

ATTACHMENT 1

Public and agency comments

Selected proponent responses

Additional Town comments and proponent responses from the can be found on the project webpage

From: [REDACTED]
To: [REDACTED]
Cc: [Planning General](#); [Town Clerk](#)
Subject: RE: Ravenna tower proposal Rogers Proposed C9793
Date: Wednesday, September 11, 2024 2:00:46 PM

Good afternoon Allen,

Thank you for your inquiry regarding the proposed telecommunications tower at 495928 Grey Rd 2.

The proposed tower height of 90 meters is necessary to address current coverage gaps and capacity limitations in the network. This height is essential for effective signal transmission between towers and for filling coverage voids in the area. Given that the nearest Rogers tower is over 7 kilometers away, a tower of this height is required to establish a reliable connection with other towers via microwave signals. This connection is crucial for network expansion and to ensure continuous signal coverage.

In contrast, shorter towers are more common in urban areas where there is a higher density of residents and existing infrastructure, allowing for more frequent tower installations within a smaller area. In this rural setting, with the current zoning considerations, elevation changes, dense tree cover, and subscriber count, a single 90-meter tower is the most effective and feasible solution to connect the network and extend coverage. Several smaller towers or co-location on existing buildings would not provide the necessary coverage or connectivity in this area.

Regarding co-location, the proposed tower is designed to accommodate antennas from other carriers. While it does not guarantee that other telecom companies will use this tower, it provides them with the option to do so. Additionally, according to federal protocols, this tower must be assessed and disqualified for co-location before any other structures can be built for antennas.

I hope this clarifies the reasons for the proposed tower height and the potential for co-location. Please note that all comments received have been forwarded to The Town for visibility and tracking purposes.

Best regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
eMail: j_mckay@rogers.com

-----Original Message-----

From: Allen Johannesson [REDACTED]
Sent: September 9, 2024 5:38 PM
To: [REDACTED]
Subject: Ravenna tower proposal

Hi,

I live just south of the proposed cell tower in Ravenna at 495928 Grey Rd 2. Can you please explain why a 90m tower is being proposed for this site? From what I've read it seems like towers half that height are more common. Also, are there plans to colocate other carriers on this tower?
Thank you.

Allen

From: [REDACTED]
To: [REDACTED]
Subject: RE: Town of the Blue Mountains - Proposed 90 m guyed tower 49528 Grey Rd 2 (near Revenue)
Date: Friday, October 18, 2024 12:51:52 PM
Attachments: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Hi Adam,

The airport is definitely concerned about the close proximity the tower is to the airport. With the tower being close to 300ft tall it will need to be lit with lights which will cause a visible distraction to pilots arriving and departing the airport.

We would advise against putting up the tower in that location.

Thank you,

CNY3

BRENDAN SKIDMORE
AIRPORT MANAGER

[REDACTED]
[REDACTED]

Calipatria Regional Airport Inc.

[REDACTED]
[REDACTED]

OR 53133
CNY3.CA

From: Adam Farr <afarr@thebluemountain.ca>
Sent: Friday, October 18, 2024 11:53 AM
To: [REDACTED]
Subject: Town of the Blue Mountains - Proposed 90 m guyed tower 49528 Grey Rd 2 (near Revenue)

Hi Brendan,

Thanks for the quick call. If you can get back to me and let me know that your expectation is that this tower, if approved, would be lit that would be helpful. If you have additional comments or questions please let me know.

Thanks
Adam

Please see the link to the full information package.
<https://www.thebluemountain.ca/planning-build-infrastructure/current-projects/planning/development-projects/ocpooa.pdf>

See



BEFORE

Site

View of site from north of property entrance looking south west



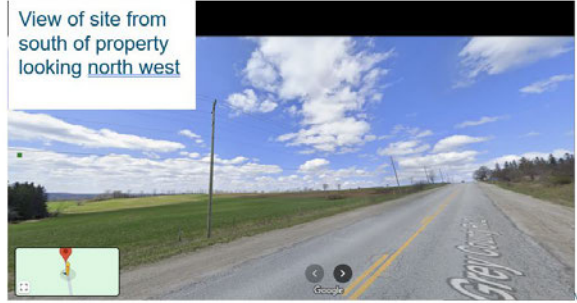
View of site from north & east of Ravenna looking south west



View of site from north & west entrance to Ravenna looking south east



View of site from south of property looking north west



AFTER



Adam Farr, Senior Planner
 Town of the Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
 Tel: 519-599-3131 ext 283 | Fax: 519-599-7723
 Email: afarr@thebluemountains.ca Website: www.thebluemountains.ca

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Planning General](#)
Subject: FW: Residential Comments - Re: Proposed Telecommunications Tower in Ravenna
Date: Tuesday, August 27, 2024 1:04:27 PM
Attachments: [image001.png](#)
[image003.png](#)
Importance: High

Hi Laura,

I acknowledge receipt of your comments regarding the Notice of Public Meeting: Proposed Telecommunications Tower scheduled for the **October 1, 2024** Council Public Meeting. Your comments have been circulated to Council and staff for information and will be read aloud at the meeting, as well as included in the followup staff report.

If you wish to attend the meeting virtually please let us know and we will ensure you are sent the virtual link. You are not required to register attendance if you attend the meeting in person. Thank you,

Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306| Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: Laura Lucas [REDACTED]
Sent: Tuesday, August 27, 2024 12:57 PM
To: Town Clerk <townclerk@thebluemountains.ca>; Planning General <planning@thebluemountains.ca>
Cc: Michael Lucas [REDACTED]; [REDACTED]
[REDACTED] terry.dowdall@parl.gc.ca
Subject: Residential Comments - Re: Proposed Telecommunications Tower in Ravenna
Importance: High

Good morning,

Michael and Laura Lucas of 495917 Grey Rd. 2, Ravenna, would like to confirm our attendance for the public meeting of a Proposed Telecommunications Tower in Grey County. We have many questions and would like to speak at this meeting. We

would also like to receive notices of any further meetings or Council decision on this project. Here are our immediate questions and comments.

1. Is the meeting September 10 at 9:30 or October 1st at 9:30? We've seen both dates proposed. Please confirm.
2. Is this a proposal for a telecommunications tower – or a proposal for its location? Has the tower itself been approved and the consultation is now just to decide where it goes?
3. How long is the public consultation? Is there a cut-off date for comments?
4. What is the expected build date for any approved tower?
5. Please provide the full Application Package document. At this website, <https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/proposed> the link points to the cover letter only.
6. 90-metres is high. It will be an unsightly view for kilometres around in this peaceful, quite dark-sky neighbourhood. Will the tower have lights?
7. The meeting notice suggests the tower is needed to improve wireless communication. How so? Cell phone service in this area is quite good. Rogers has just run fibre optic cable throughout the entire Town of Blue Mountains negating any need for this tower
8. According to <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers> water towers and existing structures should be considered first. TBM has both a water tower and other high towers in the area. Have they been considered?
9. What other site locations are proposed?
10. What will be the effect on our personal satellite service? The proposed tower would seemingly cut directly through the line of sight.
11. We are the most affected neighbour being less than 300 metres from the proposed site. What are the health risks of this tower for the immediate neighbours?
12. What direction will the actual cellular antennas be pointing?
13. How will Rogers/Industry Canada personnel access the tower. There is currently farm entry, but no road. Will a road be constructed?
14. What are the health risks of this tower for vegetation? This is a farming community with fertile land.
15. Page 1 of the official Application – Clause #4. Please provide the site selection report.
16. Page 1 of the official Application – Clause #6. Please provide the colour photograph of the subject property with scaled image.
17. Page 11 of the official Application document seems to be missing information. Our home, the Ravenna Schoolhouse, holds stewardship of a designated Ontario Heritage Tree on our property, and we have committed to protecting it. The box for Cultural Heritage should be checked and the environmental affect on this tree must be considered.

18. Please provide specs for the radio equipment shelter. The diagram included does not provide any information about this save for a location of the concrete pad and fencing. Will it also have lights? How high will it be?
19. Please provide the location of a similar tower elsewhere that we can go visit to know exactly what is being proposed.
20. What exact devices will go on this tower? 5G cellular... radar...microwave? The application suggests the tower will "be built to accommodate antennas and equipment for future technology services". Please provide examples of any future use that could be involved, and can you guarantee they will be safe?
21. What is the affect on property values near a telecommunications tower? How will Rogers, TBM or the Federal Government compensate us for the potential financial loss we would incur?
22. 32 nearby residences have been notified about the public meeting. As this tower will be seen across the entire Beaver Valley for kilometres around, this is not an adequate sampling for consultation; nor is a zoning sign on the proposed rural property where traffic passes by much too quickly. What newspapers will post the information? The local "Review" is only published monthly and may not reach enough of the public in a timely manner. Certainly, the notice in the "Review" already has possibly published an incorrect date.

Thank you very much
Laura Lucas



Petition Against Proposed Telecommunications Tower at 495928 Grey Road 2

As quoted in Grey County's Draft Beaver Valley Sustainable Tourism Strategy:

"The Beaver Valley is a cherished corridor within the County and it is important to our communities that this region is respectfully enjoyed. It's also important to understand the value the Beaver Valley holds. Project partners recognize the need to frame tourism development and management in a way that balances the economic, social/cultural, and environmental needs and opportunities for tourism, while responding to and recognizing visitor needs."

Erecting a 90 metre/295 foot tower in Ravenna on Grey Road 2 that will be visible for miles does not fall within this strategy. It will be a detriment to the physical beauty of the valley, harm birds and increase light pollution which has many negative implications.

Name (print)

Address

Signature

JUDY GRINTON

Michael Clifford

CHRIS HUNT

NANCY ENGLISH

Janet Burrows

Harriet Lewis

Eileen J. Wainwright

Jeanne Ward

Kim Chagnon

David Ruppel

Suzanne Nobl



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Name (print)

Address

Signature

Jessica Ruppel

TRISH DUNCAN

Diane Marshall

Sue Fell

Hanne von Bulow

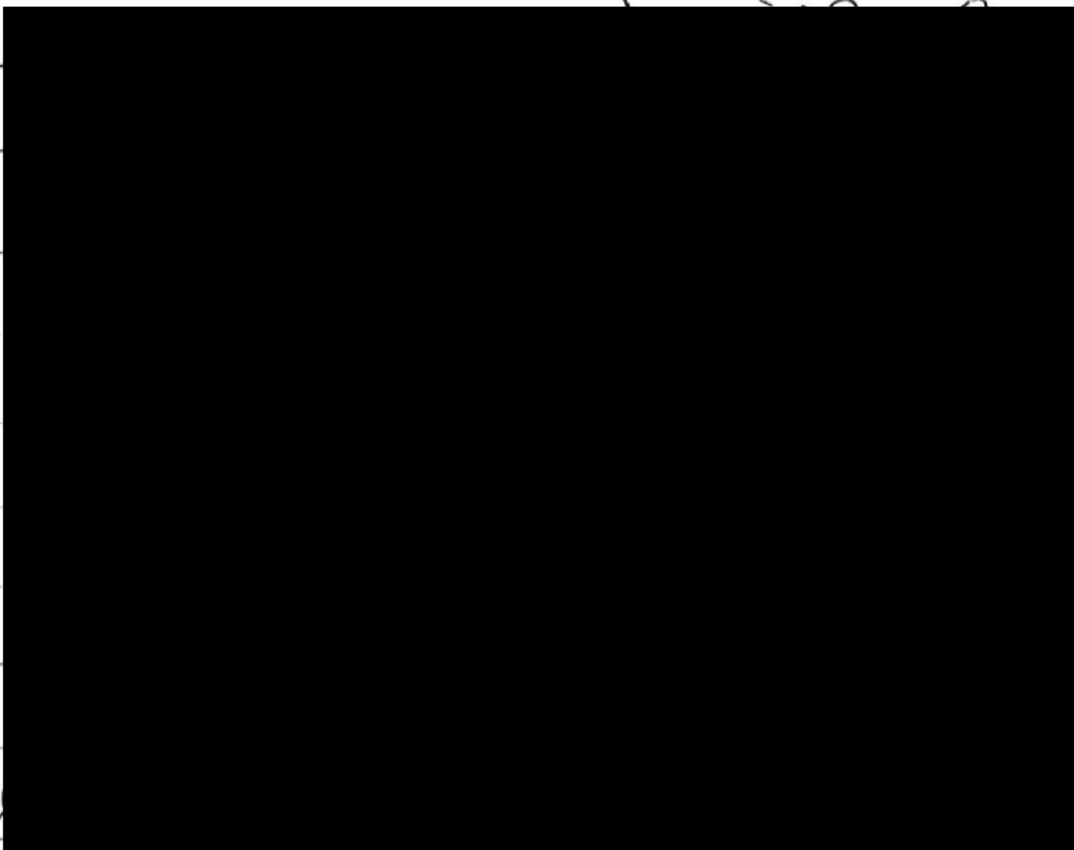
Cameil Grant

Mary Cover

TERI STOKLAS

Suzanne Jones

Paul Rusk



Petition Against Proposed Telecommunications Tower at 495928 Grey Road 2

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Name (print)	Address	Signature
DAVE McQUESTON	[REDACTED]	[REDACTED]
R. MARSHALE	[REDACTED]	[REDACTED]
S PHILLIPS	[REDACTED]	[REDACTED]
Tim Phillips	[REDACTED]	[REDACTED]
BARRY MOORE	[REDACTED]	[REDACTED]
David Oxtoby	[REDACTED]	[REDACTED]
Julie Scott	[REDACTED]	[REDACTED]
Laura Lucas	[REDACTED]	[REDACTED]
Barry Tatchell	[REDACTED]	[REDACTED]
Heike Reck	[REDACTED]	[REDACTED]
ROSEMARY GOSSELIN	[REDACTED]	[REDACTED]
Billy Haas	[REDACTED]	[REDACTED]
John R Hunter	[REDACTED]	[REDACTED]

Petition Against Proposed Telecommunications Tower at 495928 Grey Road 2

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Name (print)

Address

Signature

CHARLIE MITLAND



[Handwritten signature]

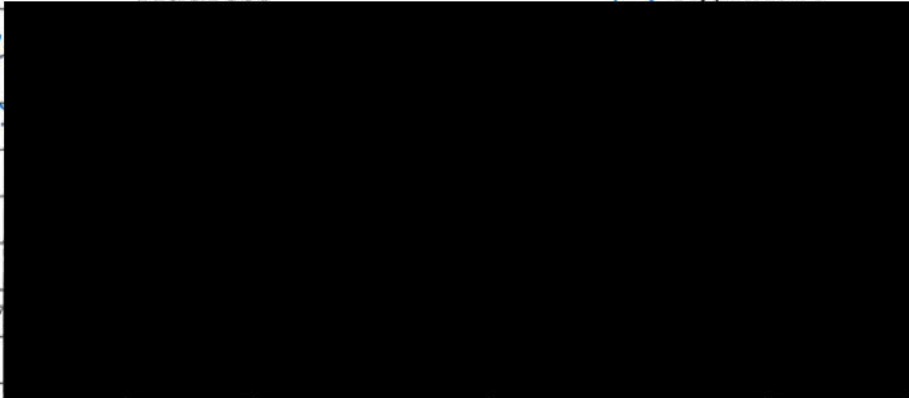
Multiple horizontal lines for additional signatures and addresses.

Petition Against Proposed Telecommunications Tower at 495928 Grey Road 2

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"The Beaver Valley is a cherished corridor within the County and it is important to our communities that this region is respectfully enjoyed. It's also important to understand the value the Beaver Valley holds. Project partners recognize the need to frame tourism development and management in a way that balances the economic, social/cultural, and environmental needs and opportunities for tourism, while responding to and recognizing visitor needs."

Erecting a 90 metre/295 foot tower in Ravenna on Grey Road 2 that will be visible for miles does not fall within this strategy. It will be a detriment to the physical beauty of the valley, harm birds and increase light pollution which has many negative implications.

Name (print)	Address	Signature
Candine Pennie		
ANDY STALEY		
Andrei Lovell		
Danielle Lovell		
Samantha Lovell		
CAROLYN HUGHES		
Bruce Hughes		

From: [REDACTED]
To: [Kyra Dunlop](#)
Cc: [Town Clerk](#); [Council](#); [SMT](#); [Planning General](#); [REDACTED]
Subject: Re: Email in support of Telecommunications Tower Proposed for 495928 Grey Rd. 2 (near Ravenna, Ontario)
Date: Monday, September 30, 2024 12:10:31 PM
Attachments: [image003.png](#)

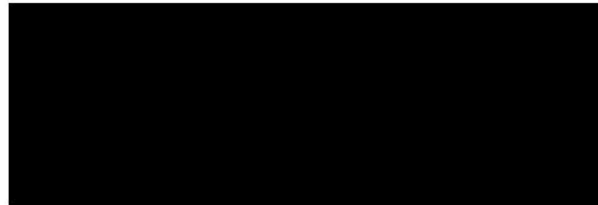
Hi Kyra -

Thank you for your message and for confirming receipt of our email in support of the proposed cell phone tower.

We appreciate knowing that our comments will be summarized and read at the meeting tomorrow as well being included in the staff report.

Julie and I are looking forward to attending the meeting and we are all looking forward to (hopefully) learning that the tower proposal has been approved in the near future.

Thank you again and best regards, Al



On Sep 30, 2024, at 8:55 AM, Kyra Dunlop <kdunlop@thebluemountains.ca> wrote:

Hi Alex,

I acknowledge receipt of your below comments regarding the October 1, 2024 Council Public Meeting: Proposed Telecommunications Tower and confirm I am copying Council and staff to review same for information. Your comments will be summarized and read aloud at the public meeting, and included in the followup staff report.

Thank you,



<!--[if !vml]-->

<!--[endif]-->**Kyra Dunlop**

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 306| Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website:

www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: [REDACTED] >

Sent: Saturday, September 28, 2024 1:44 PM

To: Town Clerk <townclerk@thebluemountains.ca>

Cc: Planning General <planning@thebluemountains.ca>; [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Email in support of Telecommunications Tower Proposed for 495928 Grey Rd. 2 (near Ravenna, Ontario)

Hello to The Town Clerk of the Town of Blue Mountains –

My name is Alex Stuart. Copied on this email is my wife Julie Wells. Julie & I own and live at the property at #415526 10th Line, Ravenna/Town of Blue Mountains, Ontario N0H 2E0. We are located across the road from Metcalfe Rock.

Also copied on this email are the following people:

Clayton and Ian Scott who own the property at [REDACTED] [REDACTED] [REDACTED]

Kyle Stuart and Anthony Tanner who own the property at [REDACTED] [REDACTED] [REDACTED]

Andrew Stuart who owns the property directly south of [REDACTED] [REDACTED] [REDACTED] (no house currently on this property so no fire code number currently assigned).

I have also copied in Adam Farr of the Town of Blue Mountains Planning Department

and Victoria McKay – Contractor from Rogers Communications Inc.

I am writing on behalf of Julie, Clayton & Ian, Kyle & Anthony and Andrew, to express our joint support in favour of the Telecommunications Tower which has been proposed to be erected at #495928 Grey Rd. 2 at the south end of Ravenna, Ontario.

Cell service in our area (at Metcalfe Rock) is very poor. In addition to the convenience the proposed cell tower will hopefully provide, we also all feel that improved communications for the region are a very important safety matter.

The area surrounding Metcalfe Rock is a very popular year-round site for hikers, cyclists, cross country skiers and snow shoers. Over the years there have been many significant incidents and accidents in the area and clear and consistent access to “911” and other emergency services is critical.

To this end, we hope that the proposed cell phone tower project will be approved and that we can all enjoy and rely upon much improved cellular service in the not-too-distant future.

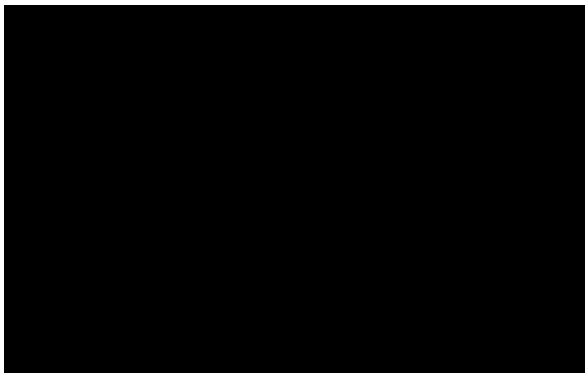
We trust that our support for this project will be noted for the record and we are also happy to provide additional comments at anytime via email or letters and/or via phone or in person.

Julie and I are planning to attend the October 1st public meeting at the Town Hall in Thornbury to further show our support for this project and we would be happy to provide further comments in person then.

Thank you for considering our concerns and wishes in this matter.

Best regards,

Al Stuart, Julie Wells et al



From: [REDACTED]
To: [Town Clerk](#)
Cc: [Planning General](#); [REDACTED]
Subject: Proposed Telecommunications Tower Grey Rd 2, Ravenna Questions and Comments
Date: Friday, September 6, 2024 10:35:36 AM
Attachments: [TBM Proposed Telecommunications Tower Letter Sept 6 2024.pdf](#)

September 6, 2024

Cheryl Jackson & Barry Parrell

[REDACTED]
[REDACTED]

Re: Proposed Telecommunications Tower, 495928 Grey Rd 2, Ravenna, TBM.
File # P3343

To: Town of Blue Mountains Planning Services c/o Town Clerk

We are writing to address the notice we received that Rogers is proposing a 90-metre telecommunications tower across the road from our properties – our home property at 495895 Grey Rd 2, Ravenna and our adjacent 50-acre property to the north.

Barry Parrell and Cheryl Jackson confirm that we will attend the public meeting at 9:30 am on October 1 (please confirm the time and date), virtually, and we would like to speak at that meeting. Please provide any links we may need to access the virtual meeting.

We request that you send us any further notices or updates about the project or meetings or Council discussions or decisions on this project.

We will very likely have more questions as we learn more about this, but here are our initial questions and comments. Please let us know if you will be responding to these questions and comments by email or if you will be waiting until the meeting to do that. And what is the deadline for comments?

- 1) What is the purpose of the public consultation?
 - a) Does our community have a say at all about whether or not a new tower is erected in the region?

b) Do we have a say about where it would be erected, if a tower in the region is approved?

2) We've seen two dates for this meeting - September 10 at 9:30 a.m. in the August issue of The Review, and October 1 at 9:30 a.m. Please confirm the correct date and time.

3) The proposal appears to be for a tower AND the location described in the notice. Please clarify this.

a) Are we discussing whether or not a new tower will be erected in this region? Or has a decision already been made that a new tower will be erected in this area?

b) If a tower has been approved, are we only being consulted about where it goes?

4) In the "Telecommunications Development Overview," it says that that the tower would "provide and/or improve coverage and capacity of the cell network in the region...As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, network improvements are required to ensure high quality voice and data services are available." Who asked for a tower in this area? Was it the community? The TBM? Rogers? Please provide details about who proposed it, when it was approved, who approved it, and the public consultation that occurred before it was approved.

5) What would be the cost of the proposed tower to the TBM? Would the TBM benefit financially from a tower? If so, how and how much? Or is it only the landowner who would benefit financially?

6) The Full Application Package document on your website under the header "Related Documents / Submission documents" <https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/proposed> includes only the cover letter. It is missing all the stated attachments. Please provide the full package, with functional links to each attachment.

7) What area(s) would this tower serve? Please provide a map that shows its service range.

8) We've learned that Rogers is erecting many similar, massive towers in Ontario, and communities are conflicted about it. Why is Rogers doing this? What will they be used for, now and in the future?

9) We know that Rogers is planning on offering satellite to mobile service as early as this year. <https://globalnews.ca/news/10169670/rogers-satellite-mobile-phone-call/> Rogers has also just run fibre optic cable throughout the Town of Blue Mountains. What is the rationale for erecting a 90-metre communications tower here, now?

10) What happens if a 90-metre tower becomes redundant? What are the obligations of Rogers to remove if that happens?

11) According to <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers> water towers and existing structures should be considered first. TBM has a water tower and other towers in the area. Please provide information about how those options were considered first.

12) We have heard that other sites were also proposed. Which sites? Please provide the site selection report mentioned on Page 1 of the official Application – Clause #4. (The Site Selection document included as an attachment shows only a map of the residents who are being notified about the tower and where the tower would be located on the applicant's land. It does not include any information about how the site was selected.)

13) Please provide the location of a tower similar in height, guy wires and mounted hardware elsewhere that we can go visit to see exactly what is being proposed.

14) What exact devices would go on this tower? The application says the tower will “be built to accommodate antennas and equipment for future technology services.” Please provide examples of any future use that could be involved, and how you would guarantee they would be safe. Will the community have a say in any new technologies that would be proposed for the tower?

15) There is a photo on the back page of the paper notice that was delivered via mail titled “Representative Photo.” The photo is small, blurry and we can't see what the tower would actually look like. As we live right across the road from the proposed site, we need to know. Unlike many other towers which are situated on flat land, or on high land, this tower would be located in the valley, which is essentially a ‘bowl.’ It would be higher than the walls of the valley from many vantage points and would be very visible. Please send us a legible, accurate photo or mock up that shows the proposed tower in its exact proposed location, as well as mock ups of how that tower will look from various vantage points in the area, including:

- a) the village of Ravenna, which is home to many families and visitors.
- b) the homes of residents who live next to, or across from, the proposed site.
- c) the homes of residents who live in the valley.

16) Would the tower have lights? If so, how many? And would they flash? The tower, if built and if it is at that location, would be directly in our line of vision from every living space in our home, including all bedrooms.

17) What direction would the actual cellular antennas be pointing?

18) Please provide specs for the radio equipment shelter. The diagram included does not provide any information about this except for a location of the concrete pad and fencing. Would it also have lights? How high would it be?

19) In the “Telecommunications Development Overview” it says “The closest residential use not owned by the landlord is 292 meters away, providing a substantial buffer that mitigates potential impacts.” We own land across the road from this proposed tower on which we plan to build a home. Our home would be less than 100 metres from the proposed landowner’s property line. We clearly could not build a home there with a 90-metre tower across the road. This would affect the land value and our future plans. How has the TBM considered these impacts?

20) What is the effect on property values near a 90-metre telecommunications tower that is so close and so visible to residents? Has the TBM done a study on that and what were the results? How would Rogers, TBM or the Federal Government compensate us for the potential financial loss we would incur?

21) Only 32 nearby residences have been notified about the public meeting. As this tower would be seen across much of the Beaver Valley, this is not an adequate sampling for consultation, nor is a zoning sign on the proposed rural property where traffic passes by quickly. What is the TBM’s plan for publishing the information and meeting notice in local newspapers, other than The Review? The Review published the wrong meeting date when it did publish in August. What is the TBM doing to ensure that a correct date will be published in time for meaningful consultation before and during the meeting on October 1, 2024?

22) In the “Telecommunications Development Overview” it says:

a) "The site benefits from existing vegetation and mature tree lines, offering natural screening to aid in integrating the compound into the landscape." This is absolutely not true. The proposed site is an open farm field and any grass or shrubs or low tree lines in the area would not in any way screen the tower.

b) "The site is selected for its topographical features, ensuring optimal functionality for RF and TX connections while attempting to preserve long and short-range viewscales through existing tree and building cover, minimizing visual impact. While there are no rural or commercial uses available withing (sic)the search area, the location on the selected agricultural zoned property ensures minimal disruption to arable farmland, aligning with land use priorities."

(1) "Attempting" to preserve long and short-range viewscales is not good enough. This site would in no way preserve either. The proposed tower site is in an open farm field in a valley. We would see it clearly from our existing home across the road and so would everyone else in the area, as there is no existing tree or building cover that could possibly hide this 90-metre tower from view.

(2) It may 'ensure minimal disruption to arable farmland' but is that the only consideration? Ravenna is a community of homes and people, some of whom are farmers and some who are not.

Finally, what are the next steps after the October 1 meeting?

Thank you in advance for responding to our questions. This is an extremely important discussion that affects all of us in the area and we deserve answers and meaningful input on any decisions before they are made.

Sincerely,

Cheryl Jackson and Barry Parrell

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [Planning General](#); [council](#); [SMT](#); [Town Clerk](#)
Subject: RE: Support for Proposed Telecom Tower - Grey Road 2
Date: Monday, August 19, 2024 3:45:59 PM
Attachments: [image002.png](#)
[image005.png](#)
[image001.png](#)

Hi Gemini,

I acknowledge receipt of your below comments and confirm I am circulating same to Council and staff regarding the October 1, 2024 Council, Public [Meeting Notice: Proposed Telecommunications Tower \(495928 Grey Road 2\)](#).

Your comments will be summarized and read aloud at the meeting as well as included in the followup staff report to Council.

Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306| Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: Gemini Waghmare [REDACTED]
Sent: Sunday, August 18, 2024 9:04 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Planning General <planning@thebluemountains.ca>
Subject: Support for Proposed Telecom Tower - Grey Road 2

Hello,

I recently received the Notice of Public Meeting for the Telecom Tower on Grey 2.

My family has a residence at 495827 Grey 2, just south of the proposed tower.

Our house currently has NO cellular service, which greatly impedes our ability to work, live and learn at our place. While we have satellite internet service, the lack of regular phone service and backup cellular data is not only an impediment to my wife and I working from home, but it is also a safety and security concern for emergency services and contact. Our existing land

line service is of very poor quality and I would like to replace it with reliable cellular service.

Telecommunications service is as basic a necessity in today's age as power and water, and this area's lack of service will prevent economic growth in the area.

We strongly support the installation of the tower as proposed.

Regards,

Gemini Waghmare & Stephanie Watson

[REDACTED]

[REDACTED]

[REDACTED]

From: 
To: [Planning General](#)
Subject: Fwd: Rogers Telecom Tower
Date: Thursday, September 12, 2024 4:36:29 PM
Attachments: [image002.png](#)
[image001.png](#)
[Notice of Public Meeting P3445 - 495298 Grey Rd 2 - Rogers Telecom Tower.pdf](#)

Attention: Adam Farr

Hello Adam

I got your contact from Julie when I called to the office to enquire about the proposed 5G tower in Ravenna.

We are in Castle Glen and I am aware of Rogers laying fibre optic cable along Grey Rd 19. Someone in our community approached Rogers about laying it in our community as their original plan was not to stop there. Fiber optic cable is safe and do not have issues with it. 5G is the new asbestos with many studies and lots of data showing how unsafe it is. There are many countries in the world who have said no to 5G being installed.

I am attaching a link from Environmental Health Trust with a video by Devra Davies speaking on the harms of 5G. She is a scientist and has numerous awards and awarded Nobel Peace Prize with Al Gore as lead author on climate change. If you don't trust the link go to their site and watch her video which is only 20 minutes. If 20 minutes is too long try to watch the first 10.

<https://ehtrust.org/key-issues/cell-phoneswireless/5g-internet-everything/20-quick-facts-what-you-need-to-know-about-5g-wireless-and-small-cells/>

I am opposed to this 5G tower being erected as many other people are and I'm sure you will hear from them.

Does this tower have anything to do with Rogers laying the fibre optic cable or is it separate?

Thanks for your time,
regards
Gina

----- Forwarded message -----

From: **TBM Development Engineering** <developmentengineering@thebluemountains.ca>
Date: Tue, Sep 10, 2024 at 1:22 PM
Subject: Rogers Telecom Tower
To: 

Hi Gina,

Please see attached public notice for the upcoming meeting on October 1 where they will be discussing the proposed telecommunications tower.

There is a section on submitting comments, as well as the Town Contact.

Thanks,

Julie



Julie Pendergast (she/her)

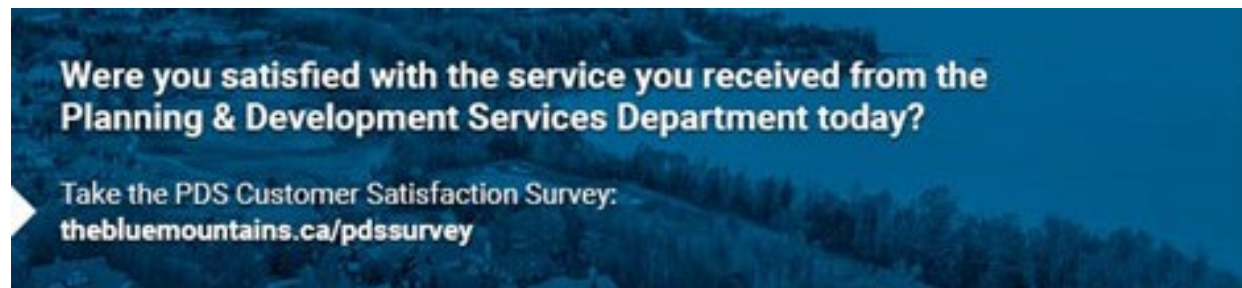
Administrative Assistant, Development Engineering

Tel: 519-599-3131 x220

Email: jpendergast@thebluemountains.ca

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.



Thu, Oct 10 at

2024

Re: Roger's Tower

Jack Mesley
To: Jack Mesley

[Redacted]

[Redacted]

[Redacted]

RECEIVED
OCT 10 2024

TOWN OF THE BLUE MOUNTAINS
PER: *Chet 1:08*

To All Concerned,

Further to my presentation to Council on October 1 2024

The following is a short summary of concerns that I wish to share with The Review readership regarding the proposed 300 foot Rogers tower on the top of Ravenna Hill:

1. Rogers' application is incomplete – there are blanks and unanswered questions in application form, missing signatures, missing studies. It should not have gone to Council or for public comment.
2. There are no justification reports provided as to the need for a seventh tower in the target area, only an incomplete conclusion. What is the intended use the tower?
3. Bell and Telus deliver full 5G with existing infrastructure. Rogers should be required to explore all existing infrastructure and fully and convincingly demonstrate why a new tower is necessary to deliver what Bell and Telus are already delivering with existing towers.

4. There is no evidence Rogers has even asked to use Bell's towers – the equipment Bell and Telus currently use to deliver full 5G coverage to the target area.

5. Rogers' proposed tower would be a blemish on the Heritage Viewscape of the Beautiful Beaver Valley, contrary to existing TBM policies to protect our viewsapes. The proposed tower would be seen for miles and miles. Anyone driving up and down the beautiful road would have a tower looking over them.

6. No environment studies have been provided (erosion studies, storm water management study, geotechnical study, hydro geology study) – TBM & Grey Sauble Conservation forward looking draft official plan requires a raft of additional studies be completed before staff and council would consider this application on agricultural and greenland – natural hazard lands. Rogers should not be permitted to skirt these criteria.

7. The proposed tower would pose an obstruction on the principal local flight paths to the four airports/ aerodromes (Collingwood, Stayner and Creemore), including the emergency medivac flights.

8. Hazardous waste / fuel storage remained unaddressed – contrary to staff's circular conclusion, just because the site was never permitted for hazardous waste disposal or fuel storage does not mean it may have never happened. They should be answered. Not ignored.

9. Rogers' presentation at the public meeting was misleading.
we still have not received the written presentation from Roger's

10. Antenna Policy specifically states Council can make one of four determinations:

BTW council updated its policy in October 22 2023

Carter Triana, a town planner, outlined the 11 changes/updates being made to the policy in a report presented at the meeting. Triana said the changes will bring the town's policies in line with the Grey County Official Plan and that they would have "minimal impact on the public participation process."

Policies changes/updates include:

- Cleaning up the language in the policies to recognize the current name of the federal agency (ISED) responsible and to change "applicants" to "proponents.
- Addition of language that outlines for the public ISED's role in the process.
- Include an overview of the consultation process.
- Clearer distinction between recommended preliminary discussions and mandatory pre-consultation.
- Clarifies the role of the Niagara Escarpment Commission.
- Additions to the required submission materials including a complete application form and pre-consultation comments-response matrix.
- Clarity regarding roles of town and proponent for providing notice.
- Reduction of notification distance. Currently, the town notifies local residents within 500 m of a proposed facility. The new policy reduces the distance to 300 m, or six times the

structure's height - whichever is greater. The current 500-metre distance is greater than what is required by ISED and that of other local municipalities.

- Reduced requirement for newspaper notice. With the Collingwood Connection no longer publishing, options for printed newspapers in the local area are limited. The new policy would require newspaper notice only if a proposal is more than 30 metres in height.
- Inclusion of new language requirements, this would see all public notices published in both official languages.
- Clarification of method for responding to public comments. This policy will require a proponent to respond to public comments through a comment-response matrix.

- a. Granted (concurrence)
- b. Granted with conditions (partial concurrence)
- c. Denied (non-concurrence)
- d. Should go back for further analysis or discussion as a result of an issue arising from Council's consideration.

11. What exactly is the tower going to be used for is surveillance involved?

why are all the new towers 90 meters (300 feet)

12. This is a map of the existing towers

<https://maps.grey.ca/datasets/5eb19185ae22467785de09851bd2e3b0>

Please write to the decision makers before the deadline for public comment. October 15 2024

From: [Rachael Magill](#)
To: [Adam Farr](#)
Subject: FW: Council & Committee News: Council, Public Meeting - October 1, 2024
Date: Tuesday, August 20, 2024 11:35:06 AM
Attachments: [image001.png](#)
[image003.png](#)

Hi Adam,

See a comment semi-related to the telecom tower below.

Thank you,

Rachael Magill (She/Her)

Communications Coordinator, Planning & Development Services

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 269 | Fax: 519-599-7723

Email: rmagill@thebluemountains.ca | Website: <http://www.thebluemountains.ca>

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.

From: Simonne [REDACTED]
Sent: Monday, August 19, 2024 5:48 PM
To: Web Committee [REDACTED]
Subject: Re: Council & Committee News: Council, Public Meeting - October 1, 2024

Thanks for the information. How does that project fit with Rogers putting WiFi in the ground around Beaver street and other areas in this town. Is this town not getting overwhelmed by the amount of WiFi put on the population. What are the guidelines. Furthermore Rogers has not even cleaned the mesh they left behind. Have a look at Beaver street from Alice to Alfred street on the westside where Corp 82 is located.

John van der ster

[REDACTED]
Sent from my iPad

On Aug 19, 2024, at 15:49, Town of The Blue Mountains, ON
<webcommittee@thebluemountains.ca> wrote:



August 19, 2024

Council, Public Meeting - October 1, 2024

The October 1, 2024 Council, Public Meeting is being held to provide information to the public and allow the public the opportunity to review and comment on the following item:

- **Notice of Public Hearing (Hybrid) - Proposed Telecommunications Tower (495928 Grey Road 2)**

The Public Meeting will begin at 9:30 a.m. Comments for matters at a Public Meeting can be made in writing or verbally. For details, please review the Notice of Public Meeting documents listed above.

The meeting will be **live streamed** and an archived recording of the meeting will be available on the **Agendas, Minutes & Reports** web page.

More Information

View all Press Releases & Notices:

Press Releases & Notices

Connect with the Town of The Blue Mountains:

Twitter | YouTube | LinkedIn

Email sent to: [REDACTED]

Town of The Blue Mountains

32 Mill Street, Box 310

Thornbury, Ontario | N0H 2P0 | Canada

(519) 599-3131 | (888) 258-6867 | communications@thebluemountains.ca

[Anti-spam policy](#) | [Report an abuse](#) | [Unsubscribe](#)

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [Council](#); [SMT](#); [Town Clerk](#); [Planning General](#)
Subject: FW: Proposed Telecommunications Tower - 495928 Grey Road 2
Date: Monday, September 9, 2024 8:55:43 AM
Attachments: [image001.png](#)
[image003.png](#)

Hello,

I acknowledge receipt of the below email regarding the October 1, 2024 Public Meeting re Proposed Telecommunications Tower and by way of copy am forwarding same to Council and staff for information. Your comments will be read aloud at the public meeting and included in the followup staff report.

Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306| Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: Landi Brown [REDACTED]
Sent: Sunday, September 8, 2024 8:03 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Proposed Telecommunications Tower - 495928 Grey Road 2

As a 20 plus year resident of Ravenna I have some concerns regarding the proposed towers coming to our area. I moved here for the beautiful surrounding and views. Which I feel will be drastically distorted by a tower of such height and size. We have internet and cell service here already. And no one single problem as well as a new fiberoptics line ran under ground. So, there is no need for such a tower. My other and most important concern is the health effects caused by EMF's - Electrical Magnetic Frequencies. I had a family member dead of cancer which the doctor determined to be caused by carrying his cell phone in his pocket. There are many doctors speaking of low sperm count in young men and fertility issues amongst young women. I have had first-hand experience with this issue having done IVF where on more then one occasion doctors have asked me if I carry my cell phone in my pants pocket or not- alarming to think. While this technology is relatively new, but many educated and trained professionals are concerned about the cancer, headaches, especially migraines, and neurological damages their studies are finding. If you google EMF links, there are plenty of information provided for you to watch. Please take a minute to do your own research these

EMFs are causing or could potentially cause the residence of Ravenna and surrounding area. Safety should always be top priority, no matter how much money is involved. Money is the roots of all evil. Please take some time and research for the greater good for our next generations.

On Behave of Brad Long and family



October 15, 2024

Cheryl Jackson & Barry Parrell

[REDACTED]

[REDACTED]

Re: Additional Comments Proposed Telecommunications Tower, 495928 Grey Rd 2, Ravenna, TBM. File # P3343

To: Town of Blue Mountains Planning Services c/o Town Clerk

This letter addresses our further concerns, in addition to those we have already communicated to the TBM in writing and at the public meeting, regarding the Rogers proposal to install a 90-metre communications tower across the road from our home and directly across the road from our farmed 50 acres that we were hoping to build on.

To reiterate our position submitted by email and during the TBM public meeting on October 1, 2024, we strongly oppose the installation of this tower being built in the bowl of the valley, which will be highly visible day and night from our house and others on the valley sides. Ravenna is a special community, not only to those of us who live here, but to the many, many people who visit this spectacular Beaver Valley destination location.

Our concerns are as follows:

1. From everything we read in the documentation provided by Rogers, this tower is mainly a business opportunity for Rogers. They would benefit by building the tallest tower in the region, when other towers already exist and provide good coverage. As I mentioned in the public meeting, we use Bell and we have good coverage where we live and drive in the area. Of course, Rogers is a business and they have every right to find opportunities to build their business, but the TBM has a responsibility, which I know you take seriously, to protect TBM

residents from any harmful effects of such business endeavours. The Town has many regulations in place for building in the Town, as it should. We hope this attention extends to powerful big business as well.

2. In the Supplementary Information Telecommunications Response to Questions document published on the TBM project webpage, several responses from Rogers concern us.

a) The TBM asked: “Can you please advise if you have contacted Bell to confirm their service delivery requirements relative to potential co-location on the proposed facility in order to reduce the number of required towers and also to avoid future applications for separate towers by Bell in this area?”

Rogers responds: “As part of the federal government's telecommunications protocol, before the installation of any new telecommunications tower, service providers are required to submit an information package to other providers. This package details the specifics of the proposed tower and is provided **after the tower's municipal approval** and before construction begins. This process ensures that other providers are aware of potential co-location opportunities and can evaluate the feasibility of sharing the infrastructure.”

While it may be the protocol to provide details **after** municipal approval, it is not good enough for such an impactful project. To be meaningful at all in deciding whether or not to approve this project, Bell should have an opportunity to weigh in on how they could improve coverage with their existing infrastructure **before municipal approval** is considered for the Rogers project.

b) In response to the Town's question about “heat maps”, Rogers provides data. To ensure the Rogers heat map is accurate, the TBM should confirm the data by asking for the same information from Bell or other heat map providers in order to confirm the stated business case for this new tower.

Rogers also states: “While mounting antennas on the existing Bell tower does enhance overall coverage, it fails to address critical areas, particularly in Ravenna and south.” We live in this ‘critical area’ south of Ravenna, so if this is the case, how is it that we have good Bell coverage?

3. During the public meeting, the Rogers representative confirmed that **decisions about lights on the tower are made after the tower has been approved**. They declined to provide any information about lighting, as if it were possible there might not be any. Of course there would be lights. While the process may be to consult with aviation authorities **after municipal approval**, this denies residents and the TBM an opportunity to fully understand how the tower would affect residents, especially those who would be living in close proximity and at a similar elevation to the top of the tower. Rogers should, in good faith, provide at least the minimum lighting that would be required, based on towers in similar locations.
4. The Rogers Full Application published on the TBM project webpage still includes an inaccurate depiction of the Residential Use SetBack Map. It shows the nearest residential use not owned beneficially by the LL at 292 m away, which is incorrect. In fact, as you heard at the public meeting, the Lucas family lives directly across the road in the Ravenna Schoolhouse, which is much closer to the proposed tower. We measure this to be approximately 160 metres from the proposed tower to the Lucas's home. This is a serious and inexplicable error by Rogers and does not inspire confidence in the accuracy of their application.
5. A 90 metre tower is not the only option. Rogers has just run fibre optic service to residents all over the area, which we know is not the same as cell service off property, but it is significant. There is also available and growing use of direct satellite to mobile service which is and can be used by residents and emergency responders alike.

We appreciate the efforts the TBM is making to fully understand how this project would affect the daily lives of local residents, property values near the proposed tower, and how it would change the nature of Ravenna and the Beaver Valley. We urge Council to consider this proposal seriously.

Sincerely,

Cheryl Jackson and Barry Parrell

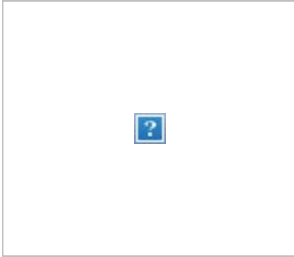
From: [REDACTED]
To: [Karen Long](#)
Cc: [Planning General](#)
Subject: Re: Development Review Committee - September 12, 2024 - Full Submission Application 2 of 2- 495928 Grey Road 2
Date: Thursday, August 29, 2024 10:11:48 AM
Attachments: [image003.png](#)
[image007.png](#)
[image006.png](#)
[image008.png](#)

Good morning,

SON archaeology requires an archaeological assessment for this project. Please have the proponent reach out for next steps.

Miigwech,

Kove Sartor
SON Archaeology Department
Resource & Infrastructure Department



On Wed, Aug 14, 2024 at 4:09 PM Karen Long <klong@thebluemountains.ca> wrote:

Municipal File No:	P3445
Project:	Rogers Telecom 90m Lattice Tower
Municipal/Legal Description:	495928 Grey Rd 2
Applicant:	Rogers
Agent:	Victoria McKay w Rogers
Municipal Planner:	Adam Farr, Senior Planner

IRC - Thurs Sep 5 2024 – Comments requested by Tues Sept 3 2024 or sooner

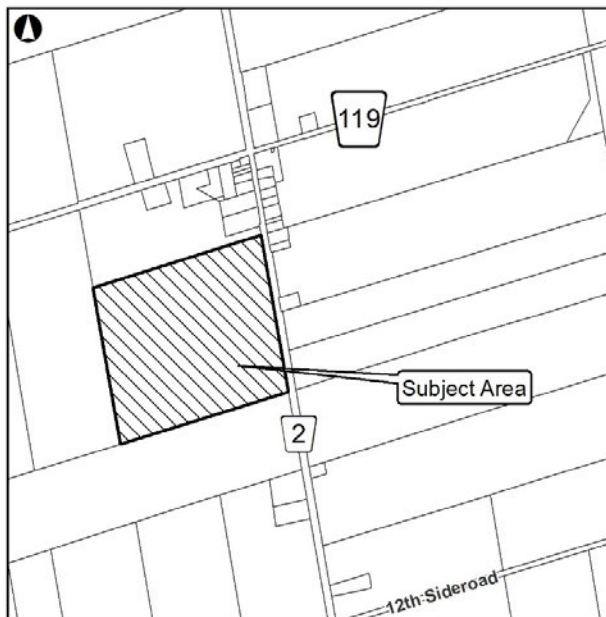
Kindly forward your written comments to planning@thebluemountains.ca

This is a full submission for a proposed 90 m Lattice Tower to house telecommunications equipment by Rogers and possible future collocutors.

A full copy of the submission materials has been provided for circulation and is a compilation of numerous proposal-related documents

[Kindly view the project page for related documents.](#)

A public meeting is scheduled for October 1 2024.

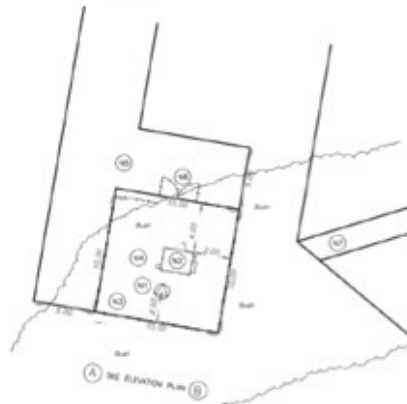
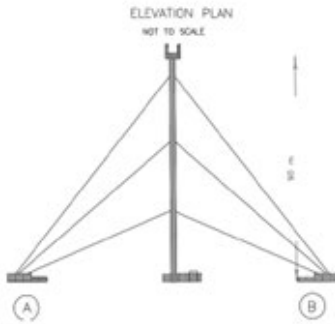


Description of Proposed Tower:

Specifics:

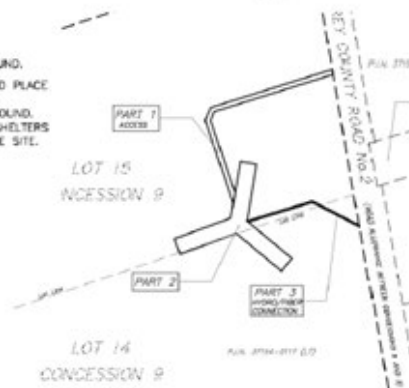
90m Guyed Tower enclosed in a 10m x 10m (fenced) secured Compound. This site will be built to accommodate antennas and equipment for future technology services and provide for colocation with other carriers.

PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:200

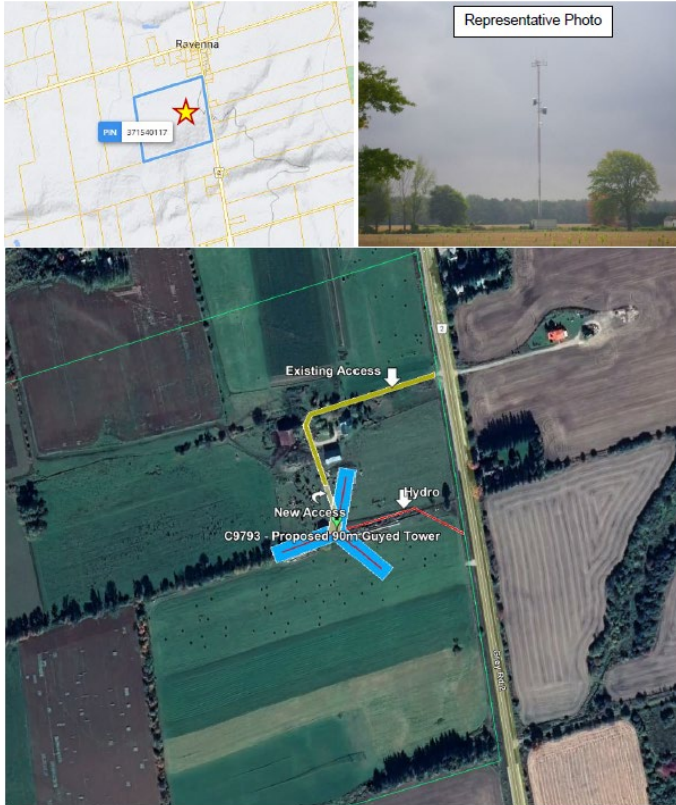


NOTES

- (N1) PROPOSED STEEL GUYED TOWER.
PANT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS.
ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED.
FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT SHELTER
ON REINFORCED CONCRETE SLAB.
- (N3) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE
TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
- (N4) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE
300 mm GRANULAR ACROSS COMPOUND AREA.
MATCH INTO EXISTING GRADES ADJACENT TO THE COMPOUND.
PROVIDE POSITIVE DRAINAGE AWAY FROM THE TOWER, SHELTERS
AND HYDRO PAD TOWARDS THE NATURAL SLOPE OF THE SITE.
REINSTATE ALL DISTURBED AREAS.
- (N5) PROPOSED GRAVEL ACCESS WAY.
- (N6) PROPOSED CHAIN LINK GATE.
- (N7) PROPOSED HYDRO/FIBER CONNECTION.



Proposed Facility Location and Site Sketch



At this time, I trust you find this in order.



Karen Long

Administrative Assistant for Planning Services

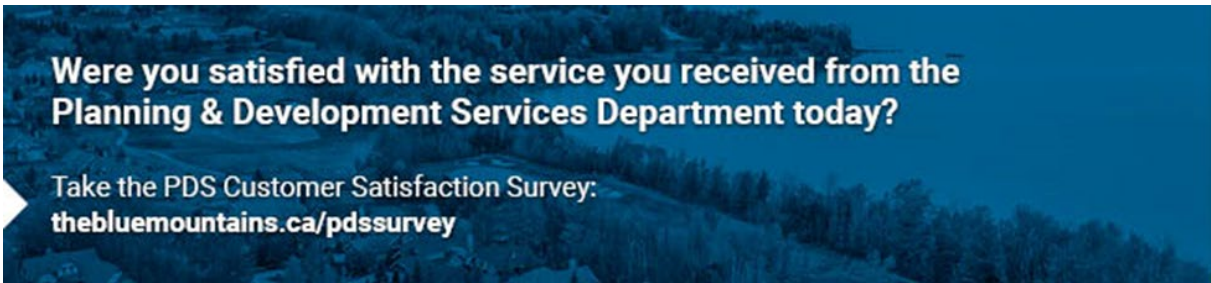
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723

Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

IMPORTANT INFORMATION

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.



**Were you satisfied with the service you received from the
Planning & Development Services Department today?**

Take the PDS Customer Satisfaction Survey:
thebluemountains.ca/pdssurvey

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [Council](#); [SMT](#); [Town Clerk](#); [REDACTED] [Planning General](#)
Subject: RE: Proposed Telecommunications Tower in Ravenna
Date: Monday, September 23, 2024 10:40:13 AM

Hello Susan,

I acknowledge receipt of the below email regarding the October 1, 2024 Public Meeting re Proposed Telecommunications Tower and by way of copy am forwarding same to Council and staff for information. Your comments will be read aloud at the public meeting and included in the followup staff report.

Kyra Dunlop
Deputy Clerk, BA (Hons)
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs, require communication supports or alternate formats.

-----Original Message-----

From: Susan Polson [REDACTED]
Sent: Saturday, September 21, 2024 11:10 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Kirk Polson [REDACTED]
Subject: Proposed Telecommunications Tower in Ravenna

Greetings,

As 9 year residents of Thornbury we are appalled at the poor cellular service west of the 10th line towards Christie Beach Road and north of highway 26. There is also a totally dead zone at Christie Beach Road and 26 where cellular just drops.

We are on board with enhanced cellular service in our area. But with some concerns about this proposed tower.

What we question is whether a tower 9 km away for our community will actually improve our 1 bar of service. It is impossible to work effectively at home with only an intermittent connection, or even to be able to depend on receiving important calls, or reaching out in emergency situations without having a land line.

Rogers' response to our inquiries has been to get new phones(ours are 3 years old), replace our sim cards (which we did), use wifi calling (sometimes giving us 2 bars but rarely). All very ineffective and inconsistent solutions.

The population of this area will only be increasing with the proposed developments. Better and consistent cellular service is a necessity, not just in farm areas, but in towns too.

Two personal stories of note from this summer. On one day, our daughter (a medical professional) had to sit in the parking lot of Foodland to be guaranteed uninterrupted service while making calls to patients, and we personally had to use a meeting room in Meaford library to have a crucial medical consultation by phone.

It's interesting that while driving the northern shore of Lake Superior this summer we consistently had 2-4 bars of service along the TransCanada highway in relatively isolated areas. Usually much better than our 1 bar.

What guarantees has Rogers given to TBM that the proposed new tower will successfully improve cellular service in

our particular area. We think that the town needs some written assurances that the growing population of Thornbury will have consistent, reliable and dependable service.

If this tower doesn't help the areas of our region where population density and usage is the greatest, then it should be placed in a different area or another tower will need to be built much closer. And, it worries us that if this proposed tower is built and it does not improve our local service, then nothing further will be done by Rogers in the near future.

Thank you for your help in understanding our frustration with cellular service in our area.

Susan & Kirk Polson

[REDACTED]

You can possibly reach us at:

[REDACTED]

[REDACTED]

Sent from my iPhone

From: [Kyra Dunlop](#)
To: [REDACTED]; [Town Clerk](#)
Cc: [council](#); [SMT](#); [Planning General](#)
Subject: RE: Council & Committee News: Council, Public Meeting - October 1, 2024
Date: Tuesday, August 20, 2024 1:24:36 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Eric,

I acknowledge receipt of your below comments and confirm I am circulating same to Council and staff regarding the October 1, 2024 Council, Public **Meeting Notice: Proposed Telecommunications Tower (495928 Grey Road 2)**.

Your comments will be summarized and read aloud at the meeting as well as included in the followup staff report to Council.

Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306| Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: Eric Neumann [REDACTED]
Sent: Tuesday, August 20, 2024 1:14 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Fw: Council & Committee News: Council, Public Meeting - October 1, 2024

Hi...to whom it may concern!

Please include these notes and have them publicly read at the public meeting.

If this is a must please consider putting in the towers that look like trees. You may need to put in a few more towers in a couple different locations as they are much less in height but they do work. Anything that doesn't look as hideous and visually distracting as the standard god-awful telecommunication towers that are currently being put up here there and everywhere.

I don't think the people of our community and the neighbours in close proximity to this proposed tower are in agreement with this option....it will visually impair the beautiful view of our valley and visual sightline to our beautiful town and bay. How would you like this to be put up near your home or at your neighbours home or close proximity to peoples homes and sightlines.

Terrible idea and terrible location!!!

We need you, the town to speak for the people.

Thank You for your time, understanding and consideration!

Best Regards Always,
Eric Neumann

From: Town of The Blue Mountains, ON

Sent: Monday, August 19, 2024 3:46 PM

To: [REDACTED]

Subject: Council & Committee News: Council, Public Meeting - October 1, 2024



August 19, 2024

Council, Public Meeting - October 1, 2024

The October 1, 2024 Council, Public Meeting is being held to provide information to the public and allow the public the opportunity to review and comment on the following item:

- **Notice of Public Hearing (Hybrid) - Proposed Telecommunications Tower (495928 Grey Road 2)**

The Public Meeting will begin at 9:30 a.m. Comments for matters at a Public Meeting can be made in writing or verbally. For details, please review the Notice of Public Meeting documents listed above.

The meeting will be **live streamed** and an archived recording of the meeting will be available on the **Agendas, Minutes & Reports** web page.

More Information

View all Press Releases & Notices:

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Email sent to: [REDACTED]

Town of The Blue Mountains

32 Mill Street, Box 310

Thornbury, Ontario | N0H 2P0 | Canada

(519) 599-3131 | (888) 258-6867 | communications@thebluemountains.ca

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From: [REDACTED]
To: [REDACTED] [Adam Farr](#)
Cc: [Kyra Dunlop](#); [Council](#); [SMT](#); [Town Clerk](#); [Planning General](#)
Subject: RE: Residential Comments - Re: Proposed Telecommunications Tower in Ravenna
Date: Monday, September 23, 2024 3:37:28 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Laura,

Thank you for your patience as we address all of your questions.
Please find our responses to your inquiries below, [in blue](#).

Kind regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ eMail: j_mckay@rogers.com

From: Laura Lucas [REDACTED]
Sent: September 23, 2024 9:59 AM
To: Adam Farr <afarr@thebluemountains.ca>
Cc: Kyra Dunlop <kdunlop@thebluemountains.ca>; [REDACTED] Council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning General <planning@thebluemountains.ca>
Subject: Re: Residential Comments - Re: Proposed Telecommunications Tower in Ravenna

Thanks again for many of your responses below. Might you have an ETA when I could expect answers from the applicant?

It would be great to have these before next week's meeting please.
Thanks again

Laura Lucas

On Sep 9, 2024, at 3:48 PM, Adam Farr <afarr@thebluemountains.ca> wrote:

Good afternoon Laura:

Thank you for your emails.

Please see a response to your questions below in red.

Please let me know if you have any other questions and also, please note that I have copied Rogers' representative, Victoria McKay on this email.

Adam



Adam Farr, Senior Planner

Town of the Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext 283 | Fax: 519-599-7723

Email: afarr@thebluemountains.ca Website:

www.thebluemountains.ca

From: Laura Lucas [REDACTED]

Sent: Thursday, September 5, 2024 3:29 PM

To: Kyra Dunlop <kdunlop@thebluemountains.ca>

Cc: Council <council@thebluemountains.ca>; SMT
<SeniorManagementTeam@thebluemountains.ca>; Town Clerk
<townclerk@thebluemountains.ca>; Planning General
<planning@thebluemountains.ca>

Subject: RE: Residential Comments - Re: Proposed Telecommunications Tower in
Ravenna

Hi Kyra,

Just a follow-up on this. Will any of my questions be answered before the meeting? Some of them are straightforward.

I would really like to be able to read the full application document on the TOBM website... but the link is broken. Can this be fixed asap so I can be fully informed before the meeting? Please let me know.

I am referring to this page... and the Related Documents at the bottom.

<https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/proposed>

Thank you
Laura Lucas

From: Kyra Dunlop <kdunlop@thebluemountains.ca>
Sent: August 27, 2024 1:04 PM
To: Laura Lucas [REDACTED]
Cc: council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning General <planning@thebluemountains.ca>
Subject: FW: Residential Comments - Re: Proposed Telecommunications Tower in Ravenna
Importance: High

Hi Laura,

I acknowledge receipt of your comments regarding the Notice of Public Meeting: Proposed Telecommunications Tower scheduled for the **October 1, 2024** Council Public Meeting. Your comments have been circulated to Council and staff for information and will be read aloud at the meeting, as well as included in the followup staff report.

If you wish to attend the meeting virtually please let us know and we will ensure you are sent the virtual link. You are not required to register attendance if you attend the meeting in person. Thank you,



Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website:

www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: Laura Lucas [REDACTED]
Sent: Tuesday, August 27, 2024 12:57 PM

To: Town Clerk <townclerk@thebluemountains.ca>; Planning General <planning@thebluemountains.ca>

Cc: Michael Lucas [REDACTED]; [REDACTED]
[REDACTED]

Subject: Residential Comments - Re: Proposed Telecommunications Tower in Ravenna

Importance: High

Good morning,

Michael and Laura Lucas of 495917 Grey Rd. 2, Ravenna, would like to confirm our attendance for the public meeting of a Proposed Telecommunications Tower in Grey County. We have many questions and would like to speak at this meeting. We would also like to receive notices of any further meetings or Council decision on this project. Here are our immediate questions and comments.

1. Is the meeting September 10 at 9:30 or October 1st at 9:30? We've seen both dates proposed. Please confirm.
The meeting is scheduled for October 1 2024 at 9:30 AM
2. Is this a proposal for a telecommunications tower – or a proposal for its location? Has the tower itself been approved and the consultation is now just to decide where it goes?

Proposal

The proposal is for a tower and location – the applicant is providing a rationale for the location, tower and related details as part of their public consultation requirements in support of their application to the Federal government for approval.

Applicant also to respond

In accordance with the federal and local protocols, it is the proponents job to find the best site for a proposed telecommunication tower which mitigated all defined factors of public concern to the greatest extent possible within the following primary constraints:

- a) proximity to Search Nominal coordinates and optimization of ground elevation
- b) RF and Transmission Qualification to meet the federal coverage mandate
- c) Civil scoring and qualification, assessing soils, access, utilities and land availability
- d) Willing landlord and clearance of property title issues
- e) Compliance to the greatest extent possible with Land Use Authority Planning objectives within the restraints of technical coverage
- f) optimization of the above to mitigate all factors of public

concern to the greatest extent possible within the technical restraints of the combined local environment.

The proponent is responsible for defending the proposed location as the best available site, which is documented in the Site Selection and Justification report. The consultation process is based off the proposed location, notifying residents within a defined radius. Its purpose is to explain the nature of the radiocommunications site, describe its appearance, and address any public questions or concerns.

3. How long is the public consultation? Is there a cut-off date for comments?

Following the public meeting, pending how the applicant chooses to proceed, a follow-up meeting will be scheduled to provide Council with a report on the proposal known as a "concurrence" or "non-concurrence" report. These terms are reflective of the fact that the municipality is not the approval authority for radio-communications tower proposals. Rogers' representative is copied on this correspondence and is being provided public comment

4. What is the expected build date for any approved tower?

Applicant to respond

Following municipal concurrence, the telecommunications company (Rogers) has 3 years to build the structure. If the structure is not built within that time, the concurrence is no longer valid and the proponent must return to the municipality for next steps. At this time, we are unable to provide an expected build date due to a variety of factors and remaining qualifications, including municipal concurrence.

5. Please provide the full Application Package document. At this website, <https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/proposed> the link points to the cover letter only.

Please see updated project information on the website

6. 90-metres is high. It will be an unsightly view for kilometres around in this peaceful, quite dark-sky neighbourhood. Will the tower have lights?

Please see project information on the website

Applicant to respond

The proposed telecommunication tower is required to be 90m in height in order to send and receive the necessary transmission signal from other towers in order to create a network.

Whether the tower will have lights or not is determined by Transport Canada, following municipal concurrence. The proponents obligation is to comply

with the regulations of Transport Canada and Nav Canada. If lighting is required, Community Friendly Lighting System will be utilized.

7. The meeting notice suggests the tower is needed to improve wireless communication. How so? Cell phone service in this area is quite good. Rogers has just run fibre optic cable throughout the entire Town of Blue Mountains negating any need for this tower

Please see project information on the website

While we're glad to hear you have fiber service and are satisfied with your current provider, our proposed facility is essential for Rogers subscribers who lack adequate coverage in this area. Coverage gaps are identified through signal propagation analysis, not individual opinions. Upgrading local coverage to satisfactory levels is a federal mandate for essential services, and as one of the nation's largest providers, Rogers must ensure this coverage for all subscribers, present and future.

While fiber service is excellent for stationary use, such as in your home, it does not provide the same coverage as a telecommunications tower. Fiber networks are limited to fixed locations and cannot deliver mobile connectivity, which is crucial for users on the go. Telecommunications towers create a wide-reaching wireless network, enabling voice and data services across various environments, including roadways and outdoor areas.

Moreover, fiber cannot support emergency services in these critical locations, as it lacks the mobility required to connect users outside their homes.

Additionally, not all residents have access to fiber, making towers necessary to ensure that everyone in the community receives reliable coverage.

8. According to <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers> water towers and existing structures should be considered first. TBM has both a water tower and other high towers in the area. Have they been considered?

This project proposal is not an undertaking by the Town.

Please see the following links:

The Town does not have an approval authority over these Tower proposals. They are approved by the Federal government through Innovation, Science and Economic Development Canada

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers>

The Town has a protocol for dealing with them which can be found here:

[https://www.thebluemountains.ca/sites/default/files/2024-06/Protocol for Establishing Telecommunication Facilities \(October 2023\).pdf](https://www.thebluemountains.ca/sites/default/files/2024-06/Protocol%20for%20Establishing%20Telecommunication%20Facilities%20(October%202023).pdf)

Applicant to respond

Before proposing a new structure, we thoroughly review all existing infrastructure for technical suitability. In this case, there are no water towers

or other suitable structures within the search area necessary for achieving the required coverage for this project. Additionally, structures outside this area have been disqualified due to insufficient height; a minimum of 90 meters is needed to effectively send and receive signals to other towers and extend the telecommunications network. Antennas placed lower than 90 meters would not maintain the necessary network connections and would fail to meet the technical specifications for effective service.

9. What other site locations are proposed?

Please see project information on the website

Applicant to respond

It is the proponent's responsibility to identify and justify the best location for the proposed telecommunications tower, considering all relevant factors and constraints. The general public does not determine the location. In the site selection and justification report, eight other private candidates were evaluated and scored based on their ability to mitigate public concerns while adhering to primary constraints.

The selected site is defended as the most suitable option to minimize the local impact of necessary infrastructure, given the available mitigative measures and the principles of good siting methodology. For more information, please refer to the site selection justification report.

10. What will be the effect on our personal satellite service? The proposed tower would seemingly cut directly through the line of sight.

Applicant to respond

The proposed telecommunications tower will not affect personal satellite services. Canada has a regulatory framework in place to minimize interference with other signals, including satellite communications. This ensures that the tower's installation will not disrupt existing satellite service.

11. We are the most affected neighbour being less than 300 metres from the proposed site. What are the health risks of this tower for the immediate neighbours?

Applicant to respond

There are no health risks associated with being in close proximity to telecommunications towers in Canada. As noted by ISED Canada, health concerns are not relevant to the consultation process for these towers. Health Canada establishes guidelines for safe human exposure to radiofrequency (RF) energy, known as Safety Code 6, which are adhered to at all times. Canada's approach to RF exposure safety is among the most stringent in the world. The Government of Canada continuously monitors research on the health effects of RF exposure to ensure that Canadian limits align with the current scientific consensus. Exposure to RF energy below these limits is considered safe, with thresholds set at least 50 times below the level at which

established adverse health effects occur. Health Canada incorporates several layers of precaution into these limits, including conservative thresholds for potential adverse effects, worst-case exposure scenarios, and additional safety margins.

For more information, please visit: [ISED - Radiofrequency Energy and Safety](#)

12. What direction will the actual cellular antennas be pointing?

Applicant to respond

The direction of the cellular antennas will be finalized by Rogers engineers after municipal approval is obtained. This process includes completing the final cell and transmission design, which cannot be completed until the necessary approvals are received.

13. How will Rogers/Industry Canada personnel access the tower. There is currently farm entry, but no road. Will a road be constructed?

Please see project information on the website

Applicant to respond

The existing entrance to the property will be utilized and upgraded as needed, but no new entrance will be constructed off Grey Rd 2.

14. What are the health risks of this tower for vegetation? This is a farming community with fertile land.

Applicant to respond

There are no health risks associated with the proposed telecommunications tower. The site was selected to minimize environmental impact, with reduced tree cutting and placement away from hazard lands. It is located adjacent to previously disturbed lands, which helps mitigate potential impacts on natural heritage.

The proposed tower has been chosen in consultation with the landlord to minimize the area of arable farmland utilized. While telecommunications facilities are exempt from certain municipal and provincial legislation, the proponent reviews zoning issues with the local Land Use Authority to ensure planning compatibility. Following accepted siting procedures, we aim to minimize the loss of arable land; all areas except for the exclusive compound and guy wires will remain farmable, with guy wires oriented to further reduce land use impact.

15. Page 1 of the official Application – Clause #4. Please provide the site selection report.

Please see project information on the website

16. Page 1 of the official Application – Clause #6. Please provide the colour photograph of the subject property with scaled image.

Please see project information on the website

17. Page 11 of the official Application document seems to be missing information. Our home, the Ravenna Schoolhouse, holds stewardship of a designated Ontario Heritage Tree on our property, and we have committed to protecting it. The box for Cultural Heritage should be checked and the environmental affect on this tree must be considered.

Applicant to respond

The proposed telecommunications tower is set back from your property and does not extend onto the entire owner's land. There will be no adverse effects on nearby vegetation, and the tower will not impact any trees outside the leasehold property. Rogers Communications Inc. confirms that the proposed radio antenna system is not located within federal lands and is not part of any projects requiring an environmental assessment under the Regulations Designating Physical Activities or as designated by the Minister of the Environment. It's important to note that telecommunications towers transmit information, not harmful substances, ensuring that they contribute positively to communication infrastructure without impacting the environment.

18. Please provide specs for the radio equipment shelter. The diagram included does not provide any information about this save for a location of the concrete pad and fencing. Will it also have lights? How high will it be?

Please see project information on the website

Applicant to respond

The radio equipment shelter will be a prefabricated galvanized steel walk-in cabinet, built on a concrete pad measuring approximately 1.62 x 2.44 meters. There will be no lights on the radio equipment shelter, and it will be contained within the fenced compound.

19. Please provide the location of a similar tower elsewhere that we can go visit to know exactly what is being proposed.

Applicant to respond

A similar existing tower is located off Sideroad 25, just east of the Sideroad 25 and Grey Rd 12 intersection. While this tower is taller than the proposed telecommunications tower, it has a similar profile and can provide a good reference for what is being proposed.

20. What exact devices will go on this tower? 5G cellular... radar... microwave? The application suggests the tower will "be built to accommodate antennas and equipment for future technology services". Please provide examples of any future use that could be involved, and can you guarantee they will be safe?

Applicant to respond

The tower is proposed to be equipped with the following technologies: 3-sectored LTE 700/2100 MHz, DSS 600 MHz LTE & NR, and 5G NR 3.5 GHz services.

The design allows for the co-location of multiple carriers, though there is no obligation for other carriers to do so. Currently, Rogers does not have

information about whether any other carriers will co-locate their antennas on this tower, but the option will remain open.

As part of federal protocols, it is strongly encouraged that telecom towers accommodate co-location. Should another carrier express interest in using the tower, they will also be required to adhere to Safety Code 6 limits, ensuring safety for all.

21. What is the affect on property values near a telecommunications tower?
How will Rogers, TBM or the Federal Government compensate us for the potential financial loss we would incur?

Applicant to respond

As it relates to property devaluation concerns, there is no documented evidence of loss of property value resulting from proximity to communication facilities. There are many precedents across Canada whereby subdivisions and residences have been constructed next to existing wireless facilities. Real estate values are the product of many factors and in our experience, proximity to a tower is unlikely to be the dominant negative one. Recently, in fact, the evidence suggests that one of the largest transformational changes in our history is seeing city dwellers head to purchase property in the rural and small-town areas as a direct result of being able to use telecommunications in remote areas. This has corresponded with a surge in property values, but few if any buyers will pay a premium (or any price) for a property without Internet and wireless communications.

In recognition of the lack of evidence of negative impact, the federal protocol (CPC; Section 4.2 “Public Reply Comments”; available at <https://www-ic.fjgc-gccf.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>) considers “... potential effects that a proposed antenna system will have on property value” to be not relevant to the consultation process underway.

22. 32 nearby residences have been notified about the public meeting. As this tower will be seen across the entire Beaver Valley for kilometres around, this is not an adequate sampling for consultation; nor is a zoning sign on the proposed rural property where traffic passes by much too quickly. What newspapers will post the information? The local “Review” is only published monthly and may not reach enough of the public in a timely manner. Certainly, the notice in the “Review” already has possibly published an incorrect date.

The Town protocol sets out notification distances to property owners as being within 6 tower lengths (540 m).

The Town issued a correction to the date.

In the wake of the cessation of the publication of the local newspaper the Town has been providing related notice through the In Review publication.

Anyone commenting on the application will be advised of the October 1 date.

Anyone seeking to comment at the September 10 public meeting date in person will be advised of the correct Oct 1 2024 public meeting date.

Thank you very much
Laura Lucas



From: [REDACTED]
To: [REDACTED]
Cc: [Adam Farr](#)
Subject: RE: Proposed Telecommunications Tower Grey Rd 2, Ravenna Questions and Comments
Date: Tuesday, September 24, 2024 12:51:17 PM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good afternoon Cheryl & Barry,

Thank you for your patience as we address all of your questions.
Please find our responses to your inquiries below, [in blue](#).

Kind regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ eMail: [REDACTED]

From: Adam Farr <afarr@thebluemountains.ca>
Sent: September 6, 2024 6:19 PM
To: [REDACTED]
Cc: Barry Parrell [REDACTED]; Cheryl Jackson [REDACTED]
Subject: FW: Proposed Telecommunications Tower Grey Rd 2, Ravenna Questions and Comments

Hi Victoria:

My apologies. There appear to have been some errors in the email addresses.
I have copied Cheryl and Barry on this email so that they have your correct contact information.

Have a good afternoon and weekend
Adam

Adam Farr, Senior Planner
Town of the Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext 283 | Fax: 519-599-7723
Email: afarr@thebluemountains.ca Website: www.thebluemountains.ca

From: Adam Farr
Sent: Friday, September 6, 2024 4:46 PM

To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Proposed Telecommunications Tower Grey Rd 2, Ravenna Questions and Comments

For some reason this message below didn't send – I am trying again. It arrived with all of the other email respondents.

Adam Farr, Senior Planner
Town of the Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext 283 | Fax: 519-599-7723
Email: afarr@thebluemountains.ca Website: www.thebluemountains.ca

From: Adam Farr
Sent: Friday, September 6, 2024 4:44 PM
To: [REDACTED]
Cc: Planning General <planning@thebluemountains.ca>; Council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Kyra Dunlop <kdunlop@thebluemountains.ca>; [REDACTED]
Subject: RE: Proposed Telecommunications Tower Grey Rd 2, Ravenna Questions and Comments

Good afternoon Cheryl and Barry:

Thank you for your message.

There are updates to the project webpage that may address some of your questions. I encourage you to visit and review the updated information.
<https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/proposed>

The public meeting is being held on October 1 2024 at Town Hall in the Council Chambers. The meeting starts at 9:30.

The Town does not have an approval authority over these Tower proposals. They are approved by the Federal government through Innovation, Science and Economic Development Canada
<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers>

The Town has a protocol for dealing with them which can be found here:
[https://www.thebluemountains.ca/sites/default/files/2024-06/Protocol for Establishing Telecommunication Facilities \(October 2023\).pdf](https://www.thebluemountains.ca/sites/default/files/2024-06/Protocol%20for%20Establishing%20Telecommunication%20Facilities%20(October%202023).pdf)

The process for gathering public comment is often held directly by the tower proponent. Here at the Town, public comment is collected by the Town and the applicant through the public meeting process both through questions from the Town, materials provide by the public such as the questions you have raised, comments made at the meeting and the responses provided by the tower proponent. This provides Council with the ability to understand the proposal and monitor the concerns of the public relative to what is proposed.

Your comments will also be forwarded to Rogers for a response.

After the public meeting Town staff will review the information collected throughout the process and prepare a report to Council in accordance with the protocol that recommends either concurrence or non-concurrence with regard to the proposal.

If a concurrence is provided the applicant takes that to the Federal government in support of their proposal as part of their application process. If non-concurrence is provided then, as I understand it generally, the applicant has a process to available to have that non-concurrence reviewed and seek approval through the Federal government. They may also choose not to advance with their proposal or return with an alternate proposal to seek concurrence.

Please see responses to your question below in red.

This response is also copied to the agent for Rogers for clarification if necessary and additional information in response to your questions.

Have a good afternoon and weekend,
Adam

Adam Farr, Senior Planner
Town of the Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext 283 | Fax: 519-599-7723
Email: afarr@thebluemountains.ca Website: www.thebluemountains.ca

From: Kyra Dunlop <kdunlop@thebluemountains.ca>

Sent: Friday, September 6, 2024 10:41 AM

To: [REDACTED] [REDACTED] [REDACTED]

Cc: Planning General <planning@thebluemountains.ca>; Council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>

Subject: FW: Proposed Telecommunications Tower Grey Rd 2, Ravenna Questions and Comments

Hi Cheryl,

I acknowledge receipt of the attached comments regarding the October 1, 2024 Notice of Public Meeting P3445 - 495298 Grey Rd 2 - Rogers Telecom Tower. Your comments are being circulated in full to Council and staff for information and will be read aloud the meeting, as well as included in the followup staff report.

The virtual meeting link will be emailed closer to the meeting date, the Friday before the meeting.

Staff are copied hereto to answer any questions you may have in the interim, thank you,

Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306| Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: [REDACTED]
Sent: Friday, September 6, 2024 10:35 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Planning General <planning@thebluemountains.ca> [REDACTED] Barry Parrell
[REDACTED]
Subject: Proposed Telecommunications Tower Grey Rd 2, Ravenna Questions and Comments

September 6, 2024

Cheryl Jackson & Barry Parrell

[REDACTED]
[REDACTED]

Re: Proposed Telecommunications Tower, 495928 Grey Rd 2, Ravenna, TBM.
File # P3343

To: Town of Blue Mountains Planning Services c/o Town Clerk

We are writing to address the notice we received that Rogers is proposing a 90-metre telecommunications tower across the road from our properties – our home property at 495895 Grey Rd 2, Ravenna and our adjacent 50-acre property to the north.

Barry Parrell and Cheryl Jackson confirm that we will attend the public meeting at 9:30 am on October 1 (please confirm the time and date), virtually, and we would like to speak at that meeting. Please provide any links we may need to access the virtual meeting.

The public meeting is on October 1 at 930 as noted above

We request that you send us any further notices or updates about the project or meetings or Council discussions or decisions on this project.

Please see the project webpage for updates. Your contact information has been noted and we will provide updates.

We will very likely have more questions as we learn more about this, but here are our initial questions and comments. Please let us know if you will be responding to these questions and comments by email or if you will be waiting until the meeting to do that. And what is the deadline for comments?

The Town will contact Rogers and confirm whether or not they intend to respond to questions before, at or after the public meeting. I suspect it will be a combination of all three.

1) What is the purpose of the public consultation?

Please see the comments above and links to information

- a) Does our community have a say at all about whether or not a new tower is erected in the region?
- b) Do we have a say about where it would be erected, if a tower in the region is approved?

2) We've seen two dates for this meeting - September 10 at 9:30 a.m. in the August issue of The Review, and October 1 at 9:30 a.m. Please confirm the correct date and time.

October 1 930 AM

3) The proposal appears to be for a tower AND the location described in the notice. Please clarify this.

- a) Are we discussing whether or not a new tower will be erected in this region? Or has a decision already been made that a new tower will be erected in this area?

b) If a tower has been approved, are we only being consulted about where it goes?

The proposal is for a tower – the applicant is providing a rationale for the location, tower and related details as part of their public consultation requirements in support of their application to the Federal government for approval.

Applicant also to respond

In accordance with the federal and local protocols, it is the proponents job to find the best site for a proposed telecommunication tower which mitigated all defined factors of public concern to the greatest extent possible within the following primary constraints:

a) proximity to Search Nominal coordinates and optimization of ground elevation

b) RF and Transmission Qualification to meet the federal coverage mandate

c) Civil scoring and qualification, assessing soils, access, utilities and land availability

d) Willing landlord and clearance of property title issues

e) Compliance to the greatest extent possible with Land Use Authority Planning objectives within the restraints of technical coverage

f) optimization of the above to mitigate all factors of public concern to the greatest extent possible within the technical restraints of the combined local environment.

The proponent is responsible for defending the proposed location as the best available site, which is documented in the Site Selection and Justification report. The consultation process is based off the proposed location, notifying residents within a defined radius. Its purpose is to explain the nature of the radiocommunications site, describe its appearance, and address any public questions or concerns.

4) In the “Telecommunications Development Overview,” it says that that the tower would “provide and/or improve coverage and capacity of the cell network in the region...As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, network improvements are required to ensure high quality voice and data services are available.” Who asked for a tower in this area? Was it the community? The TBM? Rogers? Please provide details about who proposed it, when it was approved, who approved it, and the public consultation that occurred before it was approved.

Applicant to respond

Telecommunications towers in Canada are regulated by the federal government. As a

Tier 1 Carrier, Rogers has a mandate to address coverage gaps and ensure all residents have access to high-speed wireless broadband services. According to the coverage plots provided, this area currently lacks adequate wireless coverage, necessitating the installation of a new telecommunications tower.

The closest existing towers are over 5 km away, indicating insufficient service in this region. Rogers collaborates with the federal government and the local municipality to propose locations for new towers and adheres to established protocols for their installation.

As part of the approval process, a public consultation is conducted, allowing residents to ask questions and share feedback. This consultation is ongoing, and all comments are reviewed by both the local municipality and the federal government. The municipality ensures that the consultation process is thorough, while the federal government is responsible for granting final approval for the tower after the public consultation is complete. Additionally, some members of the community have expressed a desire for improved coverage, indicating that the tower is seen as a necessary enhancement for the area.

5) What would be the cost of the proposed tower to the TBM? Would the TBM benefit financially from a tower? If so, how and how much? Or is it only the landowner who would benefit financially?

The tower proponent Rogers would enter into a private lease agreement with the owner of the subject property.

Applicant to respond

TBM is not responsible for any costs associated with the proposed telecommunications tower. However, it does benefit financially by collecting pre-consultation and application fees as outlined in their fees by-law. Additionally, the tower improves connectivity, enhancing communication for residents and businesses. This infrastructure supports emergency response services, attracts investments, increases property values, and facilitates remote work and education, ultimately contributing to economic growth and a better quality of life.

6) The Full Application Package document on your website under the header “Related Documents / Submission documents” <https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/proposed> includes only the cover letter. It is missing all the stated attachments. Please provide the full package, with functional links to each attachment.

Project webpage updated see link above

7) What area(s) would this tower serve? Please provide a map that shows its service range.

Please see project information

8) We've learned that Rogers is erecting many similar, massive towers in Ontario, and communities are conflicted about it. Why is Rogers doing this? What will they be used for, now and in the future?

Applicant to respond

As a Tier 1 Carrier, Rogers has a federal mandate to fill coverage gaps, ensuring that all residents have access to high-speed wireless broadband services. A wireless telecommunications facility is an essential component of a complex radio network, whether in urban, suburban, or rural areas. The location of these towers is guided by sound engineering principles.

In rural areas, where existing towers may be several kilometers away and factors like elevation and dense tree cover are present, larger telecommunications towers are necessary to maintain connectivity. Many communities have welcomed these towers, especially in the post-COVID world, as they enable individuals to move to remote areas while staying connected.

These towers are vital not only for enhancing connectivity but also for supporting emergency services. As technology evolves, existing towers are being upgraded to include the latest advancements, such as 5G antennas. Even with the rise of wireline (fiber) and satellite technologies, wireless telecommunications towers remain crucial for building a robust network of connectivity.

9) We know that Rogers is planning on offering satellite to mobile service as early as this year. <https://globalnews.ca/news/10169670/rogers-satellite-mobile-phone-call/> Rogers has also just run fibre optic cable throughout the Town of Blue Mountains. What is the rationale for erecting a 90-metre communications tower here, now?

Applicant to respond

The rationale for erecting a 90-metre communications tower in the Town of Blue Mountains is to provide robust and reliable wireless coverage that meets the growing demand for mobile connectivity. Our proposed facility is crucial for Rogers subscribers who currently lack adequate coverage in the area, with gaps identified through signal propagation analysis, not individual opinions. Upgrading local coverage to satisfactory levels is a federal mandate for essential services.

While satellite service and fiber optic technology are valuable, they have significant limitations. Satellite services often face latency issues and can be affected by weather, making them unreliable for real-time applications like voice calls and streaming.

Additionally, satellite coverage may not provide the capacity and speed needed for high-demand usage.

Fiber optic service excels for stationary use, such as in homes, but lacks the mobility

required for users on the go. It also cannot support emergency services in critical locations, as it does not connect users outside their homes. Moreover, not all residents have access to fiber, creating additional coverage gaps.

In contrast, a 90-metre telecommunications tower is essential for providing robust wireless coverage. The tower will support high-capacity data transmission, ensuring that residents and businesses have access to high-speed services, especially where coverage gaps exist. It enhances network reliability during peak usage times by providing the additional capacity needed to manage increased data traffic.

Ultimately, the tower is crucial for creating a wide-reaching wireless network that enables voice and data services across various environments, including roadways and outdoor areas. It plays a vital role in ensuring comprehensive connectivity for all community members, aligning with the federal mandate to upgrade local coverage to satisfactory levels.

10) What happens if a 90-metre tower becomes redundant? What are the obligations of Rogers to remove if that happens?

Applicant to respond

The proposed tower is designed to accommodate future technology. If the current technology becomes redundant, Rogers will upgrade the existing tower technology. For example, many existing telecom towers have recently been enhanced to support 5G technology over the last 3 years instead of constructing new towers. A great example of this is the Rogers EORN partnership, where the Cell Gap project involved upgrading over 300 towers to include the latest technology.

According to federal protocols, before erecting a new telecom tower, any telecom company must assess all existing infrastructure in the area and prioritize co-locating antennas on existing towers whenever possible. This approach helps prevent an excess of towers and ensures that each one serves a necessary purpose.

11) According to <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers> water towers and existing structures should be considered first. TBM has a water tower and other towers in the area. Please provide information about how those options were considered first.

Applicant to respond

Before proposing a new structure, we thoroughly review all existing infrastructure for technical suitability. In this case, there are no water towers or other suitable structures within the search area necessary for achieving the required coverage for this project. Additionally, structures outside this area have been disqualified due to insufficient height; a minimum of 90 meters is needed to effectively send and receive signals to

other towers and extend the telecommunications network. Antennas placed lower than 90 meters would not maintain the necessary network connections and would fail to meet the technical specifications for effective service.

12) We have heard that other sites were also proposed. Which sites? Please provide the site selection report mentioned on Page 1 of the official Application – Clause #4. (The Site Selection document included as an attachment shows only a map of the residents who are being notified about the tower and where the tower would be located on the applicant's land. It does not include any information about how the site was selected.)

Applicant to respond

It is the proponent's responsibility to identify and justify the best location for the proposed telecommunications tower, considering all relevant factors and constraints. The general public does not determine the location. In the site selection and justification report, eight other private candidates were evaluated and scored based on their ability to mitigate public concerns while adhering to primary constraints. The selected site is defended as the most suitable option to minimize the local impact of necessary infrastructure, given the available mitigative measures and the principles of good siting methodology. For more information, please refer to the site selection justification report.

13) Please provide the location of a tower similar in height, guy wires and mounted hardware elsewhere that we can go visit to see exactly what is being proposed.

Applicant to respond

A similar existing tower is located off Sideroad 25, just east of the Sideroad 25 and Grey Rd 12 intersection. While this tower is taller than the proposed telecommunications tower, it has a similar profile and can provide a good reference for what is being proposed.

14) What exact devices would go on this tower? The application says the tower will "be built to accommodate antennas and equipment for future technology services." Please provide examples of any future use that could be involved, and how you would guarantee they would be safe. Will the community have a say in any new technologies that would be proposed for the tower?

Applicant to respond

The tower is proposed to be equipped with the following technologies: 3-sector LTE 700/2100 MHz, DSS 600 MHz LTE & NR, and 5G NR 3.5 GHz services. The design allows for the co-location of multiple carriers, though there is no obligation

for other carriers to do so. Currently, Rogers does not have information about whether any other carriers will co-locate their antennas on this tower, but the option will remain open.

As part of federal protocols, it is strongly encouraged that telecom towers accommodate co-location. Should another carrier express interest in using the tower, they will also be required to adhere to Safety Code 6 limits, ensuring safety for all.

15) There is a photo on the back page of the paper notice that was delivered via mail titled "Representative Photo." The photo is small, blurry and we can't see what the tower would actually look like. As we live right across the road from the proposed site, we need to know. Unlike many other towers which are situated on flat land, or on high land, this tower would be located in the valley, which is essentially a 'bowl.' It would be higher than the walls of the valley from many vantage points and would be very visible. Please send us a legible, accurate photo or mock up that shows the proposed tower in its exact proposed location, as well as mock ups of how that tower will look from various vantage points in the area, including:

- a) the village of Ravenna, which is home to many families and visitors.
- b) the homes of residents who live next to, or across from, the proposed site.
- c) the homes of residents who live in the valley.

Please see project webpage updates

Please see project webpage for various renders

16) Would the tower have lights? If so, how many? And would they flash? The tower, if built and if it is at that location, would be directly in our line of vision from every living space in our home, including all bedrooms.

Please see project webpage updates

Applicant to respond

The proposed telecommunication tower is required to be 90m in height in order to send and receive the necessary transmission signal from other towers in order to create a network.

Whether the tower will have lights or not is determined by Transport Canada, following municipal concurrence. The proponent's obligation is to comply with the regulations of Transport Canada and Nav Canada. If lighting is required, Community Friendly Lighting System will be utilized.

17) What direction would the actual cellular antennas be pointing?

Please see project webpage updates

Applicant to respond

The direction of the cellular antennas will be finalized by Rogers engineers after municipal approval is obtained. This process includes completing the final cell and transmission design, which cannot be completed until the necessary approvals are received.

18) Please provide specs for the radio equipment shelter. The diagram included does not provide any information about this except for a location of the concrete pad and fencing. Would it also have lights? How high would it be?

Please see project webpage updates

Applicant to respond

The radio equipment shelter will be a prefabricated galvanized steel walk-in cabinet, built on a concrete pad measuring approximately 1.62 x 2.44 meters. There will be no lights on the radio equipment shelter, and it will be contained within the fenced compound.

19) In the “Telecommunications Development Overview” it says “The closest residential use not owned by the landlord is 292 meters away, providing a substantial buffer that mitigates potential impacts.” We own land across the road from this proposed tower on which we plan to build a home. Our home would be less than 100 metres from the proposed landowner’s property line. We clearly could not build a home there with a 90-metre tower across the road. This would affect the land value and our future plans. How has the TBM considered these impacts?

Applicant to respond

There are no restrictions on building your home on your property, as there are no required setbacks from telecommunications towers. Additionally, studies have shown no health effects associated with living in close proximity to these towers. The only potential impact may be visual, but there is no documented evidence of property value loss due to proximity to communication facilities. In fact, many subdivisions and residences have been successfully constructed near existing wireless facilities, and evidence suggests that property values can actually increase with improved telecommunications coverage.

20) What is the effect on property values near a 90-metre telecommunications tower that is so close and so visible to residents? Has the TBM done a study on that and what were the results? How would Rogers, TBM or the Federal Government compensate us for the potential financial loss we would incur?

Applicant to respond

As it relates to property devaluation concerns, there is no documented evidence of loss of property value resulting from proximity to communication facilities. There are many precedents across Canada whereby subdivisions and residences have been constructed next to existing wireless facilities. Real estate values are the product of many factors and in our experience, proximity to a tower is unlikely to be the dominant negative one. Recently, in fact, the evidence suggests that one of the largest transformational changes in our history is seeing city dwellers head to purchase property in the rural and small-town areas as a direct result of being able to use telecommunications in remote areas. This has corresponded with a surge in property values, but few if any buyers will pay a premium (or any price) for a property without Internet and wireless communications.

In recognition of the lack of evidence of negative impact, the federal protocol (CPC; Section 4.2 “Public Reply Comments”; available at <https://www-ic.fjgc-gccf.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>) considers “... potential effects that a proposed antenna system will have on property value” to be not relevant to the consultation process underway.

21) Only 32 nearby residences have been notified about the public meeting. As this tower would be seen across much of the Beaver Valley, this is not an adequate sampling for consultation, nor is a zoning sign on the proposed rural property where traffic passes by quickly. What is the TBM’s plan for publishing the information and meeting notice in local newspapers, other than The Review? The Review published the wrong meeting date when it did publish in August. What is the TBM doing to ensure that a correct date will be published in time for meaningful consultation before and during the meeting on October 1, 2024?

Re: notice area – the protocol requires notice within 6 tower lengths or 540 m

Re: notice “In Review” - the Town provided a correction

Applicant to respond regarding notice area relative to site location

Telecommunications towers are federally regulated and must adhere to local protocols for public consultation where such protocols exist. The Town of Blue Mountains has a local protocol that notifies residents within 540 meters (6 times the tower height), which has been implemented. Additionally, a large-format sign has been placed on the property, and TBM is hosting a public information meeting to engage with residents directly.

These measures exceed federal notification requirements. While there are no mandates for newspaper publication, any notices in local papers are outside our criteria or control. In accordance with the federal protocol, questions whether locally established by-laws or the CPC Radiocommunication and Broadcasting Antenna Systems document, other

legislation, or procedures or processes are valid or should be reformed in some manner are not relevant to the consultation process underway.

22) In the "Telecommunications Development Overview" it says:

- a. "The site benefits from existing vegetation and mature tree lines, offering natural screening to aid in integrating the compound into the landscape." This is absolutely not true. The proposed site is an open farm field and any grass or shrubs or low tree lines in the area would not in any way screen the tower.

Applicant to respond

The compound area, including the base of the tower and related equipment, is screened using existing shrubbery and landscaping. This helps to integrate the tower into the landscape, although complete concealment is not feasible. We are not saying that the shrubs would completely conceal the tower, we are saying that the shrubbery would help hide the compound, which includes the tower base, the radio equipment cabinet, and the fence surrounding the compound.

- b) "The site is selected for its topographical features, ensuring optimal functionality for RF and TX connections while attempting to preserve long and short-range viewsapes through existing tree and building cover, minimizing visual impact. While there are no rural or commercial uses available withing (sic)the search area, the location on the selected agricultural zoned property ensures minimal disruption to arable farmland, aligning with land use priorities."

- (1) "Attempting" to preserve long and short-range viewsapes is not good enough. This site would in no way preserve either. The proposed tower site is in an open farm field in a valley. We would see it clearly from our existing home across the road and so would everyone else in the area, as there is no existing tree or building cover that could possibly hide this 90-metre tower from view.
- (2) It may 'ensure minimal disruption to arable farmland' but is that the only consideration? Ravenna is a community of homes and people, some of whom are farmers and some who are not.

Applicant to respond

It is crucial to understand that the visibility of the tower is an unavoidable consequence of its essential functionality. For the tower to effectively transmit signals and maintain network connectivity, it must be significantly taller than surrounding obstacles such as trees. This height is non-negotiable; any reduction to make the tower less visible would fundamentally compromise its ability to deliver the necessary coverage and integrate

into the network.

The height of the tower is indispensable for ensuring it can connect with other towers and provide reliable service. Consequently, its visibility from certain locations is a direct result of this operational requirement. Lowering the tower to diminish its visibility would be counterproductive, rendering it incapable of meeting the critical coverage requirements.

Location and Setback: The proposed tower is situated within a designated corridor of demand, in accordance with Section IV of TBM Telecommunications Protocol. Within a transportation corridor, telecommunication facilities should be located at a distance sufficient to avoid interference with public safety (i.e., greater than the tower's height from the road allowance and compliant with provincial, county, or town setbacks). This telecom tower is set back from the road to ensure safety while still providing coverage to this crucial area.

Tower Design and Height: The proposed tower is designed as a guyed structure, which is significantly less visually intrusive than a self-supporting tower of the same height. Among the feasible options, a guyed tower is the only structure that can support the required height, apart from a self-supporting tower. Although a monopole was considered, it is not capable of reaching the necessary height to provide adequate coverage and was thus not a viable option. If a monopole could achieve the required height, it would be even more visible due to its solid, bulkier profile, which stands out more prominently from a distance compared to a guyed tower.

In contrast, the guyed tower's slender profile makes it less noticeable, especially from farther away. Its thin support cables, which typically become less visible at approximately one times the tower's height, contribute to its reduced visual impact. A self-supporting tower, while capable of achieving the necessary height with significant modifications, would have a much bulkier profile with multiple supports that are considerably more visible. It would also require a larger base area, increasing its visual footprint compared to the more compact footprint of the guyed tower.

Therefore, given its design and the need for height, the guyed tower is the most visually appealing option when viewed from a distance. The alternative, a self-supporting tower, would be substantially more intrusive both in terms of visual prominence and physical footprint.

Mitigation Measures: We have undertaken several measures to mitigate visual impact:

- **Screening and Landscaping:** The compound area, including the base of the tower and related equipment, is screened using existing shrubbery and landscaping. This helps to integrate the tower into the landscape, although complete concealment is not feasible.
- **Environmental Sensitivity:** The site was chosen to minimize environmental impact, with reduced tree cutting and placement away from hazard lands. The area is adjacent to previously disturbed lands, which mitigates potential impacts on natural heritage.
- **Visual Impact and Coverage:** While the tower will inevitably be visible from certain vantage points, we have optimized its location to minimize visibility. For example, the tower is strategically placed behind trees and infrastructure, with more than half, and in many cases more than two-thirds, obscured from most viewpoints. The exception is the view from the north corner of the landlord's property, located approximately 350 meters away.

Compliance with Guidelines: According to federal guidelines, specifically the “3 x tower height” design criteria, the visual impact of the tower significantly diminishes at a distance three times its height. This principle ensures that while the tower will be visible from nearby areas, its prominence is reduced relative to other structures such as hydro poles.

Land Use Compatibility: The proposed location is outside of settlement areas, with a setback greater than three times the tower's height, ensuring compatibility with land use requirements. There are no suitable industrial-zoned lands within the search area. As a result, the next best option is agricultural land, away from residential areas. This placement maintains the necessary coverage while adhering to setback requirements. Additionally, the site's elevation minimizes the need for a taller structure compared to other proposed candidates.

Coverage Necessity: The proposed tower is located over 5.2 km from the closest telecom tower and more than 7 km from the closest Rogers tower, underscoring the need for a new tower to fill a significant coverage gap. This location is critical for extending coverage in this corridor of demand.

Alternative Structures: No existing structures are suitable for mounting antennas at the required height. A height of 90 meters is necessary to achieve effective signal transmission. Shorter structures, such as grain silos, would not meet the required elevation of 88.25 meters to connect with other towers and support network expansion.

Infrastructure Necessity: Similar to hydro poles, telecommunications towers are essential infrastructure. While ideally, we would like to minimize their visibility, attempting to completely conceal them often impairs their functionality. The installation of these towers is necessary to ensure adequate coverage and service, even though they cannot be entirely hidden. Their presence is essential for maintaining and expanding communication networks, and their visibility does not negate their importance.

In summary, while the tower's visibility is an inherent aspect of its functionality, we have employed comprehensive measures to minimize its visual impact. The design and location have been carefully selected to balance operational needs with visual considerations, in accordance with federal guidelines and professional judgment. The goal is to reduce the visual impact as much as possible while ensuring the tower remains fully operational and effective.

Finally, what are the next steps after the October 1 meeting?

Town staff will confirm with the applicant how they will respond to any public comment provided

Giving consideration to the applicant's response, if there is an intent to proceed, Town staff will prepare a concurrence or non concurrence report for Council consideration based on the protocol

Thank you in advance for responding to our questions. This is an extremely important discussion that affects all of us in the area and we deserve answers and meaningful input on any decisions before they are made.

Sincerely,
Cheryl Jackson and Barry Parrell

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [Planning General](#); [council](#); [SMT](#); [Town Clerk](#)
Subject: FW: Ravenna Rogers Telecommunications Tower
Date: Monday, August 19, 2024 3:59:22 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Wayne,

I acknowledge receipt of your below comments and confirm I am circulating same to Council and staff regarding the October 1, 2024 Council, Public [Meeting Notice: Proposed Telecommunications Tower \(495928 Grey Road 2\)](#).

Your comments will be summarized and read aloud at the meeting as well as included in the followup staff report to Council.

Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306| Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs, require communication supports or alternate formats.

From: Wayne Brasseur [REDACTED]
Sent: Monday, August 19, 2024 3:58 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Ravenna Rogers Telecommunications Tower

Hello, I question the need for such a tower given the current fibre optic installs by Rogers, Bell and others under the rural internet enhancement program sponsored and paid for with Federal Funds. Also there are several existing towers fully operational within 12 kms of the proposed site.

No where can I access the rationale /benefits of the need for a 90 metre tower within the town of Ravenna. What are they?

Respectfully submitted

Wayne BRASSEUR

[REDACTED]
[REDACTED]

Get [Outlook for iOS](#)

From: Karen Long
To: [REDACTED]
Cc: Planning General
Subject: RE: Blue Mountain - 495928 Grey Rd 2 - P3445
Date: Friday, August 16, 2024 2:26:48 PM
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)

Thank you for your email,

Karen Long

Administrative Assistant for Planning Services

From: AMIN Pranav [REDACTED]
Sent: Friday, August 16, 2024 1:16 PM
To: Karen Long <klong@thebluemountains.ca>
Subject: Blue Mountain - 495928 Grey Rd 2 - P3445

Hello,

We are in receipt of your Site Plan Application, P3445 dated August 14th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
[Stormcentre\(hydroone.com\)](http://Stormcentre(hydroone.com))

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

hydro one

Customers Affected: >5000 501-5000 51-500 21-50 <=20 Multiple Crew Service Area

Map data ©2019 Google 50 km

If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc|

[REDACTED]

Email: [REDACTED]

From: [Karen Long](#)
To: [CA - Circulations](#)
Cc: [Adam Farr](#)
Subject: RE: Development Review Committee - September 12, 2024 - Full Submission Application 2 of 2- 495928 Grey Road 2
Date: Wednesday, August 14, 2024 4:11:10 PM
Attachments: [image001.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image003.png](#)

Thank you for your email,

Karen Long

Administrative Assistant for Planning Services

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: Wednesday, August 14, 2024 4:10 PM
To: Karen Long <klong@thebluemountains.ca>
Subject: RE: Development Review Committee - September 12, 2024 - Full Submission Application 2 of 2- 495928 Grey Road 2
Importance: Low

Your E-mail was Received on: Wednesday, August 14, 2024

Thank you for your email on: Development Review Committee - September 12, 2024 - Full Submission Application 2 of 2- 495928 Grey Road 2

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:

Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

From: Karen Long <klong@thebluemountains.ca>

Sent: Wednesday, August 14, 2024 8:08:22 PM

Cc: Planning General <planning@thebluemountains.ca>

Subject: Development Review Committee - September 12, 2024 - Full Submission Application 2 of 2- 495928 Grey Road 2

Municipal File No: P3445
Project: Rogers Telecom 90m Lattice Tower
Municipal/Legal Description: 495928 Grey Rd 2
Applicant: Rogers
Agent: Victoria McKay w Rogers
Municipal Planner: Adam Farr, Senior Planner

IRC - Thurs Sep 5 2024 – Comments requested by Tues Sept 3 2024 or sooner

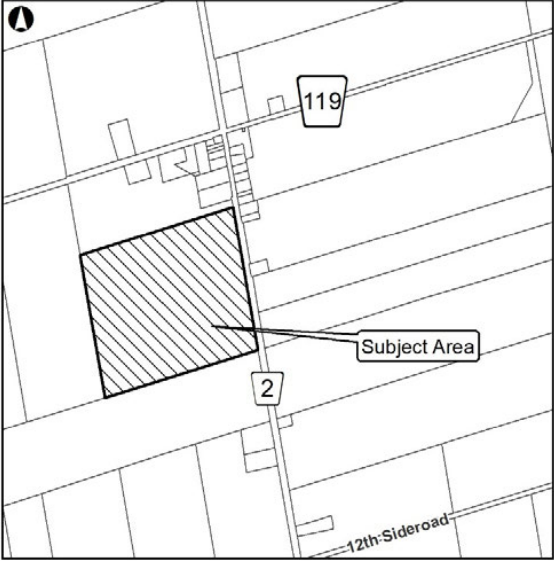
Kindly forward your written comments to planning@thebluemountains.ca

This is a full submission for a proposed 90 m Lattice Tower to house telecommunications equipment by Rogers and possible future collocutors.

A full copy of the submission materials has been provided for circulation and is a compilation of numerous proposal-related documents

[Kindly view the project page for related documents.](#)

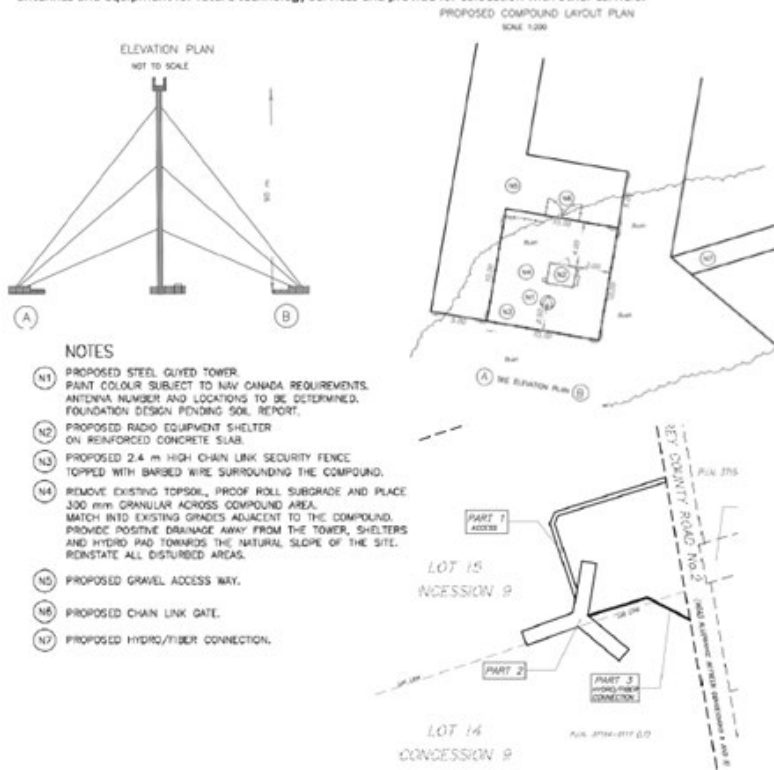
A public meeting is scheduled for October 1 2024.



Description of Proposed Tower:

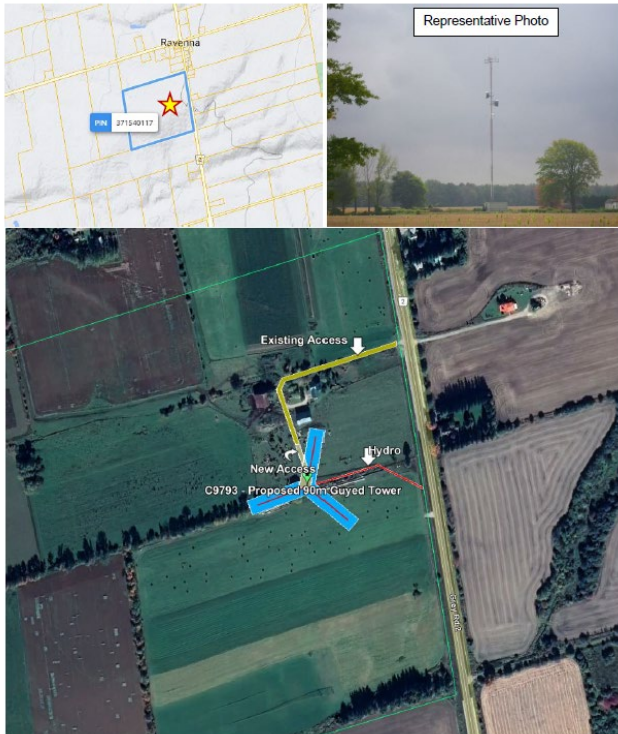
Specifics:

90m Guyed Tower enclosed in a 10m x 10m (fenced) secured Compound. This site will be built to accommodate antennas and equipment for future technology services and provide for colocation with other carriers.



- NOTES**
- (N1) PROPOSED STEEL GUYED TOWER. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
 - (N2) PROPOSED RADIO EQUIPMENT SHELTER ON REINFORCED CONCRETE SLAB.
 - (N3) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
 - (N4) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 100 mm GRANULAR ACROSS COMPOUND AREA. MATCH INTO EXISTING GRADES ADJACENT TO THE COMPOUND. PROVIDE POSITIVE DRAINAGE AWAY FROM THE TOWER, SHELTERS AND HYDRO PAD TOWARDS THE NATURAL SLOPE OF THE SITE. REINSTATE ALL DISTURBED AREAS.
 - (N5) PROPOSED GRAVEL DRIVEWAY.
 - (N6) PROPOSED CHAIN LINK GATE.
 - (N7) PROPOSED HYDRO/FIBER CONNECTION.

Proposed Facility Location and Site Sketch



At this time, I trust you find this in order.

Karen Long

Administrative Assistant for Planning Services

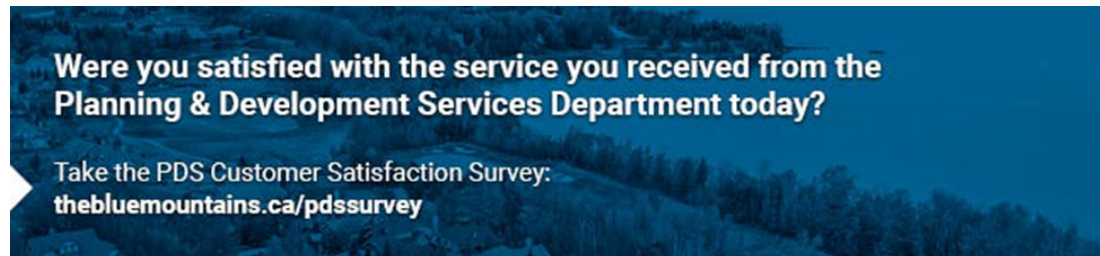
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723

Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

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From: [Clinton Stredwick - Environmental Planner](#)
To: [Planning General](#)
Cc: [Adam Farr](#); [Alex Maxwell](#)
Subject: P3445 Rogers Telecommunications Tower application
Date: Tuesday, September 24, 2024 1:20:48 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Adam,

The GSCA has reviewed to the proposed application for a telecommunications tower and have no comments or concerns.

Kind regards,

Clinton Stredwick, BES, MCIP, RPP
Environmental Planner

519.376.3076
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca



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From: [Tim Murawsky](#)
To: [Adam Farr](#)
Subject: FW: Development Review Committee - September 12, 2024 - Full Submission Application 2 of 2- 495928 Grey Road 2
Date: Friday, August 23, 2024 11:01:49 AM
Attachments: [image001.png](#)
[image003.png](#)
[image007.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)

Hi Adam

I have reviewed the application and I question why the communication towers is proposed to be located in close proximity to the cluster of residential properties in Ravenna that are zoned Residential R1-5?

Sincerely

Tim Murawsky
Manager Building Services/Chief Building Official
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 261 | Fax: 519-599-7723 | Toll Free: 888-258-6867
Email: cbo@thebluemountains.ca | Website: www.thebluemountains.ca

-

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From: Karen Long <klong@thebluemountains.ca>
Sent: Wednesday, August 14, 2024 4:08 PM
Cc: Planning General <planning@thebluemountains.ca>
Subject: Development Review Committee - September 12, 2024 - Full Submission Application 2 of 2- 495928 Grey Road 2

Municipal File No: P3445
Project: Rogers Telecom 90m Lattice Tower
Municipal/Legal Description: 495928 Grey Rd 2
Applicant: Rogers
Agent: Victoria McKay w Rogers
Municipal Planner: Adam Farr, Senior Planner

IRC - Thurs Sep 5 2024 – Comments requested by Tues Sept 3 2024 or sooner

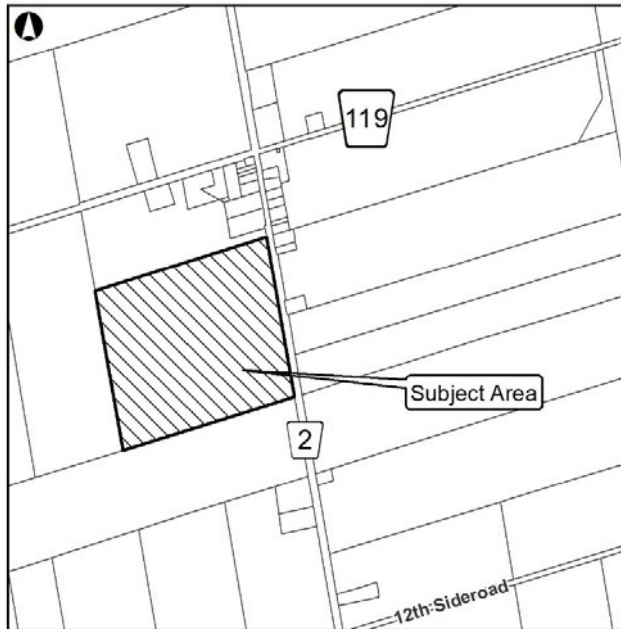
Kindly forward your written comments to planning@thebluemountains.ca

This is a full submission for a proposed 90 m Lattice Tower to house telecommunications

equipment by Rogers and possible future collocutors.

A full copy of the submission materials has been provided for circulation and is a compilation of numerous proposal-related documents
[Kindly view the project page for related documents.](#)

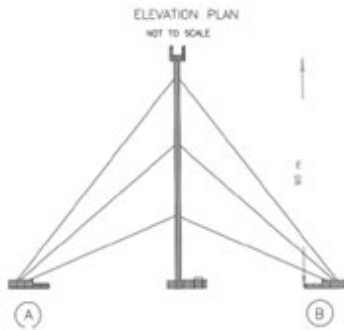
A public meeting is scheduled for October 1 2024.



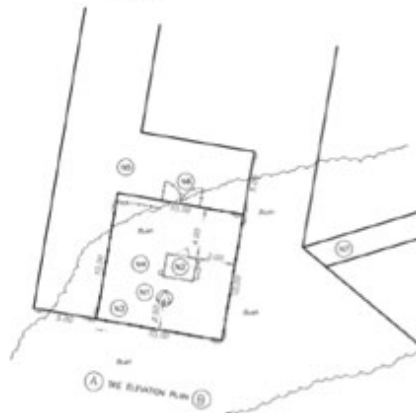
Description of Proposed Tower:

Specifics:

90m Guyed Tower enclosed in a 10m x 10m (fenced) secured Compound. This site will be built to accommodate antennas and equipment for future technology services and provide for colocation with other carriers.

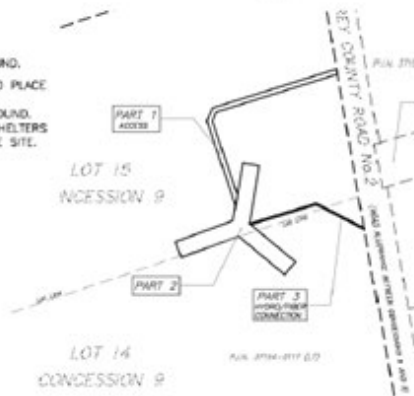


PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:200

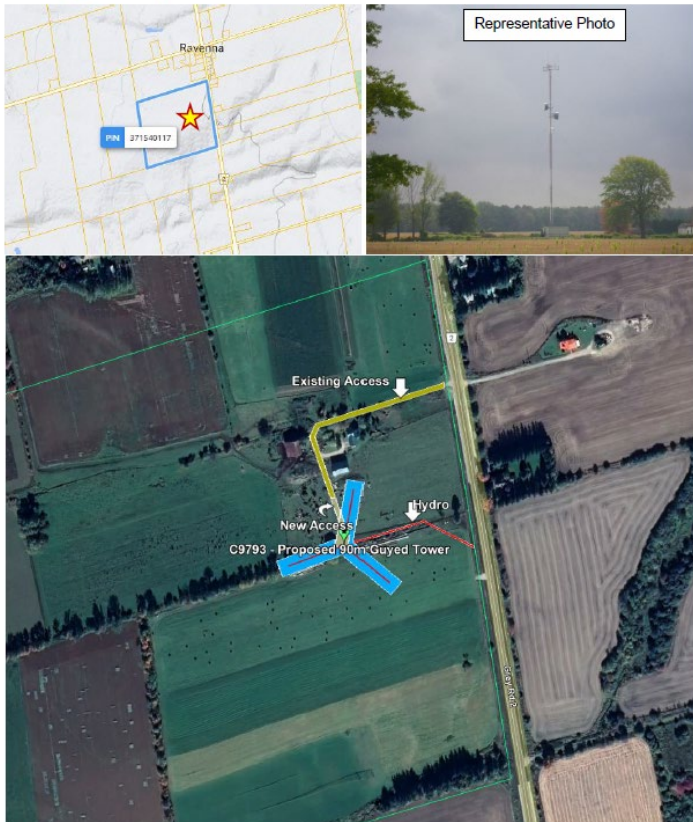


NOTES

- (N1) PROPOSED STEEL GUYED TOWER.
PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS.
ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED.
FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT SHELTER
ON REINFORCED CONCRETE SLAB.
- (N3) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE
TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
- (N4) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE
300 mm GRANULAR ACROSS COMPOUND AREA.
MATCH INTO EXISTING GRADES ADJACENT TO THE COMPOUND.
PROVIDE POSITIVE DRAINAGE AWAY FROM THE TOWER, SHELTERS
AND HYDRO PAD TOWARDS THE NATURAL SLOPE OF THE SITE.
REINSTATE ALL DISTURBED AREAS.
- (N5) PROPOSED GRAVEL ACCESS WAY.
- (N6) PROPOSED CHAIN LINK GATE.
- (N7) PROPOSED HYDRO/FIBER CONNECTION.



Proposed Facility Location and Site Sketch



At this time, I trust you find this in order.

Karen Long

Administrative Assistant for Planning Services

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

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From: [Adam Farr](#)
To: [REDACTED]
Subject: FW: Amended County comments for P3445 Rogers
Date: Thursday, October 17, 2024 4:01:17 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Victoria:

Please see County revised comments in light of proximity of residence.

Adam

Adam Farr, Senior Planner
Town of the Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON NOH 2P0
Tel: 519-599-3131 ext 283 | Fax: 519-599-7723
Email: afarr@thebluemountains.ca Website: www.thebluemountains.ca

From: planning@grey.ca <planning@grey.ca>
Sent: Wednesday, October 2, 2024 1:57 PM
To: Planning General <planning@thebluemountains.ca>
Subject: Amended County comments for P3445 Rogers

Amended County comments for P3445 Rogers

Hello TBM,

Please see below for the amended County comments for Site Plan Approval application P3445 Rogers - Susan McKinlay, Janet McKinlay & Robert Duncan.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 8.9.4(1) states,

The County supports the provision of high quality telecommunications services throughout the entire County including broadband/fibre and cellular services both within settlement areas and rural areas

Further, Section 8.9.4(5) of the County OP states,

Recognizing that telecommunications towers are exempt from municipal zoning by-laws and Section 41 of the Planning Act, municipalities are encouraged to work with Industry Canada to develop local

telecommunication tower siting protocols that:

Prefer a minimum 250 metre setback from all residential zones and dwellings wherever possible, unless necessary to provide adequate service to such areas;

The proposed telecommunication facility is located within the Agricultural designation and will increase the quality of telecommunications services. The proposed telecommunication facility will be located approximately 175 metres from the nearest dwelling not owned by the property owner. County Planning staff recommend that the telecommunication facility be located a minimum of 250 metres from the nearest dwelling not owned by the property owner, unless the currently proposed location is necessary to provide adequate service.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed development is not located within the Hazard Lands; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

The property contains and/or is adjacent to fish habitat. It is Grey County staffs understanding that the proposed development will be located adjacent to the features on previously disturbed lands. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Assessment (EIS) can be waived.

Stormwater Management

It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.

Source Water Protection

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

County Transportation Services have reviewed the subject application and have a comment stating,

The proposed tower build is located beyond the 75ft setback from the County RoW; therefore, County Transportation Services have no issues in this regard.

The site plan indicates that the existing entrance is to be used. The existing entrance is quite small; therefore, County Transportation Services would require that the entrance be upgraded to a CSAS-31 commercial entrance.

Provided the telecommunication facility be located a minimum of 250 metres from the nearest dwelling not owned by the property owner, unless the currently proposed location is necessary to provide adequate service, and County Transportation Services comments are addressed; County Planning staff have no concerns.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie