Rogers Site C9793 – Beaver Valley

Site Selection/Justification Report – Wireless Communications Site

Prepared for: Town of The Blue Mountains
Carter Triana, Intermediate Planner
(519) 599-3131 ext. 262 ctriana@thebluemountains.ca

Proposed: 90m Guyed Tower
Coordinates: 44.463484°, -80.417842°
PIN: 37154-0117 (LT) ARN: 424200000714200

Rogers Communications Inc. | 8200 Dixie Road | Brampton ON L6T 0C1
Victoria McKay (Contractor) | Municipal Relations | 519-890-7153 | j_mckay@rogers.com

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Introduction

Like all areas of the province, your community is experiencing an explosive demand for wireless services. As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, network improvements are required to ensure high quality voice and data services are available.

This document outlines the site selection process in accordance with the requirements of Innovation, Science and Economic Development Canada's (ISED) Spectrum Management and Telecommunications Policy, CPC-2-0-03, Issue 6 (CPC) updated July 2022, and provides a description of the system associated with the proposed wireless communication installation on property owned by ***MCKINLAY, SUSAN JANET; MCKINLAY, DUNCAN ROBERT,*** known municipally as:

495928 Grey Road 2, Ravenna ON N0H 2E0
PIN: 37154-0117 (LT) ARN: 424200000714200
Legal Description: PT LT 14-15 CON 9 COLLINGWOOD AS IN CO20429 EXCEPT PT 2 EXPROP PL 854; THE BLUE MOUNTAINS, *The Land Titles Division for Grey Land Registry Office (No. 16)*

The prosperity of Canadians depends on telecommunications services to do their jobs, conduct business, learn new skills and build communities. These services play an important role in the lives of all Canadians, enabling them to participate in today's digital economy and to access health care, education, government, and public safety services.

As a Tier 1 Carrier, Rogers' federal mandate is to fill coverage gaps such that all residents have access to wireless high speed broadband services.

Background and Coverage Requirement

A wireless telecommunications facility is a puzzle piece in a very complex radio network, whether that site is situated in an urban, suburban or rural setting. Customer demand and sound engineering principles direct where sites are required to be located. As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, network improvements are required to ensure high quality voice and data services are available. For a wireless network to be reliable, an operator must provide "seamless" coverage so that gaps in the network are avoided. Gaps create dropped calls and overall poor service to customers. Rogers is committed and mandated by its license to ensure the best coverage and service to the public and private sectors.

The proposed site at *the above-noted location* will achieve the necessary engineering coverage objectives for our network. The location will also have the ability to provide much relied upon communication services in the area such as EMS Response, Police and Fire; improved wireless signal quality for area residents, those traveling along the major roads, as well as providing local subscribers with Rogers's 4G/5G wireless network coverage and capacity for products and services such as iPhones, smartphones, tablets and wireless internet through surrounding area.

Rationale for New Telecommunication Infrastructure

In identifying a potential new tower location and design, Rogers examined the surrounding area, assessed the visibility of the structure and considered possible host sitings. Rogers evaluated the best location for a new facility in compliance with protocol-established procedures, based on the following criteria:

Coverage Objectives

ROGERS WIRELESS RADIO ENGINEERING DEPARTMENT

ABBREVIATED SEARCH MAP

SITE NAME: **Beaver Valley Rd**	LOCATION CODE: **C9793**
RF PLANNER: **Daniel Ayele**	TELEPHONE #: **(343) 558-0806**
DATE: **2023-05-03**	

Proposed Search Map Centre:	**Lat: 44.468941**	**Long: -80.422833**

SITE DESCRIPTION: This will be a 6 sectored LTE/5G site. It will also accommodate antennas and equipment for future technology services.

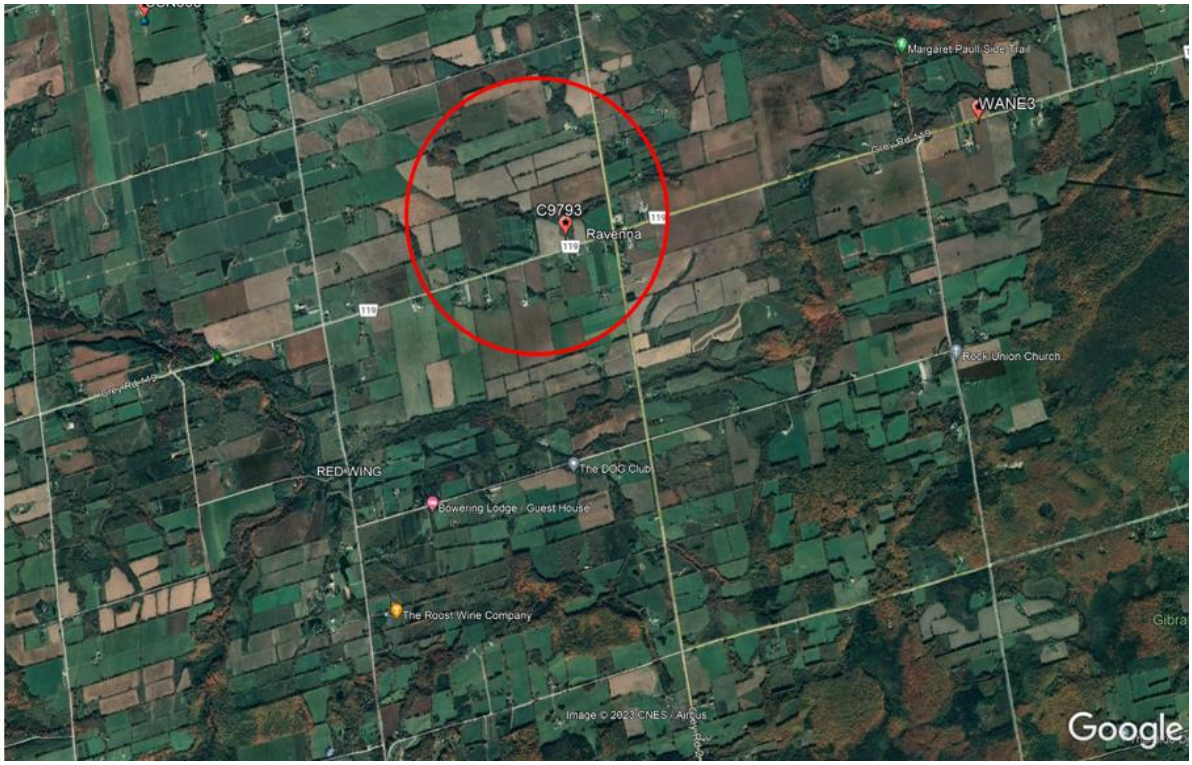
Proposed Antenna Mounting Height: 90m Guyed tower

Candidates: the attached search map shows the limits of the proposed candidate.

Co-locates: NA

Special Comments: NA

Candidate Search Area



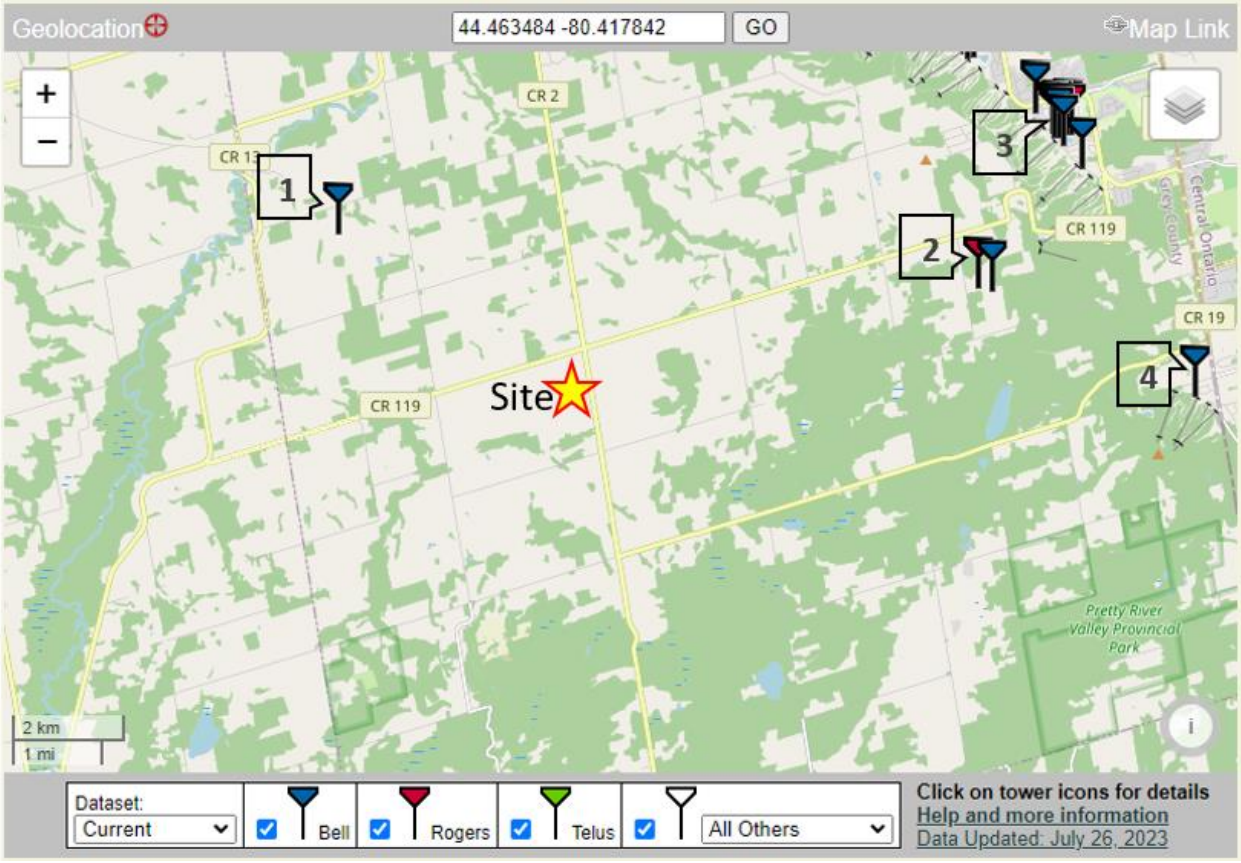
Candidate Search Process

Before building a new antenna-supporting structure the proponent is required to first consider:

- Sharing an existing antenna system, modifying or replacing a structure, if necessary.
- Locate, analyze, and attempt to use any feasible existing infrastructure such as high-rise rooftops, water towers, etc.

Co-location opportunities on existing area carrier structures

- The following local coverage map depicts the local tower inventory of all carriers within a 10km radius of the Search Centre.



Closest structures evaluated:

Structure	Location	Distance	Reason for disqualification
Bell tower	N44.4875 W80.4719	5.1km	Rejected because the tower is not tall enough to satisfy coverage requirements; outside of search area
Bell/Rogers tower	N44.478869 W80.3301	7.2km	Rejected because Rogers' equipment is already installed on this tower; outside of the search area
Bell/Rogers Cluser	N44.5036 W80.3114	9.6km	Rejected because all structures in this cluster are small-cell towers, too small to support Rogers' antennas
Bell tower	N44.461842 W80.281933	10.8km	Rejected because tower is too small to support Rogers' antennas

There are no existing antenna structures in the area which may be utilized for co-location within two kilometers of the proposed site and a new structure must be erected to address the coverage deficiency. In particular, the closest existing tower is 5.1km away from the proposed site, too far to satisfy coverage requirements.

Evaluation of Other Local Existing Structures / Rooftops

After disqualifying any colocation opportunities, the proponent next evaluates existing structures that are located within the specific geographical area offering the required height and that may be available to support new equipment or to use for co-location.

Existing Structure Notes:

During the site selection process for this proposed, Rogers determined that no other existing infrastructure opportunity was available in our target area that was suitable for our network.

Consideration of municipal surplus properties

Within the Proponent search area, the Proponent sought to identify any surplus municipal properties that may have been satisfactory to meet the coverage objectives.

☒ No suitable municipal properties were found

☐ Suitable municipal properties were identified:

The Ravenna Community and Memorial Park was considered but was disqualified due to space and inadequate setbacks.

Aeronautical Issues

The proposed site is 20.7km west of Collingwood Airport (CNY3) and 8.9km southwest from the closest heliport – Collingwood/Alta Heliport (CWD2). Accordingly, it is well outside of any airport zoning or safety restrictions.

Private Candidate Review Process

Having identified an initial, qualified candidate from the preceding exercise, secondary candidates are then evaluated. Private candidates are reviewed starting with the center of the search area and moving out in a radial pattern until a large enough commercial, industrial or agricultural property option was available that could mitigate public concern to the greatest extent possible within the technical coverage limitations.

In every case, of all candidates reviewed that were determined to fall within the necessary search area for technical coverage requirements, 9 candidate properties were short-listed for detailed study.
Of these candidates, each was reviewed and scored to determine which mitigated all defined factors of public concern to the greatest extent possible within the following primary constraints:

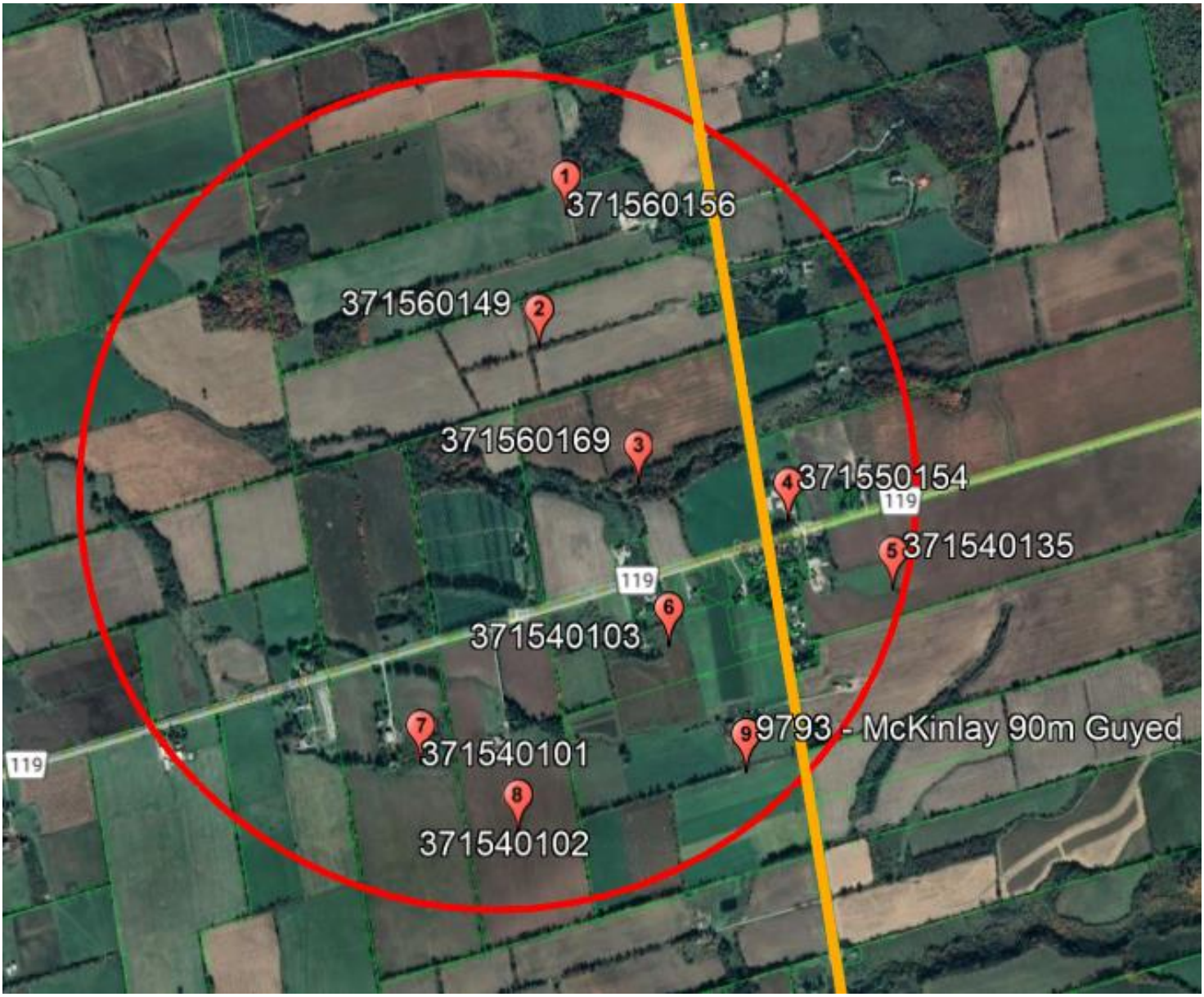
a) proximity to Search Nominal coordinates and optimization of ground elevation
b) RF and Transmission Qualification to meet the federal coverage mandate
c) Civil scoring and qualification, assessing soils, access, utilities and land availability

d) Willing landlord and clearance of property title issues
e) Compliance to the greatest extent possible with Land Use Authority Planning objectives within the restraints of technical coverage
f) optimization of the above to mitigate all factors of public concern to the greatest extent possible within the technical restraints of the combined local environment.

The selected candidate site is defended as the candidate property most suitable to minimize the local impact of necessary infrastructure to the greatest extent reasonably possible, in view of the mitigative measures available and undertaken for the stipulated factors of good siting methodology.

There are extremely limited property options with the footprint required to support a guyed tower in this area.
Each of the private candidate sites were disqualified/qualified for the following reasons:

1	371560156	Over 50m lower elevation, requiring much taller tower; utilizes arable farmland; Zoned Special Agricultural, inadequate hydro; disqualified
2	371560149	Much lower elevation; all arable farmland; zoned agricultural; not setback from Hazard zone; inadequate access and hydro; disqualified
3	371560169	Doesn't setback residential uses to greatest extent; within hazard lands; new access from road required; 30m lower elevation; disqualified
4	371550154	Ravenna Community and Memorial Park - Does not have enough space on property for guyed tower while remaining out of the way; doesn't setback residential uses to greatest extent; disqualified
5	371540135	Slightly higher elevation; zoned agricultural; doesn't mitigate residential uses to greatest extent possible; no visual mitigation from residents; inadequate access, crossing over arable farmland and access would be in the way; disqualified
6	371540103	Zoned agricultural; does not setback residential uses to greatest extent possible; 15m lower elevation; disqualified
7	371540101	Over 50m lower elevation; not in transportation corridor; zoned agricultural; inadequate hydro; less visual mitigation; disqualified
8	371540102	30m lower elevation; not in transportation corridor; zoned agricultural; inadequate hydro and access; less visual mitigation; uses arable farmland; disqualified
9	371540117	Within transportation corridor, zoned agricultural; mitigates residential uses to greatest extent possible, provides RF and TX connection, agreeable landlord, utilizes existing access and tree cover for visual mitigation, impacts least amount of arable farmland as possible; outside of NEC; selected candidate


1
371560156
371560149
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371560169
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9793 - McKinlay 90m Guyed
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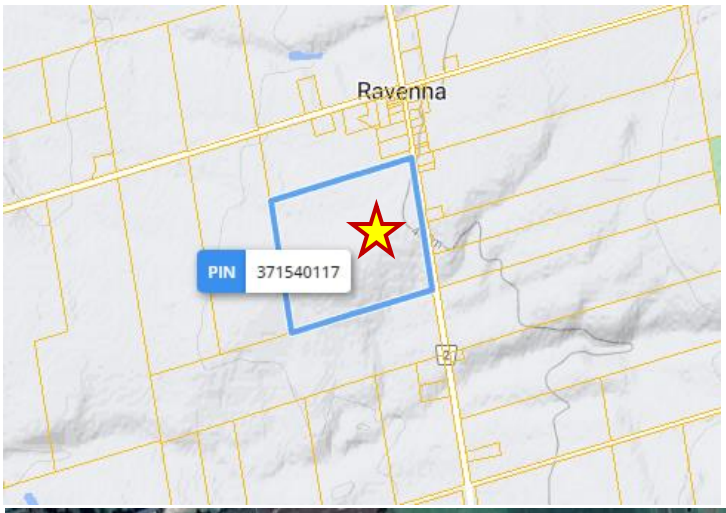
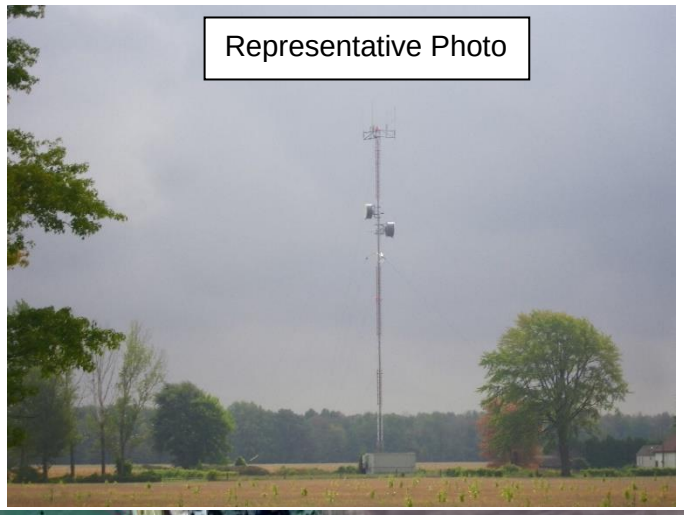
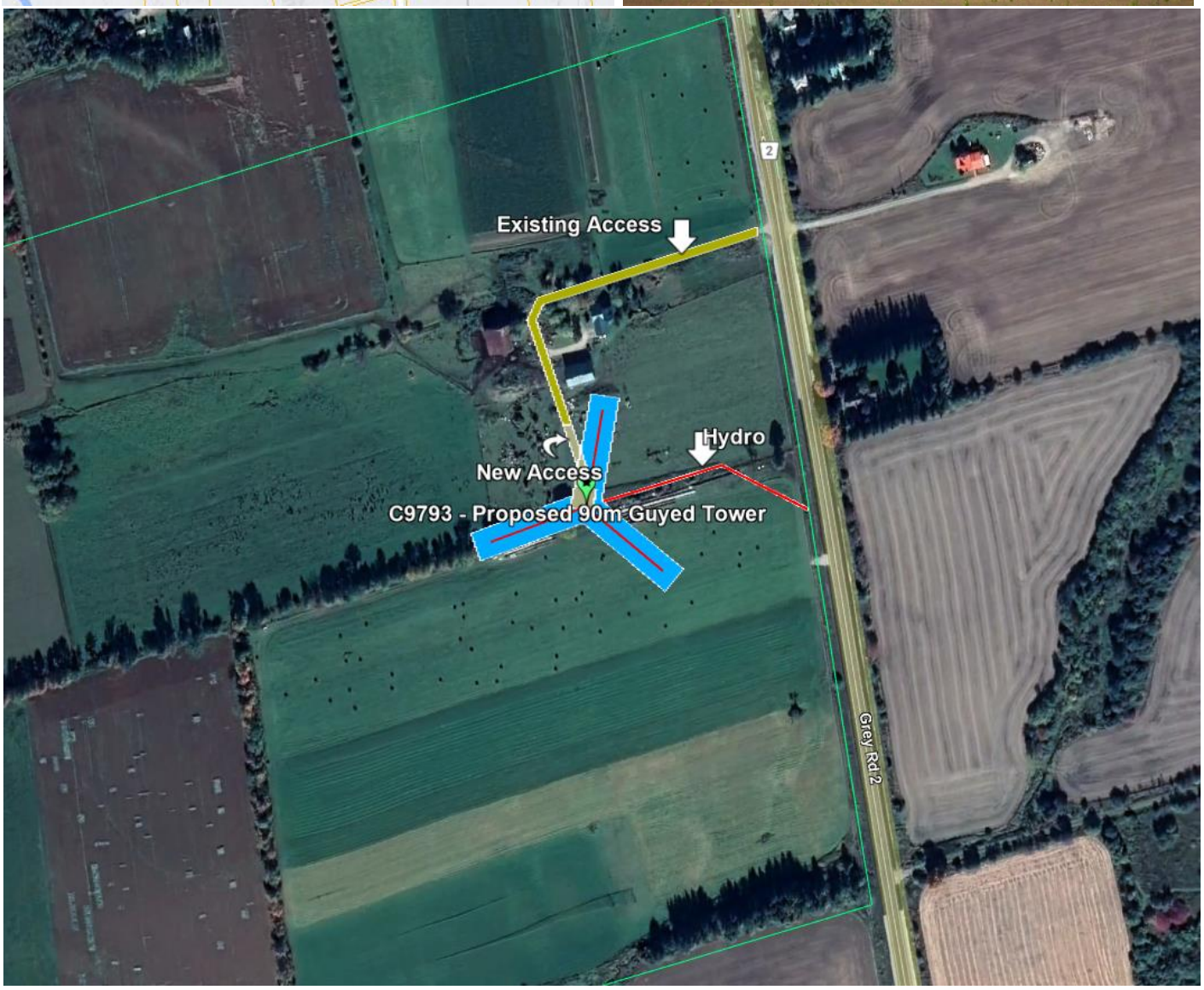
371540102

Proposed Facility Location and Site Sketch

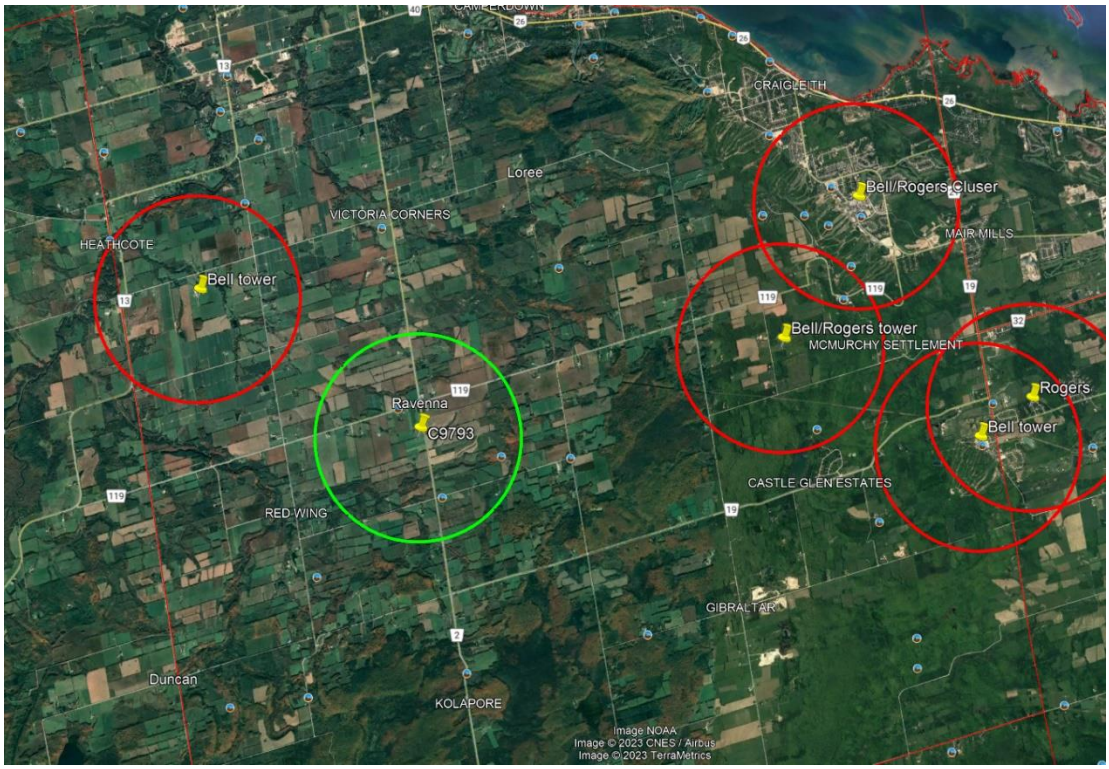






Coverage Map

The coverage map below depicts the general “4G/5G Good Coverage Radius” for the selected candidate, together with other local neighbouring carrier facilities.



As evidenced on above map, any existing towers are too far away to satisfy coverage requirements and a new tower must be erected to address the coverage deficiency.

Residential Use Setback Map

Compliance with Zoning Intent

Although federal undertakings are exempt from the application of zoning bylaws, sitings consider the intent of locating on non-residential properties with optimal (>1x tower height) setbacks from residential use.

Within the search area, the only properties large enough to support a tower are zoned agricultural, hazard, and special agricultural. The other zones within the search area are residential, commercial, and public use, all of which are small properties and none of which have enough space to support a guyed tower. The closest rural zoned properties are outside of the transportation corridor and are too far away to satisfy the coverage requirements for this proposed tower. Any other land in the area is under NEC, which has been avoided.

This siting is located on A - Agricultural zoned land and abutted on all sides by A zoned properties, with H - Hazard nearby. The proposed tower is setback away from the hazard lands on the property.

The site candidate fully complies in all respects with good siting design tenets and guidelines, and in particular, all optimum design criteria of the CPC.

Local Properties in Notification Radius (32 properties identified)

There are thirty-two (32) private-owned properties that fall within the local protocol's stipulated notification radius of six times tower height, measured from the outermost guy wire (90m x 6 + tower width adjustment = 612.5m). Accordingly, direct (mailing) notice of the proposal is required to be circulated to these property owners.

The facility **is not** located within 3x tower height from a neighbouring municipality. Accordingly, notice of the proposal is not required to be circulated to additional LUAs.

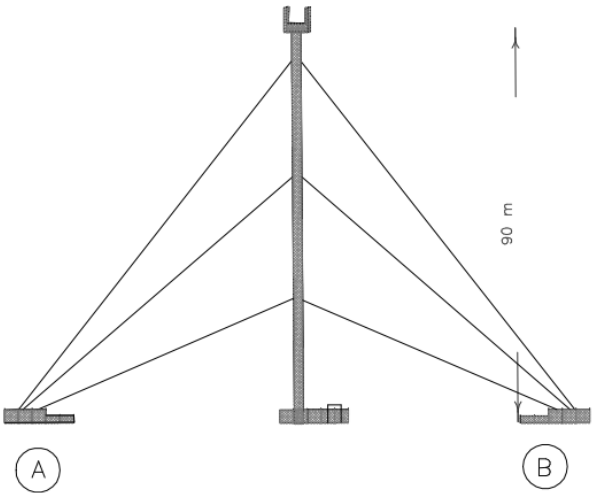
Description of Proposed Tower:

Specifics:

90m Guyed Tower enclosed in a 10m x 10m (fenced) secured Compound. This site will be built to accommodate antennas and equipment for future technology services and provide for colocation with other carriers.

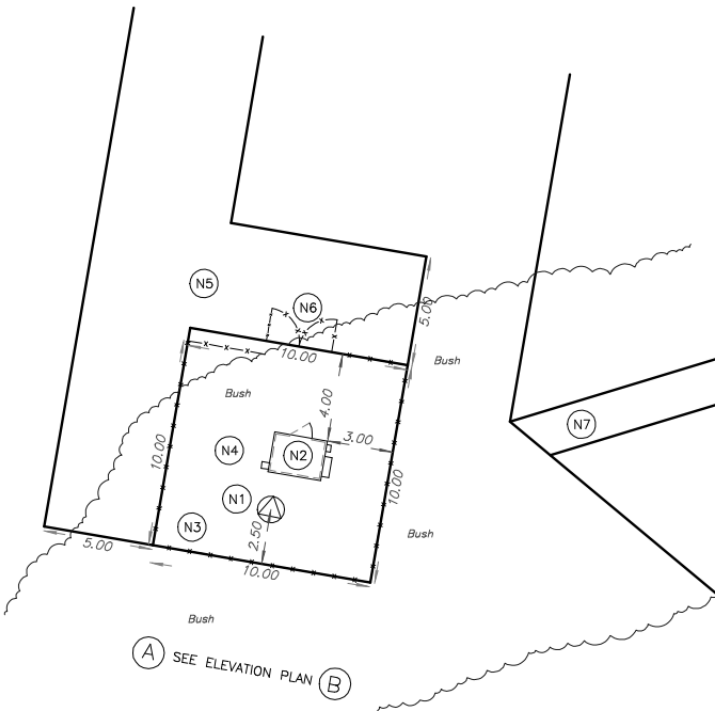
ELEVATION PLAN

NOT TO SCALE



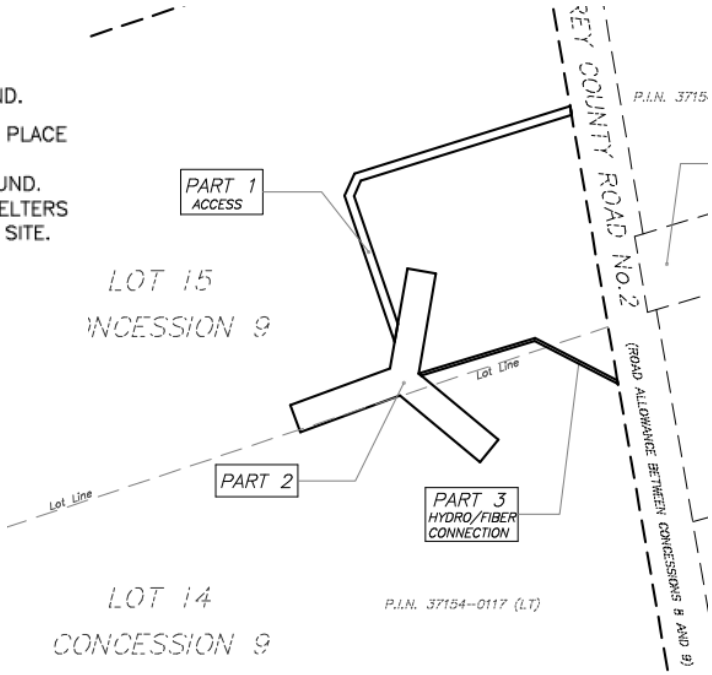
PROPOSED COMPOUND LAYOUT PLAN

SCALE 1:200



NOTES

- (N1) PROPOSED STEEL GUYED TOWER. 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 2.4 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
- (N4) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR 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 GRAVEL ACCESS WAY.
- (N6) PROPOSED CHAIN LINK GATE.
- (N7) PROPOSED HYDRO/FIBER CONNECTION.



Protocol

The Town of the Blue Mountains does have a locally enacted protocol entitled *ATT 1 PDS.21.021 The Blue Mountains Protocol for Establishing Telecommunication Facilities* which adapts ISED Canada's default protocol CPC-2-0-03 Issue 6 (July 2022) "*Radiocommunication and Broadcasting Antenna Systems*" to address issues in the local environment. Accordingly, the Proponent is required to follow the terms of the local protocol as well as the default federal CPC in addressing general and specific requirements. One of the key concerns of this process is that such installations are deployed in a manner that considers the surroundings in exercising the mandate to deploy necessary infrastructure.

CPC Protocol i5: https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html

The policy outlines the land use consultation process relevant to evaluating federally mandated wireless communication installations. In accordance with the *local protocol,* proponents must provide a notification package to the local public (including nearby residences, community gathering areas, public institutions, schools, etc.), neighbouring land-use authorities, businesses, and property owners, etc. located within a radius of 6-times tower height (612.5m from tower centre). **In this case, there are thirty-two (32) other public properties outside of the beneficial ownership of the Landlord that fall within the Blue Mountains' 6x tower height radius, requiring direct notice.**

Other Municipal Considerations

As we are regulated under federal policy, provincial legislation such as the Ontario Building Code and the Planning Act including zoning by-laws and site plan control do not apply to these facilities.

Additional Public Consultation Obligations

Pursuant to local protocol section K, the Proponent is required to place a Public Notice in the local community newspaper, inviting comments about this proposal from the public, and participation in the stipulated Public Comment and Reply process.

The proponent will also place a sign along the street frontage of the property notifying the public of the proposal to establish a telecommunication facility on the site and hold a virtual public information meeting.

Compliance with Environmental Obligations

Canadian Impact Assessment Act

We note that pending updates to the ISED (formerly Industry Canada) CPC 2-0-03 protocol have not yet been formalized, and such updates will recognize that, among other changes, the CEAA(2012) was repealed in 2019 and superseded by the Impact Assessment Act (S.C. 2019, c. 28, s. 1).
ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Canadian Impact Assessment Act, 2019 (CIAA 2019), where the antenna system is incidental to a physical activity or project designated under CIAA 2019 or is located on federal lands.

In addition, notices under ISED's default public consultation process require written confirmation of the project's status under CIAA 2019 (e.g., whether it is incidental to a designated project or, if not, whether it is on federal lands).

- **Rogers Communications Inc. attests** that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the *Regulations Designating Physical Activities* or otherwise designated by the Minister of the Environment as requiring an environmental assessment. **In accordance with the Canadian Impact Assessment Act, 2019, this installation is excluded from assessment.** For additional detailed information, please consult the Canadian Impact Assessment Act. https://laws.justice.gc.ca/eng/acts/I-2.75/index.html

Species at Risk and Migratory Birds Convention Act

In addition to CIAA requirements, proponents are responsible to ensure that antenna systems are installed and operated in a manner that respects the local environment and that comply with other statutory requirements, such as those under the …*Migratory Birds Convention Act, 1994*, and the *Species at Risk Act*, as applicable.

ISED CPC-2-0-03 Section 4.2 requires that
"…the steps the proponent took to ensure compliance with the general requirements of this document including the *Impact Assessment Act* (CIAA), Safety Code 6, etc." be addressed by the proponent in Public Reply Comments relating to this matter.

Steps taken to address concerns

The Ministry of Natural Resources and Forestry (MNRF), The Natural Heritage Information Centre (NHIC), manages a list of over 17,000 records associated to Natural Heritage Areas in Ontario. EORN and Rogers tower site locations are overlayed with national heritage areas in Ontario and presented in a table and map format.

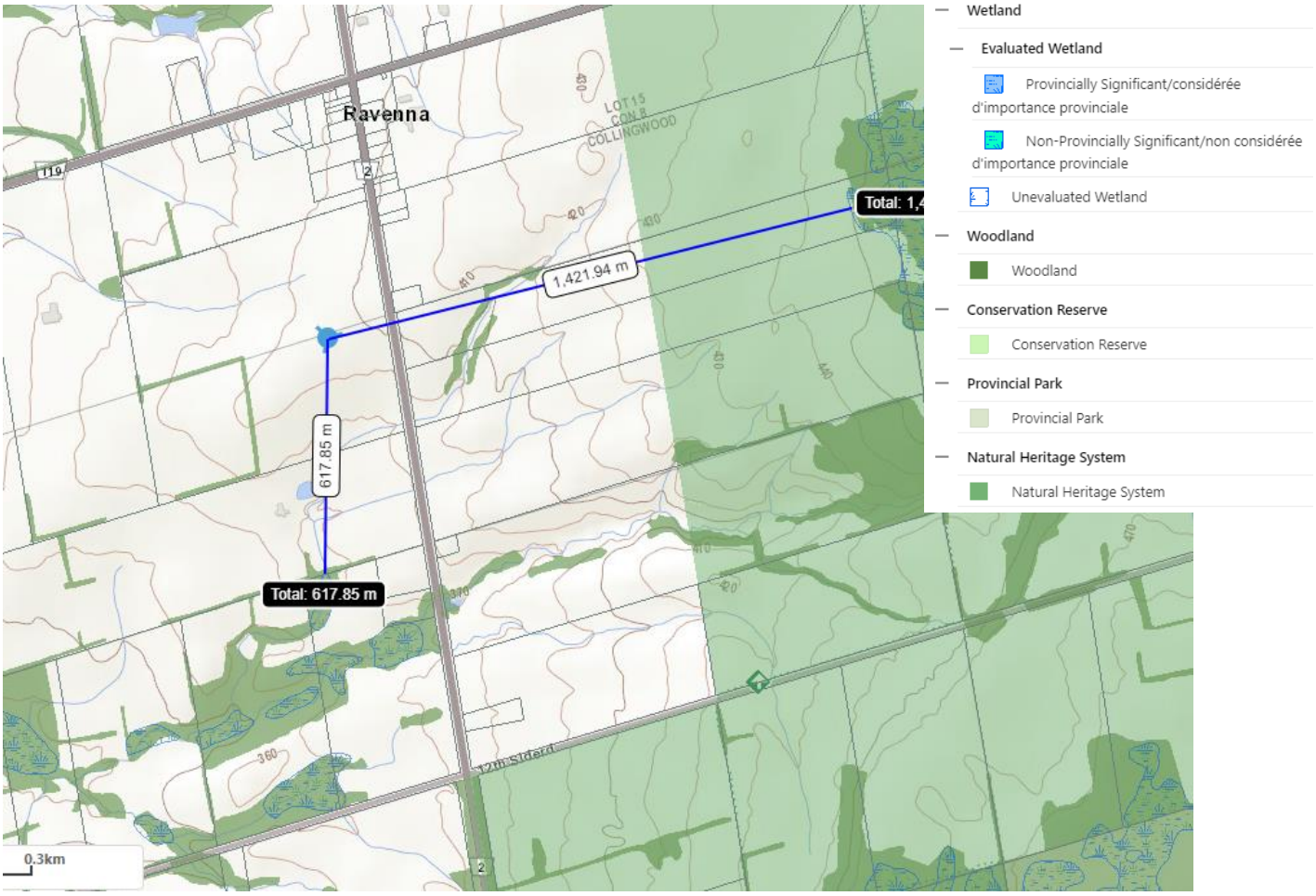
A study is prepared for each tower location's surrounding natural areas contained within the 1km x 1km grid from Natural Heritage Information Centre (NHIC) data which includes:

- Ontario's rare species
- plant communities
- wildlife concentration areas
- natural heritage areas

The data in this table means that sometime in the last 50 years - someone reported seeing the species within the grid.

This study demonstrates that:

- **The proposed site is not within 120m from ANSI designations**
- **The proposed site is not within 120m from PSW designations**
- Within the greater local environment of 1km, *Eastern Meadowlark* and *Bobolink* are noted as threatened species. These species are reported frequently through out Eastern Ontario on the SAR table, but are not provided suitable habitat within the tower field.
- As it relates to migratory bird strikes, the available evidence recognizes the minimal impact from structures lower than 100m in height.



While the environmental impact is insufficient to preclude the installation of a tower at this location, the Proponent nonetheless recognizes these natural heritage concerns and takes additional steps in advising construction teams that they need to look for nesting animals prior to the start of ground clearing. Appropriate remedies are deployed which may include delaying construction until nesting season ends, at which point any impact is eliminated.

Environmental Reporting By Tower Location

Tower Information			Maps	Environmental Parameters			
Tower Name	Tower Type	Site Type		ANSI (120m)	PSW (120m)	Species at Risk	Federal lands
C9793 – Beaver Valley	Guyed	New		N	N	See table below	N

OGF ID	Element Type	Common Name	Specific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT
948197	SPECIES	Eastern Meadowlark	Sturnella magna	S4B,S3N	THR	THR	17NK4623
948197	SPECIES	Bobolink	Dolichonyx oryzivorus	S4B	THR	THR	17NK4623

Federal Requirement: Attestations

In addition to the requirements for consultation with municipal authorities and the public, Rogers must also fulfill other important obligations including the following:

Canadian Impact Assessment Act

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Impact Assessment Act, 2019 (IAA 2019), where the antenna system is incidental to a physical activity or project designated under CIAA 2019 or is located on federal lands.

- ***Rogers Communications Inc. attests*** *that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment.* ***In accordance with the Canadian Impact Assessment Act, 2019, this installation is excluded from assessment.*** *For additional detailed information, please consult the Canadian Environmental Assessment Act https://laws.justice.gc.ca/eng/acts/I-2.75/index.html*

Transport Canada's Aeronautical Obstruction Marking Requirements

Aerodrome safety is under the exclusive jurisdiction of NAV Canada and Transport Canada. An important obligation of Rogers' installations is to comply with Transport Canada / NAV CANADA aeronautical safety requirements. Transport Canada will assess the proposal with respect to potential hazards to air navigation and notify Rogers of any painting and/or lighting requirements for the antenna system.

- ***Rogers Communications Inc. attests*** that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements.

For additional detailed information, please consult Transport Canada.
https://tc.canada.ca/en/corporate-services/acts-regulations/list-regulations/canadian-aviation-regulations-sor-96-433

Engineering Practices:

- ***Rogers Communications Inc. attests*** that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and The Canadian Standard Association and comply with good engineering practices including structural adequacy.

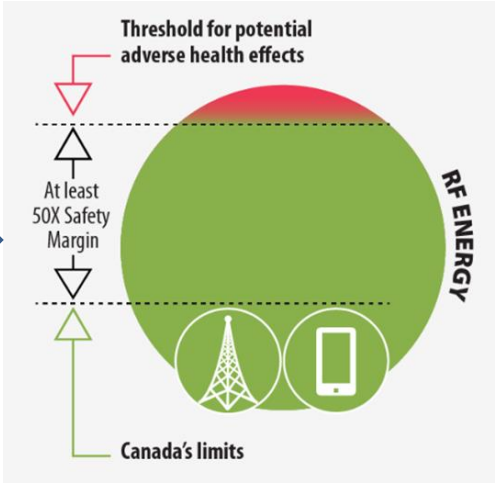
Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate the health protection limits for Exposure to the RF electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Field in the Frequency Range from 3kHz to 300 GHz – Safety Code 6".

The exposure limits specified in Safety Code 6 were established from the results of hundreds of studies over the past several decades where the effects of RF energy on biological organisms were examined. Radiocommunication, including technical aspects related to broadcasting, is under responsibility of the Ministry of Industry (Innovation, Science and Economic Development Canada), which has the power to establish standards, rules, policies and procedures. ISED, under this authority, has adopted Safety Code 6 for the protection of the general public. As such, ISED requires that all proponents and operators ensure that their installations and apparatus comply with the Safety Code 6 at all times.

- ***Rogers Communications Inc. attests*** that the radio antenna system described in this notification package 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 additional carrier co-locations and nearby installations within the local radio environment.

This figure shows the Canadian limits that incorporate a safety margin of at least 50-fold from the threshold for possible adverse health effects:



More information in the area of RF exposure and health is available on the Health Canada's website under Health Canada's Radiofrequency Exposure Guidelines.
https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/safety-code-6-health-canada-radiofrequency-exposure-guidelines-environmental-workplace-health-health-canada.html

https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html

Proponent Contact Information

Rogers Communications Inc.
c/o Simpson-McKay Inc.
12317 Funaro Cres, Tecumseh ON N9K 1B2

Attn: Victoria McKay, Public & Municipal Relations Coordinator
(519) 890-7153 j_mckay@rogers.com

Conclusion

Reliable wireless communication services are a key enabler of economic and social development across Canada. They facilitate the growth of local economies by providing easy access to information, and connectivity for residents and business alike.
The infrastructure proposed is suitable for the development over the long term and protects public health and safety.

In response to this growing demand for wireless services, Rogers has worked to find the most suitable location for a new telecommunications structure in our efforts to provide improved wireless services to residents, businesses and the traveling public.

In addition to meeting consumer needs, technological upgrades are also critical to ensuring the accessibility of emergency services such as fire, police and ambulance. Wireless communications products and services used daily by police, EMS, firefighters and other first responders, are an integral part of Canada's safety infrastructure.

Rogers feels that the proposed site is well situated to provide improved wireless voice and data services in the targeted area and designed to have minimal impact on surrounding land uses and meets the intent of the governing protocol.

Rogers looks forward to working with the Town to
provide improved wireless services to the community.

Should you have any further questions or comments, please feel free to contact me via email at j_mckay@rogers.com, or via phone at (519) 890-7153.

Yours truly,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
☎ **Cell: (519) 890-7153**
✉ **eMail: j_mckay@rogers.com**

ROGERS

AUTHORIZATION

RE: ROGERS COMMUNICATIONS INC.

Proposed 90m Guyed Telecommunications Facility

SITE CODE & NAME: C9793 - Beaver Valley

PROPERTY DESCRIPTION:

PIN: 371540117 ARN: 433108001213400

Legal Description: PT LT 14-15 CON 9 COLLINGWOOD AS IN CO20429 EXCEPT PT 2 EXPROP PL 854; THE BLUE MOUNTAINS
Municipal Address: 495928 Grey Road 2, Ravenna ON N0H 2E0

MUNICIPALITY:

In accordance with a lease agreement between Rogers and the Owner(s), Rogers is authorized to bring application to the local land use authority on its own behalf for the purposes of fulfilling its review and municipal concurrence duties under the governing protocol for telecommunications tower siting.

This letter is my/our authorization to allow Rogers Communications Inc. or their agents, full access to commence municipal approvals for the construction of a telecommunications site on the subject premises.

Rogers Communications Inc. has my/our permission to act as my/our Agent to obtain permits or any other documentation, including copies of all building drawings from the municipality, or any architect or engineer, required to obtain any necessary municipal approvals for this site. This authorization also applies to all Ministry of Transportation Approvals

This is only an agreement for Rogers Communications Inc. to obtain municipal and other approvals for the above-mentioned site at Rogers Communications Inc.'s cost and risk.

OWNER / COMPANY NAME: MCKINLAY, SUSAN JANET; MCKINLAY, DUNCAN ROBERT

Aug 7, 2023 Aug 7/23

Name: Duncan Robert McKinlay Date: Name: Susan Janet McKinlay Date:

If the property owner is other than an individual, I/we have authority to bind the Owner