



Proposed Telecommunications Facility

**Request to use Road
Right of Way
(going south from 1030
Cambray Rd)**

June 7, 2022

Xplornet Hybrid Network

Current Mission:

Make affordable, robust broadband available to every Canadian home and business

Current State:

Providing fiber, wireless and satellite broadband to over 400,000 subscribers, representing 1,000,000+ Canadians



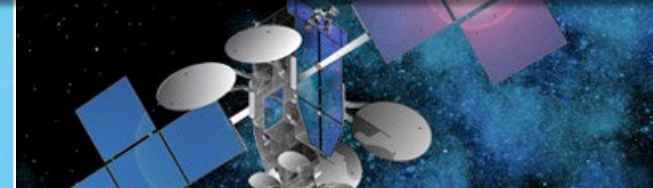
• Represents the location of Xplornet subscribers

 Founded and still located in Woodstock, New Brunswick

Fiber optic network (FTTH)

2,000+ Fixed Wireless Sites in ALL Canadian provinces (~50% owned by Xplornet)

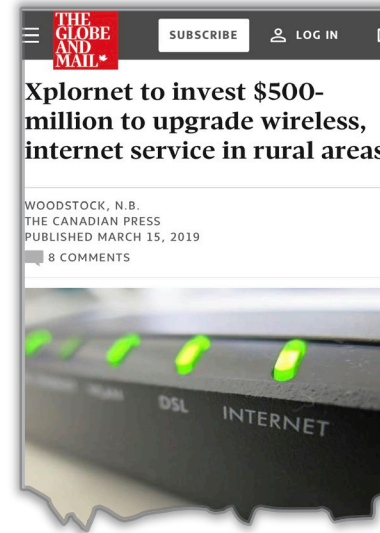
Constellation of 4G Satellites 5 operational



Facilities-based Broadband Network provides high speed Internet service across Canada

Technologies

- Over the next months, Xplornet will privately invest more than \$500M in improving the high speed internet service in rural area across Canada.
- Xplornet has doubled its available speed to 100Mbps, using fiber optics and fixed wireless 5G.



Why do we need a new tower

- Relieve congestion on other sites in the area in order to serve customers better in the area
- Add new coverage to serve more customers
- **Xplornet has proposed 14 towers in Kawartha Lakes over the past year to provide increase services to residents and businesses**

Constraints of locating a site:

- Minimum site separation distance (5km) for spectrum reuse (interference mitigation)
- Engineering search areas are extremely limited
- Landowner interest
- Access to the site

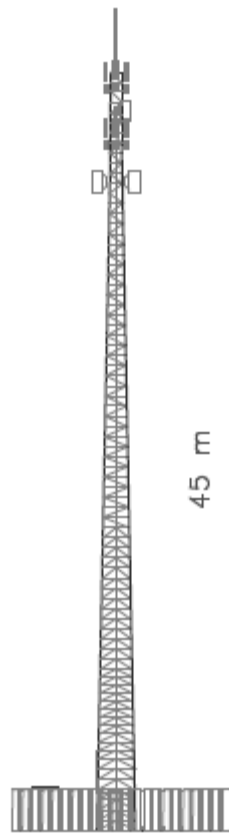
Solution:

- Propose a new 45m tower site at 892 Cambary Road with access from 1030 Cambray Road – driving south on the road right of way

Typical Elevation Profile and Site Plan

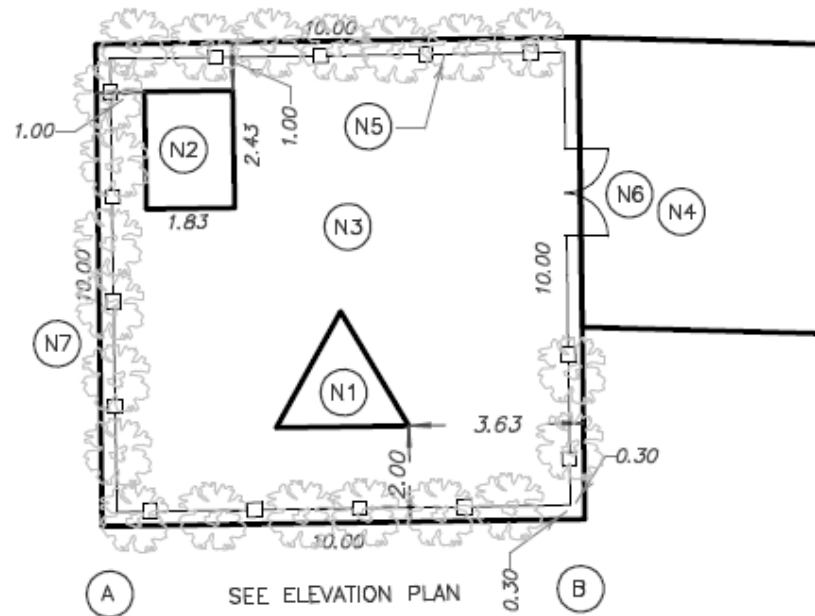
ELEVATION PLAN

NOT TO SCALE



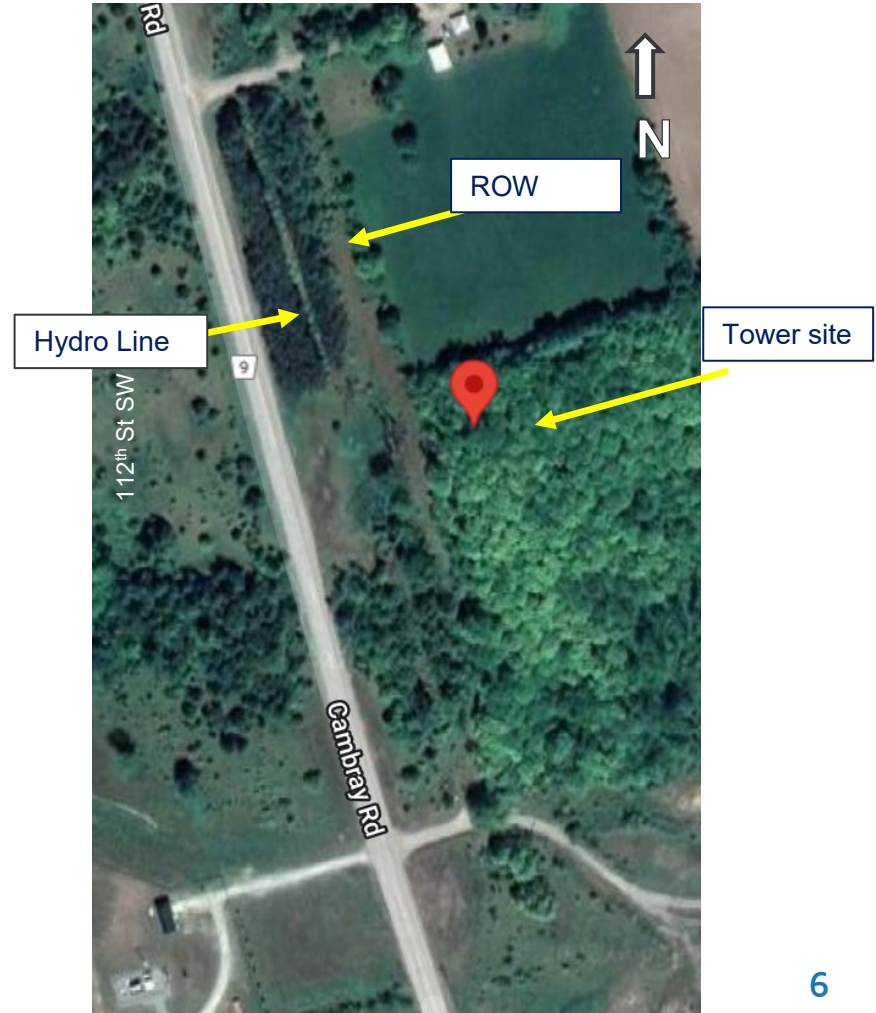
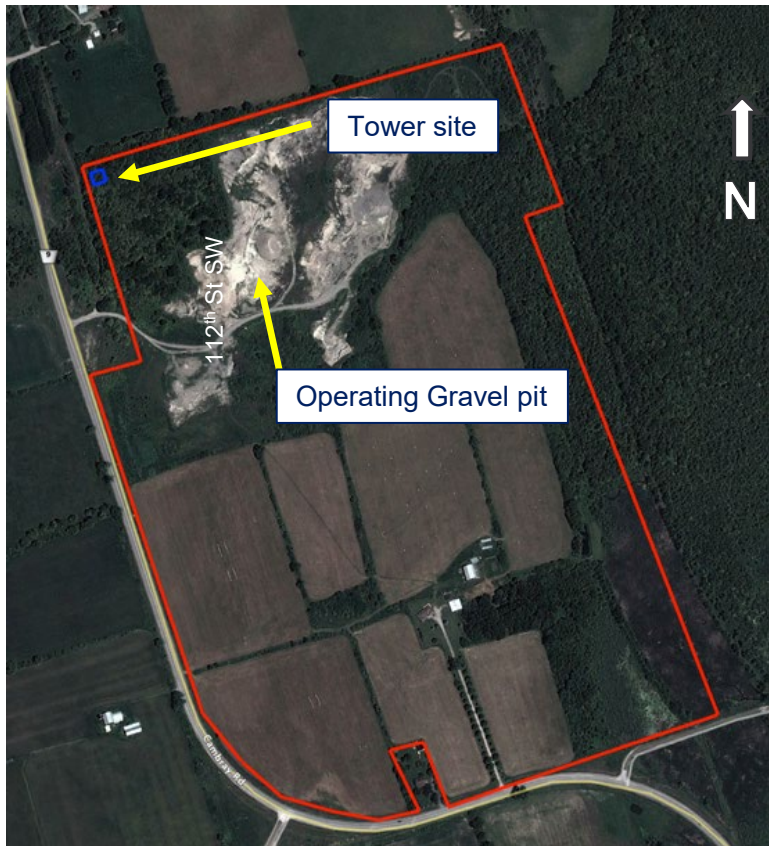
PROPOSED COMPOUND LAYOUT PLAN

SCALE 1:150

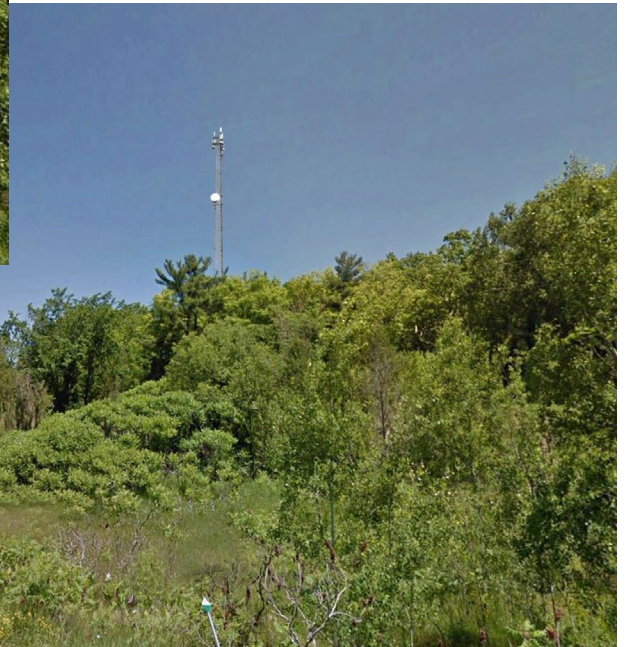


Aerial Images: 892 Cambray Road Site

Location of the proposed 45m self-support tower



Photosim: Looking NE from Cambray Road



Why we are here today

- ✓ Application has been submitted to municipality and all comments received with denial to use the right of way
- ✓ Consultation process
 - ✓ Newspaper ad was place in Kawartha This Week
 - ✓ Mail out provided to properties within 3x tower height
 - ✓ NO CONCERNS RAISED
 - ✓ Comments closed: September 28, 2021
- ONGOING: Requested access to the tower site via a Kawartha Lakes road ROW
 - South access on ROW initially denied by the Planning Department
 - Reviewed at Land Management Team (LMT) on November 8, 2021 and south route denied again
 - Asked to review both north and south ROW routes and was discussed at the LMT on March 14, 2022
 - LMT proposed an access directly from Cambray Road
 - Site visit with Roads Department (David Lembke and Dave Blanchard) and Xplornet determined this was not feasible however using the ROW was reviewed on site.
 - Xplornet expected a favorable response
 - **Denied use of this route for preference of using private property and to avoid construction near the wells**

History of the road Right of Way

- ❑ ROW has been in place/use for 60 years
- ❑ Past contamination of area wells due to a salt pile at Woodville/Cambray resulted in the requirement for new wells
- ❑ New water wells were drilled by Kawartha Lakes in proximity to 1030 Cambray Road
- ❑ Wells were drilled on private property
- ❑ When land was sold in 1980s, the property line and fence moved so the wells were on the ROW
- ❑ Water wells are located along the fence line and **not impacted by vehicles driving on the ROW**
- ❑ Currently, ROW is voluntarily maintained and plowed by the landowner at 1030 Cambray Road for Kawartha Lakes to have all season access
- ❑ Currently Hydro uses the road to access the lines and clear any brush

Xplornet would like to use this ROW for construction of the tower (3-4 week process with 10 days on site) and then access via a pick up truck 1-2 times a year (if minor maintenance required)

Has XplorNet considered other accesses?

1. XplorNet initially consider using the ROW from the south:

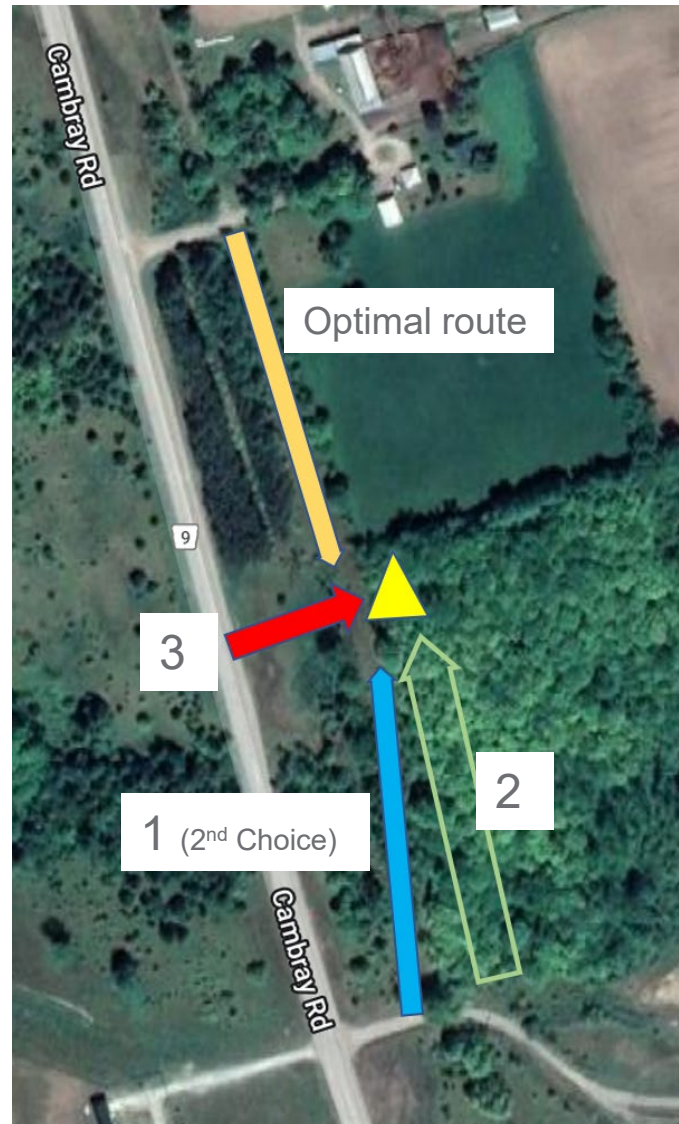
- Denied by Kawartha Lakes (it is also overgrown and not been used by Kawartha Lakes or Hydro)

2. Kawartha Lakes requested we used the NDMNRF leased area:

- This would be within the buffer area of their lease which excludes any development. It would also require significant tree removal.
- Areas outside of the buffer will be developed in the future (pit expansion)

3. Roads/LMT proposed a route direct from Cambray Road:

- A site visit occurred and due to a 40-50 ft elevation change from Cambray to the site, it would take significant engineering and cost (not feasible)



Pictures of access from 1030 Cambray Road



Pictures of water wells from ROW



Water wells are located along the fence line and will not be impacted by vehicles or construction

Support for this request

- ❑ Xplornet has explored all viable privately owned access options to the site
- ❑ Access through the gravel pit lease (outside of the buffer area) will not work as the pit is currently operational and has plans to use the entire leased area in the future
- ❑ Direct access from Cambray Road is not feasible due to the significant grade change
- ❑ No tree removal required on ROW
- ❑ No road construction required on ROW
- ❑ Water wells will not be impacted during construction as they are along the fence line and will not be “driven over”
- ❑ Xplornet has offered to enter into a road use agreement (if required)
- ❑ Use for construction of the tower would be for 3-4 weeks (off and on- active 10 days on site)
- ❑ Post construction access would be 1-2 times a year via a pick up truck (much lighter and smaller than Hydro vehicles currently using the ROW)

We are asking for Council’s support of Xplornet’s proposed northern access route as it is the most viable and least impactful to reach the tower site.