



**Subject:** Information Package  
Proposed 35m Monopole Telecommunications Installation

**Address:** 1071 Goderich St. N  
**PID:** 223480429

**Coordinates:** Latitude: N 44°26' 48.4", Longitude: W 81°22' 48.2"

**Bell Site Reference:** X6360 – Goderich St

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## 1. Proposed Location

Bell Mobility Inc. ("Bell") is proposing to locate a new monopole telecommunications installation at the above referenced location, on land owned by a private property owner, in order to improve high-speed wireless mobile network coverage and capacity. The site is located on lands designated as "Employment" in the Town of Saugeen Shores's Official Plan and "Industrial" in the Town of Saugeen Shores's Zoning By-Law (please note radio installations are federally regulated and not subject to the Planning Act). The site is located southeast of Devonshire rd and Goderich St. The site is approximately 30 metres away from the ROW. Access to the tower will be entirely via a private driveway off of Goderich St.

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.** Other properties were investigated by Bell but were determined not to be appropriate or feasible for hosting new telecommunications equipment 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 and alternative sites considered are depicted under **Appendix 1: Proposed and Alternative Site Locations.**

The reasons for rejecting the alternate candidate sites are as follows:

**Proposed Site (“CAN5”):** CAN5 is optimal for meeting radiofrequency engineering objectives and the landowner was receptive to the proposed land use arrangement.

**Alternate Site 1 (“CAN1”):** CAN1 was rejected as there was insufficient space on the land parcel.

**Alternate Site 2 (“CAN2”):** CAN2 was rejected as it did not meet radiofrequency engineering objectives.

**Alternate Site 3 (“CAN3”):** CAN3 was rejected as it did not meet radiofrequency engineering objectives.

**Alternate Site 4 (“CAN4”):** CAN4 was rejected due to future development plans for the site.

**Alternate Site 5 (“CAN6”):** CAN6 was rejected as it did not meet radiofrequency engineering objectives.

**Alternate Site 6 (“CAN7”):** CAN7 was rejected as the municipality did not indicate they were open to the proposal.

**Alternate Site 7 (“CAN8”):** CAN8 was rejected due to an existing installation and the landowner was not open to the proposed land use arrangement.

**Alternate Site 8 (“CAN9”):** CAN9 was rejected as it did not meet radiofrequency engineering objectives

**Alternate Site 9 (“CAN10”):** CAN10 was rejected as the landowner was not open to the proposed land use arrangement.

**Alternate Site 10 (“CAN11”):** CAN11 was rejected as it did not meet radiofrequency engineering objectives

## 2. Proposed Design

In order to enhance wireless service, Bell is proposing to install a 35-metre monopole telecommunications installation and radio equipment shelter, located in the western portion of the property to support a new radiocommunications facility that will service the area.

Bell has completed a survey plan (see **Appendix 2: Survey Plan**) as well as visual simulations of the proposed monopole telecommunications installation (see **Appendix 3: Visual Simulations**). The tower will use a private right-of-way (driveway) for safe vehicular access into the site. The proposed design is subject to change based on final engineered design and final land survey.

Bell has made efforts to minimize the visibility of the tower to the area residents. This location was selected to provide the best coverage & capacity to the community and minimize visual impact since it is setback from nearby residences.

Bell welcomes any comments from the Town of Saugeen Shores in regards to the proposed tower location and design.

### 3. Public Consultation Process

The Town of Saugeen Shores follows the ISED CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems for the 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.

Since the proposed tower is within 105 meters of other properties, these property owners will be sent a notification package that includes the proposal and consultation details. Additionally, an ad will be published in a local newspaper determined by planning staff. The consultation period will run for 30 days where members of the public can submit comments and questions

During the consultation period, any questions, comments or concerns will be acknowledged within 14 days and address in writing all reasonable and relevant concerns within 60 days of receipt. Members of the public will have 21 days from the date of the correspondence to reply to the proponent's response

In in order to move forward with the public consultation process, Bell has submitted an application for a tower installation to the Town of Saugeen Shores. At the conclusion of the consultation process, Bell will prepare and submit a summary of comments received from the community and the replies provided by Bell.

### 4. Concurrence Requirements

Although Bell is exclusively regulated by the Federal Government, ISED requires Bell to consult with the land use authority as a commenting body in the sitting 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 tower location.

### 5. Health and Safety Compliance

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

#### a) Safety Code 6

Bell attests that the proposed tower 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](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](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**

Bell will undertake all the necessary environmental assessment(s) to mitigate potential impacts in the siting and construction of the proposed tower.

**c) Engineering Practices**

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

**d) Transport Canada's Aeronautical Obstruction Marking Requirements**

The proposed tower is in compliance with Transport Canada and NAV CANADA aeronautical safety requirements. Bell submitted an application to Transport Canada and NAV CANADA.

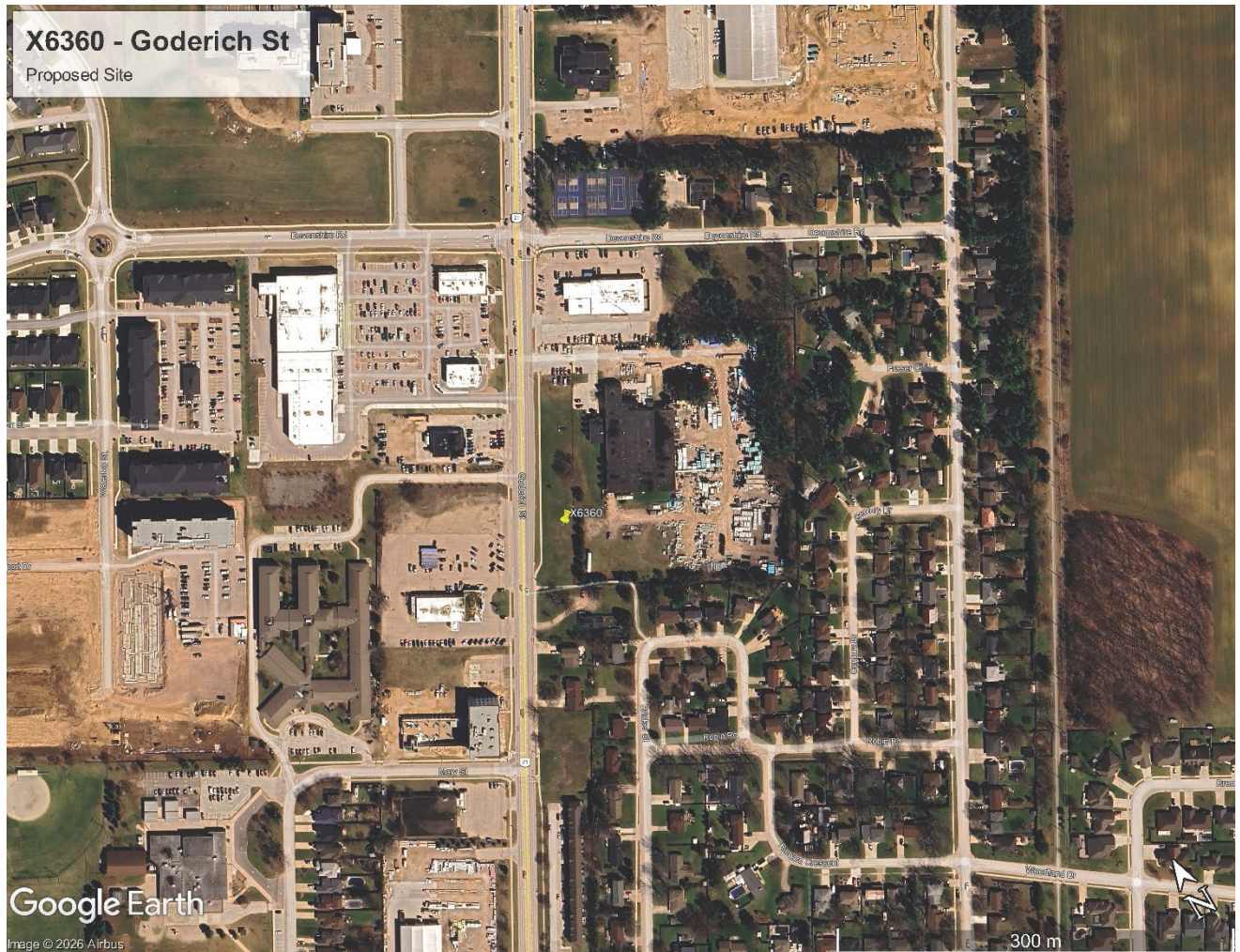
## 6. Conclusion

Bell is seeking to improve high speed wireless service to the residential community and businesses by improving **high-speed mobile network coverage & capacity** in the northern Port Elgin area. To provide service, Bell is proposing the construction of a new tower. 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:

- The proposed tower location will bring much needed mobile wireless network coverage and capacity;
- The proposed tower is designed to provide high quality service to Bell customers in the northern Port Elgin community and surrounding areas;
- The proposed tower is located on commercial property, setback from residences while providing coverage to the community.

## Appendix 1 – Proposed and Alternative Site Locations

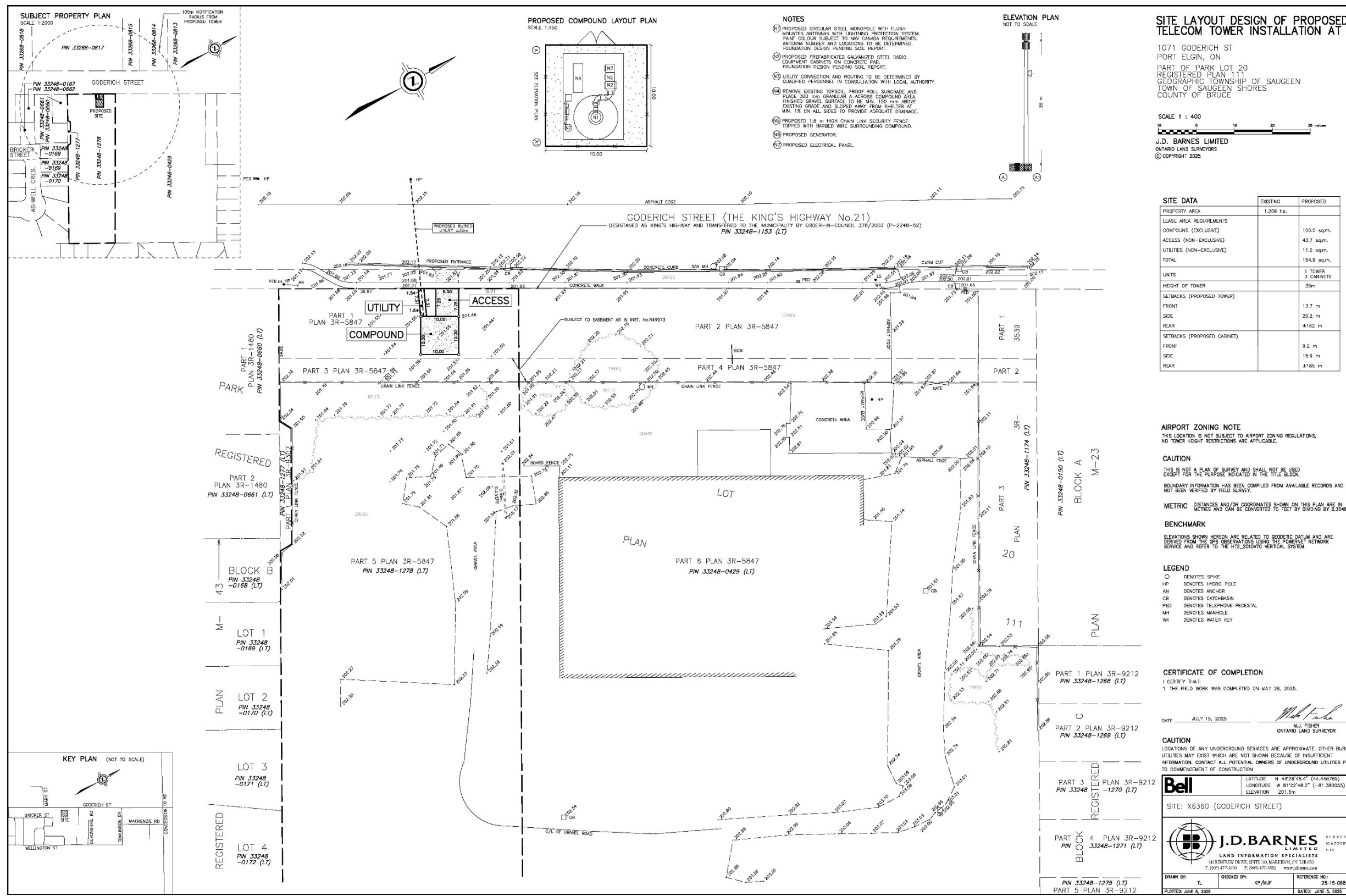
### Proposed Site



Proposed and Alternate Locations



Appendix 2 – Survey Plan



**SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT**  
 1071 GODERICH ST  
 PORT ELGIN, ON  
 PART OF PARK LOT 20  
 REGISTERED PLAN 111  
 GEOGRAPHIC TOWNSHIP OF SAUGEEN  
 TOWN OF SAUGEEN SHORES  
 COUNTY OF BRUCE

SCALE 1 : 400

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 ONTARIO LAND SURVEYORS  
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SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	1,208 ha.	
LEASE AREA REQUIREMENTS		100.0 sq.m.
COMPOUND (EXCLUSIVE)		43.7 sq.m.
ACCESS (NON-EXCLUSIVE)		11.2 sq.m.
UTILITIES (NON-EXCLUSIVE)		154.9 sq.m.
TOTAL		319.8 sq.m.
UNITS		1 TOWER 3 CABINETS
HEIGHT OF TOWER		35m
SETBACKS (PROPOSED TOWER)		
FRONT		13.7 m
SIDE		20.2 m
REAR		±182 m
SETBACKS (PROPOSED CABINET)		
FRONT		9.2 m
SIDE		18.9 m
REAR		±185 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 HEREON ARE RELATED TO GEOIDETIC DATUM AND ARE DERIVED FROM THE GPS OBSERVATIONS USING THE POWERNET NETWORK SERVICE AND REFER TO THE HT2\_2010V70 VERTICAL SYSTEM.

**LEGEND**  
 ○ DENOTES SPIKE  
 HP DENOTES HYDRO POLE  
 AN DENOTES ANCHOR  
 CB DENOTES CATCH-BASIN  
 PED DENOTES TELEPHONE PEDESTAL  
 MH DENOTES MAN-HOLE  
 WK DENOTES WATER KEY

**CERTIFICATE OF COMPLETION**  
 I CERTIFY THAT:  
 1. THE FIELD WORK WAS COMPLETED ON MAY 29, 2025.

DATE: JULY 15, 2025  
 M.J. FISHER  
 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.

**Bell** LATITUDE N 44°28'48.4" (±4.446769)  
 LONGITUDE W 81°22'48.2" (-81.380055)  
 ELEVATION 201.9m

SITE: X6360 (GODERICH STREET)

**J.D. BARNES LIMITED**  
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 LAND INFORMATION SPECIALISTS  
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 PLOTTED: JUNE 5, 2025 DATES: JUNE 5, 2025

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## Appendix 3 – Visual Simulations

\*\* In Progress