



## **Rogers Site C9635 – Hillsburgh @ Highway 24** **Site Selection/Justification Report – Wireless Communications Site**

**Prepared for: Town of Erin**  
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**Proposed: 70m Guyed Tower**  
Coordinates: 43.813734° , -80.174346°  
PIN: 71139-0627 (LT)    ARN: 231600000802120

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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 [REDACTED], known municipally as:

**6113 Trafalgar Rd, Erin, Ontario N0B 1Z0**

**PIN: [REDACTED] (LT) ARN: [REDACTED]**

**Legal Description: PART LOT 31 CONCESSION 8 ERIN BEING PART 2, 61R22260 TOWN OF ERIN, The Land Titles Division for Wellington Land Registry Office (No. 61)**

*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

## ABBREVIATED SEARCH MAP

<b>SITE NAME:</b> Hillsburg @ Highway 24	<b>LOCATION CODE:</b> C9635
<b>RF PLANNER:</b> [REDACTED]	<b>TELEPHONE #:</b> [REDACTED]
<b>DATE:</b> 2022-10-25	

<b>Proposed Search Map Centre:</b>	<b>Lat:</b> 43.813767	<b>Long:</b> -80.176382
<b>SITE DESCRIPTION:</b> This will be a 6 sectored LTE/5G site. It will also accommodate antennas and equipment for future technology services.		
<b>Proposed Antenna Mounting Height:</b> 91.5m Guyed tower		
<b>Candidates:</b> the attached search map shows the limits of the proposed candidate.		
<b>Co-locates:</b> N/A		

### Candidate Search Area



Above depicts the technical search area. Planning subsequently revised requirements to a 70m guyed tower to best fit the property and achieve coverage objectives.

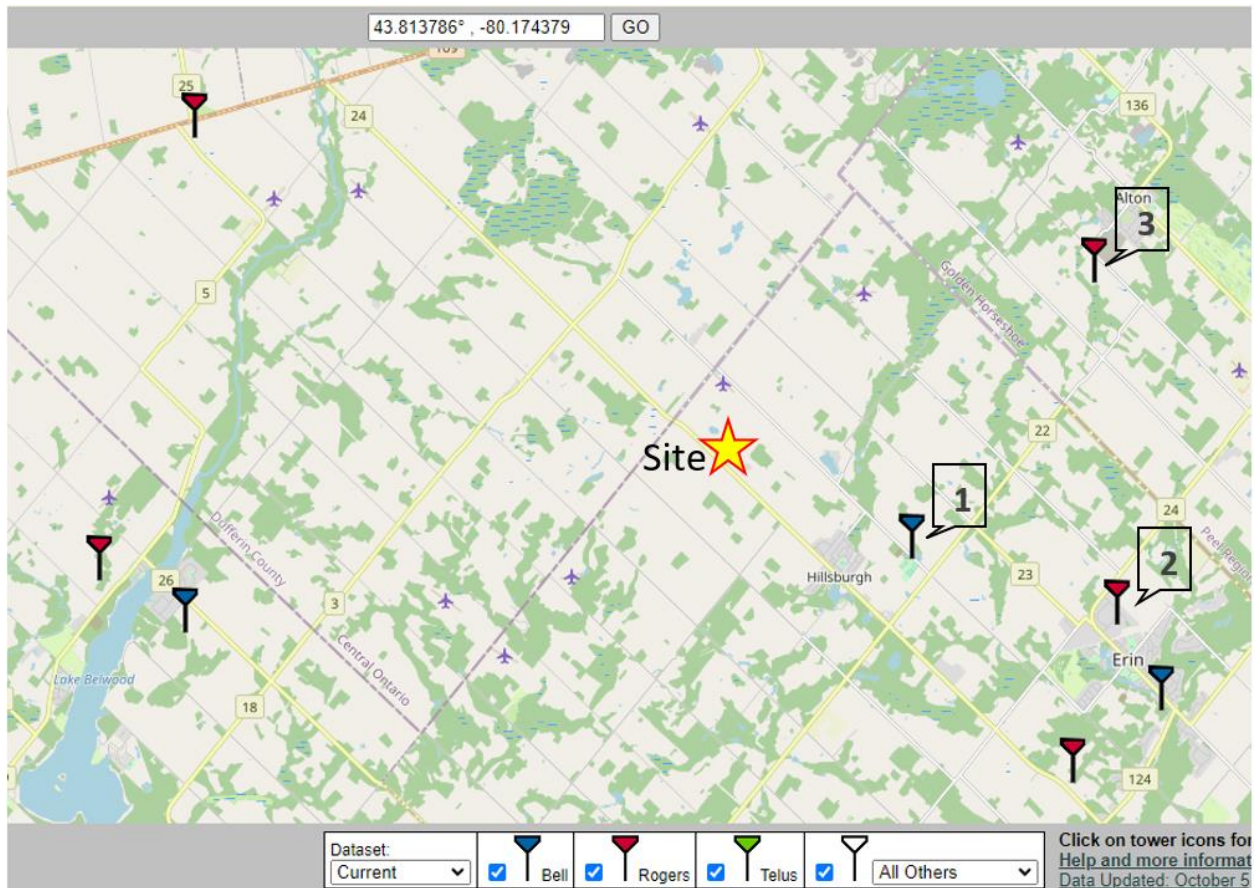
## Candidate Search Process

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
1	Bell tower	N43.793625 W80.125381	4.5km	Rejected because the tower too far away to satisfy coverage requirements; outside of search area
2	Rogers tower	N43.781569 W80.072728	8.9km	Rejected because Rogers' equipment is already installed on this tower; outside of the search area
3	Rogers tower	N43.844611 W80.078778	8.4km	Rejected because Rogers' equipment is already installed on this tower; outside of the search area

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 4.5km away from the proposed site and does not satisfy the current 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.

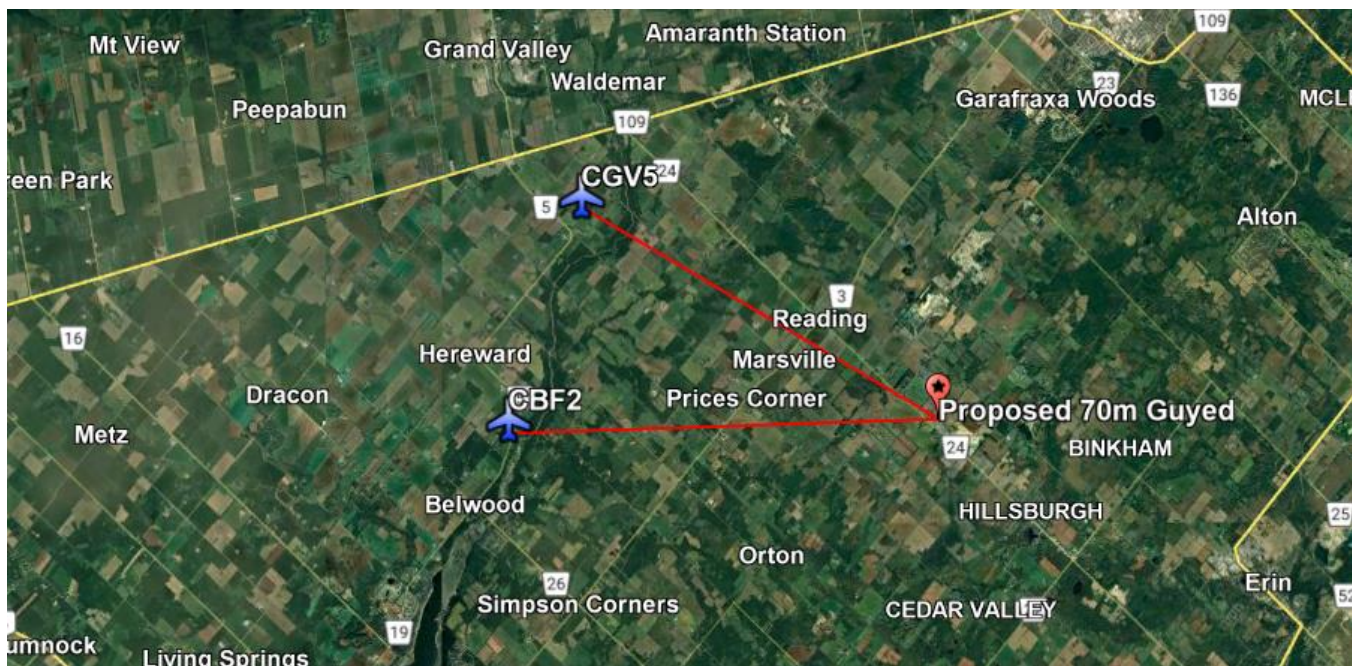
## Consideration of municipal surplus properties

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:

## Aeronautical Issues

The proposed site is 10.52km south-east of the Grand Valley (Black Field) Aerodrome CGV5, and 11.07m east from Belwood (Baird Field) Aerodrome CBF2, the 2 closest registered Aerodromes. Accordingly, the proposed tower 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, 6 candidate properties were short-listed for detailed study.

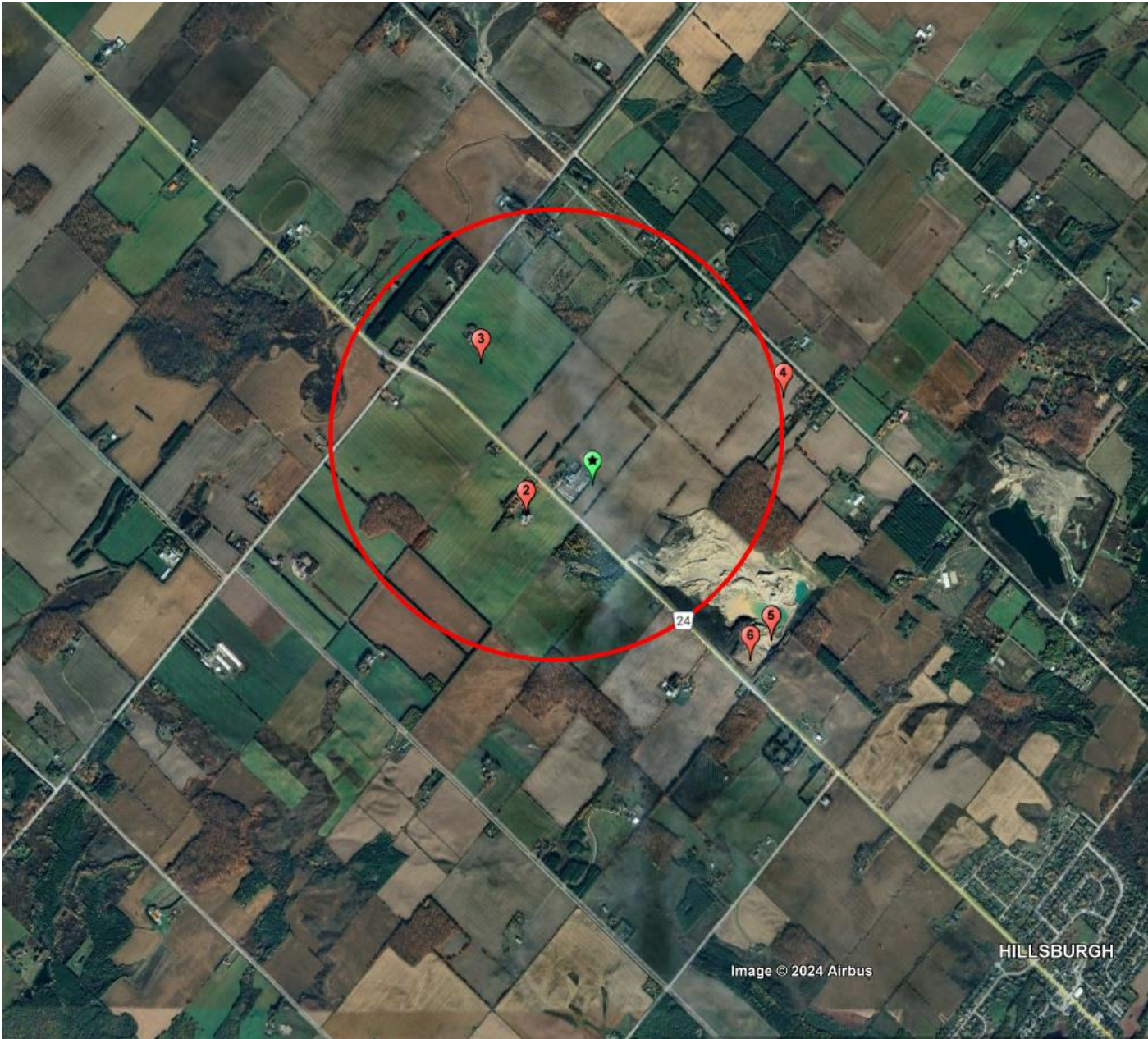
Of these candidates, each was reviewed and scored to determine which mitigated all defined factors of public concern to the greatest extent possible within the following primary constraints:

- 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.

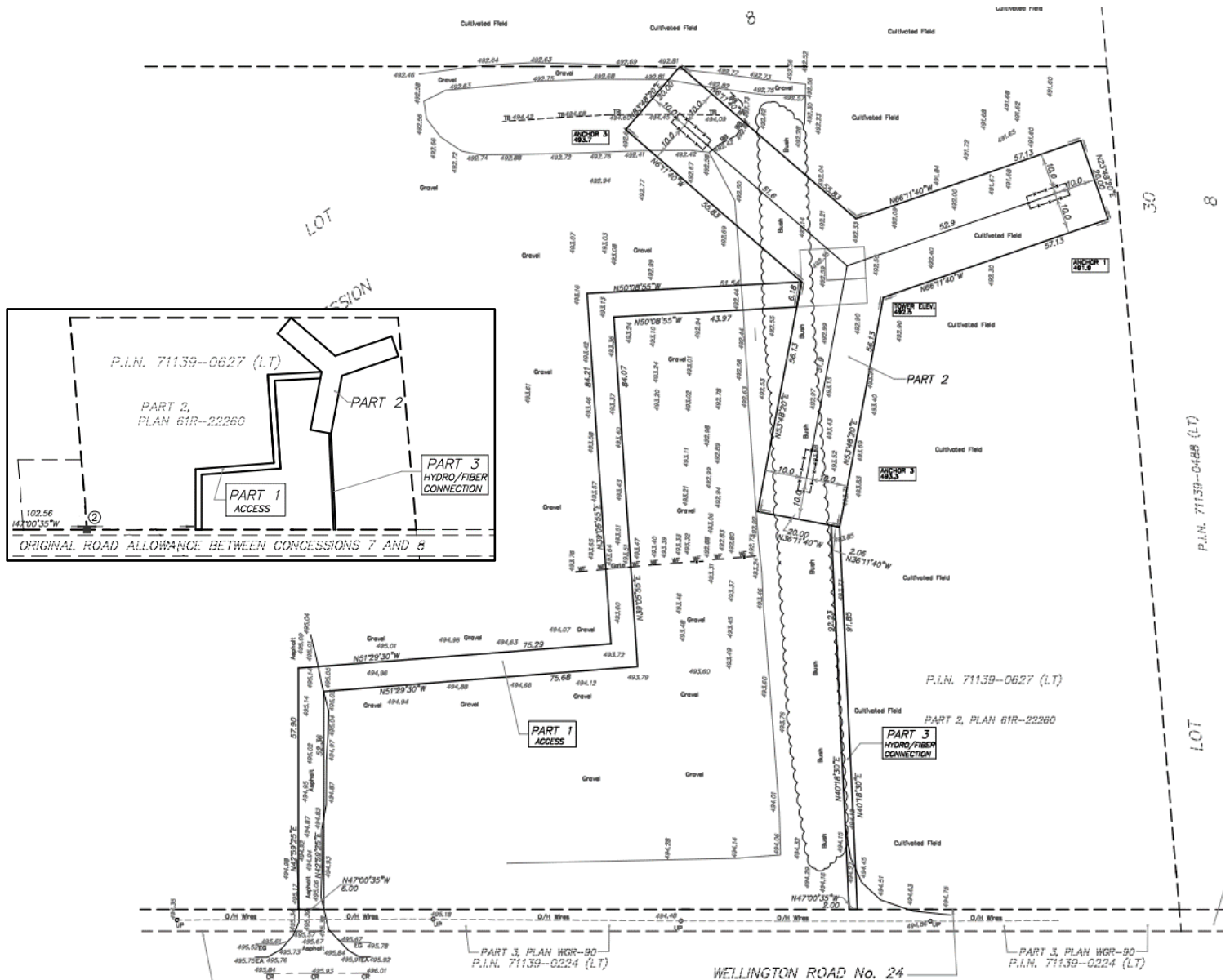
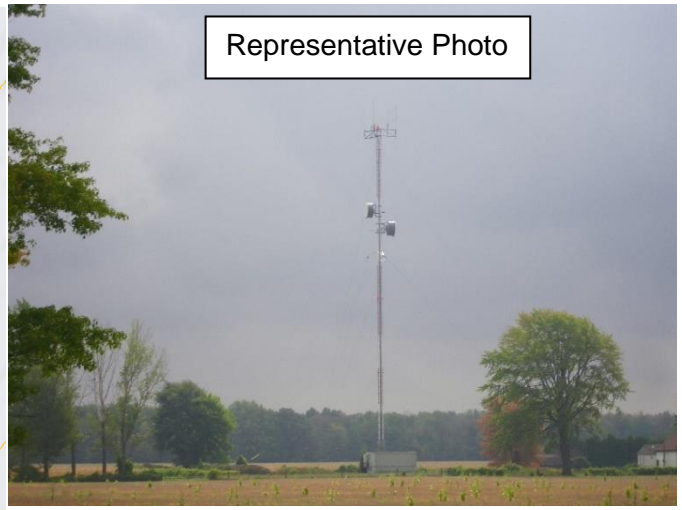
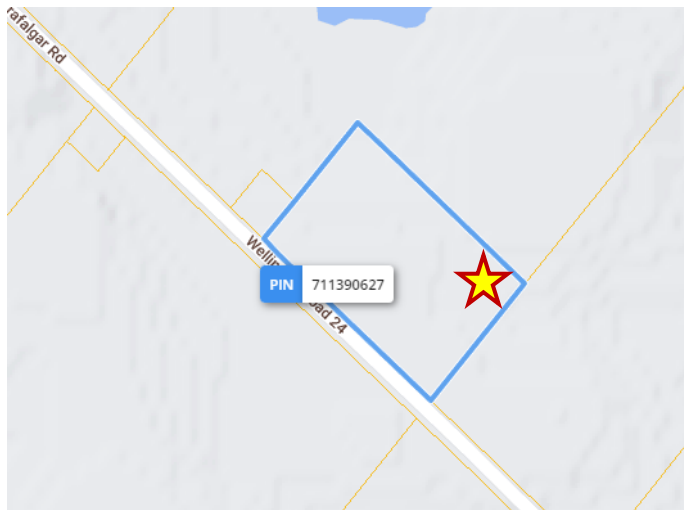
The following picture depicts the available real estate opportunities which were assessed for candidate suitability and technical sufficiency to meet the Proponent’s coverage requirements.

#	ARN	Reason for Qualification/Disqualification
★		Centered on search area so satisfies coverage requirements to greatest possible; relatively high elevation; RF & TX qualified; civil qualified with soil concerns mitigated with utilization of existing space and SWM pond arrangement to not impact each other; Outside of PSW and EP; property zoned rural commercial which is weighted higher than agricultural when choosing a zoning preference; adequate space for tower without greatly impacting daily operations; some visual mitigation opportunities existing with buildings, vehicles, and trees on the property; setback from residential zones; mitigates residential uses to greatest extent possible; selected candidate
2		Centered on search area; Grain silo doesn’t provide adequate height to mount antennas on; stand-alone tower would use much larger area of agricultural land causing much larger impact to farming operations; disqualified
3		Candidate within search constraints; relatively high elevation; RF & TX qualified; civil concerns with length of hydro and access route; property zoned agricultural, with no ability to reduce overall negative impact to daily farming operations; Very limited visual mitigation opportunities on the property
4		Candidate just outside of search constraints; slightly lower elevation; zoned agricultural; tower would use much larger area of agricultural land causing much larger impact to farming operations; fails to mitigate residential setbacks to greatest extent possible; disqualified
5		Candidate outside of search area; slightly lower elevation; preference zoning of industrial; civil concerns with ground supports due to daily operations; site fails to provide enough space for tower without negatively impacting operations; disqualified
6		Candidate outside of search area; slightly lower elevation; agricultural zoning; civil concerns with ground supports due to daily operations; site fails to provide enough space for tower without negatively impacting operations; disqualified





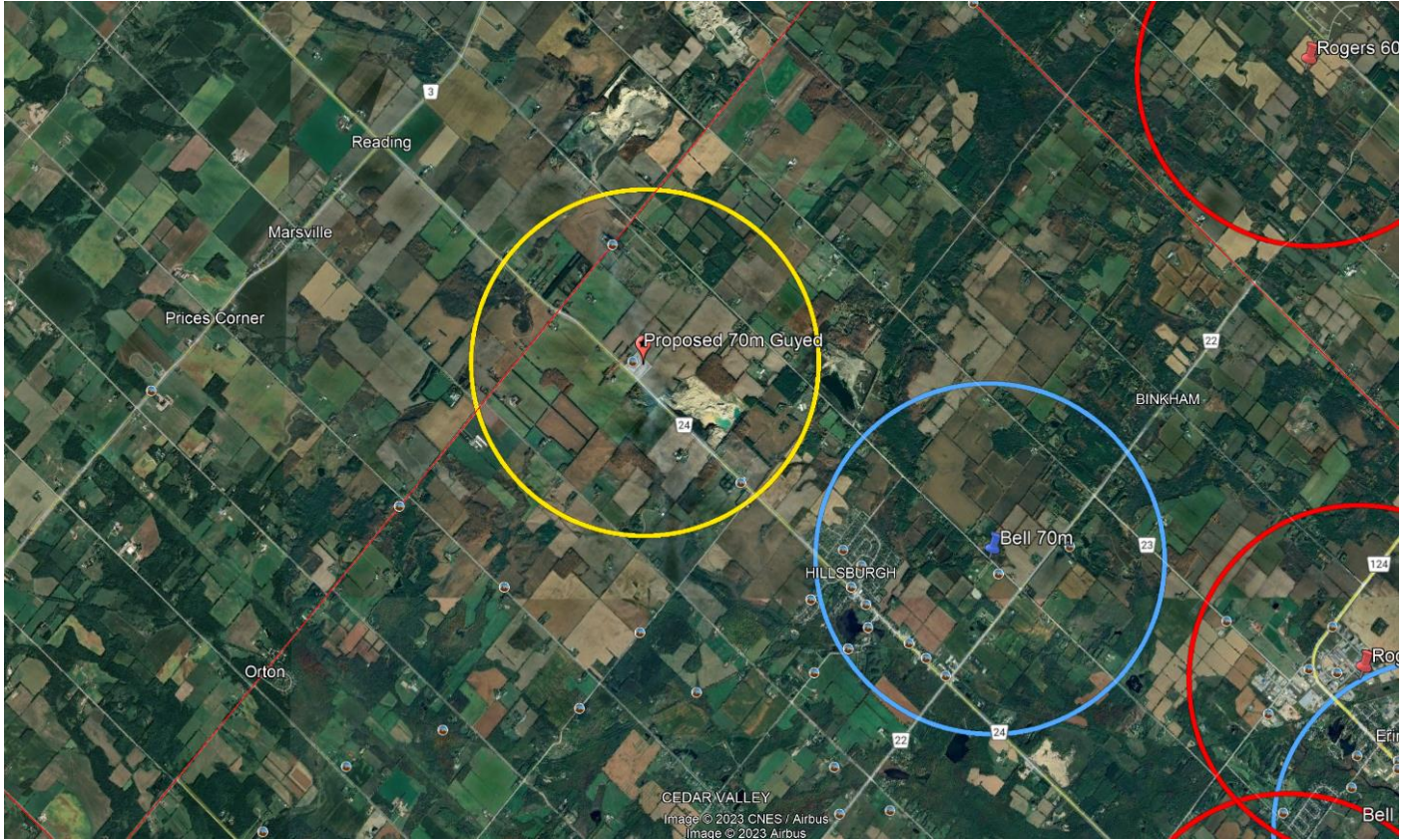
# Proposed Facility Location and Site Sketch



## 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.

The red circles show the approximate distance of the current 5G services Rogers currently provides. The blue circle shows the approximate distance 5G services extend from the Bell tower, and the yellow circle shows the approximate distance 5G services would extend from the proposed tower.

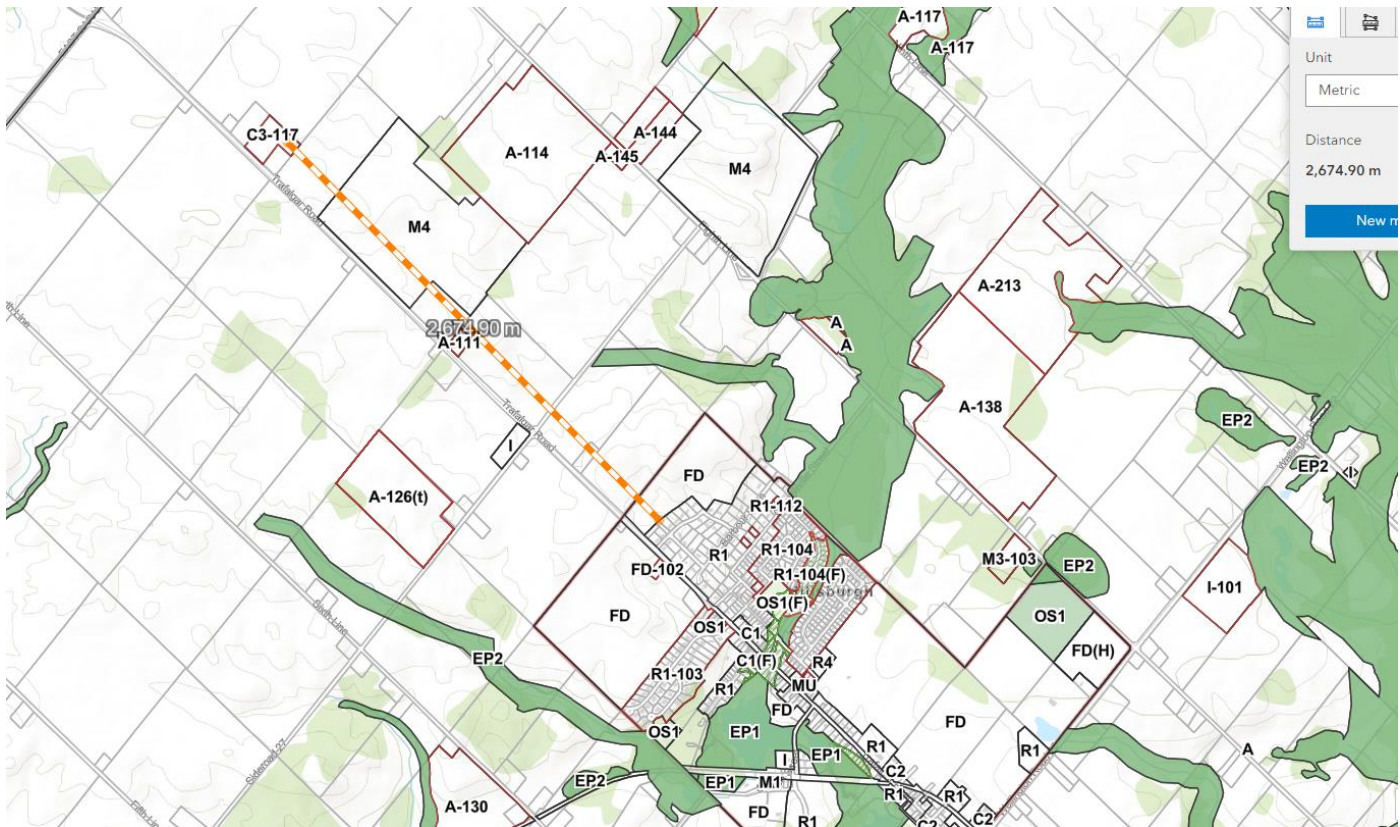


As evidenced on above map, any existing towers are too far away to satisfy coverage requirements and a new tower must be erected to address the coverage deficiency.

## Residential Use Setback Map

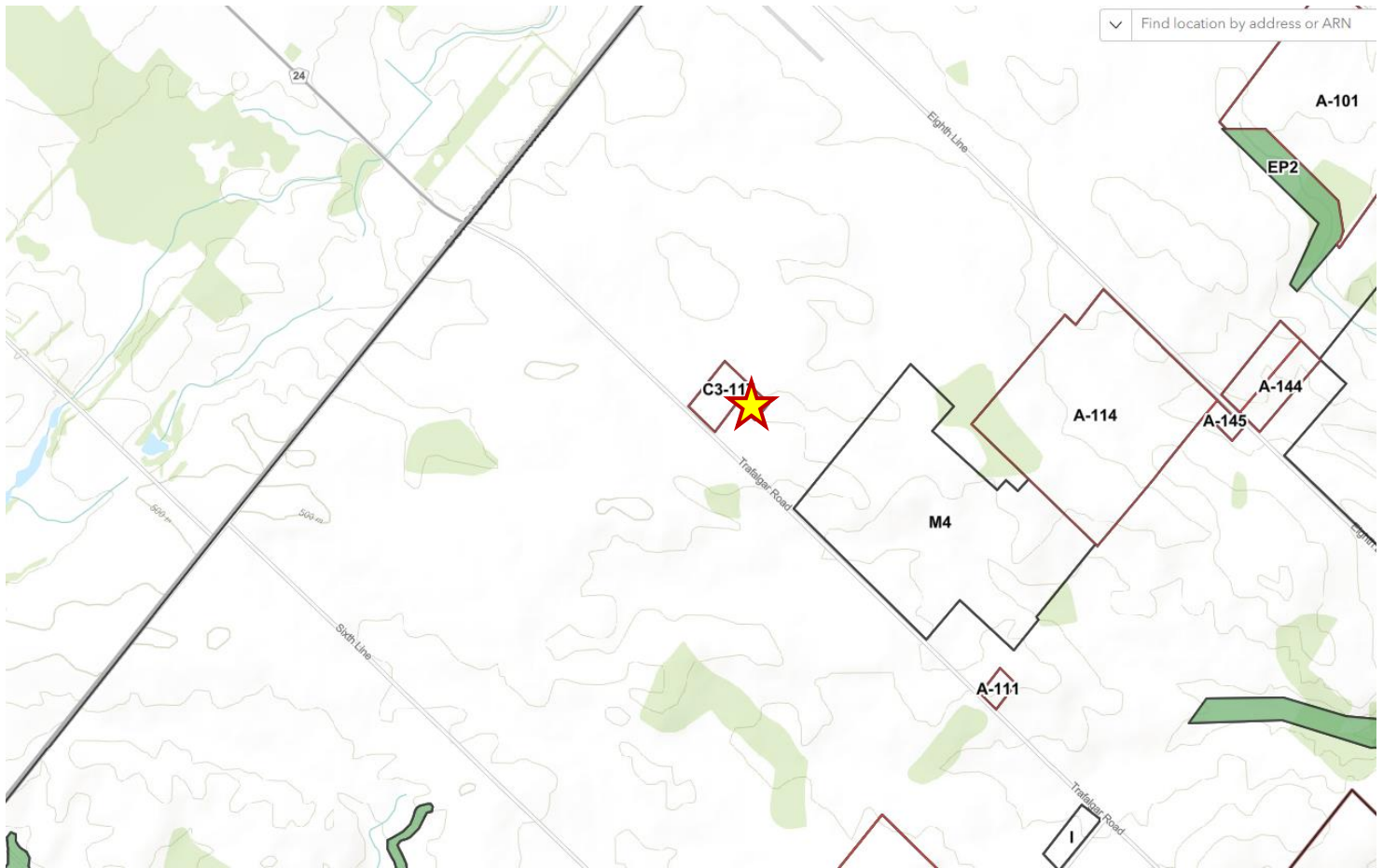


The closest residential use, not owned by the landlord, is 271m from the proposed tower, as evidenced on the image to the left. This is greater than 3x tower height of the supporting structure.



The closest residentially zoned cluster is located 2.67km away from the proposed telecommunications tower.

## Compliance with Zoning Intent

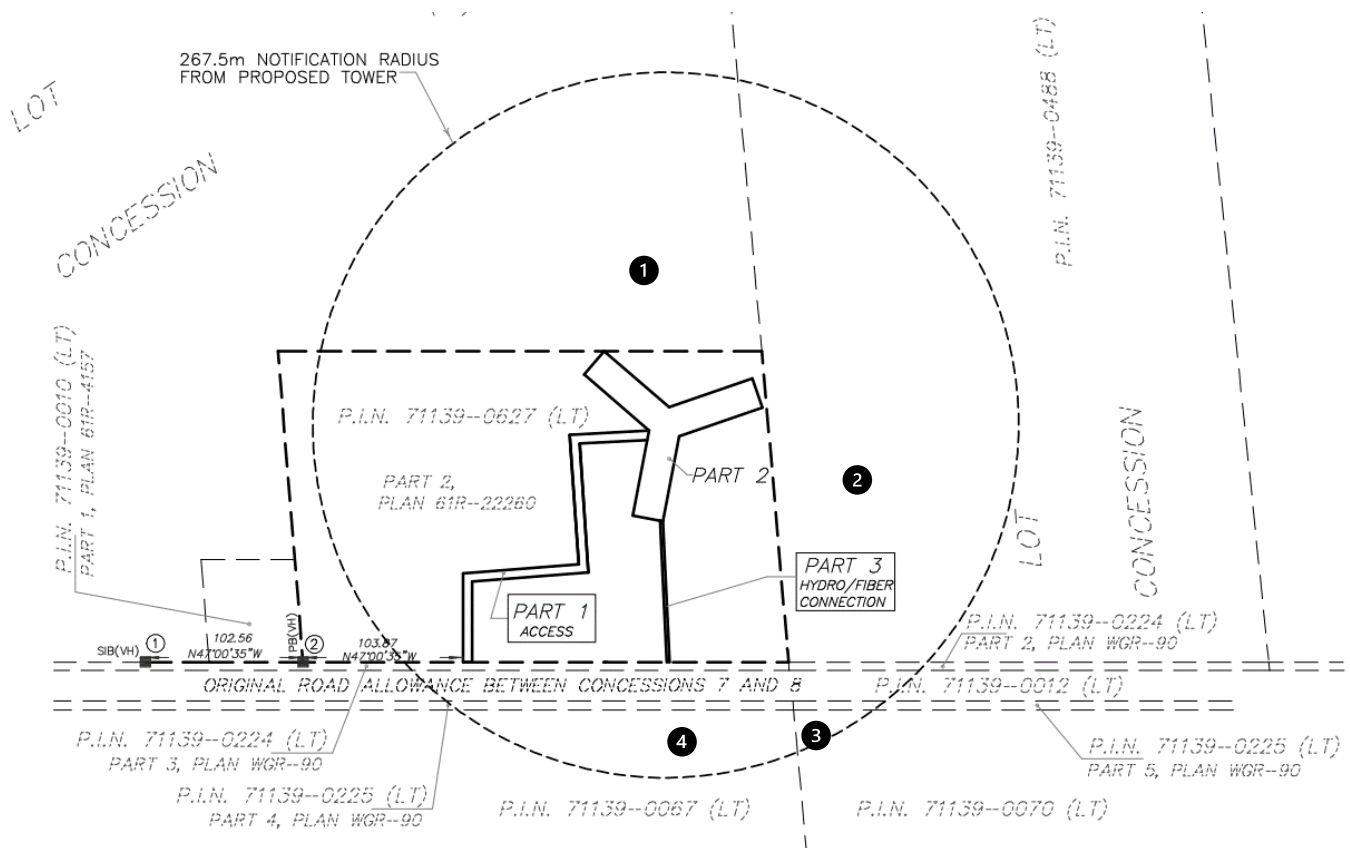


Although federal undertakings are exempt from the application of zoning bylaws, sitings consider the intent of locating on non-residential properties with optimal setbacks from residential use. We understand this land just recently underwent zoning change special permissions. This siting is located in an Agricultural area, on agricultural and rural commercial zoned land, surrounded on all sides by agricultural, in accordance with Wellington County's Interactive Map. The site has been situated to use the least amount of arable farmland as possible, while avoiding interfering with existing commercial activities and site operations.

**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 (4 properties identified)

In accordance with ISED's CPC protocol, we are to provide a notification package (see annex A) 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 three times the tower height. The radius is measured from the outside perimeter of the supporting structure. For the purpose of this requirement, the outside perimeter begins at the furthest point of the supporting mechanism, be it the outermost guy line, building edge, face of the self-supporting tower, etc.



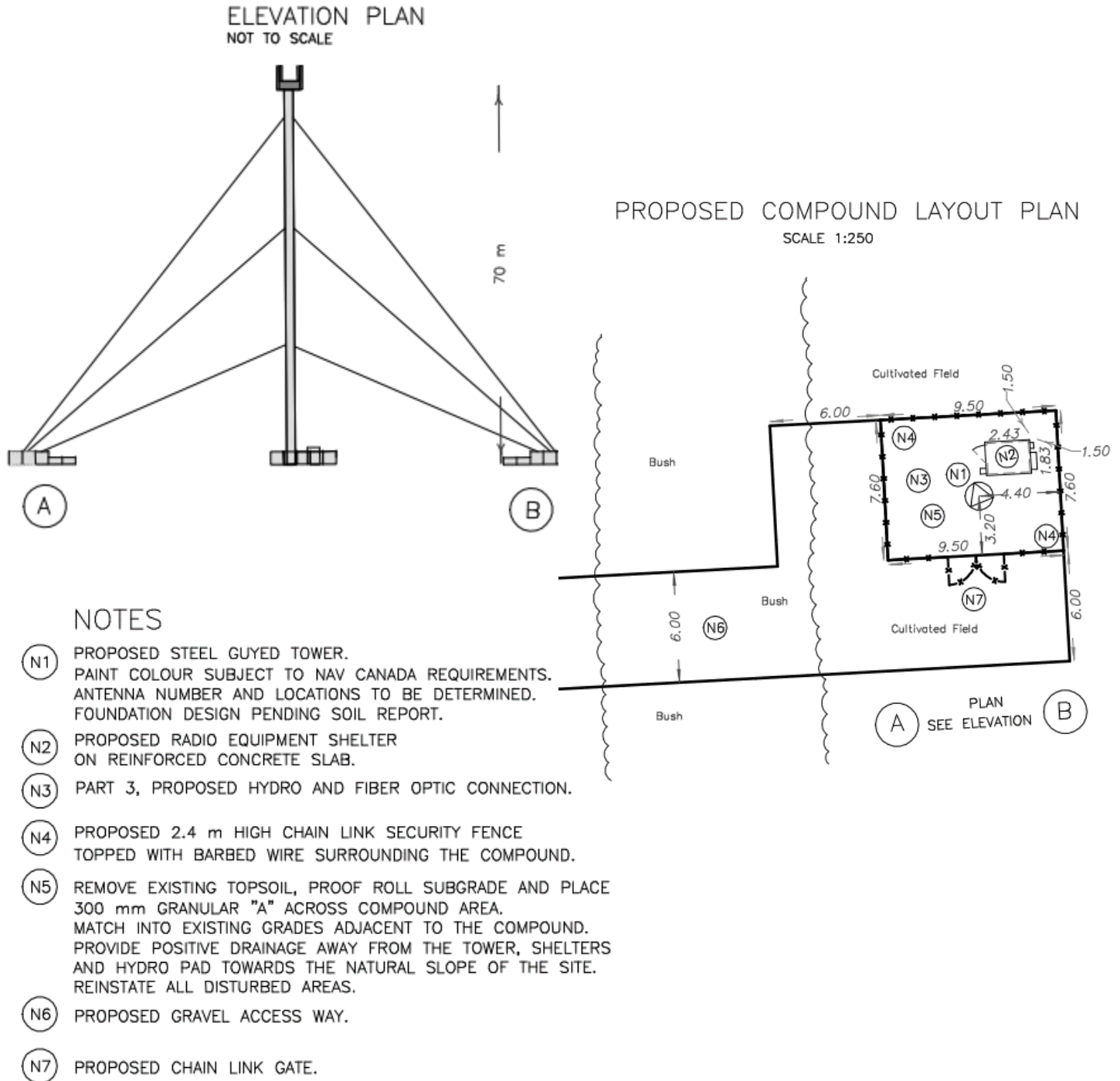
There are four (4) private-owned properties that fall within CPC's stipulated notification radius of three times tower height ( $70\text{m} \times 3 + \text{tower width adjustment} = 267.5\text{m}$ ). Accordingly, direct (mailing) notice of the proposal is required to be circulated to property owners, as they are within the federally defined (CPC) impact radius.

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:

70m Guyed Tower enclosed in a 9.5 x 7.6m (fenced) secured Compound. This site will be built to accommodate antennas and equipment for future technology services and provide for colocation with other carriers.



## Concerns with Storm Water Management Pond

The proposed telecommunications tower is proposed to be located in close proximity to the stormwater management pond on the property. While this may initially seem like a potential issue, it has been meticulously designed to ensure there are no conflicts or concerns. In fact, utilizing this space alongside the stormwater management pond optimizes the property's usage, minimizing wasted space that would otherwise be unavailable for farming opportunities.

Understanding the recent changes to the property's zoning and layout, including future plans, we have collaborated closely with the landlord to ensure that the tower's placement will not interfere with any existing or future infrastructure. Moreover, it has been strategically positioned to avoid disrupting the landlord's daily operations.

The tower's original site was chosen prior to the request for a stormwater management pond. Since then, it has been carefully adjusted to complement the pond's functionality without impeding its operation or the landlord's property access. This involved diligent coordination between the landlord, our team, civil specialists, surveyors, and Rogers to guarantee compatibility and functionality for both the tower and the pond.

It's also worth noting that in a 2D drawing, it may appear as though the guy wires extend across the ground and water to the tower. However, in reality, these wires are positioned at a sufficient height to allow vehicles to pass safely underneath, ensuring sufficient space from water. Furthermore, fenced-in anchors and a secure compound ensure that all safety precautions are in place.

While we understand there may be concerns surrounding our proposal, it's important to emphasize that we have worked tirelessly with various stakeholders to minimize any potential impact. We firmly believe that our solution strikes a successful balance between existing, planned, and future infrastructure, benefiting not only the property but also the surrounding community. By strategically locating the tower near the stormwater management pond, we are actively minimizing the amount of viable farmland taken, acknowledging its importance to the community. We are confident that the proposed location offers a harmonious balance, prioritizing health, safety, and farmability without compromising the functionality of either the tower or the pond. The image below outlines the basic pond layout, providing a visual representation of our collaborative approach to site placement.



## Protocol

The Town of Erin does have a locally enacted protocol, titled *Town of Erin Policy Public Notification Requirements for installation of Telecommunication Towers, resolution 09-32*, and therefore 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 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 *CPC*, 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 3-times tower height from the outermost limit of the tower structure. **In this case, there are four (4) other public properties outside of the beneficial ownership of the Landlord that fall within the 3x 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 CPC section 4.2, since the tower exceeds 30m in height, 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.

Under local policy, in addition to CPC requirements, notification of a public information meeting will be included in the public notification notice mailed and published in local newspapers. The public information meeting will be hosted by the Town of Erin Council and held during the 30 day public notification period, and the proponent will be in attendance to provide information and answer questions regarding the proposed tower.



## 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/l-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 (MNR), The Natural Heritage Information Centre (NHIC), manages a list of over 17,000 records associated to Natural Heritage Areas in Ontario. Rogers tower site locations are overlaid with national heritage areas in Ontario and presented in a table and map format.

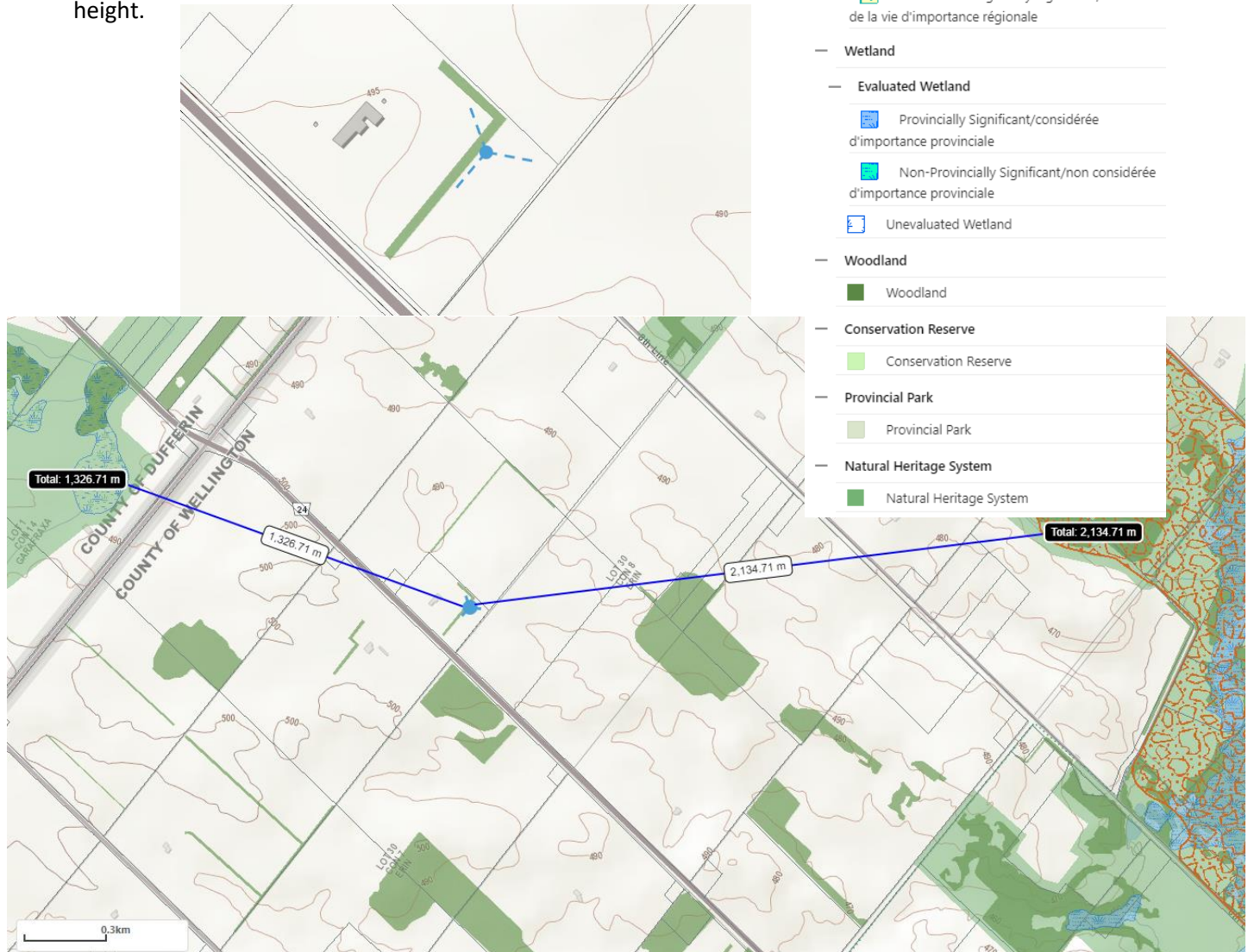
A study is prepared for each tower location's surrounding natural areas contained within the 1km x 1km grid from Natural Heritage Information Centre (NHIC) data which includes:

- 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 birds 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
C9635	Guyed	New		N	N	See table below	N

OGF ID	Element Type	Common Name	Specific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
967695	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N	THR	THR	17NJ6651	
967695	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	17NJ6651	

## 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.

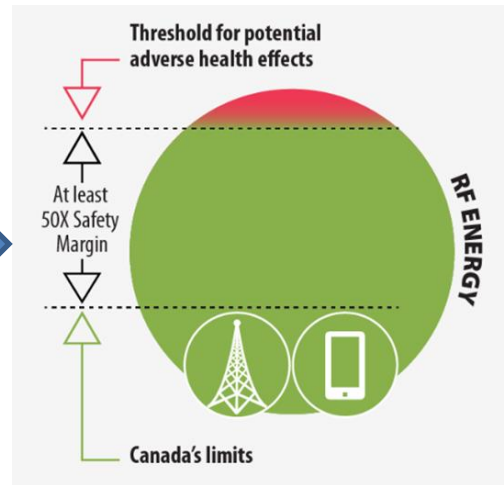
### Health Canada's Safety Code 6 Compliance

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](mailto: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](mailto:j_mckay@rogers.com), or via phone at (519) 890-7153.

Yours truly,



**Victoria McKay**

*Public & Municipal Relations Coordinator*

**Contractor: Rogers Communications Inc.**

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