

January 19, 2021



VIA EMAIL

Cody Vangel
Chief Building Official & Municipal Planner
Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario, CA, P9A 3P9

Subject: Information Package
Proposed Monopole Installation

Address: 238 Church Street, Fort Frances, ON
Legal Description: LOT 339 & PART OF LOT 340, TOWN PLOT OF ALBERTON, TOWN OF FORT FRANCES, DISTRICT OF RAINY RIVER

Coordinates: Latitude: N 48°36' 32.9", Longitude: W 93°23' 51"

Bell Site Reference: X3187 – Fort Frances Town Centre

Dear Mr. Vangel,

As you know, Canacre Ltd. is representing Bell Mobility Inc. ("Bell") in the consultation for the installation and operation of a telecommunications installation in the Town of Fort Frances ("Town"). We have been in preliminary consultation with the Town to identify a suitable design and location for a 35-metre monopole to provide improved wireless data and voice communication.

This Information Package is to provide detailed information on the new telecommunications installation required to improve wireless service to the community and to invite comments from the Town as part of the consultation process. The purpose of this site is to maintain wireless coverage in the Town of Fort Frances and surrounding area after the decommissioning of the existing antenna due to a change in land-use on the site. The proposed monopole will continue to support Bell's wireless network, and benefit the residents and businesses of the community by providing them with access to reliable wireless telecommunication services.

Bell is committed to working with the Town and the community in consultation to obtain feedback for the proposed tower to determine an appropriate location and design for the tower that will improve wireless services. Please consider this information package the official commencement of the consultation process.

If you require anything further, please do not hesitate to contact us at (416) 548-8602 ext 2186 or directly by e-mail at eturunen@canacre.com.

Sincerely,

Evan Turunen
Planner, Planning and Permitting
Agent for Bell

Encl: Bell Information Package
Mail Out Notice
Newspaper Notice
Site Plan

cc: Matthew Milligan, Senior Advisor Real Estate and Government Relations, Bell Mobility Inc.
Innovation, Science and Economic Development Canada – Eastern and Northern Ontario District





Subject: Information Package
Proposed 35m Monopole Installation

Address: 238 Church Street, Fort Frances, ON.
Legal Description: LOT 339 & PART OF LOT 340, TOWN PLOT OF ALBERTON, TOWN OF FORT FRANCES, DISTRICT OF RAINY RIVER
Coordinates: Latitude: N 48° 36' 32.9", Longitude: W 93° 23' 51"
Bell Site Reference: X3187 – Fort Frances Town Centre

1. Proposed Location

Bell Mobility Inc. ("Bell") is proposing to locate a new telecommunications tower at the above-reference location, on land owned by Bell. The site is located on lands designated as "Downtown Business Area" in the Town of Fort Frances Official Plan and "Commercial - C2" in the Town's Zoning By-Law (please note radio installations are federally regulated and do not need to adhere to local zoning regulations). The site is located at the western edge of 238 Church Street, Fort Frances, ON.

In selecting the proposed location, a number of other sites were also considered:

- a. **Evaluation of Existing Structures.** As required by Innovation, Science and Economic Development Canada ("ISED", formerly known as Industry Canada), before a new free standing tower is proposed, a telecommunications carrier must make best efforts to evaluate any existing structures - towers or rooftops - that may be available to support new equipment or to use for co-location. After careful examination, it has been determined there are no viable existing structures in the area that would be suitable for the operations of Bell's network equipment.
- b. **Alternative Sites Considered.** Multiple other properties and locations were investigated by Bell that were determined to be less appropriate than the current proposed location for various reasons. These sites were assessed by a detailed analysis conducted by Bell's Radio Frequency Engineering Department, and subsequently in the field by conducting multiple site visits by the project team personnel. The proposed site location is depicted under **Appendix 1: Proposed Site Location**.

CAN1 (Proposed Location): CAN1 met acceptable road and utility access requirements. The proposed location satisfies network improvement objectives while minimizing potential negative aesthetic impacts to the area compared to the alternate candidates considered.

CAN2: CAN2 met radiofrequency objectives but was rejected in favour of CAN1 as CAN2 is in closer proximity to the nearby market area and existing storm sewer system. It was determined that developing CAN2 would unnecessarily impose potential negative aesthetic impacts in the community and interfere with storm sewer infrastructure.

CAN3: CAN3 met radiofrequency objectives but was rejected in favour of CAN1 due to CAN3 being in closer

proximity to nearby market area and existing storm sewer system. It was determined that developing CAN3 would unnecessarily impose potential negative aesthetic impacts in the community and interfere with storm sewer infrastructure.

2. Proposed Design

In order to enhance wireless service, Bell is proposing to install a 35-metre monopole on the southwest corner of 238 Church Street that will service the area.

Bell has completed a survey plan (see **Appendix 3: Survey Plan**) as well as visual simulations of the proposed monopole (see **Appendix 4: Visual Simulations**). The proposed design is subject to change based on final engineered design.

Bell has made efforts to minimize the visibility of the monopole to the area residents. This location was selected not only because it had the least visual impact compared to all the viable sites and is over 250 metres away from the closest residential dwelling, but also provides the community with the highest network coverage and capacity improvements. Additionally, the proposed tower design is a monopole, which is an unobtrusive design option.

Bell welcomes any comments from the Town of Fort Frances in regards to the proposed monopole location and design.

3. Temporary Tower “Cell on Wheels”

Due to a change in land uses on the property where Bell's existing antenna site is located in Fort Frances, the current site providing service to this community must be decommissioned. As a result, this proposal is being brought forward to address the loss of network coverage and capacity, and to provide greater opportunity for network improvements in the area.

This proposal will include a temporary tower at the proposed location, called a Cell On Wheels (COW) to maintain service for the Fort Frances community during the intermittent phase of this project. The COW will be established prior to the decommissioning of the existing rooftop antenna, and will be taken down when the proposed monopole becomes operational and is able to service the community.

4. Public Consultation Process

Although ISED has exclusive jurisdiction in the licensing of radiocommunication sites, such as the proposed tower, ISED also requires proponents to consult with the local land use authority and public.

As the Town does not currently hold a telecommunications policy, Bell would like to initiate ISED's *Default Public Consultation Process* (as described in the ISED circular, CPC-2-0-03, commonly referred to as the “CPC”). Information on the consultation process as described under Section 4 may be found on-line at:

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html#contents>

To engage the community to bring forth any comments and questions in regards to the proposed tower site, the CPC will require Bell to contact all residents in writing within three times the tower height (105 metres from the tower property) the issuance of a notification package and to place a public notice in the local paper to invite the public to comment on the proposed site for a minimum of a 30-day period. Bell has officially commence the consultation as of January 19, 2022 and a newspaper ad has been published in the Fort Frances Times.

Under the CPC, during the 30-day comment period, Bell is required to acknowledge receipt of any comments or questions within 14 days. Bell will then address all reasonable and relevant concerns within 60 days. The commenting party has a further 21 days to reply to Bell, after which the comment period will close

At the conclusion of the consultation process, Bell will prepare and submit to the Town of Fort Frances a summary of comments received from the community and the replies provided by Bell.

5. Concurrence Requirements

Although Bell is exclusively regulated by the Federal Government, ISEDC requires Bell to consult with the land use authority as a commenting body in the siting of antenna support structures. As a form of comment, Bell will be seeking support or concurrence from the Town in the form of a Resolution, Minutes of a committee meeting or council and/or a letter that addresses the following items:

- The Town is satisfied with Bell's consultation process, as outlined in the current telecommunication policy;
- The proposed design and location is acceptable;
- That the Town has been consulted and concurs with the monopole tower location.

6. Health and Safety Compliance

The installation and operation of the proposed monopole tower will be in compliance with the following safety standards:

a) Safety Code 6

Bell attests that the proposed monopole will at all times comply with Health Canada's Safety Code 6 which limits the public's exposure to radiofrequency electromagnetic fields (EMF) and ensures public safety. This code is based on current, accepted scientific data. Additional information on health and safety may be found on-line at:

http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html

Safety Code 6 takes into account all RF emissions in the area to ensure levels in EMF energy

operate within the safety limits. Safety Code 6 exposure limits are not device specific, but the limits do take into account the total exposure from all sources of RF energy.

For more detailed information on Safety Code 6, please see:

https://www.canada.ca/content/dam/hc-sc/migration/hc-sc/ewh-semt/alt_formats/pdf/consult/2014/safety_code_6-code_securite_6/final-finale-eng.pdf

b) Environmental

There are no environmental restrictions for this proposed site location. Bell will undertake all the necessary environmental assessment(s) to mitigate potential impacts in the siting and construction of the proposed monopole. The proposed site is not within Environmental Protection Areas or Hazard Areas as per Schedule A in the Town's Official Plan, or within any Resources, Hazards, and General Overlay Designations.

c) Engineering Practices

Bell attests that the proposed monopole will be constructed in compliance with all applicable federal building standards and comply with good engineering practices including structural adequacy.

d) Transport Canada's Aeronautical Obstruction Marking Requirements

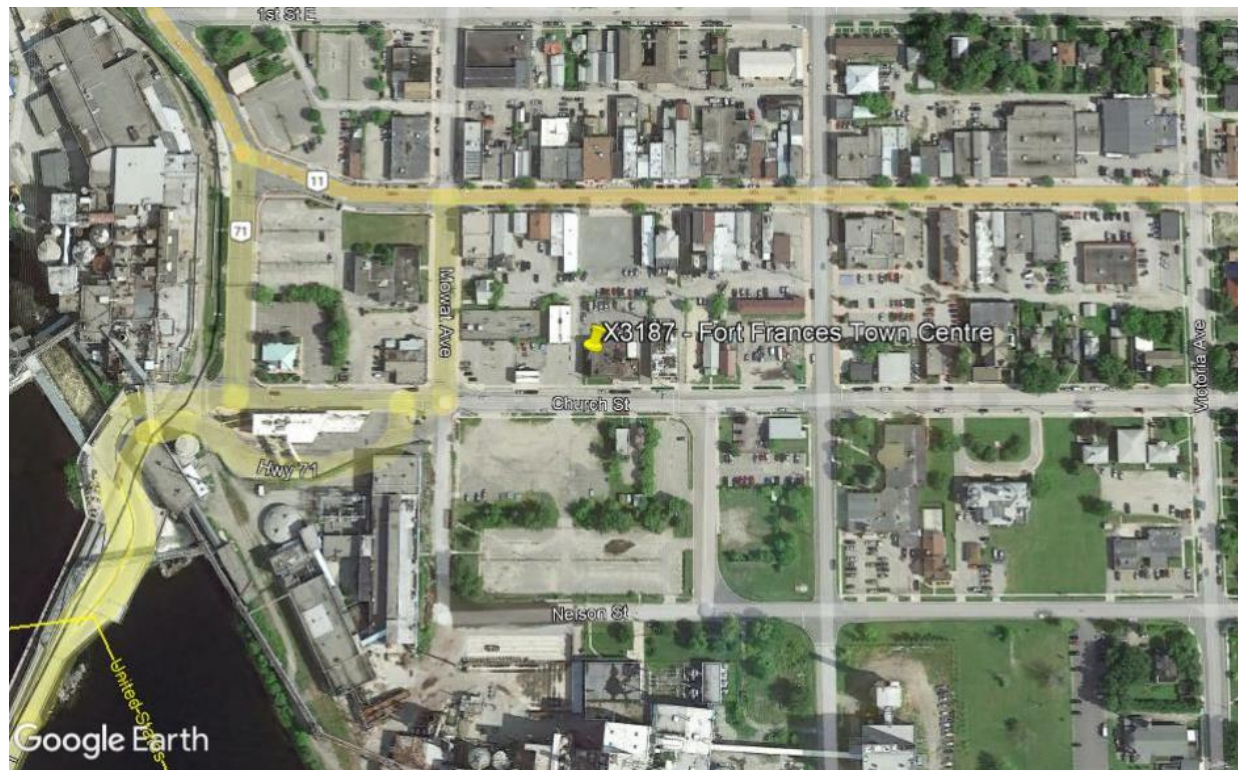
The proposed monopole will be in compliance with Transport Canada and NAV CANADA aeronautical safety requirements. Bell has submitted an application to Transport Canada and NAV CANADA and is awaiting assessments from both agencies.

7. Conclusion

Bell is seeking to improve high speed wireless service to the residential community and businesses by improving LTE coverage and capacity in the Fort Frances area. To provide service, Bell is proposing the construction of a new monopole telecommunications installation. After investigating the area, reviewing local regulations and considering Bell's technical requirements, Bell finds the proposed infrastructure appropriate as it has taken into consideration the following:

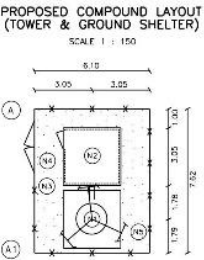
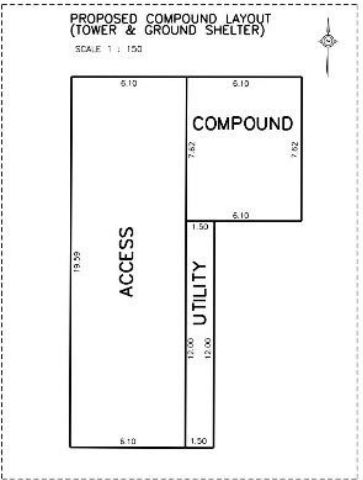
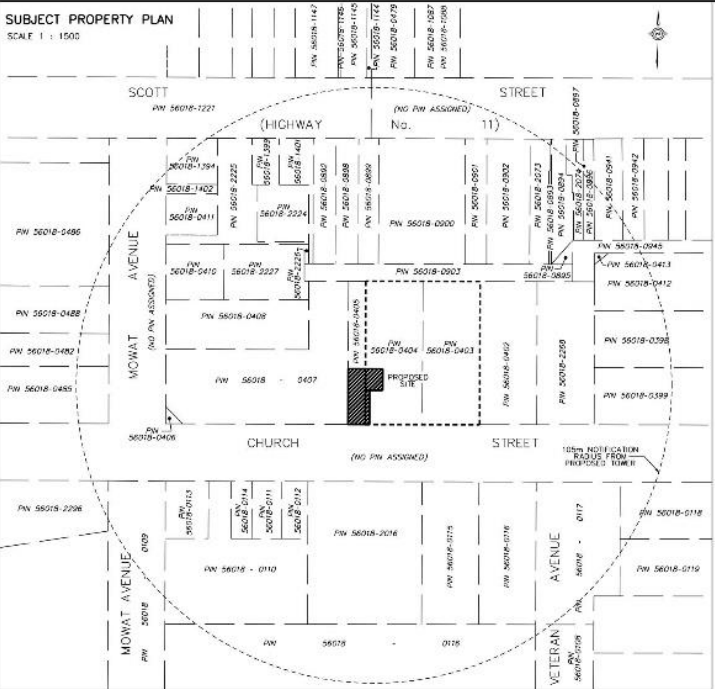
- Proposed monopole has a very small footprint;
- Proposed monopole is located outside of environmentally sensitive areas;
- Proposed monopole is designed to provide high quality LTE wireless mobile network services to the local Fort Frances community;
- Proposed monopole is located over 250 metres away from the closest residential dwelling;
- Proposed monopole is well located near the building on site to provide further concealment.

Appendix 1 – Proposed Location



Additional Photo with Alternate Sites





NOTES

- PROPOSED CIRCULAR STEEL MONOPOLE WITH 2-TIER MOUNTED TRIMBLE ANTENNAS WITH LIGHTNING PROTECTION SYSTEM. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- PROPOSED PRE-FABRICATED GALVANIZED STEEL EQUIPMENT SHELTER. FOUNDATION DESIGN PENDING SOIL REPORT.
- UTILITY CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY. PROPOSED FIRE-OPTEC AND HYDRO SERVICES POTENTIALLY DIRECTED FROM CHURCH STREET OR OTHER DEMARK POINT AS DETERMINED BY COMPETENT AUTHORITY.
- REMOVE EXISTING TOPSOIL, PROTECT ROLL SUBGRADE AND PLACE 300 PPM GRANULAR A ACROSS COMPOUND AREA. FINISHED GRADE SURFACE TO BE MIN. 150 MM ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE A SEQUATE DRAINAGE.
- PROPOSED 1.8 M HIGH CHAIN LINK SECURITY FENCE.

ELEVATION PLAN
NOT TO SCALE



SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT

238 CHURCH STREET, FORT FRANCES, ON

LOT 339 & PART OF LOT 340
TOWN PLOT OF ALBERTON
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER

SCALE 1 : 250

J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT 2021

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

SITE DATA

	EXISTING	PROPOSED
PROPERTY AREA	0.204 ha	
LEASE AREA REQUIREMENTS		
COMPOUND (EXCLUSIVE)		46.4 sq.m.
ACCESS (NON-EXCLUSIVE)		119.4 sq.m.
UTILITY (NON-EXCLUSIVE)		18.0 sq.m.
TOTAL		183.8 sq.m.
UNITS		1 TOWER 1 SHELTER
HEIGHT OF TOWER		40 m
SETBACKS (PROPOSED TOWER)		
FRONT		13.8 m
SDC		3.1 m
REAR		36.7 m

BENCHMARK

ELEVATIONS ARE GEODETIC (CONIGR00) AND WERE ESTABLISHED FROM GPS OBSERVATIONS COLLECTED WITH DUAL FREQUENCY RECEIVERS, POST PROCESSED USING NATURAL RESOURCES CANADA, PRECISE POINT POSITIONING SERVICE.

SITE BENCHMARK:
FIRE HYDRANT ON CONCRETE SIDEWALK ON CHURCH STREET.
ELEVATION: 341.67m.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999582.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY FIELD SURVEY.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

LEGEND

□ CB	DENOTES SINGLE CATCHBASIN
□ HJB	DENOTES HYDRO JUNCTION BOX
□ HPED	DENOTES HYDRO PEDESTAL
• BOL	DENOTES BOLLARD
• HP	DENOTES HYDRO POLE
□ TB	DENOTES TELEPHONE JUNCTION BOX
• H	DENOTES FIRE HYDRANT
-STW-	DENOTES STORM SEWER
-SAN-	DENOTES SANITARY SEWER
-G-	DENOTES GAS LINE
-C-	DENOTES OVERHEAD HYDRO CABLE
-W-	DENOTES WATERLINE
-STW-	DENOTES STORM SEWER
-UT-	DENOTES BURIED CABLE
-EC-	DENOTES BURIED ELECTRICAL CABLE
BM	DENOTES BENCHMARK

CERTIFICATE OF COMPLETION

I CERTIFY THAT:
1. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 21, 2021.

NOVEMBER 12, 2021
DATE

SHAFIQ HABIBUR RAHMAN
ONTARIO LAND SURVEYOR

Bell		LATITUDE: N 49°36'22.9"	
		LONGITUDE: W 93°23'51.0"	
		ELEVATION: 340.7m	
SITE: X3187 FORT FRANCES TOWN CENTRE			
LAND INFORMATION SPECIALISTS			
118 BRISSET STREET, THUNDERBAY, ON P7B 6N2			
T: (807) 452-4777 F: (807) 456-1142 www.jdbarnes.com			
DRAWN BY:	CHECKED BY:	DATE:	REFERENCE NO.:
KJ	SR		21-32-886-00
FILE: G:\21-32-886\2021\library\286-00-station.dwg			
EARTH: 11/12/21			

Appendix 3 – Visual Simulations



Visual Simulation



Original Photograph



Note: This visual simulation is a general visual simulation of the proposed tower and the final equipment configuration is subject to change. The tower will be marked and lighted in accordance with Transport Canada and NAV Canada requirements.

Bell

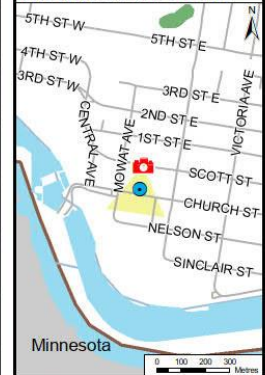
FORT FRANCIS
(X3187)

VISUAL SIMULATION OF
PROPOSED
35M MONOPOLE
TOWER FROM
SCOTT STREET
NORTH OF SITE

Index Map



Photograph and Tower Location



Legend
 Camera Location
 Tower Location
 Photograph Viewshed
 Road
 Waterbody
 Wooded Area

Date: December 9, 2021
 Projection: NAD 1983 UTM Zone 15N
 Sources: Ontario Ministry of Natural Resources and Forestry, Queen's Printer for Ontario, 2021

CANACRE
 A QUANTA SERVICES COMPANY

Map12-0269 - X3187 - 2