



Consultation Summary Report

**Bell Mobility Proposed Wireless Telecommunications
Facility**

**Bell Site W4196
Kingsway-Levesque**

Prepared for the

The City of Greater Sudbury

July 5, 2013

Municipal Consultation Process:

Bell Mobility is proud to be a wireless service provider to the City of Greater Sudbury.

Designing and maintaining a wireless network is a complicated task requiring the balance and consideration of a number of factors in meeting the current and future communication needs of the public and governmental authorities.

Bell Mobility is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Bell Mobility is required by Industry Canada to consult with land-use authorities in siting tower locations. The consultation process established under Industry Canada's authority is to allow local land use authorities the opportunity to address land use concerns, providing meaningful input while respecting the federal governments exclusive jurisdiction in the siting and operation of wireless and data systems.

As the provisions of the Ontario Planning Act and other municipal by laws and regulations do not apply to federal undertakings, Bell is however required to follow established and documented wireless protocols or processes set forth by local land use authorities. As the City of Greater Sudbury does have an Official Telecommunications Protocol in place Bell Mobility has followed the process as outlined.

Site Selection Process:

Bell Mobility's site selection process is a balanced exercise that must meet Bell's network needs while respecting local land use constraints, listen to community concerns, while at the same time reflecting Bell's obligation to its customers to provide a high quality of service.

Co-location is not possible in this particular situation as there is no other suitable existing or proposed tower structures in the vicinity to this proposed location that will provide adequate wireless coverage. This tower however will accommodate additional carriers should another carrier express interest in this location. Bell is open to co-location on its towers.



Policy Requirements

The proposed Telecommunications Facility falls under the category of Significant Structure in the outlined Policy as it is greater than 16.6 meters in height and is located closer than 300 meters from a Residential dwelling, Residential Zone or Residential District.

Project Description & Proposed Location:

Bell is constantly striving to improve and expand its infrastructure to meet the ever growing demand for high quality reliable wireless voice and data service.

This site is intended to improve HSPA & LTE service to areas between Bell's existing networks located at Second Avenue and Coniston. It has been strategically sited to cover the mature and new residential areas (Lionsgate, Moonlight Ridge) from: the Kingsway-Levesque, south along Levesque to Bancroft Drive, including west to Autumnwood Crescent/Fourth Avenue, east of Moonlight Drive, and further south to Navanod Road and Dube Road.

The following is a brief overview of the site **initially** proposed at **2750 Bancroft Drive, Sudbury, Ontario**, at the commencement of the consultation process on June 22, 2012:

- Tower type – 35m mono-pole with pinwheel mount antennas
- Radio Receiving Units (RRU's) mounted on the pinwheel
- No lighting required as per Transport Canada
- Equipment Cabinet located at the base within an enclosed fenced compound
- Use of Existing Entrance and Gate into leased compound area
- Replacement of existing fence along the east property boundary to a 2.3m privacy fence and the upgrade of the chain link fence and privacy wove material

Further to the consultation process and extensive review of alternate locations and tower types, Bell currently proposes a site at the same location with the following changes:

- Tower type - 30m mono-pole with flush mount antennas rather than a 35m mono-pole with pinwheel mounted antennas
- Radio Receiving Units (RRU's) mounted at the bottom of the tower
- Mono-pole and antennas painted a non-contrasting colour, such as Benjamin Moore Green Grove

The change in height and antenna mounts will cover the area adequately while lessening the visual impact of the mono-pole.

This proposed mono-pole configuration is a first of its type to be installed.



This photograph illustrates flush mount antennas with the RRU's mounted at the top of the tower



These RRU's would be located at the bottom of the mono pole

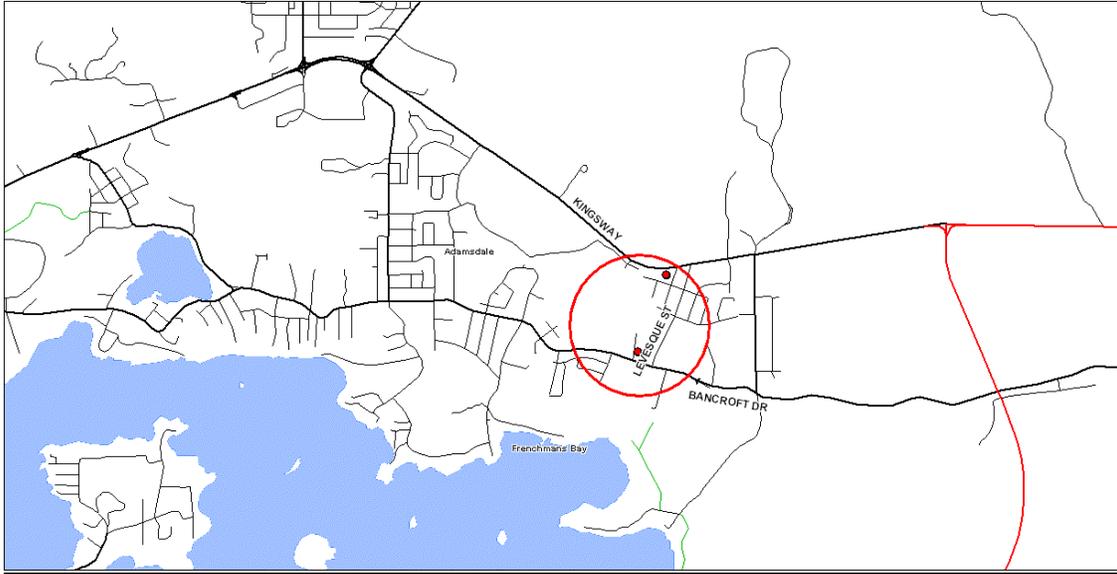
Full mono-pole profile with above noted antennas/RRU's



Only antennas would be mounted at the top of the mono pole
This is a photo of a 37m mono pole
A 30m mono pole is proposed at 2750 Bancroft Drive

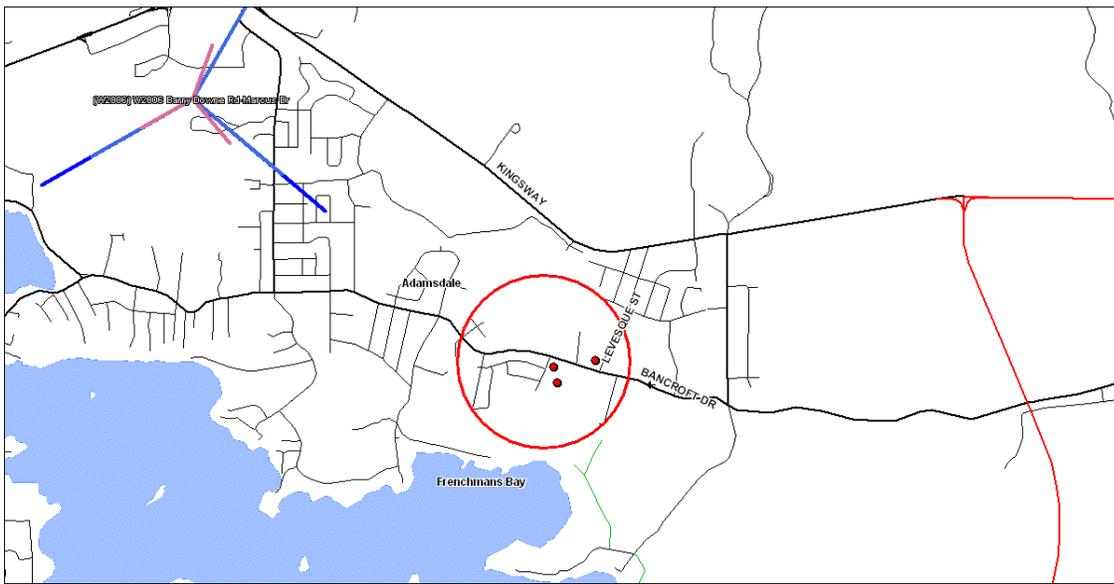
Background: Bell Site W4196

The initial search area requested by Bell Mobility RF Engineering was at the intersection of The Kingsway and Levesque Street as noted in the Search Ring below:



A site was proposed at the northeast corner of Pt Lot 9, Con 4, Neelon, PIN 73561-0266 (LT), lands owned by Michael Saucier Construction (Winmar). Upon running projections, Bell RF Engineering confirmed that the location would not provide improved coverage along and south of Bancroft Drive to Navanod Road and Dube Road and east to Fourth Avenue. In addition, only two of the three sectors would be utilized since the area north of the site location is uninhabited.

A second search area was provided as noted in the Search Ring below:



Five potential locations were investigated within this second Search Ring:

- A. City property behind 2663 Bancroft Drive – sufficient space was not available due to elevation drop
- B. City property off Rheal – abandoned industrial site – concern that Environmental Assessment would not pass
- C. City property off Rheal – between Rheal and Levesque – location would need to be located on the south boundary, requiring an access road build
- D. 2663 Bancroft Drive – Church of Christ – property was too small
- E. 2750 Bancroft Drive – MS Society – possibility at northeast corner of property

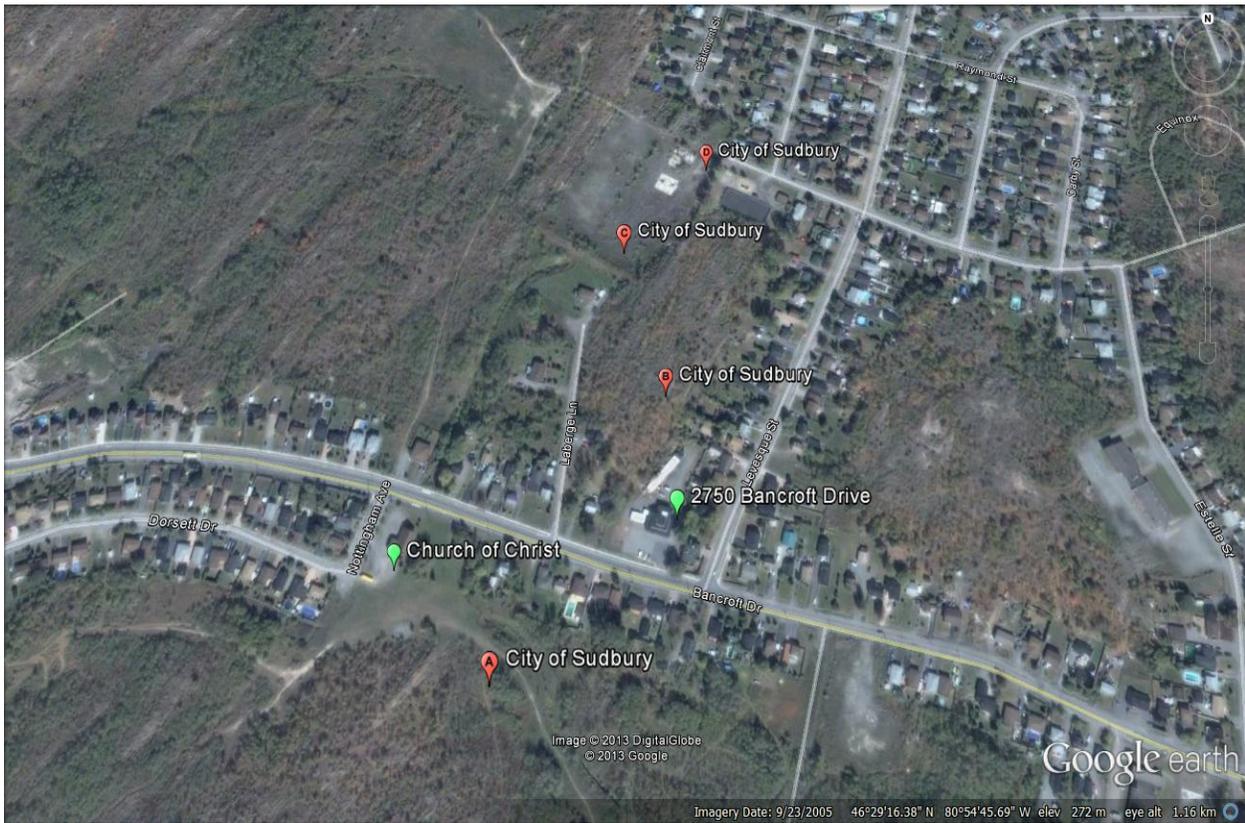


Figure 1 – Current Coverage

Areas in red mean customers have very poor indoor coverage, areas in or orange have limited indoor coverage

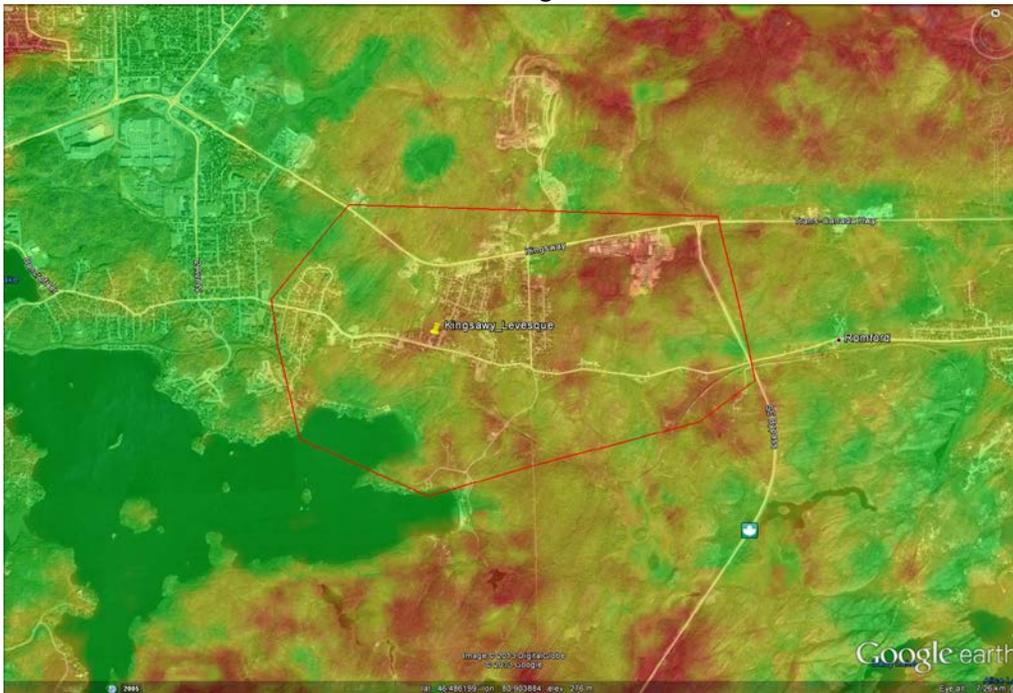
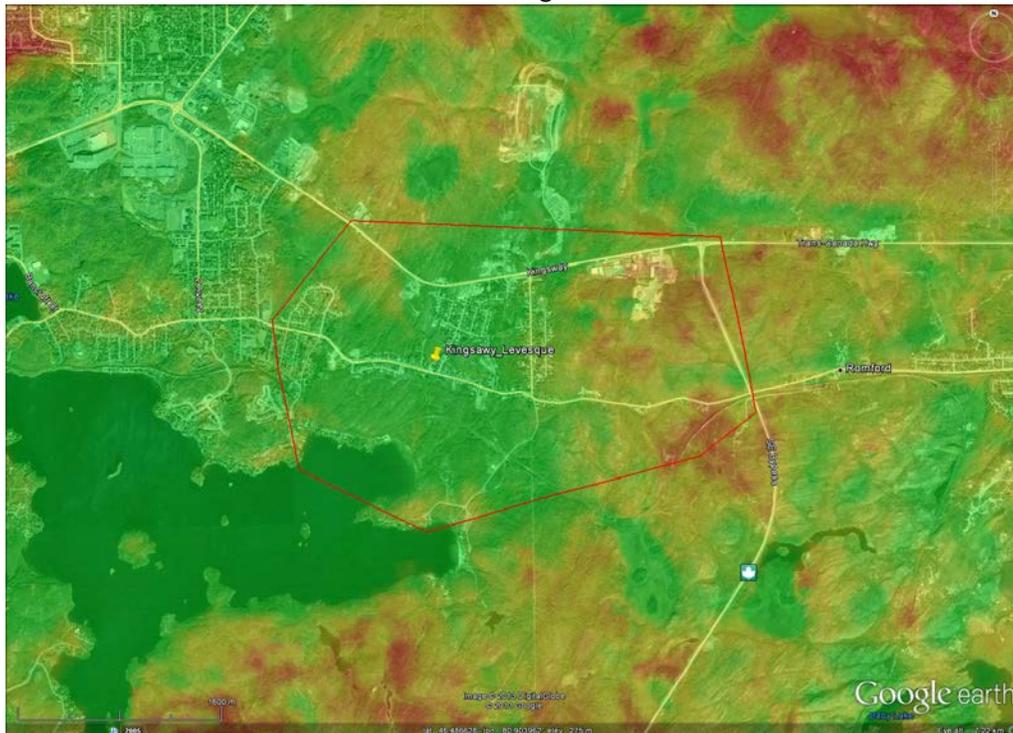


Figure 1 – Coverage with new site

Areas in green will have strong indoor coverage; areas in light orange will have significantly improved coverage



Photos of Proposed Location

2750 Bancroft Drive



View from Bancroft Drive, looking towards proposed compound area

Chain link fence shown would be replaced with 2.1m high security chain link fence with privacy fabric

Trees will remain and not be affected. Foundation is outside of the tree's drip line



Mono-pole and 1.8m x 2.4m shelter proposed at the N/E corner of the property

Existing fence along easterly property boundary from entrance to rear of property to be replaced with a 2.1m privacy fence

Chain link security fence will surround immediate area of the mono-pole compound

Summary of Consultation to date:

On April 27, 2012 Deborah Williamson, representing Bell Mobility, notified Eric Taylor, of the City of Greater Sudbury, of Bell's intent to build a new Telecommunications Facility in the vicinity of 2750 Bancroft Drive. The email was accompanied with a letter outlining the proposed location, landowner authorization, and copy of a site survey plan. A subsequent meeting between Deborah Williamson and Eric Taylor was held on May 2, 2012 at Mr. Taylor's office. No issues were raised in regards to the proposal. The property of interest was identified as noted below:

Property Owner: Multiple Sclerosis Society of Canada
Location Address: 2750 Bancroft Drive
Legal Description: Part of Lot 9, conc 3, Twp Neelon; being Part 2, 52R-18250, PIN 73575-0451 (LT) and being Part 3 & 5, Plan 53R-18250, PIN 73575-0449(LT); Greater Sudbury
Coordinates of Tower Location: N46° 29' 13.57" W80° 54' 43.48"

The MS Board of Directors had been approached in November 2011 and following several Board meetings, discussions, and research, the Board was satisfied with any and all concerns from a health and property value perspective and unanimously agreed to enter into a lease agreement with Bell Mobility for the required space to accommodate this telecommunications installation.

Subsequently Bell, represented by Deborah Williamson, provided a letter on June 22, 2012 to Eric Taylor of the City of Greater Sudbury, requesting to commence the consultation process. A copy of the notification pamphlet and newspaper notice, along with a copy of the survey plan, and notification radius was included in this email correspondence. The City provided the contact names and addresses for the properties within the notification radius.

August 20, 2012: A Public Notification Brochure, survey plan, and photo rendering was sent out to the property owners identified in the property notification radius of 105m of the tower base, including all abutting properties. There were a total of 39 mail outs; the notification radius is shown in Appendix A survey is shown in Appendix B, and photo rendering in Appendix C.

A 30 Day comment period was provided ending on September 19th, 2012.

The City of Greater Sudbury also required that a public notice be placed in the local newspaper, shown in Appendix D. Bell placed the Notice in The Sudbury Star on Friday, August 24, 2012, providing the public the opportunity to make a written submission via mail, or email.

August 28, 2012: A Public Information Session was hosted by John Woods, Bell Mobility, and Deborah Williamson, Altus Group at 2750 Bancroft Drive, Sudbury at 7:00 p.m. Comment sheets were provided to the attendees requesting all comments to be received by September 19, 2012.

The Information Session was attended by 13 people. The sign-in sheet is attached as Appendix E.

Summary of Responses to Public Notification:

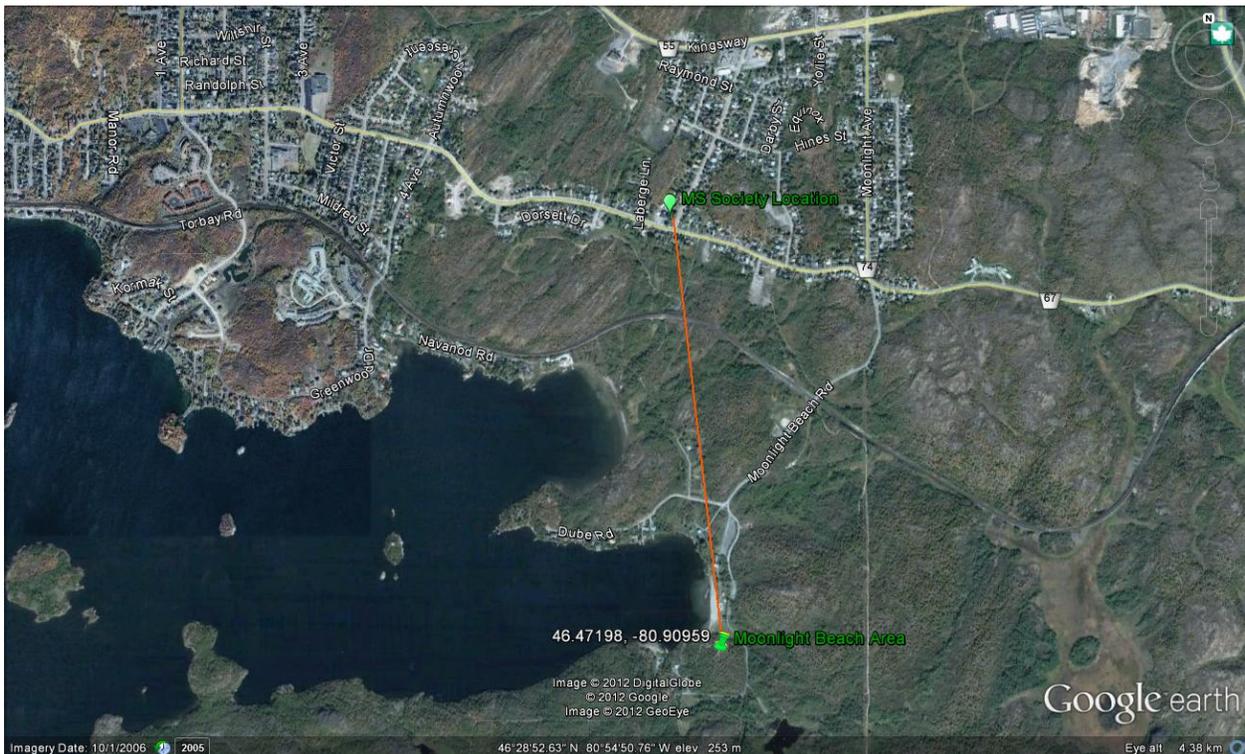
Bell Mobility received a total of 18 responses from households within the notification radius:

- 16 opposed (7 were via a petition)
- 2 were in support
- 22 did not respond

All comments are attached.

In addition, responses from opponents and supporters outside of the notification radius were received. These comments are attached.

Further to the Information Session, Deborah Williamson met with Terry Kett, Ward 11 City Councillor to review alternate locations for the mono-pole. City property at Moonlight Beach was proposed. Deborah attended to the location and took various coordinate readings, which were provided to Bell Mobility's RF Engineer. After running projections of the area, it was determined that only two of the three sectors on the mono-pole could be utilized and those that could be utilized would not provide adequate coverage to the target area.

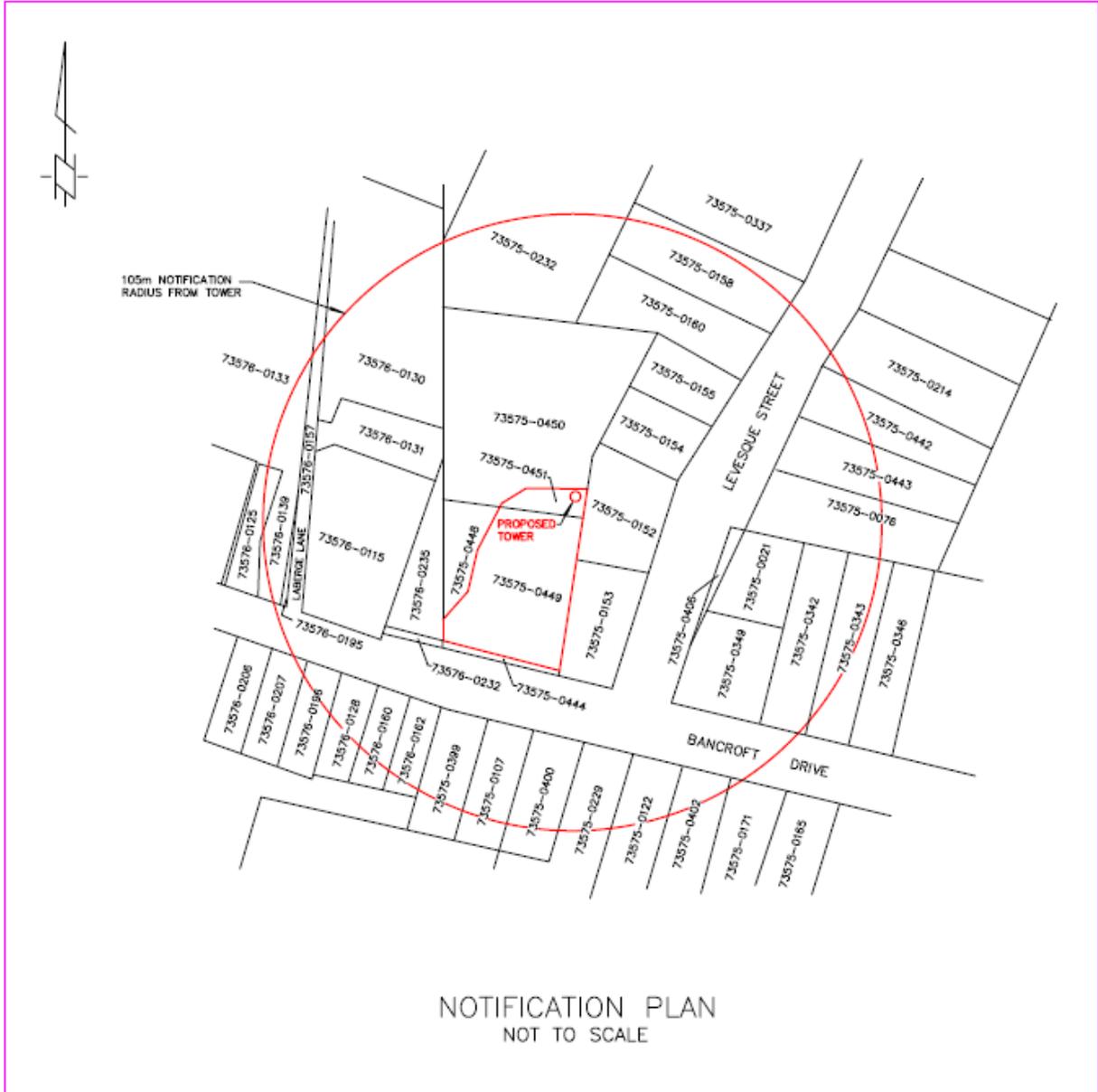


Alternate location area investigated at Moonlight Beach

APPENDIX A

Notification Radius

A total of 39 notices were mailed to the public



APPENDIX B

Survey

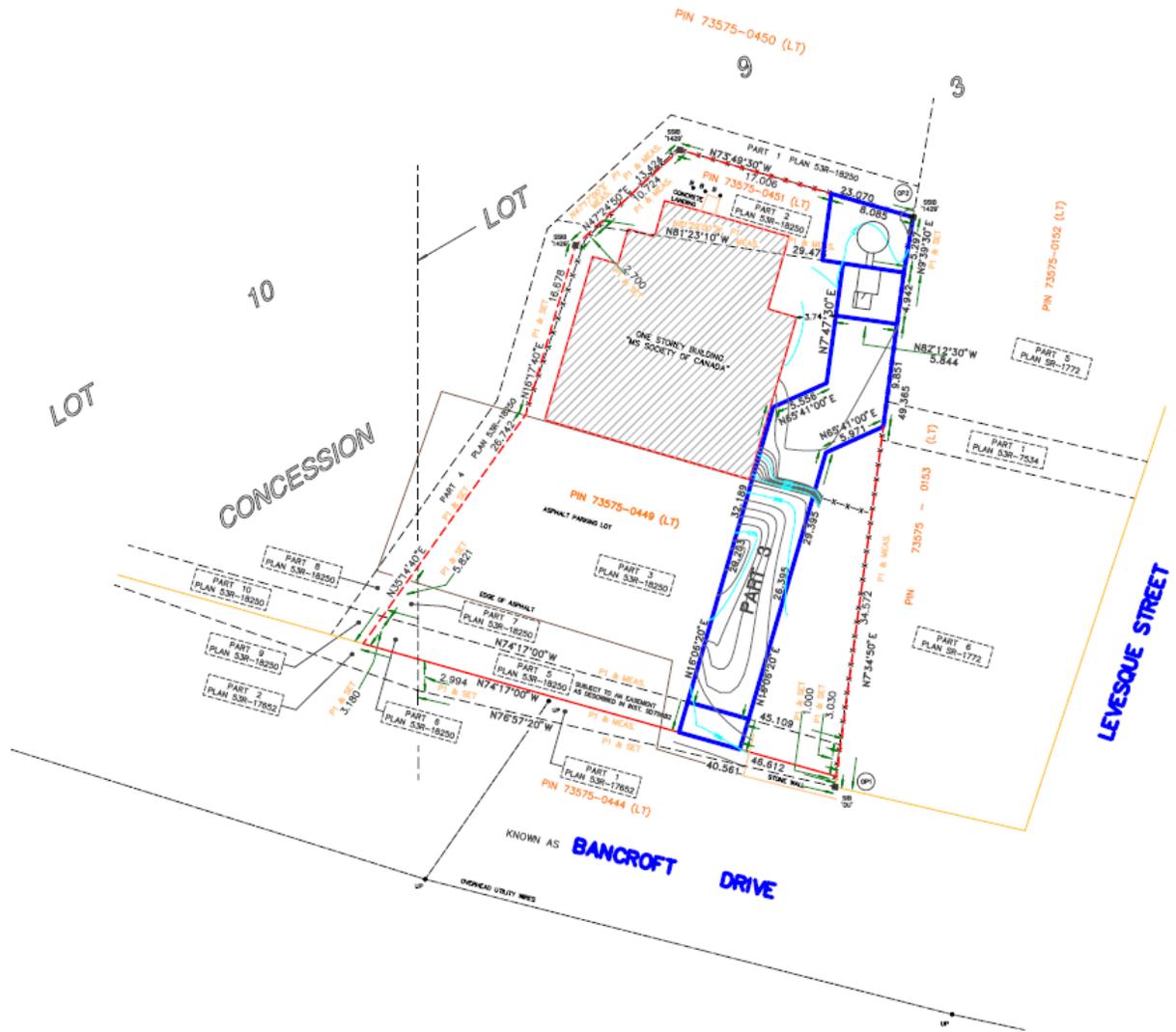


EXHIBIT C

Photo Rendering



W4196 (KINGSWAY-LEVESQUE)

Bell

EXHIBIT D

Newspaper Notice – The Sudbury Star, August 24, 2012



Public Notice
Telecommunications Site

Bell Mobility, Inc. in accordance with its obligations under the *Radiocommunications Act* and Industry Canada procedure CPC-2-0-03 (2008), hereby notifies the residents in the vicinity of **2750 Bancroft Drive, Sudbury, Ontario** of its intentions to develop a Telecommunications Site consisting of

- a **35m Mono-Pole,**
- and **Equipment Shelter at the base,**

on **the North East corner of Lot 9, Concession 3** in the **Township of Neelon, City of Greater Sudbury.**

PLEASE TAKE NOTICE "The consultation process established under Industry Canada is intended to allow local land-use authorities the opportunity to address land use concerns, while respecting the federal government's exclusive jurisdiction in the approval of the siting of radio communication systems".

Site Reference: **W4196 Kingsway - Levesque**

You are invited to provide comments to Bell Mobility about this proposal by mail or electronic mail to:

Deborah Williamson
Altus Group
Box 790
Azilda, ON
P0M 1B0

E-mail: dawilliamson@vianet.ca

Attached Documents

**Owner Authorization
Notification Radius Mailing List
Public Notification – Mail Out
Information Session Sign-in Sheet
Petition signed by 11 households within the notification radius
Supporter’s comments inside radius
Supporter’s comments outside notification radius
Opponent’s comments inside notification radius
Opponent’s comments outside notification radius**

Correspondence:

**Pre-Consultation Letter to Eric Taylor dated April 27, 2012
Consultation Letter to Eric Taylor dated June 22, 2012**