

# Telecommunication Tower Application

Please consult the Township's Telecommunication Tower Policy for submission requirements. Note that a Pre-consultation Meeting is required prior to submitting this form.

## Have you consulted the Planning Department regarding the proposed Telecommunication Tower Application?

Yes  No

Only select "yes" if you have discussed the proposed application with the Planning Department prior to submission.

## Have you undergone a formal Pre-consultation Meeting?

Yes  No

Only select "yes" if you have participated in a pre-consultation meeting, scheduled by the Planning Department, and have been provided a list of submission requirements.

## PART 1 - General Information

### 1.1 Contact Information

#### Telecommunication Company

##### Company Name

Shared Tower Inc.

##### Contact Name

Sandra Hallig

First

Last

##### Position Title

Planning Coordinator

##### Address

1300 Cornwall Road, Unit 101

Address Line 1

Address Line 2

Oakville Ontario

City

State / Province / Region

L6J 7W5 Canada

Postal / Zip Code

Country

##### Phone (1)

[REDACTED]

##### Phone (2)

##### Email

shallig@sharedtower.ca

##### Primary Contact

Yes  No

All communication will be directed to the primary

contact(s).

## Agent

Only complete if there is a separate agent working on behalf of the Telecommunication Company

### Name

First

Last

### Company

### Position Title

### Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

### Phone (1)

### Phone (2)

### Email

### Primary Contact

Yes  No

All communication will be directed to the primary contact(s).

## Registered Property Owner(s) of Proposed Tower Location

### Type of Ownership

Company  Individual(s)

## Company

### Company Name

### Contact Name

First

Last

### Position Title

### Email

**Phone (1)****Phone (2)****Address**

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

**Primary Contact** Yes  No

All communication will be directed to the primary contact(s).

## 1.2 Property Location

**Municipal Address**

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

**Legal Description****Registered Plan Number****Additional Information**

## 1.3 Property Dimensions

**Lot Frontage (m)****Lot Depth (m)**

Approx. 348.82 m

Approx. 594.10 m

**Lot Area (m2)**

Approx. 222,942.78 m2

**Width of Road Allowance (m)**

### 1.4 Encumbrances

Are there any mortgages, easements, or restrictive covenants affecting the property?

Yes  No

## PART 2 - PLANNING FRAMEWORK

### 2.1 Zoning

Please refer to the Township's [Interactive Zoning Map](#) to identify the zoning of the subject property.

**Identify the Current Zoning of the Subject Property**

Agricultural (A) Zoning

e.g. Agricultural (A) Zone

### 2.2 Official Plan Designation

Please refer to [Map Schedule A3 - Guelph/Eramosa](#) and [Map Schedule A3-1 - Rockwood](#) of the [County of Wellington Official Plan](#) to identify the Official Plan Designation(s) of the subject property.

**Identify the Existing Official Plan Designation of the Subject Property**

Prime Agricultural

e.g. Prime Agriculture, Greenlands, etc.

## PART 3 - EXISTING LAND USE(S)

### 3.1 Existing Land Use(s)

**Please provide a detailed explanation of all existing uses on the subject property, including any accessory uses.**

**Type of Existing Land Use(s)**

- Agriculture
- Single-family Residential
- Multi-Residential
- Commercial
- Mixed-Use
- Industrial
- Institutional
- Vacant

**Description of Existing Land Use(s) On-Site**

4 Barns as noted on the Site Plan, 1 Garage building to the East of the Access Road, 1 Residential building to the West of the Access Road, and 3 Silo's to the West of the Access Road.

**Please identify the use of ALL existing buildings on-site, including any accessory uses.**

#### 3.1.1 Abutting Land Uses

**North**

Prime Agricultural

**East**

Prime Agricultural

**South**

**West**

Core Greenlands/Recreational

Hamlet/Recreational

## 3.2 Proposed Telecommunication Tower

### Describe the Proposed Telecommunication Tower

Broadly, Shared Tower has identified a need for improved telecommunications network coverage in the Township of Guelph/Eramosa and surrounding areas. The proposed tower is a 65-metre self-support tower installation, engineered to accommodate initial and future loading for three cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area.

*Please provide a detailed explanation of the proposed tower and related facilities, including structure and shelter type.*

#### Will the equipment be co-located?

Yes  No

#### What is the height of tower in metres?

65

#### What is the utility source?

Hydro One

#### How will the tower site be accessed?

The tower will be accessed from Wellington Road 86.

#### Is a lease and/or easement required to access the site?

Yes  No

#### Is the tower located in an Industrial or Commercial Zone?

Yes  No

#### Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

Yes  No

## PART 4 - SITE SPECIFICS

### 4.1 Site Access

#### Access Type

- Provincial Highway  Regional Road   
Township Road (Year-Round Maintenance)   
Township Road (Seasonal Maintenance)   
Private Road/ Right-of-Way

#### Access Name

Wellington Road 86

e.g. Highway 7, Wellington Road 124, etc.

### 4.2 Servicing

#### 4.2.1 Water Supply

##### Water Supply

- Municipal Servicing  Private Well(s)

N/A

#### 4.2.2 Sewage Disposal

#### Sewage Disposal

Municipal Servicing  Private Well(s)

N/A

### 4.2.3 Storm Drainage

#### Storm Drainage Type

Sewer  Ditches  Swales  Natural

### 4.3 Propane Facilities

**Is there a Commercial Propane Facility, Propane Retail Outlet, Propane Filling Tank, Cardlock/Keylock or Private Container Refill Centre within 1000m of the subject site?**

Select a response below.

Yes  No

**Excluding non-commercial uses (such as propane BBQ's in a residential setting), is the sale, use, handling, and/or storage of propane anticipated for the subject property?**

Select a response below.

Yes  No

## PART 5 - SUBMISSION REQUIREMENTS

*The items identified below must be included in the submission. If there were any additional items requested by commenting agencies during the Pre-Consultation Process, these items must also be included in the submission for an application to be deemed complete.*

#### 1) A written explanation detailing:

- The rationale for the selection of the proposed site, indicating whether the location provides coverage and/or capacity, and what areas/communities will benefit from the new facility
- If applicable, justification for the proposed height of the tower
- How the facility will compliment and become a part of the future community without unduly limiting the potential for future urban development
- If applicable, the justification as to why you are not able to comply with the design criteria identified under this Protocol
- The potential effects that the proposal may have on nearby electronic equipment (both existing and proposed) in accordance with CPC-2-0-03 and EMCAB-2, as well as measures proposed to mitigate those effects

**2) Identification of co-location alternatives** considered within a 3 km radius of the proposed site using the National Antenna Information Database to identify candidates and a statement on future co-location possibilities for the support structure, if applicable.

**3) Colour photographs** of the subject property showing current site conditions, superimposed images of the proposed facility, and a topographical map or satellite image showing the location from which the

pictures were taken.

**4) Site plan or survey** drawn to scale and showing:

- The subject lot and lease area (a key plan can be used for properties having an area of 2.0 hectares or greater)
- General site grading
- The location of existing lot lines and setbacks from the proposed facility
- Setbacks from the proposed facility to existing and proposed buildings
- Setbacks from the nearest building not on the subject property, measured from the nearest point of the building, structure, or feature
- Existing and proposed landscaping, including an inventory of existing vegetation and any plantings proposed to screen the base of the tower and any structures on the ground where applicable
- Access proposed and any motor vehicle parking spaces with dimensions
- The structure type and height of the proposed facility

**5) Mapping** prepared to appropriate metric scale showing the location of the proposed radiocommunications facility within the community.

**6) Network coverage mapping** showing the applicant's current coverage (if applicable) and anticipated coverage with the installation of the proposed facility, including the nearest existing antenna systems belonging to the proponent.

**7) Approvals from Transport Canada and NAV Canada** outlining aeronautical obstruction marking requirements (whether painting, lighting, or both) if available. If unavailable, the proponents can provide their applications to Transport Canada and NAV Canada together with an undertaking to provide those requirements once they become available.

**8) A written attestation** signed by the Professional Engineer taking responsibility for the site's compliance, stating:

- That the proposed facility will comply with Safety Code 6
- That the proposed facility will comply with the National Building Code and National Fire Code in accordance with the proponent's responsibilities under enabling federal legislation

In lieu of providing attestations for the above matters, a **Declaration of Insurance and Liability Statement** is required

**9) Confirmation that the applicant has circulated submission materials** to the Clerk and/or Planning Director of adjacent municipalities within 500 metres of the proposed site.

## **PART 6 - SUBMISSION**

*Please upload your submission items below.*

**Applicant Authorization Form (if applicable)**

STC0455\_GEAuthorizationForm - Signed.pdf

*If the applicant is not the owner of the property, the owner must sign and date the [Applicant Authorization Form](#).*

**Site Plan**

STC0455 REV1 01-26-2024.pdf

STC0455 Grading Plan 01-26-2024.pdf

*See requirements below.*

**Justification Report**

STC0455 - Justification Report.pdf

*The Justification Report is to provide a written explanation of the proposal (see requirements below) and the identification of co-loaction alternatives.*

**Mapping & Colour Photographs**

STC0455 Wellington Rd 86 - KeyMap.jpg

STC0455 Wellington Rd 86 - View 3.jpg

STC0455 Wellington Rd 86 - View 1.jpg

STC0455 Wellington Rd 86 - View 1 - After.jpg

STC0455 Wellington Rd 86 - View 2 - After.jpg

STC0455 Wellington Rd 86 - View 2.jpg

STC0455 Wellington Rd 86 - View 3 - After.jpg

**Transport Canada & Nav Canada Approvals**

STC0455 NAV Canada.pdf

STC0455 Transport Canada.pdf

*If unavailable, provide copies of the applications to both authorities with an undertaking to provide record of the approvals after they have been received.*

**Written Attestation or Declaration of Insurance & Liability Statement**

STC0455\_SC6\_Report\_2024-01-08.pdf

**Additional Items**

STC0455\_NetworkCoverageMaps.pdf

STC0455 Tower Lease - 5677 Wellington Rd 86, Ariss - April 12, 2023\_Redacted.pdf

STC0455EmailProvince\_Trail.pdf

*If any additional items were requested by commenting agencies through the Pre-Consultation Process, please upload them here.*

**Drop Box Link**

*A drop box link may be provided if the documents are too large to upload to the website.*

## **6.1 SOURCE WATER PRE-SCREENING**

Planning and building permit applications require screening due to the risk a proposed or existing activity



may have on drinking water in vulnerable areas. Find out if your property is within a vulnerable area [here](#).

If a property is located within a vulnerable area, applicants will be asked to fill out a short [Source Water Protection Screening Application Form](#).

If you are making a second or third application for the same project and activities have not changed, then an [Addendum to the Drinking Water Source Protection Screening Form](#) can be filled out.

**Upload a copy of the Pre-Screening Form or Addendum here:**

STC0455\_WellingtonSourceWaterProtxn - Signed.pdf

## 6.2 APPLICATION FEE & DEPOSIT

Please contact [planning@get.on.ca](mailto:planning@get.on.ca) to coordinate the submission of the **Application Fee & Deposit**. For a list of Planning Service Fees please [Click Here](#).

**Please note that payment is not to be made without first consulting the Planning Technician at [planning@get.on.ca](mailto:planning@get.on.ca).**

### 6.2.1 COST ACKNOWLEDGMENT

Each application must be accompanied by a deposit in the form of cash or a cheque payable to the **Corporation of the Township of Guelph/Eramosa** in the total amount of **\$5,408.00**, which includes a non-refundable administration fee of \$4,408.00, and a deposit of \$1,000.00. The Township will retain this deposit of \$1,000.00 until the application has been completed and the applicant and the owner have paid all expenses incurred by the Township of Guelph/Eramosa in processing this application.

The applicant and the owner understand, acknowledge and accept that the Township of Guelph/Eramosa does not retain as full-time staff professional engineers, planners, or solicitors. The Township of Guelph/Eramosa contracts private firms for these services. **The applicant and the owner SHALL be jointly and severally liable for paying the Township of Guelph/Eramosa for all costs it incurs in processing this application, including but not limited to, fees for planning, engineering and legal services, in addition to Township of Guelph/Eramosa's administration fees.**

The Township of Guelph/Eramosa shall notify the applicant and owner from time to time of any costs incurred by the Township and the applicant and the owner shall have thirty (30) days to pay the Township for those costs after notice is given. In the event that the applicant and the owner do not pay those costs within thirty (30) days, the Township has a right to apply the deposit against those costs and further to cease doing any work on the processing of this application until such time as all outstanding costs are paid in full and the deposit has been restored to the initial deposit amount set out in the guidelines.

**Please note:** Other fees may be required by external agencies, such as the Grand River Conservation Authority, to be billed directly to the applicant.

**Applicant Signature:**

*Sandra Hallig*

### **6.3 CERTIFICATION**

I/We hereby certify that all required submission materials identified by commenting agencies, through the pre-consultation process, have been provided as part of this application.

**Applicant Signature:**

*Sandra Hallig*

### **PART 7 - DECLARATION**

I/We solemnly declare that all statements contained in this application are true, and that the information contained in the documents that accompany this application are true, and I/we make this solemn declaration conscientiously believing it to be true.

**Applicant Signature:**

*Sandra Hallig*