

Memo

Attn: City of Greater Sudbury

From: Shared Tower Inc.
1300 Cornwall Road, Unit 101
Oakville, ON L6J 7W5

RE: STC0466- Telecommunication Tower Proposal
Site Address: 3080 Old Highway 69 North, Val Caron, ON P3N 1R8

Please find enclosed the following:

- Site Selection Justification Report incl. Site Renderings and Notification Radius for Public Consultation
- Map showing horizontal distance to nearest Residential Area
- Survey Site Plan
- Letter of Owner Authorization
- Copy of Application Fee Cheque
- Email confirming Exemption from Conservation Sudbury

Kindly notify me via email when you have received this application package.

If you have any questions, please do not hesitate to contact me at shallig@sharedtower.ca.

Kindest Regards,

Sandra Hallig
Planning Coordinator
Shared Tower Inc.



Justification Report

For Proposed Telecommunication Antenna Structure

File No. STC0466

**3080 Old Highway 69 North,
Val Caron, ON P3N 1R8**

**Originally Submitted: August 1st, 2024
Updated: October 10th, 2024**

Prepared for:



City of Greater Sudbury
200 Brady St.,
Sudbury, ON P3A 5P3

Prepared by:



Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5



Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5

Originally Submitted: August 1st, 2024
Updated: October 10th, 2024

City of Greater Sudbury
200 Brady St.,
Sudbury, ON P3A 5P3

**Re: Proposed Telecommunication Antenna Structure at 3080 Old Highway 69 North,
Val Caron, ON P3N 1R8**

Shared Tower Inc. (Shared Tower) is pleased to submit this Telecommunication Tower application for a Letter of Concurrence to the City of Greater Sudbury.

The proposed tower is a 35 metre monopole tower structure designed to support multiple co-location opportunities. The tower is proposed to be located at 3080 Old Highway 69 North, Val Caron, ON P3N 1R8, on a General Commercial - C2(25) zoned property.

Although the Federal Government, through Innovation, Science and Economic Development (ISED) Canada is responsible for the final regulatory decision to approve the location of the tower, Shared Tower looks forward to working with the City of Greater Sudbury to ensure that its community objectives are met.

Please do not hesitate to contact me directly if you have any questions or if we can provide any further information.

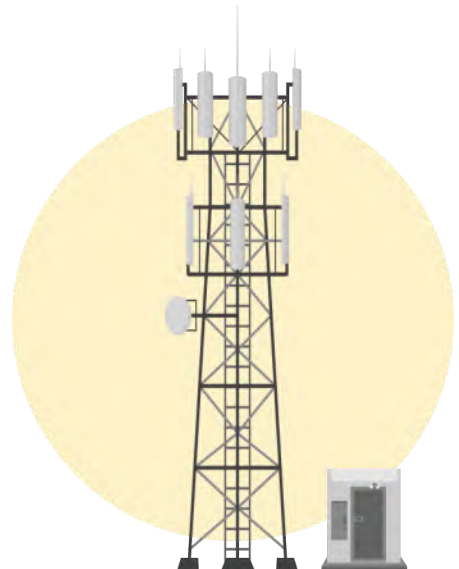
Sincerely,

Sandra Hallig
Planning Coordinator
Shared Tower
[Redacted]

1. Introduction

The telecommunications industry plays an essential role, connecting Canadians with wireless and wireline services from coast to coast. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents, businesses, visitors and public bodies. As demand for telecommunications services continues to grow, more network infrastructure is required to keep pace with this demand.

Shared Tower is proposing a new tower at 3080 Old Highway 69 North, Val Caron, ON P3N 1R8 (Subject Site). The subject property is a General Commercial - C2(25) zoned site, approximately 3508.62 square meters in area or approximately 0.867 acres. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.



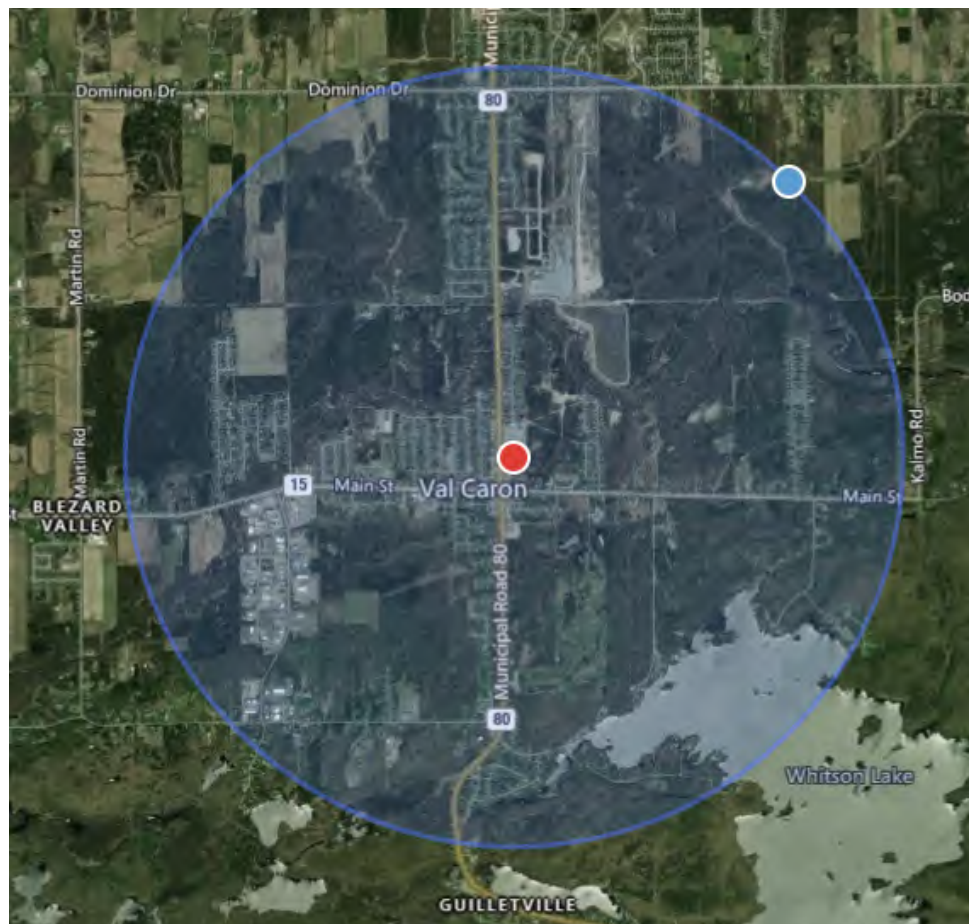
2. Coverage Objective

Broadly, Shared Tower has identified a need for improved telecommunications network coverage in the City of Greater Sudbury and surrounding areas. The proposed tower is a 35 metre monopole tower installation, engineered to accommodate initial and future loading for multiple cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area.

The location of the tower will ensure separation from the residential properties along with coverage and network capacity for all major wireless network providers. There are currently no suitable telecommunication structures in close proximity that would sustain sufficient connectivity for the City of Greater Sudbury. At 35 metres in height, the proposed tower is anticipated to address coverage issues in the area.

As of the date of this application, national wireless carriers have expressed interest in locating on the tower.

Figure 1: Anticipated Telecommunications Network Coverage



3. Subject Site and Land Use Considerations

The Subject Site, in Figure 2, is located at 3080 Old Highway 69 North, Val Caron, ON P3N 1R8. (legal description: SRO; PT LOT 6 CON 6 BLEZARD BEING PART 5 AND 6 ON PLAN 53R17555; T/W LT157371; T/W ROW OVER PT 1 ON 53R17555 AS IN SD6816; T/W ROW OVER PART 10,12,13,15 ON 53R17555 AS IN SD6835; S/T LT120434; S/T ROW OVER PT 6 ON 53R17555 AS IN SD6821; S/T ROW OVER PT 6 ON 53R17555 AS IN SD6835; S/T EASEMENT IN GROSS OVER PT 5 53R17555 AS IN SD25252; GREATER SUDBURY).

The proposed location comprises approximately 0.867 acres of land zoned for General Commercial - C2(25) Zone uses allowing for a considerable setback from the majority of residents.

Figure 2: Key Map Showing Subject Site & Viewpoint



4. Subject Site Selection Justification

Existing Telecommunications Towers

Prior to proposing a new tower, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. As shown in Figure 3, the closest existing towers to the proposed tower are three facilities located approximately 2.98 km to the North, 855.65 m to the Southeast and 2.64 km to the Southwest. These distances depict a substantial coverage gap.

Figure 3: Subject Site Relative to Nearby Telecommunications Towers



Other Co-location Opportunities

A review for other suitable existing structures, such as rooftops, utility poles, and transmission towers for co-location opportunities was also undertaken. There were no rooftops or utility poles of sufficient height within the search radius to adequately provide additional network coverage.

Distance from Residential and Comprehensive Development Sites

The nearest residential zoned area is located approximately 81.44 metres to the East of the Subject Site, as shown in Figure 4.

Figure 4: Distance to Nearest Residential Zone from Subject Site



Land Use & Public Realm Considerations

The Subject Site is located in an urban setting away from the majority of residential development and currently used for General Commercial - C2(25) zoning purposes. Additionally, the Subject Site is not a location of topographic prominence that would affect public views, nor is it located in the line of sight of any views or vistas of significant natural or human-made features.

The proposal is not anticipated to negatively affect any sensitive land uses, such as heritage sites, parks, areas of significant vegetation, shorelines, or water bodies. Overall, the addition of the proposed tower would result in little to no impact on the area's current land uses nor would it detract from the overall public realm.

5. Proposed Telecommunication Antenna Structure

Shared Tower is proposing to construct a 35-metre monopole tower on the Subject Site.

Preferred Tower Type

The monopole tower design has been selected as the most efficient tower type to support equipment for multiple future co-location services and the elevation required to meet the aforementioned application objective. This tower type is consistent with the typical structures installed in urban areas and ensures minimal visual impact.

Preferred Tower Height

The proposed monopole tower has been designed at a height of 35 metres. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed tower in the future, which will limit the overall number of tower structures required in the surrounding areas.

Control of Public Access

The proposed tower will include a locked and electronically monitored mechanical equipment shelter. Fencing will be installed around the base of the tower and the equipment shelter will include one locked gated access point.

Design Considerations & Screening

The tower structure is proposed to be located on the southeast corner of the Subject Site and the tower placement will ensure it meets the minimum setbacks. Trees or other vegetation may be required to be removed or disturbed during the installation or operation of the proposed tower.

6. Federal Policy

The Federal Government, through Innovation, Science and Economic Development Canada (ISED) is responsible for the final regulatory decision to approve the location of the tower. ISED has adopted a policy (CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems) which applies to anyone who is planning to install or modify a tower. This policy has been reviewed to ensure Shared Tower's proposed tower is in compliance. A review of the required public consultation process along with several required declarations follow.

CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems (2014)

Public Consultation

The City of Greater Sudbury has an established process under which this proposed tower application will proceed. The City of Greater Sudbury public consultation process was reviewed to ensure the minimum requirements will be met by Shared Tower.

Health Canada's Safety Code 6 Compliance

Shared Tower attests that the proposed tower described in this Letter of Rationale will at all times 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 carrier co-locations and nearby installations. Safety Code 6 takes into account the total exposure from all sources of radiofrequency electric and magnetic fields in the range of 3kHz to 300 GHz. This includes those that may be used in 5G technology.

Canadian Environmental Assessment Act (2012)

Shared Tower attests that the proposed tower described in this Letter of Rationale is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Aeronautical Safety

Shared Tower attests that the proposed tower described in this Letter of Rationale will comply with Transport Canada/NAV Canada aeronautical safety requirements. When the aforementioned parties have determined if any aeronautical safety features are required for the proposed tower, this information will be provided to the City of Greater Sudbury.



Engineering Practices

Shared Tower Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards for telecommunications tower sites and comply with good engineering practices including structural adequacy.

Innovation, Science and Economic Development Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISED's public consultation guidelines, including CPC-2-0-03, please visit this [website](#), or contact the local ISED office at:

Eastern and Northern Ontario District Office

2 Queen Street East

Sault Ste. Marie ON P6A 1Y3

Tel: 1-855-465-6307

Fax: 705-941-4607

Email: spectrumenod-spectredeno@ised-isde.gc.ca

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunication [website](#).

7. Conclusion

Shared Tower has proposed a new tower in Greater Sudbury to strengthen the local telecommunications network. Prior to submitting this request, a thorough search for existing co-location opportunities was conducted, however, no feasible options were available.

Shared Tower believes this proposal:

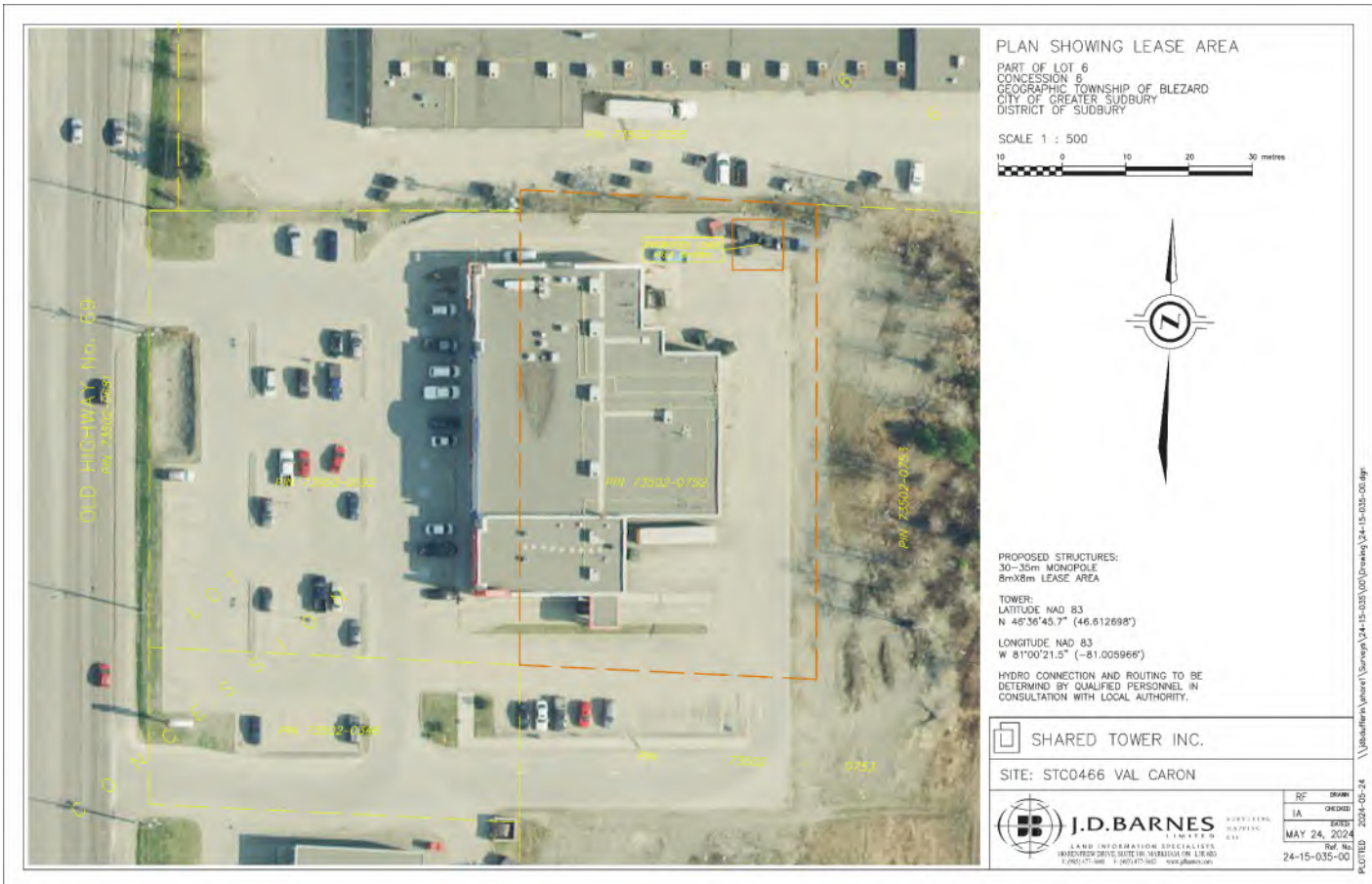
- Works toward bridging the urban-rural connectivity divide by filling an identified network need in Greater Sudbury and the surrounding area;
- Provides co-location opportunities that will reduce the overall number of towers required in the community;
- Is designed to be as visually unobtrusive as possible and blend in on the Subject Site;
- Has no impact on the adjacent land uses or public realm;
- Is aligned with and supports several layers of municipal and federal policy; and,
- Justifies the issuance of a Statement of Concurrence by the City of Greater Sudbury.

Although ISED is responsible for the final regulatory decision to approve the proposed tower, Shared Tower is committed to effective and meaningful municipal and community consultation. We look forward to working with the City of Greater Sudbury to continue to build an efficient telecommunications network for the community while ensuring its objectives are met.



Shared Tower

Appendix A: Site Sketch



Appendix B: Site Renderings

View 1: Plaza Entrance from 3030 Old Hwy 69



View 2: Plaza Entrance from 3080 Old Hwy 69





Shared Tower

**Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
info@sharedtower.ca | (647) 362-0111**

Distance to Nearest Residential Zone

Project: STC0466 Val Caron
Tower Coordinates: 46.612698, -81.005966

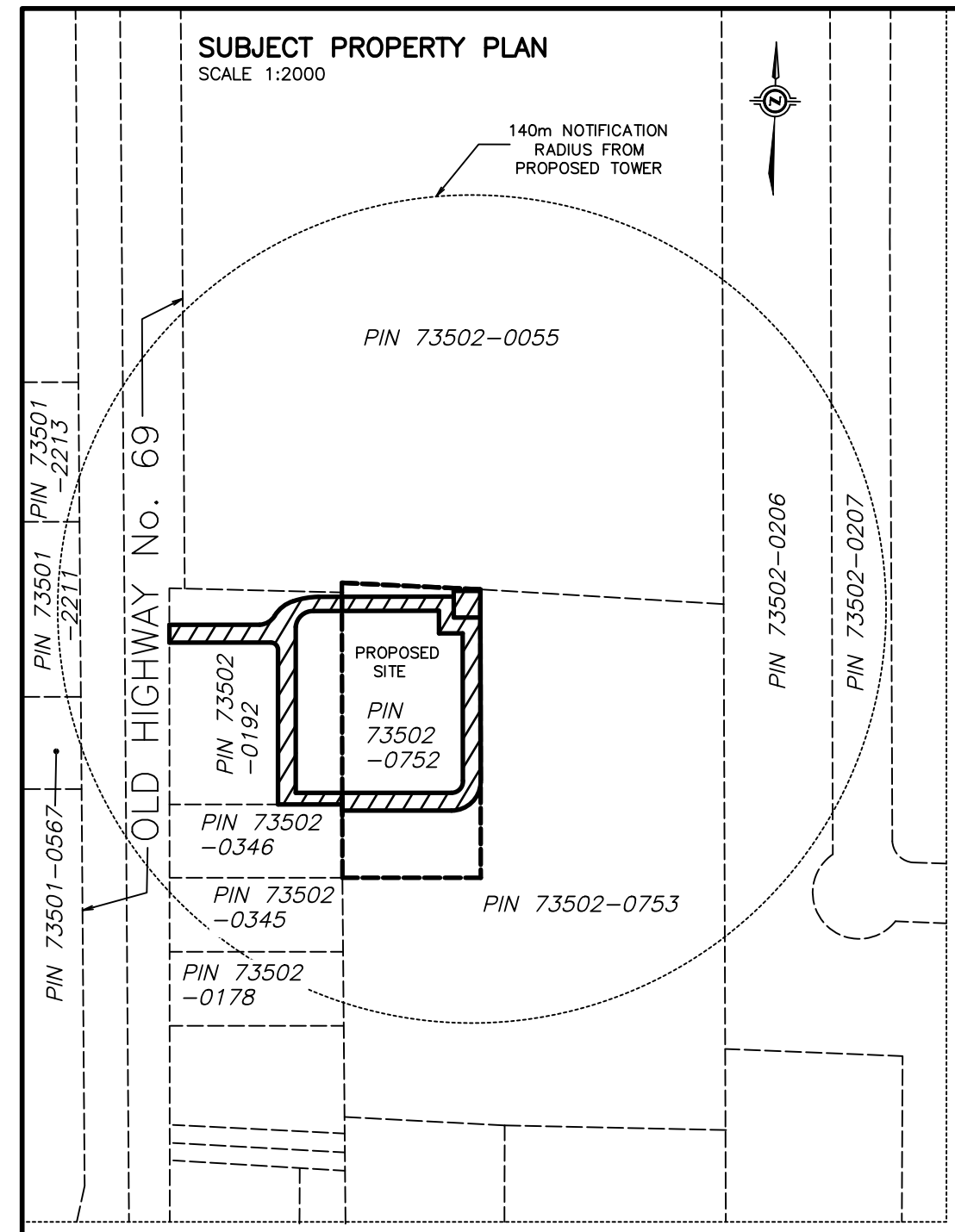
Legend

- STC0466
- STC0466 Property Boundary

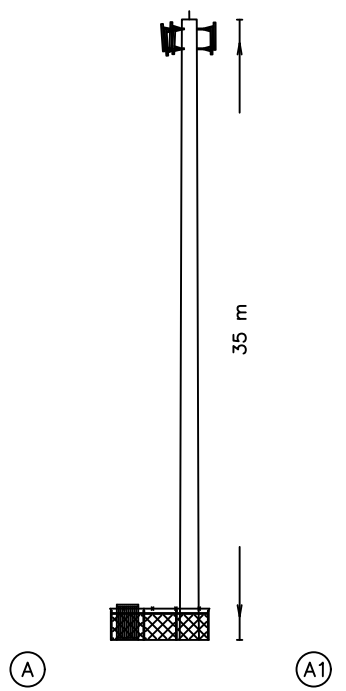


Approx. 81.44m →

100 m



ELEVATION PLAN
NOT TO SCALE



SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT

3080 OLD HIGHWAY 69
VAL CARON, ON.

PART OF LOT 6
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF BLEZARD
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1 : 250

J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT 2024

SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	0.4614 ha.	
LEASE AREA REQUIREMENTS		
COMPOUND (EXCLUSIVE)		81.0 sq.m.
ACCESS/UTILITY 1 (NON-EXCLUSIVE)		855.4 sq.m.
ACCESS/UTILITY 2 (NON-EXCLUSIVE)		777.4 sq.m.
TOTAL		1713.8 sq.m.
UNITS		1 TOWER 3 CABINETS
HEIGHT OF TOWER		35 m
SETBACKS (PROPOSED TOWER)		
FRONT		43.9 m
SIDE		6.8 m
REAR		2.9 m
SETBACKS (PROPOSED CABINET)		
FRONT		38.1 m
SIDE		0.8 m
REAR		0.3 m

AIRPORT ZONING NOTE
THIS LOCATION IS NOT SUBJECT TO AIRPORT ZONING REGULATIONS, NO TOWER HEIGHT RESTRICTIONS ARE APPLICABLE.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY FIELD SURVEY.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928, 1978 ADJUSTED AND ARE DERIVED FROM BENCHMARK No. 00819748310 HAVING A PUBLISHED ELEVATION OF 285.250 METRES.

- LEGEND**
- DENOTES SPIKE
 - HP DENOTES HYDRO POLE
 - AN DENOTES ANCHOR
 - MH DENOTES MANHOLE
 - E- DENOTES OVERHEAD ELECTRICAL
 - CB DENOTES CATCH BASIN
 - BOL DENOTES BOLLARD
 - HT DENOTES HYDRO TRANSFORMER
 - SB DENOTES SHRUB
 - LS DENOTES LIGHT STANDARD
 - G METER DENOTES GAS METER
 - DTI DENOTES DRIVE THROUGH INTERCOM

CERTIFICATE OF COMPLETION
I CERTIFY THAT:
1. THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2024.

DATE: OCTOBER 2, 2024
ISAM AZIZ
ONTARIO LAND SURVEYOR

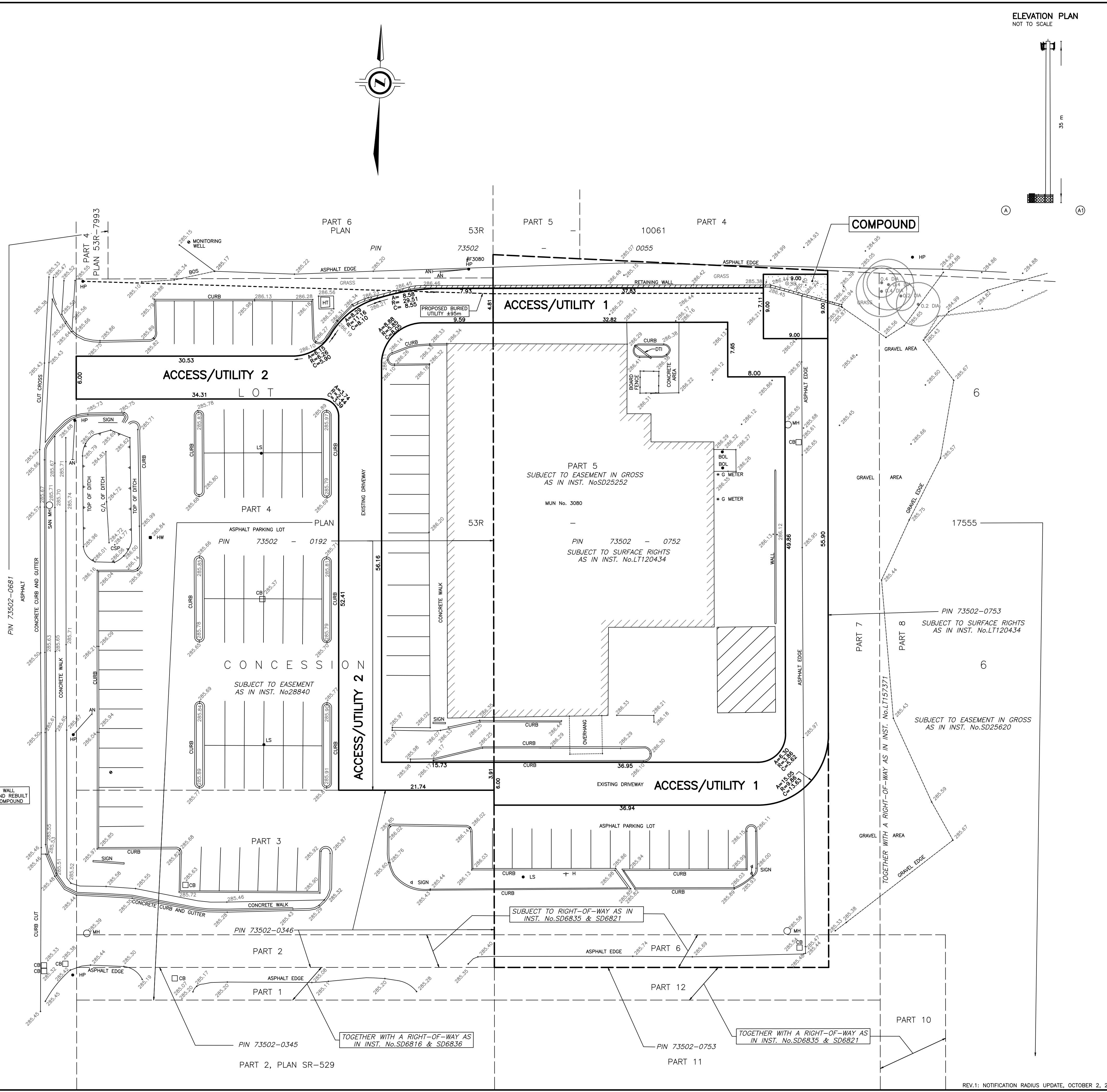
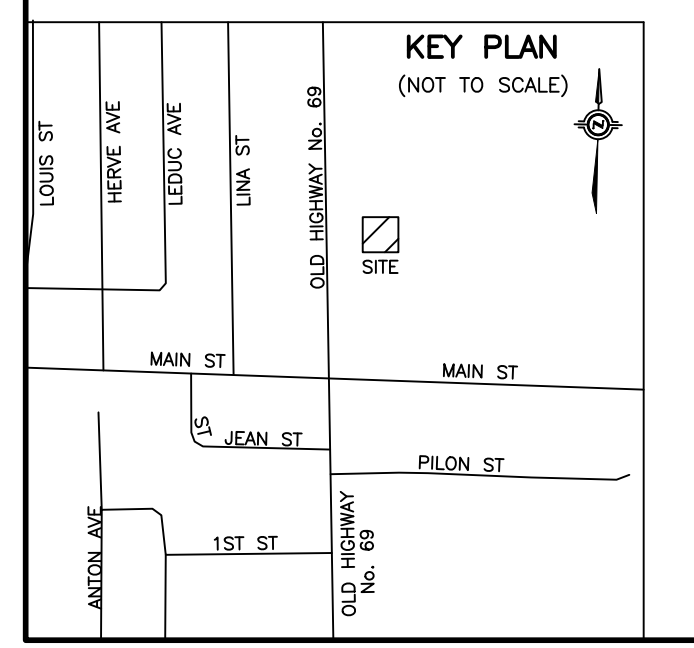
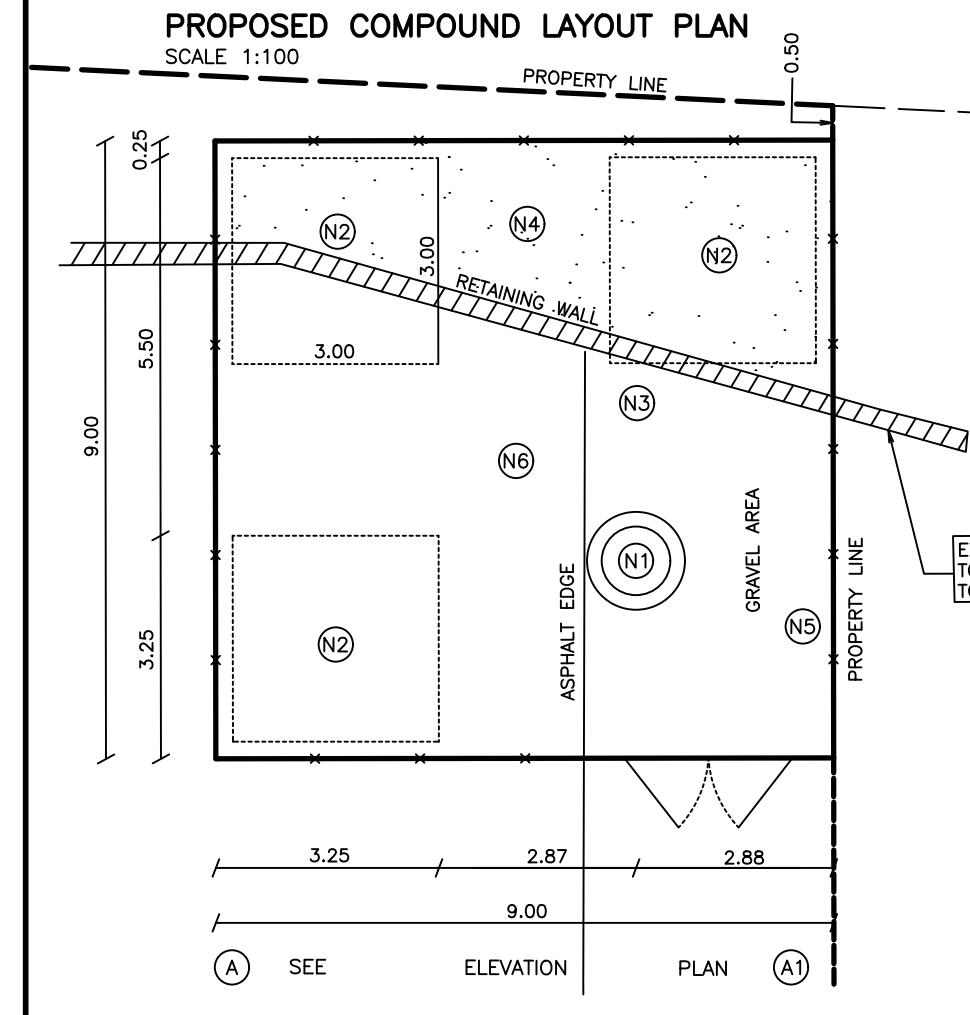
CAUTION
LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION

SHARED TOWER INC. LATITUDE N 46°36'45.7" (46.612693)
LONGITUDE W 81°00'21.2" (-81.005888)
ELEVATION 286.0m

SITE: STC0466 VAL CARON

DRAWN BY: RF CHECKED BY: IA REFERENCE NO.: 24-15-035-00
FILE: G:\Survey\24-15-035\00\24-15-035-00-SitePlan.dwg DATED: AUGUST 27, 2024

- NOTES**
- (N1) PROPOSED CIRCULAR STEEL MONOPOLE WITH LIGHTNING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
 - (N2) PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET (1.62m x 2.44m), ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.
 - (N3) UTILITY CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
 - (N4) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
 - (N5) PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.
 - (N6) TOWER AND EQUIPMENT CONCRETE PAD SIZE AND ORIENTATION WITHIN THE COMPOUND ARE SUBJECT TO CHANGE BASED ON SOIL CONDITIONS AND FOUNDATION DESIGN REQUIREMENTS.



REV.1: NOTIFICATION RADIUS UPDATE, OCTOBER 2, 2024.