



# Proposed Telecommunication Telecommunication Tower

713 INDUSTRIAL RD,  
SHELBURNE ON

# Background

## **Who we are:**

Shared Tower, is a 100% Canadian telecommunications company that specializes in building shared telecommunications infrastructure, while working with local communities in minimizing any impact and bringing much needed cellular and internet connectivity.

## **What is being proposed:**

In response to significant need for wireless voice and data and Emergency 911 coverage in the Town of Shelburne, LandSquared on behalf of Shared Tower, is proposing a 50-metre lattice tri-pole-style telecommunications tower to facilitate co-location for all incumbent carriers and wireless internet service providers (WISPs).

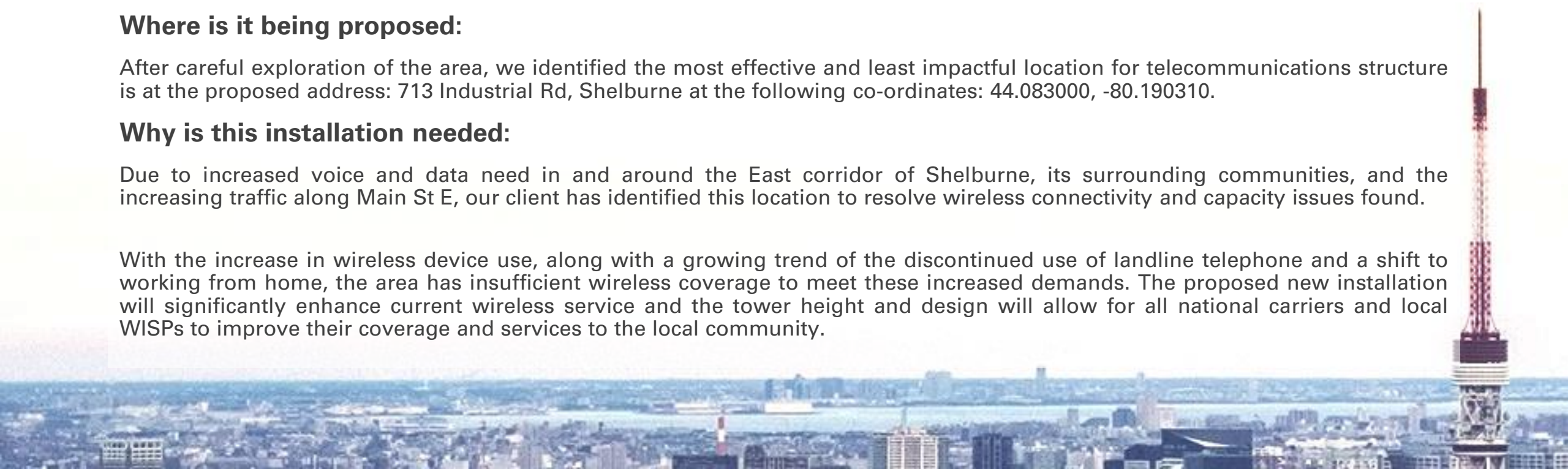
## **Where is it being proposed:**

After careful exploration of the area, we identified the most effective and least impactful location for telecommunications structure is at the proposed address: 713 Industrial Rd, Shelburne at the following co-ordinates: 44.083000, -80.190310.

## **Why is this installation needed:**

Due to increased voice and data need in and around the East corridor of Shelburne, its surrounding communities, and the increasing traffic along Main St E, our client has identified this location to resolve wireless connectivity and capacity issues found.

With the increase in wireless device use, along with a growing trend of the discontinued use of landline telephone and a shift to working from home, the area has insufficient wireless coverage to meet these increased demands. The proposed new installation will significantly enhance current wireless service and the tower height and design will allow for all national carriers and local WISPs to improve their coverage and services to the local community.



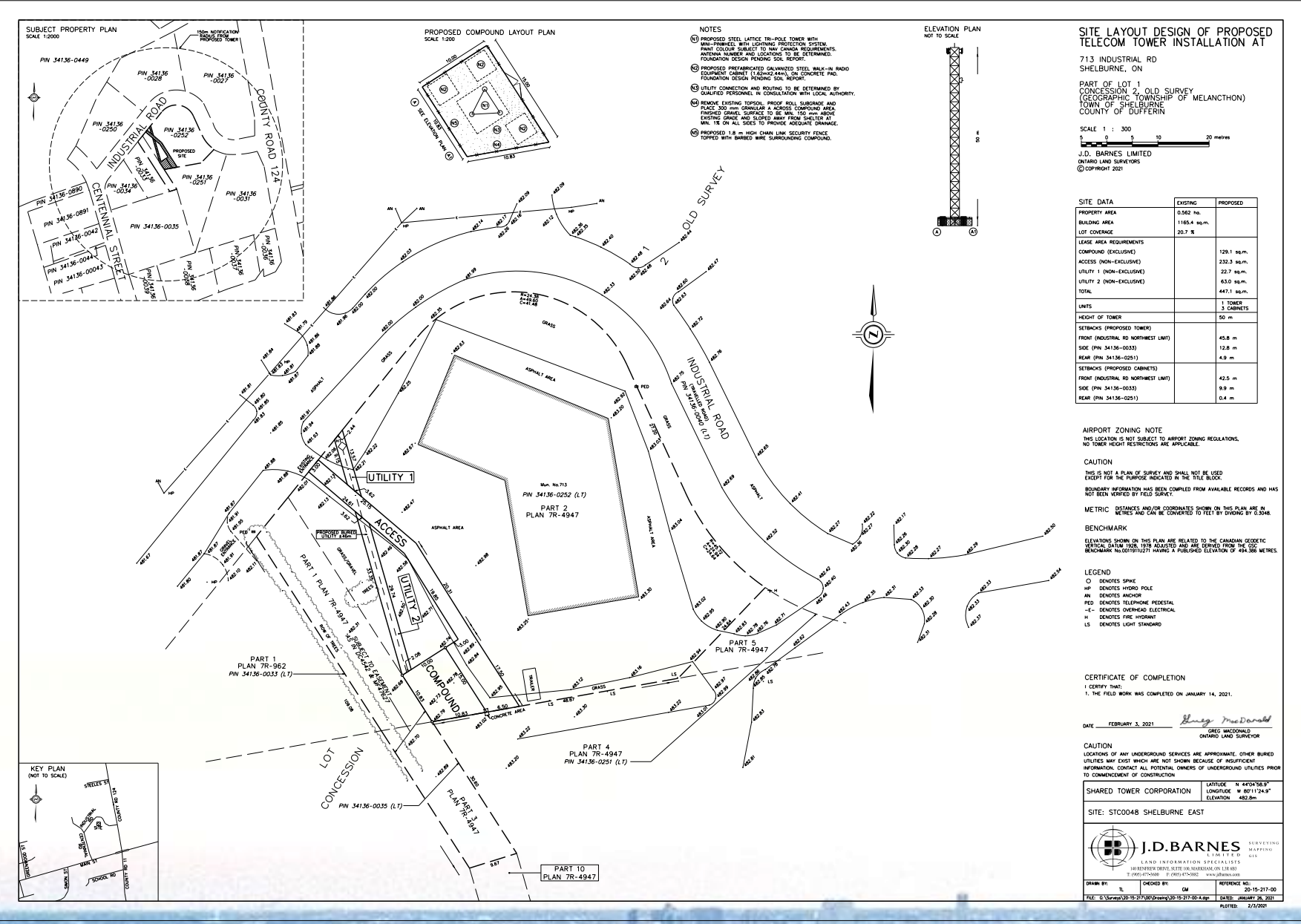
# Site Proposal



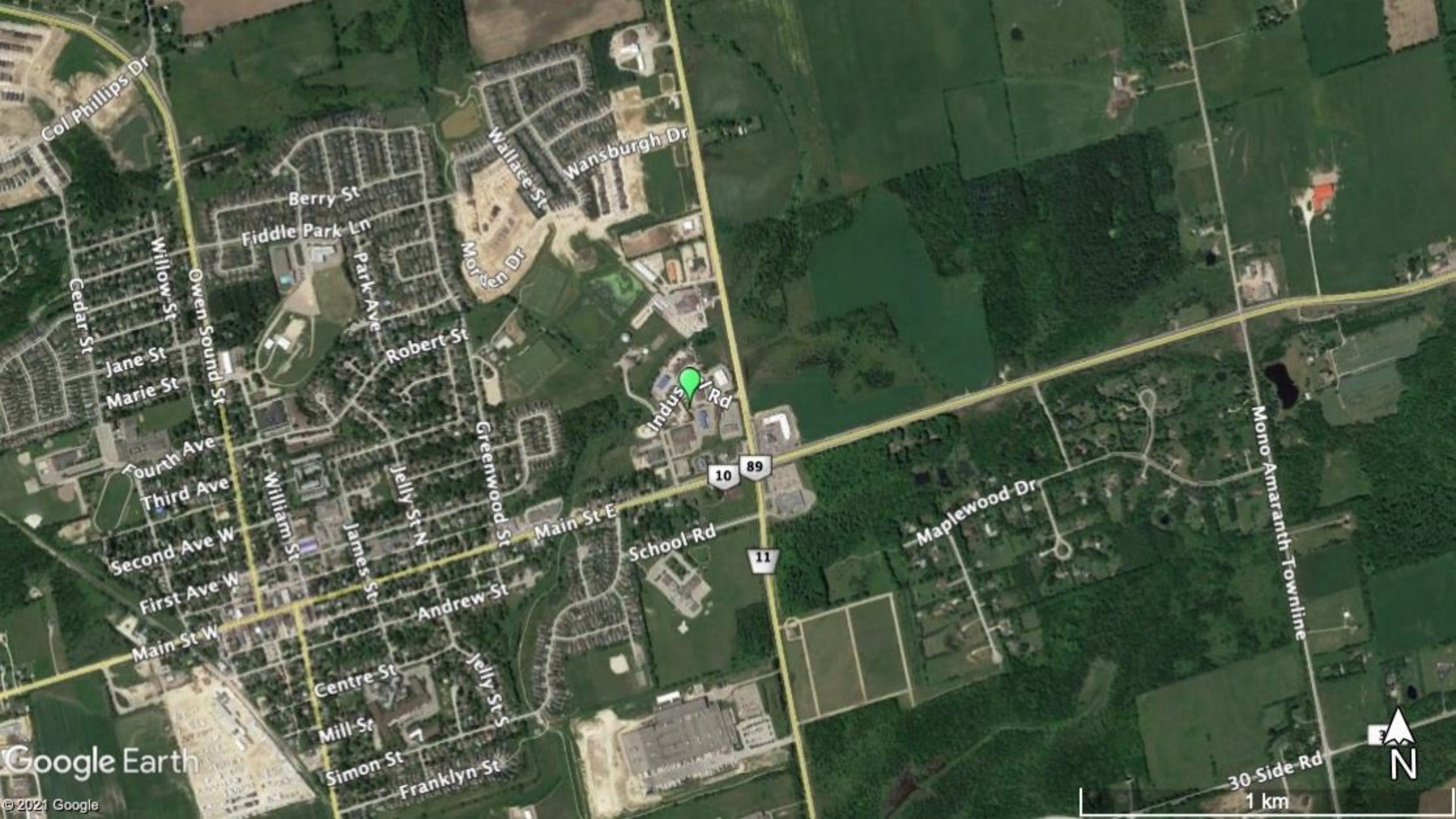
**Shared Tower**



# Plan







Col Phillips Dr

Wallace St  
Wansburgh Dr

Berry St  
Fiddle Park Ln

Willow St  
Cedar St  
Jane St  
Marie St

Owen Sound St

Robert St

Morden Dr

Indus Rd

10 89

11

Mono Amaranth Townline

Maplewood Dr

Main St E

School Rd

Fourth Ave  
Third Ave  
Second Ave W  
First Ave W  
Main St W

William St

James St

Jelly St N

Greenwood St

Andrew St

Centre St

Mill St

Simon St

Franklyn St

Jelly St S

Google Earth

© 2021 Google



30 Side Rd  
1 km



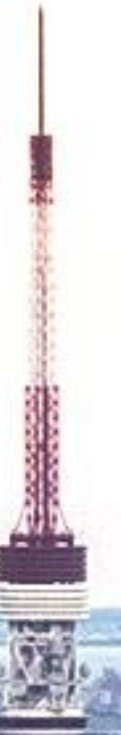
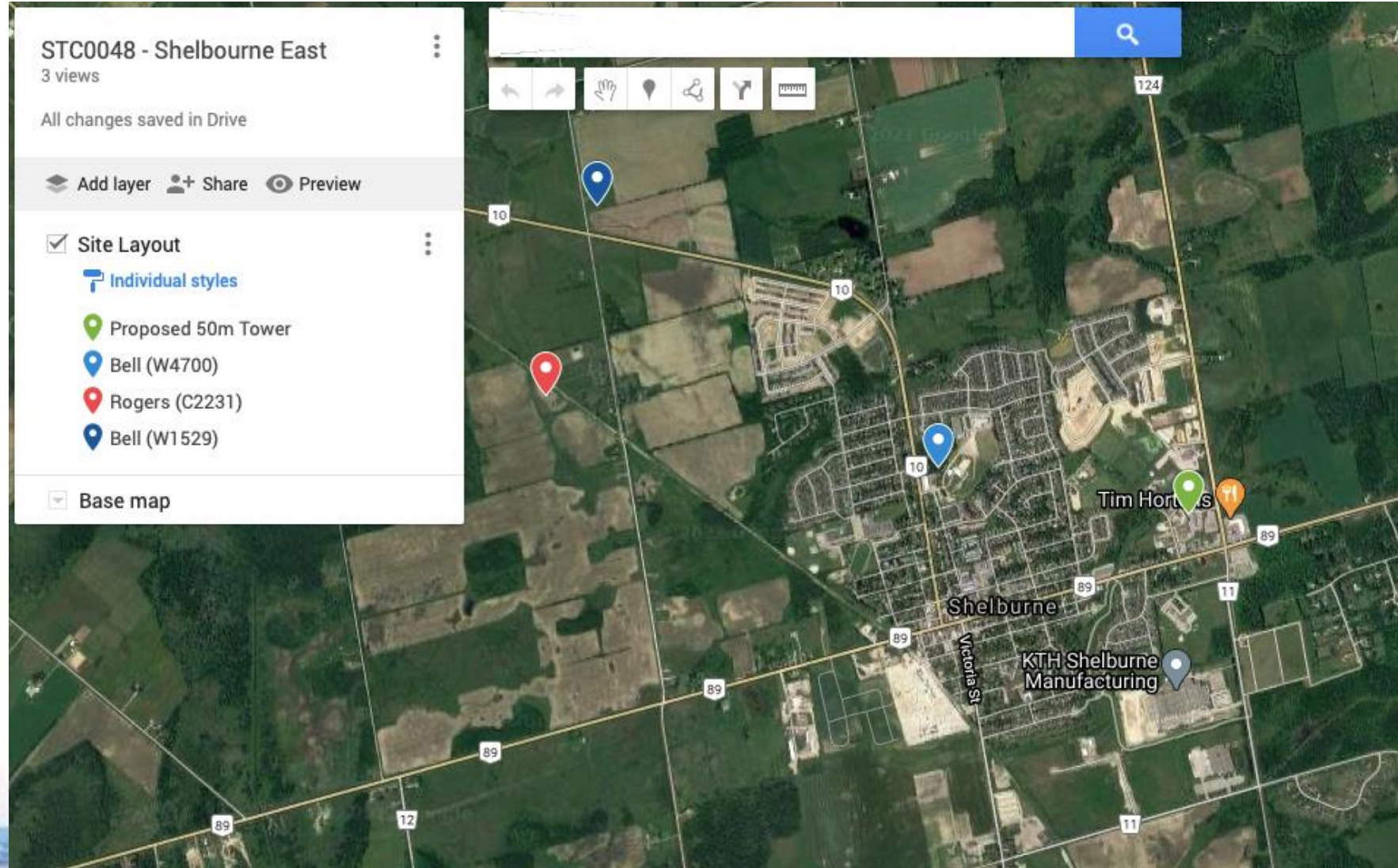
# Existing Sites



**Shared Tower**



# Existing Telecommunication Towers



# Site Renderings



Shared Tower









# View 1 - Before





# View 1 - After





# View 2 - Before





# View 2 - After



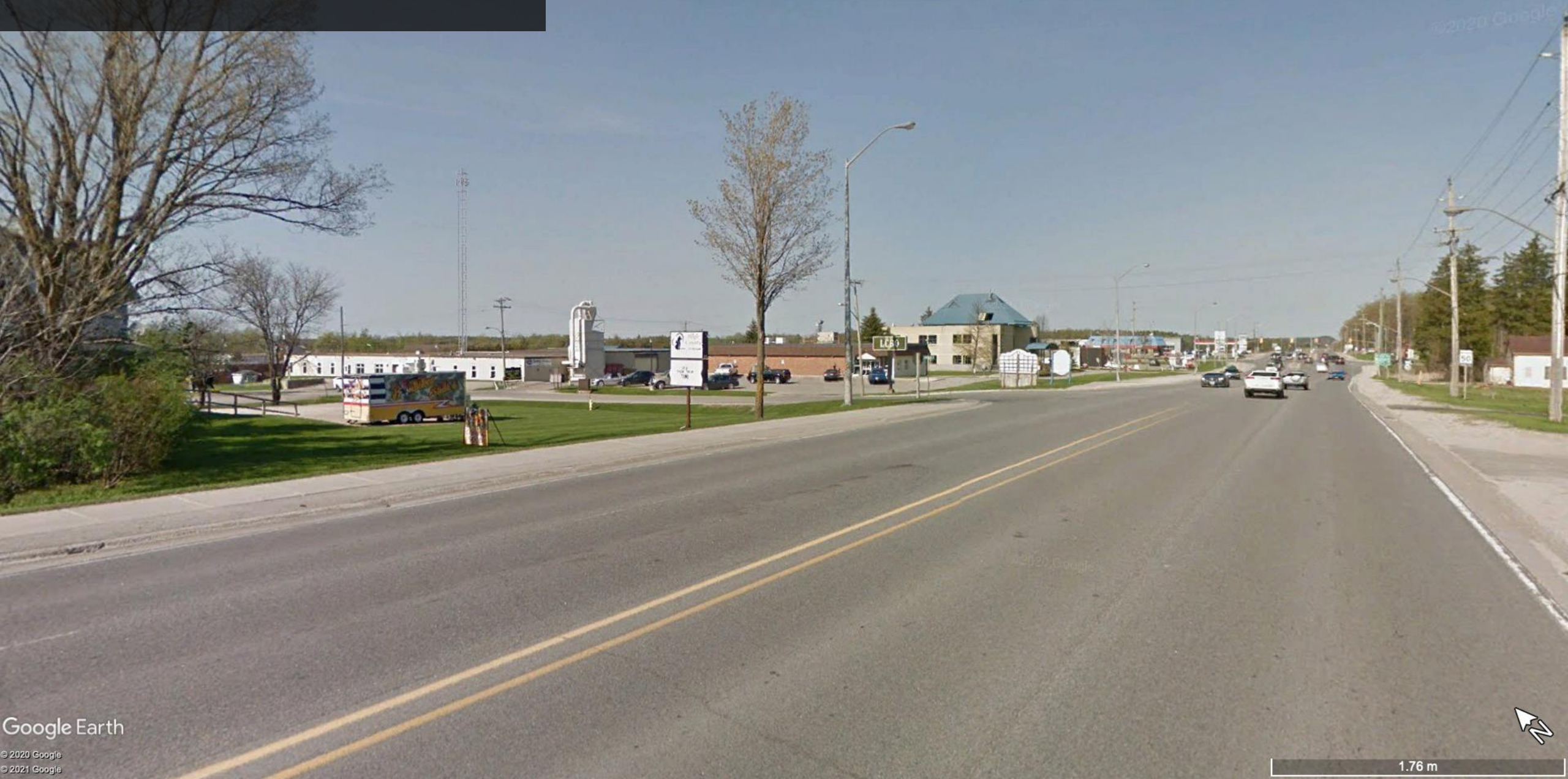


# View 3 - Before





# View 3 - After





# View 4 - Before

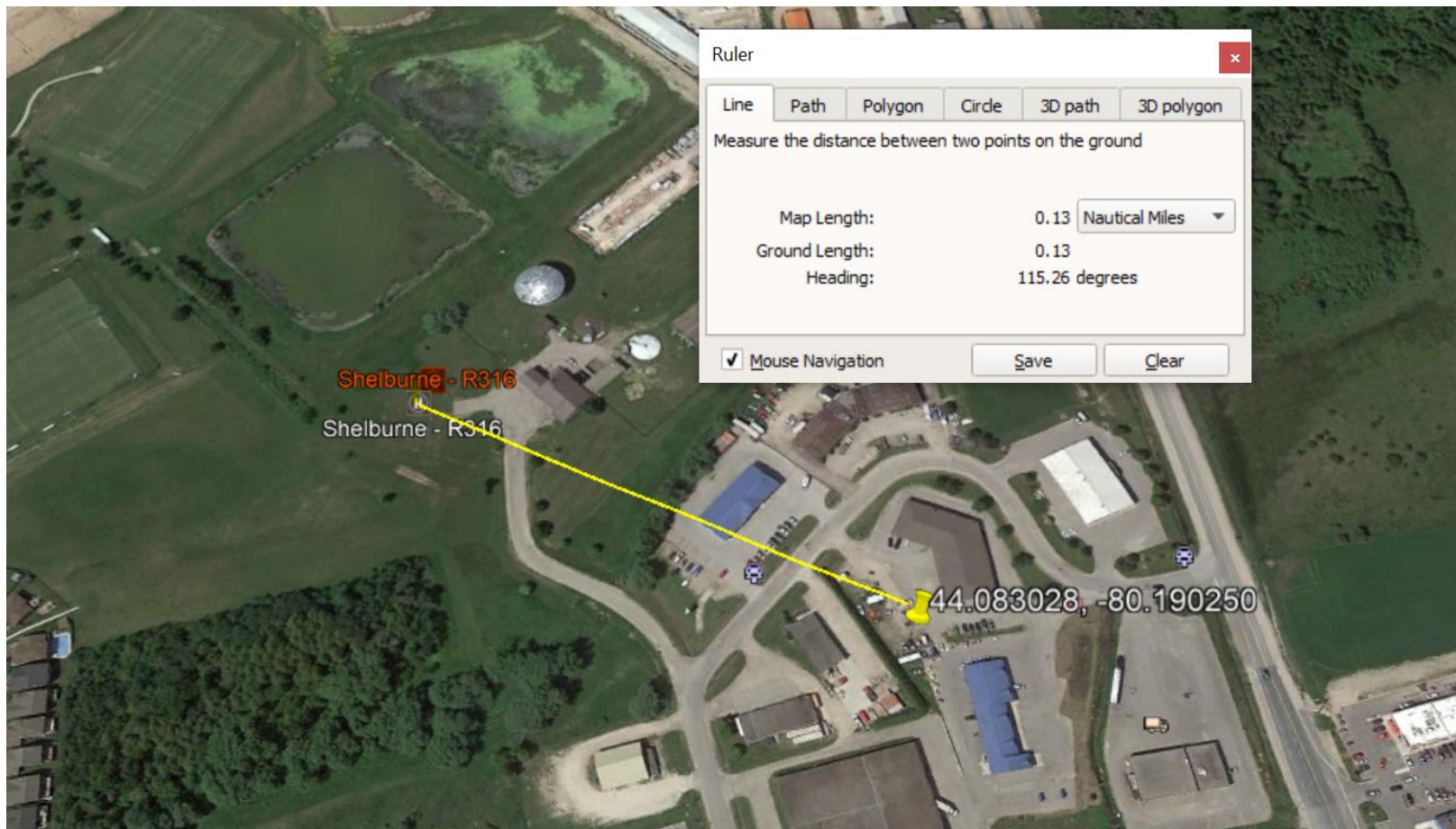




# View 4 - After







Good Afternoon, the location of the tower should not impede on the current operational ingress/egress of the helipad. In addition, notification of construction and all Transport Canada requirements regarding obstruction lighting will need to be adhered to. If you have any additional questions or concerns please feel free to contact me.

Regards,

**Dave Phillips ATPL (H)**  
**Aerodrome Compliance & Standards**  
**Helipad Support Team Lead**

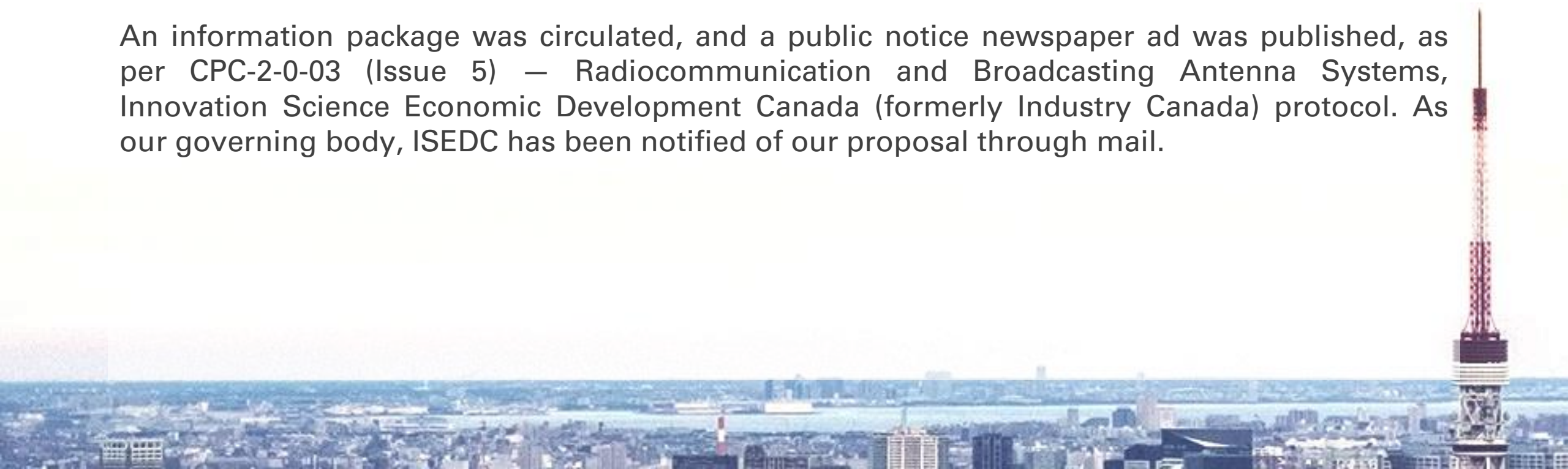


# Public Consultation

LandSquared has been working with the Town's Planner, Steve Weaver to determine the most appropriate site for the proposed tower and has provided a rationale for the site through the submission of a Justification Report.

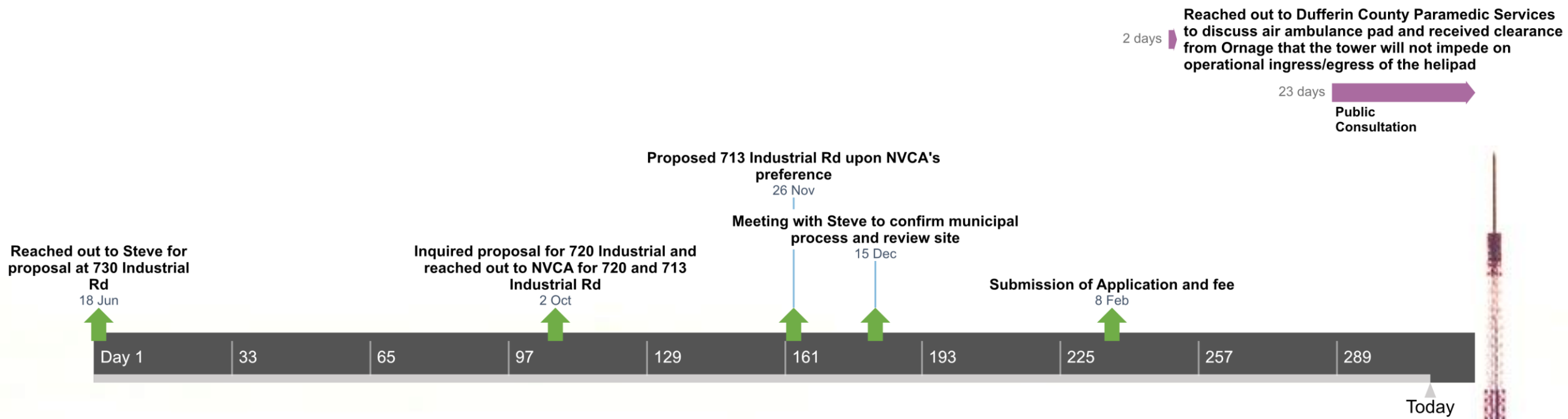
During our public consultation period, which takes place between April 1<sup>st</sup>, 2021, to May 3<sup>rd</sup>, 2021, we have not received any comments from the agency and/or members of the public.

An information package was circulated, and a public notice newspaper ad was published, as per CPC-2-0-03 (Issue 5) — Radiocommunication and Broadcasting Antenna Systems, Innovation Science Economic Development Canada (formerly Industry Canada) protocol. As our governing body, ISEDC has been notified of our proposal through mail.





# Timeline





# [LANDSQUARED]



Shared Tower





April 27, 2021

Town of Shelburne  
203 Main Street East  
Shelburne, ON L9V 3K7

Dear: Steve Wever , Associate – Senior Planner

**Re: Public Consultation Summary and Request for Concurrence**  
**713 Industrial Road, Shelburne, Ontario L0N 1S4**  
**STC File No.: STC0048**

On behalf of our client, Shared Tower Inc., please see the enclosed request for municipal concurrence for a proposed new wireless telecommunication installation located at 713 Industrial Road, Shelburne, Ontario.

### **Public Consultation Summary**

Public consultation was undertaken in accordance with the *CPC-2-0-03 – Radiocommunication and Broadcasting Antenna System*. Consultation outreach included a mailed notice to properties within the prescribed distance and a newspaper advertisement.

The public notification packages were mailed out to approximately 17 properties found within 150 metres radius of the subject property, including agencies and stakeholders. The notice included the required details about the proposed installation.

A newspaper advertisement was placed in Shelburne Free Press on April 1st, 2021, the distribution of which covers the area of the proposal. (See schedule A)

The public consultation period will close on May 3rd, 2021. No resident and agency comments were received; therefore, none have been addressed.

### **Conclusion of Public Consultation**

Landsquared attests that the proposed site is well located to provide improved wireless voice and data services in the target area. The proposed site is also situated and designated to have minimal impact on surrounding land uses.



### **Request for Concurrence**

At this time, to conclude the municipal process as public consultation will shortly close, Landsquared respectfully requests the Town bring this project forward for municipal concurrence approval and provide a letter stating that Shared Tower Inc., has followed the protocol and has fulfilled all requirements and that the Town of Shelburne has no objection to the proposed tower on the lands of 713 Industrial Road.

Landsquared looks forward to working with the Township of Shelburne in providing better service to its residents, business and visitors to the area.

Please let me know if you require anything further at this time.

Yours truly,

A handwritten signature in black ink, appearing to read "Leticia Avanse".

Leticia Avanse  
Leticia@landsquared.com  
647-241-2788





## Schedule A



## Shelburne dentist found guilty in sexual assault case

Written By Paula Brown  
Local Journalism Initiative Reporter

A Shelburne dentist accused of sexually assaulting a minor at his dental office has been found guilty.

Muthanna Gewarges, a dentist who practiced at Small Town Family Dental on Main Street in Shelburne, was convicted on charges of sexual assault and touching for sexual purposes following a trial in Orangeville earlier this month.

A resident of Mono, Gewarges was arrested in May of 2019 following a lengthy investigation from the then Shelburne Police Service (SPS). According to Shelburne Police Sgt. Mark Bennett the collective incidents occurred between November 2018 and February 2019. At the time of Gewarges arrest, investigators reached out to the public for assistance with the belief that there may be additional victims.

Gewarges was charged with several sexual-related offences including one count of

sexual assault, one count of sexual exploitation, and one count of communicating with a person under 18 for sexual purposes. He was also accused of offering money to the individual and other rewards in return for performing sexual acts.

A publication ban has been put in place prohibiting the release of any information that could identify the victim or any witnesses.

A three-day trial was originally agreed on by the Crown and defence to be held on

Sept. 29, Nov. 30, and Dec. 8 of 2020, but was delayed with the COVID-19 pandemic.

Gewarges had provided dental care to residents in Dufferin County since 1998 and opened Small Town Family Dental in 2014. According to Orangeville courts, a presentence report (PSR) has been ordered, which is used to help the court make sentencing decisions.

A sentencing hearing has been scheduled for a later date.

## Streams Community Hub launches monologue competition for youth

Written By Paula Brown  
Local Journalism Initiative Reporter

Local creative arts organization, Streams Community Hub is giving youth in the community an opportunity to express their voices, with the launch of their inaugural monologue competition, Word Of Mouth.

"The whole competition is really designed to get youth engaged, give them an opportunity to express their creative voice and develop some self-confidence and self-esteem," said Juli-Anne James.

The Word Of Mouth competition officially opened its virtual doors for submissions in mid-March, and sees local youth learn and perform a variety of monologues from Canadian playwrights with the chance of winning a grand prize of \$1,000.

Juli-Anne and Andrew James, who are the co-founders of Streams Community Hub, spoke with the Free Press and said the organization created the competition as a way to continue their work with youth, as their in-person programming continues to be on hold due to the COVID-19 pandemic.

"It's really forced us to get creative. We're an arts organization dealing with youth, it's very difficult to try to do that at a point in time where there's so many people doing online tutorials, how do we keep our com-

unity of youth engaged in creative arts," explains Juli-Anne.

"We're concerned with what's happening to the communication skills of you people as they are going through this challenge, and so we wanted to just create some space for them," she continued.

The competition has been divided into two age categories, 8-12 and 13-17, and requires participants to video their performance and submit it to be seen by a panel of judges. Judges for the competition include Theatre Orangeville's David Naim, Kristen Gamache of LP Stage Productions, and playwright/actor Jermaine Ransom.

Streams Community Hub has curated a list of monologues, sourced from the work Refrains Solo, that address a variety of subjects specific to youth including mental health, immigration, LGBTQ+, ADHD, anxiety, and the environment.

"We wanted to make sure that we did reflect diversity, we did reflect the work of Canadians, and we did reflect issues that youth are facing," said Juli-Anne.

Three finalists will be selected from the submissions and will do what Juli-Anne describes as an "American Idol" style final performance, with first place awarded \$1,000, and second \$500. Community members will also have the chance to vote on fan favourites.

While the competition will be the first one

of its kind for the local arts organizations, the duo says they are excited to bring it to the community, and hope to continue with it.

"It's really refreshing, in spite of everything, being able to utilize online platforms and using that tool for something positive and to engage the community, it really is pretty cool," said Andrew.

Submissions for Word of Mouth will be open until June 15. Participants can find details on requirements, the monologues, and submit at [www.streamshub.org](http://www.streamshub.org).

## Dufferin-Caledon Liberals Voice Opposition to Highway 413

The Dufferin-Caledon Provincial Liberal Association continues to voice its opposition to the building of proposed Highway 413.

If the plan to build a new GTA West Highway (better known as Highway 413) proceeds, it risks destroying the beauty of Dufferin-Caledon's sensitive wetlands and river valleys, in addition to hundreds of acres of protected Greenbelt lands - protected lands for which the Ford government has previously shown no remorse. This will lead to reductions in Ontario's critical farmland that feeds our growing population and supports local economies.

"This highway that will cut through Caledon will destroy the environment in that area, separate and destroy well-established communities, and, in the end, give very little relief for commuters," stated Josh Loeffler, President of the Dufferin-Caledon Provincial Liberal Association. "The Ford government is betting that taxpayers won't mind funding the bill for a highway that will destroy the Greenbelt. It's the responsibility of the residents of Dufferin-Caledon to make sure this doesn't happen."

The previous Liberal Government, under then Minister of Transportation, Steven Del Duca, cancelled the project citing that there was no economic or social benefit to the pro-



posed Highway 413. As current Ontario Liberal Party Leader, Steven Del Duca has pledged to once again cancel plans for Highway 413 if elected in 2022. Del Duca told the "Toronto Star" that "It has become even more clear that this proposed highway would have a catastrophic impact on the Greenbelt, prime agricultural lands and our natural habitat".

While local municipalities are recommending a further environmental assessment process, our Association believes that there is already enough evidence to demonstrate that the proposed Highway 413 is a poor solution for the commuter issues our communities are facing in Dufferin-Caledon.

We ask the residents of Dufferin-Caledon to make their voices heard to all political leaders - including Dufferin-Caledon MPP Sylvia Jones, who currently supports the 413 proposal. And we urge all residents in Dufferin-Caledon that oppose the development of Highway 413 to participate in the Ontario Liberal Party's Take the Mic policy development process!

## PLEASE RECYCLE THIS PAPER!

### PUBLIC NOTICE PROPOSED SHARED TOWER TELECOMMUNICATION TOWER 713 INDUSTRIAL ROAD, SHELBURNE, ON

#### SUBJECT:

- Type: 50m Lattice tri-pole style tower
- Location: 713 Industrial Road, Shelburne, ON (44.903029, -80.190250)
- Legal Description: PT 1/2, CON 2, O/S, O/S AS P/S 1/2 & 3/4 ON P/L 78047, SHELBOURNE
- Facility: The facility will comprise of a 10.83m x 10.83m x 10m x 15m freestanding compound
- Site: The site structure will accommodate initial and future loading for all cellular services providers, and additional fixed wireless equipment as required.

Innovation, Science and Economic Development Canada (ISED) is the governing body for installations of this type of telecommunication installation and can be contacted at:  
ISED - Southwestern Ontario Service Office  
4475 North Service Road, Suite 100, Burlington, ON L7L 4A7  
Email: [c.spectromw@scs-bell.ca](mailto:c.spectromw@scs-bell.ca)

ANY PERSON may make a written submission to the individuals listed below no later than **Monday May 3rd, 2021**. Please reference our file number, **STC048**, in your correspondence.

Further information may also be obtained through the following contacts:

**APPLICANT CONTACT**  
Landsquared, on behalf of Shared Tower  
146 Thirtieth Street, Suite 100  
Etobicoke, ON M8W 1S9  
(905) 241-2708  
[info@landsquared.com](mailto:info@landsquared.com)

**MUNICIPAL CONTACT**  
Shelburne, ON: GSP Planner  
Shelburne Town Hall  
203 Main Street East, Shelburne, ON N0Y 5A6  
(519) 569-6883 ext. 228  
[info@shelburne.ca](mailto:info@shelburne.ca)



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April 23, 2020

Municipal Affairs Manager  
Shared Tower Inc.  
188 Southview Road  
Oakville, ON  
L6K 2P3

RE: Proposed Shared Tower Wireless Telecommunications Antenna  
713 Industrial Road – STC File Number: STC0048  
Request for Concurrence

To whom it may concern:

Further to your request for concurrence regarding the above mentioned proposed telecommunication site, please accept this formal letter of concurrence. The Town of Shelburne is satisfied that the required municipal and public consultation process has been completed as per Innovation, Science and Economic Development Canada (formerly known as Industry Canada).

If you have any questions regarding the attached or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

Signature/contact information