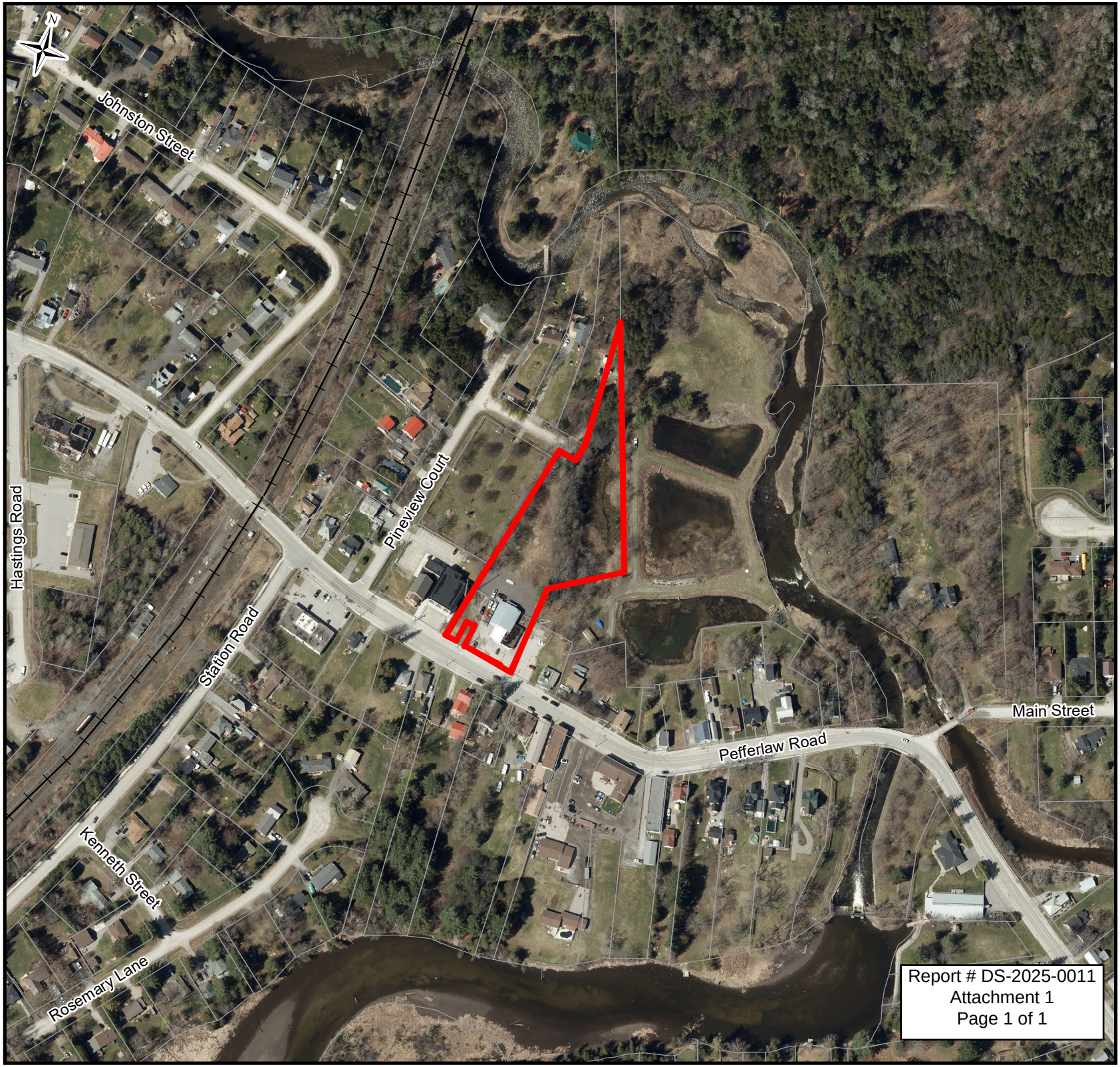
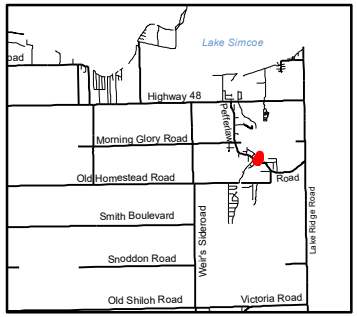


264 Pefferlaw Road

Legend

- Subject Property
- Parcel Fabric



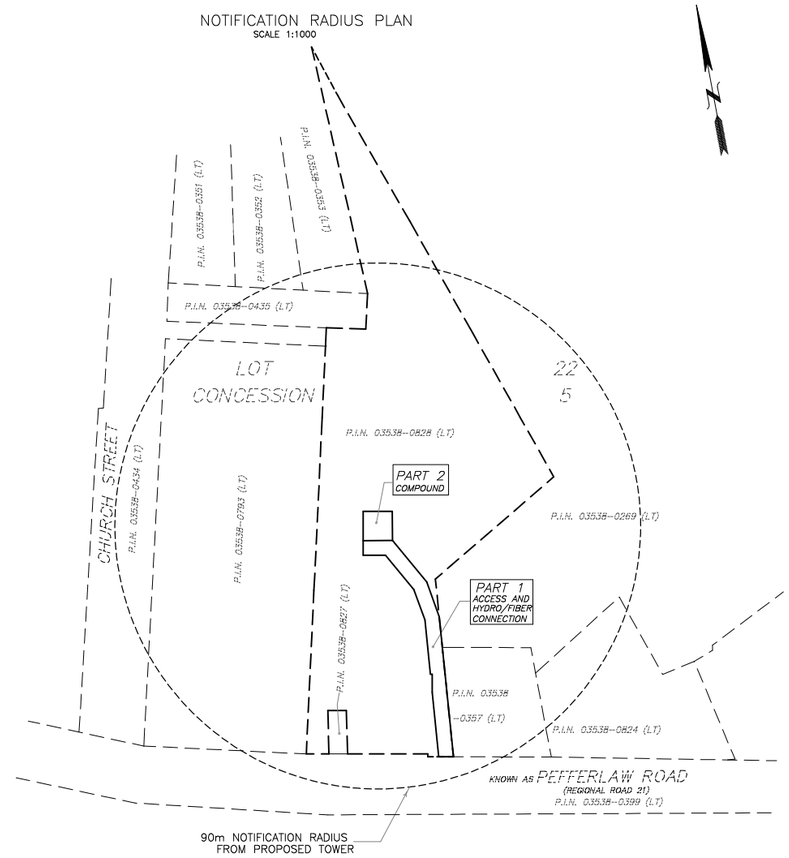
Town of Georgina
ITS- GIS Services
Created: Feb, 12, 2024

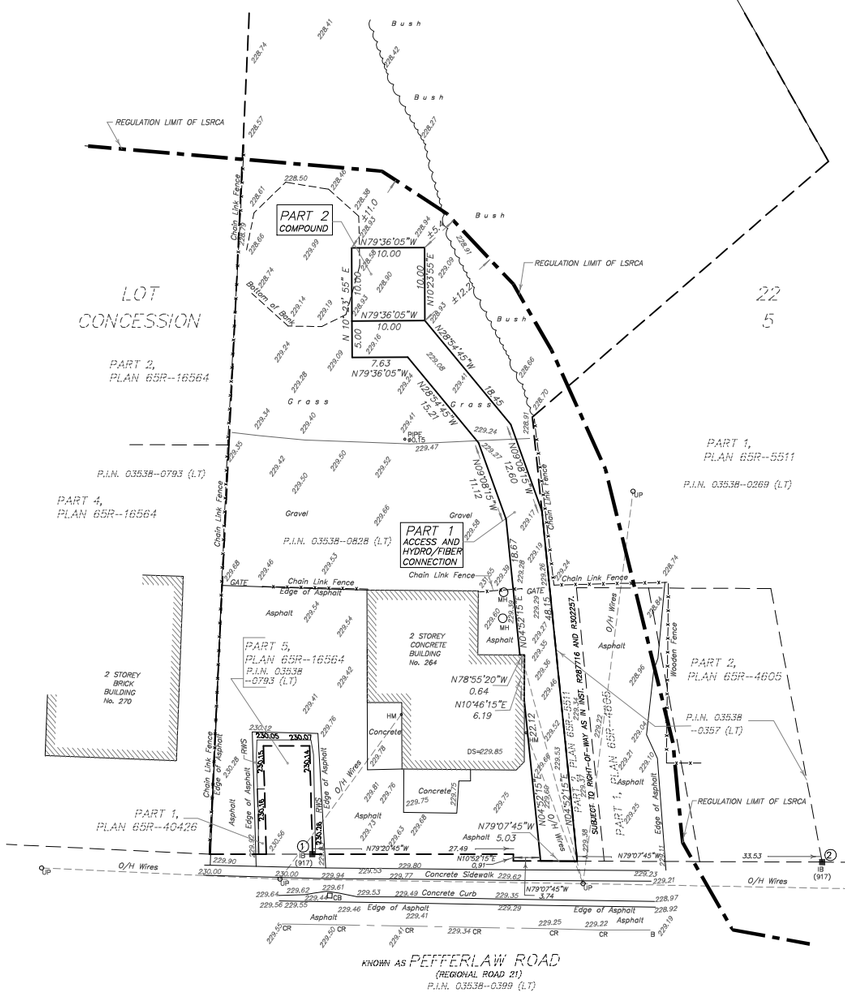
0 55 110 Meters

SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	±0.9ha	
AREA LEASED ACCESS AND HYDRO/FIBER CONNECTION (PART 1) COMPOUND (PART 2) TOTAL		 423 sq.m. 100 sq.m. 523 sq.m.
UNITS		1 PROPOSED RADIO EQUIPMENT SHELTER 1 PROPOSED SHROUDED TRIPOLE TOWER
HEIGHT OF TOWER		30m
SETBACKS		
PROPOSED SHROUDED TRIPOLE TOWER FRONT (FPEFFERLAW ROAD) SIDE (WEST)		 ±78 m ±21 m
PROPOSED RADIO EQUIPMENT SHELTER FRONT (PEFFERLAW ROAD) SIDE (WEST)		 ±80 m ±17 m

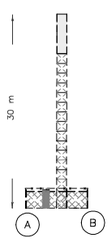
KEY PLAN (NOT TO SCALE)

NOTIFICATION RADIUS PLAN
SCALE 1:1000

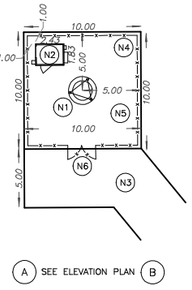




ELEVATION PLAN
NOT TO SCALE



PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:250



NOTES

(N1) PROPOSED SHROUDED TRIPOLE 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 ACCESS WAY AND HYDRO/FIBER OPTIC CONNECTION.

(N4) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE
TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.

(N5) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE
300 mm GRANULAR A 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.

(N6) PROPOSED CHAIN LINK GATE.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
IB	-	IRON BAR
PIN	-	PROPERTY IDENTIFIER NUMBER
917	-	ROBERT ALEXANDER GARDEN, O.L.S.
MH	-	MANHOLE
UP	-	UTILITY POLE
CR	-	CENTERLINE
O/H	-	OVERHEAD
HM	-	HYDRO METER
RWS	-	STONE RETAINING WALL
LSRCA	-	LAKE SIMCOE REGION CONSERVATION AUTHORITY
CB	-	CATCH BASIN
293.05	-	ELEVATION ON THE GROUND
293.05	-	ELEVATION ON THE TOP OF CURB

Report # DS-2025-0011
Attachment 2
Page 1 of 1

SITE PLAN
PROPOSED
TELECOMMUNICATION INSTALLATION
264 PEFFERLAW ROAD

PART OF LOT 22
CONCESSION 5
TOWN OF GEORGINA
(FORMERLY IN GEOGRAPHIC TOWNSHIP OF GEORGINA)
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 400

10 0 10 20 30 40 metres

ALEX MARTON LTD.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE

PART	LOT	CONCESSION	P.I.N.	AREA sq.m
1	PART OF 22	5	03538-0828 (LT)	423
2				100

INTEGRATION NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010.0) .

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99982135.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (2010.0). COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10

POINT ID	NORTHING	EASTING
ORP 1	4908366.53	643457.68
ORP 2	4908352.57	643526.06

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY WAS COMPLETED ON THE 15TH DAY OF FEBRUARY, 2023.

MARCH 2, 2023
DATE

A. MARTON
ONTARIO LAND SURVEYOR

AMENDMENTS

No.	DESCRIPTION	DATE
1.	TYPE OF TOWER REVISED. PART FOR ACCESS AND HYDRO/FIBER CONNECTION REVISED.	15.05.2024

Rogers™

LATITUDE N44°18'54.2" 44.315066
LONGITUDE W79°12'03.0" -79.200826
ELEVATION 228.9

SITE NAME: PEFFERLAW SOUTH
SITE CODE: C4184

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
160 APPLEWOOD CRESCENT, UNIT 8,
CONCORD, ONTARIO, L4K 4H2
PHONE: 905-879-9889 FAX: 905-879-0770
E-MAIL: alex@amsurveying.ca
WEBSITE: www.amsurveying.ca

PARTY CHIEF : P.C./H.G.	FILE NAME: 2023-034(C4184).DWG
DRAWN : J.H.	PLOT SCALE: 1 : 400
CHECKED : A.M.	PROJECT No. 2023-034

Rogers Site C4184 – Pefferlaw South

Site Selection/Justification Report – Wireless Communications Site

Prepared for: Town of Georgina
Tolek Makarewicz, Senior Policy Planner
Development Services Department
905-476-4301 ext. 2297
tmakarewicz@georgina.ca

Proposed: 30m Lattice Tripole Tower
Coordinates: 44.315028°, 79.200859°
PIN: 035380828 ARN: 197000005427000

Rogers Communications Inc. | 8200 Dixie Road | Brampton ON L6T 0C1
Jeff McKay (Contractor) | Municipal Relations | 519-566-9267 | j_mckay@rogers.com

Contents

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 5 (CPC) updated Jul. 15, 2014 and provides a description of the system associated with the proposed wireless communication installation on property owned by ***SANSIVERIA INVESTMENTS LIMITED,*** known municipally as:

264 Pefferlaw Rd, Pefferlaw, ON L0E 1N0
PIN: 035380828 ARN: 197000005427000
Legal Description: PT LOT 22 CONCESSION 5 GEORGINA AS IN R571809; EXCEPT PART 5, 65R16564 TOWN OF GEORGINA, *The Land Titles Division for York Region Land Registry Office (No. 65)*

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: PEFFERLAW SOUTH	LOCATION CODE: C4184
SYSTEM DESIGNER: Belinda Szeto	TELEPHONE #: (416) 587-2083
DATE: December 18, 2017	

Proposed Search Map Centre:	Lat: 44° 18' 17.3" N	Long: 79° 12' 38" W

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

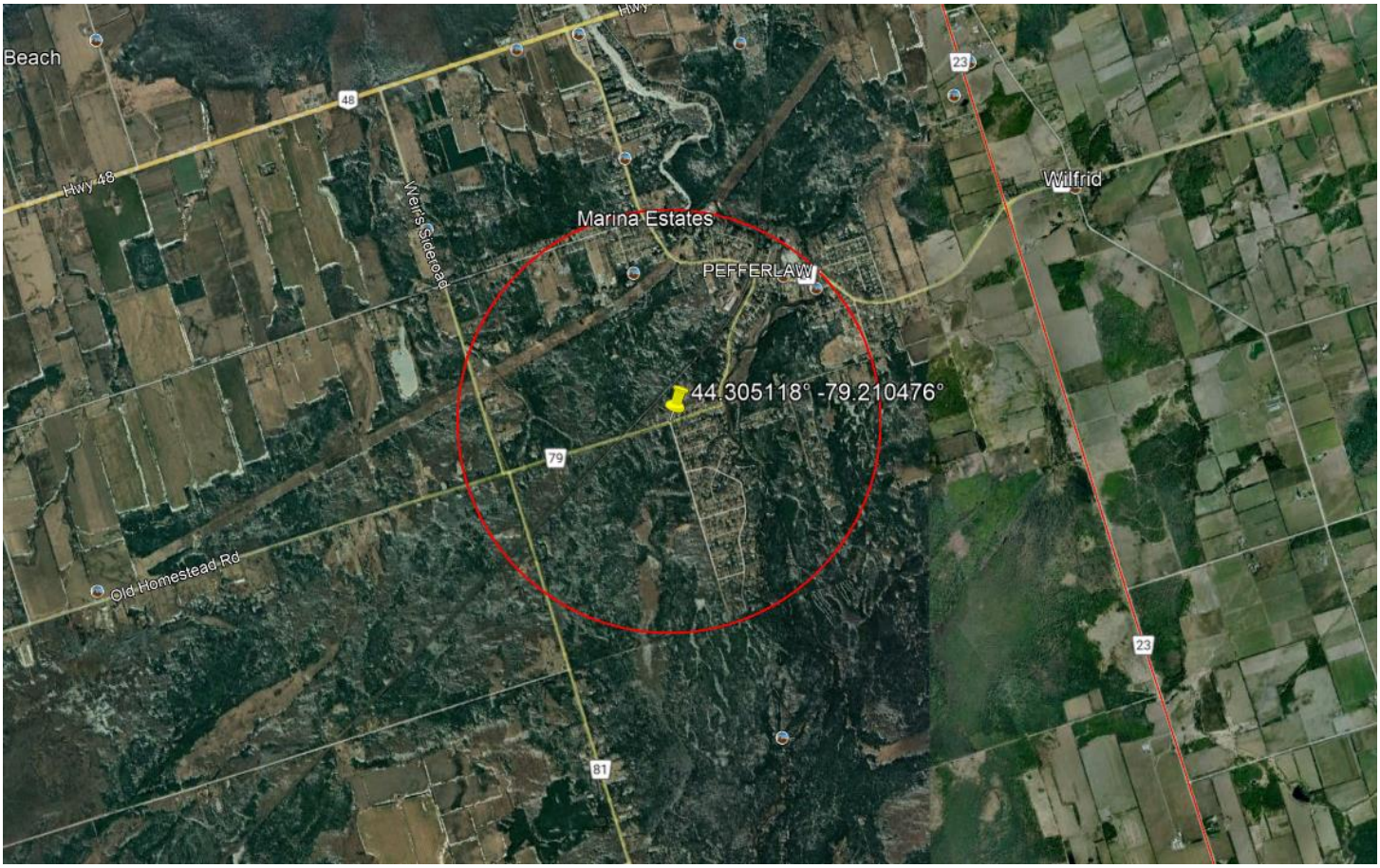
Proposed Antenna Mounting Height: 65 to 70 m.

Potential candidates: The attached search map shows the limits of the proposed search Area.

Colocates:

Special Comments:

Candidate Search Area



Above depicts the technical search area. Planning subsequently revised requirements to broaden the search outside Significant Woodland.

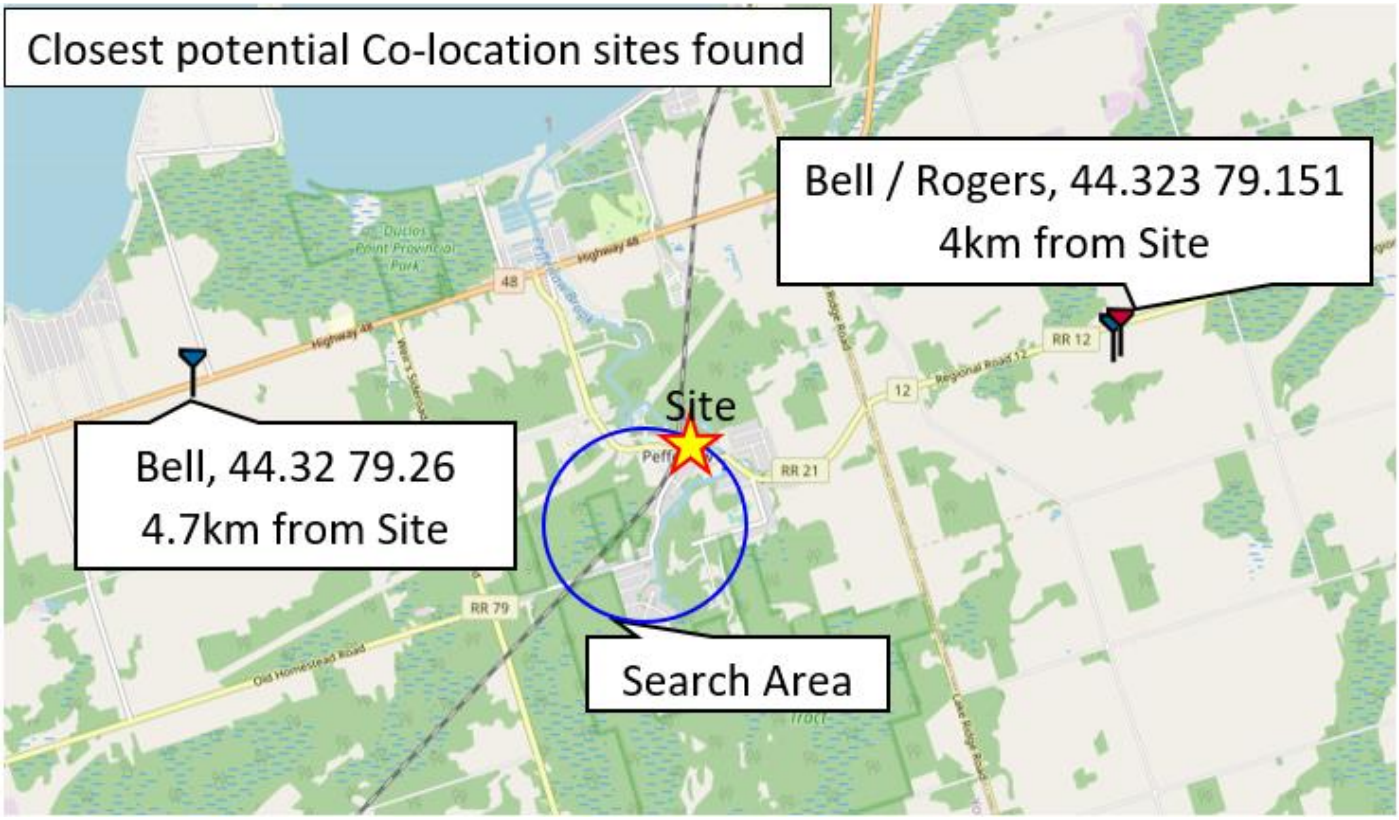
Candidate Search Process

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 6km radius of the Search Centre.



There are no existing antenna structures in the area which may be utilized for co-location within 500 meters of the proposed site and a new structure must be erected to address the coverage deficiency. In particular, the closest existing tower is 4km away from the proposed site, too far to satisfy coverage requirements while also being host to the existing Rogers antennas that have been deemed insufficient to service the local area.

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.

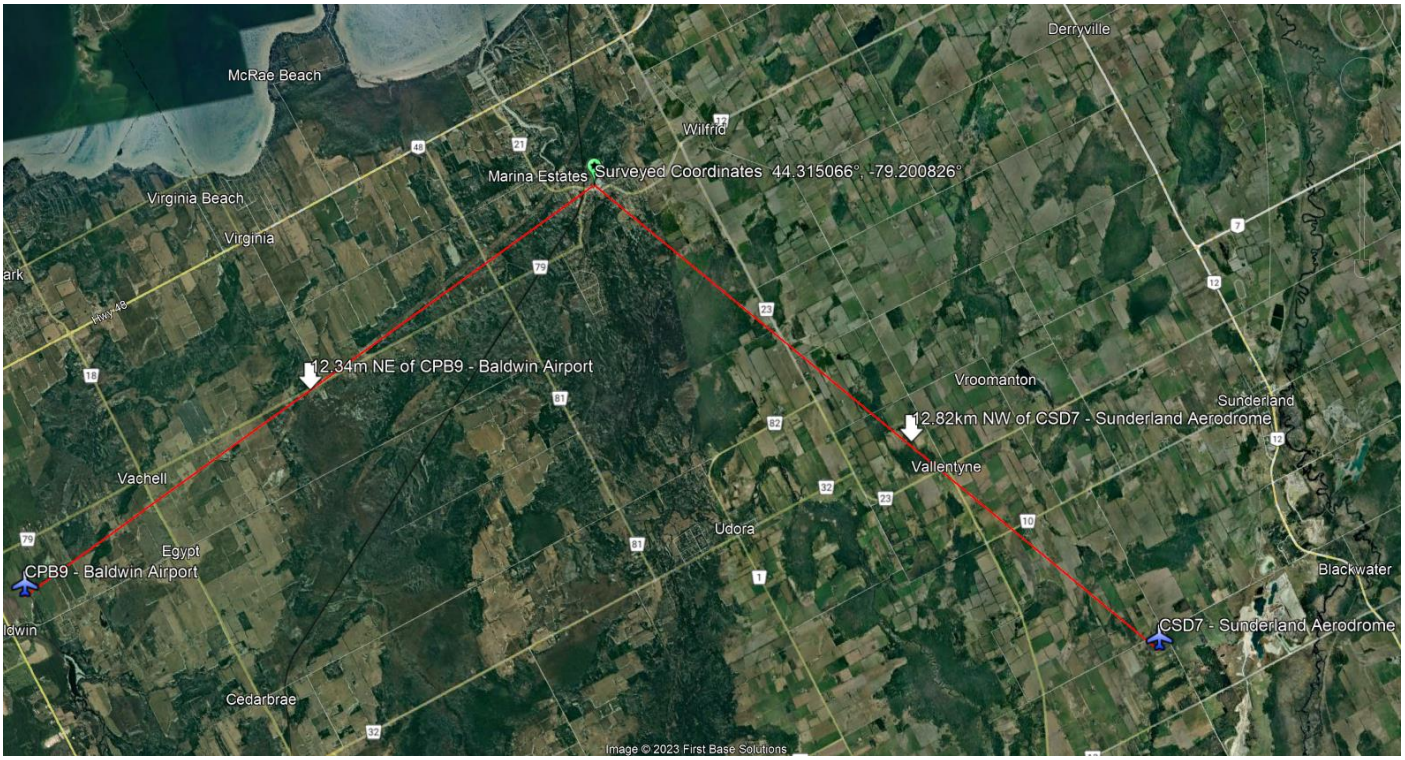
☒ No suitable municipal properties were found

☐ Suitable municipal properties were identified:

As shown as candidate 8 below in the candidate selection, the Pefferlaw Fire Station 1-8 at 270 Pefferlaw Rd was considered but does not provide sufficient space for the required leasehold.

Aeronautical Issues

The proposed site is 12.34km northeast of the CPB9 - Baldwin Airport and 12.82km northwest of CSD7 - Sunderland Aerodrome. Accordingly, it is well outside of any airport zoning or safety restrictions.



Private Candidate Review Process

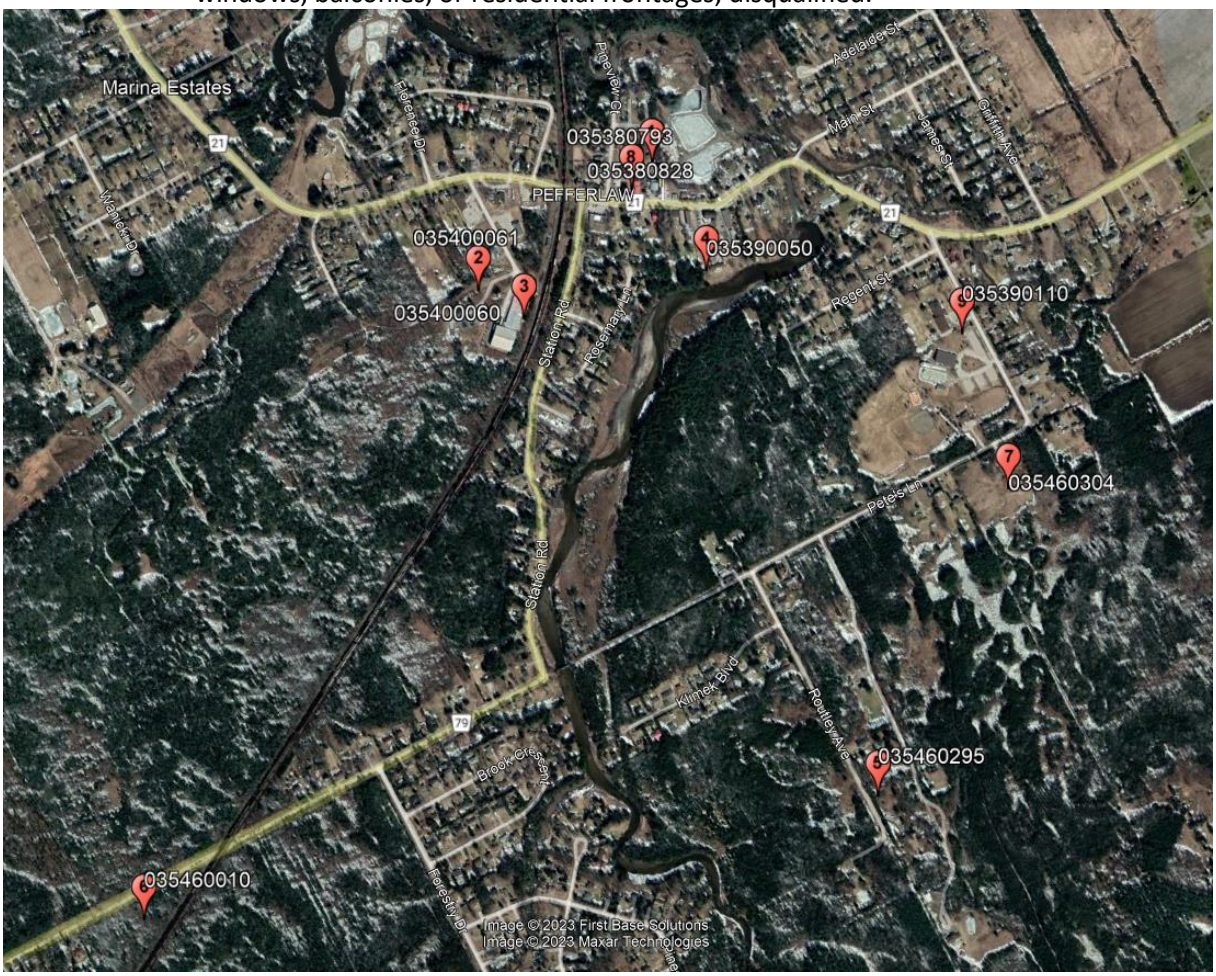
Having identified an initial, qualified candidate from the preceding exercise, secondary candidates are then evaluated. Private candidates are reviewed starting with the center of the search area and moving out in a radial pattern until a large enough commercial, industrial or agricultural property option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

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.

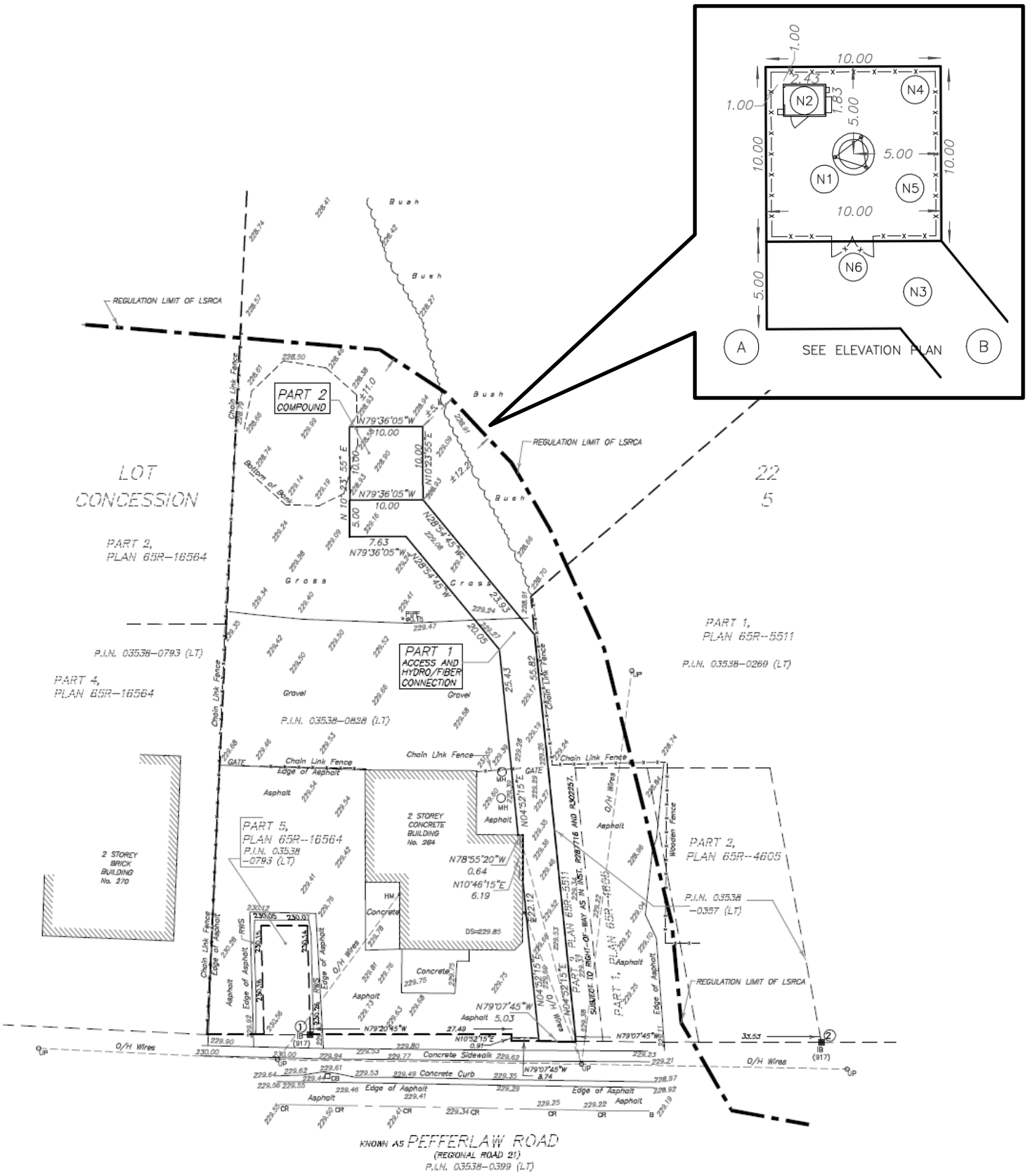
There are limited property options with the footprint and proper setbacks required to support a telecommunications tower in this area.

Each of the private candidate sites were disqualified/qualified for the following reasons:

1. 035380828 Passed RF, existing access, non-arable land, Commercial zoning, maximizes distance to residential zoning to greatest extent possible, greater than 120m from any PSW or ANSI, close to previously similarly-scaled structure (prior antenna at fire hall); selected candidate
2. 035400061 Candidate declined.
3. 035400060 Insufficient space for required leasehold; disqualified.
4. 035390050 Falls within LSRCA Regulation Boundary; disqualified.
5. 035460295 Rural zoning with residential use, too south to service those intended; disqualified.
6. 035460010 Previous proposal to the Town of Georgina; Insufficient setback from EP forest; disqualified.
7. 035460304 Willing landlord, Single Family Residential use; disqualified
8. 035380793 Insufficient space for required leasehold; disqualified.
9. 035390110 Insufficient setback from residential use, tower would be sited directly in front of doors, windows, balconies, or residential frontages; disqualified.



Proposed Facility Location and Survey



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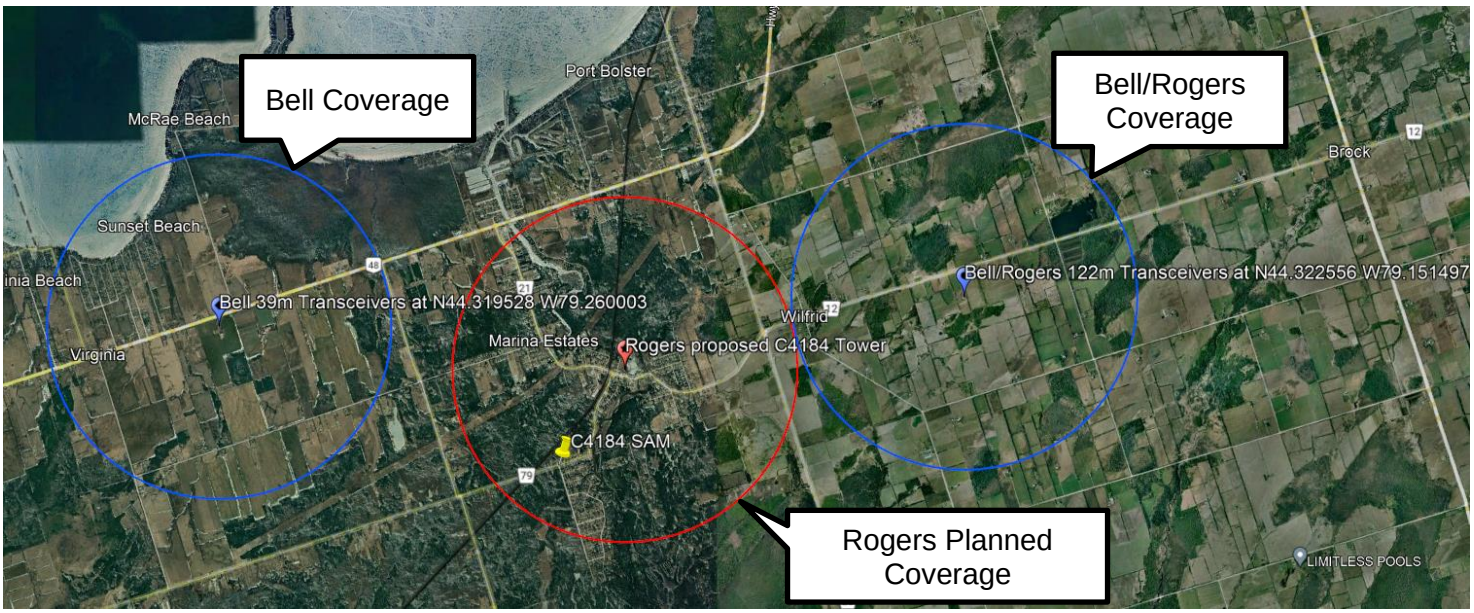
Attachment 3
Page 9 of 25

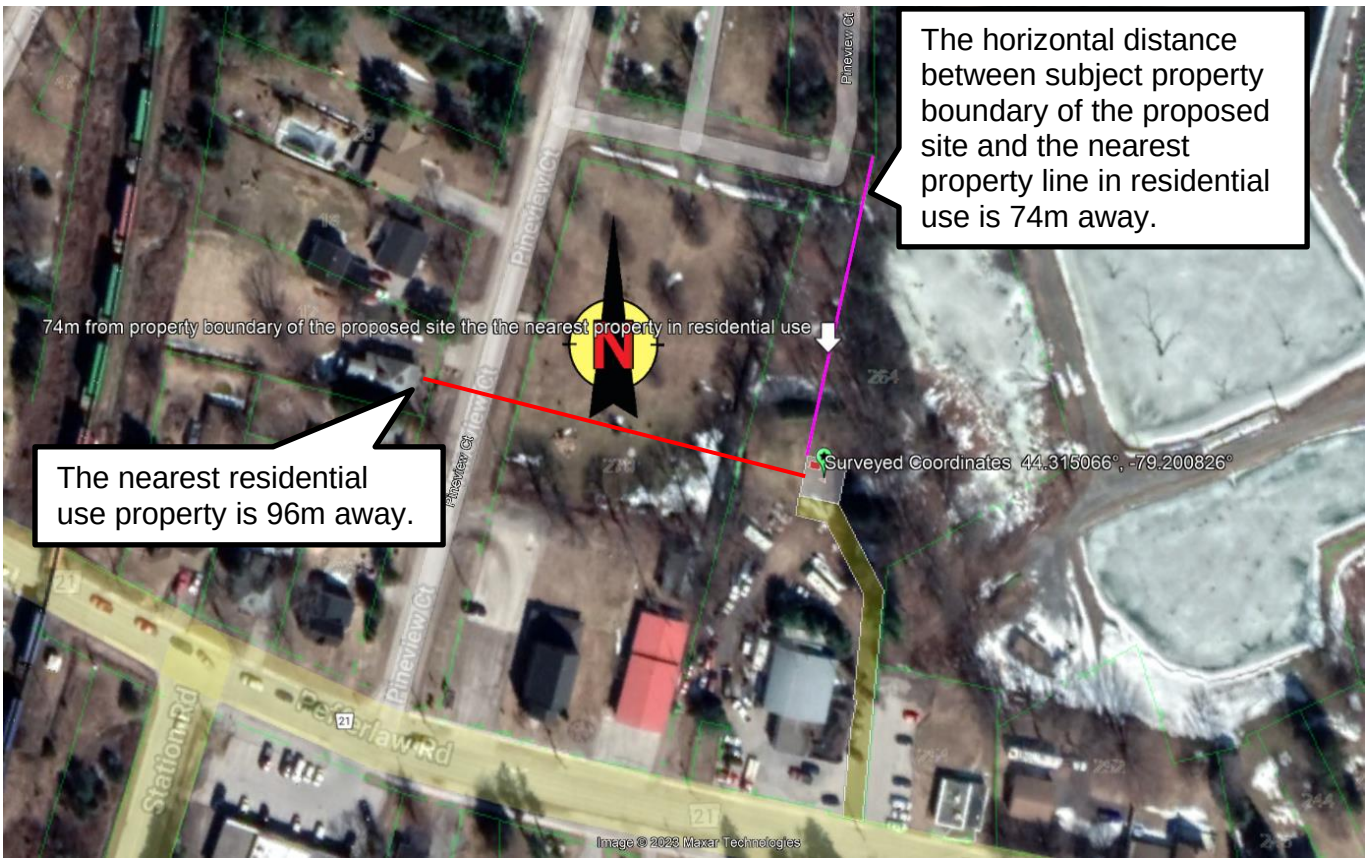
Coverage Map

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

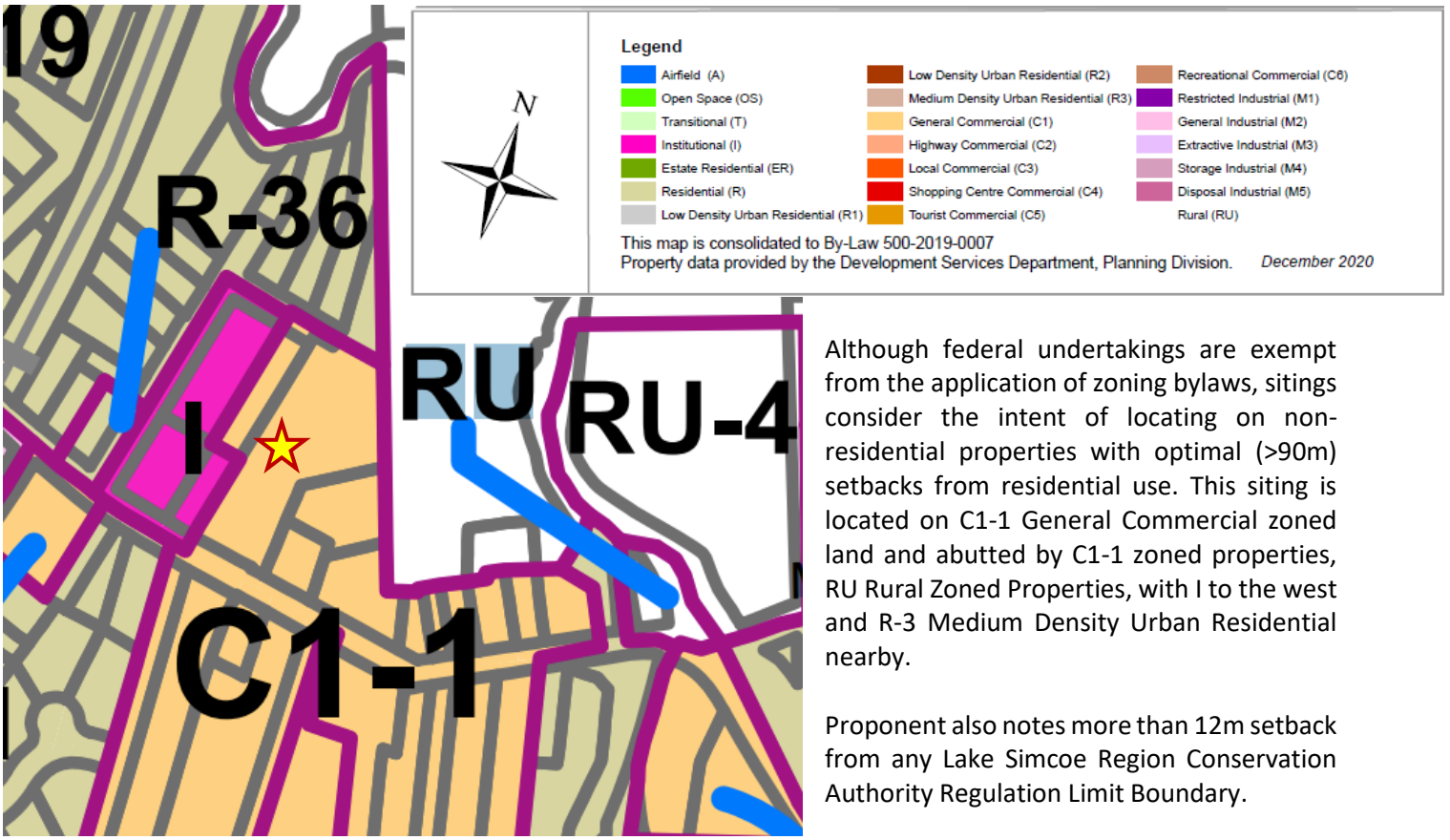


As evidenced on above map, any existing towers are too far away to satisfy coverage requirements and a new tower must be erected to address the coverage deficiency.

Residential Use Setback Map



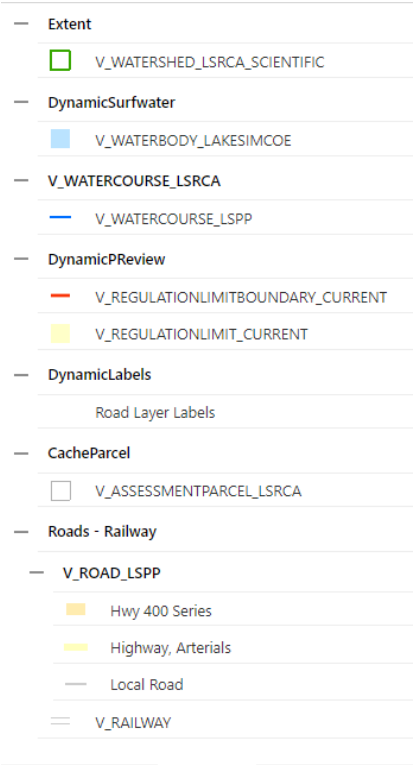
Compliance with Zoning Intent



Although federal undertakings are exempt from the application of zoning bylaws, sitings consider the intent of locating on non-residential properties with optimal (>90m) setbacks from residential use. This siting is located on C1-1 General Commercial zoned land and abutted by C1-1 zoned properties, RU Rural Zoned Properties, with I to the west and R-3 Medium Density Urban Residential nearby.

Proponent also notes more than 12m setback from any Lake Simcoe Region Conservation Authority Regulation Limit Boundary.

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 (21 properties identified)

There are twenty-four (24) properties, that fall within The Town of Georgina's stipulated notification radius of three times tower height or 120m whichever is greater, twenty-two (22) of which are not owned by the Town of Georgina, twenty-one (21) of which have unique landlords. Accordingly, direct (mailing) notice of the proposal is required to be circulated to property owners, as it is in the Town of Georgina's defined 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.

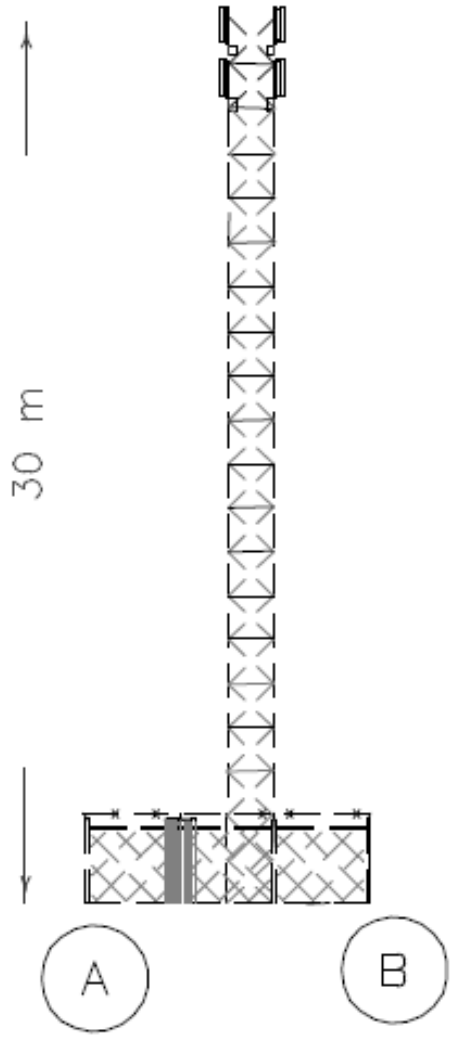
Description of Proposed Tower:

Specifics:

30m Lattice Tripole Tower enclosed in a 15m x 15m (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



NOTES

PROPOSED LATTICE TRI–POLE
PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS.
ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED.
FOUNDATION DESIGN PENDING SOIL REPORT.

PROPOSED RADIO EQUIPMENT shelter ON
REINFORCED CONCRETE SLAB.

PROPOSED ACCESS WAY AND HYDRO/FIBER OPTIC CONNECTION.

PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE
TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.

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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.

PROPOSED CHAIN LINK GATE.

PROPOSED COMPOUND LAYOUT PLAN

SCALE 1:250

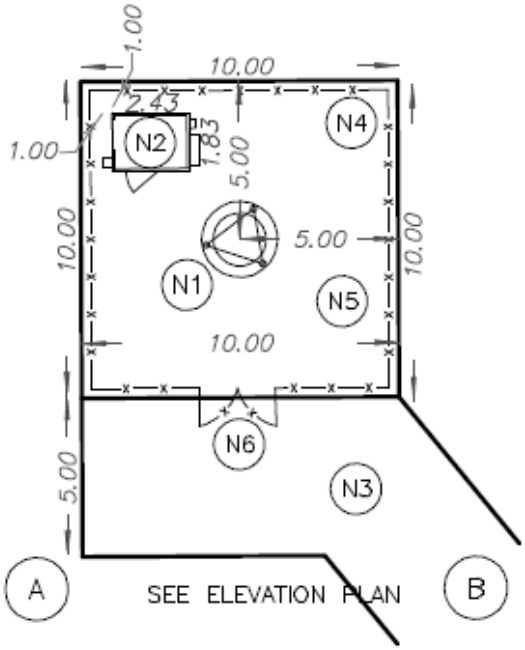


Photo Simulations

Key Map:

C4184 Image 1: From south of property looking north, approximately 80m from tower.

C4184 Image 1 Before:

C4184 Image 2: View from north of Cook Cemetery west gate, approximately 90m from tower

C4184 Image 2 Before:

C4184 Image 3: View from Pefferlaw road, directly north of The Belvedere Cookhouse & Saloon looking east, approximately 145m from tower.

C4184 Image 3 Before:

Protocol

The Municipality of Town of Georgina has a locally-enacted Land-Use Policy, entitled Antenna System Siting Protocol. This Policy is aligned with the procedural requirements under ISED Canada's default protocol CPC-2-0-03 Issue 5 (July 2014) "Radiocommunication and Broadcasting Antenna Systems" for the municipal and public consultation process and is adapted to include local concerns in the project justification and siting selection. 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. Procedurally, the Proponent is to follow the requirements of the CPC and address the additional local concerns specified in the Policy.

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

The protocol outlines the land use consultation process relevant to evaluating federally mandated wireless communication installations. In accordance with the Town of Georgina Policy, 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 subject property or 120m, whichevers greater. **In this case, there are twenty-one (21) other public properties with unique landlords outside of the beneficial ownership of the Landlord that fall within the 120m 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 section 8.1 of the Town of Georgina's policy, concurrent with the mailing of a Public Consultation package Rogers will also place a Public Notice in the local community newspaper. Copies of this information package will be provided to the Town of Georgina Planning Department and ISED as part of the municipal consultation process. All affected residential properties within the prescribed distance (21 properties) will receive notification by mail.

Any additional forms of notice as deemed necessary by the municipality will be provided to the public.

Rogers Communications Inc. is committed to effective public consultation. The public will be invited to provide comments to Rogers about this proposal by mail, electronic mail or phone and at a Public Information session at a date to be determined.

ISED Canada's rules contain requirements for timely response to all questions, comments or concerns. We will acknowledge receipt of all communication within 14 days and will provide a formal response to the Municipality and those members of the public who communicate to Rogers, within 60 days. The members of the public who communicated with Rogers will then have 21 days to review and reply to Rogers as a final response.

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.

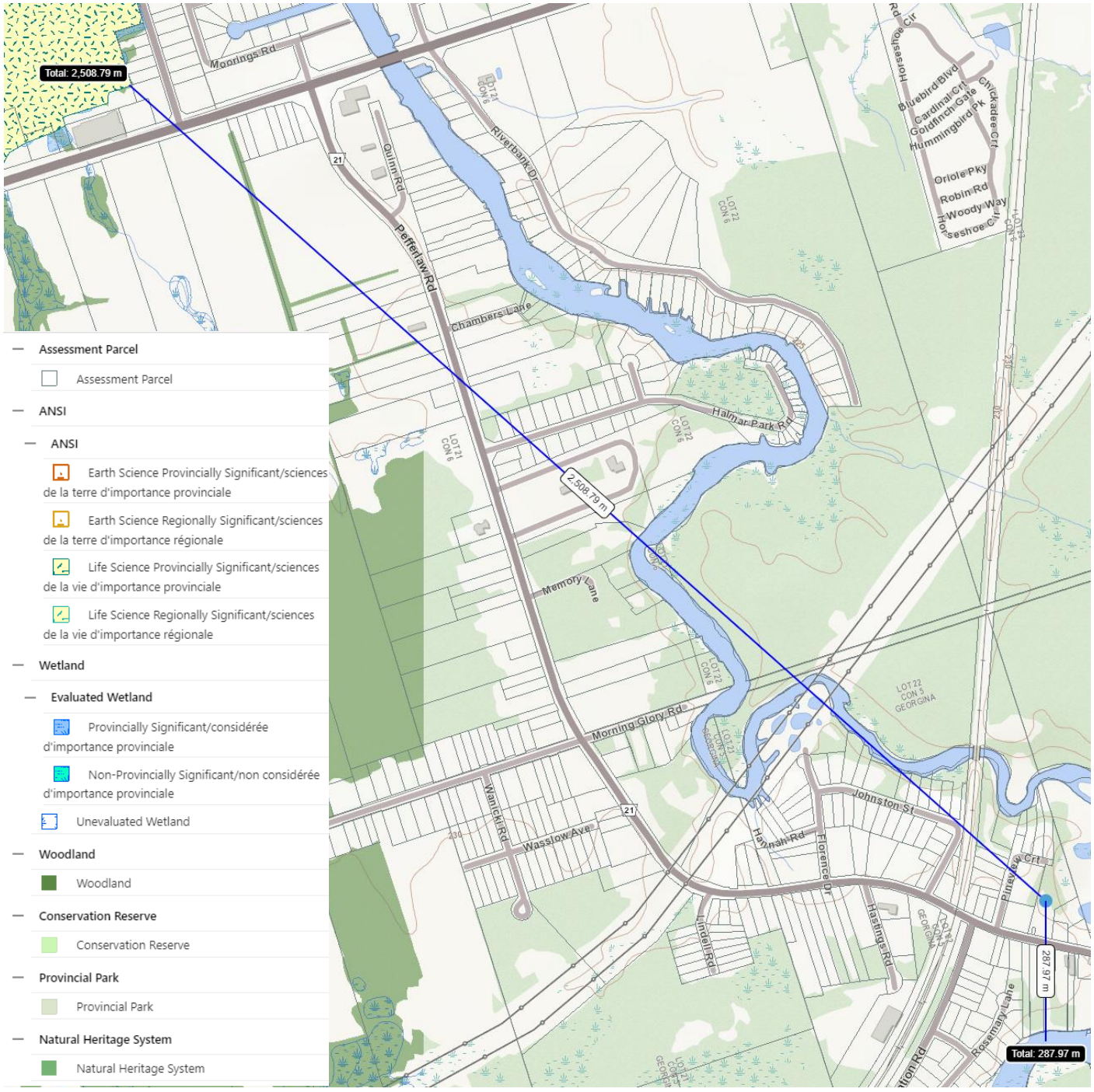
A study is prepared for each tower location's surrounding natural areas contained within the 1km x 1km grid from Natural Heritage Information Centre (NHIC) data which includes:

- 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.

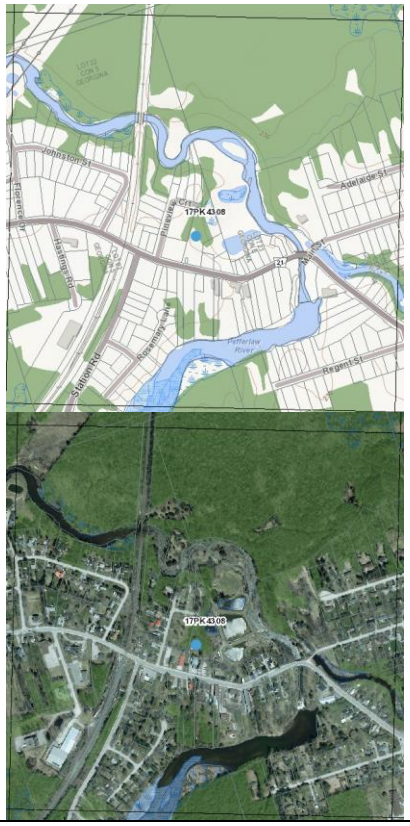
This study demonstrates that:

- **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, *Lower Pefferlaw Brook Wetland Complex* is noted as a natural area. Proponent notes ~288m setback from PSW, siting any Provincially Significant Wetland area outside of the MNRF's established PSW boundaries plus 120 metres of contiguous land (immediately adjacent Other Areas) around each wetland or wetland complex.
- Within the greater local environment of 1km, *Pefferlaw Conservation Area* is noted as a natural area. Tower has been sited outside any conservation area designation.
- Within the greater local environment of 1km, *Eastern Meadowlark* 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.
- Within the greater local environment of 1km, *Snapping Turtle* are noted as special concern. These species are not provided a suitable habitat within the tower field. Being in an operating business parking area, the tower has been sited outside typical nesting areas within swampland.
- 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
C4184 – Pefferlaw South	Lattice Tripole	New	17PK4308 	N	N	See table below	N

OGF ID	Element Type	Common Name	Specific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
1034272	NATURAL AREA	Lower Pefferlaw Brook Wetland Complex					17PK4308	1034272
1034272	NATURAL AREA	Pefferlaw Conservation Area					17PK4308	1034272
1034272	SPECIES	Eastern Meadowlark	Sturnella magna		THR	THR	17PK4308	1034272
1034272	SPECIES	Snapping Turtle	Chelydra serpentina		SC	SC	17PK4308	1034272

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.

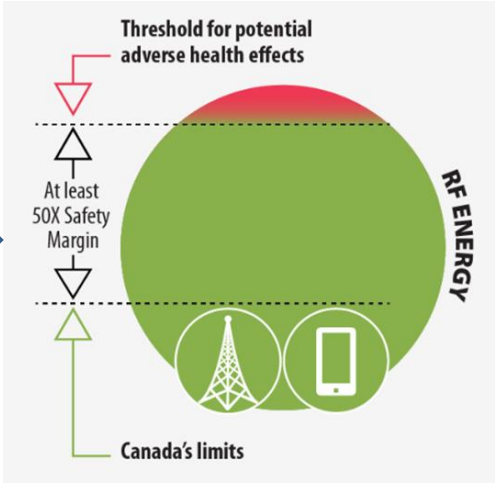
Health Canada's Safety Code 6 Compliance

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 Crescent, Tecumseh ON N9K1B2

Attn: Jeff McKay, Site Acquisition Specialist
(519) 566-9267 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) 566-9267.

Yours truly,

Jeff McKay FCSI MBA
Site Acquisition Specialist
Contractor: Rogers Communications Inc.
☎ **Cell: (519) 566-9267**
✉ **eMail: j_mckay@rogers.com**

Town Hall Summary Report

Rogers Proposed Telecommunications Tower Site: C4184 – "Pefferlaw South"

Proposed:	30m Lattice Tripole Telecommunications Tower
Coordinates:	N 44° 18' 54.2" Long. W -79° 12' 03.0"
Part of PIN:	03538-0828 (LT)
Municipal Address:	264 Pefferlaw Rd, Georgina ON

Town Hall Location: Virtual online, through Teams:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTYwMThkZmUtMzdkYi00ODUxLTlkNDgtYzE1ODkxMTRjNDhi%40thread.v2/0?context=%7b%22Tid%22%3a%2293bc2282-34fb-45da-a24d-d6581f5f2370%22%2c%22Oid%22%3a%22bc9b9bbe-1fe8-4bf9-b635-c8adefe3a16f%22%7d

The Proponent hosted a Public Information Meeting on November 19, 2024 from 5:00pm until 6:10pm.

- Five residents attended, in addition to municipal staff and councillor.
- Matt requested information regarding landlord criteria/negotiations and the process
    - Details outlining landlord criteria were provided (lease is with property owner, not tenants, property owner is beneficial, property owner must agree; tenant aware of agreement)
    - In accordance with the federal CPC protocol, questions relating to the CPC and local process are not relevant to the consultation underway, however details were provided.
- Laura requested information regarding available coverage, and the need for service, and the process
    - Details regarding coverage were provided – the proposed tower location and height have been reviewed by RF and TX engineers and have been noted as needed in order to extend the coverage to the area, determined by signal propagation plots
    - While fiber is a great service, each service is an independent application.
    - The closest existing towers are over 4km away so existing towers cannot adequately cover the area with coverage and capacity.
    - In accordance with the federal CPC protocol, questions relating to the CPC and local process are not relevant to the consultation underway, however details were provided.
- Wendy requested information regarding tower type specifics and what was done to reduce visibility, as well as the process
    - The tower is proposed to be a tripole telecom tower. This tower type supports the required height and structural ability. The tower also supports future co-location of additional carriers.
    - While a more visually appealing structure does not accommodate this application (monopine tower having concerns with height and lack of co-location ability), other principal were utilized to reduce visual mitigation, including placing the tower in a commercial area, utilizing existing tree cover on the property, pushing the tower further back on the property, and maintaining setbacks to residential uses to the greatest extent possible
    - In accordance with the federal CPC protocol, questions relating to the CPC and local process are not relevant to the consultation underway, however details were provided.
- Lee, local councillor, had questions regarding the consultation process, visibility, and mitigation measures used.

- In accordance with the federal CPC protocol, questions relating to the CPC and local process are not relevant to the consultation underway, however details were provided.
- Visibility questions, tower specifics, and mitigation strategies were outlined, as above

- Each question was provided a formal response prior to the end of the meeting, with links to find more information and contact details for the local ISED office all shared at the end of the meeting. There an no remaining relevant questions or comments unaddressed at the conclusion of the information session
- Questions regarding safety of 5G technology, disputes relating to the proponents service, and questions whether the telecommunication consultation and approval process are valid are all outlined in the federal CPC protocol as not relevant to the consultation process underway.

The Respondents contact information is as follows;

[redacted]

Municipal Council & Staff:
Lee Dale
ldale@georgina.ca

Ryan Zabielski
rzabielski@georgina.ca

Monika Sadler
msadler@georgina.ca

This meeting concluded at 6:10pm with no other parties attending.

Sincerely,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
eMail: j_mckay@rogers.com

Public Comment/Reply Summary Report

Rogers Proposed Telecommunications Tower Site: C4184 – Pefferlaw South

Proposed: 30m Lattice Tripole Telecommunications Tower
Coordinates: N 44° 18' 54.2" Long. W -79° 12' 03.0"
Part of PIN: 03538-0828 (LT)
Municipal Address: 264 Pefferlaw Rd, Georgina ON

The 30-day initial commenting period concluded on November 15, 2024.

- Direct Public notices were mailed out to 27 property owners and stakeholders within the stipulated notification radius, by mail on October 9, 2024.
- 2 property signs were installed on the property on Saturday October 12, 2024, with one at the front of the property facing Pefferlaw Rd and one at the back of the property facing Pineview Ct.
- A Virtual Public Information Session was held on Tuesday November 19, 2024 through Teams from 5:00-6:00pm. The Town Hall Summary Report is attached separately.
- The Township has not advised us that they have received any comments or concerns which we are to address.
- We ("Rogers") received comments from the public as follows:
    - 4 individuals requested more information regarding the proposed telecommunications tower, all of whom were provided the public notification package.
    - 4 public individuals requested to attend the public information session, and all were sent a link to join.
    - 2 individuals raised concerns regarding RF radiation or 5G technology, which are deemed not relevant to the consultation process underway; however, information was provided.
    - 1 individual requested construction details for the proposed tower, and the information was shared.
- Public consultation was conducted in accordance with the local and federal Protocols and all procedural requirements were reviewed and approved by the Township
- The Proponent has not received notice of any unaddressed comments from the Township.

Accordingly, the Proponent's duties for Public commenting and reply concluded as of November 19, 2024, with no unaddressed relevant issues.

Commenting Overview:

- [redacted] requested more information regarding the tower and requested to attend the public info session. The notification package was shared and a link to the public information session was provided.
- [redacted] requested more information regarding the tower and RF radiation, and to attend the public info session. While health concerns are deemed to be not relevant to the consultation underway, information was provided. The notification package was shared and a link to the public information session was provided. No further comments were submitted during the public commenting period.
- [redacted] requested more information regarding the tower and RF radiation, and to attend the public info session. While health concerns are deemed to be not relevant to the consultation underway, information was provided. The notification package was shared and a link to the public information session was provided. No further comments were submitted during the public commenting period.

- [redacted] requested to attend the public information session. A link to the public information session was shared.
- [redacted] requested more information regarding the tower. The pubic notification package was shared. Construction details were also requested, where information was shared.

Yours Truly,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
eMail: j_mckay@rogers.com

j_mckay@rogers.com

From: j_mckay@rogers.com
Sent: October 15, 2024 5:44 PM
To: [redacted]
Subject: RE: C4184 Telecommunications Facility
Attachments: C4184 Public Consultation Notice FULL.pdf

Good afternoon [redacted]

Thank you for reaching out!

Please find the attached public notification package.

To register for the virtual information session, kindly provide your full name, address, and phone number. Once we have this information, you will be registered, and the meeting link will be emailed to you the day prior to the session.

Best regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ **eMail:** j_mckay@rogers.com

From: [redacted]
Sent: October 15, 2024 11:30 AM
To: j_mckay@rogers.com
Subject: Telecommunications Facility

Good morning, I discovered a notice at the end of our Road regarding a proposed Telecommunications Facility. We are at the end of Pineview Court in Pefferlaw. Could you please provide me with any information you have regarding the proposed Facility and exact location. Also please send me info to register for the public information session for Tuesday November 19, 2024.

Thanks again,

[redacted]

j_mckay@rogers.com

From: j_mckay@rogers.com
Sent: October 15, 2024 5:53 PM
To: [redacted]
Subject: RE: C4184 Telecommunications Tower - Pefferlaw
Attachments: C4184 Public Consultation Notice FULL.pdf

Good afternoon [redacted],

Thank you for reaching out!

Please find the attached public notification package.

To register for the virtual information session, kindly provide your full name, address, and phone number. Once we have this information, you will be registered, and the meeting link will be emailed to you the day prior to the session.

In regard to health concerns, it is the federal government's responsibility to ensure the health of all Canadians by establishing appropriate limits in regards to RF radiation. Based on the available scientific evidence, there are no health risks from exposure to the extremely low levels of radiofrequency EMF which people are exposed to from cell phones, cell phone towers, antennas and 5G devices to any person at any time.

The Proponent's obligation, as it relates to health concerns, is always limited to one of compliance at all times with the governing regulations of Safety Code 6, which we do. The federal government's responsibility is to ensure the health of all Canadians by establishing appropriate limits. View their summary video about 5G safety here: https://www.canada.ca/en/health-canada/services/video/5g-technology-safety.html
An information pamphlet can also be found on the last page of the attached public notification package.

While we understand your concerns, this is not the forum for debate over whether such limits are appropriate, as this is declared not relevant to the process by the federal government.

Best regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ **eMail: j_mckay@rogers.com**

From: [redacted]
Sent: October 12, 2024 1:56 PM
To: j_mckay@rogers.com
Subject: Telecommunications Tower - Pefferlaw

Hello,

I am looking for more information in regards to the telecommunications tower proposed for Pefferlaw road.

Where might I locate the link to the teams information session?

The proposed location while not in a heavily residential area is in the main area where all restaurants and food markets are located. I have concerns regarding the RF radiation and what steps Roger's will have in place to ensure those levels are kept within regulation - and even that is concerning.

Thank you for your time,
[redacted]

j_mckay@rogers.com

From: j_mckay@rogers.com
Sent: November 7, 2024 12:42 PM
To: [redacted]
Subject: RE: C4184 Nov 19th session

Thank you Matt,

You have been registered.
The meeting link will be emailed to you the day prior to the session.

Kindest regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ **eMail: j_mckay@rogers.com**

From: [redacted]
Sent: November 7, 2024 12:33 PM
To: j_mckay@rogers.com
Subject: RE: C4184 Nov 19th session

[redacted]

Cheers,

[redacted]

[redacted]

From: j_mckay@rogers.com <j_mckay@rogers.com>
Sent: Thursday, November 7, 2024 9:13 AM
To: [redacted]
Subject: RE: C4184 Nov 19th session

Good morning [redacted],

Thank you for reaching out!

To register for the virtual information session, kindly provide your full name, home address, and phone number. Once we have this information, you will be registered, and the meeting link will be emailed to you the day prior to the session.

Best regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ **eMail: j_mckay@rogers.com**

From: [redacted]
Sent: November 6, 2024 6:42 PM
To: j_mckay@rogers.com
Subject: Nov 19th session

Hello,

Please register me for the public information session on Nov 19.

Thanks,

[redacted]

Get Outlook for Android

[redacted]

j_mckay@rogers.com

From: j_mckay@rogers.com
Sent: November 18, 2024 2:35 PM
To: [redacted]
Subject: RE: C4184 Proposed Tower in Pefferlaw

Good afternoon [redacted]

Thank you for your thoughtful comments and for sharing your concerns regarding the proposed telecommunications tower. We understand and respect your perspective on the potential health effects of radiofrequency (RF) energy.

However, it's important to clarify that concerns related to the **Radiocommunication Act, Safety Code 6,** locally established by-laws, other legislation, and questions regarding the validity of procedures or processes are not part of the ongoing consultation process, as outlined by the federal telecommunications protocol **CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems, Section 4.2 "Public Reply Comments"**. As such, your comments regarding health risks are deemed not relevant to the consultation process for this proposed tower installation and fall outside the scope of this consultation.

Health Canada sets the safety guidelines for RF energy exposure through **Safety Code 6**, which ensures that human exposure to RF radiation remains well below levels known to cause health risks. These limits are designed to protect everyone—across all age groups and under all conditions, 24 hours a day, 7 days a week. Importantly, telecom towers are often located in densely populated areas, such as the City of Toronto, where they can be found within meters of where people live, work, and play, and no adverse health effects have been observed.

While we understand your concerns regarding **electromagnetic hypersensitivity**, the scientific consensus, based on extensive research and the guidelines set by Health Canada, is that RF energy from telecom towers—including those used for 5G—does not pose a health risk at the levels we are discussing. **ISED (Innovation, Science and Economic Development Canada)** also conducts regular audits to ensure compliance with these stringent safety standards.

If you feel you have additional information or health-related concerns that you'd like to discuss further, you are encouraged to reach out directly to **Health Canada**. As these safety guidelines are federally regulated, they are outside the scope of the consultation for this specific telecommunications proposal.

For further reading on **Health Canada's guidelines** and the science behind RF energy safety, please feel free to consult the following resources:

- **Safety of 5G Technology Video**: https://www.youtube.com/watch?v=phMKqyCONgY
- **5G technology, cell phones, cell phone towers and antennas**: https://bit.ly/384z9gd
- **Radiofrequency Energy and Safety**: https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers/radiofrequency-energy-and-safety

- **Facts about Towers**: https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers
- **Safety of Cell Phone Towers and 5G Technology Infographic:** https://www.canada.ca/content/dam/hc-sc/documents/services/publications/health-risks-safety/radiation/everyday-things-emit-radiation/safety-cell-phone-towers-5g-technology-eng.pdf
- **Understanding Safety Code 6:** https://www.canada.ca/content/dam/hc-sc/documents/services/publications/health-risks-safety/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/understanding-safety-code-6-eng.pdf
- **CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems Protocol:** https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems

Thank you again for your time and for sharing your concerns. We appreciate your participation in this process and encourage you to stay informed through the resources provided.

Best regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ **eMail: j_mckay@rogers.com**

From: [redacted]
Sent: November 15, 2024 6:01 PM
To: j_mckay@rogers.com
Subject: Re: C4184 Proposed Tower in Pefferlaw

November, 15, 2924

Delivered by Email

Victoria McKay,

My name is [redacted]. My Husband and I live directly across from the proposed site for the 30m Lattice Tripole Rogers Telecommunications tower proposed for Pefferlaw Rd. We are vehemently opposed to the tower being installed and we respectfully request that an alternative site be investigated.

While I understand the need to maximize the efficiency of connections there are many more pockets of Pefferlaw that have little or spotty service than the downtown Pefferlaw

location you are proposing. My husband and I both subscribe to Rogers and we currently have adequate service.

I am aware that there are many health-related reasons for erring on the side of caution when it comes to exposures to radiofrequency/microwave radiation such as that emitted by the proposed Rogers cell towers. Among these concerns include evidence that this type of radiation is a cancer initiator as well as a cancer promotor. However, my biggest concern is electromagnetic hypersensitivity with this tower installed approximately 400 feet from our bedroom window. Electromagnetic hypersensitivity is a type of environmentally induced illness due to the signal strength, distance from the wireless source, and duration of the wireless exposure and the impact on health have an impact on the severity and longevity of symptoms.

Symptoms can include headaches, difficulty concentrating, memory lapses, disorientation, dizziness, vertigo, sleep disturbances (insomnia), nausea, excessive fatigue, tinnitus (ringing in the ears), irregular heartbeat/pressure in the chest, skin rashes and thyroid problems. In the absence of wireless signals these symptoms disappear often within a few hours, but sometimes not for days and for those severely days and for those severely impacted, for weeks. The signal strength, distance from the wireless source, and duration of the wireless exposure have an impact on the severity and longevity of symptoms.

I do understand that all communication towers must adhere to Safety Code 6, but here is no oversight provided by Health Canada. The telecom industry does not measure, monitor, or report on the radiation levels discharged from their towers 24 hours a day/7 days a week. Safety Code 6 is based on 6 min. exposures and does not consider vulnerable people or young children in constant and close proximity.

I implore you to further research balancing the needs of residents, by providing adequate service, while minimizing radiofrequency (RF) exposure to populated areas such as the location you are considering. This is not an industrial or commercial district. There are young families as well as elderly living close to the proposed cell tower. There are children working and playing in close proximity, whose health and safety will be at risk. With our vast greenspace, there, surely, is an alternative location which will adequately serve the needs of this community while keeping our residents safe.

Thanks for your time and consideration

Best Regards,

[redacted]
Pefferlaw, Ont
[redacted]

On Tue, Oct 15, 2024 at 4:25 PM <j_mckay@rogers.com> wrote:

> Good afternoon [redacted],
>
> Thank you for reaching out!
>
> Please find the attached public notification package, which contains more information regarding the proposed telecommunications tower in Pefferlaw.
>
> Best regards,
>
> **Victoria McKay**
> ***Public & Municipal Relations Coordinator***
>
> **Contractor: Rogers Communications Inc.**
> ✉ **eMail: j_mckay@rogers.com**
>
> ---
>
> **From:** [redacted]
> **Sent:** October 15, 2024 4:19 PM
> **To:** j_mckay@rogers.com
> **Subject:** Proposed Tower in Pefferlaw
>
> Hi,

Can you please provide me some additional Information regarding the proposed tower for Downtown Pefferlaw?

Best Regards,

[redacted]

[redacted]

j_mckay@rogers.com

From: [redacted]
Sent: November 18, 2024 2:04 PM
To: j_mckay@rogers.com
Subject: Re: C4184 Tower in Pefferlaw

Thank you, Victoria. Your response is greatly appreciated. Cheers, [redacted]

[redacted]

Proud to be a recipient of a 2007 Georgina Business Excellence Award
Proud to be a recipient of the Queen's Diamond Jubilee Medal
Proud recipient of the 2021 Town of Georgina Heritage Award

On Mon, Nov 18, 2024 at 11:31 AM <j_mckay@rogers.com> wrote:

> Good morning [redacted],
>
> Thank you for your inquiry. Unfortunately, we don't have a typical or fixed timeline for this type of project, as each tower is unique and subject to various qualifications and approvals.
>
> The tower must complete several key steps before construction can begin, including approval from Nav Canada and Transport Canada, as well as assessments for soil conditions, wind loads, and other site-specific factors. Additionally, funding must be secured, and the project will need to be accounted for in the budget.
>
> With 2024 winding down and the 2025 budget already fully allocated, the earliest we would expect construction to begin is 2026. That said, it's important to note that project timelines can shift for a variety of reasons. Sometimes, projects are moved up in priority, or funding can be reallocated to different years. Additionally, the timeline for qualifications and federal approvals can vary, sometimes taking more or less time than initially anticipated.
>
> At this stage, my best estimate would be spring or summer of 2026, though this remains tentative and subject to change.

I hope this helps clarify.

Kind regards,

Victoria McKay
Public & Municipal Relations Coordinator

Contractor: Rogers Communications Inc.
✉ **eMail: j_mckay@rogers.com**

From: [redacted]
Sent: November 15, 2024 11:49 AM
To: j_mckay@rogers.com
Subject: Re: C4184 Tower in Pefferlaw

Thank you for this. Can you tell me when you expect to begin construction on the project and when completion is expected. Thank you. Cheers, [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Proud to be a recipient of a 2007 Georgina Business Excellence Award

Proud to be a recipient of the Queen's Diamond Jubilee Medal

Proud recipient of the 2021 Town of Georgina Heritage Award

On Tue, Oct 15, 2024 at 4:25 PM <j_mckay@rogers.com> wrote:

Good afternoon [redacted]

Thank you for reaching out!

Please find the attached public notification package, which contains more information regarding the proposed telecommunications tower in Pefferlaw.

Best regards,

Victoria McKay
Public & Municipal Relations Coordinator

Contractor: Rogers Communications Inc.
✉ **eMail: j_mckay@rogers.com**

From: [redacted]
Sent: October 13, 2024 10:51 AM
To: j_mckay@rogers.com
Subject: Tower in Pefferlaw

Could you please provide the details and schematic of the proposed tower (attached) in Pefferlaw showing location on the property and the rationale for this decision. Thank you. Cheers [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Proud to be a recipient of a 2007 Georgina Business Excellence Award

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Proud recipient of the 2021 Town of Georgina Heritage Award

j_mckay@rogers.com

From: j_mckay@rogers.com
Sent: November 22, 2024 11:06 AM
To: [redacted]
Subject: C4184 RE: Planned Rogers Tower on Pefferlaw Rd.

Good afternoon [redacted],

I'm so sorry to hear about your wrist! I hope you're able to recover quickly.

The public consultation for this site has now closed, but I would be more than happy to provide some information to help you better understand the RF safety concerns related to this proposed tower.

The responsibility for ensuring public health and safety regarding RF radiation falls under the federal government, specifically Health Canada. Based on current scientific research, there are no health risks associated with the very low levels of radiofrequency electromagnetic fields (RF EMF) that people are exposed to from sources like cell phones, telecommunications towers, and 5G technology.

The Proponent, in this case, is required to comply fully with Safety Code 6, which sets strict exposure limits to ensure RF energy levels remain far below those known to cause health concerns. These guidelines are designed to protect all individuals, regardless of age, and apply 24 hours a day, 7 days a week, including in densely populated urban areas where telecom towers are common. No adverse health effects have been observed in such environments.

While we understand that some people have concerns about electromagnetic hypersensitivity, the scientific consensus — supported by extensive research — is that RF exposure from telecom towers does not pose a health risk when it complies with established safety guidelines. The ISED (Innovation, Science and Economic Development Canada) also monitors and audits compliance with these standards.

For more information on this subject, Health Canada has created a helpful video on 5G safety, which you can watch here: Health Canada 5G Safety Video: https://www.youtube.com/watch?v=phMKqyCONgY

It's important to note that concerns related to RF safety, electromagnetic hypersensitivity, and other health-related issues fall outside the scope of this consultation. The federal guidelines, including those outlined in Safety Code 6, are outside the purview of the consultation process for this particular tower proposal, as specified in the federal CPC-2-0-03 protocol.

If you have further health-related questions or wish to discuss RF safety in more detail, I recommend reaching out directly to Health Canada, as they are the appropriate authority on these matters.

Wishing you a speedy recovery!

Best regards,

Victoria McKay
Public & Municipal Relations Coordinator
Contractor: Rogers Communications Inc.
✉ **eMail: j_mckay@rogers.com**

From: [redacted]
Sent: November 20, 2024 12:48 PM
To: j_mckay@rogers.com
Subject: Planned Rogers Tower on Pefferlaw Rd.

Hi Victoria...Unfortunately I was unable to attend the meeting yesterday. (I broke my wrist in 3 places and have been tied up with medical appointments.) But, many people here are concerned about RF safety as it pertains to communications towers and electromagnetic energy. Can you address that issue as far as the tower if Pefferlaw is concerned. Thank you. Cheers, [redacted]

[redacted]

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STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PARTNERS BRYN BARRON, OALA, CSLA, ISA
ALISTAIR JOHNSTON, LOHTA, ISA, ASCA
MATHIEU STRYBOS, OALA, CSLA
ASSOCIATES SALVATORE VIOLA, OALA, CSLA
MATTHEW REGIMBAL, LOHTA, ISA
JOSHUA BEITZ, OALA, CSLA, ISA

ARBORIST REPORT

PROPOSED TELECOMMUNICATIONS INSTALLATION
264 PEFFERLAW ROAD
PEFFERLAW, TOWN OF GEORGINA

SITE LOCATION:
264 PEFFERLAW ROAD
L0E 1N0
TOWN OF GEORGINA

PREPARED FOR:
ROGERS COMMUNICATIONS INC
1 MOUNT PLEASANT ROAD
TORONTO, ONTARIO
M4Y 2Y5

PREPARED BY:
STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET
SUITE 320
MISSISSAUGA, ONTARIO
L5R 3G5

ISA CERTIFIED ARBORIST
MATTHEW GHERES ON-1114A
OUR PROJECT NO:
23-5946

October 25th, 2023

TABLE OF CONTENTS

Enclosed: Tree Inventory & Preservation Plan

STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET, SUITE 320, MISSISSAUGA, ONTARIO L5R 3G5 T: 416.695.4949 F: 905.712.3101 WWW.STRYBOS.COM

Introduction

Strybos Barron King Ltd. was retained by Rogers Communication Inc. to prepare an Arborist Report for the subject property in accordance with Town of Georgina requirements. The purpose of this study is to determine the composition, character, and health of existing trees, assess for the preservation in relation to the construction of a proposed new telecommunications tower and access. The subject property is located at 264 Pefferlaw Road in the Town of Georgina.

Rogers Communication Inc. is proposing to construct a telecommunications tower and access road on the subject site. Upon review, the proposed works impact to the surrounding trees on the existing site. The areas of the site that fall within the LSRCA regulated limit are well beyond the areas of construction will remain undisturbed.

Site Context

The subject site is situated on the north side of Pefferlaw Road. The property has an existing two storey building, immediately behind the two-storey building is a gravel area that is used for vehicle storage. Beyond the gravel area there is an open grass area surrounded by deciduous and evergreen trees to the northeast. To the west of the property on the neighbouring lot is a fire hall with mature deciduous trees along the boundary of the two lots. Located towards the East and North side of the property is a mature grouping of deciduous and evergreen trees.

Plans Utilized

A site and topographic plan prepared by Alex Marton Limited Ontario Land Surveyors noting the proposed telecommunications tower layout were used as reference. The location of the existing trees was determined by approximate site measurements and site photos adjacent to and in relation to the proposed telecommunications tower.

Tree Inventory *(Refer to Tree inventory table page 4 & Appendix A – Site Photographs)*

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (*Refer to Appendix C Tree Inventory, Preservation & Removal Plan* for locations of specific trees and groupings.)

Inventory Summary

The proposed development area is limited to the northeast portion of the property in the open grassed area, clear of existing trees.

Most of the trees found around the perimeter and adjacent properties are trees native to the area White Pine, White Spruce, Black Maple, Sugar Maple, Red Maple, Black Cherry, and Eastern Cottonwoods. The trees inventoried were mainly semi-mature to mature trees in fair to poor conditions.

Table 1 - Tree Inventory Descriptions

Key#	This number refers to the inventory number for the tree. For trees within the subject site, this number also refers to the tag number attached to the tree.
Species	The common names are provided for each tree.
Caliper	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.
Crown	Estimated diameter of tree canopy (in metres), measured from dripline to dripline.
Health	An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the amount and distribution of buds is an important determinant of canopy vitality. This indicator is also measured on an ascending scale of poor-fair good.
Structure	A term describing key distinguishing structural character or defect.
Comments	Brief description of distinguishing tree features.

Appendix A –TREE INVENTORY
Table 2 – Existing tree Inventory List

EXISTING TREE INVENTORY

KEY	SPECIES (common name)	DBH (cm)	CROWN (m)	HEALTH G/F/P	STRUCTURE	COMMENTS	PRESERVATION DIRECTION
1	White Pine	56.0	10.0	Fair	Asymmetrical	Asymmetrical form	PRESERVATION
2	White Pine	47.0	8.0	Fair	Asymmetrical	Asymmetrical form	PRESERVATION
3	White Spruce	32.0	5.0	Poor	Poor form	Sparse canopy, crowded by adjacent trees	PRESERVATION
4	White Spruce	27.0	4.0	Poor	Poor form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION
5	Austrian Pine	26.0	5.0	Poor	Poor form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION
6	Black Cherry	58.0	12.0	Fair	Fair form	Minor dieback in canopy, deadwood	PRESERVATION
7	Eastern Cottonwood	23.0	6.0	Fair	Asymmetrical	Leaning, crowded by adjacent trees, deadwood, dieback	PRESERVATION
8	Black Cherry	31.0	6.0	Fair	Poor form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION
9	Bitternut	32.0	7.0	Fair	Fair form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION
10	Eastern Cottonwood	40.0	9.0	Fair	Fair form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION
11	Eastern Cottonwood	22.0	6.0	Fair	Poor form	Crowded by adjacent trees	PRESERVATION
12	Eastern Cottonwood	28.0	7.0	Fair	Fair form	Crowded by adjacent trees, leaning	PRESERVATION
13	Bitternut	34.0	9.0	Fair	Fair form	Croded by adjacent trees	PRESERVATION
14	Black Maple	70+/-	15.0	Fair	Fair form	Minor dieback and deadwood in canopy	PRESERVATION
15	Red Maple	45+/-	9.0	Fair	One sided form	Crowded by adjacent trees	PRESERVATION
16	Red Maple	95+/-	12.0	Fair	One sided form	Crowded by adjacent tree	PRESERVATION
17	Sugar Maple	65+/-	10.0	Fair	Asymmetrical	Minor dieback and deadwood in canopy, trunk cavity	PRESERVATION
18	Sugar Maple	80+/-	10.0	Poor	Poor form	Codominant at base, trunk cavity, deadwood, dieback	PRESERVATION
19	Red Maple	65+/-	13.0	Poor	Poor form	Deformed trunk, codominant at 3.5m, trunk cavity, leaning	PRESERVATION
20	Sugar Maple	65+/-	8.0	Poor	Poor form	Broken leader, deadwood, dieback	PRESERVATION
21	Red Maple	60+/-	8.0	Poor	Poor form	Trunk wound, codominant at base, deadwood and dieback in canopy	PRESERVATION

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5770 HURONTARIO STREET, SUITE 320, MISSISSAUGA, ONTARIO L5R 3G5 T: 416.695.4949 F: 905.712.3101 WWW.STRYBOS.COM

DISCUSSION

Limits of Development

The proposed location for the new tower is in the northeast part of the grassed area, behind the existing commercial building. Through discussion with Roger's representatives, it was confirmed that an exclusive leasehold agreement was established to contain the new telecommunications tower. The access route to the tower location is subject to a non-exclusive leasehold agreement. Both agreements stipulate that there may be no encroachment beyond these limits.
The established work zones defined by the leasehold boundaries are well beyond the limits of existing trees found at the boundaries of the property.

Considering the above as well as the location of the easement and compound in the grassed area, the construction of the proposed tower will not impact any trees within, adjacent to the property or within the limits of the LSRCA a regulated area.

CONCLUSION

Strybos Barron King Ltd. was retained by Rogers Communication Inc. to prepare an Arborist Report in relation to the installation of a proposed new telecommunications tower located at the rear of an existing commercial property.

The outer limits of the site and adjacent the property, contain semi-mature to mature trees, located beyond the limits of the proposed work.

Boundaries for construction of the proposed new telecommunications tower and fibre optic cable installation are defined by exclusive-use and non-exclusive use leasehold agreements. No access or construction activity is permitted beyond these limits which fall well beyond the protection zones of all trees located at the perimeter of the site.

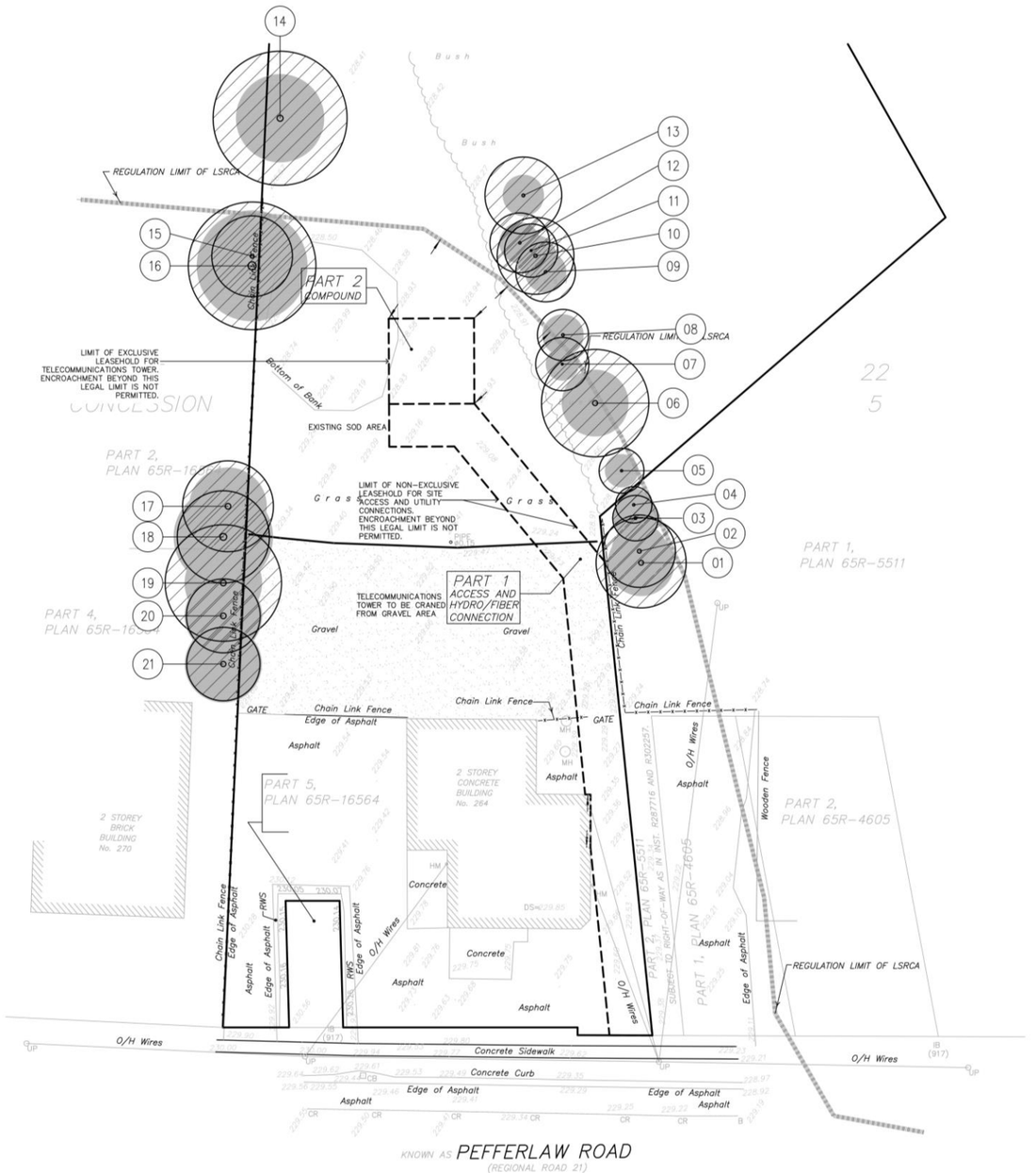
It was confirmed that all proposed works occur well beyond the limits of the LSRCA regulated area.

Given the above noted conclusions, municipal forestry review or permitting should not be required for this project.

Prepared By:

STRYBOS BARRON KING LTD.

Matthew Gehres
I.S.A. Certified Arborist ON-1114A,
Senior Landscape Technologist
Ext. 228


14
13
12
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03
02
01
15
16
17
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19
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21
REGULATION LIMIT OF LSRCA
PART 2
COMPOUND
LIMIT OF EXCLUSIVE LEASEHOLD FOR TELECOMMUNICATIONS TOWER. ENCROACHMENT BEYOND THIS LEGAL LIMIT IS NOT PERMITTED.
Bottom of Bank
EXISTING SOD AREA
LIMIT OF NON-EXCLUSIVE LEASEHOLD FOR SITE ACCESS AND UTILITY CONNECTIONS. ENCROACHMENT BEYOND THIS LEGAL LIMIT IS NOT PERMITTED.
TELECOMMUNICATIONS TOWER TO BE CRANED FROM GRAVEL AREA
PART 1
ACCESS AND HYDRO/FIBER CONNECTION
Chain Link Fence
Edge of Bank
Bush
Grass
Gravel
PART 1, PLAN 65R-5511
PART 2, PLAN 65R-4605
PART 4, PLAN 65R-16564
PART 5, PLAN 65R-16564
2 STOREY CONCRETE BUILDING No. 264
2 STOREY BRICK BUILDING No. 270
GATE
Edge of Asphalt
Asphalt
Concrete
RWS
O/H Wires
Wooden Fence
Concrete Sidewalk
Concrete Curb
CB
CR
MH
HM
UP
IB (917)
SUBJECT TO RIGHT-OF-WAY AS IN INST. R287716 AND R302257
CONCESSION
22
5
KNOWN AS PEFFERLAW ROAD
(REGIONAL ROAD 21)

Appendix B – Tree Protection Hoarding


Tree# 1-4


Tree# 4-6


Tree# 6-9


Tree# 9-14


Tree# 14-15


Tree# 16-21

EXISTING TREE INVENTORY

KEY	SPECIES (common name)	DBH (cm)	CROWN (m)	HEALTH G/F/P	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	MIN. TPZ
1	White Pine	56.0	10.0	Fair	Asymmetrical	Asymmetrical form	PRESERVATION	3.6
2	White Pine	47.0	8.0	Fair	Asymmetrical	Asymmetrical form	PRESERVATION	3.0
3	White Spruce	32.0	5.0	Poor	Poor form	Sparse canopy, crowded by adjacent trees	PRESERVATION	2.4
4	White Spruce	27.0	4.0	Poor	Poor form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION	1.8
5	Austrian Pine	26.0	5.0	Poor	Poor form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION	1.8
6	Black Cherry	58.0	12.0	Fair	Fair form	Minor dieback in canopy, deadwood	PRESERVATION	3.6
7	Eastern Cottonwood	23.0	6.0	Fair	Asymmetrical	Leaning, crowded by adjacent trees, deadwood, dieback	PRESERVATION	1.8
8	Black Cherry	31.0	6.0	Fair	Poor form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION	2.4
9	Bitternut	32.0	7.0	Fair	Fair form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION	2.4
10	Eastern Cottonwood	40.0	9.0	Fair	Fair form	Crowded by adjacent trees, sparse canopy, dieback	PRESERVATION	2.4
11	Eastern Cottonwood	22.0	6.0	Fair	Poor form	Crowded by adjacent trees	PRESERVATION	1.8
12	Eastern Cottonwood	28.0	7.0	Fair	Fair form	Crowded by adjacent trees, leaning	PRESERVATION	1.8
13	Bitternut	34.0	9.0	Fair	Fair form	Croded by adjacent trees	PRESERVATION	2.4
14	Black Maple	70+/-	15.0	Fair	Fair form	Minor dieback and deadwood in canopy	PRESERVATION	4.8
15	Red Maple	45+/-	9.0	Fair	One sided form	Crowded by adjacent trees	PRESERVATION	3.0
16	Red Maple	95+/-	12.0	Fair	One sided form	Crowded by adjacent tree	PRESERVATION	6.0
17	Sugar Maple	65+/-	10.0	Fair	Asymmetrical	Minor dieback and deadwood in canopy, trunk cavity	PRESERVATION	4.2
18	Sugar Maple	80+/-	10.0	Poor	Poor form	Codominant at base, trunk cavity, deadwood, dieback	PRESERVATION	5.4
19	Red Maple	65+/-	13.0	Poor	Poor form	Deformed trunk, codominant at 3.5m, trunk cavity, leaning	PRESERVATION	4.2
20	Sugar Maple	65+/-	8.0	Poor	Poor form	Broken leader, deadwood, dieback	PRESERVATION	4.2
21	Red Maple	60+/-	8.0	Poor	Poor form	Trunk wound, codominant at base, deadwood and dieback in canopy	PRESERVATION	4.2

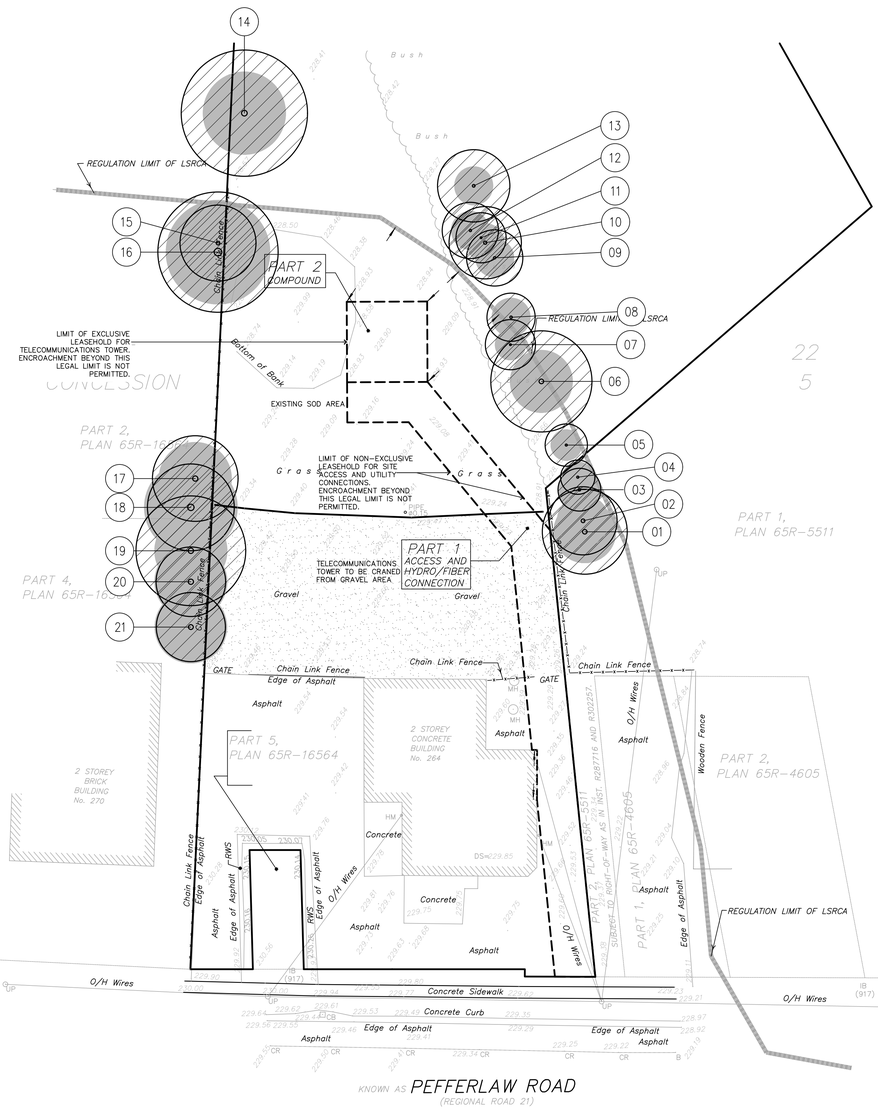
1 / V100 TREE INVENTORY

LEGEND

EXISTING TREES TO BE PRESERVED

No VEGETATION NUMBER KEY

0 2 5 10 20



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

KEY MAP

Matthew Oehres
International Society of Arboriculture
Certified Arborist #ON-1114A
Date: August 16th, 2023

No.	DATE.	REVISION.	BY.
2.	Oct. 25 2023	ISSUED FOR SUBMISSION	J.H.
1.	Oct. 10 2023	ISSUED FOR REVIEW	J.H.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.

5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT.

ROGERS SITE C4184
264 PEFFERLAW ROAD
GEORGINA, ONTARIO

DRAWING TITLE.

TREE INVENTORY AND PRESERVATION PLAN

SCALE. 1:300	PROJECT No. 5946
DATE. SEPTEMBER, 2023	
DRAWN BY. J.H.	DRAWING No. V100
CHECKED BY. A.J.	

*Date

Rogers Communications Canada Inc.
Network Implementation 13A
8200 Dixie Rd.
Brampton, ON L6T0C1

Attn: Victoria McKay, Public & Municipal Relations Coordinator
Email: j_mckay@rogers.com

Re: Proposed Telecommunications Tower; Rogers Site C4184 – "Pefferlaw South"

Dear Ms. McKay,

We have now completed our final review of all details relating to this proposed wireless Site.

On behalf of the Town of Georgina, as the "*Designated Official*" duly authorized and responsible for the administration of municipal matters in relation ***to the Town's locally-enacted Land-Use Policy, entitled*** *"Town of Georgina Antenna System Siting Protocol*", I am pleased to report that your proposal is fully compliant in the Town's opinion, and all obligations on your part for the municipal and public consultation requirements have been satisfactorily met.

Accordingly, this notice serves as the Town of Georgina's formal **Statement of Concurrence** concerning the proposed wireless telecommunications installation located at 264 Pefferlaw Rd, Pefferlaw ON; PIN 03538-0828 (LT)

Yours truly,