



SITE SELECTION REPORT

Proposed Telecommunications Tower
510 Brant Waterloo Road, County of Brant
STC0036
43°17'15.5"N 80°20'53.7"W

Prepared by:
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Introduction:

LandSquared, on behalf of Shared Tower Inc. (STC) strives to constantly improve coverage and network quality.

In the recent past, due to subscriber feedback and other data factors such as dropped calls or quality of calls, we have become aware of coverage deficiencies in the surrounding area.

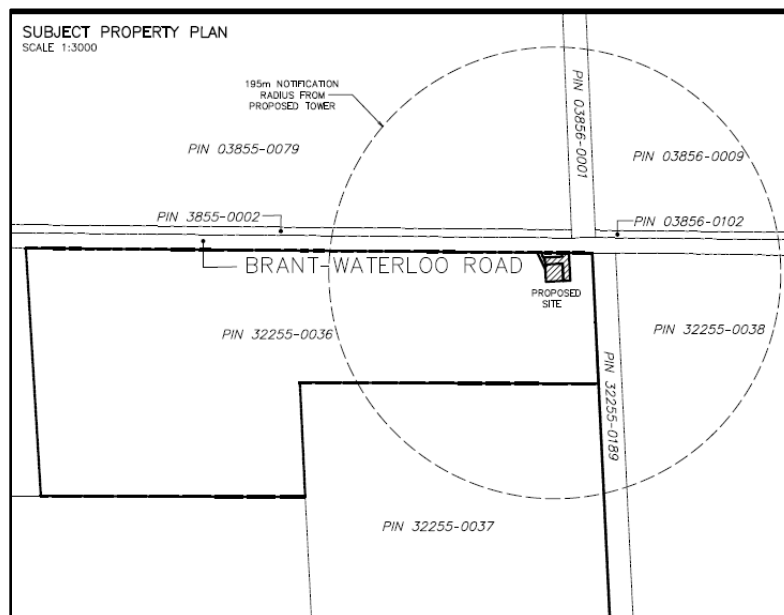
A survey of the surrounding has identified a proposed site that will achieve the necessary engineering coverage objectives for our network.

This justification report intends to provide network, sitting, and technical details relevant to our proposal in accordance with Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, guidelines set out in CPC-2-0-03 Issue 5; as well as information required by the County of Brant protocol regarding co-location, site design, lighting and setbacks that have been identified thought out this report.

Pre-consultation with County of Brant staff was completed on August 8, 2022.

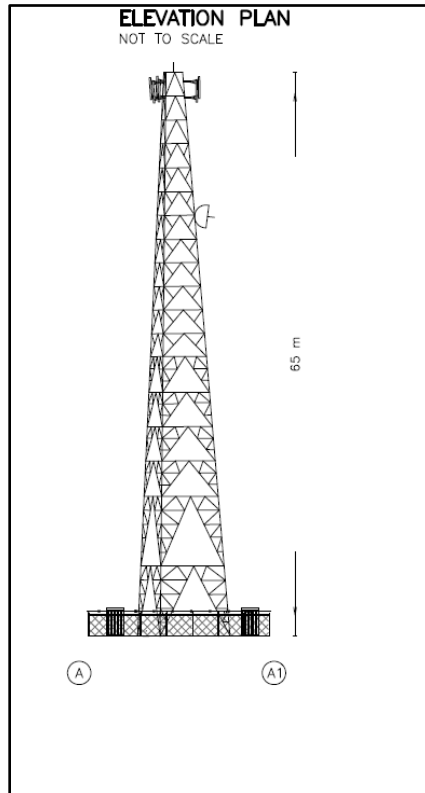
The Proposal:

LandSquared is proposing a telecommunications tower installation at 510 Brant Waterloo Road, County of Brant (see Subject Property Plan).

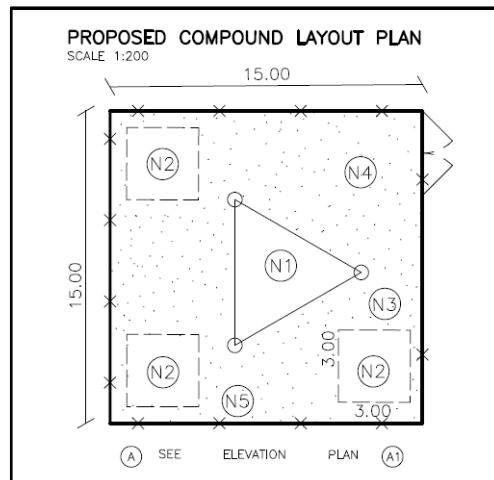


The property is legally described as Part of Lot 19, Concession 6 South Dumfries, County of Brant.

The proposed telecommunication structure is a 65 metre tall steel self support tower with a lightning protection system situated within a compound area (see Elevation Plan).



The compound area is proposed to be located within a 15 metre x 15 metre lease area and will have a 1.8 metre high chain link security fence (see Proposed Compound Layout Area).



BRANT-WATERLOO ROAD

(NAMED BY BY-LAW 32-83 AS IN INST. No. A279160)

AD ALLOWANCE BETWEEN SOUTH DUMFRIES AND NORTH DUMFRIES

PHN 32255-0001

UTILITY

ACCESS

COMPOUND

EDGE OF CULTIVATION

19

The proposed location of the structure is outside of the Grand River Conservation Authority (GRCA) regulated area.

Justification:

The tower height and compound size will accommodate multiple wireless service providers, including licensed cellular carriers. The tower design will minimize the visual impact on the surrounding area.

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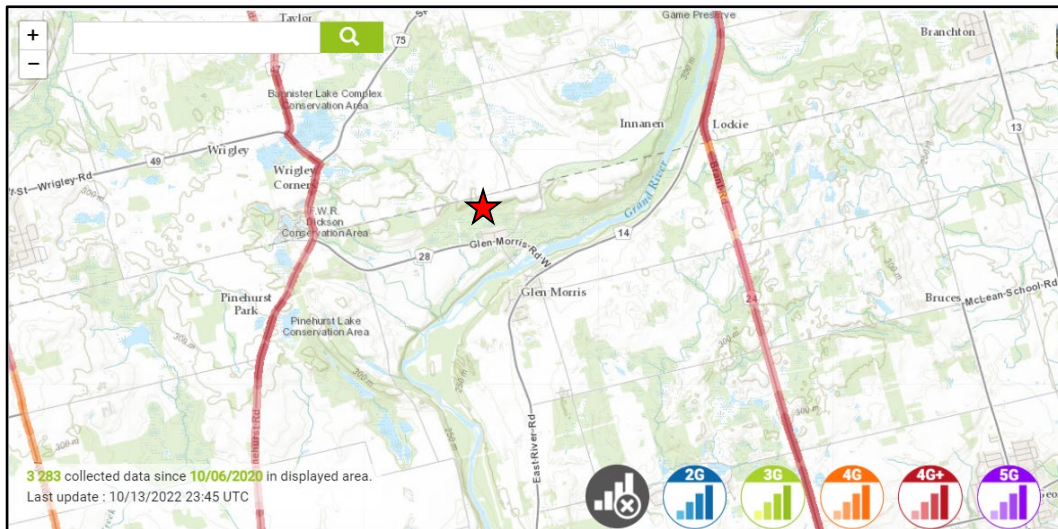
Space on the tower will also be made available for any fixed wireless internet tenants, as well as for municipal/public communication equipment purposes, hence the required tower height.

Coverage Objective

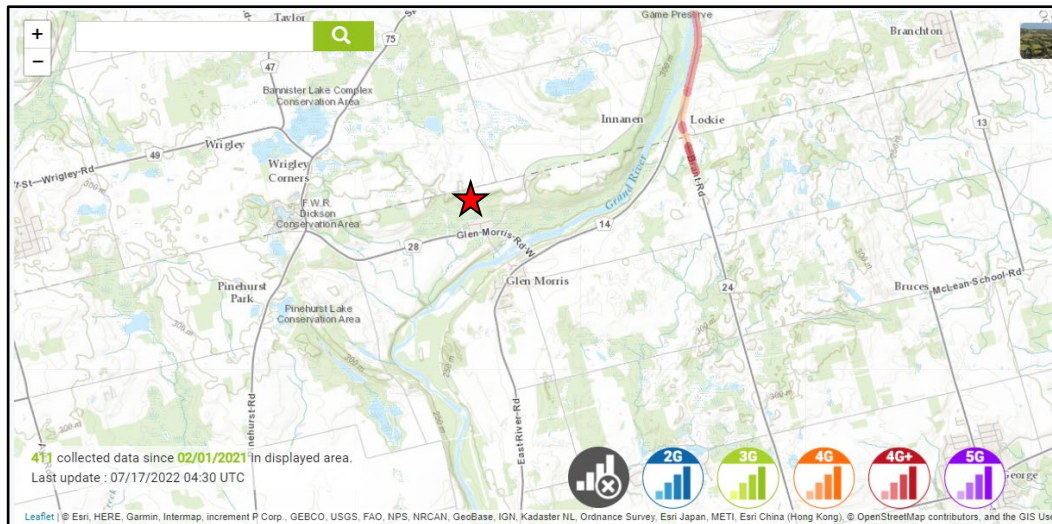
The proposed installation is designed to improve wireless services in the surrounding area of the site.

The coverage of the service depends mainly on the carriers, their antennas and technology they choose to use.

The map below illustrates the current coverage in the area for Rogers Communications (subject site with red star).



The map below illustrates the current coverage in the area for Telus/Koodo (subject site with red star).



Site Selection / Land Use Considerations

LandSquared has identified the area targeted for improved coverage. The proposed tower location will enable the delivery of signals into the surrounding area while maximizing setbacks from current and future property lines to the extent possible and minimizing the visibility of the site from highly trafficked roadways.

In addition, the property is an industrial parcel and is suitable for a tower installation.

Alternative properties were considered; however, this was deemed to be the most suitable for the installation, given its current use (see photo simulations).

Key Map



View 1— Before (Brant Waterloo Rd looking southeast)



View 1 - After



View 2 – Before (West River Rd looking northwest)



View 2 - After



View 3 – Before (Wrigley Corners looking northeast)

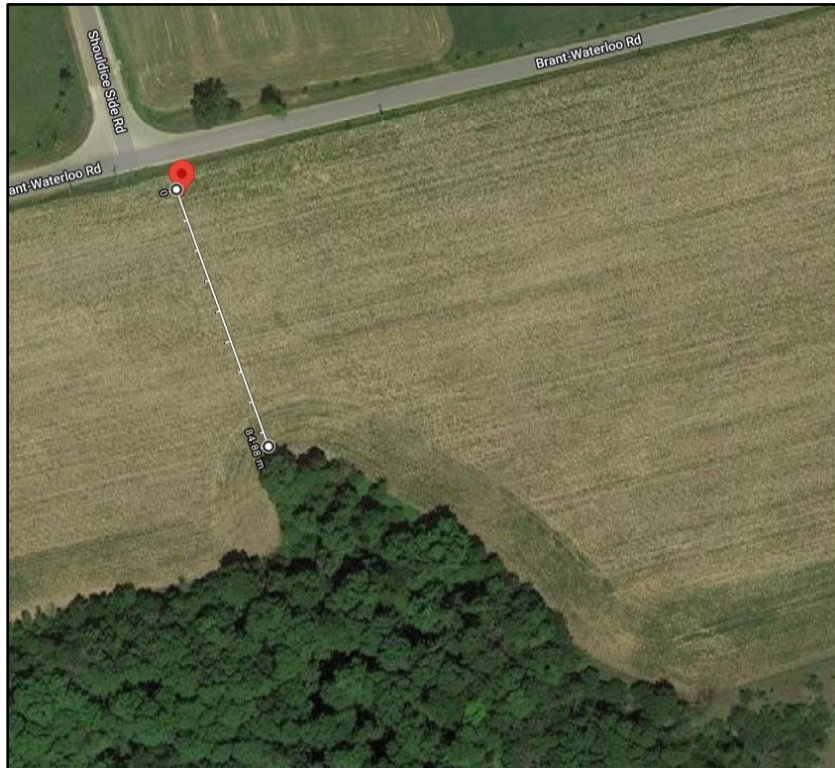


View 3 – After



The location of the tower has been selected to preserve as much of the agricultural land as possible in addition to any natural heritage feature.

The proposed tower is setback back approximately 84.88 m from the nearest woodlot to the south and 105 m from the mapped natural heritage feature (see Air Photo).



The proposed tower is an appropriate distance away from existing and proposed residential dwellings in order to minimize the impact on the urban and rural environments.

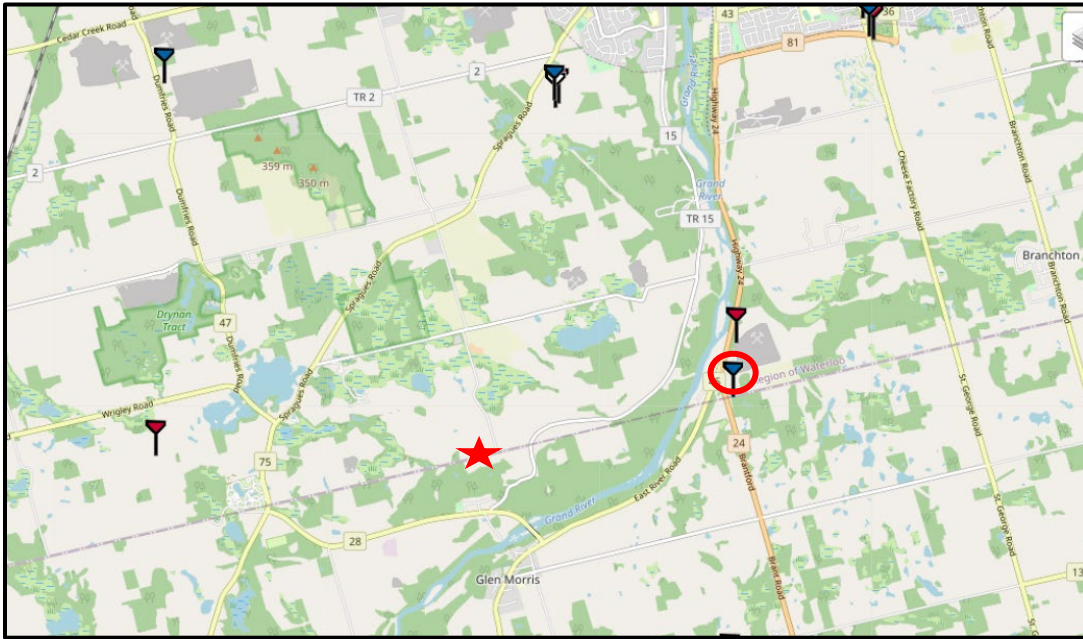
The setback from the nearest residential building, from the proposed tower, is approximately 317.6 m to the southeast (see Air Photo).



Setbacks from Existing Tower Sites / Co-location Opportunities

Before proposing a new telecommunication tower, LandSquared reviewed the location of existing telecommunication installations.

The closest existing tower to the proposed STC0036 facility (red star below) is a 36 m Rogers tower located at N43.2942 W80.3104 south of Lockie Road, approximately 3.17 km to the east (red circle below).



There are no existing structures available in the immediate vicinity of the proposed tower to provide a co-location alternative to a new tower, including existing apartments, etc.

The proposed tower will be engineered specifically to accommodate co-location by multiple service providers / as many carriers are interested. Specifically, this tower will be able to accommodate all 4 national incumbents and municipal services that would benefit from this location.

Compound space at the base of the tower has been designed for the typical equipment cabinet/shelter sizes of the major wireless service. If more space is required, it will be upon request.

Design

A steel self support tower design is proposed at this location with a lightning protection system. Paint colour and lighting are subject to Nav Canada requirements.

Designs, in most case, make co-location of 2 or more carriers troublesome, where in most cases, we have found it would require further tower reinforcement to support the shroud and extra equipment required by the incoming carrier.

The tower design has been selected to provide maximum co-location potential with a relatively small footprint and limited visual impact on the immediate surroundings, including nearby settlement areas.

The proposed design is a compatible design with the rural character of its immediate area. The design allows views through the tower, which blends well with the sky.

Control of Public Access

The site facility proposes to locate the radio equipment within a fenced compound that is electronically monitored.

The fence is proposed to be 1.8 m in height, with chain link security topped with barbed wire surrounding the compound area.

Health Canada's Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians, so it is the Department's responsibility to research and investigate any possible health effects associated with exposure to electromagnetic energy, such as that coming from cell phones and base stations.

Health Canada has developed guidelines for safe human exposure to Radio Frequency (RF) energy, which are commonly known as Safety Code 6. Safety Code 6 has been adopted by ISED and is included in their regulatory documents on radio communication licensing and operational requirements. ISED requires all proponents and operators to ensure that their installations and apparatus comply with Safety Code 6 at all times.

LandSquared attests that the radio antenna system will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public, including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

For more information on Safety Code 6, please visit the following Health Canada site: www.healthcanada.gc.ca/radiation.

Impact Assessment Act (IAA)

LandSquared (on behalf of Rogers Communications Inc.) attests that the telecommunication system described in this notification package is excluded from environmental assessment under the Impact Assessment Act (IAA), as the telecommunication system is exempt from review.

Transport Canada's Aeronautical Obstruction Marking Requirements

LandSquared attests that the radio antenna system placed by its tenants will comply with Transport Canada / NAV CANADA aeronautical safety requirements. When Transport Canada / NAV Canada has determined if any aeronautical safety features are required for the installation, such information will be provided to the Municipality.

For additional detailed information, please consult Transport Canada at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

Engineering Practices

LandSquared attests that the telecommunications structure as proposed for this site will be constructed in compliance with the Canadian Standard Association (CSA), and comply with good engineering practices, including structural adequacy.

Contact Information

As a representative of LandSquared, you can contact me at the following:

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Oakville, ON, N6J 7W5m (226) 340-1232
tracey@landsquared.com

Municipal Consultation Process

LandSquared builds and operates shared wireless telecommunications infrastructure designed to ensure that service providers can address their customers' needs in the most efficient manner.

As a federal undertaking, LandSquared is required by ISED to consult with land-use authorities in siting telecommunication infrastructure locations.

The consultation process established under ISED authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction over the siting and operation of wireless and data systems.

LandSquared welcomes comments from the Municipality and its agencies to address any expressed comments that are deemed relevant by ISED CPC-2-0-03 Issue 5.

Innovation, Science and Economic Development Canada

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED.

LandSquared is participating in this consultation in accordance with ISED guidelines CPC-2-0-03 Issue 5.

For more information on ISED public consultation guidelines including CPC-2-0-03 contact <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html> or the local ISED office:

ISED, Western and Central Ontario District
4475 North Service Road, Suite 100
Burlington, ON L7L 4X7
1-855-465-6307
ic.spectrumcwod-spectredcoo.ic@canada.ca

General information relating to telecommunication is available on ISED website:

<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/home>

Conclusion

LandSquared sustains that the proposed site is ideally located to address and improve wireless voice and data services for the area.

The proposed site is also situated and designed to minimize impacts on surrounding land uses, as the proposed tower aims to accommodate multiple wireless carrier equipment. It will also minimize the need for multiple additional tower infrastructures in the area in the future.

LandSquared looks forward to working with the County of Brant in providing improved wireless services in the area.

SITE PLAN

(under separate cover)