

Tower/Antenna LUA Pre-Consultation Notification

Date: February 10, 2026, version 3

Site: Skyview 2 BESS, Township of Edwardsburgh/Cardinal

Subject: New 150-Foot Tower/Antenna Installation at the Skyview 2 Battery Energy Storage Site

General

Potentia Renewables Inc. (Potentia) is planning to establish a new radio telecommunications tower at the proposed Skyview 2 Battery Energy Storage Station (BESS) in the Township of Edwardsburgh/Cardinal. This tower is required to support microwave radio links that will network the Skyview 2 BESS site to Hydro One transformer stations known internally as Smith FallsTS and St LawrenceTS (located near Cornwall).

In accordance with its client procedures circular CPC-2-0-03, issue 6, ISED Canada mandates that proponents planning a radio communications antenna system, contact and consult with the land-use authority (LUA) having jurisdiction in the area. In this regard, Spectrum Telecom Group has been asked to carry out the consultation process associated with this proposal. Spectrum Telecom Group is submitting this pre-consultation document to the Township of Edwardsburgh/Cardinal (with respect to its role as LUA) on behalf of Potentia.

This notification provides information required to initiate the pre-consultation process for the planned tower in accordance with CPC-2-0-03, section 4. It's important to note that this document only deals with issues associated with the placement of the tower itself and not necessarily those associated with the development of the rest of the BESS site.

The following paragraphs provide more information about the proposal. Considering its remoteness, and the fact that the BESS is to be located in a rural agricultural area, it is expected that the proposed tower be deemed as exempt from further public consultation per paragraph 11 below.

1. **Purpose of the Tower/Antenna System:** The main role of the tower, and its associated point-to-point radio links, will be to support various surveillance, control, and data acquisition systems at the BESS site. This facility will provide a reliable communication path to ensure crucial transfer-trip coordination between the Smith Falls TS and the BESS site during certain fault conditions that might occur from time to time on the regional electrical grid. This application provides for the safe and efficient operation of this important facility.
2. **Proposed Tower Site Location:** Potentia plans to locate the tower within the southwest side of the BESS site fenced compound next to the substation area.

The geographic coordinates of the tower location are **44.925420, -75.473580**. The proposed location, in relation to other sites in Hydro One's St. Lawrence regional grid, is shown on Attachment #1. A detailed station plan is included as Attachment #2. It does not appear that there are any off-site residential dwellings located within about 850

meters of the site.

3. **Potential Alternative On-Site Locations:** It is proposed that the tower be located inside the BESS fenced compound just outside the substation area so that it can be protected and easily integrated into the various systems used to control the site on a 7X24 basis. The tower location selected allows for good vehicular access while, at the same time, does not interfere with station operations, overhead transmission lines, or the movement of equipment and vehicles. Consequently, no alternative sites on the property were considered.

4. **Support Mast and Antenna System:** The proposed tower is a self-support structure (with no guy wires) that is 150 feet (45.7 meters) in height above grade level. A profile sketch of the tower is included as Attachment #3. Indoor radio equipment associated with the link will be housed in an existing station control building.

The tower height of 150 feet was selected based on path profile studies performed between the station and adjacent tower repeater sites that will be used as part of the network. A geotechnical soils study at the tower site will be carried out so that the tower's foundation is properly engineered.

Once the foundation design is finalized, engineering design drawings can be provided if necessary.

5. **Investigation of Colocation Possibilities:** There are no opportunities available for colocation of the radio equipment on a suitable existing structure that is located on or near the Skyview 2 site.

6. **Environmental Assessment Regulations:** The proposed antenna mast and associated equipment shelter installation, having minimal environmental impact, does not require an environmental assessment as this facility meets the exclusion criteria specified in the Canadian Environmental Assessment Act. Telecommunications tower installations, such as the one proposed, are very common with many thousands of similar sites established throughout the country over the years.

7. **Other Permit Requirements:**

- a. **Building and ESA Permits:** The indoor electronic equipment associated with the proposed point-to-point radio links will be housed inside one of the facility's station control buildings as shown on Attachment #2. Any permit requests for the construction of this building would have been submitted previously to ESA and the municipality by Potentia.
- b. **Aeronautical Clearance:** Concurrent with this submission, Transport Canada clearance and NAVCanada land-use forms will be submitted to these authorities to ensure the tower complies with any aeronautical safety requirements. Potentia will comply with any directives that are mandated for lighting or other marking of the tower structure. It is anticipated that the tower will not require lights to mark it as an aeronautical obstruction.

8. **RF Exposure Levels and Safety Code 6:** This installation is not considered a radio or TV broadcast undertaking. Consequently, RF output power of the backhaul radio equipment proposed is relatively very low by comparison. The tower and its antenna will not expose the public to any harmful levels of radio frequency (RF) exposure whatsoever and will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, including combined effects of the local spectrum environment.

The level of RF exposure experienced by an individual standing on the ground near the

base of the tower, which is considered a controlled area by the Code, is calculated to be less than one percent of the maximum limit as specified in Safety Code 6. Any individuals standing outside of the site's fenced perimeter will experience zero or near-zero RF exposure levels.

9. **Public Access Control:** As mentioned, the tower will be located within a compound that is secured by a chain link type security fence to help prevent unauthorized access to the area and climbing of the structure. Electronic equipment will be mounted at an elevated level on the antenna tower mast as well as inside the control building which is not accessible to the general public.
10. **Installation Practices and Structural Adequacy:** The proposed tower is commonly used throughout the region for various telecommunications applications and is designed to support the intended antenna load with a significant safety margin. The tower and associated antennas will be constructed and installed in accordance with CSA Standard S37, the manufacturer's specifications, and established installation best practices.
11. **Public Consultation Exemption:** As far as Spectrum Telecom Group is aware, there are no off-site-property residential dwellings located within approximately 850 meters of the site, that being almost 18 times the tower height. ISED's criteria for initiating notification of the local public, as specified in CPC-2-0-03 section 4.2, is a radius of three times the tower height or, in this particular situation, 137.1 meters. An image map showing the 137.1-meter horizontal distance from the tower is included with this submission as Attachment #4. Furthermore, the site is situated within a remote agricultural area. In addition, two large transmission power lines and their associated support structures are located in proximity to the property. Given these factors, Potentia respectfully requests that the proposed installation be exempt from further public consultation requirements.
12. **Municipal Planning Fee:** Upon review of this submission by the Municipality, Spectrum Telecom Group will arrange for payment of the associated planning fee that is associated with this submission.

Requirement for a Municipal Statement of Concurrence

If the proposed installation is determined to be exempt from any additional public consultation requirements, Potentia respectfully requests that the Planning Department issue a Letter of Concurrence at its earliest convenience. Receipt of this letter will allow detailed design and construction planning for the tower to proceed, as well as enable the initiation of the necessary steps to obtain the required ISED spectrum licences.

Respectfully submitted,



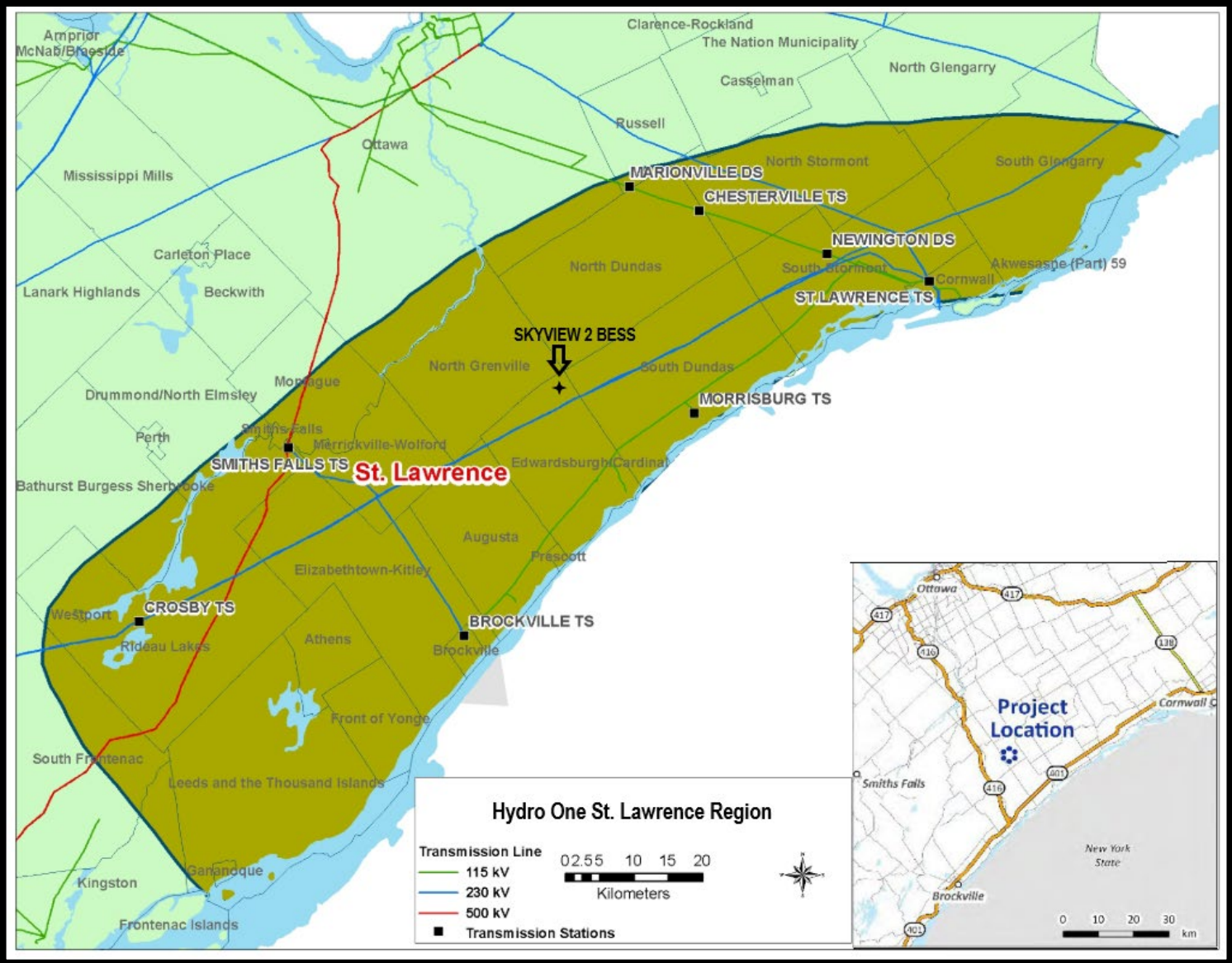
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Spectrum Telecom Group

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Attachments

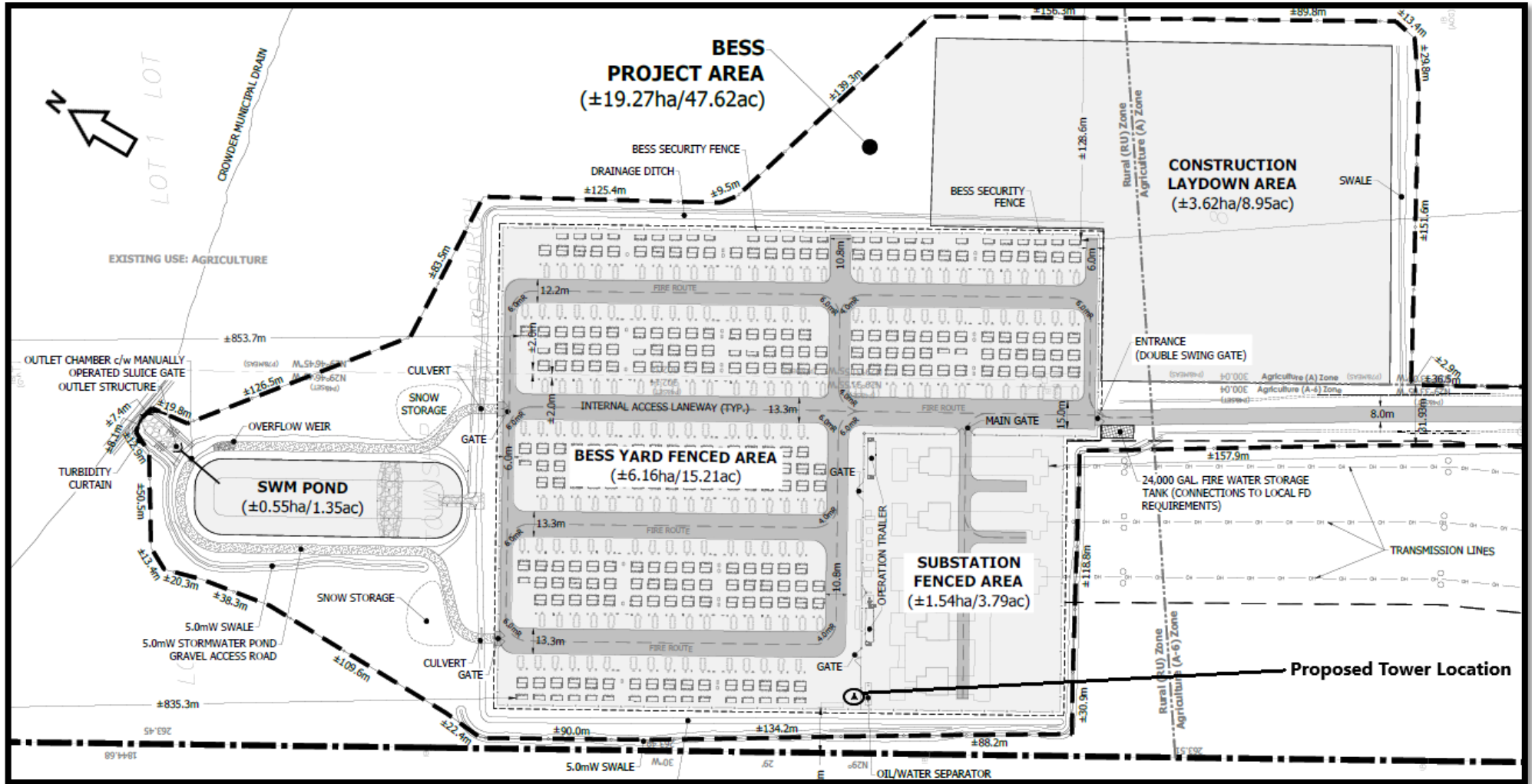
Skyview 2 BESS Tower Site Location



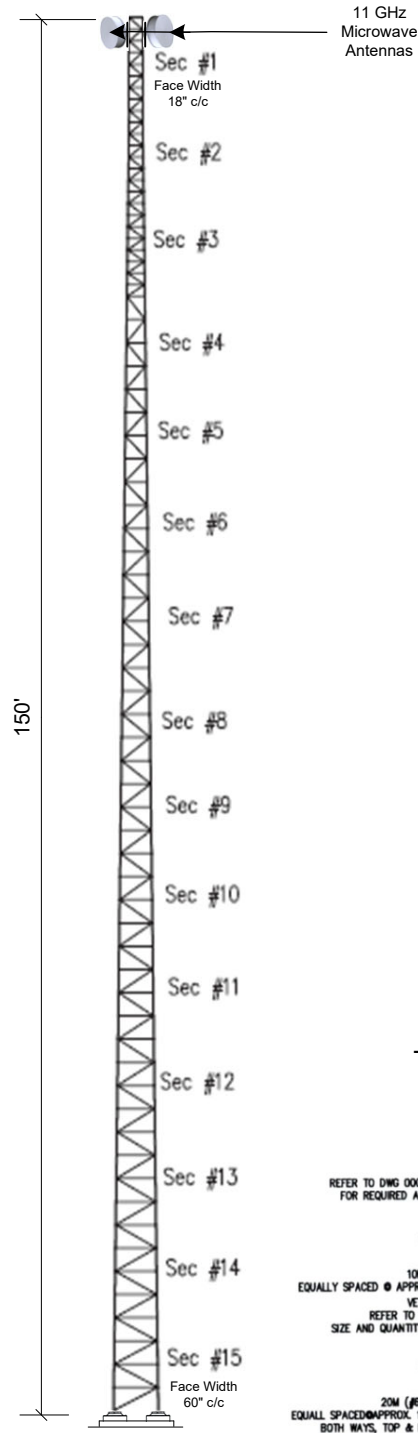
Property Legal Description 1/2 LOT 2 CON 8 EDWARDSBURGH EXCEPT PARTS 1-12, 15R12000; S/T EG14107A, EG14758, PR202482, PR260 S/T AN EASEMENT IN GROSS OVER PARTS 8,9 AND 10 15R11840 AS IN GC46991 & PART LOT 1 CONCESSION 8 EDWARDSBURGH, PARTS 2, 4, 6, 8 AND 10 15R12216 S/T AN EASEMENT AS IN EG14084 S/T AN EASEMENT AS IN EG18227 S/T AN EASEMENT OVER PART 4 15R12216 AS IN EG14144 S/T AN EASEMENT OVER PART 8 15R12216 AS IN EG18242 TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 8 EDWARDSBURGH, PARTS 3, 5, 7, 9 AND 11 15R12216 AS IN GC78664 TOWNSHIP OF EDWARDSBURGH/CARDINAL COUNTY OF LEEDS AND GRENVILLE

- Site coordinates** 44.92548574 N, -75.4732885 W
- Elevation** 272.3 feet (83 meters) AMSL (approximate)
- Tower Height** 150 feet (45.7 meters) AGL

Site Plan



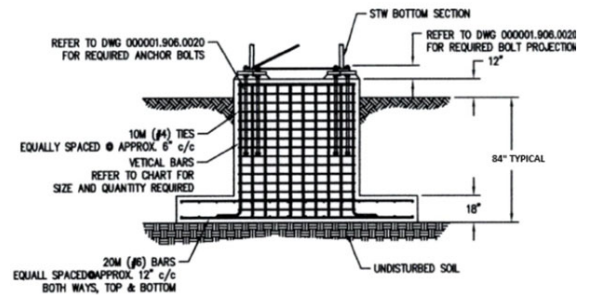
Tower Profile



Note:

1. The configuration and mounting of antenna on the tower mast is typical and may not be exactly as shown.
2. Tower sections shown are "Trylon SuperTitan Weld" type.
3. Tower is subject to a structural analysis which may require that dimensions of the structure and foundation be changed slightly from that which is shown.
4. Drawing not for construction.

Typical Foundation Design (good soil)



Not to scale



SITE	Skyview 2 BESS	DRAWN BY	WPL	DATE	01/29/26
DESCRIPTION	SuperTitanWeld 150-Foot Self-Support Tower Profile Sketch				

Aerial Image of Site Showing Distance Radius of Three Times the Tower Height

