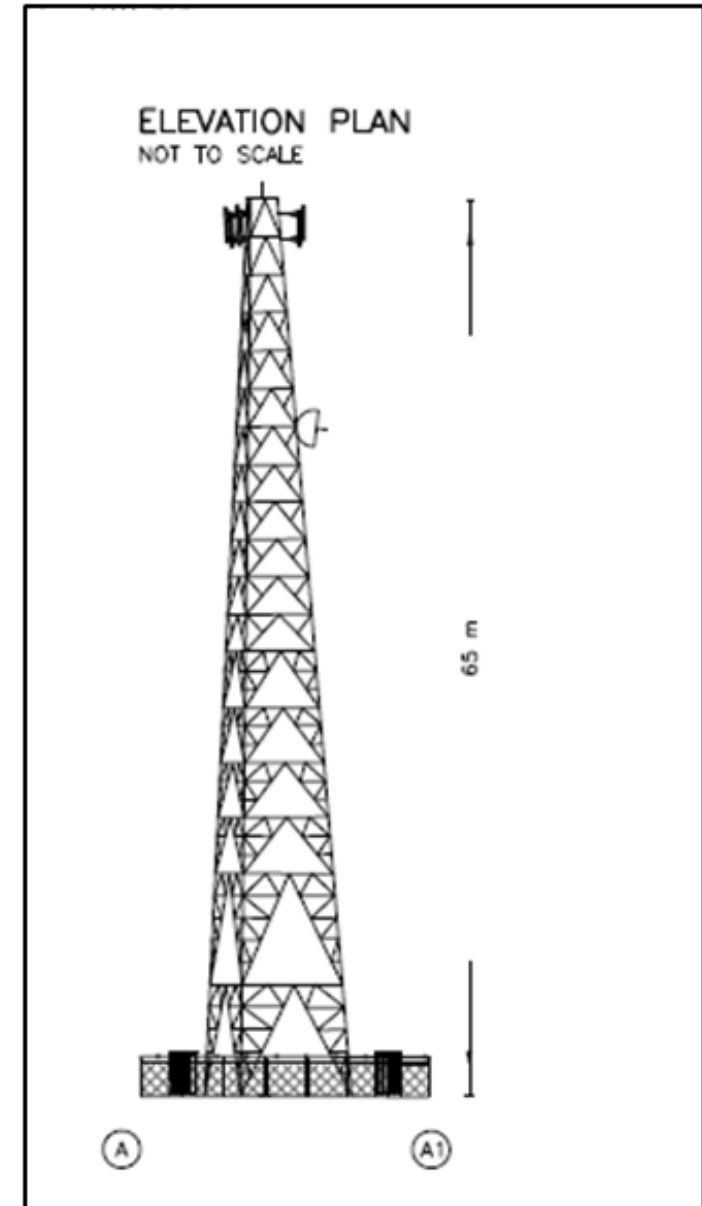


Proposed Telecommunication Tower STC0079
447 Baptist Church Road,
County of Brant, ON

December 7, 2021
Public Meeting

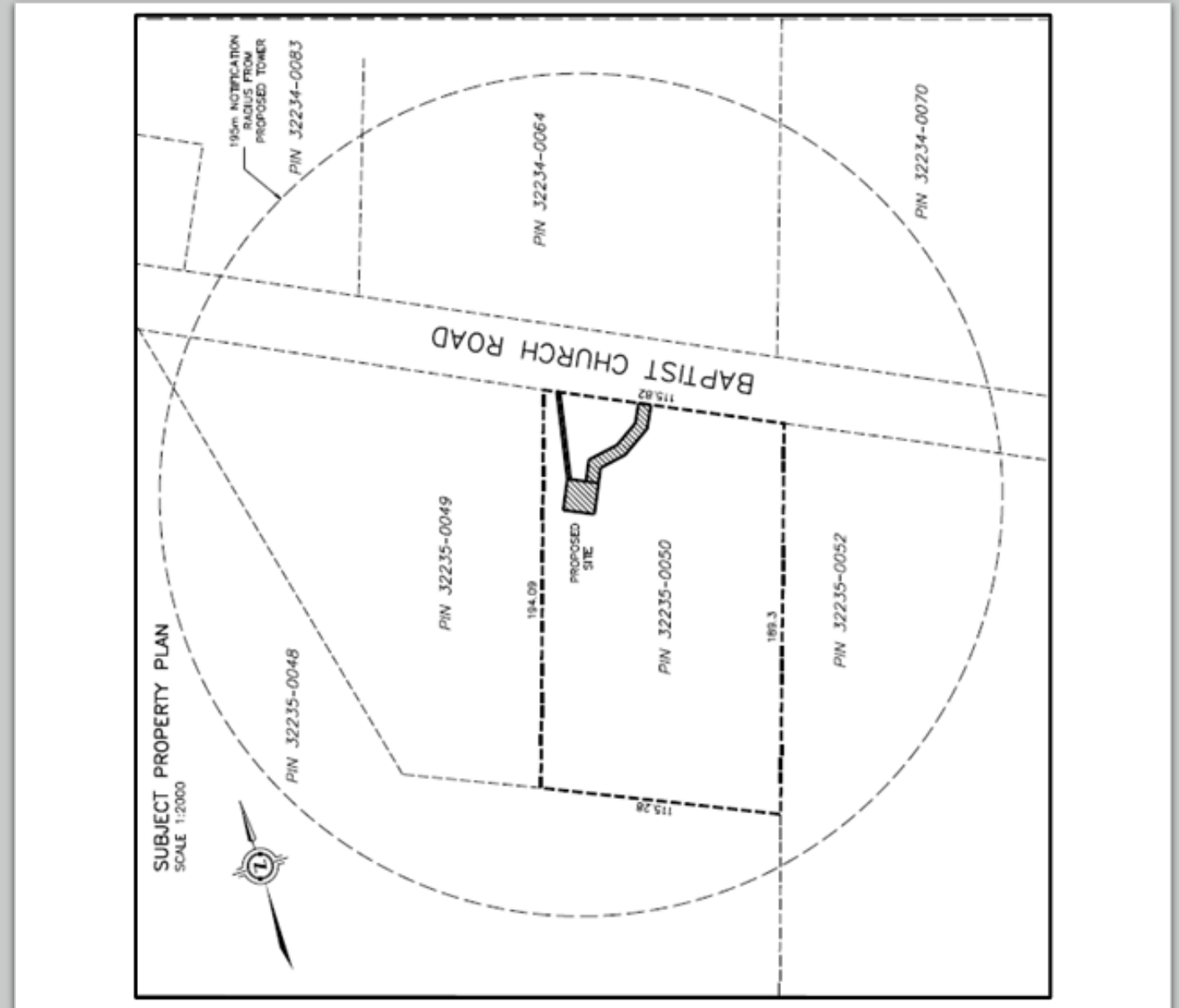
What is proposed?

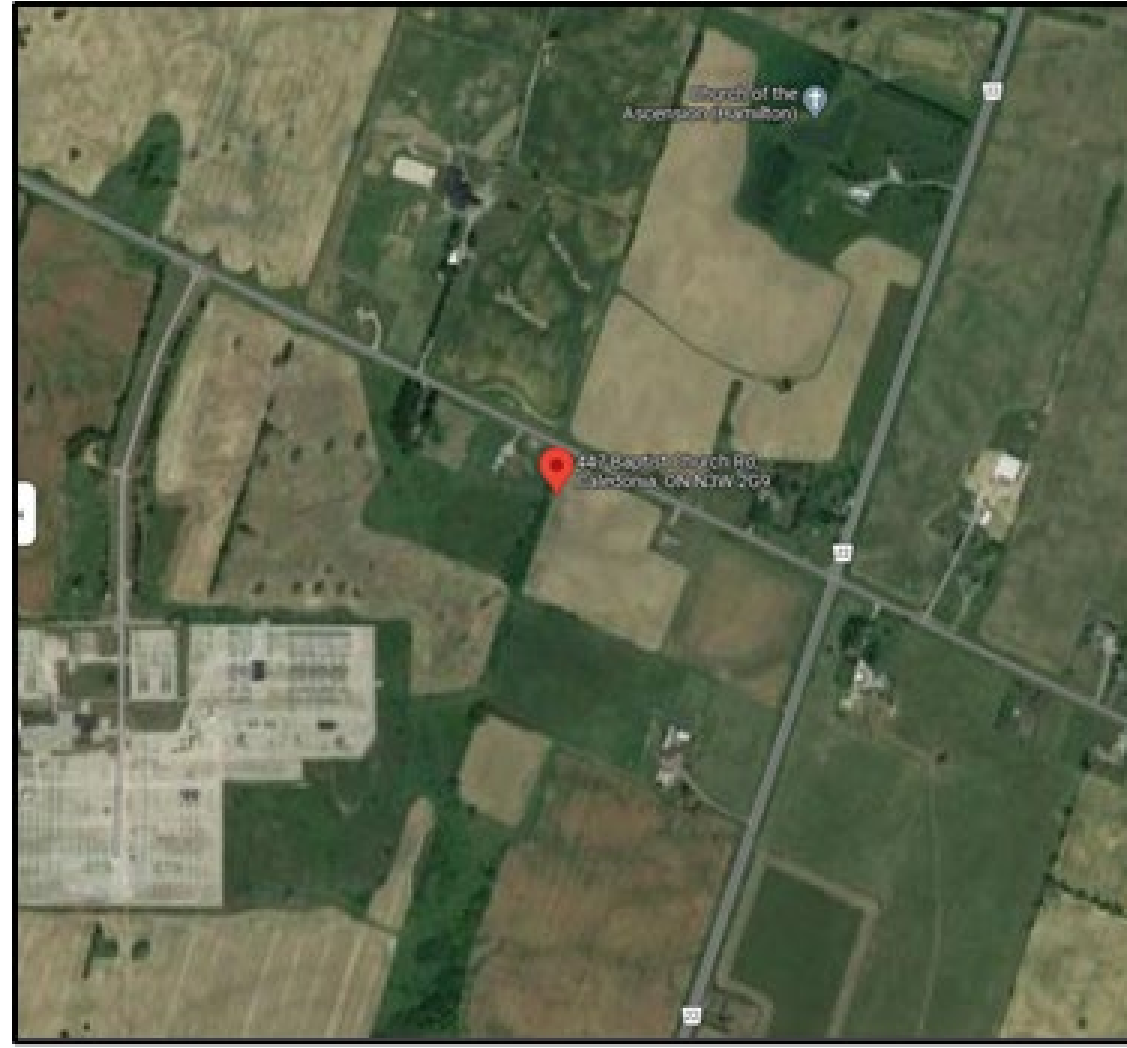
- A 65-metre tall self support tower with lightning protection system, situated within a compound area.
- Proposed Compound Area will be 15-metres x 15-metres in area.
- The design ensures that the visual impact of the new antenna structure will be minor.



Location?

- 447 Baptist Church Road,
County of Brant, ON
- Access to the site will be from an
existing gravel driveway from
Baptist Church Road.
- Alternative properties were
considered, including the nearby
silos; however, the subject
property was deemed to be the
most suitable for the installation
given its current use, its setback
from residential uses, and the
space requirements of the tower
compound.

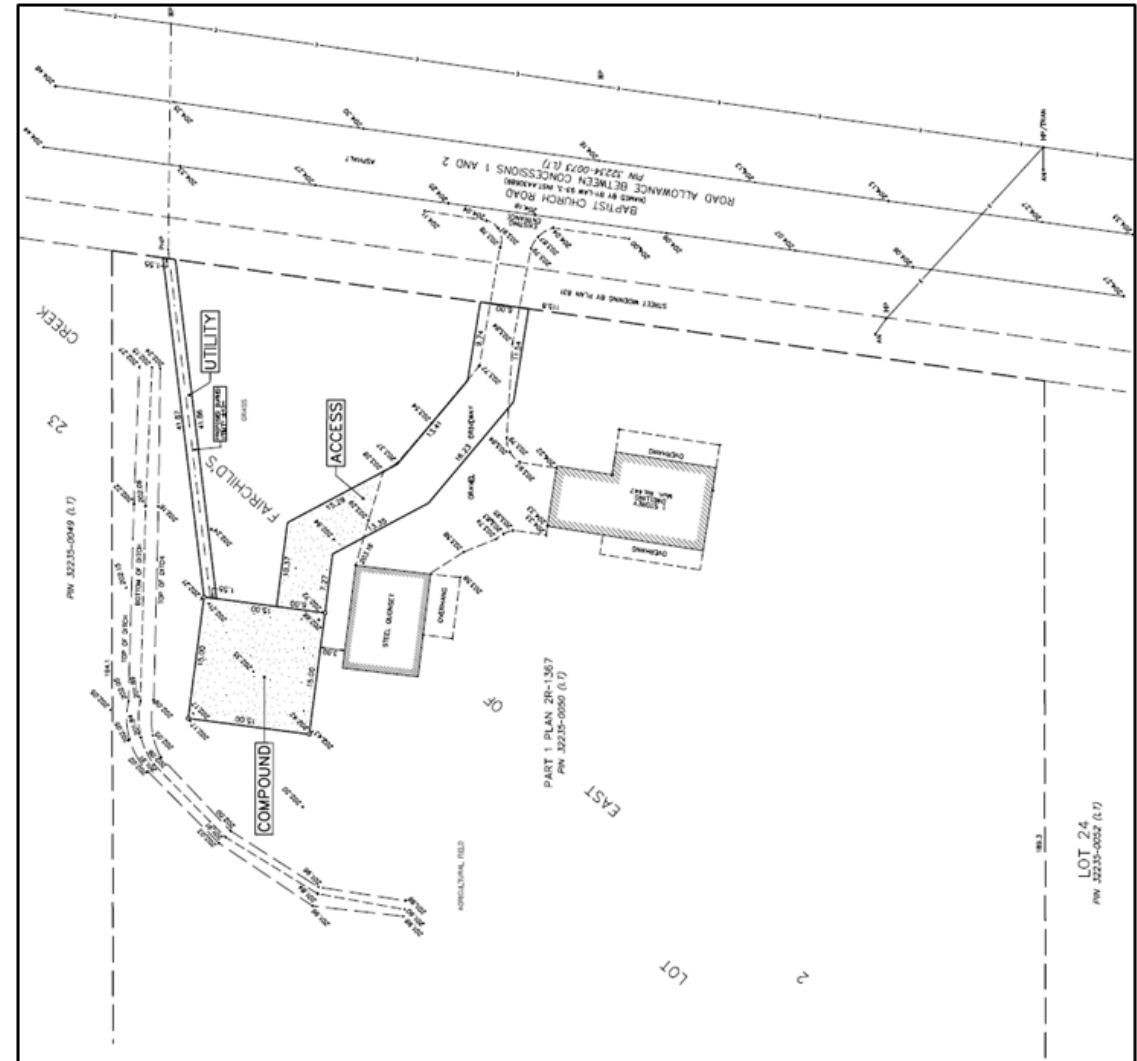






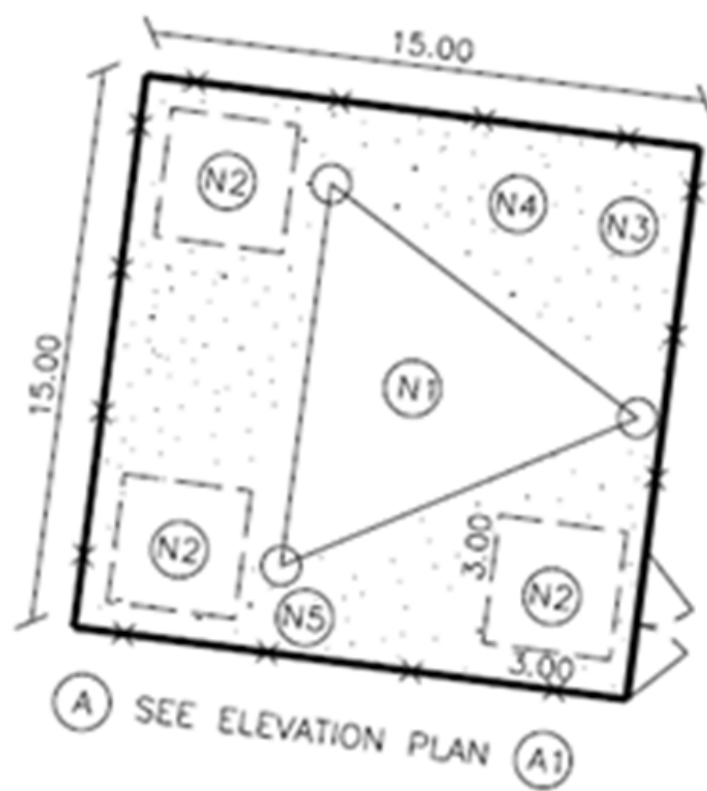
Site Plan

- The facility will include a compound area with equipment cabinets.
- The compound area will have a chain link security fence.
- The tower will be located behind the existing dwelling at the rear of the lot.
- Currently used for residential with agricultural surrounding the lot.
- The subject property is 2.177 ha in size.



PROPOSED COMPOUND LAYOUT PLAN

SCALE 1:300



SITE DATA

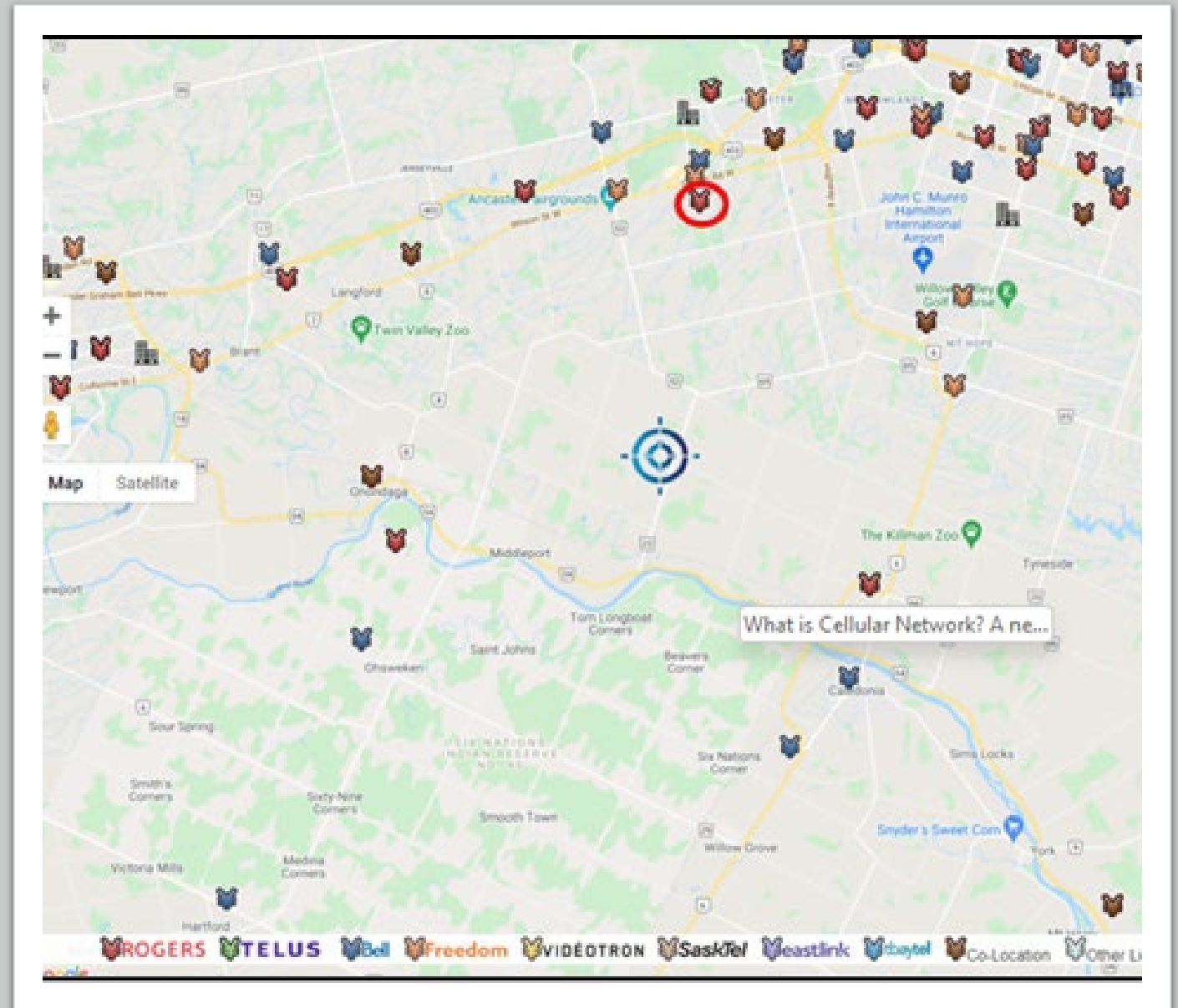
	EXISTING	PROPOSED
PROPERTY AREA	2.177 ha.	
BUILDING AREA	188.5 sq.m.	
LOT COVERAGE	0.87 %	
LEASE AREA REQUIREMENTS		
COMPOUND (EXCLUSIVE)		225.0 sq.m.
ACCESS (NON-EXCLUSIVE)		62.8 sq.m.
UTILITIES (NON-EXCLUSIVE)		291.6 sq.m.
TOTAL		579.4 sq.m.
UNITS		1 TOWER 3 CABINETS
HEIGHT OF TOWER		65 m
SETBACKS (PROPOSED TOWER)		
FRONT (BAPTIST CHURCH ROAD)		41.1 m
SIDE (PIN 32235-0049)		12.3 m
REAR (PIN 32235-0048)		142.0 m
SETBACKS (PROPOSED CABINET)		
FRONT (BAPTIST CHURCH ROAD)		41.0 m
SIDE (PIN 32235-0049)		10.2 m
REAR (PIN 32235-0048)		137.5 m

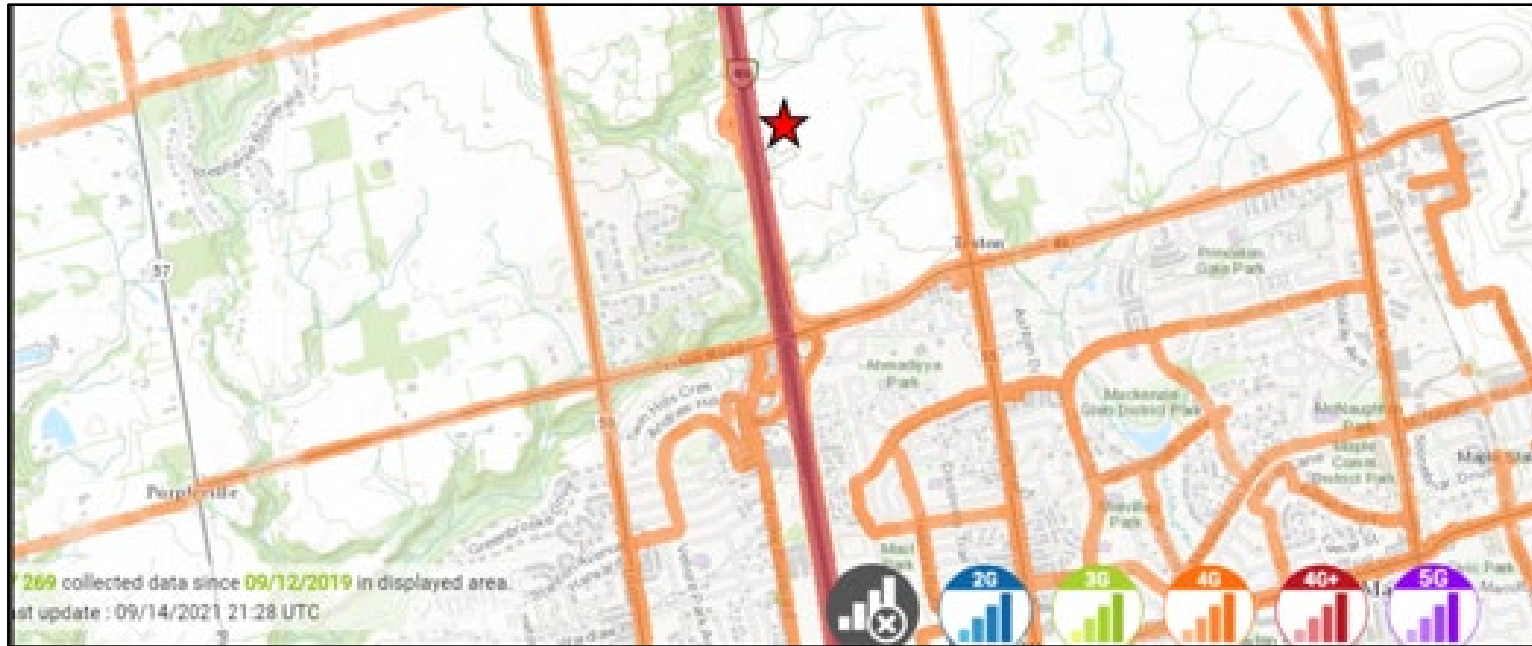
Why the need for the Tower?

- Network of tower facilities enables wireless service providers to improve coverage and cellular network capacity in the most efficient manner.
- The area of the proposed tower has a coverage and network capacity gap, resulting from a relatively high distance between neighbouring tower sites / antenna installations.
- The area where the tower will be located suffers from substandard coverage.
- The proposed tower will also improve connectivity in the area for residents in the area especially for emergency services.

Location of Nearby Towers

- The closest existing tower to the proposed STC0079 facility (blue circle below) is a Rogers (C0678) tower located on Lot 36, Concession 4, approximately 7.06 km to the southwest (red circle below) at a peak height of 52 m.





Current Coverage

- Telecommunications' equipment will deliver high levels of service depending on the type of provider, terrain elevations, trees, buildings, and other structures that could provide blockages.
- The proposed installation is designed to improve wireless services in the surrounding area of the site. The coverage of the service depends mainly on the carriers, their antennas and technology they choose to use.
- Using Freedom Mobile Inc. as an example, the map below illustrates the approximate coverage network in the area (red star is the Subject Site).

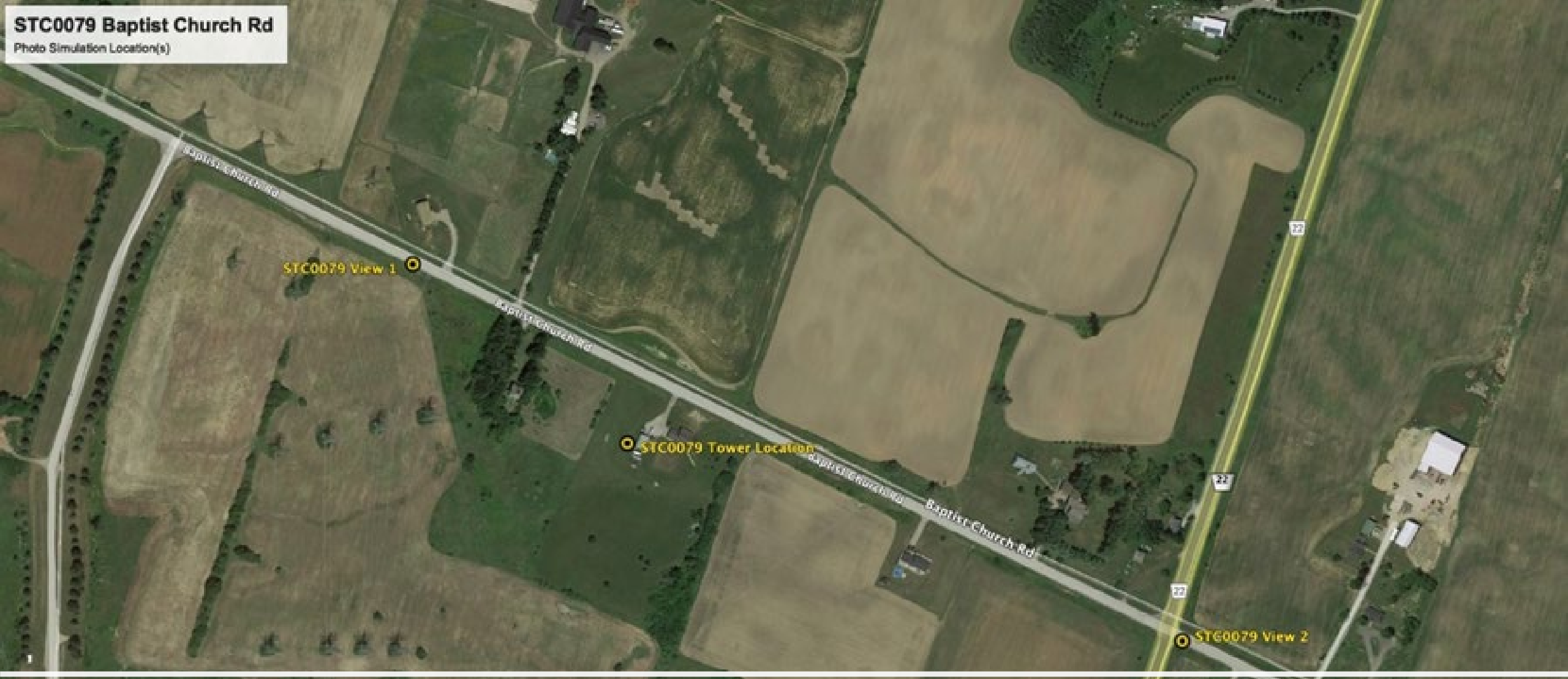


Photo Simulations – 2 Views



View 1 (from Baptist Church Rd, looking east)



View 2 (from corner of Baptist Church Rd and Hwy 22, looking west)



County of Brant Protocol

To Be Considered	Responses
Distance from Residential Uses	Min. 120 m (or 3x tower) from Residential Uses. The nearest residential building is 103.90 m (195 m min. required). The existing residential is located behind trees.
Distance from Natural Heritage	There are no natural heritage features. The Site is outside of the GRCA regulated area.
Distance from Heritage Buildings and Sites	There are no heritage buildings or sites in the area.
Topographical Prominence	There are no existing towers available for co-location.
Views and Vistas	The proposed self-support tower is suited for the area. Co-location is being provided. The location of the tower is within an existing cluster of buildings.
Compatibility	The Site is located in an existing rural residential area. No agricultural lands are being removed.
Access	An existing access will be used

Closest
Residential
103.90 m



Wireless Technology - Overview

- Today, wireless technology is responsible for delivering many much relied upon communications services such as;
 - Agricultural Equipment (GPS capabilities and farm applications in the field)
 - Internet of Things (IoT) (occurs between internet enabled devices and systems – cellphone, tablet, or a smart car all talking to each other)
 - EMS Response
 - Police & Fire Response
 - Voice (Cellular phone, Conferencing)
 - Data (Text, E-mail)
 - Internet Service (Web-browsing)
 - Paging
 - Video Streaming
- In order to provide wireless technology communications services, each carrier must establish a wireless network.

Who Approves the Tower?

- Innovation, Science and Economic Development Canada (ISED) is the governing body for installations of this type of telecommunication installation.
- ISEDC, Toronto District Office, 151 Yonge Street, 4th Floor, Toronto, ON, M5C 2W7, 1-855-465-6307
- ic.spectrumtoronto-spectretoronto.ic@canada.ca
- LandSquared will always meet and exceed the safety standards set out by Health Canada with regards to wireless equipment operation, and their ultimate goal is to ensure the safety and improved standard of living of every resident they serve.
- LandSquared follows the consultation process approved by the municipality and their concurrence will be ratified by ISED.

Consultation

- **Municipal Consultation**

- Pre Consultation (August 21/21)
- Formal Application (Sept 4/21)
- Cover Letter
- Site Selection Report
- Site Plan
- Application
- Fee
- Photosimulations

- **Public Consultation**

- Public Notification (30 days)
 - Sign on the subject property
 - Newspaper (Expositor)
 - Mailing (500 m radius)
- Virtual Open House (Dec 2/21)
 - 2 public attendees
 - Comment Deadline (Dec 2/21)
 - Questions received and responded
- Public Meeting (Dec 7/21)

Summary of Comments Received

Item	Comments (Open House and Public Meeting)	Responses
Approval process, Lease, Ownership and Approval	What are the details?	ISED approves the towers based on municipal and public consultation, STC will lease the space and own the tower.
Health	What are the impacts on health?	Towers are safe. Safety Code 6 is used to ensure towers are in compliance.
Environment	What are the impacts on the environment?	Towers are safe. The location of the proposed tower is outside of the CA regulated area.
Site selection	What area was looked at for site selection?	A large radius of properties within the identified area was reviewed until a willing host/landlord was found.
Taxes, re-sale, property value and assessment	Will this impact the value, taxes and assessment of nearby properties?	In some situations, towers will increase the value of nearby properties.
Lot Grading and Drainage	The area is wet with standing water.	Prior to construction, a lot grading plan and geo-technical report will be prepared.
Timing	When will the tower be approved	Approval is subject to ISED.

Questions?
