



The Corporation of the Town of LaSalle

Date	January 19, 2017	Report No:	PW-02-17
Directed To:	Mayor and Members of Council	Attachments:	-Rogers Presentation -Sketch -Rogers Information Package
Department:	Public Works	Policy References:	
Prepared By:	Jonathan Osborne, P.Eng. – Manager of Engineering		
Subject:	Rogers Telecommunication Tower – 2190 Old Front Rd.		

RECOMMENDATION:

That Council accept this report as information regarding the proposed 45m Rogers telecommunications tower at 2160 Front Rd property (formerly Centennial Arena). Further, that Council forward a copy of their resolution endorsing the construction of this new telecommunications tower to Innovation, Science and Economic Development Canada (ISED) pending the conclusion of the consultation process.

REPORT:

In the fall of 2016, Rogers Communications approached the Town of LaSalle requesting the use of a portion of the property at 2160 Old Front Rd (the new portion would have an address of 2190 Old Front) to install a new 45m monopole telecommunications tower to replace their existing 45m monopole tower located at 1950 Front Rd.

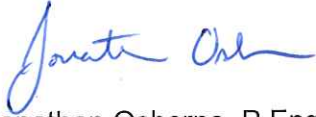
Administration entered into discussions with Rogers regarding tower and compound details including location, configuration as well as draft agreement terms. It was determined that the most appropriate location would be at the southwestern most corner of the property. This location maximizes future potential use of the property.

The subject lands are currently zoned Recreational in the Town Zoning by-law, however telecommunications towers are permitted in all zones. Further, under Federal telecommunications regulations these towers are exempt from Planning Act approvals. ISED requires written concurrence from the host prior to granting their regulatory approval for a new telecommunications facility.



The Town has allowed Rogers to progress through the regulated public notification process based on the recommended location. Jay Lewis from Summit Telecom Services has been the lead

liaison for this process on Rogers behalf. The information package attached gives additional information on the process taken.

Respectfully Submitted,



Jonathan Osborne, P.Eng.
Manager of Engineering

Reviewed by:							
CAO 	Treasury	Clerks	Public Works 	Planning	Cult. & Rec.	Building	Fire

C7843 – LaSalle II
Rogers Proposed 45m Monopole

Town of LaSalle Update



OUTLINE:

Procedure

- ISED/*Radiocommunication Act*
- Default Public Consultation Process

What is proposed?

- Relocation
- Location
- Site Details

What it may look like?

- Photo Renderings

Public Consultation Update

Health Safety

- ISED Requirements
- Health Canada/Safety Code 6

PROCEDURE:

ISED/Radiocommunication Act

- Federal Government of Canada has exclusive jurisdiction over radiocommunication and telecommunication, regulated through Innovation, Science & Economic Development (ISED), with the *Radiocommunication Act*.
- ISED procedure outlines the need to consult local municipalities and communities where a new proposal does not meet exclusionary criteria. It further outlines general requirements to be met (Health & Safety, Transport Canada & NAV Canada) – this is a consistent process across Canada.
- This procedure allows the LUA to establish their own protocol for these installations; Town of LaSalle has not created their own protocol.
- ISED default public consultation process is being followed for this proposed installation. At the end of the consultation process, if the proponent is satisfied it has addressed all relevant concerns a request for concurrence will be submitted to the Town along with all correspondence.

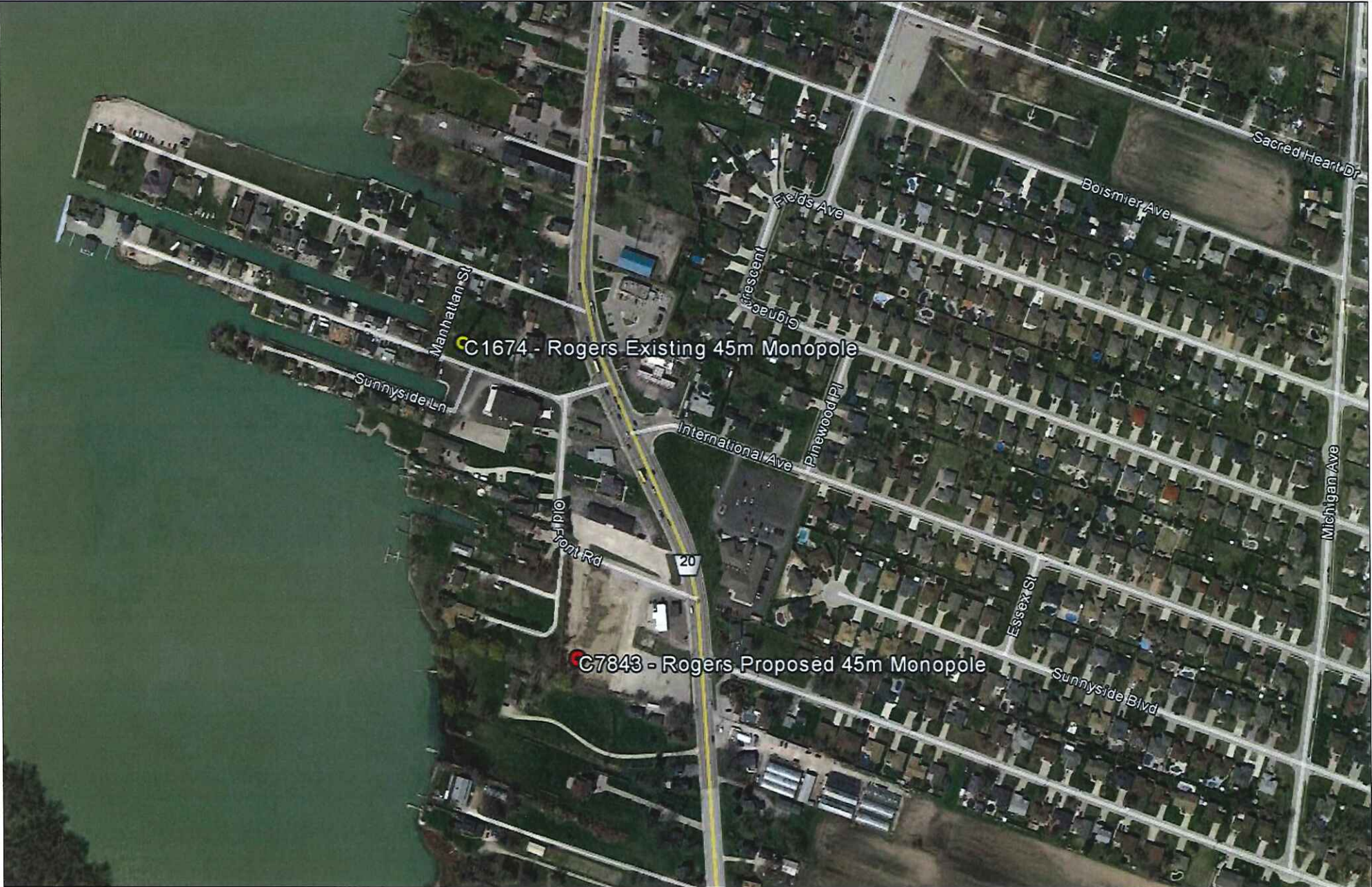
PROCEDURE:

Default Public Consultation Process

- Consultation with municipality
- Public consultation
 - Mail Notification
 - 130m notification radius (3*height of tower)
 - Sent to 17 property owners within notification radius on December 9, 2017
 - Public Notice
 - Published in *The LaSalle Post* on December 16, 2017
- Last day for submissions – January 18, 2017
- Review/address comments and provide opportunity for further response
- If proponent satisfied all concerns have been addressed then LUA concurrence requested

WHAT IS PROPOSED?

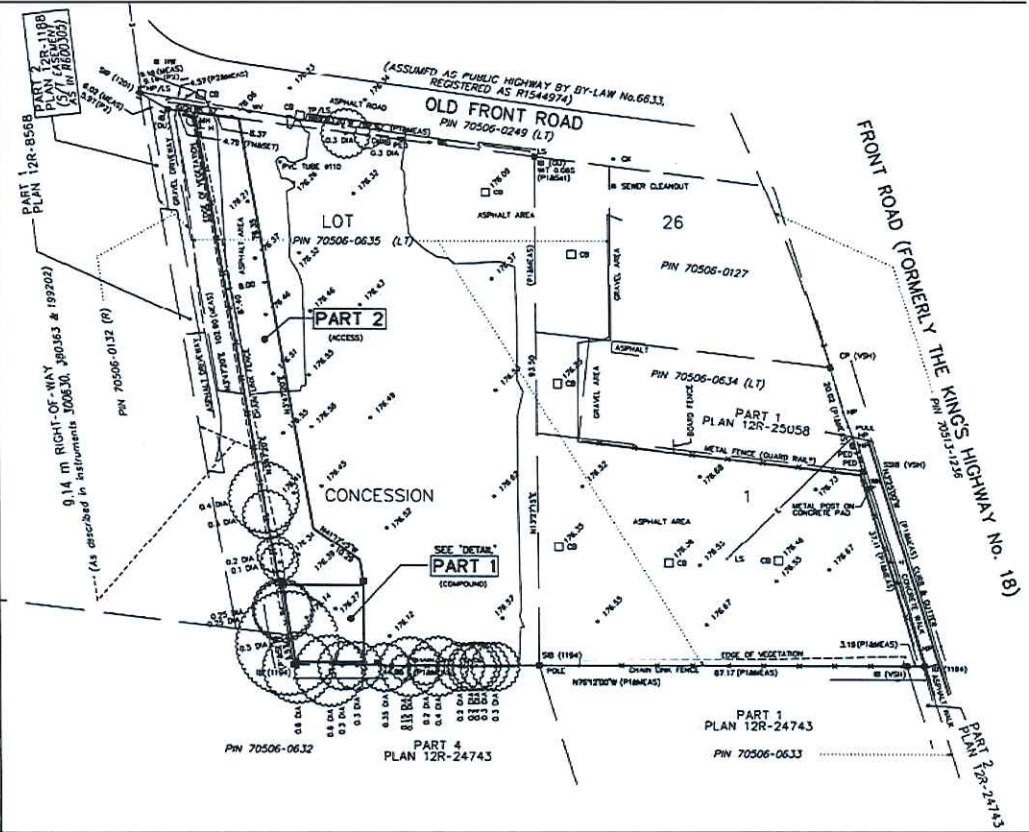
Relocate Rogers existing site in immediate area maintain reliable wireless services



WHAT IS PROPOSED?

Location

- 2190 Old Front Rd., LaSalle
- Municipal property
 - Formerly used as indoor ice arena
 - Zoned: RE – Recreation
 - Official Plan: Community Facility



WHAT IS PROPOSED?

Site Details

45m Monopole

- Monopole to be painted white and equipment to be installed tight to monopole in consideration of aesthetics
- Transport Canada has determined no lighting or marking is required

Equipment on Monopole

- Rogers to install six antennas, two microwave dishes and three RRU's per antenna to provide GSM (2G), UMTS (3G) and LTE LTE wireless services
- Anticipate Telus will relocate equipment from existing monopole
- Would accommodate space for another third-party to co-locate
- Provision allowing Town to install an antenna

WHAT IS PROPOSED?

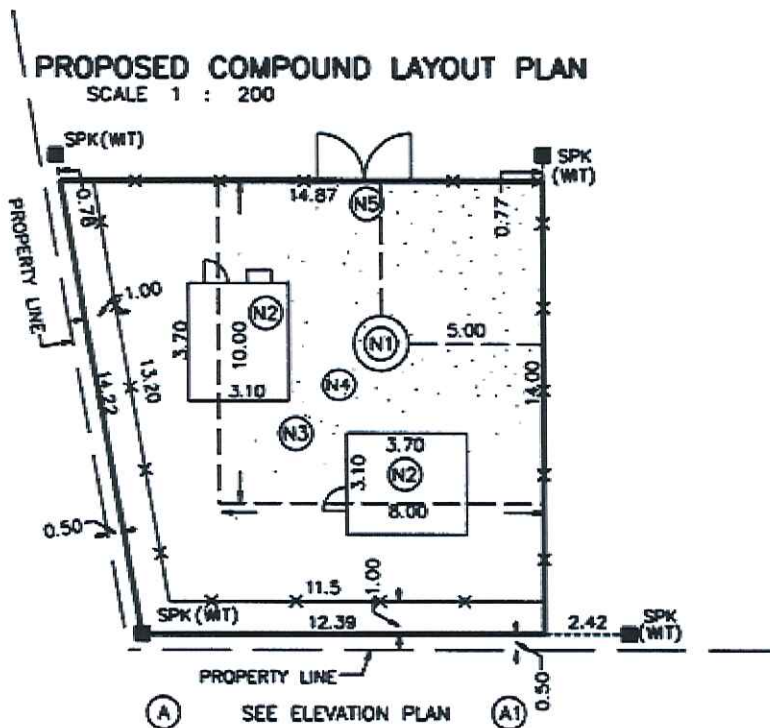
Site Details

Compound

- 13.9m x 13m irregular shaped fenced compound, set back 1.5m from property line
- 2.4m pressure treated board fence enclosure

Equipment within Compound

- Rogers proposed 3.1m x 3.7m walk-in equipment shelter. A second equipment shelter is anticipated for Telus to relocate.
- Sufficient space for Town of LaSalle and another third-party to co-locate



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 WALK-IN RADIO EQUIPMENT CABINET. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N3) HYDRO 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 2.4 m PRESSURE TREATED BOARD FENCE, SURROUNDING COMPOUND.

WHAT IT MAY LOOK LIKE?

Photo Renderings

- Number of equipment and location on monopole will change depending on final equipment loading by Rogers and any other third party co-locating



PUBLIC CONSULTATION UPDATE:

- Discussed proposal on multiple occasions with joint owners of two adjacent properties to subject property. Incorrect mailing address for notification and owners have an extension to make a submission by January 23, 2017. Sent digital copy of mail notification along with additional information on December 23, 2016. The following are some concerns raised and waiting on a submission to formally address:
 - Location; Why the existing monopole could not continue to be utilized; Health and safety; and, Land-use.
- Discussed proposal with owner of property across from subject property experiencing technical difficulties and not able to make a submission by January 18, 2017. The following are the comments owner wanted to submit:
 - Recreation land should not be used for commercial/industrial purposes such as the proposed monopole
 - Proposed installation would block view of river from property and subject property could be nice park land
 - If possible to relocate installation behind existing commercial building

HEALTH & SAFETY:

Health and safety concerns are of the utmost importance to Rogers which is why Rogers adheres to Health Canada's Safety Code 6.

ISED, the federal agency regulating telecommunications carriers require that RF levels transmitted from base stations (cell towers) fall below Health Canada's RF exposure limits and made compliance with Safety Code 6 mandatory.

ISED adopted Health Canada's Safety Code 6 as they are the agency charged with protecting the health and safety of Canadians, who continuously review peer reviewed scientific studies and revise of these guidelines when necessary.

For these reasons, ISED does not consider the validity or adequacy of Safety Code 6 subject to consultation as these limits are the responsibility of Health Canada.

As a condition of licence, Rogers must ensure that:

"...radio stations are installed and operated in a manner that complies with Health Canada's limits of human exposure to radio frequency electromagnetic fields for the general public including the consideration of existing radiocommunication installations within the local environment."

HEALTH & SAFETY:

Health Canada/Safety Code 6

- Federal agency for the protection of Canadians.
- The exposure limits in Safety Code 6 are based on an ongoing review of published scientific studies, including both internal and external authoritative reviews of the scientific literature, as well as Health Canada's own research.
- The code is periodically revised to reflect new knowledge in the scientific literature. The current version of Safety Code 6 reflects the scientific literature published up to August 2014 and replaces the previous version published in 2009
- Health Canada reminds all Canadians that their health is protected from radiofrequency fields by the human exposure limits recommended in Safety Code 6.
- Health Canada has established and maintains a general public exposure limit that incorporates a wide safety margin and is therefore far below the threshold for potentially adverse health effects.
- The Department continues to monitor and analyze scientific research on this issue and should new scientific evidence arise demonstrating that exposure to radiofrequency fields poses a health risk to Canadians, Health Canada will take the appropriate action to safeguard the health of Canadians

Questions?

- For additional information please refer to:
 - Connecting Canadians: Wireless Antenna Tower Siting in Canada
www.cwta.ca/CWTASite/english/pdf/Connecting.pdf
 - Health Canada: Safety of Cell Phones and Cell Phone Towers
www.hc-sc.gc.ca/hl-vs/iyh-vsv/prod/cell-eng.php
 - Industry Canada's Spectrum Management and Telecommunication website
<http://www.ic.gc.ca/antenna>

Contact Information:

Summit Telecom Services

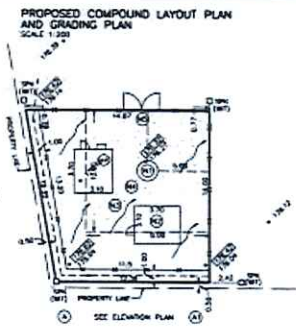
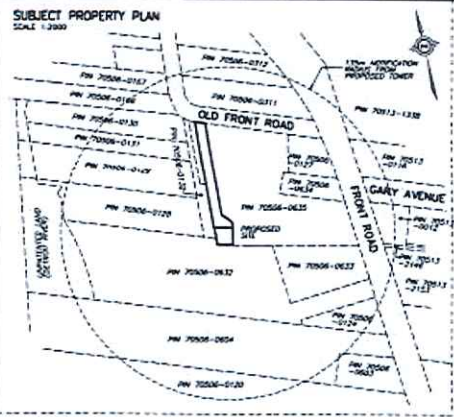
Jay Lewis
482 South Service Rd. E., suite 130
Oakville, Ontario L6J 2X6
Fax: 888.622.4939
Email: jlewis@summit-tel.com

Innovation, Science and Economic Development Canada

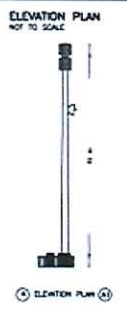
Western & Central Ontario District
4475 North Service Rd., Suite 100
Burlington, Ontario L7L 4X7
Fax: 905.639.6551
Email: ic.spectrumcwod-spectredcoo.ic@canada.ca

Town of LaSalle

Jonathan Osborne – Mgr. of Eng.
5950 Malden Rd.
LaSalle, Ontario N9H 1S4
Fax: 519.969.9852
Email: josborne@lasalle.ca



- NOTES**
- PROPOSED CIRCULAR STEEL MONOPOLE WITH LIGHTNING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NEW CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
 - PROPOSED PRECAST/CAST-IN-PLACE CONCRETE FOUNDATION DESIGN PENDING SOIL REPORT.
 - WIRE CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PROFESSIONAL IN CONSULTATION WITH LOCAL AUTHORITY.
 - REMOVE EXISTING SIGNAL, PUMP WELL, SLEDS AND PLACE 300 PPM GRANULAR A CROSS COMPOUND AREA.
 - PROPOSED 2.4 M PRESSURE TREATED HEAVY FENCE, SURROUNDING COMPOUND.
 - PROPOSED DRAIN TO DRAIN NORTH AND EASTWARD TO INTERIOR OF LOT.



SCHEDULE			
PART	LOT	CONCESSION	AREA
1	PART OF		100.0 sq m
2	26		757.5 sq m

PLAN SHOWING TOPOGRAPHY AND SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION
PART OF LOT 26 CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF SANDWICH)
TOWN OF LASALLE
COUNTY OF ESSEX

ADDRESS:
2160 OLD FRONT ROAD
LASALLE ON N9J2C9

SCALE 1 : 500

J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS

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

NOTES

BOUNDARIES ARE (OR) DERIVED FROM REFERENCED SURVEY POINTS (OR) A PLAN BY REAL TIME NETWORK OBSERVATIONS (THE DATE IS MADE (YEAR) (MONTH))

DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO ONE BY MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.99998

ALL SET BACKS AND SET BACKS WERE USED DUE TO LACK OF UNDERGROUND UTILITY INFORMATION OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF THE REGULATION

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CSD BENCHMARK IN DETERMINATION OF THE SURFACE ELEVATION OF THE LOT

- LEGEND**
- DENOTES MONUMENT PLANTED
 - DENOTES MONUMENT FOUND
 - DENOTES STANDARD IRON SPIRE
 - DENOTES SHORT STANDARD IRON SPIRE
 - DENOTES SPRING
 - DENOTES WELLS
 - DENOTES PLAN 12R-24743
 - DENOTES PLAN 12R-25058
 - DENOTES PLAN 12R-25058
 - DENOTES FIELD NOTES PER VSN DATED NOV 25/10, JOB NO. 4-25041
 - DENOTES WITNESSES STUDENT/LEAD SURVEYOR MICHAEL P.C. D.L.S.
 - DENOTES JOHN B. SACKETT INC. D.L.S.
 - DENOTES CLARENCE SURVEYORS INCORPORATED, D.L.S.
 - DENOTES JOHN LAMONTAGNA
 - DENOTES CATCHBASIN
 - DENOTES GAS W/IT
 - DENOTES WIND WELL
 - DENOTES MANHOLE
 - DENOTES WOOD POLE
 - DENOTES LIGHT STAND
 - DENOTES TELEPHONE POLE
 - DENOTES TELEPHONE INFLECTA
 - DENOTES FIRE HYDRANT
 - DENOTES WATER METER
 - DENOTES WATER KEY
 - DENOTES OVERHEAD ELECTRICAL
 - DENOTES PROPOSED ELEVATION
 - DENOTES EXISTING ELEVATION
 - DENOTES SURFACE DRAINAGE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE FIELD WORK WAS COMPLETED ON THE 28th DAY OF OCTOBER, 2016.

DATE: *November 20, 2016* *Michael P. C.*
MICHAEL P. C. D.L.S.
ONTARIO LAND SURVEYOR

CAUTION

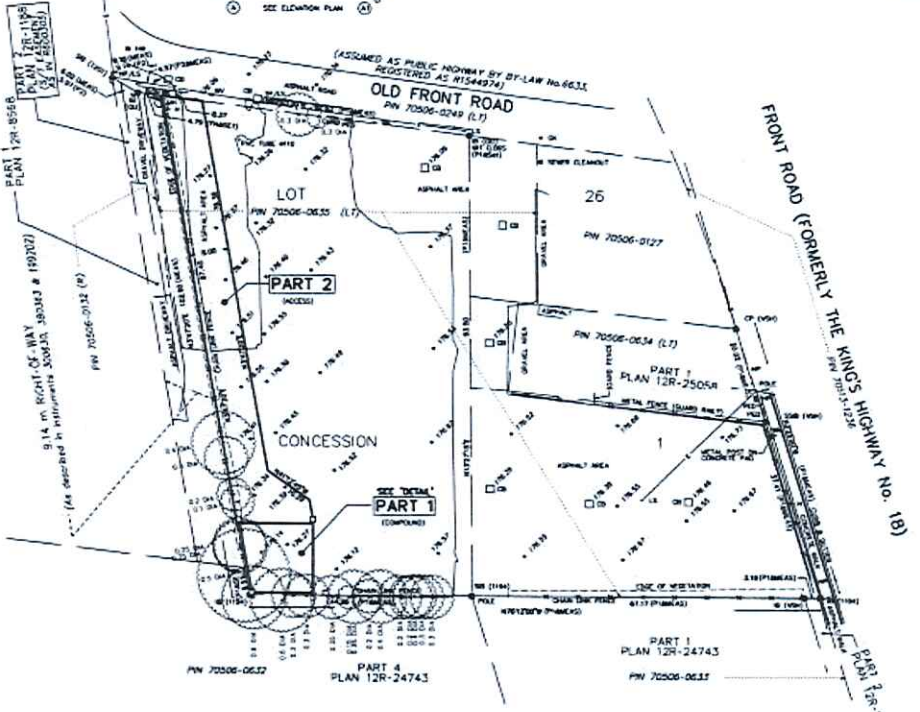
LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ROGERS LAND INFORMATION SPECIALISTS
1000 SHEPPARD AVENUE EAST, SUITE 100, AURORA, ONTARIO M1S 1T6
TEL: (905) 709-3800 FAX: (905) 709-3801

PROJECT: C7843 LASALLE II



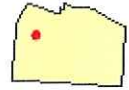
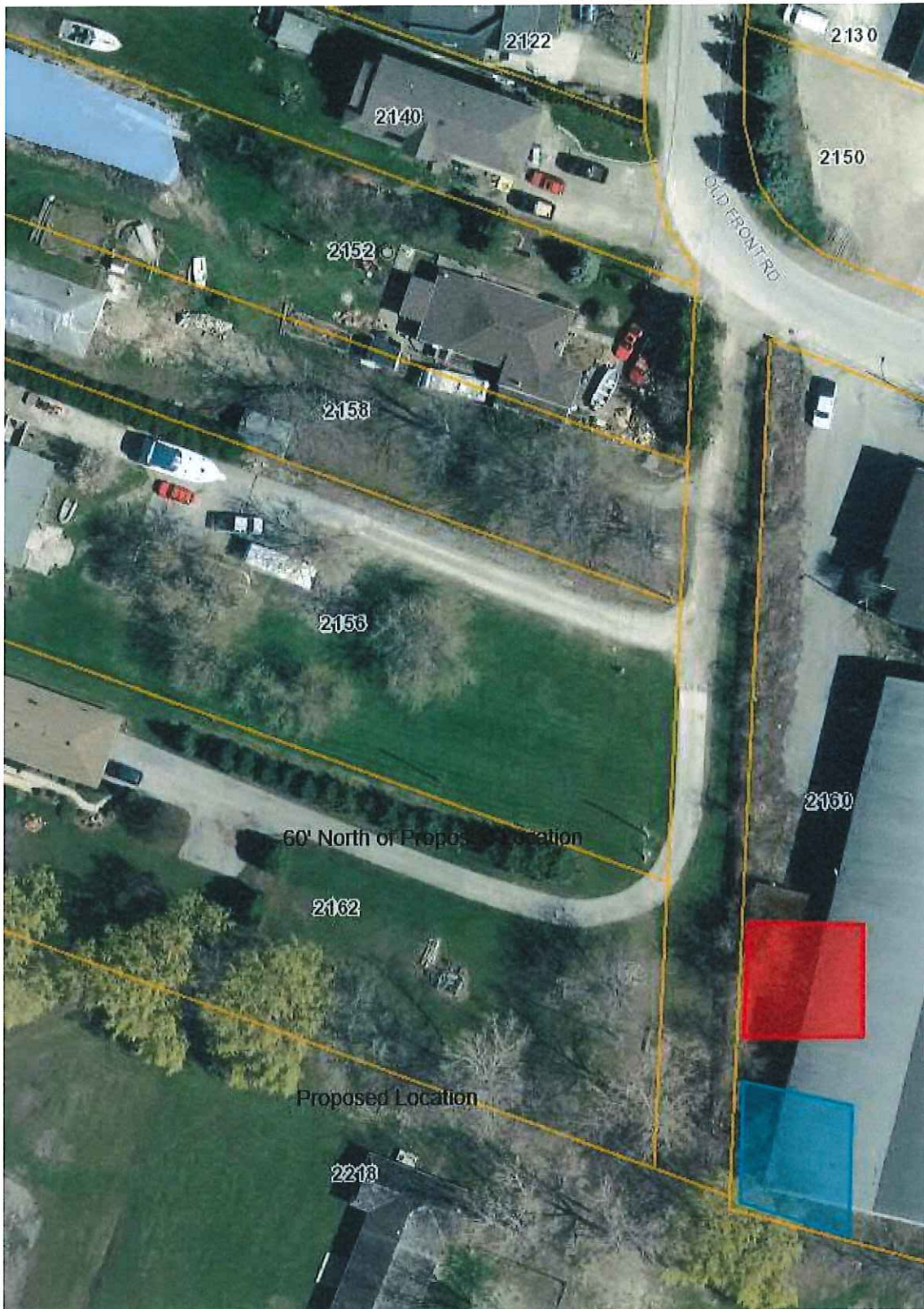
DRAWN BY: PBL/ML CHECKED BY: MJP REFERENCE NO.: 16-75-040-00
DATE: 11/20/16



SITE DATA

	EXISTING	PROPOSED
PROPERTY AREA	0.058 ha	0.002 ha
BUILDING AREA	0.000 ha	0.238
LOT COVERAGE	0%	0.23%
AREA REQUIREMENTS		
COMPOUND (EXCLUSIVE)		763.8 sq m
ACCESS (NON-EXCLUSIVE)		757.5 sq m
HYDRO		780
TOTAL		948.3 sq m
UNITS		1 MONOPOLE 2 CABINETS
HEIGHT OF MONOPOLE		45m
SETBACKS (PROPOSED MONOPOLE)		
FRONT (OLD FRONT ROAD)		87.8 m
SIDE		8.5 m
REAR		8.5 m
SETBACKS (PROPOSED CABINETS)		
FRONT (OLD FRONT ROAD)		86.1 m
SIDE		3.3 m
REAR		3.8 m





Legend

-  Essex Terminal Railway
-  Water Features
-  Addresses
-  Parcels

Scale: 1: 700.00



18.89 Meters

THIS MAP IS NOT A LEGAL SURVEY

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

Blue box is proposed location

Red box is 60' North of proposed location