

ATTACHMENT 4

<b>Town of The Blue Mountains Protocol for Establishing Telecommunication Facilities</b>	
<b>Town staff review of site conditions and location considerations</b>	
<p><b>Location of residential uses and amenity areas.</b></p>	<p>The subject property is located</p> <ul style="list-style-type: none"> <li>• approximately 175 m from the nearest residential structure not owned by the proposed lessee,</li> <li>• 292 m from the next nearest property boundary designated residential; and</li> <li>• less than 300 m from the Ravenna Hamlet boundary. Both of the nearest residences are located east and uphill from the subject site.</li> </ul> <p>Lands within the Hamlet are designated and zoned residential in the Town’s Official Plan and Zoning By-law.</p> <p>The crossroads of Grey Roads 2 and 119 in Ravenna is a destination, hub and rally point for visitors and outdoor enthusiasts for various activities and amenities in the area.</p>
<p><b>Location of existing vegetation including mature tree lines and other screening features</b></p>	<p>There is little to no existing vegetation that can effectively screen the proposed 90 m (296 ft) tower from surrounding viewpoints. Renderings provided mainly include seasonal imagery when leaves are on deciduous trees. Given the extent of the view exposure demonstrated from key locations while leaves are on the trees further impacts can be expected when deciduous trees are not in full foliage.</p> <p>Ground level screening is limited to views from the north and south while ground compound equipment is fully visible from Grey Rd 2 to the east.</p> <p>Whereas some sites offer locations that include significant mature vegetation to lessen the local and medium view impacts and, in some cases, obscure longer view impacts of towers, this site has very little.</p>
<p><b>Topographical prominence</b></p>	<p>The proposed tower location is topographically prominent in the surrounding context. Ravenna and the subject property sits inside the eastern rim of the Beaver Valley with lands sloping up to the eastern rim and down to the west, south, and north while the valley wall rises in the distance to the west. The topographical prominence of the site within the surrounding context, the significant height at 90 m of the proposed tower and limited screening exacerbate view impacts compared to a less topographically varied landscape.</p>

<b>Location of private and public recreational uses within view of the proposed location</b>	<p>The proposed location can be viewed from limited points within the Ravenna Community and Memorial Park. Views, otherwise obscured by seasonal foliage on deciduous trees, may occur from other points within the park and on the property of the adjacent Ravenna Hall; however, at the time of writing no visual renderings showing impacts on seasonal views are available.</p>
<b>Height of structure and design configuration including colouration and lighting (if required)</b>	<p>The proposal tower is a 90 m (296 ft) guyed and unpainted tower with flashing white beacon light during the day and, during the night a flashing red beacon light and two steady burning red lights at the midway point. Lighting requirements were not provided through the public consultation process but, were provided in response to comments from the Collingwood Airport confirming that lighting would be required for a tower of the height proposed and are indicated on the proponent response summary.</p>
<b>Location and proximity of public roadways</b>	<p>The character of the area is partly defined by approaches to and from the surrounding site and the proposed tower will be significantly visible from surrounding roads including:</p> <ul style="list-style-type: none"> <li>• Grey Rd 2 <ul style="list-style-type: none"> <li>• From the south and north immediately adjacent to the property and from southbound approaches to the intersection of Grey Rd 2 and 119</li> </ul> </li> <li>• Grey Rd 119 <ul style="list-style-type: none"> <li>• From east looking west when approaching Ravenna and looking north and west when approaching Ravenna from the east.</li> </ul> </li> </ul>
<b>Location of any Environmental Policy Areas or other natural area</b>	<p>The site does not conflict with any environmental policy areas or other natural areas.</p>
<b>Location within Natural Hazard areas and potential off-site impacts</b>	<p>The site does not conflict with Natural Hazard Area or trigger any potential off-site impact of with respect to natural hazards.</p>
<b>Existing service coverage areas and gaps to be filled by proposal</b>	<p>The proponent has provided service coverage maps demonstrating lower signal quality for Rogers customers.</p>
<b>Confirmation of consultation with other service providers to determine co-location opportunities</b>	<p>The proponent has advised of consultation requirements with other service providers but has not provided any written confirmation to the Town.</p>