



XPLORNET COMMUNICATIONS SITE

Report No: BP-2022-24

July 25, 2022

From: Jacob Rheame – Chief Building Official / Director of Building, By-law & Planning

**RE: Xplornet Communications Site (communication towers) – “ON8131 LOCH GARRY”
C-Projection Inc. (agent to Xplornet Communications)**

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. BP-2022-24 for the formal request that C-Projection Inc.’s (agent to Xplornet Communications) proposal be considered complete and that the Township of North Glengarry approves the assessment of the process C-Projection Inc./Xplornet has undertaken to date for the construction of one wireless tower in North Glengarry to improve wireless voice and data services within the Township and that the Township issue a formal Letter of Concurrence to C-Projection Inc./Xplornet with a copy to ISED in order to permit C-Projection Inc./Xplornet to move forward with the installation of the proposed wireless communication site, being 3494 Lakeshore Road, Alexandria.

Background / Analysis:

C-Projection Inc./Xplornet is proposing to erect a wireless tower in North Glengarry to improve to improve wireless voice and data services within the Township, specifically between Alexandria and Apple Hill.

C-Projection Inc./Xplornet is regulated and licensed by Industry Canada/ISED to provide inter-provincial wireless voice and data services. As a federal undertaking, C-Projection Inc./Xplornet is required by ISED to consult with land-use authorities in siting tower 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 in the siting and operation of wireless and data systems.

The provisions of the Ontario Building Code, the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings. C-Projection Inc./Xplornet is however required to follow established and documented wireless protocols or processes set forth by land-use authorities.

The Township of North Glengarry has not developed a protocol relevant for establishing telecommunication facilities in the Township and as a result, C-Projection Inc./Xplornet is following Innovation, Science and Economic Development (ISED) Canada's CPC-2-0-03 Default Protocol as it pertains to the public notification and consultation required for communication towers.

C-Projection Inc./Xplornet provided the attached Consultation Summary and Concurrence Letter Request, and the Site Selection & Justification Reports for the tower.

Public Notification Packages were sent to property owners within the required radius of the proposed installations as provided by the Township. The notice described the proposal and invited comments by mail, electronic mail, or phone. An ad was also published in the Glengarry News community newspaper notifying the public of the proposal and inviting residents to provide comments within 30 days of the notice, which ended on July 19, 2022.

C-Projection Inc./Xplornet takes concerns or suggestions expressed by the public as important elements to their proposals. They feel that the proposed sites are well located to provide improved wireless voice and data services in the targeted area. The proposed sites are also situated and designed to have minimal impact on surrounding land uses.

No questions or comments were received from the public regarding the proposed tower.

The following are some of the considerations used by C-Projection Inc./Xplornet in development criteria of the proposal:

- The proposed locations are located far from any neighbouring residences.
- Design selected for these proposals is appropriate considering the area context and will best achieve their objectives, as well as provide for future co-location opportunities of other wireless service providers in an attempt to reduce the number of structures in the area.
- Access to the properties for construction and maintenance purposes will be via existing accesses to the property to minimize any disturbance to the property's current uses.
- The installation will have no impact on the watershed or the wells, water quality or any water systems. No chemicals, pesticides or herbicides that could potentially have an adverse effect on the water systems will be contained on their structure or the associated walk-in radio equipment cabinet.
- During construction, precautions will be taken to minimize any disruption to the current operation on the site and to the surrounding residents. Once site is in-service, there will be no noise associated with the daily operation of the installation.

The tower would be located/installed as followed:

ON8131 LOCH GARRY

- *to be located at 3494 Lakeshore Road, Alexandria, North Glengarry*
- *approximately 800m South from the County Road 34 and Lakeshore Road Intersection*
- *The proposed installation is a lite-duty self-support style communications structure*
- *The tower installation is a triangular structure and will be 50m in height*
- *Will occupy a footprint of approximately 3m by 3m*

C-Projection Inc./Xplornet has followed all the necessary steps in accordance with ISED's guidelines by:

- consulting with the municipality;
- advising the public of the proposal;
- addressing all reasonable and relevant concerns pertaining to our proposal; and
- keeping and producing all associated communications to ISED and the municipality.

C-Projection Inc./Xplornet has now fulfilled all the requirements under ISED's protocol as they pertain to the new proposed telecommunications sites. In order to conclude this land-use consultation and meet ISED requirements, C-Projection Inc./Xplornet is requesting that their proposal be considered complete and that the Township of North Glengarry move forward with the assessment of the process C-Projection Inc./Xplornet has undertaken to date.

C-Projection Inc./Xplornet also requests that the Township issues a formal Letter of Concurrence to C-Projection Inc./Xplornet with a copy to ISED in order to permit them to move forward with the installation of the proposed wireless communication site.

Alternatives:

No alternatives.

Financial Implications:

No financial implications.

Attachments & Relevant Legislation:

- ON8131 Loch Garry "Site Selection & Justification Report"
- ON8131 Loch Garry "Public Notification"

Others consulted:

N/A

Reviewed and approved by
Sarah Huskinson – CAO/Clerk