

To: Economic and Development Services Committee

From: Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services

Report Number: ED-26-05

Date of Report: January 7, 2026

Date of Meeting: January 12, 2026

Subject: Proposed Telecommunication Tower and Related Equipment,
200 to 240 Ritson Road North, Shared Tower Inc.

Ward: Ward 4

File: SPA-2025-15

1.0 Purpose

The purpose of this Report is to provide background information for the public meeting regarding a proposed telecommunication tower submitted by Shared Tower Inc. (the “Applicant”) on the lands municipally known as 200 to 240 Ritson Road North (the “Subject Site”).

The Applicant proposes to erect a 15 metre (49.21 ft.) high monopole telecommunication tower with an at-grade electronically monitored mechanical equipment shelter on the Subject Site. The proposed tower will enable other carriers to co-locate on the same tower, reducing the need for additional facilities in the area.

The Subject Site is owned by Ritson Division Retail GP Limited and contains an existing shopping centre and associated surface parking. The Applicant proposes to lease a 3.3 metre (10.83 ft.) by 6.0 metre (19.67 ft.) area within the surface parking lot on an existing landscaped island to erect the 15 metre (49.21 ft.) high monopole telecommunication tower and related equipment. Bollards will be installed around the base of the tower, and the equipment shelter will include one locked access point.

The public meeting is being held in accordance with Council’s Telecommunication Facilities Policy.

Attachment 1 is an air photo showing the location of the Subject Site, the location of the proposed telecommunication tower within the Subject Site, and the existing zoning in the area.

Attachment 2 is a copy of the proposed site plan submitted by the Applicant.

Attachment 3 is a copy of the justification report submitted by the Applicant in support of the application.

A notice advertising the public meeting and an information package prepared by Shared Tower Inc. were mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site based on the requirements of the City's Telecommunication Policy. In addition, the notice was also provided in accordance with the City's Public Notice Policy GOV-23-02.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on January 9, 2026.

2.0 Recommendation

That the Economic and Development Services Committee select an appropriate option as set out in Section 4.5 of Report ED-26-05 dated January 7, 2026.

3.0 Input from Other Sources

3.1 Other Departments and Agencies

No department or agency that provided comments on the telecommunication tower proposal has any objection.

The Airport Operations Manager has no objections. However, an application to NAV CANADA is required to ensure that the proposed tower will not impact any current flight procedures and will be listed and identified in all aviation publications and maps.

Public Comments

No comments were received prior to the public meeting.

4.0 Analysis

4.1 Oshawa Official Plan and Zoning Provisions for Telecommunication Facilities

Telecommunication facilities are permitted in any land use designation in the Oshawa Official Plan subject to any regulatory requirements. Telecommunication facilities are also permitted in any zone in Zoning By-law 60-94 under the Public Use section provided the proposal conforms to the Oshawa Official Plan.

4.2 Innovation, Science and Economic Development Canada

Innovation, Science and Economic Development Canada ("I.S.E.D.C.") approves licences for radio and telecommunication companies to operate and ultimately authorizes and approves the locations of telecommunication antennas and towers.

A goal of I.S.E.D.C. is to find mutually acceptable locations for new antennas and towers. As such, it has defined roles for the City, the telecommunication company and I.S.E.D.C.

For telecommunication tower proposals on private property, the City has an opportunity to influence the location of new antennas and towers, not only from a land use compatibility perspective but from the community's perspective. However, the City cannot prohibit the installation of a tower or an antenna on private property. It is I.S.E.D.C.'s position that telecommunications facilities licensed by the authority of the Federal Government are not subject to municipal planning regulations such as the Oshawa Official Plan, Zoning By-law 60-94, or site plan control.

The City has the authority to approve or deny the use of City-owned lands for a telecommunication tower.

Telecommunications companies wishing to establish new towers or antennas must do the following:

- For certain proposed installations, telecommunication providers are required to consult with the City and follow any reasonable land use consultation process established by the City, including public consultation;
- Consult with Transport Canada where applicable to ensure antennas and tower structures comply with painting and lighting requirements for aeronautical safety;
- Ensure that telecommunications facilities operate in a manner that complies with Health Canada's limits of exposure to radio-frequency field emissions; and,
- If necessary, undertake an environmental assessment to comply with the Canadian Environmental Assessment Act.

Consultation between the City and telecommunication providers is intended to:

- (a) Discuss site options;
- (b) Ensure that local processes related to telecommunication systems are respected;
- (c) Address reasonable and relevant concerns; and,
- (d) Obtain City concurrence in writing.

All consultation is to be completed within 120 days of a telecommunication provider's initial formal contact with the City. Where unavoidable delays are encountered, the City is expected to indicate to the telecommunication provider when a response can be expected to the proposal. If the City is not responsive, the telecommunication provider may contact I.S.E.D.C. Depending on the individual circumstances, I.S.E.D.C. may support additional time or consider the City's consultation process complete.

In the event a telecommunication provider and the City cannot reach an agreement on the location of a proposed telecommunication facility, the I.S.E.D.C. can make a decision as to what is appropriate.

4.3 Council Policy for New Telecommunication Facilities

The City's Telecommunication Facilities Policy, which establishes policies and procedures for the installation of new telecommunication facilities, was adopted by Council in June 2007 and amended in June 2008 and September 2014.

As required by the policy, the Applicant has submitted a site plan application, a justification report (see Attachment 3), a site plan (see Attachment 2), pictures and renderings of the proposed location and facility design, information regarding the distance between the proposed location and residential land, and a public notification package.

4.4 200 to 240 Ritson Road North

The Applicant proposes to erect a 15 metre (49.21 ft.) high monopole telecommunication tower (the "facility") with an at-grade, electronically monitored mechanical equipment shelter and steel bollards at 200 to 240 Ritson Road North. The facility will be located on an existing landscaped island in the surface parking area internal to the site, with parking and 1-storey commercial buildings situated between the facility and the surrounding roads.

The following land uses are adjacent to the Subject Site:

- **North** Adelaide Avenue East, beyond which are single detached dwellings, a lumber yard (Peacock Lumber), industrial land, commercial uses and a segment of the Michael Starr Trail
- **South** A large commercial use (Costco), beyond which is William Street East
- **East** Ritson Road North, beyond which are large vacant parcels of land
- **West** Division Street, beyond which are single detached dwellings, duplexes and low-rise apartment buildings, as well as mixed-use convenience commercial and residential establishments

The Applicant has advised that the proposed facility is required to improve coverage for the area surrounding the Subject Site. The facility will also provide an opportunity for other licensed carriers to co-locate on the proposed tower, reducing the need for additional telecommunication facilities in the area.

The Applicant has also advised that it investigated the potential to co-locate the facility using existing structures, such as rooftops, utility poles, and transmission towers. However, there are no existing structures within the search radius that can adequately provide additional network coverage.

The Applicant has further advised that the nearest residential use to the proposed tower is approximately 150 metres (492 ft.) to the north.

In accordance with the City's policy, the Applicant has submitted a justification report (see Attachment 3) that provides information about the need for the facility and the site selection process. The public information package also includes renderings illustrating the appearance of the proposed facility in the context of the surrounding commercial site.

4.5 Options

The Economic and Development Services Committee has two key options which are set out in the subsections below.

4.5.1 Option 1: No Objection to the Telecommunication Tower and Related Equipment Proposal

At the conclusion of a public meeting, staff are normally directed to further review the proposal and prepare a report and recommendation to the Economic and Development Services Committee. However, in the event no significant issues are raised at the public meeting, the Economic and Development Services Committee may wish to pass the following motion for City Council's consideration:

"That, pursuant to Report ED-26-05 dated January 7, 2026, staff be authorized to advise Innovation, Science and Economic Development Canada that the City has no objection to the proposal by Shared Tower Inc. to install a telecommunications tower, related equipment and bollards at 200 to 240 Ritson Road North, subject to Shared Tower Inc. addressing such matters as siting and tower design to the satisfaction of the Commissioner, Economic and Development Services Department (File: SPA-2025-15)."

4.5.2 Option 2: Direct Staff to Further Review the Telecommunication Tower and Related Equipment Proposal and Recommendation

In the event that significant issues are raised by the public and/or the Economic and Development Services Committee at the public meeting, then staff should be directed to further review the telecommunication tower and equipment proposal and prepare a subsequent report and recommendation. In this case, the following motion should be passed by the Economic and Development Services Committee:

"That, pursuant to Report ED-26-05 dated January 7, 2026, staff be directed to further review and prepare a subsequent report and recommendation back to the Economic and Development Services Committee concerning the telecommunication tower and related equipment proposal by Shared Tower Inc. at 200 to 240 Ritson Road North (File: SPA-2025-15). This direction does not constitute or imply any form or degree of approval."

5.0 Financial Implications

There are no financial implications associated with the recommendation in this Report.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.

A handwritten signature in blue ink, appearing to read "Tom Goodeve".

Tom Goodeve, M.Sc.Pl., RPP, MCIP, Director,
Planning Services

A handwritten signature in blue ink, appearing to read "Anthony Ambra".

Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services

Subject: Proposed Telecommunication Tower and
Related Equipment, Shared Tower Inc.

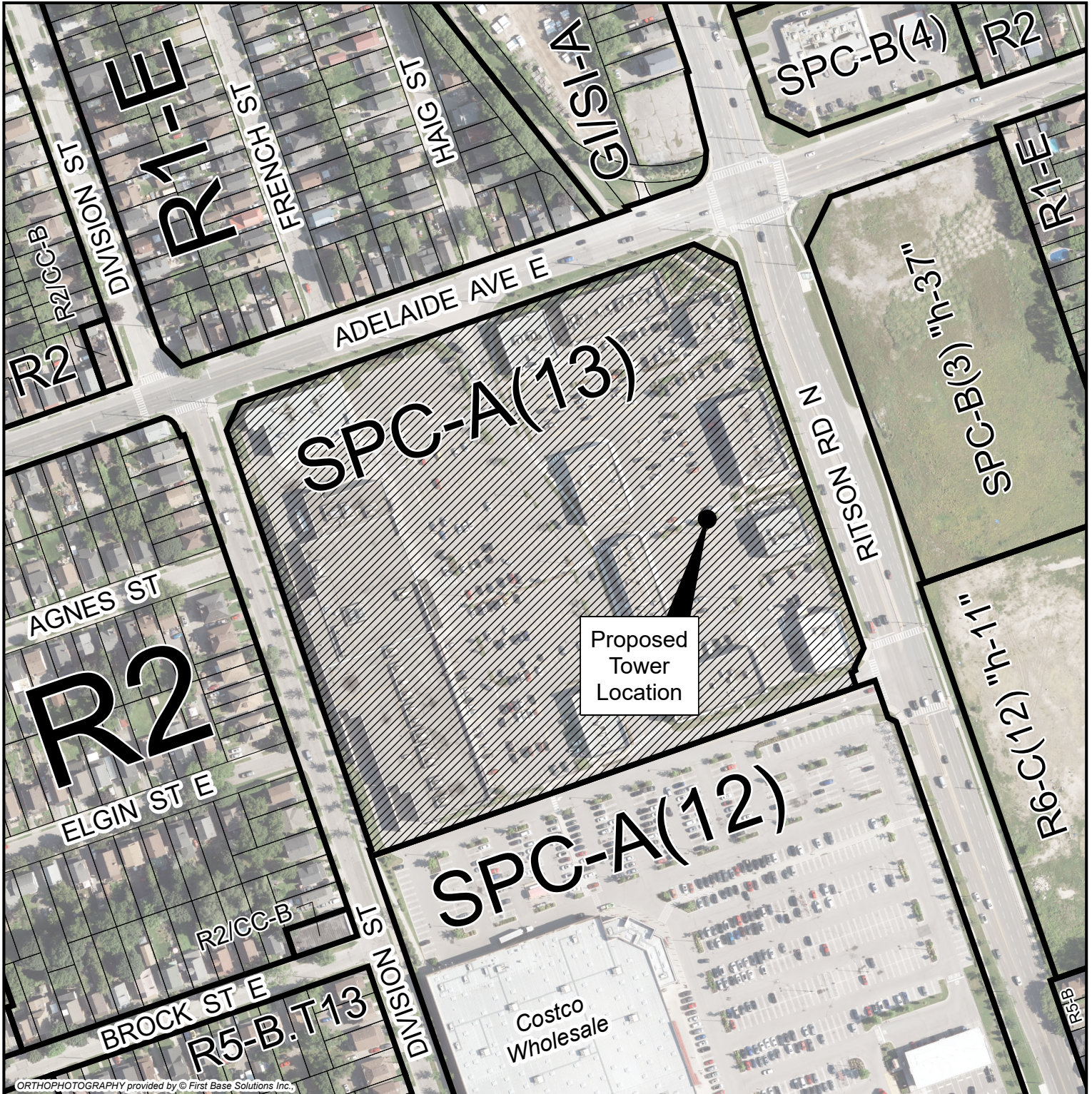
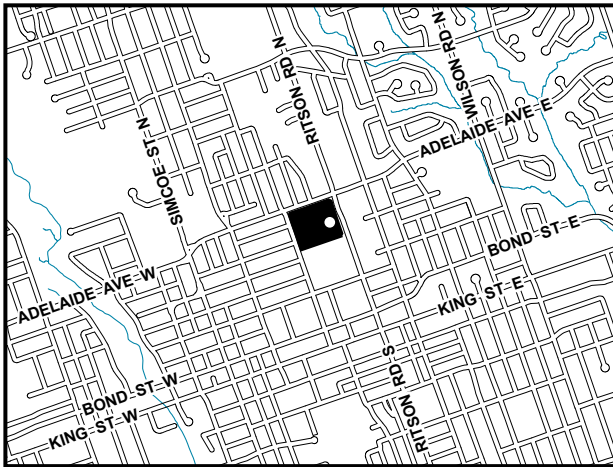
Address: 200-240 Ritson Road North

Ward: Ward 4

File: SPA-2025-15



Subject Site



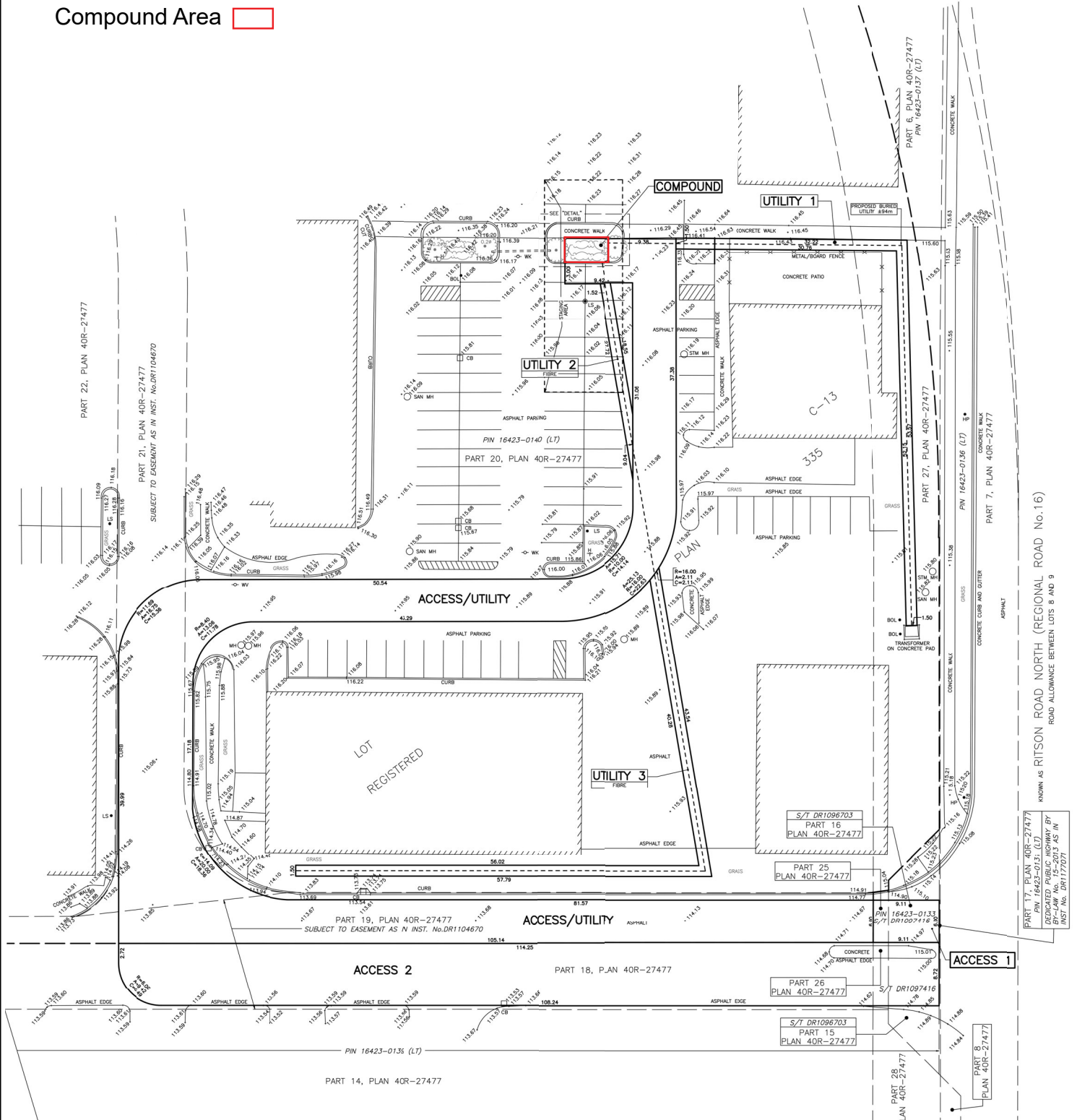
Title: Proposed Site Plan Submitted by the Applicant

Subject: Proposed Telecommunication Tower and Related Equipment, Shared Tower Inc.

Address: 200-240 Ritson Road North

Ward: Ward 4

File: SPA-2025-15

Compound Area 



Shared Tower

Justification Report

For Proposed Telecommunication Antenna Structure

File No. STC0933

214 Ritson Rd N

Oshawa ON L1G 0B2

October 6, 2025

Prepared for:



City of Oshawa
50 Centre St. S.
Oshawa, ON L1H 3Z7

Prepared by:



Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5



Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5

October 6, 2025

City of Oshawa
50 Centre St. S.
Oshawa, ON L1H 3Z7

Re: Proposed Telecommunication Antenna Structure at 200 Ritson Rd N, Oshawa, ON L1G 0B2

Shared Tower Inc. (Shared Tower) is pleased to submit this Telecommunication Tower application for a Letter of Concurrence to the Municipality of Oshawa.

The proposed tower is a 15 metre streetwork tower structure designed to support multiple co-location opportunities. The tower is proposed to be located at 200 Ritson Rd N, Oshawa, ON L1G 0B2, on a SPC-A(13) zoned property.

Although the Federal Government, through Innovation, Science and Economic Development (ISED) Canada is responsible for the final regulatory decision to approve the location of the tower, Shared Tower looks forward to working with the Municipality of Oshawa to ensure that its community objectives are met.

Please do not hesitate to contact me directly if you have any questions or if we can provide any further information.

Sincerely,

Cheyenne Zierler
Senior Planning Manager
Shared Tower Inc.
czierler@sharedtower.ca

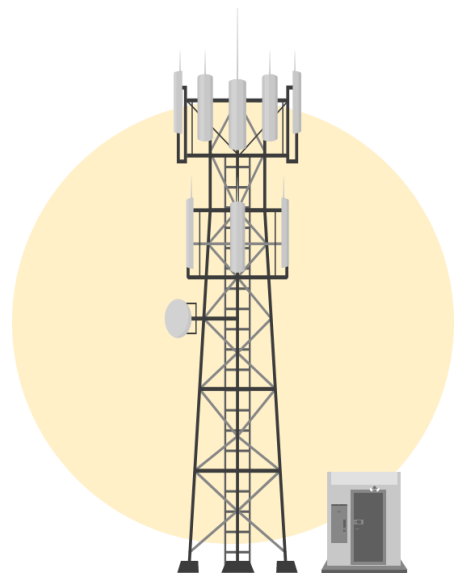


Shared Tower

1. Introduction

The telecommunications industry plays an essential role, connecting Canadians with wireless and wireline services from coast to coast. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents, businesses, visitors and public bodies. As demand for telecommunications services continues to grow, more network infrastructure is required to keep pace with this demand.

Shared Tower is proposing a new tower at 200 Ritson Rd N, Oshawa, ON L1G 0B2 (Subject Site). The subject property is a SPC-A(13) zoned site, approximately 51,103.95 square meters in area or approximately 12.62 acres. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.



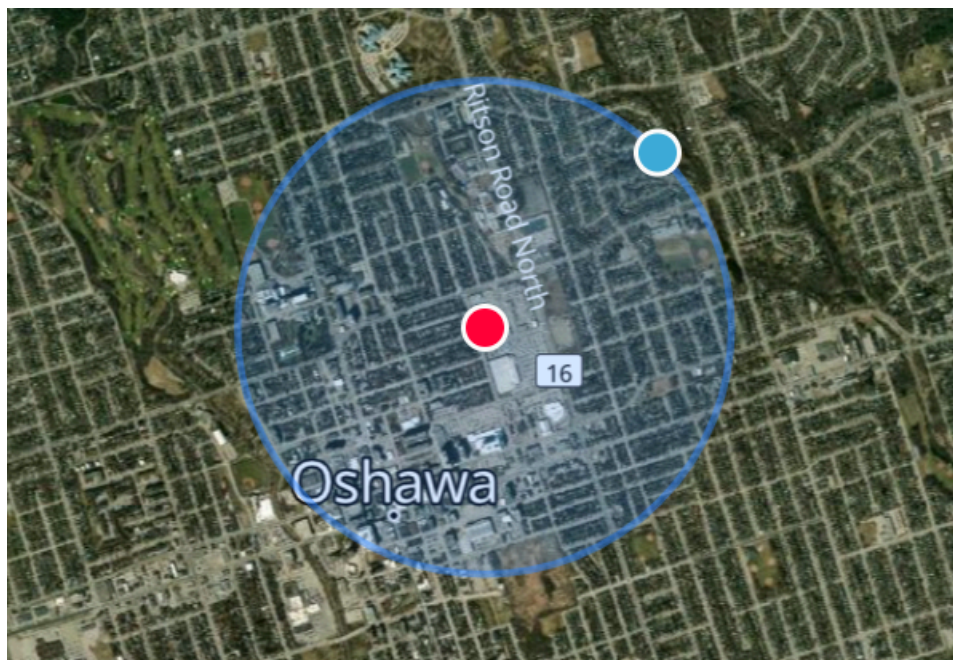
2. Coverage Objective

Broadly, Shared Tower has identified a need for improved telecommunications network coverage in downtown Oshawa and surrounding areas. The proposed tower is a 15 metre streetwork tower installation, engineered to accommodate initial and future loading for multiple cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area.

The location of the tower will ensure separation from the residential properties along with coverage and network capacity for all major wireless network providers. There are currently no suitable telecommunication structures in close proximity that would sustain sufficient connectivity for the Municipality of Oshawa. At 15 metres in height, the proposed tower is anticipated to address coverage issues in the area.

As of the date of this application, national wireless carriers have expressed interest in locating on the tower.

Figure 1: Anticipated Telecommunications Network Coverage



3. Subject Site and Land Use Considerations

The Subject Site, in Figure 2, is located at 200 Ritson Rd N, Oshawa, ON L1G 0B2 (legal description: PART LOT C13 SHEET 6 PLAN 335 AND PART OSHAWA RAILWAY CO. LANDS SHEET 6 PLAN 335, PARTS 19, 20, 21, 22 AND 27 ON 40R27477 SUBJECT TO AN EASEMENT OVER PART LOT C13 SHEET 6 PLAN 335, PARTS 19 AND 21 ON 40R27477 IN FAVOUR OF PART LOTS 36, 37, 38, 39 AND 40 PLAN 120, PART LOT C13 SHEET 6 PLAN 335 AND PART OSHAWA RAILWAY CO. LANDS SHEET 6 PLAN 335 PARTS 14, 15, 18, 26 AND 28 ON 40R27477 AS IN DR1104670 TOGETHER WITH AN EASEMENT OVER PART LOT C13 SHEET 6 PLAN 335, PART 18 ON 40R27477 AS IN DR1104670 SUBJECT TO AN EASEMENT OVER PART LOT C13 SHEET 6 PLAN 335, PARTS 19 AND 21 ON 40R27477 IN FAVOUR OF PART OSHAWA RAILWAY CO. LANDS SHEET 6 PLAN 335, PART 8 ON 40R27477 AS IN DR1104670 CITY OF OSHAWA).

The proposed location comprises approximately 12.62 acres of land zoned for SPC-A(13) Zone uses allowing for a considerable setback from the majority of residents.

Figure 2: Key Map Showing Subject Site & Viewpoint





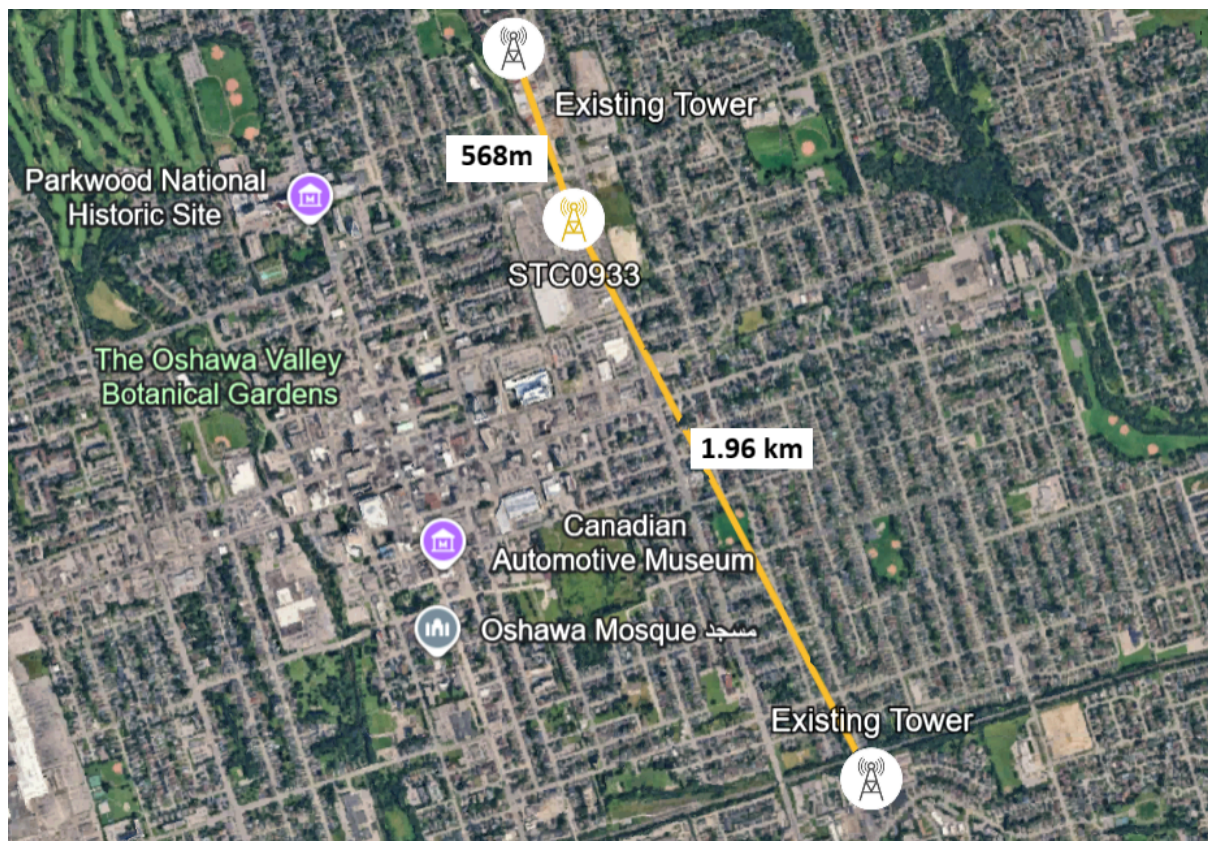
Shared Tower

4. Subject Site Selection Justification

Existing Telecommunications Towers

Prior to proposing a new tower, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. As shown in Figure 3, the closest existing tower to the proposed tower is approximately 568.33 m north, as well as one tower approximately 1.96 km southeast. These distances depict a substantial coverage gap.

Figure 3: Subject Site Relative to Nearby Telecommunications Towers





Shared Tower

Other Co-location Opportunities

A review for other suitable existing structures, such as rooftops, utility poles, and transmission towers for co-location opportunities was also undertaken. There were no rooftops or utility poles of sufficient height within the search radius to adequately provide additional network coverage.

Distance from Residential and Comprehensive Development Sites

The nearest residential use zoned property to the Subject Site is located approximately 149 metres to the northwest at 238 Adelaide Ave E, Oshawa, ON L1G 1Z6.

Land Use & Public Realm Considerations

The Subject Site is located in a commercial setting away from the majority of residential development and currently used for SPC-A(13) zoning purposes. Additionally, the Subject Site is not a location of topographic prominence that would affect public views, nor is it located in the line of sight of any views or vistas of significant natural or human-made features.

The proposal is not anticipated to negatively affect any sensitive land uses, such as heritage sites, parks, areas of significant vegetation, shorelines, or water bodies. Overall, the addition of the proposed tower would result in little to no impact on the area's current land uses nor would it detract from the overall public realm.

5. Proposed Telecommunication Antenna Structure

Shared Tower is proposing to construct a 15 metre streetwork tower on the Subject Site.

Preferred Tower Type

The streetwork tower design has been selected as the most efficient tower type to support equipment for multiple future co-location services and the elevation required to meet the aforementioned application objective. This tower type is consistent with the typical structures installed in commercial areas and ensures minimal visual impact.

Preferred Tower Height

The proposed streetwork tower has been designed at a height of 15 metres. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed tower in the future, which will limit the overall number of tower structures required in downtown Oshawa and surrounding areas.

Control of Public Access

The proposed tower will include a locked and electronically monitored mechanical equipment shelter. Bollards will be installed around the base of the tower and the equipment shelter will include one locked access point.

Design Considerations & Screening

The tower structure is proposed to be located on the south-central area of the Subject Site and the tower placement will ensure it meets the setbacks. Trees or other vegetation may be required to be removed or disturbed during the installation or operation of the proposed tower.



Shared Tower

6. Federal Policy

The Federal Government, through Innovation, Science and Economic Development Canada (ISED) is responsible for the final regulatory decision to approve the location of the tower. ISED has adopted a policy (CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems) which applies to anyone who is planning to install or modify a tower. This policy has been reviewed to ensure Shared Tower's proposed tower is in compliance. A review of the required public consultation process along with several required declarations follow.

CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems (2022)

Public Consultation

The City of Oshawa has an established process under which this proposed tower application will proceed. The City of Oshawa's public consultation process was reviewed to ensure the requirements will be met by Shared Tower.

Health Canada's Safety Code 6 Compliance

Shared Tower attests that the proposed tower described in this Letter of Rationale will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public, including any combined effects of carrier co-locations and nearby installations. Safety Code 6 takes into account the total exposure from all sources of radiofrequency electric and magnetic fields in the range of 3kHz to 300 GHz. This includes those that may be used in 5th Generation technology.

Impact Assessment Act (IAA 2019)

Shared Tower attests that the proposed tower described in this Letter of Rationale is excluded from environmental assessment under the Impact Assessment Act, formerly known as the Canadian Environmental Assessment Act (CEAA 2012).

Aeronautical Safety

Shared Tower attests that the proposed tower described in this Letter of Rationale will comply with Transport Canada/NAV Canada aeronautical safety requirements. When the aforementioned parties have determined if any aeronautical safety features are required for the proposed tower, this information will be provided to the Municipality of Oshawa.



Shared Tower

Engineering Practices

Shared Tower Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards for telecommunications tower sites and comply with good engineering practices including structural adequacy.

Innovation, Science and Economic Development Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISED's public consultation guidelines, including CPC-2-0-03, please visit this [website](#), or contact the local ISED office at:

Toronto District Office

175A Admiral Blvd,
Mississauga ON L5T 2T3
Telephone: 1-855-465-6307
Fax: 416-954-3553

Email: spectrumtoronto-spectretoronto@ised-isde.gc.ca

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunication [website](#).

7. Conclusion

Shared Tower has proposed a new tower in downtown Oshawa to strengthen the local telecommunications network. Prior to submitting this request, a thorough search for existing co-location opportunities was conducted, however, no feasible options were available.

Shared Tower believes this proposal:

- Works toward bridging the urban-rural connectivity divide by filling an identified network need in downtown Oshawa and surrounding area;
- Provides co-location opportunities that will reduce the overall number of towers required in the community;
- Is designed to be as visually unobtrusive as possible and blend in on the Subject Site;
- Has no impact on the adjacent land uses or public realm;
- Is aligned with and supports several layers of municipal and federal policy; and,
- Justifies the issuance of a Statement of Concurrence by the Municipality of Oshawa.

Although ISED is responsible for the final regulatory decision to approve the proposed tower, Shared Tower is committed to effective and meaningful municipal and community consultation. We look forward to working with the Municipality of Oshawa to continue to build an efficient telecommunications network for the community while ensuring its objectives are met.

Appendix A: Site Renderings

Before



After





Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
info@sharedtower.ca | (647) 362-0111