



**Site Selection and Justification Report**  
***Telecommunications Antenna System Proposal***

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**Union Tower Site**

1802 Outlet Road, Leeds and the Thousand Islands, ON

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**Location Coordinates: 44.4352, -76.0250**

**Tower Height: 46 metres**

**Structure Type: Freestanding Telecommunications Tower**

**Purpose: Wireless Broadband Infrastructure Deployment**

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**Submitted by:**

**Kingston Online Services**

**303 Bagot St., Suite 16A, Kingston ON, K7K 5W7**

**[planning@kos.net](mailto:planning@kos.net) | 613-549-8667**



## 1. Introduction

This report provides a justification for the proposed installation of a 46 metre self-supporting telecommunications tower at 1802 Outlet Road in the Township of Leeds and the Thousand Islands. The facility, proposed by Kingston Online Services (KOS), is intended to expand high-speed fixed wireless internet service delivering speeds of up to 250 Mbps to local residences while also providing critical backhaul connectivity to other sites within the Township of Leeds and the Thousand Islands.

The report demonstrates that alternative sites and co-location opportunities have been considered, and that the proposed site minimizes environmental, visual, and land use impacts while meeting the technical requirements of the network.

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## 2. Site Selection Process

- **Alternative Sites Considered**

A search ring was defined based on topography and existing service gaps. Several alternative parcels within this ring were reviewed; however, they were either heavily treed, lacked suitable access, or contained environmental constraints.

- **Co-location Opportunities**

A review of the ISED database and municipal records confirmed there are no existing towers within the required coverage area. Nearby structures are either too low or geographically offset to address the identified service gap.

- **Justification for Proposed Site**

The property at 1802 Outlet Road is centrally located within the identified coverage gap, has reliable access from Outlet Road, and sits on cleared land that avoids sensitive features. The landowner has consented to host the facility, making this the most technically and practically viable option with minimal environmental impact.

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## 3. Existing Conditions

- **Vegetation and Screening Features**

The tower site is located on cleared land with surrounding forest edges. These trees provide natural screening for the base while allowing the tower to achieve necessary line-of-sight.

- **Address & Access**

Direct access is available from Outlet Road, a municipal roadway with safe, low-volume traffic suitable for construction and maintenance.

- **Natural Heritage Features**

A review using Township GIS and provincial mapping indicates no regulated wetlands, ANSIs, or



significant woodlots directly affected by the proposal. This has been confirmed by the Cataraqui Region Conservation Authority.

- **Natural Hazard Features**

No floodplains, steep slopes, or erosion hazards are present at the tower location.

- **Proximity of Public Roadways**

Existing vegetation provides partial screening, reducing visibility from Outlet Road.

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#### **4. Design and Technical Rationale**

- **Proposed Height**

The proposed 46 metre tower height is necessary to clear the local tree canopy (averaging 20 metres to 25 metres) and rolling terrain. A shorter structure would not provide reliable line-of-sight coverage or effective backhaul connectivity.

- **Structure Design and Colouration**

The facility will be a self-supporting lattice tower, finished in natural galvanized steel to blend with the sky. Unlike larger cellular installations, no compound is required. A small network cabinet will be installed at the base, and the tower will be equipped with anti-climb protection for safety.

- **Lighting**

Under Transport Canada Standard 621, structures under 90 metres in height are normally not required to have obstruction lighting unless identified as a concern through NAV CANADA's aeronautical assessment.

For this proposal, Kingston Online Services has submitted applications to NAV CANADA and Transport Canada and is awaiting a determination. Should lighting be required, shielded red obstruction lighting will be installed to minimize visual impact.

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#### **5. Potential Impacts and Mitigation**

- **Residential Uses**

The nearest residence is located over 60 metres from the proposed site. With vegetation screening and the slim profile of the lattice tower, visual impacts will be minimal. No noise, vibration, or emissions beyond federal standards are anticipated.

- **Viewscapes**

The slim lattice profile minimizes visual impact. While visible from some vantage points, surrounding trees reduce prominence.



- **Institutional and Recreational Uses**

There are no schools, parks, or community facilities in close proximity to the site. No adverse impacts on recreational activities are anticipated.

- **Land Use**

The proposed facility footprint is approximately 6 square metres (including the tower and small equipment cabinet). This is a negligible impact on the productive use of the surrounding land.

- **Other Impacts**

The installation will comply with all applicable regulations, including ISED's CPC-2-0-03 and Health Canada's Safety Code 6, ensuring no risk to public health or safety. Access will use an existing farm entrance, avoiding new disturbance.

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## 6. Conclusion

The proposed telecommunications tower 1802 Outlet Road represents the most appropriate location to address the significant coverage gap in the Union, Tilly and Rapid Valley area while also providing downstream backhaul for other towers. Alternative parcels and co-location opportunities were evaluated but found unsuitable.

This site offers:

- Optimal technical performance at 46 metre height
- Minimal impact on environmental and cultural features
- Compatibility with surrounding agricultural and rural land uses
- Safe, efficient access from an existing public road

Based on these considerations, the site is justified as the preferred and most viable location for the proposed facility.

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Roll: 081281204004600



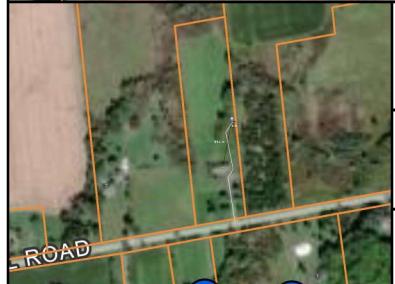
## Proposed 46 m Self-Support Telecommunications Tower 1802 (1804) Outlet Road, Leeds and the Thousand Islands

Prepared by: Kingston Online Services  
Date: 2025-11-21  
Scale: 1:1500

Latitude: 44.4352°N  
Longitude: 76.0250 °W



0 37.5 75 150 Metres





\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 15, 16 AND 17 CON 4 LANSDOWNE AS IN LR306154 SOUTH OF THE TRAVELED ROAD, EXCEPT PT 1 28R303; TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

PROPERTY REMARKS:
ESTATE/QUALIFIER:

 FEE SIMPLE  
 LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 44223-0127

PIN CREATION DATE:

2010/10/27

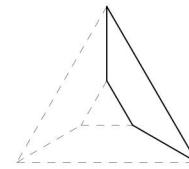
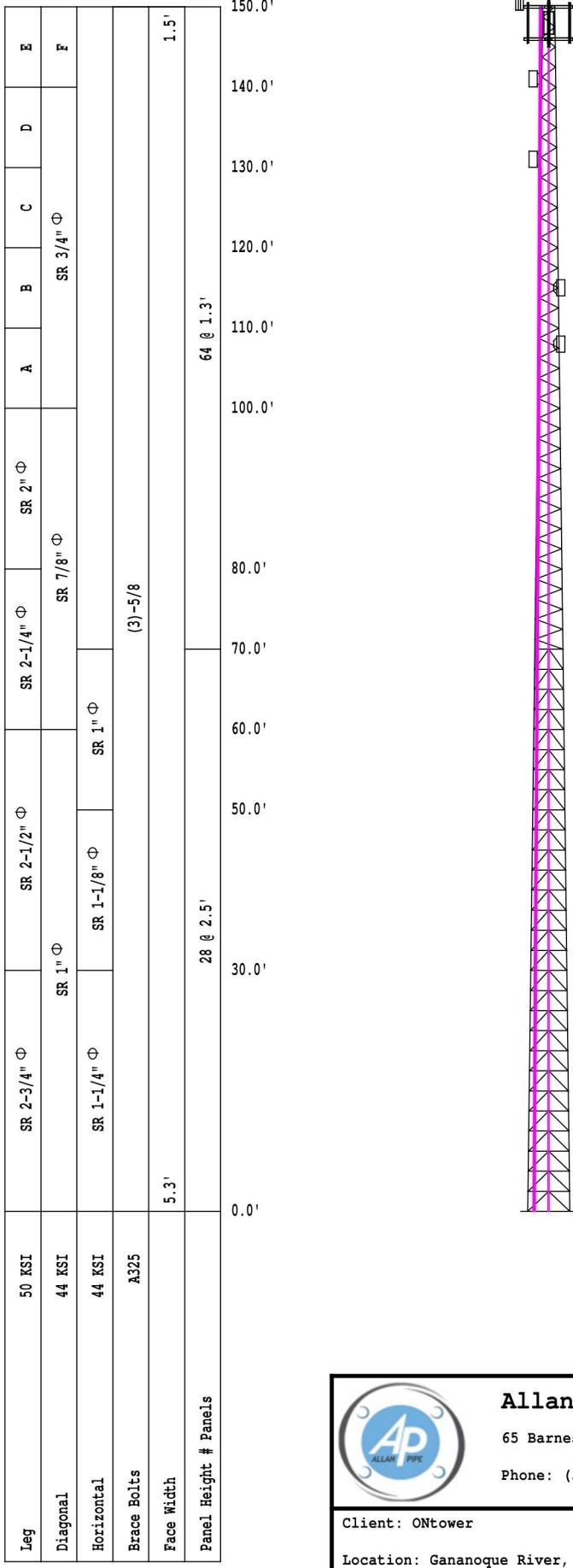
OWNERS' NAMES  
 WYNGOLD FARMS INC.

CAPACITY   SHARE  
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
** SUBJECT	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
** DATE OF CONVERSION TO	LAND TITLES: 2010/10/27 **					
LR33001	1970/01/16	BYLAW				C
LE70024	2015/01/20	LR'S ORDER		LAND REGISTRAR		C
LE70238	2015/01/29	TRANSFER	\$400,000	SMITH, OMAR BRIAN SMITH, WILLIAM RALPH	SMITH, OMAR BRIAN SMITH, JASON	C
	REMARKS: PLANNING ACT STATEMENTS.					
LE134766	2022/01/10	NOTICE	\$1	BDO CANADA LIMITED		C
	REMARKS: LE113642. NOTICE OF DISCLAIMER					
LE136142	2022/03/01	LR'S ORDER		LAND REGISTRAR, LEEDS LAND REGISTRY OFFICE		C
	REMARKS: AMENDS OWNERSHIP					
LE137166	2022/04/01	TRANSFER	\$2,522,000	SMITH, JASON SMITH, OMAR BRIAN	WYNGOLD FARMS INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
LE137167	2022/04/01	CHARGE	\$5,000,000	WYNGOLD FARMS INC.	NATIONAL BANK OF CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



## NOTES:

1. Limit State Design
2. FACTORED LOADING
3. TYPICAL DESIGN NOT FOR CONSTRUCTION
4. Max T/T=<1.65Deg at Yr10 wind for HP2

## ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1-2	150.9'	(2) Tarana BN	(4)-Fiber
3	141.1'	(1) GX-80 2' Dish	(2)-Fiber
4	131.2'	(1) ePMP4600	(1)-Fiber
5	114.8'	(1) GX-80 2' Dish	(2)-Fiber
6	108.3'	(1) ePMP4600	(1)-Fiber

## MATERIAL LIST

NO	TYPE
A	SR 1-3/4" Φ
B	SR 1-5/8" Φ
C	SR 1-1/2" Φ
D	SR 1-3/8" Φ
E	SR 1-1/4" Φ
F	SR 5/8" Φ

## TOTAL FOUNDATION LOADS

H=9.00 k  
V=29.77 k  
M=751.15 k-ft  
T=-3.64 k-ft

## INDIVIDUAL FOOTING LOADS

H=5.23 k  
V=174.47 k  
U=-141.65 k



Allan Pipe Fab Inc.

65 Barnes Rd., Cambridge, ON, Canada N3H 4R7

Phone: (519) 650-5858

Fax: (519) 650-5088

Leg  
Diagonal  
Horizontal  
Brace Bolts  
Face Width  
Panel Height # Panels

Client: ONtower

Job No: Q-10314D1

Date: 26 sep 2025

Location: Gananoque River, ON

Total Height: 151.00'

Tower Height: 150.00'

Standard: CSA S37 2024

Design Wind &amp; Ice: Qe=470Pa wind, 30mm ice





**THIS LEASE** made this 20<sup>th</sup> day of November 2025, between:

**JOHN WYNANDS**  
Hereinafter called the "Landlord"  
and  
**1085459 ONTARIO LTD., carrying on business as**  
**KINGSTON ONLINE SERVICES**  
hereinafter called the "Tenant"

WHEREAS:

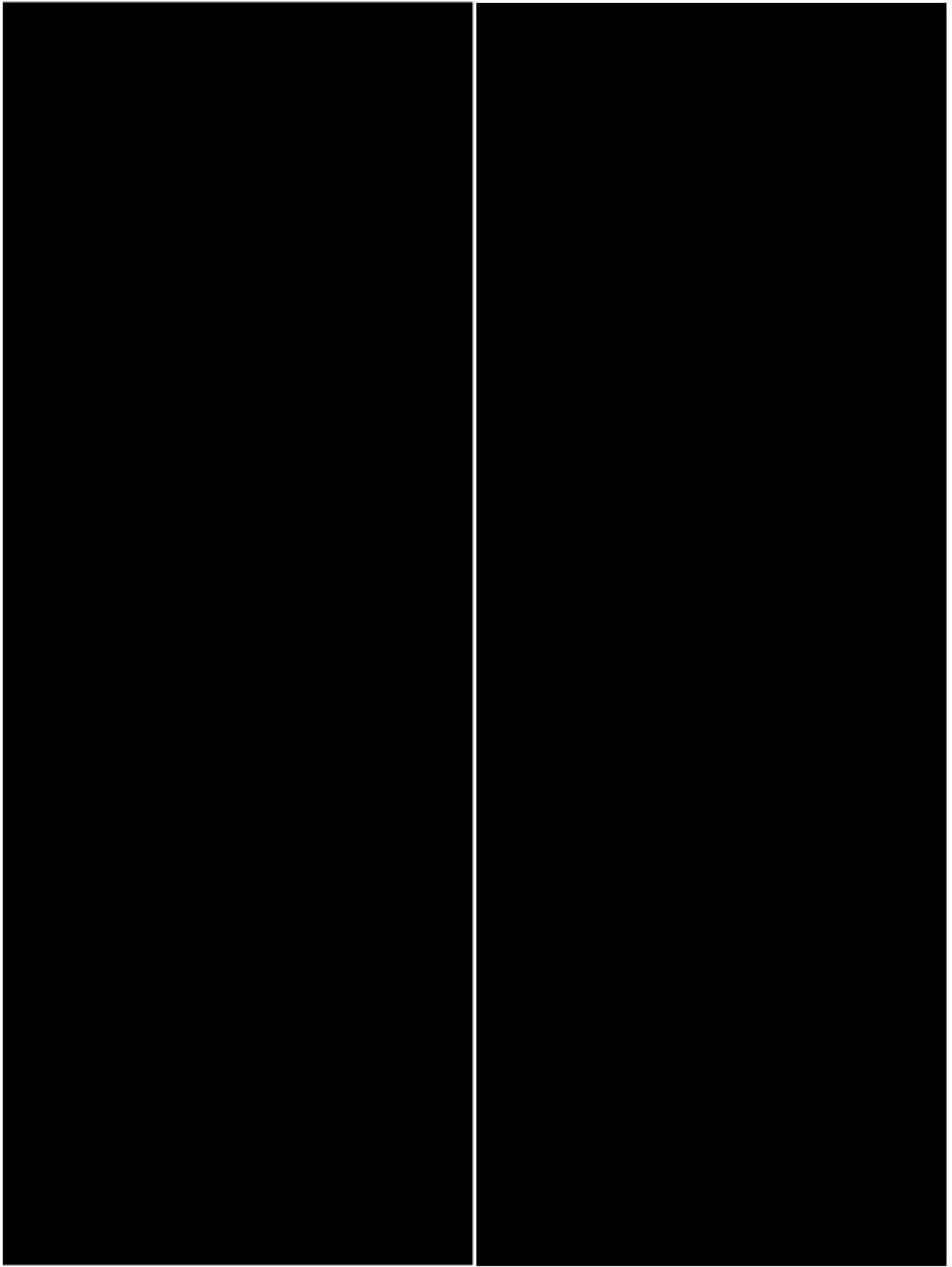
1. The Landlord is the owner of the property located at 1804 Outlet Road (the "Land"), legally described as:

1804 Outlet Road  
Lansdowne, ON  
K0E 1L0

2. The Landlord has agreed to grant the Tenant the right to place wireless internet equipment on part of the Land, including to construct and install:

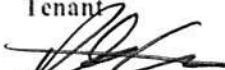
A 150-foot self-support tower with an 8-foot by 8-foot base for the purpose of providing wireless internet services to the surrounding area according to the sketch attached. ("the Leased Land")

NOW THEREFORE WITNESS that in consideration of the mutual rights and obligations herein expressed and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the parties agree as follows:



IN WITNESS WHEREOF the parties have executed this Lease on the date thereafter written.

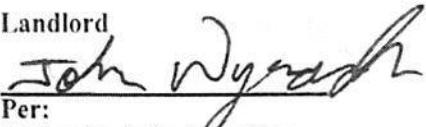
Tenant



Per:

Authorized signing officer

Landlord



Per:

Authorized signing officer

#### Tower Location & Leased Land

The tower will be erected in the clearing highlighted by the red square below. The concrete at the base of the tower will be approximately 2.1 meters by 2.1 meters. Depending on the rock and soil underneath, the tower may have to move a few feet in either direction, but will be located in the area highlighted below. If the tower must be located slightly outside of the highlighted area, the Tenant will first gain approval from the Landlord.



**Subject:** RE: Permit Inquiry Form #10553-262 - 1802 Outlet Rd, LTI

**From:** Development <Development@crca.ca>

**Date:** 2025-12-18, 10:48 a.m.

**To:** "dfenato@kos.net" <dfenato@kos.net>

Hi Dominic

Staff have reviewed your development proposal (drawing attached) and have concluded that the proposed location for the development is not within an area that is subject to Ontario Regulation 41/24. Therefore, a Cataraqui Conservation permit is not required for this development. We would also encourage you to contact the municipalities planning and building department to inquire about any limitations or restrictions that may also apply from a municipal zoning and building perspective.

Regards

**Rhonda Roantree**

Resource Planning Clerk



**Cataraqui**  
conservation

2069 Battersea Rd, Glenburnie ON, K0H 1S0

**Phone:** (613) 546-4228 ext. 220

**Toll-Free:** 1-877-956-2722

**Fax:** (613) 547-6474

**Web:** [www.CataraquiConservation.ca](http://www.CataraquiConservation.ca)

**Please note individuals should schedule an appointment with Cataraqui Conservation staff for any in-person inquiries relating to planning and permitting matters. Contact me or visit <https://cataraquiconservation.ca/pages/appointment> to do so.**

*Cataraqui Conservation sits on the traditional lands of the Haudenosaunee & Anishinabek peoples, and we want to thank the Indigenous people for their continued care and protection of All of Our Relations on this shared land.*

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**From:** postmaster@email.pifyapp.com <postmaster@email.pifyapp.com>

**Sent:** December 18, 2025 9:20 AM

**To:** Development <Development@crca.ca>

**Cc:** Krista Fazackerley <KFazackerley@crca.ca>

**Subject:** Permit Inquiry Form #10553-262

**Permit Inquiry Form**

- First Name : Dominic
- Last Name : Fenato
- Email : [dfenato@kos.net](mailto:dfenato@kos.net)
- Phone : +1 6135498667
- Civic Address of Property (if you don't know/have a civic address, please add the street name or closest civic address to the property) : 1802 OUTLET RD
- Municipality : Leeds and the Thousand Islands
- Lot : 17
- Concession : 4
- Ward :
- Waterbody :
- Coordinates (Latitude/Longitude) : 44.4352, -76.0250
- Select from the following list: :
  - New Building/Structure
- Other :
- Does the project require any of the following? : Other Municipal Planning Approval
- Has a previous application been filed for this property? : No
- Brief Description of Work (2-3 sentences to give us a general understanding) :  
Building a 46 m tall tower that has a 2.1 m x 2.1 m concrete base.
- Upload a sketch/drawing indicating location of development on the property. : [File](#)

—Attachments:

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bnF6O\_20251218101921UnionSiteMap.pdf

1.4 MB



Dear Resident,

Kingston Online Services (KOS) is proposing to install a 46 metre freestanding telecommunications tower at 1802 Outlet Road, in the Township of Leeds and the Thousand Islands. This facility would be capable of delivering next generation high-speed wireless broadband service up to 250 Mbps to underserved homes in the Union, Tilly and Rapid Valley area.

### **About the Proposed Facility**

- **Height & Design:** A 46 metre self-supporting lattice tower with a natural galvanized steel finish. The structure will be anchored on a reinforced concrete foundation measuring 2.1 metres by 2.1 metres. This tower will not require guy wires, further reducing the tower footprint.
- **Compound:** A small equipment cabinet at the base; no large compound or building required.
- **Lighting:** Under Transport Canada Standard 621, structures under 90 metres in height are normally not required to have obstruction lighting unless identified as a concern through NAV CANADA's aeronautical assessment. Kingston Online Services has submitted applications to NAV CANADA and Transport Canada and is awaiting a determination. Should lighting be required, shielded red obstruction lighting will be installed to minimize visual impact.
- **Safety Compliance:** The facility will meet all applicable federal requirements, including ISED CPC-2-0-03 and Health Canada's Safety Code 6. An anti-climb system will be installed on the lower sections of the tower to enhance public safety and security.

### **Why This Location?**

- Centrally located within the identified broadband coverage gap.
- Provides reliable line-of-sight over local tree canopy and terrain.
- Avoids sensitive environmental features such as wetlands and significant woodlots.
- Supported by the landowner, with direct access from Outlet Road.

### **Potential Impacts**

- **Residential:** The nearest residence is more than 60 metres away; visual impacts will be minimal due to tree screening and slim tower profile.
- **Land Use:** The facility footprint is approximately 6 square metres, with negligible effect on the current use of the property and no interference with surrounding rural or residential activities.
- **Environmental:** The proposed site is located outside regulated wetlands and hazard lands, as confirmed through consultation with the Township of Leeds and the Thousand Islands and the Cataraqui Region Conservation Authority. It is situated on open land with existing access, eliminating the need to disturb trees or vegetation and thereby minimizing environmental impacts.



## Public Consultation

In accordance with Innovation, Science and Economic Development Canada (ISED) requirements, Kingston Online Services is notifying the public and inviting comments.

- **Comment Period:** Written comments will be accepted for 30 days from the date of this notice.
- **How to Submit:**
  - **Mail:** Kingston Online Services, 303 Bagot Street, Suite 16A, Kingston ON, K7K 5W7
  - **Email:** [planning@kos.net](mailto:planning@kos.net)
  - The Township of Leeds and the Thousand Islands will be hosting a public meeting on **TBD** where the proposed towers will be discussed. Options for attending the meeting will be in person in the Council Chambers and virtually online/by phone through Zoom. Members of the public are invited to register online at the following link:

[TBD](#)



KOS is committed to working with residents, the Township of Leeds and the Thousand Islands, and federal regulators to ensure this facility is designed and operated responsibly. If you have any questions or feedback, you can reach out to us at [planning@kos.net](mailto:planning@kos.net).

Sincerely,  
Kingston Online Services  
303 Bagot Street, Suite 16A, Kingston ON, K7K 5W7  
[planning@kos.net](mailto:planning@kos.net) | [www.kos.net](http://www.kos.net)