



TELUS Communications Inc.
Notice of Intent to Construct
35m Telecommunications Facility
05 December 2024

Town of Essex
c/o Ms. Lori Chadwick - Director of Planning
Ms. Rita Jabbour - Manager of Planning

Planning Department
2610 County Road 12,
Essex, ON N8M 2X6
lchadwick@essex.ca; rjabbour@essex.ca; essexplanning@essex.ca

Dear Ms. Chadwick and Ms. Jabbour,

LandSolutions Inc., on behalf of TELUS Communications Inc. (TELUS), is pleased to submit to you this courtesy notification for your review and consideration. **You are being notified as an adjacent Land Use Authority in proximity to the approved telecommunications facility within the Town of Kingsville, ON.**

TELUS File:	ON001428
Location:	Vacant Land on County Road 23; GOSFIELD NORTH CON STR PT LOT 281 RP 12R22814 PT PARTS 3 TO 5 RP 12R23080 PART 2; Town of Kingsville
Coordinates:	Lat: 42.164365°; Long: -82.813287°
Tower Type:	Lattice Tripole
Tower Height:	35m tall

LandSolutions, on behalf of TELUS, received Municipal Concurrence from the Town of Kingsville for the proposed facility on October 10, 2023.

The purpose of this communication is to notify the Town of Essex of TELUS' intention to begin construction of the 35m lattice tri-pole telecommunications facility on the lands described above, within Q1 of 2025.

When complete, the facility will provide continuous wireless coverage, added cellular capacity, and high-speed wireless home and business internet services to the surrounding area including nearby Town of Essex areas.

This project follows the guidelines below;

-
- The Town of Kingsville's Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities and;
- Innovation, Science and Economic Development Canada's (ISED) Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03),

If the Town of Essex has any questions or concerns, please reach out at your earliest.

Sincerely,

LandSolutions Inc., on behalf of TELUS Communications Inc.

David Zacher
VP, Telecommunications
LandSolutions Inc.
1420, 33 11th Avenue SW
Calgary, Alberta, T2R 1L9
T: (403) 807-7864
E: davidz@landsolutions.ca



Enclosed:
Copy of issued Concurrence from the Town of Kingsville
Site Survey
Site Drawings

TELUS File: ON001428
LandSolutions Inc. on behalf of TELUS Communications Inc.
Submitted by: David Zacher VP, Telecommunications





2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
requests@kingsville.ca

October 23, 2023

LandSolutions Inc.

333-11 Avenue SW

Unit 1420

Calgary, Alberta T2R 1L9

Attention: Kristina Schmidt

**RE: Development and/or Redevelopment of Communication and Broadcasting Facilities
Vacant Land on County Road 23; GOSFIELD NORTH CON STR PT LOT 281 RP 12R22814 PT
PARTS 3 TO 5 RP 12R23080 PART 2; Town of Kingsville
Roll Number 580-000-01006-0000
Our File Number: SPA-2023-14
Telus File Number: ON1428**

Dear Ms. Schmidt,

Further to receipt of Telus Communication Inc.'s request for a Letter of Concurrence from the Corporation of the Town of Kingsville, with respect to the above telecommunications tower, the Council of the Corporation of the Town of Kingsville has passed the following resolution at their October 10th, 2023 regular meeting of Council:

224-10102023

Moved By Councillor Patterson Seconded By Councillor Jarvis-Chausse:

- 1. That Council CONFIRMS that there are no further comments or concerns on behalf of the Municipality related to the telecommunications proposal, and;*
- 2. That Administration BE DIRECTED to forward a copy of this support resolution to the applicant for the purposes of their federal application as part of the standard Letter of Undertaking with the municipality.*

CARRIED

Accordingly, this motion serves as the Town's formal statement of concurrence concerning the proposed wireless communication installation, located on vacant land, County Road 23, GOSFIELD NORTH CON STR PT LOT 281 RP 12R22814 PT PARTS 3 TO 5 RP 12R23080 PART 2; in the Town of Kingsville

Yours very truly,



George Robinson, MCIP, RPP

Manager of Planning & Development Services

planning@kingsville.ca

519-733-2305 ext. 244



Date: October 10, 2023

To: Mayor and Council

Author: Vitra Chodha, Planner
George Robinson, MCIP, RPP
Manager of Planning

RE: Proposed Telecommunications Tower – Part of Lot 281, Concession STR, V/L ES of County Rd 23.

Roll No.: 3711-580-000-01006

RECOMMENDED ACTION

1. That Council **CONFIRMS** that there are no further comments or concerns on behalf of the Municipality related to the telecommunications proposal, and;
2. That Administration **BE DIRECTED** to forward a copy of this support resolution to the applicant for the purposes of their federal application as part of the standard Letter of Undertaking with the municipality.

BACKGROUND

Land Solutions LP, on behalf of Telus Communications Inc. has submitted a revised application with the authorization of the registered owner of the subject lands, to construct a 35 m (114.8 ft.) lattice self-supporting tower (see Appendix A – Revised Location Map). The revised location is based in part on the public feedback and comment provided by the former Committee of the Whole in 2021 (attached as Appendix B).

In accordance with federal regulations and the Town's "Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities" guidelines (see Appendix C), public consultation is required for the construction of telecommunications towers. A public information session was held at the Essex Centre Sports Complex on August 22nd 2023, a notice package was sent to registered property owners within 150 m of the proposed location by the applicant (attached as Appendix D). Included with this package is a copy of the site plan and specifications for the telecommunication tower proposed.

DISCUSSION

Infrastructure of all types is located within a municipality. Hydro poles, transformer stations, storm water ponds, telephone boxes, transformers, cable, fibre optics, pump stations, sewage treatment plants, fire hydrants, street lights, stop signs, sidewalks the list is rather extensive when you consider everything that is needed to support the community. Efforts are made to minimize the impact or choose a location of least impact but at the end of the day services have to be located where they are needed and used. From a planning perspective it is why both the Zoning By-law and Official Plan outline that public utilities and services can be located in all areas regardless of zoning or designation.

The request that is submitted to the Town is not for approval of the proposed tower rather to determine if appropriate public consultation has been undertaken, and have the provisions of the Town's policy been addressed. If Council agrees that this has been completed, then Council issues a statement to concurrence to the applicant. If the Council is of the opinion that some specific provision or provisions to the policy have not be addressed then this needs to be communicated to the applicant.

The following was provided by the applicant in an information package submitted at the time of application, and provided in the public notice:

- 1. Description of Proposed Installation:** The design is a 35 m lattice self-supporting tower within a lease premise. Telus proposed to install an equipment shelter with the fenced portion of the premises. The shelter will house equipment necessary for the operation of the telecommunications facility.
- 2. Location and Street Address:** Vacant Land on the east side of County Road 23 (Arner Town Line) Pt. Lot 281, Concession STR, Kingsville. The total area of the tower and equipment is approximately 100 m², exclusive of the access road and shown on the Site Plan.

The tower will be situated on subject vacant woodlot in a fenced enclosure on the east side of Gosfield Townline W (County Rd 23) and 460m south of south Gosfield Townline & Talbot St. south intersection, setback approximately 37 m to the east of Gosfield Townline W (County Rd 23). It will be accessed by a new laneway from County Rd 23.

This property was determined, by the Proponent, to be located in the best alternative area to accommodate the current service needs for wireless telecommunications infrastructure in the area.

The Town of Kingsville "Policy for the Development and/or Redevelopment of Communication and Broadcasting Facilities outlines the following:

- To facilitate cooperation between the proponent and the Town of Kingsville in effort to allow for the siting of facilities which balance the demand for service and the impact on the community.

- To provide guidance and direction for the appropriate siting of facilities to locations which meet the following criteria in order of priority of land use:

1. *sites co-located on existing structures in non-residential areas;*

Comment: The proposed tower is new and is located on a non-residential property.

2. *sites outside of the sight lines of Lake Erie and Jack Miner Bird Sanctuary;*

Comment: The proposed tower is not near Jack Miner and is not within the site line of Lake Erie.

3. *sites outside of planned settlement areas;*

Comment: The property is located outside the edge of the current settlement area.

4. *sites owned by the municipality;*

Comment: This is located on private property through a lease agreement.

5. *sites co-located on existing structures in non-agricultural areas;*

Comment: The new tower is proposed to be located on a vacant land.

6. *sites co-located on existing structures in settlement and residential areas;*

Comment: Refer to item 1.

7. *new structures on land owned by private land owners.*

Comment: Refer to item 4.

- To provide high design standards which recognize local considerations for natural heritage features and local aesthetics including:

1. *the placement, style and colour of all elements of the facility which blend with the surrounding environment;*

Comment: The structure will be located on private property. The tower itself would generally be a galvanized or painted steel type surrounded by

a fenced compound. Additional design elements that minimize the visual impact of the tower itself can be considered in consultation with the applicant.

2. *the protection of the existing natural environment;*

Comment: Telecommunication Towers are regulated by Federal Regulations and the protection of the natural environment will be coordinated by the federal process.

3. *the enhancement of the natural landscape with plantings and visual screens;*

Comment: The applicant has indicated that additional planting around the fenced area can be undertaken.

4. *maintaining appropriate setbacks from property lines and adjacent public uses (schools, community centers, day cares, etc.)*

Comment: There are no issues with the proposed location in this regard.

5. *maintaining safe vehicular access and site lines onto public roads.*

Comment: The location proposes to include an access laneway into the vacant land. Traffic volume to and from the site are not significant enough to create an impact.

- To provide an opportunity for public consultation and input through the approved procedure for the review and consideration of telecommunication and broadcasting facilities within the Town of Kingsville.

Comment: The applicant has provided information to the surrounding public based on the prescribed requirements. We have not received any written comments or request to speak at the council at the time of writing of this report.

Telecommunication facilities are exempt from approval under the *Planning Act* as they are a required service. From a purely land use standpoint the provision of all infrastructure is supported in Provincial Policy and the Town's Official Plan. The location of this infrastructure is not always ideal as it is difficult to provide a service to an area of need without actually being in that area. Wireless communication has become the predominant form of personal communication as the cost of wired service becomes greater. The proposed tower will provide improved service to both this area of Kingsville and Essex. Placing the tower further from the area to be serviced tends to be counterproductive. The applicant has provided rationale for the preferred location.

- To recognize the final approval authority of Industry Canada for the consideration of radio-communication, telecommunication and broadcasting facilities.

Comment: The approval authority for telecommunication towers is Innovation, Science and Economic Development Canada (ISED) formerly Industry Canada. In past consultation with (ISED) staff it was clarified that they do place a high level of consideration on public feedback and consultation with the local land use authority in establishing a co-operative approach to the siting of proposed towers. Requirements of either the Town or public which are considered reasonable requests are typically supported and incorporated into a proposed development. In cases where a statement of non-concurrence is issued the applicant can look at alternatives to a given proposal or request (ISED) to participate in dispute resolution.

Upon Council's direction, a letter would be provided to the applicant which will include a Statement of Concurrence provided Council is satisfied that adequate public consultation was conducted and that land use impacts and public comments have been addressed.

FINANCIAL CONSIDERATIONS

There are no major financial considerations to the Town. Infrastructure updates benefit the community.

ENVIRONMENTAL CONSIDERATIONS

Telecommunication Towers are regulated by Federal Regulations and the protection of the natural environment will be coordinated by the federal process.

CONSULTATIONS

Notice of the Public Information Session on August 22nd 2023 was given by the applicant on July 28th, 2023 by first class mail to all land owners within 150 m (492 ft.) of the proposed location of the cell tower.

In accordance with standard practice for review of telecommunication tower requests applicable external agencies and internal departments have been circulated. The following comment has been provided.

1) Technical Advisory Committee

Building Services: A building permit is not required for this structure. If there are any supporting structures or buildings, the applicant should apply for permit from the building department.

The Technical Advisory Committee has no technical objections to the proposed tower. The new access proposed for the site will require crossing a municipal

drain. Application will be required to the Town to appoint a drainage engineer to design the necessary culvert.

2) County of Essex (see Appendix E)

The subject lands have frontage on County Road No. 23. The Applicant will be required to comply with the following County Road regulations:

- County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.
- County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 14 meters from the property limit. The proposed setback for the tower is appropriate at this time but will be required to be designed to collapse away from the roadway and neighboring residents. Access will also require the Town of Kingsville's approval as the access will cross a municipal drain.

Permits are necessary for any changes to existing entrances or structures, or the construction of new entrances and structures.

PREPARED BY:

Vitra Chodha

Vitra Chodha
Planner

REVIEWED BY:

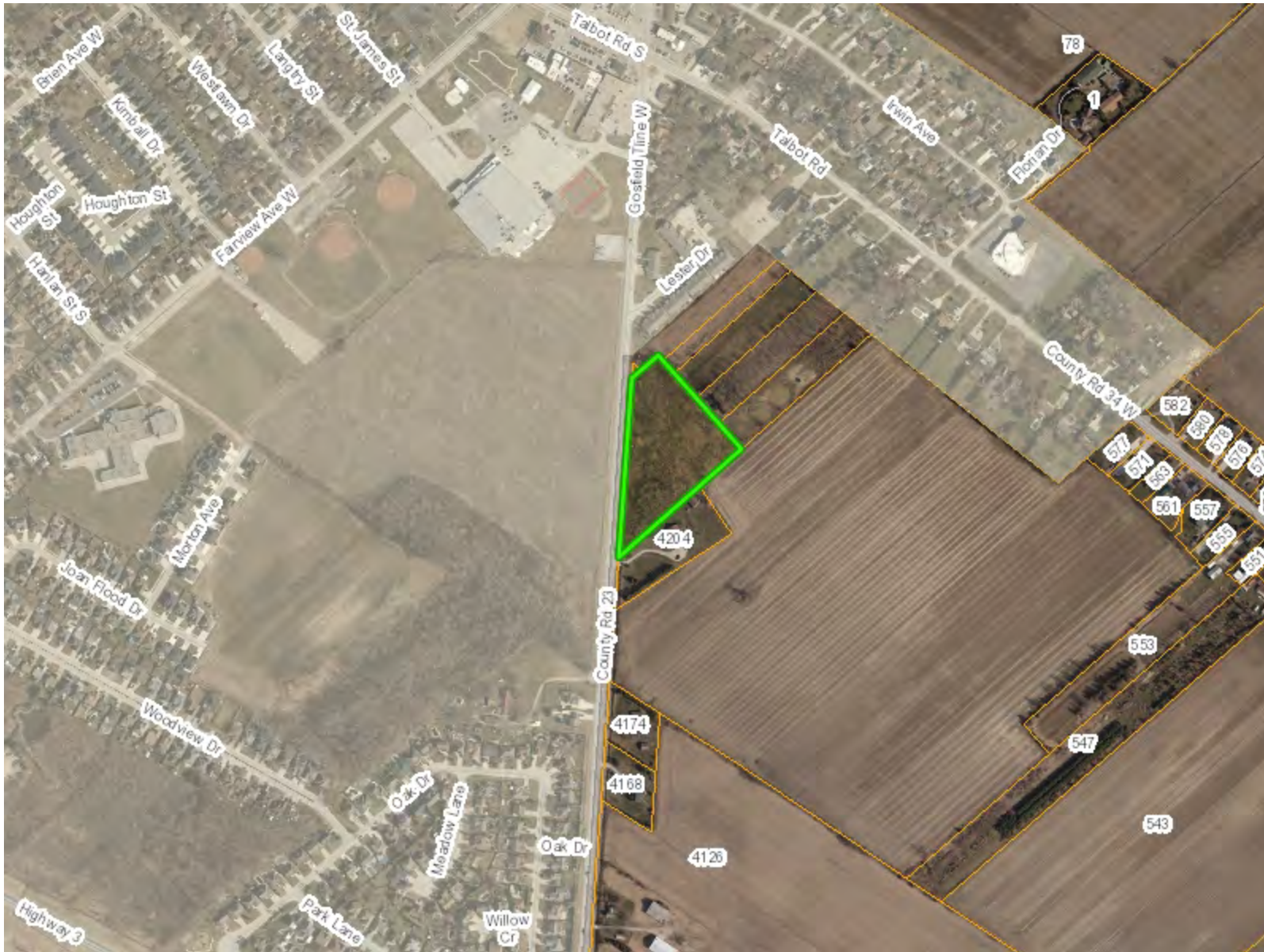
G. Robinson

George Robinson, MCIP, RPP
Manager of Planning

REVIEWED BY:

[Signature]

Richard J.H. Wyma CSLA
Director of Planning and Development



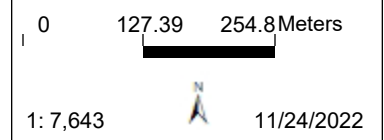
Legend

- Essex Municipalities
 - <all other values>
 - Kingsville
- Street
- Kingsville Assessment

Notes

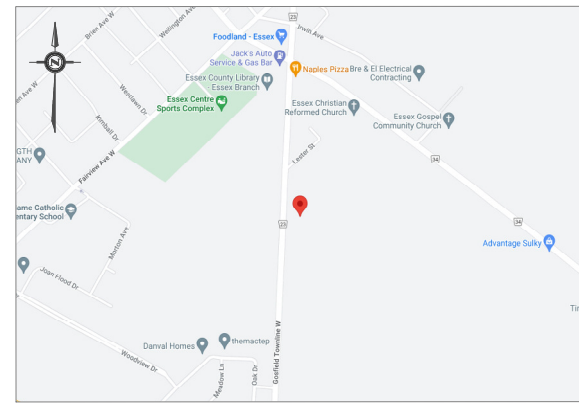
Location Map

THIS MAP IS NOT TO BE USED FOR NAVIGATION
 Copyright the Corporation of the County of Essex, 2012. Data herein is provided by the Corporation of the County of Essex on an 'as is' basis. Assessment parcel provided by Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

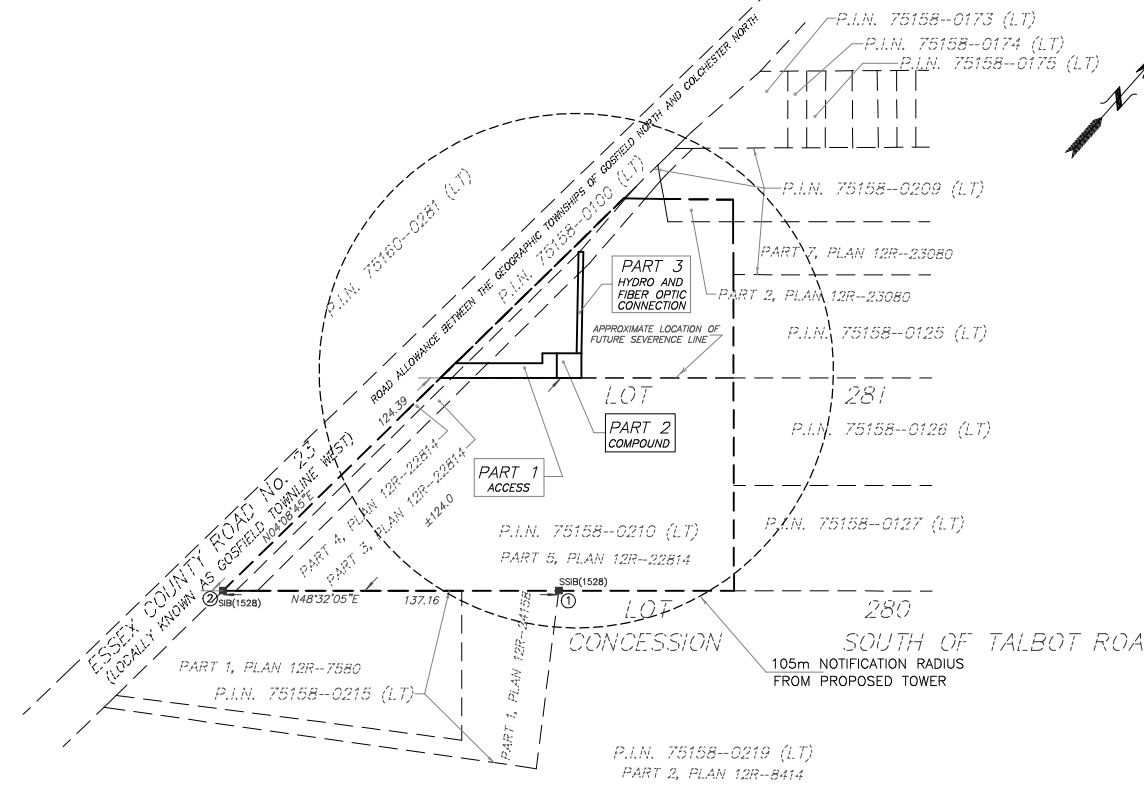


SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	±2.04ha	
AREA LEASED		
ACCESS AND HYDRO/FIBER OPTICS (PART 1&3)		374 sq.m.
COMPOUND (PART 2)		100 sq.m.
TOTAL		474 sq.m.
UNITS		1 PROPOSED LATTICE TRI-POLE 1 PROPOSED RADIO EQUIPMENT SHELTER
HEIGHT OF TOWER		35.00M
SETBACKS		
PROPOSED LATTICE TRI-POLE		
FRONT (GOSFIELD TOWNLINE WEST)		±37 m
SIDE (SOUTHEAST)		±90 m
REAR (NORTHEAST)		±64 m
PROPOSED RADIO EQUIPMENT SHELTER		
FRONT (GOSFIELD TOWNLINE WEST)		±32 m
SIDE (SOUTHEAST)		±94 m
REAR (NORTHEAST)		±65 m

KEY PLAN
NOT TO SCALE



NOTIFICATION RADIUS PLAN
SCALE 1:1500



SITE PLAN
PROPOSED
TELECOMMUNICATION INSTALLATION

PART OF LOT 281
CONCESSION SOUTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF
GOSFIELD NORTH
TOWN OF KINGSVILLE
COUNTY OF ESSEX

SCALE 1 : 400



ALEX MARTON LTD.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE

PART	PART OF LOT	CONCESSION	P.I.N.	AREA sq.m
1				291
2	281	STR	75158-0210 (LT)	100
3				83

INTEGRATION NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (1997.0).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99985617.

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP 1	4669544.954	350266.605
ORP 2	4669454.130	350163.824

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF JUNE 2022.

JULY 4, 2022
DATE

A. MARTON
ONTARIO LAND SURVEYOR

AMENDMENTS

No.	DESCRIPTION	DATE
1	COMPOUND AND ACCESS WAY REVISED	12.09.2022
2	COMPOUND AND ACCESS WAY REVISED	11.10.2022
3	HYDRO CONNECTION ADDED (PART 3)	3.04.2024

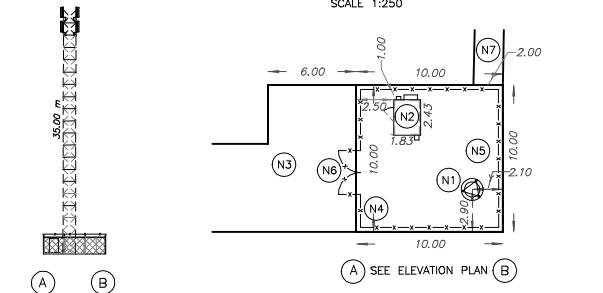
TELUS	LATITUDE	N42°09'51.7"
		42.164365
	LONGITUDE	W82°48'47.9"
		-82.813287
	ELEVATION	194.4

SITE: ON001428

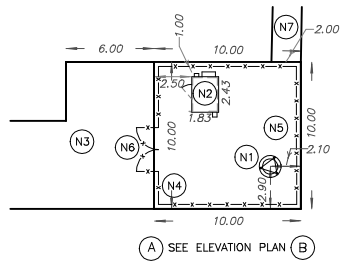
ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
160 APPLEWOOD CRESCENT, UNIT 8,
CONCORD, ONTARIO, L4K 4H2
PHONE: 905-879-9889 FAX: 905-879-0770
E-MAIL: alex@amsurveying.ca
WEBSITE: www.amsurveying.ca

PARTY CHIEF : F.V.W.	FILE NAME: 2022-178(ON001428).DWG
DRAWN : F.V.W./J.H.	PLOT SCALE: 1:400
CHECKED : A.M.	PROJECT No. 2022-178

ELEVATION PLAN
NOT TO SCALE

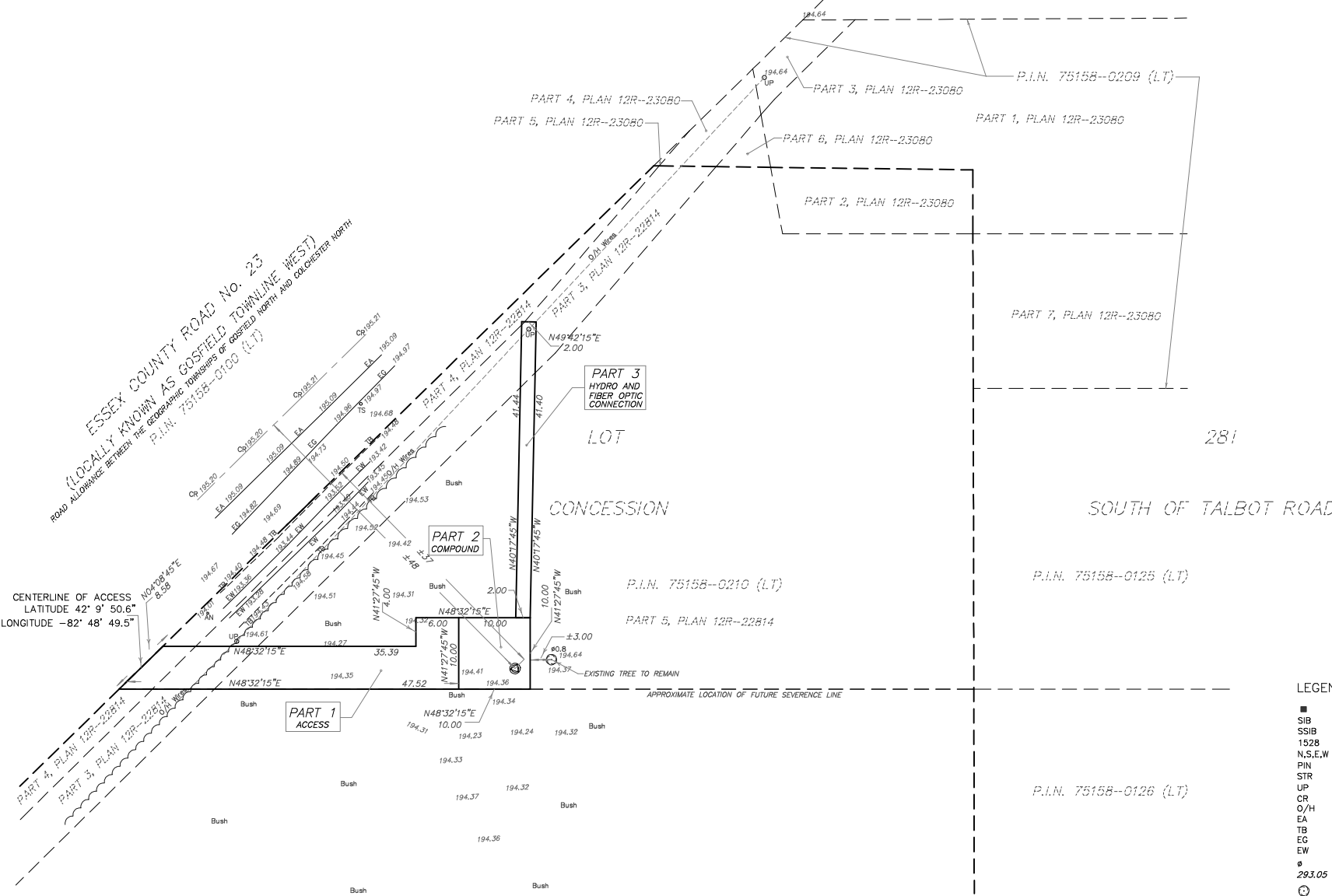


PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:250



NOTES

- (N1) PROPOSED LATTICE TRI-POLE. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT SHELTER ON REINFORCED CONCRETE SLAB.
- (N3) PROPOSED ACCESS WAY.
- (N4) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND. REMOVE EXISTING TOPSOIL PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. MATCH INTO EXISTING GRADES ADJACENT TO THE COMPOUND. PROVIDE POSITIVE DRAINAGE AWAY FROM THE TOWER, SHELTERS AND HYDRO PAD TOWARDS THE NATURAL SLOPE OF THE SITE. REINSTATE ALL DISTURBED AREAS.
- (N5) PROPOSED CHAIN LINK GATE.
- (N6) PROPOSED HYDRO/FIBER CONNECTION.
- (N7) PROPOSED HYDRO/FIBER CONNECTION.



LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- 1528 - VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE, INC., O.L.S.
- N,S,E,W - NORTH, SOUTH, EAST, WEST
- PIN - PROPERTY IDENTIFIER NUMBER
- STR - SOUTH OF TALBOT ROAD
- UP - UTILITY POLE
- CR - CENTERLINE
- O/H - OVERHEAD
- EA - EDGE OF ASPHALT
- TB - TOP OF BANK
- EG - EDGE OF GRAVEL
- EW - EDGE OF WATER
- φ - DIAMETER
- 293.05 - ELEVATION ON THE GROUND
- ⊙ - DECIDUOUS TREE



TELUS

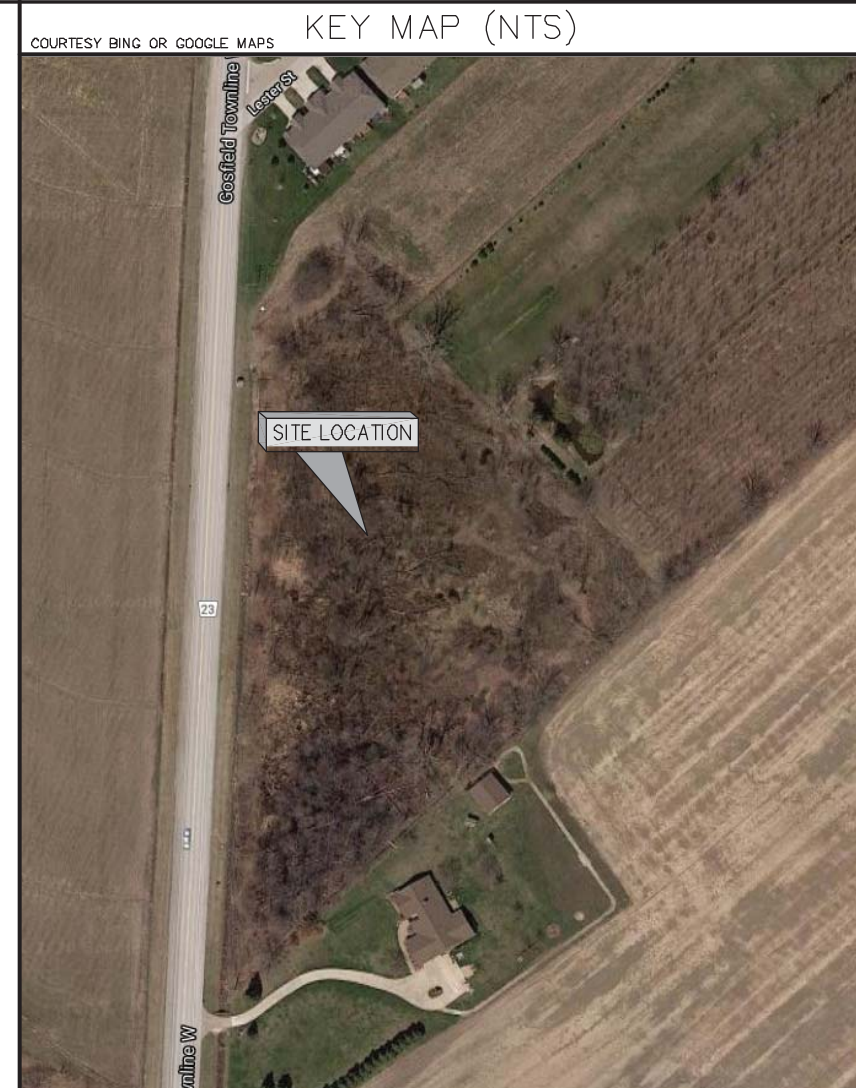
ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD.

PROJECT NAME:	NEW TOWER
PROJECT TYPE:	NEW TOWER BUILD
PROJECT SITE No.:	ON001428
TOWER OWNER:	TELUS
ADDRESS:	4204 GOSFIELD TOWNLINE W., ESSEX, ON.

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	0	11NOV2022
A01	TOWER PROFILE	0	11NOV2022
A02	SITE PLAN	0	11NOV2022
A03	COMPOUND LAYOUT	0	11NOV2022
A04	TOWER FOUNDATION	0	11NOV2022
A05	SHELTER FOUNDATION	0	11NOV2022
A06	WAVE GUIDE BRIDGE FOUNDATION	0	11NOV2022
A07	FENCE DETAIL	0	11NOV2022
N01	GENERAL NOTES	0	11NOV2022
E01	ELECTRICAL NOTES/LEGEND	0	26 OCT 22
E02	SINGLE LINE DIAGRAM	0	26 OCT 22
E03	ELECTRICAL SITE PLAN	0	26 OCT 22
E04	ELECTRICAL EQUIPMENT ELEVATION VIEW	0	26 OCT 22
E05	TRENCH DETAILS	0	26 OCT 22

ISSUE		
0	ISSUED FOR PERMIT	11NOV2022

NOT FOR CONSTRUCTION



GEOGRAPHIC COORDINATES

LATITUDE: 42.164365
LONGITUDE: -82.813287

NOTES:

1. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
2. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.

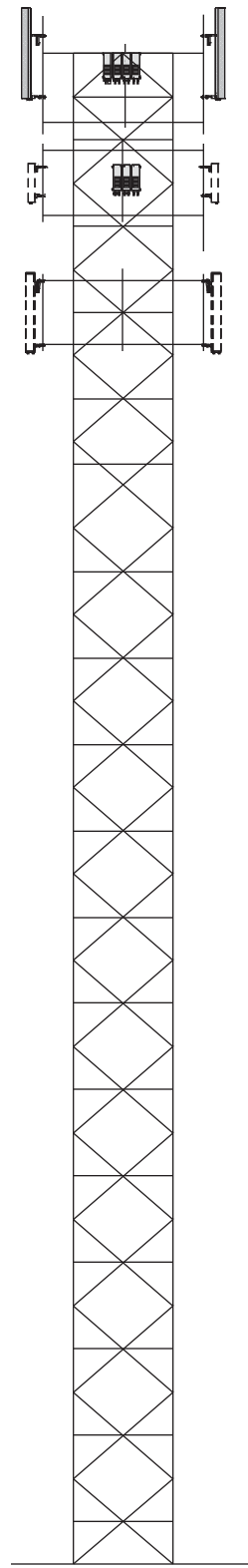


ROEHAMPTON COMMUNICATIONS LTD.
40 ADVANCE RD,
TORONTO, ON M8Z-2T4
VANCOUVER - CALGARY - EDMONTON - WINNIPEG

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SECTION NO.	1	2	3	4	5	6
PANEL TYPE	X					
PANEL HEIGHT (m)	2.000					
LEGS (350W)	V152x152x11	V127x127x11	V102x102x8	V102x102x6	V102x102x6	
DIAGONALS (300W)	L64x64x6	L51x51x6	L51x51x5		L76x76x6	
HORIZONTALS	L51x51x5					
RED. SecH1 (300W)	L51x51x5					



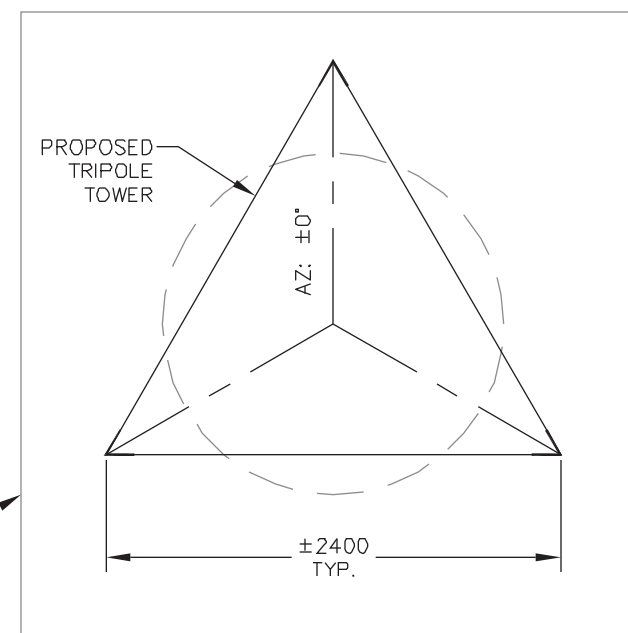
1 TOWER PROFILE

ANTENNA SCHEDULE								
#	Elev. (m)	Qty.	Antenna/Equipment	Azimuth	TX Lines	Oty.	Owner	Status
1	35.0	6	ASI4516R0v06	70/140/210	Jumpers	-	Telus	Proposed
2	35.0	12	RRU	-	Jumpers	-	Telus	Proposed
3	35.0	3/3	MLUP/MLUF	-	FB/DC	3/3	Telus	Proposed
4	32.0	3	GENERIC 5G NR 3.5GHz	70/140/210	-	-	Telus	Future
5	32.0	3	AAU5711a	70/140/210	-	-	Telus	Future
6	32.0	12	RRU	-	-	-	Telus	Proposed
7	32.0	3/3	MLUP/MLUF	-	FB/DC	3/3	Telus	Proposed
8	29.0	6	GENERIC 6' ANTENNA	70/140/210	-	-	Telus	Future

1 2 3

4 5 6 7

8



PROPOSED TRIPOLE TOWER FOUNDATION, SEE DRAWING A04 FOR DETAILS

2 TYPICAL SECTION

NOTES:

1. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
2. TOWER PROFILE UPDATED AS PER LATEST STRUCTURAL ANALYSIS DATED -.
3. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
4. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
5. DRAWINGS ARE NOT TO BE SCALED.

NOT FOR CONSTRUCTION

CLIENT:

CARRIER:



5			
4			
3			
2			
1			
0	WM	ISSUED FOR PERMIT	11NOV2022
NO.	BY	DESCRIPTION	DATE



LOCATION:
4204 GOSFIELD TOWNLINE W., ESSEX, ON.

TITLE:
TOWER PROFILE

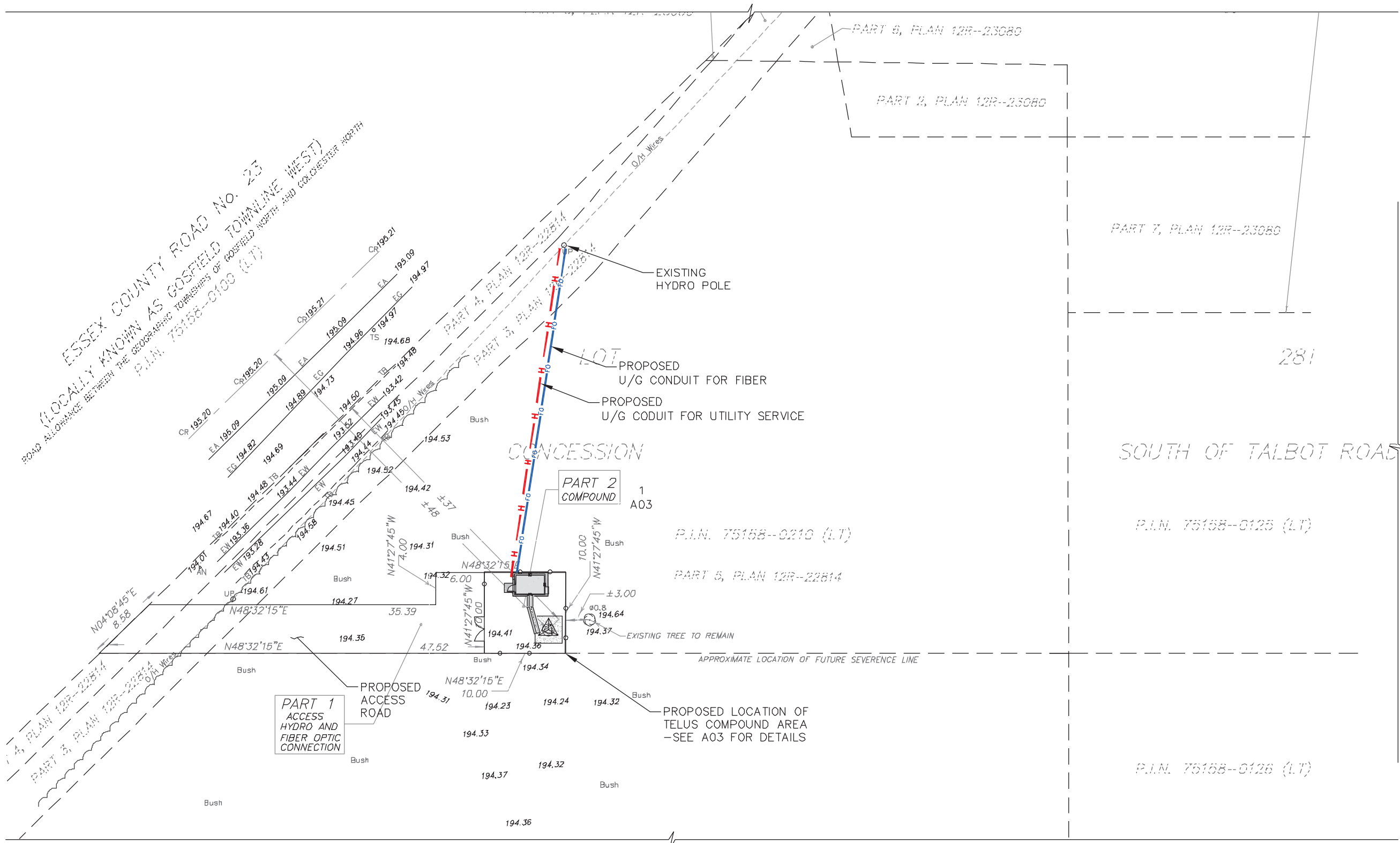
PROJECT NAME: NEW TOWER	PROJECT NO: ON001428	DWG. NO: A01
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NOTES:

1. TELUS COMPOUND LOCATION SUBJECT TO CHANGE.
2. TELUS COMPOUND SIZE SUBJECT TO CHANGE BASED ON FINAL TOWER AND FOUNDATION DESIGN.



NOT FOR CONSTRUCTION



CLIENT:

CARRIER:



5			
4			
3			
2			
1			
0	WM	ISSUED FOR PERMIT	11NOV2022
NO.	BY	DESCRIPTION	DATE



LOCATION:
4204 GOSFIELD TOWNLINE W., ESSEX, ON.

TITLE:
SITE PLAN

PROJECT NAME:
NEW TOWER

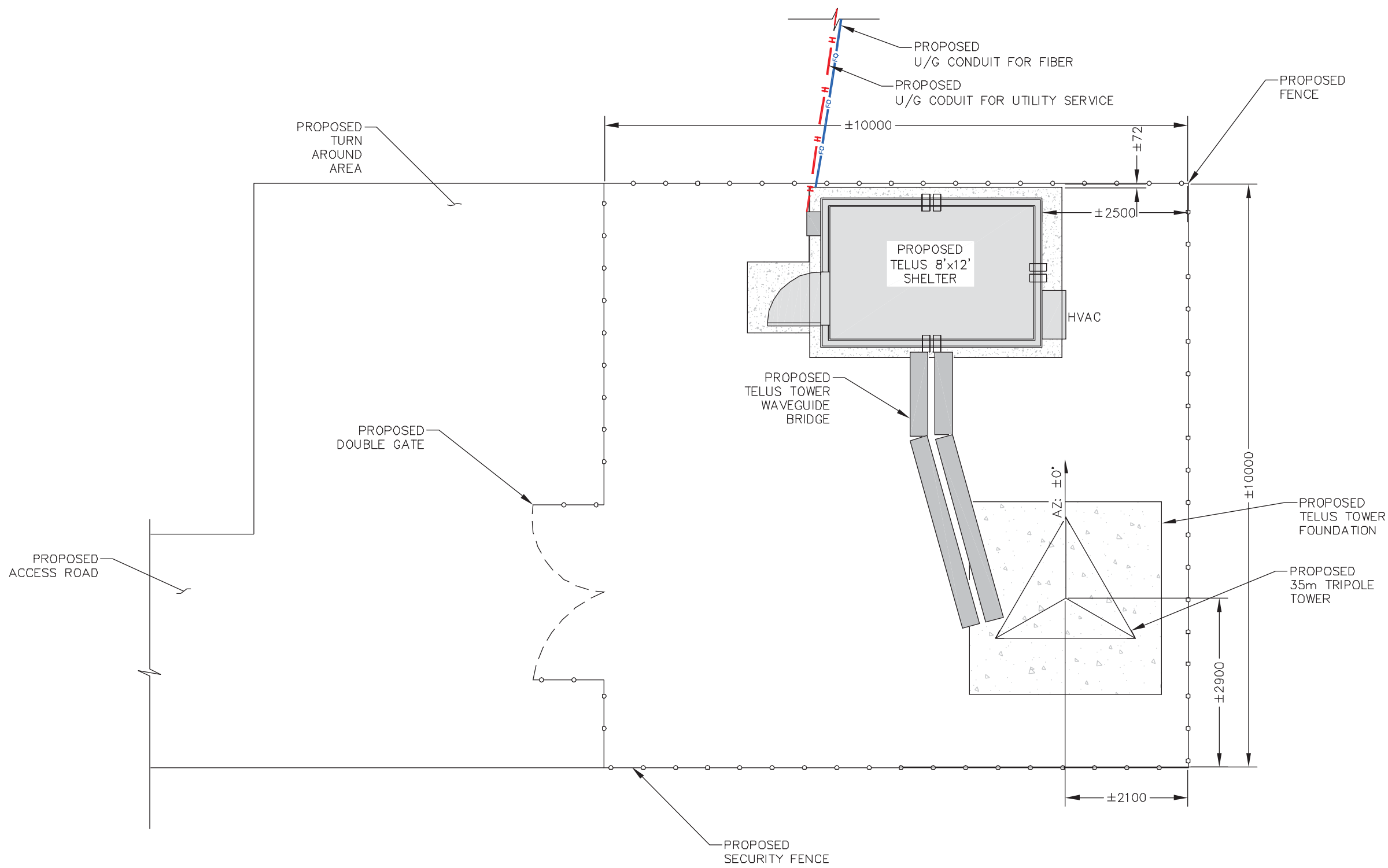
PROJECT NO:
ON001428

DWG. NO:
A02

1 SITE PLAN

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NOTES:

1. TELUS COMPOUND SIZE SUBJECT TO CHANGE BASED ON FINAL TOWER AND FOUNDATION DESIGN.

NOT FOR
CONSTRUCTION

CLIENT:

CARRIER:



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NO.	BY	DESCRIPTION	DATE

ROEHAMPTON COMMUNICATIONS LTD.
40 ADVANCE RD.
TORONTO, ON M8Z2T1
VANCOUVER - CALGARY - EDMONTON - WINNIPEG

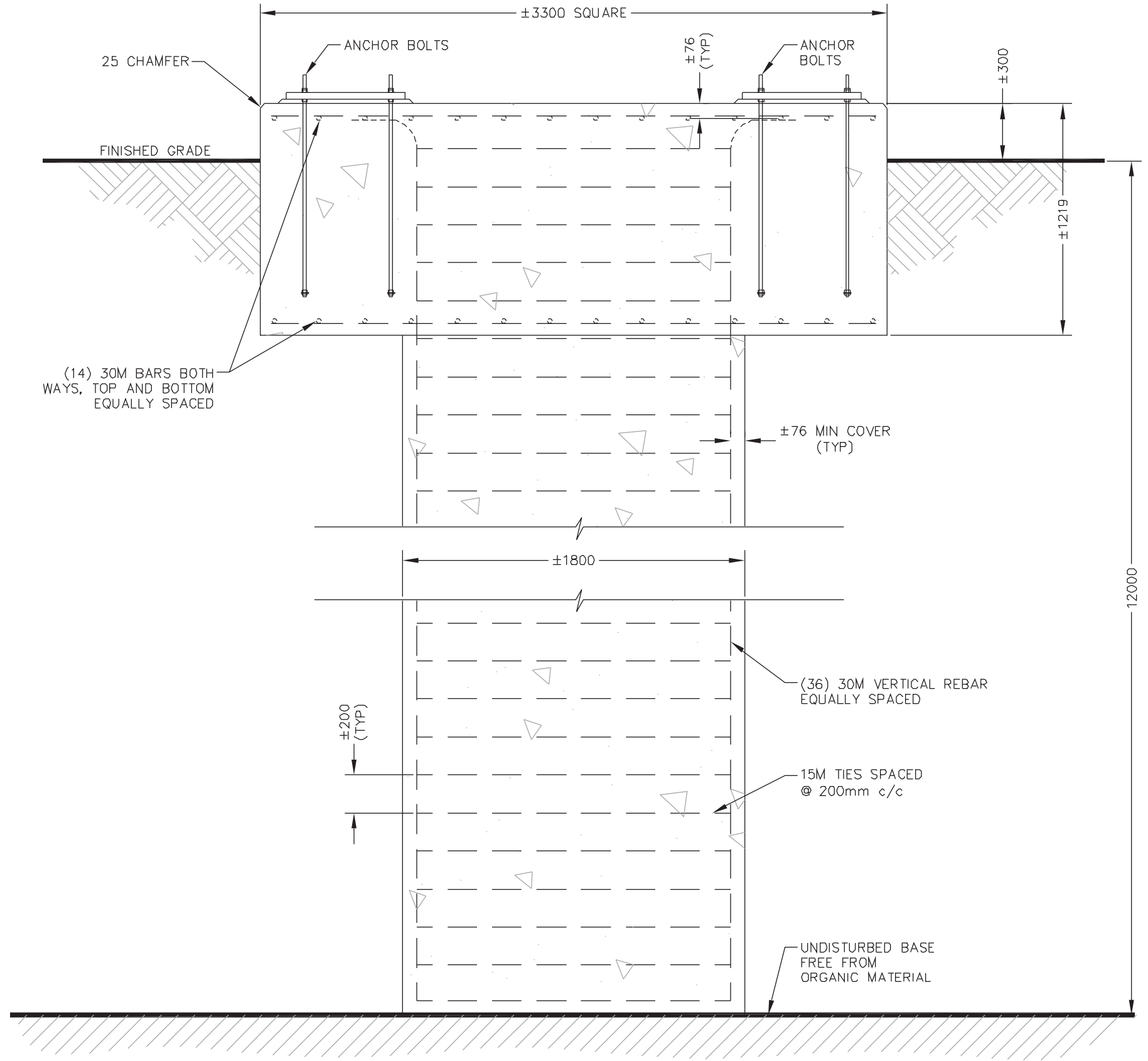
LOCATION:
4204 GOSFIELD TOWNLIN W., ESSEX, ON.

TITLE:
COMPOUND LAYOUT

PROJECT NAME: NEW TOWER	PROJECT NO: ON001428	DWG. NO: A03
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1 COMPOUND LAYOUT

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1 TOWER FOUNDATION - SECTION VIEW

NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
2. ALL WORK TO CONFORM TO LATEST TELUS SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS.

NOT FOR CONSTRUCTION

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LOCATION:
 4204 GOSFIELD TOWNLIN W., ESSEX, ON.

TITLE:
 TOWER FOUNDATION

PROJECT NAME: NEW TOWER PROJECT NO: ON001428 DWG. NO: A04

NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
2. ALL WORK TO CONFORM TO LATEST TELUS SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS.

NOT FOR CONSTRUCTION

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CARRIER:



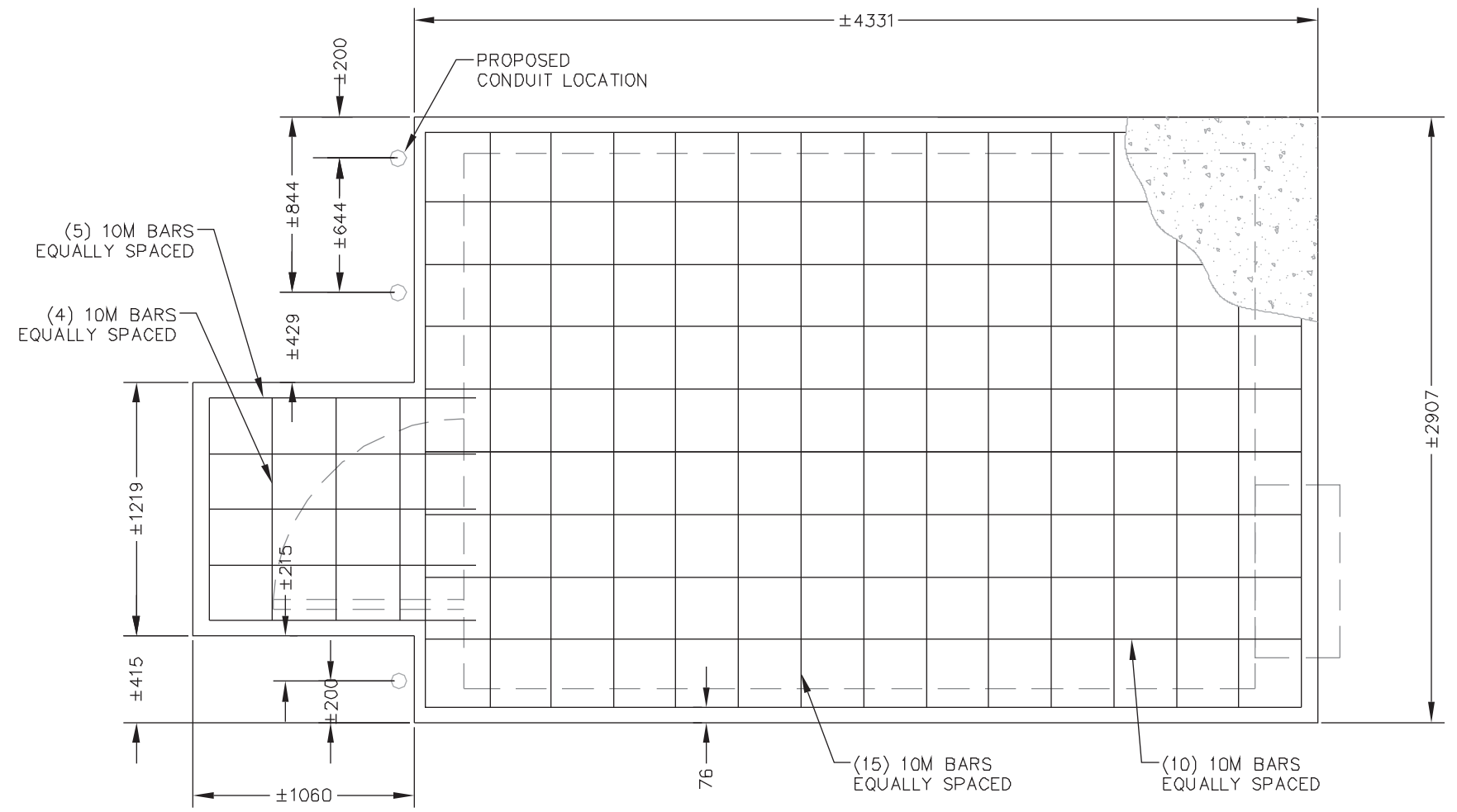
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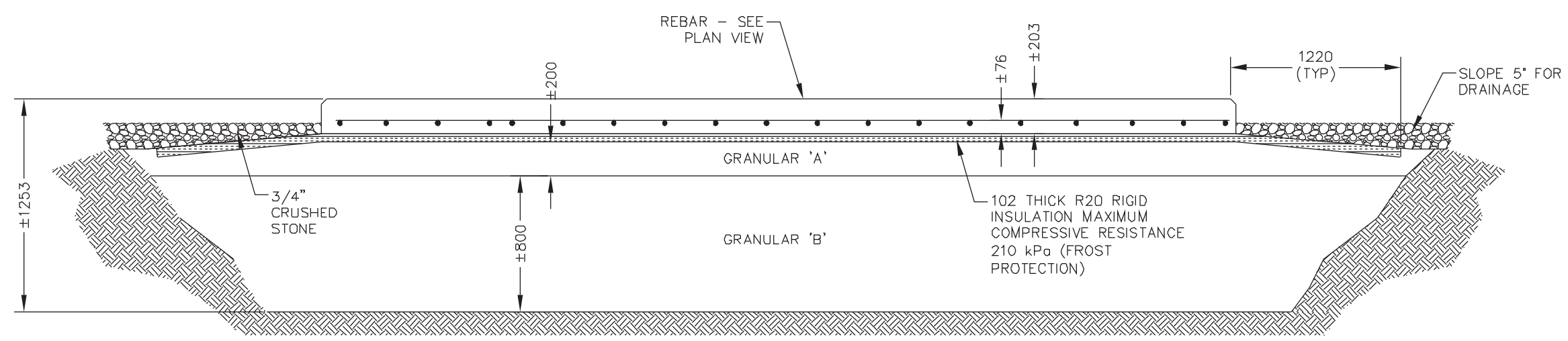
LOCATION:
4204 GOSFIELD TOWNLIN W., ESSEX, ON.

TITLE:
SHELTER FOUNDATION

PROJECT NAME: NEW TOWER PROJECT NO: ON001428 DWG. NO: A05



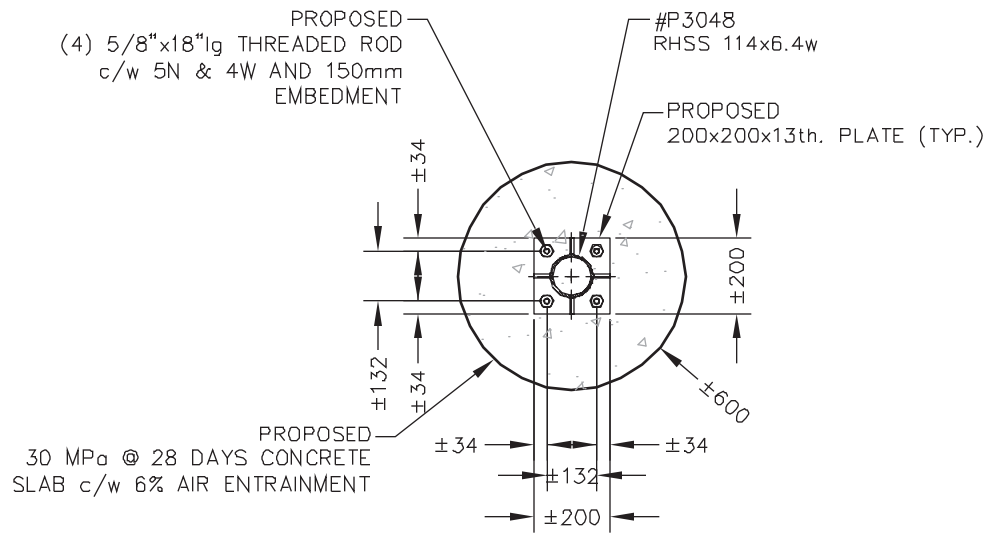
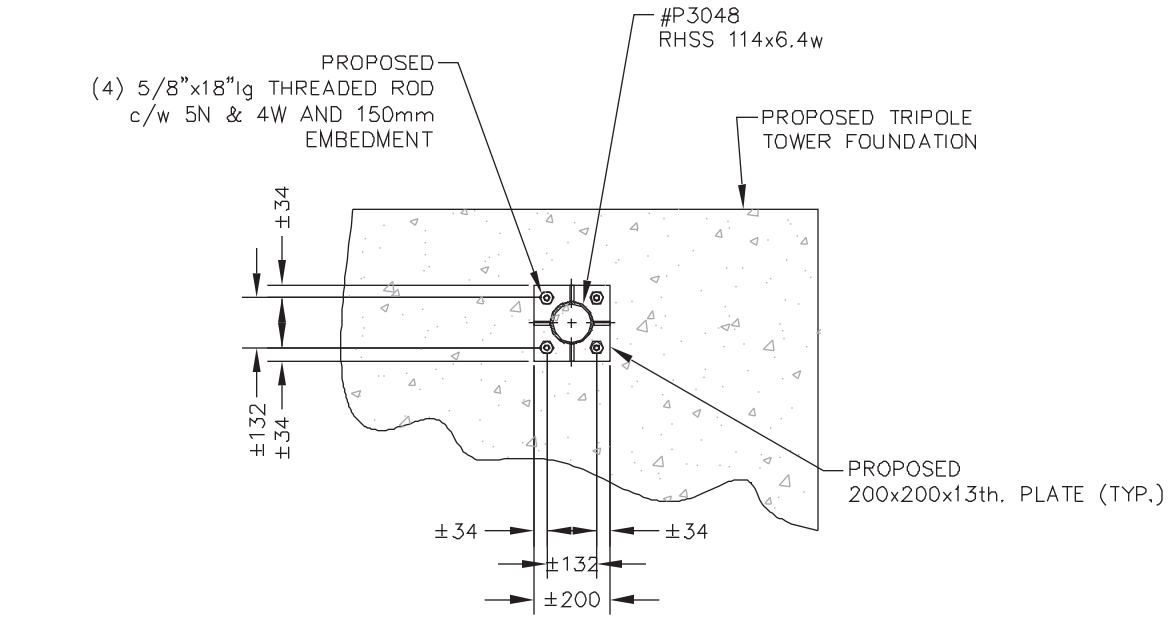
1 PLAN VIEW



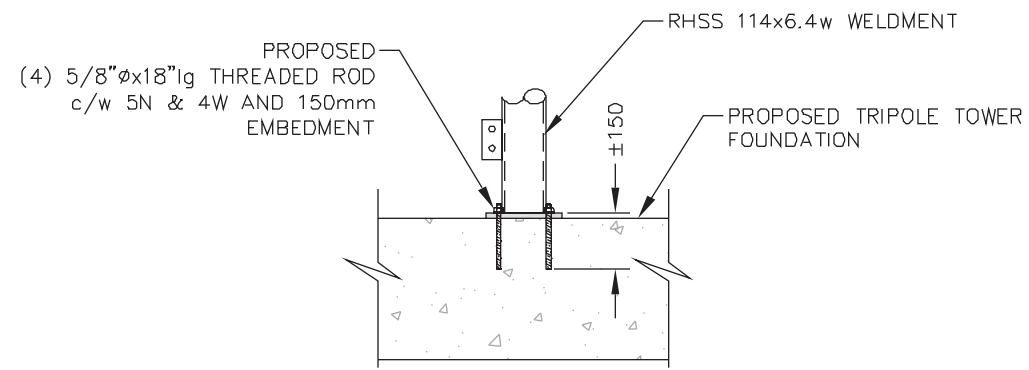
2 SECTION

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2 BASE PLATE DETAIL (PLAN VIEW)
 1 @ PIER/ W/G FOUNDATION



3 BASE PLATE DETAIL (ELEVATION VIEW)
 1 @ W/G FOUNDATION

NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
2. ALL WORK TO CONFORM TO LATEST TELUS SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS.

NOT FOR CONSTRUCTION

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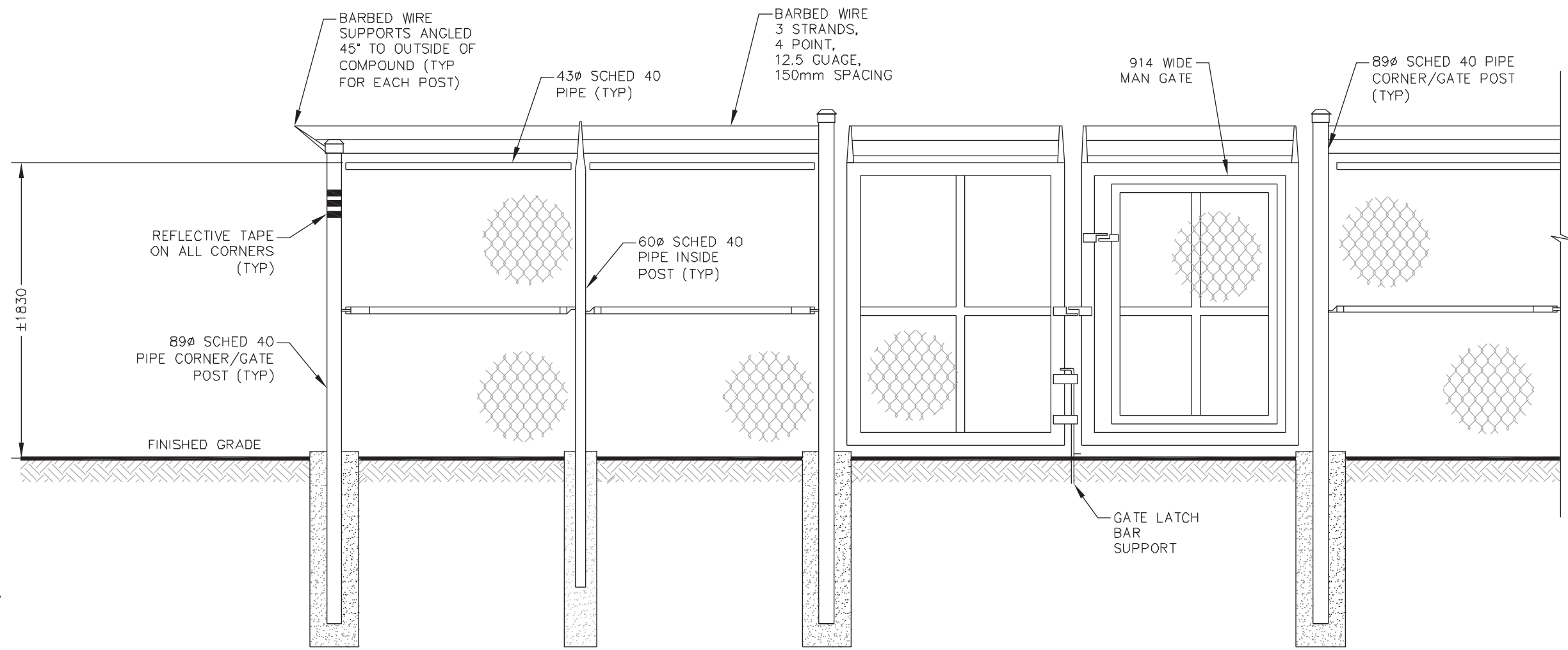


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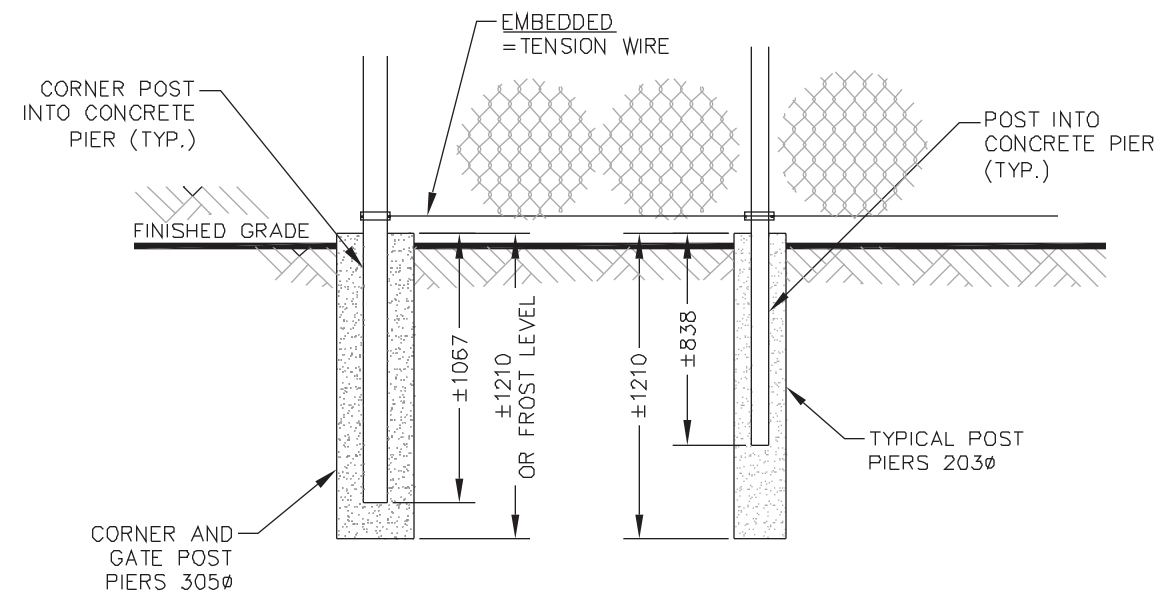
LOCATION:
 4204 GOSFIELD TOWNLIN W., ESSEX, ON.
 TITLE:
 WAVEGUIDE BRIDGE FOUNDATION
 PROJECT NAME: NEW TOWER PROJECT NO: ON001428 DWG. NO: A06

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1 COMPOUND FENCE

- NOTES:
1. FENCE EMBEDMENT TO BE BASED ON SITE SPECIFIC SOIL CONDITIONS AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
 2. CONTRACTOR TO PROVIDE LEVEL TOP OF FENCE. BASE MAY VARY.



2 CONNECTION TO BASE DETAIL - GENERAL SOILS

NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
2. ALL WORK TO CONFORM TO LATEST TELUS SPEC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS.

NOT FOR CONSTRUCTION

CLIENT:

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LOCATION:
4204 GOSFIELD TOWNLINE W., ESSEX, ON.
 TITLE:
FENCE DETAILS
 PROJECT NAME: NEW TOWER PROJECT NO: ON001428 DWG. NO: A07

GENERAL NOTES:

- THE MOST RECENT ISSUES OF ANY STANDARDS, CODES OR REGULATIONS MENTIONED IN THE DRAWINGS PROVIDED MUST BE USED, UNLESS INDICATED OTHERWISE IN THE SPECIFICATIONS.
- ALL WORKMANSHIP MUST CONFORM TO THE REQUIREMENTS OF THE TELUS SPECIFICATION, PROVINCIAL BUILDING CODE, APPLICABLE LOCAL BUILDING CODES, AND CSA STANDARDS.
- THE CONTRACTOR'S RESPONSIBILITY INCLUDES:
 - OBTAINING APPROVALS FROM ALL REQUIRED LOCAL AUTHORITIES.
 - SAFEGUARD ALL EXIST. STRUCTURES AFFECTED BY THIS CONSTRUCTION.
 - OBTAINING ALL FIELD MEASUREMENTS REQUIRED FOR FABRICATION.
- PRESERVE FIRE RATING WHEN PENETRATING, CEILINGS, FLOORS AND WALLS.
- DRAWINGS ARE NOT TO BE SCALED.
- ADEQUATE PROTECTION (PLYWOOD SHEETS) MUST BE PROVIDED BY THE CONTRACTOR ON THE EXISTING ROOF FOR THE ENTIRE DURATION OF CONSTRUCTION, TO AVOID DAMAGE TO THE EXISTING ROOFING. CONSTRUCTION LOADS MUST NOT EXCEED A CONCENTRATED LOAD OF 1.3KN OR UNIFORM DISTRIBUTED LOAD OF 1.0 kPa.
- ALL SHOP AND INSTALLATION DRAWINGS MUST BE SUBMITTED TO ROEHAMPTON COMMUNICATIONS LTD. BY THE CONTRACTOR, FOR REVIEW PRIOR TO FABRICATION OF THE MATERIALS.
- CORE DRILLING IN AREAS OCCUPIED BY TENANTS SHALL BE COORDINATED WITH THE BUILDINGS OWNER/MANAGER, AND MAY BE REQUIRED TO BE COMPLETED OUTSIDE OF NORMAL WORKING HOURS. SERVICES DAMAGED MUST BE REPAIRED BY THE CONTRACTOR, AT HIS OWN EXPENSE.
- CORE DRILLING MUST NOT BE DONE UNTIL AN X-RAY INSPECTION PAID FOR BY THE CONTRACTOR, HAS BEEN COMPLETED TO DETERMINE THE PROPER LOCATION FOR THE PENETRATION. CORE DRILLING IS NOT ALLOWED IN COLUMN CAP AREAS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON THE STRUCTURAL DRAWINGS FOR COMPATIBILITY WITH ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS BEFORE COMMENCING WITH THE WORK.
- THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING DURING THE BIDDING PERIOD OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN SPECIFICATIONS, UPON RECEIPT OF SUCH INFORMATION THE ENGINEER WILL PROVIDE ADDITIONAL INSTRUCTIONS, ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND CORRECTIVE WORK SHALL BE PERFORMED AS DIRECTED BY THE ENGINEER.
- ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- ENGINEERING SERVICES PRESENTED ON THESE DRAWINGS ARE FOR PERMANENT STRUCTURE ONLY, THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING REQUIRED FOR STRUCTURE STABILITY AND FOR CONSTRUCTION LOADING UNTIL THE PROJECT IS COMPLETED.

CONCRETE NOTES:

- ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TELUS SPECIFICATION, AND APPLICABLE STANDARDS.
- REINFORCING STEEL MUST BE GRADE 400 DEFORMED BARS TO CAN/CSA G30.18, UNLESS NOTED OTHERWISE. CONCRETE COVER TO BE 3" (MIN.)
- WELDED STEEL WIRE FABRIC MUST HAVE A MINIMUM YIELD STRENGTH OF 450 MPa AND CONFORM TO CSA G30.5. (PROVIDE IN FLAT SHEETS ONLY)
- BEND AND DETAIL REINFORCING STEEL AS INDICATED IN THE REINFORCING STEEL MANUAL OF STANDARD PRACTICE BY THE REINFORCING STEEL INSTITUTE OF CANADA.
- CAST IN PLACE CONCRETE TO HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 30 MPa UNLESS NOTED OTHERWISE.
- SLUMP AT POINT OF DISCHARGE TO BE 75mm.
- ALL CONCRETE EXPOSED TO FREEZING AND THAWING OR DE-ICING CHEMICALS MUST CONTAIN ENTRAINED AIR.
- ALL CONCRETE EXPOSED CORNER EDGES SHALL BE CHAMFERED 1" x 1".
- ALL GROUT USED SHALL BE NON-SHRINKING, INSTALLED TO MANUFACTURES INSTRUCTIONS, UNLESS SPECIFIED OTHERWISE.
- NO MORE THAN 120 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY THE TESTING AGENCY AND THE STRUCTURAL ENGINEER, CONTRACTOR'S SUPERINTENDENT TO MONITOR THIS PERIOD, TESTING AGENCY HAS THE AUTHORITY TO REJECT CONCRETE IF NOT IN ACCORDANCE WITH SPECIFICATIONS.

STEEL STUDS AND JOISTS NOTES:

- ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE PROVINCIAL BUILDING CODES, APPLICABLE BY-LAWS AND LOCAL CODES.
- MATERIAL TO CONFORM TO ASTM A446 STANDARD SPECIFICATION FOR STEEL SHEET, HOT DIP GALVANIZED.
- BRIDGING TO BE PROVIDED AT 5ft c/c FOR STUDS, UNLESS INDICATED OTHERWISE.
- BRIDGING TO BE PROVIDED @ 7ft c/c FOR JOISTS, UNLESS INDICATED OTHERWISE.
- INSTALLATION MUST MEET THE REQUIREMENTS SET OUT IN THE MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.

STRUCTURAL STEEL NOTES:

- ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TELUS SPECIFICATION, AND APPLICABLE STANDARDS AS LISTED IN CORRESPONDING SECTION.
- ALL STRUCTURAL STEEL TO CONFORM TO CAN3-G40.21, GRADE 300W, RHSS TO MEET REQUIREMENTS OF G40.21, CLASS H, GRADE 350W.
- ALL WELDING SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CSA STANDARDS AND PERFORMED BY A FABRICATOR CERTIFIED TO CSA W47.1 TO DIVISION 1 OR 2.1.
- ALL BOLTS TO CONFORM TO ASTM SPECIFICATION A325, PROPERLY SIZED FOR THE APPLICATION, AND THE THREADS TO BE EXCLUDED FROM THE SHEAR PLANE.
- HOLES ADDITIONAL TO THOSE SHOWN ON STRUCTURAL DRAWINGS ARE NOT PERMITTED IN ANY STRUCTURAL MEMBER.
- ALL STRUCTURAL STEEL TO BE HOT DIP GALVANIZED.
- APPLY (3) COATS OF ZINC RICH PAINT TO ALL DAMAGED GALVANIZED SURFACES.
- FIELD MODIFICATIONS SUCH AS DRILLING OF HOLES AND WELDING TO BE AVOIDED, UNLESS SPECIFIED OTHERWISE.
- MINIMUM DISTANCE FROM HOLE CENTER TO EDGE SHALL BE:

BOLT DIAM.	SHEARED EDGE	ROLLED EDGE	HOLE
1/2"φ	25 mm	19 mm	14.3φ mm
5/8"φ	30 mm	22 mm	17.5φ mm
3/4"φ	35 mm	26 mm	20.6φ mm

NUT ROTATION FROM SNUG-TIGHT CONDITION* (TURN-OF-NUT- PRETENSION)

BOLT LENGTH**	DISPOSITION OF OUTER FACE OF BOLTED PARTS	
	BOTH FACES NORMAL TO BOLT AXIS OR ONE FACE NORMAL TO AXIS AND OTHER FACE SLOPED 1:20 MAX. (BEVELED WASHERS NOT USED)***	BOTH FACES SLOPED 1:20 MAX. FROM NORMAL TO BOLT AXIS (BEVELED WASHERS NOT USED)***
<= 4x BOLT DIA.	1/3 TURN	3/4 TURN
> 4x BOLT DIA. <= 8x BOLT DIA. OR 200mm	1/2 TURN	
> 8x BOLT DIA. OR 200mm	2/3 TURN	

* TABLE 8 OF CAN/CSA-S16-14
NUT ROTATION IS RELATIVE TO BOLT REGARDLESS OF WHETHER THE NUT OR BOLT IS TURNED.
TOLERANCE OF ROTATION ±30°. THIS TABLE APPLIES TO COARSE-THREADED HEAVY-HEX STRUCTURAL BOLTS OF ALL SIZES AND LENGTHS USED WITH HEAVY-HEX SEMI-FINISHED NUTS.

** BOLT LENGTH IS MEASURED FROM THE UNDERSIDE OF THE HEAD TO THE EXTREME END OF POINT.

*** BEVELLED WASHERS ARE NECESSARY WHEN A490M OR A490 BOLTS ARE USED.

ANTENNA AND WAVEGUIDE NOTES:

- ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TELUS SPECIFICATION.
- INSTALL WAVEGUIDE TO MANUFACTURERS INSTRUCTIONS. (SUPPORT INTERVALS TO BE 1 METER MAXIMUM).
- ALL AREAS AFFECTED BY ROUTING OF WAVE-GUIDE OR CONDUITS MUST BE REHABILITATED TO ORIGINAL CONDITION UPON COMPLETION.

ROOFING NOTES:

- BEFORE STARTING WORK ON ROOF, CONTRACTOR IS TO COMPLETE A "CUT TEST", TO DETERMINE THE CONDITION AND TYPE OF THE EXISTING ROOFING.
- REMOVE EXISTING ROOFING AS REQUIRED TO ALLOW FOR THE INSTALLATION OF RHSS AND BASE PLATE, KEEP OPENING TO A MINIMUM.
- ONCE INSTALLATION IS COMPLETE, MAKE GOOD THE EXISTING ROOFING & INSULATION.
- PROVIDE SUFFICIENT TEMPORARY PROTECTION OF ROOF PENETRATIONS, PRIOR TO ROOFING REINSTATEMENT, TO PREVENT WATER FROM ENTERING THE EXISTING BUILDING.
- ALL WORK SHALL CONFORM TO ALL AUTHORITIES HAVING JURISDICTION AND TO THE TELUS SPECIFICATION. WORKMANSHIP TO PROVIDE A CLEAN APPEARANCE OF THE FINISHED WORK.

INVERTED ROOF

- WHERE EXISTING ROOFING IS BITUMEN OR ASPHALTIC BASED, SUPPLY A NEW 3FT x 3FT RUBBERIZED MEMBRANE. TORCH DOWN TO EXISTING. AT UNDERSIDE OF BASE PLATE PROVIDE RUBBERIZED PLASTIC CEMENT, COMPATIBLE WITH MEMBRANE. WATERPROOF ANCHOR BOLT AREAS.

STANDARD BUILT UP ROOF

- CUT OPENING IN ROOF ADEQUATE TO ALLOW FOR THE INSTALLATION OF THE RHSS AND BASE PLATE. FOLLOWING INSTALLATION, PROVIDE 22 Ga. GALVANIZED SHEET METAL, PITCH POCKET, 18" SQUARE x 5" HIGH. FILL AFTER ASSEMBLY IS COMPLETE. FLASH INTO EXISTING WATERPROOFING ON ROOF.

WOOD FRAMING & STRUCTURAL TIMBER NOTES:

- ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TELUS SPECIFICATION, PROVINCIAL BUILDING CODES AND APPLICABLE STANDARDS.
- NAILS TO CONFORM TO CSA B111-1974. GALVANIZED FOR EXTERIOR LOCATIONS AND TREATED LUMBER. NAILING OF FRAMING PER OBC TABLES 9.23.3A & B, UNLESS SPECIFIED OTHERWISE.

MASONRY NOTES:

- ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TELUS SPECIFICATION, PROVINCIAL BUILDING CODES .
- UTILIZE TYPE 'S' MORTAR FOR ALL INTERIOR AND EXTERIOR LOAD BEARING WALLS, CONFORM TO CSA STANDARD A179.
- ALL METAL MATERIALS USED IN MASONRY TO BE HOT DIP GALVANIZED.
- VERTICAL MASONRY CONTROL JOINTS TO BE INSTALLED AT INTERVALS LESS THAN 3 TIMES THE WALL HEIGHT WITH MAXIMUM SPACING OF 39'-4".
- PROVIDE ALL REQUIRED TEMPORARY SHORING TO EXISTING MASONRY WALLS WHEN CUTTING NEW OPENINGS.

FIRE STOPPING & SEALING NOTES:

- ALL EXISTING AND NEW OPENINGS LOCATED IN THE EQUIPMENT ROOM AND ALONG CABLE ROUTINGS, MUST BE SEALED AND FIRE STOPPED WITH ONE OR TWO HOUR FIRE RATING AS REQUIRED. USING TREMCO FIRESTOP SYSTEM.

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LOCATION:
4204 GOSFIELD TOWNLINE W., ESSEX, ON.

TITLE:
GENERAL NOTES

PROJECT NAME: NEW TOWER PROJECT NO: ON001428 DWG. NO: N01

GENERAL NOTES:

1. PROVIDE ALL LABOUR AND MATERIAL AS SHOWN AND AS REQUIRED TO COMPLETE THIS PROJECT AND PRESENT IT AS FULLY OPERATIONAL TO THE SATISFACTION OF THE OWNER.
2. COMPLY WITH THE LATEST ISSUES OF ALL APPLICABLE ELECTRICAL CODES, STANDARDS AND REGULATIONS.
3. OBTAIN ALL PERMITS, PAY ASSOCIATED FEES AND SCHEDULE INSPECTION.
4. ALL MATERIALS SHOWN ON DRAWINGS ARE NEW CSA APPROVED AND CSA LABELED.
5. INSTALL ALL THE REQUIRED GROUNDING SYSTEMS AS OUTLINED, INCLUDING INSTALLATION TESTING AND RECORD ALL RESULTS.
6. CONTRACTOR MAY PROPOSE MATERIALS AND METHODS OTHER THAN THE ONES SPECIFIED. APPROVAL OF THE ENGINEER AND OWNER MUST BE OBTAINED BEFORE SUCH MATERIALS AND METHODS ARE UTILIZED.
7. WORK REQUIRING FULL OR PARTIAL SHUTDOWN OF THE SITE ELECTRICAL SYSTEM TO MODIFY OR CONNECT EQUIPMENT IS PERMITTED ONLY DURING PERIODS SPECIFIED IN A WRITTEN AGREEMENT WITH THE OWNER OR BUILDING REPRESENTATIVE.
8. THE CONTRACTOR SHALL OBTAIN OWNERS APPROVAL FOR VARIOUS ELECTRICAL SERVICES CONDUITS ROUTING BEFORE PROCEEDING WITH WORK. VARIOUS RUNS TO BE RELOCATED AS PER OWNERS OR BUILDING REPRESENTATIVE SPECIFIC REQUIREMENTS AT NO ADDITIONAL COST.
9. ALL EQUIPMENTS SHALL BE LABELED WITH LAMACOID LABELS
10. BIDDERS FINDING DISCREPANCIES IN, OR OMISSIONS FROM DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, OR HAVING ANY DOUBTS AS TO THE MEANING OR INTENT OF ANY PART THEREOF, SHOULD AT ONCE NOTIFY THE ENGINEER WHO WILL SEND WRITTEN INSTRUCTIONS OR EXPLANATIONS TO ALL BIDDERS. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE FOR FAILURE TO NOTIFY ENGINEER.
11. PROVIDE AS-BUILT DRAWINGS MARKED UP WITH INSTALLATION DETAILS IF DIFFER FROM PROPOSAL.
12. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND EQUIPMENT SUPPLIED BY HIM AGAINST DEFECTS IN WORKMANSHIP AND MATERIAL FOR A PERIOD OF TWELVE MONTHS AFTER FINAL ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS AND EQUIPMENT DEVELOPING SUCH DEFECTS WITHIN THAT TIME PROMPTLY ON DUE NOTICE GIVEN TO HIM BY THE OWNER, OR OWNER'S REPRESENTATIVE, AT NO ADDITIONAL EXPENSE TO THE OWNER.

WIRES AND CABLES

1. ALL SIZES SHOWN ARE AWG FOR COPPER CONDUCTORS AND CABLES.
2. FOR EARTHING AND BONDING USE COPPER CONDUCTORS ONLY.
3. TECK 90 OR COREFLEX CABLES MAY BE USED WHERE COST EFFECTIVE.
4. INSULATION SHALL BE TYPE RW90.
5. CONDUCTORS INSTALLED UNDER EARTHING SHALL HAVE RWU75 OR RWU90 INSULATION.

PANELBOARDS AND CIRCUIT BREAKERS

1. UNLESS NOTED OTHERWISE BREAKERS SHALL BE RATED FOR 10KA SYMMETRICAL INTERRUPTING CAPACITY OR MATCH EXISTING STANDARDS.
2. BREAKERS SHALL BE MOLDED CASE AUTOMATIC THERMAL MAGNETIC TRIPPING TYPE UNLESS NOTED OTHERWISE.

DISCONNECT SWITCHES AND FUSES

1. DISCONNECT SWITCHES SHALL CONFORM TO CSA C22.2 NO. 4.
2. FUSE HOLDERS SHALL BE IN ACCORDANCE WITH CSA C22.2 NO. 39.
3. FUSES SHALL CONFORM TO CSA C22.2 NO. 106-M1985
4. DISCONNECT SWITCHES, FUSED AND NON-FUSED TYPE SHALL BE QUICK MAKE, QUICK BREAK ACTION IN EEMAC 1 ENCLOSURE FOR INDOOR INSTALLATION AND EEMAC 3 FOR OUTDOOR INSTALLATION UNLESS NOTED OTHERWISE.




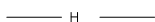





EARTHING

1. PROVIDE EARTHING AND BONDING OF EQUIPMENT AS SHOWN AND AS REQUIRED BY CSA C22.2 NO.41-M1987, COMBINED WITH IEC 601024-1, IEEE 142 AND IEC 364 SERIES.
2. ALL CONDUCTORS USED ARE FOR EARTHING AND BONDING SHALL BE COPPER WITH GREEN INSULATION.
3. ALL LUGS FOR CONDUCTOR SIZES LARGER THAN #10 AWG SHALL BE TWO HOLE LONG BARREL COMPRESSION TYPE TIN PLATED COPPER.
4. EARTHING BARS SHALL BE MADE OF COPPER ALLOY 110, SIZED AND DRILLED FOR LUG CONNECTIONS.
5. IN ORDER TO MITIGATE HIGH FREQUENCY NOISE ALL EARTHING AND BONDING CONDUCTORS SHALL BE RUN AS STRAIGHT AS POSSIBLE WITH MINIMUM NUMBER OF BENDS. AVOID SHARP (90°) BENDS. MINIMUM BENDING RADIUS TO BE 300mm. LOOPING OF EARTHING AND BONDING WIRES SHALL BE AVOIDED.
6. ANTI-OXIDENT COMPOUND (NO-OX-ID) SHALL BE APPLIED TO ALL CONNECTIONS WHERE DISSIMILAR METALS COME IN CONTACT AND TO ALL CONDUCTOR ENDS BEEN LUGGED.


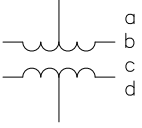





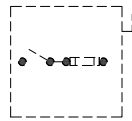
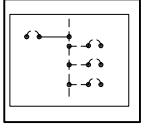
ELECTRICAL INSTALLATION NOTES:

1. PULL BOXES REQUIRED FOR RUNS OVER 150ft.
2. ELECTRICAL CONTRACTOR TO SUPPLY & INSTALL OUTDOOR MOTION-DETECTOR WORK LIGHT AND ELECTRICAL OUTLET AT EQUIPMENT LOCATION FOR USE BY CUSTOMER TECHNICIAN.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ONE (1) #2 THNN STRANDED, GREEN JACKETED, TINNED GROUND WIRE FROM THE EXISTING MAIN GROUND TO THE EQUIPMENT BUS BAR (MGB).
4. CONTRACTOR SHALL PROVIDE & INSTALL ONE (1) #2 STRANDED, GREEN JACKETED, TINNED GROUND WIRE FROM EACH SECTOR BUS BAR (AGB) AND THE MICROWAVE BUS BAR TO THE MGB.
5. GROUND ROD: COPPER CLAD STEEL GROUND ROD.
6. GROUND WIRE: GREEN JACKETED. THE BEND RADIUS SHALL BE NOT LESS THAN 8 INCHES.
7. NO-OX IS TO BE USED BETWEEN THE GROUND LUG AND BUS BAR. INSTALL LUGS ON FRONT OF BUS BAR. OVAL HOLES ARE NOT PERMITTED. BOLTS, WASHERS AND NUTS TO BE STAINLESS STEEL. PROPER SIZE 3/8"Ø STAINLESS STEEL HARDWARE.
8. ALL HORIZONTAL MUST BE UV RESISTANT SCHEDULE 80 PVC; VERTICAL CONDUIT CAN BE SCHEDULE 40.
9. MEGGAR ALL FEEDERS AND PROVIDE WRITTEN RECORD OF ALL READINGS.

LEGEND – SITE

	REVISION CLOUD
	PROPOSED POLE LOCATION
	UNDERGROUND HYDRO CONDUIT
	HYDRO CONDUIT
	DISTRIBUTION POLE NUMBER
	DISTRIBUTION RISER POLE – ONE PHASE
	PAD MOUNTED TRANSFORMER
	DISTRIBUTION TRANSFORMER
	PROPOSED GROUND LEAD

LEGEND – SLD

	JUNCTION BOX
	TRANSFORMER a= KVA RATING b= NUMBER OF PHASES c= PRIMARY VOLTAGE AND CONNECTION d= SECONDARY VOLTAGE AND CONNECTION
	AREA LIGHT
	CIRCUIT BREAKER
	CHECK METER
	PULL BOX
	WEATHERHEAD
	FUSED DISCONNECT
	CIRCUIT BREAKER PANEL

CLIENT:



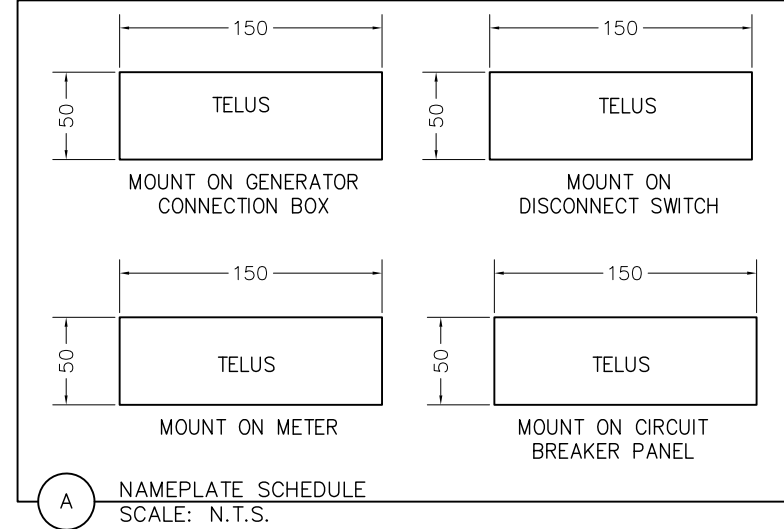
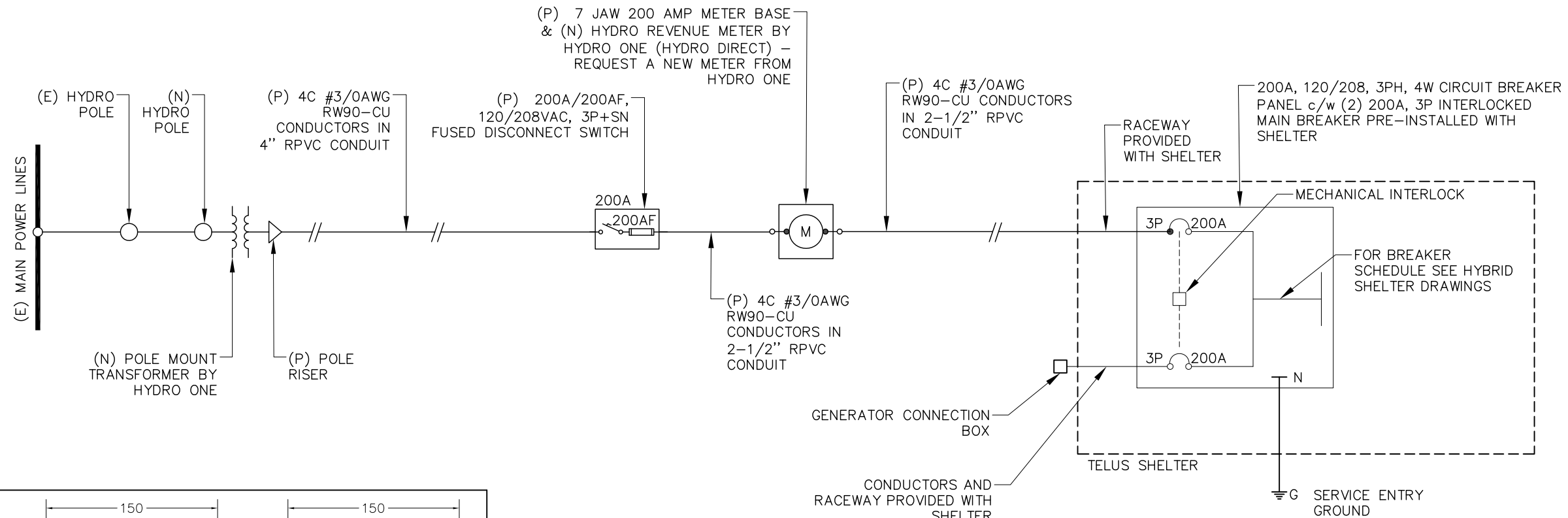
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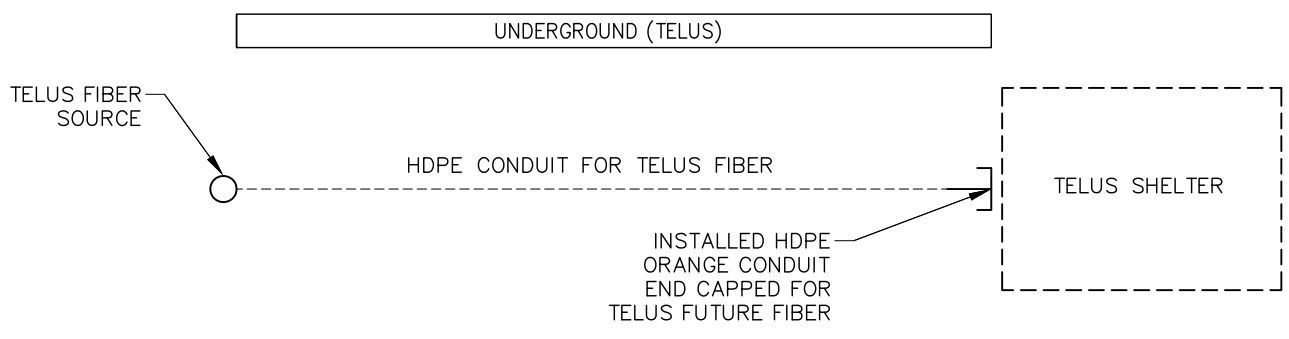
LOCATION: 4204 GOSFIELD TOWNLINE W., ESSEX, ON
TITLE: ELECTRICAL NOTES/SYMBOLS
PROJECT NAME: NEW SITE BUILD
PROJECT NO: ON001428
DWG. NO: E01

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HYDRO ONE		TELUS	
HYDRO POLE	UNDERGROUND	ON THE SHELTER WALL	SHELTER INSIDE



1 ELECTRICAL SINGLE LINE DIAGRAM



2 COMMUNICATIONS SINGLE LINE DIAGRAM

- ELECTRICAL NOTES:**
- ELECTRICAL INSTALLATION MUST COMPLY WITH THE LATEST ISSUES OF ALL APPLICABLE ELECTRICAL CODES, STANDARDS AND REGULATIONS.
 - IN CASE OF CONFLICT BETWEEN THIS DRAWING AND PLAN DRAWINGS OR MANUFACTURER'S SPECIFICATIONS, CONTRACTOR SHALL NOTIFY TELUS REPRESENTATIVE.
 - TECH CABLE TO BE SUPPORTED AT 1M INTERVALS.
 - MAXIMUM MOUNTING HEIGHT OF TOP OF METER TO BE 1.6m FROM FINISHED FLOOR TO CENTER OF METER FACE +/-100mm.
 - ALL CONDUCTORS TO BE COPPER RW90 RATED AT MINIMUM 75C. (OR EQUIVALENT)
 - NEUTRAL CONDUCTOR MUST BE BROUGHT INTO AND TERMINATED IN EACH METER BASE.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL CONDUIT ROUTING WITH CONSTRUCTION MANAGER.
 - DISCONNECT SWITCHES, FUSED AND NON-FUSED TYPE SHALL BE QUICK MAKE, QUICK BREAK ACTION IN EEMAC 1 ENCLOSURE FOR INDOOR INSTALLATION AND EEMAC 3R FOR OUTDOOR INSTALLATION UNLESS NOTED OTHERWISE.
 - METER BASE MUST COMPLY WITH HYDRO ONE SPECIFICATION.
 - PROVIDE A FULL LENGTH (PLUS MINIMUM 1m EXTRA AT EACH END) OF 3/8" POLYPROPYLENE OF NYLON ROPE IN POWER CONDUIT.
 - POLYPROPYLENE FISH ROPE NEED TO BE RATED FOR MIN 90Kg (200lb) THIS FISH ROPE MUST REMAIN IN CONDUITS AFTER WORK HAS BEEN COMPLETED.

VOLTAGE DROP TABLE AT FULL LOAD:

NOMINAL VOLTAGE: 208V
 NOMINAL CURRENT: 200A
 PHASE: 3 PHASE
 CONDUCTOR MATERIAL: COPPER
 CONDUCTOR TYPE: RW90
 CONDUCTOR SIZE: #3/0AWG CONDUCTOR
 INSTALLATION LENGTH: ±45m
 VOLTAGE DROP: 3.927VAC (1.89%)

CONTRACTOR TO CONFIRM EXACT CONDUCTOR LENGTH BEFORE INSTALLATION.

- CONTRACTOR NOTES:**
- ENSURE ALL ASPECTS OF WORK CONFORM TO TELUS SPECIFICATION.
 - ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ROEHAMPTON COMMUNICATIONS LTD. ON ANY VARIATION WHICH HAVE IMPACT ON WORK TO BE CARRIED OUT.
 - CONCEPTUAL ROUTING.FINAL CONDUIT ROUTE TO BE DETERMINED AFTER LOCATES ARE AVAILABLE
 - ONLY COMPONENTS RELATED ELECTRIC SERVICE INSTALLATION SHOWN. REFER TO CIVIL PACKAGE FOR THE DETAILS PERTAINING TELECOMMUNICATION EQUIPMENT.

LEGEND:
 (E) - DENOTES EXISTING
 (P) - DENOTES PROPOSED (BY TELUS ELECTRICAL CONTRACTOR)
 (N) - DENOTES NEW (BY OTHERS)
 (TYP) - DENOTES TYPICAL



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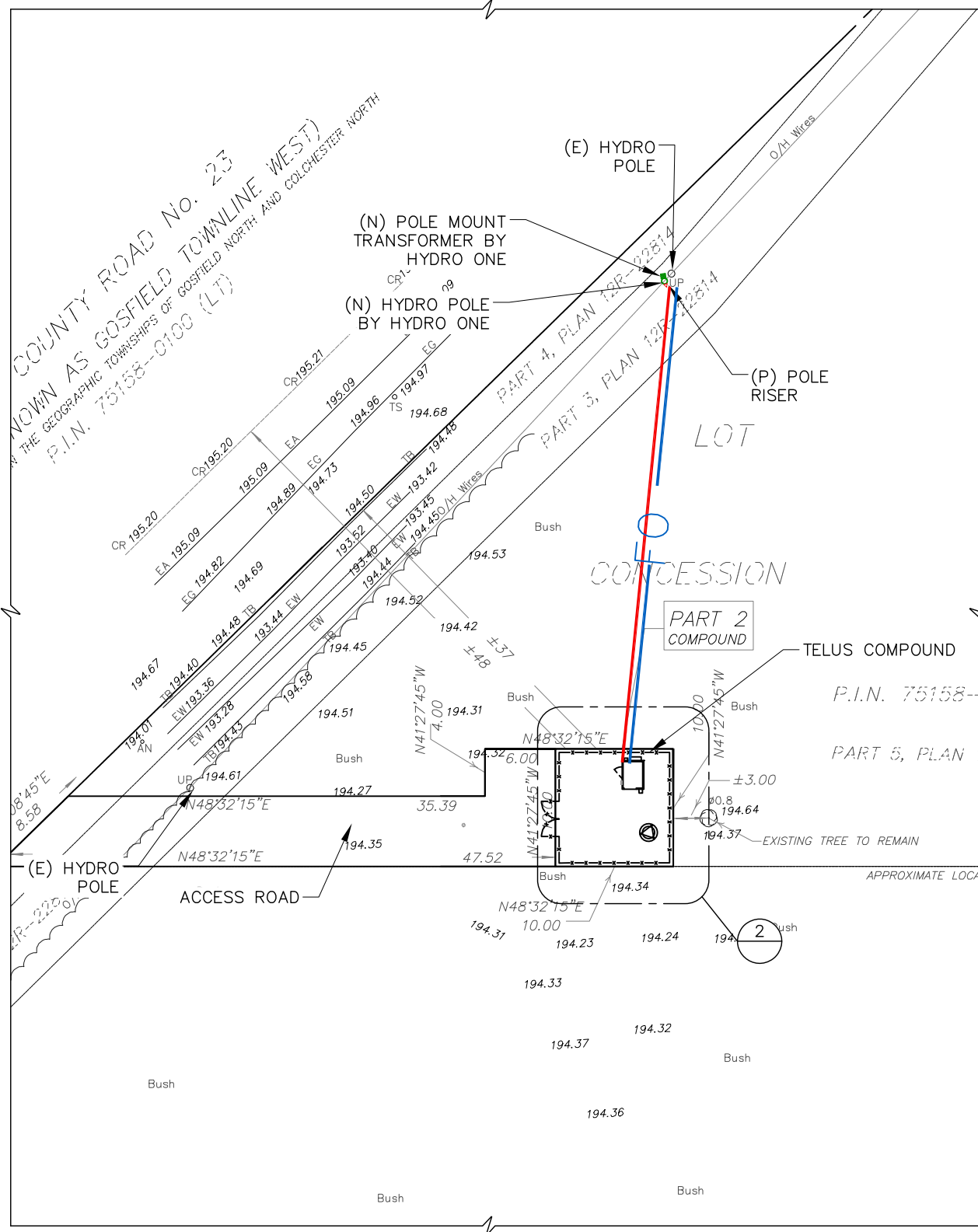


LOCATION: 4204 GOSFIELD TOWNLINE W., ESSEX, ON

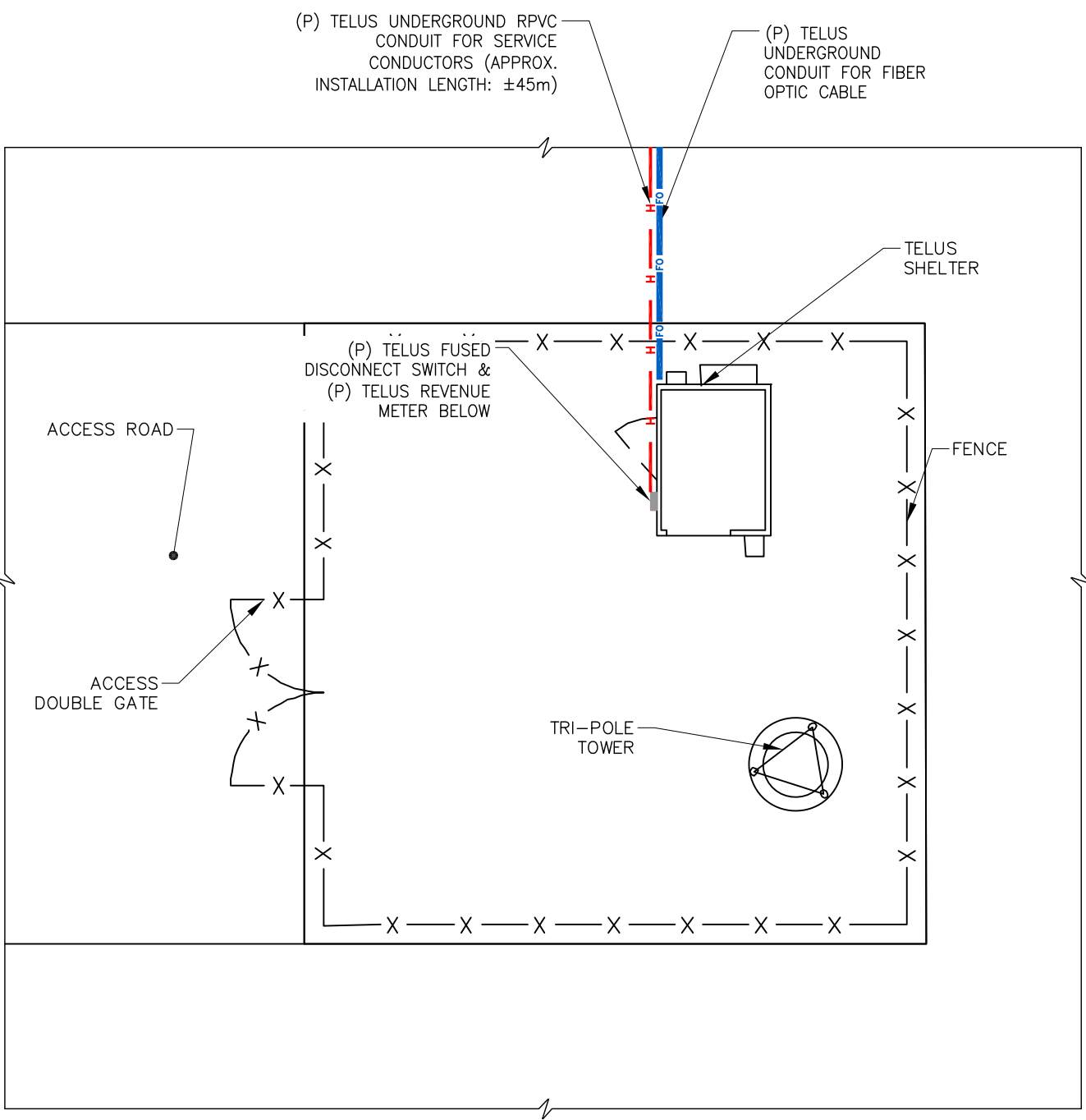
TITLE: SINGLE LINE DIAGRAM

PROJECT NAME: NEW SITE BUILD	PROJECT NO: ON001428	DWG. NO: E02
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1 SITE PLAN



2 COMPOUND LAYOUT

CONTRACTOR NOTES:

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2. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
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4. CONCEPTUAL ROUTING.FINAL CONDUIT ROUTE TO BE DETERMINED AFTER LOCATES ARE AVAILABLE
5. ONLY COMPONENTS RELATED ELECTRIC SERVICE INSTALLATION SHOWN. REFER TO CIVIL PACKAGE FOR THE DETAILS PERTAINING TELECOMMUNICATION EQUIPMENT.

- LEGEND:
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 - (P) - DENOTES PROPOSED (BY TELUS ELECTRICAL CONTRACTOR)
 - (N) - DENOTES NEW (BY OTHERS)
 - (TYP) - DENOTES TYPICAL

CLIENT:

CARRIER:



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 VANCOUVER - CALGARY - EDMONTON - WINNIPEG

LOCATION:
 4204 GOSFIELD TOWNLIN W., ESSEX, ON

TITLE:
 ELECTRICAL SITE PLAN

PROJECT NAME: NEW SITE BUILD	PROJECT NO: ON001428	DWG. NO: E03
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METERING

- METERING: INSTALL NEW 200A "16S" METER.
- WIRING DIAGRAM : RM 8-200 'D2'
- RATE CLASS: GS E

TELUS ELECTRICAL CONTRACTOR TO:

- SUPPLY AND INSTALL ESA/CSA APPROVED SECONDARY CABLE.
- INSTALL RISER UP POLE FOR THE FIRST 10'; HYDRO ONE TO INSTALL REMAINDER.
- REMOVE BRUSH TO ACCOMMODATE POLE/RISER INSTALLATION.

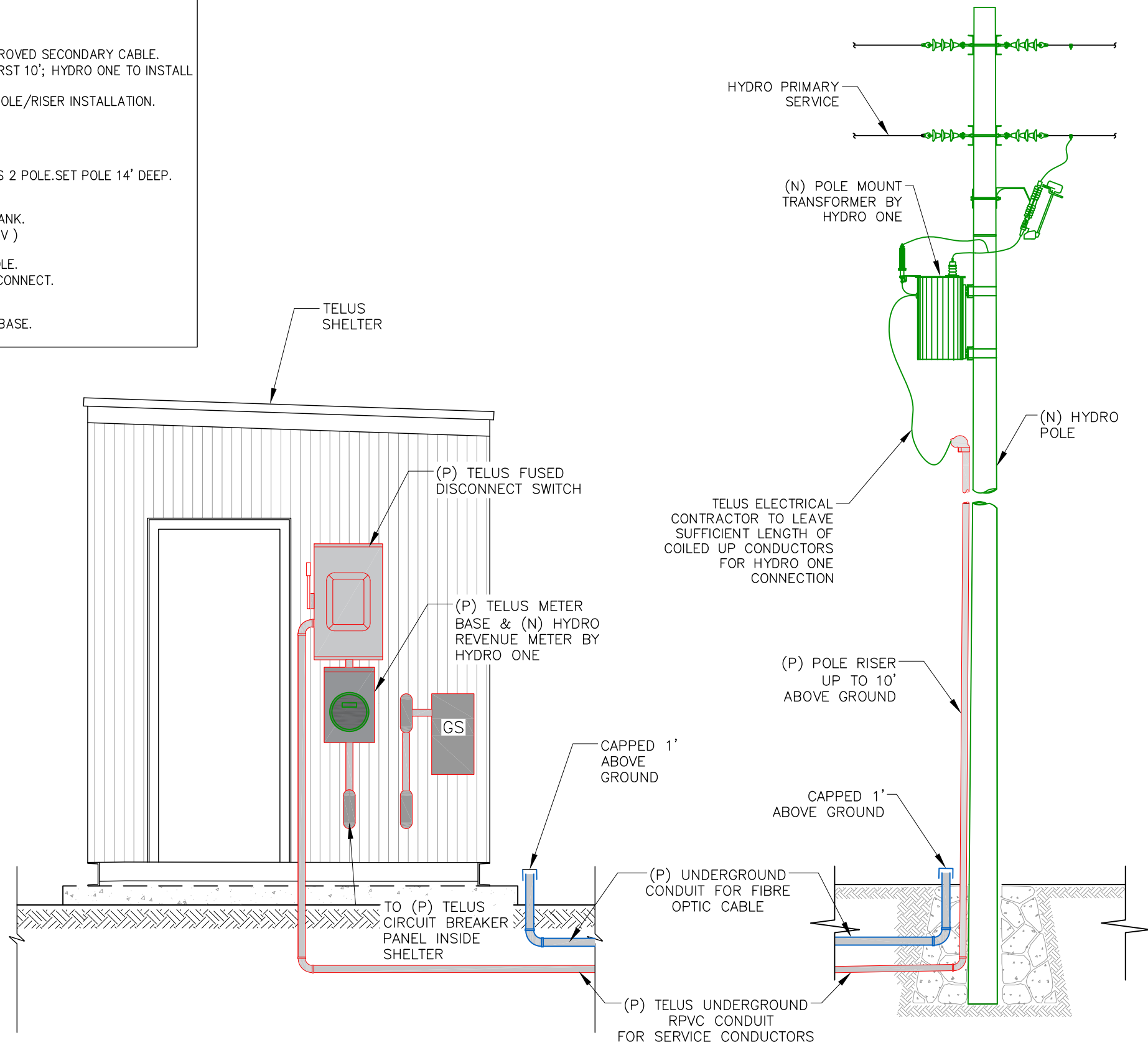
HYDRO ONE TO:

WL#1 - POLE: CCP 6NV

- SUPPLY AND INSTALL NEW 55' CLASS 2 POLE. SET POLE 14' DEEP.
- INSTALL GROUND PLATE.
- INSTALL ANCHOR AND DOWN GUYS.
- SUPPLY AND INSTALL 3 PHASE TX BANK.
TX : 4.8/8.32KV 75KVA (120/208V)
LABEL: 14824
- INSTALL REMAINDER OF RISER UP POLE.
- PULL UP CUSTOMER U/G WIRE AND CONNECT.

WL#3: METER BASE

- VERIFY ALL CONNECTIONS AT METERBASE.
- INSTALL METER



1 TELUS EQUIPMENT ELEVATION VIEW

2 HYDRO POLE

CONTRACTOR NOTES:

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4. CONCEPTUAL ROUTING. FINAL CONDUIT ROUTE TO BE DETERMINED AFTER LOCATES ARE AVAILABLE
5. ONLY COMPONENTS RELATED ELECTRIC SERVICE INSTALLATION SHOWN. REFER TO CIVIL PACKAGE FOR THE DETAILS PERTAINING TELECOMMUNICATION EQUIPMENT

LEGEND:

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- (N) - DENOTES NEW (BY OTHERS)
- (TYP) - DENOTES TYPICAL

CLIENT:

CARRIER:



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LOCATION:
4204 GOSFIELD TOWNLINE W., ESSEX, ON

TITLE:
ELECTRICAL EQUIPMENT ELEVATION

PROJECT NAME: NEW SITE BUILD	PROJECT NO: ON001428	DWG. NO: E04
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