 281 CONCESSION STR DESIGNATED AS PARTS 3-5 (INC) PLAN 12R-22814 KINGSVILLE; AND PART 2 PLAN 12R-23080 ESSEX; EXCEPT PARTS 4, 6, 7 PLAN 12R23080 KINGSVILLE  
**Address:** Vacant land on the east side of Gosfield Townline W (County Rd. 23)  
**Coordinates:** Lat: 42.164365°, Long: -82.813287°

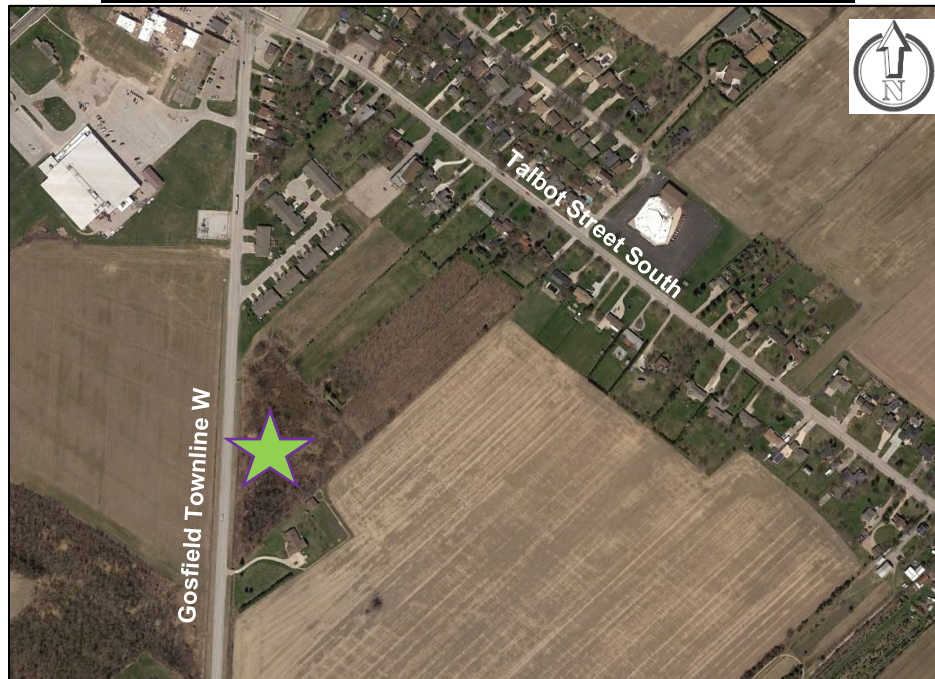
## Location and Site Context

TELUS is proposing to construct a 35.0m, lattice self-support telecommunications tower and supporting equipment shelter at this location. This location is approximately 200m west of the originally proposed location from 2021 and has been reduced to 35m tall from 40m tall. The proposed tower will be located on the east side of Gosfield Townline W (County Rd 23) and 460m south of south of Gosfield Townline W & Talbot St. South intersection, setback approximately 37m to the east of Gosfield Townline W (County Rd 23) on a vacant treed property.

## 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 Satellite Image of the Proposed Site



## 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 an 2km Radius |                        |             |               |                                                                                                                                                                                                                        |
|-----------------------------------------------------------------|------------------------|-------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure Owner                                                 | Coordinates:           | Height (m): | Distance (km) | Details: Explain why structure may not be a viable candidate                                                                                                                                                           |
| Rogers Communications Canada Inc.                               | N42.155844, W82.803056 | 45          | 1.25          | 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.               |
| Town of Essex – Water Tower                                     | N42.17500, W82.828808  | 40          | 1.73          | 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 ISEDC's guidelines. At the time of this notification, TELUS anticipates having space available for future sharing proponents 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



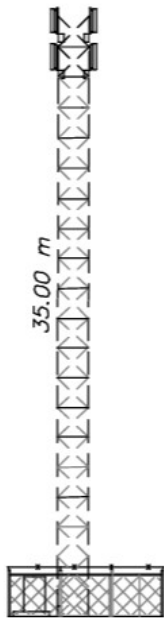
### **Site Access**

For construction and maintenance access will be from Gosfield Townline W (County Rd 23).

### **Site Information**

The design is a 35.0m lattice 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 Simulations



*Artist's Rendering, actual results may vary –  
view ±175.9m north from Lester St.*

### **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 Inc., 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 Inc., 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 Inc, 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 120m Radius from Tower Site**

*Approximate radius shown below*



### **Public Consultation**

LandSolutions Inc., on behalf of TELUS is following the Town of Kingsville Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities, which requires 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. Please submit written comments within 30 days of receipt of this package. Upon receiving any comments from the public, LandSolutions Inc. on behalf of TELUS will respond to all feedback and will deliver a formal submission to the City requesting support for this proposal.

**Written comments posted on or before September 1, 2023 will be included in the formal submission package.**

Please contact our office to discuss the proposed facility with representatives from LandSolutions Inc. at [comments@landsolutions.ca](mailto:comments@landsolutions.ca) or 1-866-834-0008.

This site proposal information package is in accordance with the requirements of ISED's Radiocommunication and Broadcasting Antenna Systems.

## 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.

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

### **LandSolutions Inc.**

Attn: Kristina Schmidt, MCIP  
Municipal Affairs Specialist  
1420, 333 11 Avenue SW  
Calgary, AB T2R 1L9  
p. 403-290-0008  
e. [comments@landsolutions.ca](mailto:comments@landsolutions.ca)

### **Town of Kingsville**

Attn: George Robinson, RPP, MCIP  
Manager of Planning & Development Services  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
p. 519-733-2305  
e. [grobenson@kingsville.ca](mailto:grobenson@kingsville.ca)

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

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

4475 North Service Road, Suite 100  
Burlington, ON L7L 4X7  
p. 1-855-465-6307  
e. [ic.spectrumswodo-spectrebdsoo.ic@canada.ca](mailto:ic.spectrumswodo-spectrebdsoo.ic@canada.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>



**Comment Sheet – ON1428**

**Send by Fax to (403) 290-0050 or email at [comments@landsolutions.ca](mailto:comments@landsolutions.ca)  
or Mail to TELUS c/o LandSolutions Inc.  
Suite 1420 333 – 11<sup>th</sup> Avenue SW, Calgary, AB T2R 1L9**

**Proposed TELUS Telecommunications Facility  
Vacant land on the east side of Gosfield Townline W (County Rd. 23)  
(Town of Kingsville), ON**

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1. Are you a cellular telephone or wireless internet user?

☐ Yes ☐ No

2. Is the location of the proposed facility acceptable?

☐ Yes ☐ No

If no, why? \_\_\_\_\_  
\_\_\_\_\_

3. Are you satisfied with the design of the proposed facility?

☐ Yes ☐ No

Comments: \_\_\_\_\_  
\_\_\_\_\_

4. Other comments (please attach pages if more space is needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



You're invited to attend a Public Information Centre regarding a Telecommunications Facility proposed by TELUS Communication Inc.

**LOCATION OF MEETING:** Essex Centre Sports Complex  
60 Fairview Avenue W  
Essex, ON N8M 1Y1

**DATE:** August 22, 2023

**TIME:** 5:00pm – 7:00pm

Information about the proposed Telecommunications facility will be available for viewing and representatives from LandSolutions Inc., Telus Communications Inc. and the Town of Kingsville will be available to answer your questions.

**\*\*PLEASE NOTE –** This meeting is being hosted and arranged by LandSolutions Inc. on behalf on TELUS Communications Inc. regarding the proposed Telecommunications facility. This is not a Town meeting, nor a Public Meeting, under the Planning Act\*\*