

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

RTPL 2019334

9/27/2019

9/27/2019

Public Notice Sign

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

**Check the type of planning application(s) you are submitting.**

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Official Plan Amendment

Zoning By-Law Amendment

Temporary Use By-law

Draft Plan of Subdivision/Vacant Land Condominium

Condominium Exemption

Site Plan Application

Consent/Severance

Minor Variance

Easement/Right-of-Way

Extension of a Temporary Use By-law

Part Lot Control

Cash-in-Lieu of Parking

Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number:

401 016 09 000

**A. Applicant Information**

**Name of Owner** Demeyere Motors Limited

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

**Address** 527 Norfolk Street South

**Town and Postal Code** Simcoe N3Y 4K8

**Phone Number** 519 426 3010

**Cell Number** \_\_\_\_\_

**Email** derek@demeyerechrysler.com

**Name of Applicant** Rogers Communication

**Address** 8200 Dixie Road

**Town and Postal Code** Brampton, L6T 0C1

**Phone Number** \_\_\_\_\_

**Cell Number** (647) 267-2814

**Email** \_\_\_\_\_

**Name of Agent** Robert Huras; SpectraSite Inc.

**Address** 412 Edith Cavell Boulevard

**Town and Postal Code** Port Stanley N5L 1E6

**Phone Number** \_\_\_\_\_

**Cell Number** 416 418 1588

**Email** robh@spectrasiteinc.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☒ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

LOT 5 PLAN 292; PART LOT 4, 6 PLAN 292; PART LOT 1 CONCESSION 4 WOODHOUSE AS IN NR337264 & LOT 5 PLAN 292; PART LOT 4, 6 PLAN 292; PART LOT 1 CONCESSION 4 WOODHOUSE AS IN NR337264 & NR290445; LOT 5 PLAN 292; PART LOT 4, 6 PLAN 292; PART LOT 1 CONCESSION 4 WOODHOUSE AS IN

Municipal Civic Address: 527 Norfolk Street South

Present Official Plan Designation(s): Commercial

Present Zoning: CS

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Auto Body Shop

4. Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Auto Body Shop

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

The installation of a 30 meter monopole cellular site, within a 10m x 10m compound on land at the back of the parking lot.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

The installation of a 30 meter monopole cellular site, within a 10m x 10m compound on land at the back of the parking lot.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

*Residential and agricultural*

10. Are there any existing easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

The installation of a 30 meter monopole cellular site, within a 10m x 10m compound on land at the back of the parking lot.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:



5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?  
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: ~~177m~~

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: ~~+/- 1.6 ha~~

Present Use: ~~Auto body shop/garage~~

Proposed Use: addition of a 30 meter monopole

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

**9. Site Information****Existing****Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

**10. Building Size**

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): \_\_\_\_\_

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: 2

Number of buildings proposed: addition of a 10m x 10m fenced compound

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, storage):  
addition of a 10m x 10m fenced compound

Seating Capacity (for assembly halls or similar): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

#### 14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

#### 15. Describe Recreational or Other Use(s) (if applicable)

#### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

Auto body shop

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown
3. Provide the information you used to determine the answers to the above questions:
4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

#### E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

The proposed compound will be on existing developed land/ parking lot

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

Sewage Treatment

- ☐ Municipal sewers  
☐ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ Other (describe below)
- 

Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)
- ☐ Open ditches
- 

2. Existing or proposed access to subject lands:

- ☒ Municipal road  
☐ Unopened road
- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street: Norfolk Street South

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## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No  
If yes, how many people are employed on the subject lands?
- 

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location



32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

### **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

## J. Transfers, Easements and Postponement of Interest

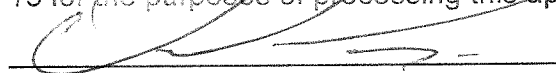
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

## K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

## L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant Signature

SEPT 26/19

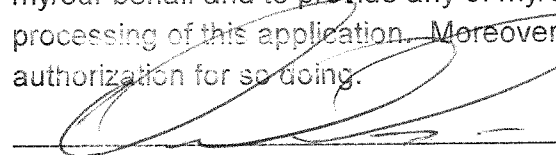
Date

## M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We DEREK DEMEYERE am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize DEREK DEMEYERE to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

SEPT 26/19

Date

\_\_\_\_\_

Owner

\_\_\_\_\_

Date

**N. Declaration**

I, DAVID ROSS of LONDON, ON

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

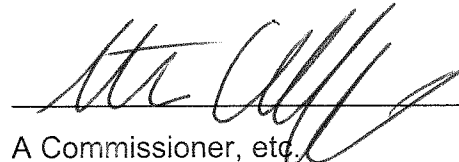
Simcoe

  
Owner/Applicant Signature

In Ontario

This 26<sup>th</sup> day of September ~~2020~~

A.D., 20 19

  
A Commissioner, etc.

Steven James Collyer,  
a Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County.  
Expires April 3, 2021



## **Site Selection Report – Wireless Communications Site**

**Rogers Site Name: C6568**

**Proposed Location: 527 Norfolk St S. Simcoe, Ontario**

## **Wireless Communications Site**

### **Introduction**

The on-going increase in the use of personal cellular phones and other wireless devices such as Blackberry, I-Phone and broadband internet for personal, business and emergency purposes requires the development of new wireless communication infrastructure including new antennas and their support structures to meet the demands of increased capacity and broadening services areas. Canadians currently use more than 27.6 million wireless devices on a daily basis. More importantly, each year Canadians place more than 6 million calls to 911 or other emergency numbers from their mobile phones.

Rogers Communications Inc. "Rogers" constantly strives to improve coverage and network quality for the sake of their clients. In the recent past, due to subscriber feedback, our Network Planning and Engineering departments have become aware of coverage deficiencies within the general area of the southern portion of the Town of Simcoe.

This document outlines the site selection process in accordance with the requirements of Innovation, Science and Economic Development Canada's Spectrum Management and Telecommunications Policy, CPC-2-0-03, Issue 5 (July 15, 2014) and provides a description of the system associated with the proposed wireless communication installation on property known as 527 Norfolk St S.

### **Background & Coverage Requirement**

The selection of a wireless communications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network, situated in a rural setting. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another to direct the geography of our sites.

In order to achieve a reliable wireless network, carriers must provide a seamless transmission signal to alleviate any gaps in coverage. Gaps in coverage are responsible for dropped calls, and unavailable service to clients. Rogers Communications Inc. would utilize the following proposed site location in order to provide high quality network signal for its high-speed wireless voice and data network.

Wireless communication carriers constantly strive to improve coverage and network quality for the sake of their clients. Our current coverage in the southern portion of the Town of Simcoe is well below our acceptable standards and we need to respond to our customers' requests for improved coverage in these areas.

The site as proposed will achieve the necessary engineering coverage objectives for our network. The proposed location will enhance much relied upon communication services in the area such as EMS Response, Police and Fire; will significantly improve our wireless signal quality for the local residents; those traveling along the major roads as well provide local subscribers with Rogers' 4G wireless network

coverage and capacity for products and services such as BlackBerry, iPhone, cellular phone and wireless internet through the Rogers Rocket Stick technology in the surrounding area.

### **Proposed Site Location**

The Subject Property, with an approximate area of 1.6 Hectares is known as 527 Norfolk St S, Simcoe.

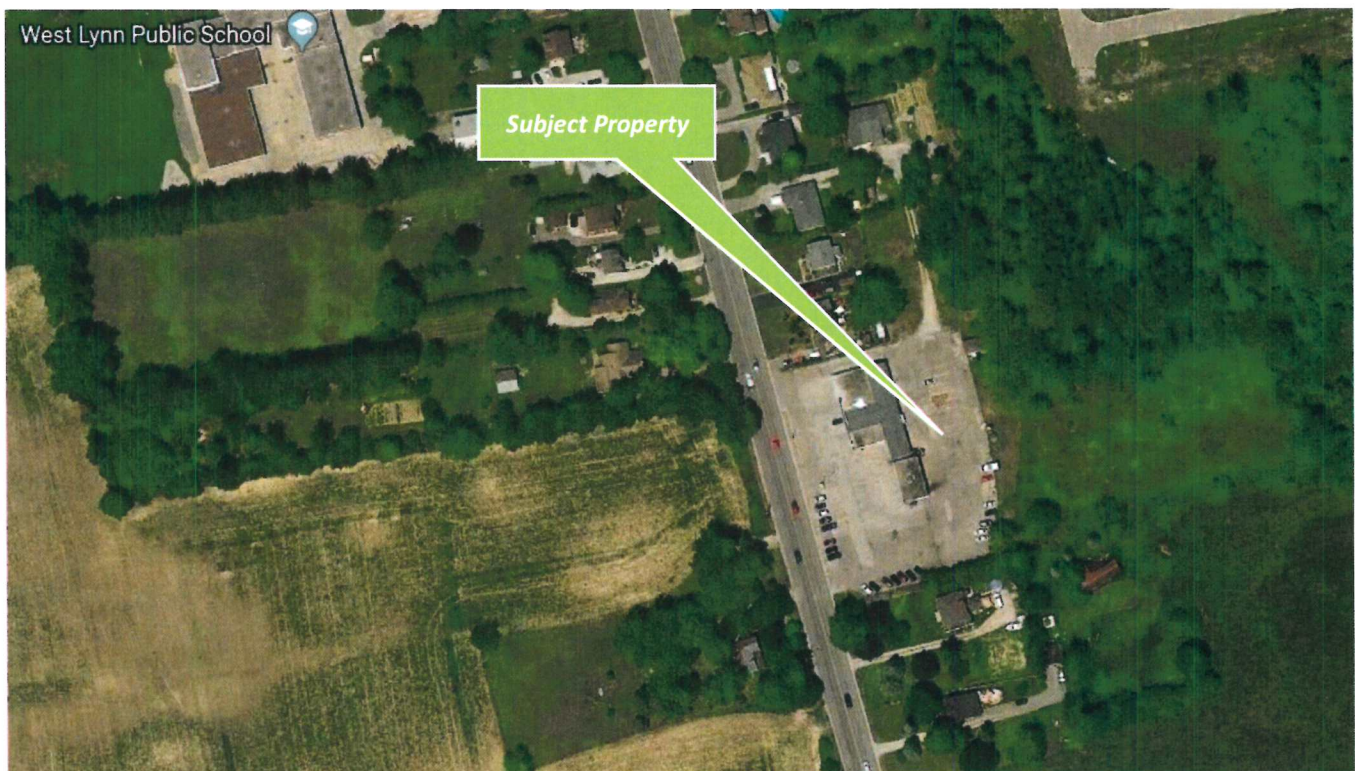
The geographic coordinates for the site are as follows:

Latitude (NAD83) N 42° 49' 09.4"

Longitude (NAD 83) W -80° 17' 42.5"

Figure 1 - Location Map

As shown on Figure 1, the Subject Property is located in the parking lot of an auto dealership.





### Proposed Facility Location

The proposed wireless communication installation will be located on a property known as 527 Norfolk St S, Simcoe. The property is currently an auto dealership.

A copy of Rogers' surveyed site plan has been attached for your reference and information.

Figure 2 – Proposed tower location on subject property is shown with yellow circle in aerial photo below.





## **Description of Proposed System**

As determined by Rogers' radio frequency engineers, Rogers is proposing to construct a 30-metre high (approximately 98 feet) Monopole, which will be able to meet our network requirements.

This particular site will be a 6 sectored 850/1900 MHz HSPA and 2100/2600 LTE Macro-site, for the initial provision of services using (6) antennas, allowing for loading of future LTE and other technologies.

The Monopole design has been used throughout Southern Ontario and is appropriate for areas such as Town of Simcoe. The design, construction and installation of the facility will be consistent with required engineering practices including structural adequacy.

We have included, for your consideration, photo simulations at the end of this report which illustrate the proposed installation from nearby locations and along major roads.

Rogers's installation as proposed will not affect the existing drainage patterns servicing the property's current use.

Access to the installation during construction and for maintenance purposes will be via an existing driveway entrance to the proposed location on the subject property. The site would occupy a compound area of approximately 80 sq. meters, which will include both tower and equipment cabinet location as outlined on the site plan provided. The compound will also contain a walk-in equipment cabinet (WIC) containing radio equipment, backup battery power, maintenance tools, manuals and a first aid kit.

The installation would provide an opportunity to accommodate future technology services as well as potential co-location with other licensed carriers helping reduce the number of future structures in the area, which is encouraged by Norfolk County and Innovation, Science and Economic Development Canada.

## **Co-location Assessment**

Rogers Communications Inc. makes every effort to locate cellular sites where they will be the least visually obtrusive and always makes an initial effort to co-locate on existing structures. Apart from being encouraged by Innovation, Science and Economic Development Canada, co-location is one of the cornerstones of Rogers' site development philosophy.

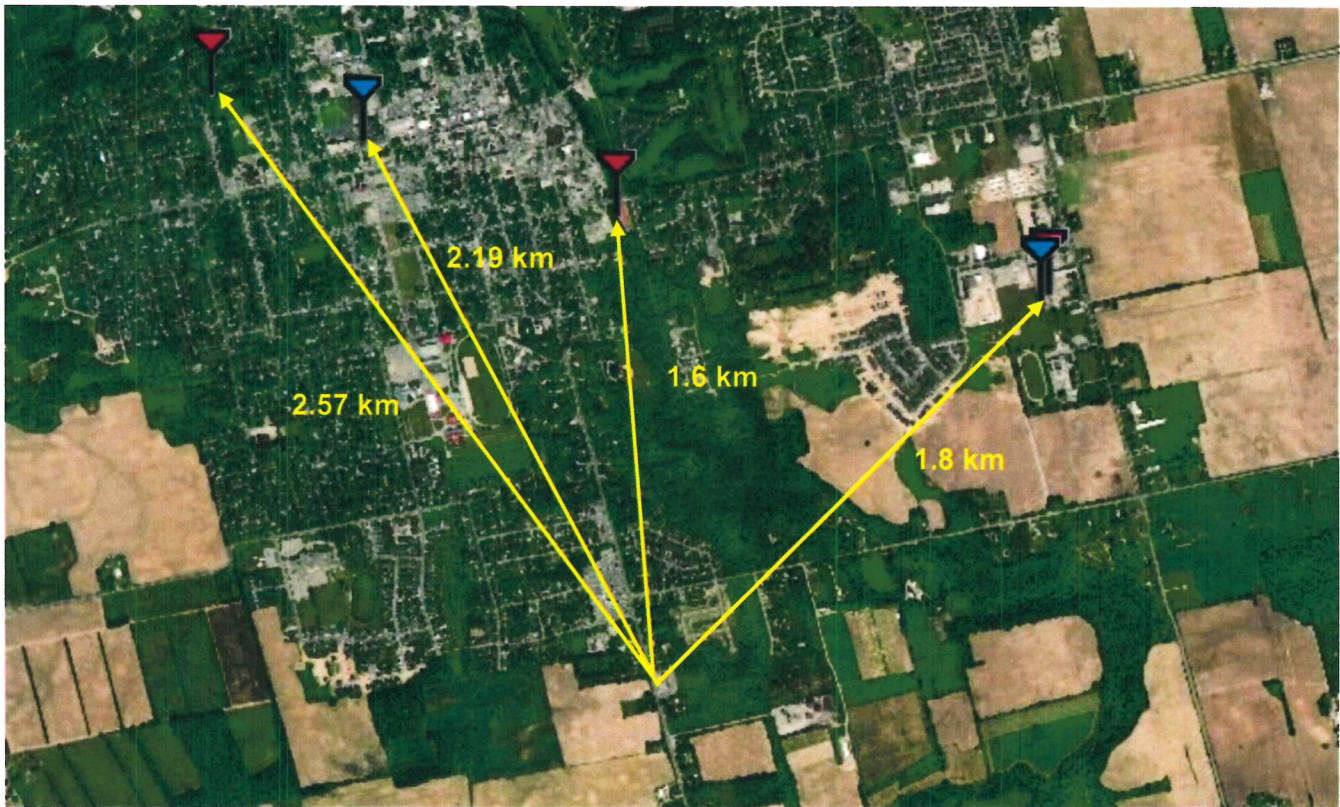
Other potential site locations were evaluated and opportunities to co-locate onto existing structures were investigated. However, the wireless communication structures in the surrounding area that were evaluated are all beyond the distance or below the height required in order to address the coverage deficiencies in the area; are not suitable for our network needs and would not improve our existing signal coverage to the expected quality levels.

As part of our initial site evaluation process Rogers looked for an existing structure in the area, which would be suitable to install antennas. Unfortunately, there are none.

Since there were no suitable structures readily available for co-location to accommodate our network coverage requirements, Rogers Communications Inc. had to consider the construction of its own installation.

A survey of installations in the surrounding area in relation to our proposed site location are illustrated on an aerial shown below - (Figure 3).

Figure 3 – Co-location Map



**LEGEND:**

Red Pin – Rogers Structure  
Blue pin – Bell Mobility Structures

All towers shown above cannot be used due to the significant distance away from the required coverage area.



Please refer below for a sample of the installation for your reference (Figure 4). An additional package of viewscales is attached to this report. It simulates the view of the proposed installation from major visible roadway. The process of simulating the proposed facility into the existing conditions of each viewscape was done by superimposing an image of the proposed structure on a photograph taken for each viewscape.

Figure 4 – Sample image of proposed installation



## **Municipal and Public Consultation Process**

Rogers Communications Inc. is regulated and licensed by Innovation, Science and Economic Development Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Rogers is required by Innovation Science and Economic Development Canada to consult with land-use authorities in siting antenna locations.

The consultation process established under Innovation, Science and Economic Development Canada's authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless voice and data systems.

As the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Rogers is however required to follow established and documented wireless protocols or processes set forth by land-use authorities.

Norfolk County has developed a protocol for establishing telecommunication facilities in Norfolk County. In fulfillment of Norfolk County's request for public notification, Rogers will be providing an information package to all those property owners located within a radius of 120 meters from the leased area. Concurrent to the mailing of this information package Rogers will place a notice in the local community newspaper; as well as hold a Community Open House allowing the opportunity for the public, Norfolk County and Rogers to exchange information relevant to the proposal. A copy of this information package will be provided to Norfolk County Planning Department.

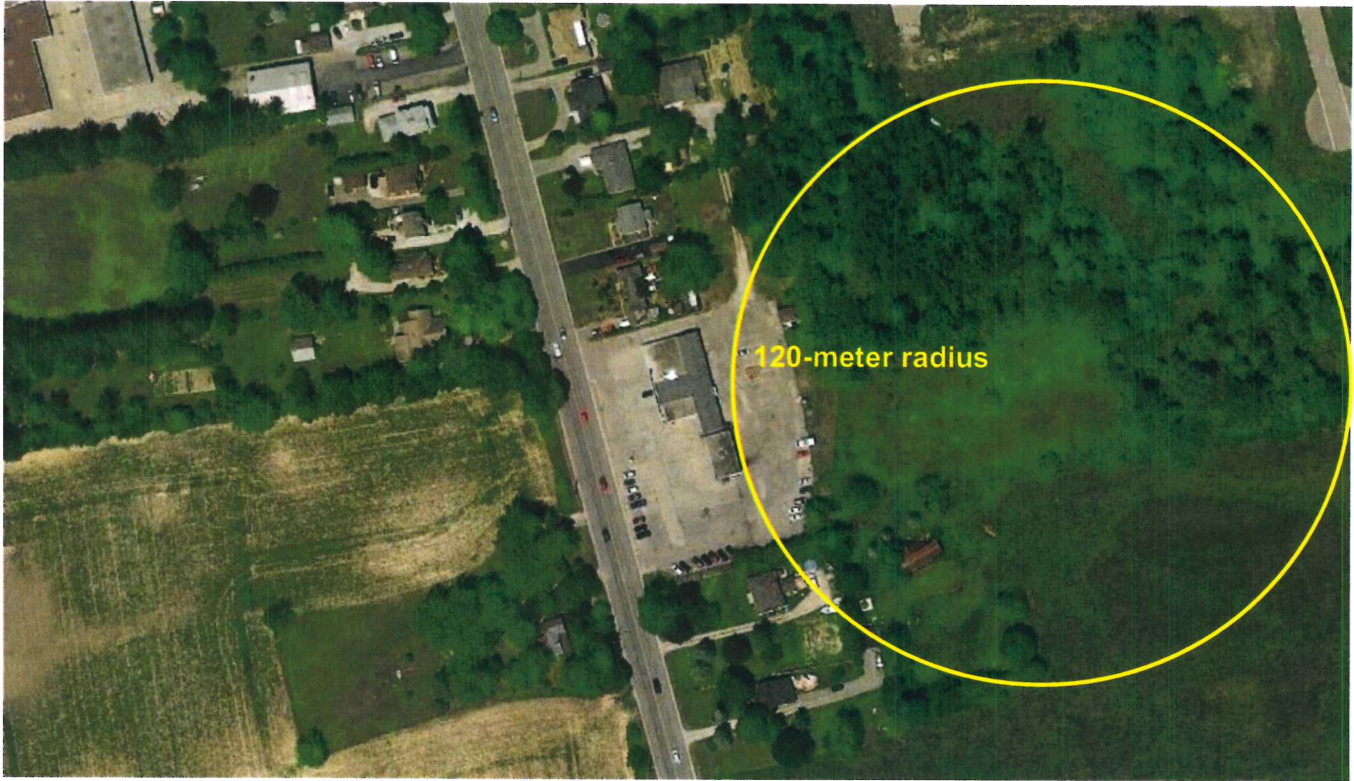
## **Location of surrounding residential uses**

There are two existing residential dwellings located approximately 120 meters from the proposed installation, as shown in Figure 5. These are the only residential dwellings that fall within the radius of 120 meters in proximity to the proposed installation.

Please refer to the following page providing an aerial which displays the surrounding residential dwellings. (Figure 5)



Figure 5 – Surrounding residential dwellings.



### Federal Requirements

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

#### Canadian Environmental Assessment Act

Innovation, Science and Economic Development Canada requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Canadian Environmental Assessment Act, 2012 (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012 or is located on federal lands.

Rogers 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 Environmental Assessment Act, 2012, this installation is excluded from assessment.

For additional detailed information, please consult the Canadian Environmental Assessment Act at:  
<http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

## **Engineering Practices**

Rogers 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 respect good engineering practices including structural adequacy.

## **Transport Canada's Aeronautical Obstruction Marking Requirements**

Rogers attests that the radio antenna system described in this notification package will be installed and operated on an ongoing basis so as to comply with Transport Canada and NAV Canada aeronautical safety requirements. Rogers anticipates that the proposed installation will not require markings or lighting and will submit the necessary applications to the appropriate parties to obtain required approvals.

For additional detailed information, please consult Transport Canada at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

## **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.

Radio communication, 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. Innovation, Science and Economic Development Canada, under this authority, has adopted Safety Code 6 for the protection of the general public. As such, Innovation, Science and Economic Development Canada requires all proponents and operators to 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. In fact, emissions levels of Roger's wireless communication installations are far below the limits outlined in Safety Code 6.



More information in the area of RF exposure and health is available at the following web site: *Safety Code 6*: [http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php) and <http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>

### **Innovation, Science and Economic Development Canada's Spectrum Management**

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada. For more information on Innovation, Science and Economic Development Canada's public consultation guidelines including CPC-2-0-03 Issue 5 contact (<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html>) or the local Innovation, Science and Economic Development Canada office at [spectrum.toronto@ic.gc.ca](mailto:spectrum.toronto@ic.gc.ca):

#### **Toronto District Office**

Room 909, 9<sup>th</sup> Floor  
55 St. Clair Ave. E.  
Toronto, ON  
M4T 1M2  
Tel.: 416-973-8215  
Fax: 416-954-3553  
Email: [spectrum.toronto@ic.gc.ca](mailto:spectrum.toronto@ic.gc.ca)

General information relating to antenna systems is available on Innovation, Science and Economic Development Canada's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/home>)

### **Public consultation obligations**

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, phone or fax.

Innovation, Science and Economic Development Canada's rules contain requirements for timely response to your 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 a final response.

## **Conclusion**

Access to reliable wireless communications services is of great importance to residents' and travelers' safety and well-being in today's society. Wireless technology has fast become the preferred method of conducting business and personal communications among a large part of the population.

The trend of future telecom is to become truly "wireless", that is the delivery of the voice and data communications via conventional telephone lines, such as telephone poles along streets and roads, will be virtually obsolete. The current wireless infrastructure will be able to meet this trend and still provide a reliable system.

Rogers feels that the proposed site is well located to provide and improve wireless voice and data services in the targeted area. The proposed site is also situated and designed to have minimal impact on surrounding land uses.

Rogers looks forward to working with Norfolk County in providing improved wireless services to the community.

Rogers Communications Inc.  
Network Implementation

## **Proponent's Contact Information - Rogers Communications Inc.**

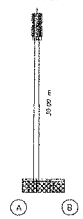
**SpectraSite Inc. – Acting as Agent for Rogers Communications Inc.**  
[3307-89 Dunfield Avenue](#)  
[Toronto, ON M4S 0A4](#)

### **Contact:**

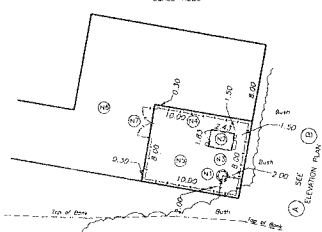
Robert Huras, Site Acquisition Specialist  
[robh@spectrasiteinc.com](mailto:robh@spectrasiteinc.com)  
Phone: (416) 418-1588



ELEVATION PLAN  
NOT TO SCALE



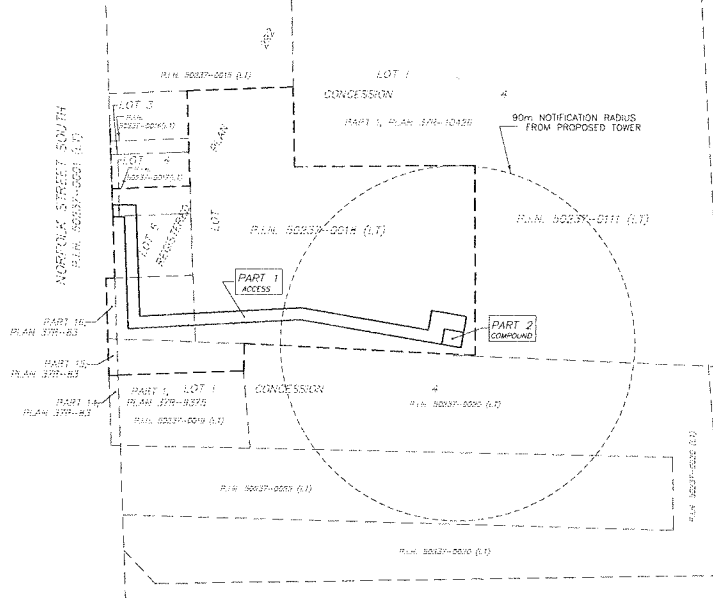
PROPOSED COMPOUND LAYOUT PLAN  
SCALE 1:250



NOTES

- (N1) PROPOSED STEEL MONOPOLE.  
PAINT COLOUR SUBJECT TO NAY CANADA REQUIREMENTS.  
ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED.  
FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT SHELTER ON  
REINFORCED CONCRETE SLAB.
- (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY  
QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE  
TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
- (N5) REMOVE EXISTING TOPSOIL PROOF ROLL SUBGRADE, ADD  
300 mm GRANULAR & ACCESS GRASS AREA. FINISHED GRAVEL  
SURFACES TO BE MINIMUM 150 mm ABOVE EXISTING GRADE AND  
SLOPED AWAY FROM PROPOSED STRUCTURE AT  
MIN 1% IN ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N6) PROPOSED GRAVEL ACCESS WAY.
- (N7) PROPOSED CHAIN LINK GATE.

NOTIFICATION RADIUS PLAN  
SCALE 1:250

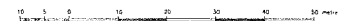


SITE PLAN

PROPOSED  
TELECOMMUNICATION INSTALLATION  
527 NORFOLK STREET SOUTH

LOT 5 AND  
PART OF LOTS 4 AND 6  
REGISTERED PLAN 292,  
PART OF LOT 1,  
CONCESSION 4  
TOWNSHIP OF WOODHOUSE  
NORFOLK COUNTY

SCALE 1 : 500



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	REGISTERED PLAN CONCESSION	P.I.R.	AREA sq.m.
1	PART OF 5	RP 292		1502
2	PART OF 1	CONCESSION 4	50237-0018 (L1)	80

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) (1997 D EPOCH).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID  
DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99961.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (1997 D). COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4746977.997	557443.810
ORP 2	4746980.700	557443.297
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH EXISTING 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 31ST DAY OF JULY, 2018.

AUGUST 4, 2018  
DATE

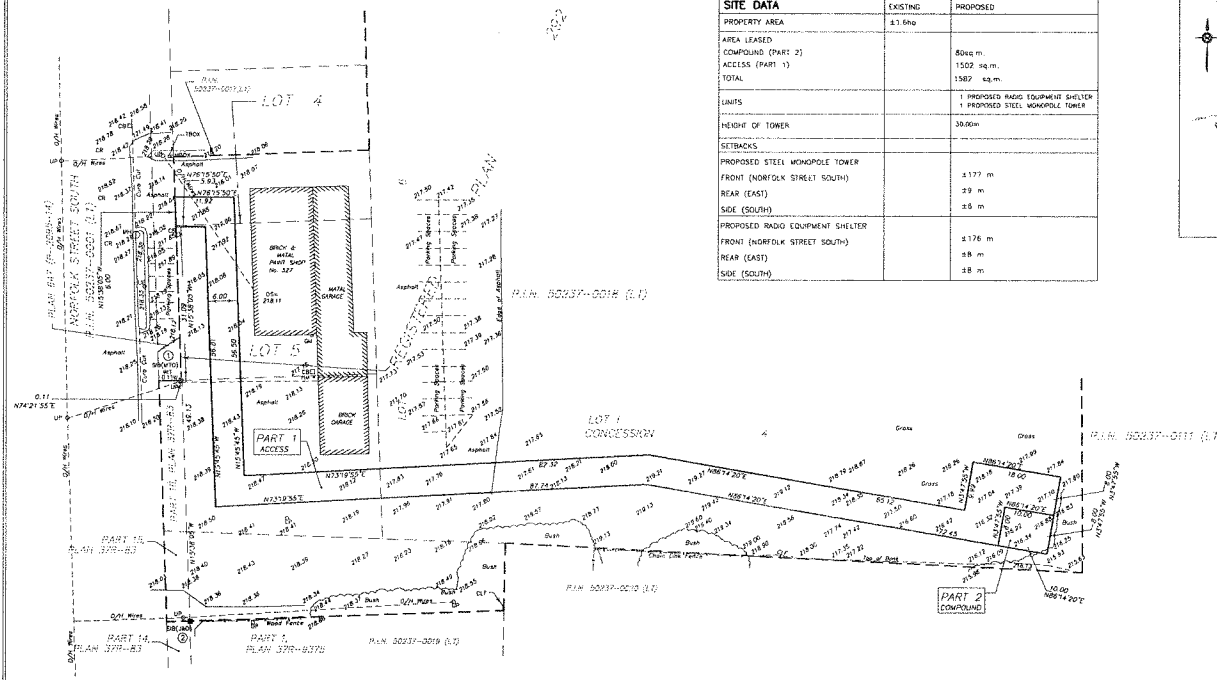
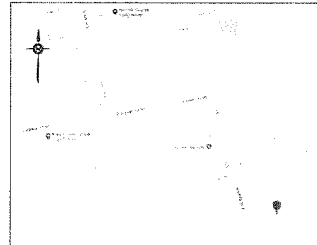
A. MARTON  
ONTARIO LAND SURVEYOR

LEGEND

- | SYMBOL | DENOTES                            | SURVEY MONUMENT FOUND |
|--------|------------------------------------|-----------------------|
| SB     | STANDARD IRON BAR                  |                       |
| SB     | JEWELL AND DIXON LTD. O.L.S.       |                       |
| MTD    | MINISTRY OF TRANSPORTATION ONTARIO |                       |
| FIN    | PROPERTY IDENTIFIER NUMBER         |                       |
| HB     | HYDRO BOX                          |                       |
| TRBX   | TELEPHONE BOX                      |                       |
| OM     | ONE METER                          |                       |
| DS     | DOOR SILL                          |                       |
| CLF    | CHAIN LINK FENCE                   |                       |
| MT     | MANHOLE                            |                       |
| CB     | CATCH BASIN                        |                       |
| UP     | UTILITY POLE                       |                       |
| O/H    | OVERHEAD                           |                       |
| LP     | LIGHT STANDARD                     |                       |
| OM     | ONE METER                          |                       |
| HM     | HYDRO METER                        |                       |
| FE     | FINISHED FLOOR ELEVATION           |                       |
| O/H    | OVERHEAD                           |                       |
| BB     | BELL BOX                           |                       |
| HB     | HYDRO BOX                          |                       |
| LS     | LIGHT STANDARD                     |                       |
| CB     | CATCH BASIN                        |                       |
| DT     | DECIDUOUS TREE                     |                       |
| 201.05 | ELEVATION ON THE GROUND            |                       |
| 201.05 | ELEVATION ON THE TOP OF CURB       |                       |

SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	1.1 ha	
AREA LEASED		80sq.m.
COMPOUND (PART 2)		1502 sq.m.
ACCESS (PART 1)		1582 sq.m.
TOTAL		
LANDS		1 PROPOSED RADIO EQUIPMENT SHELTER 1 PROPOSED STEEL MONOPOLE TOWER
HEIGHT OF TOWER		30.00m
SETBACKS:		
PROPOSED STEEL MONOPOLE TOWER		
FRONT (NORFOLK STREET SOUTH)		1177 m
REAR (EAST)		29 m
SIDE (SOUTH)		26 m
PROPOSED RADIO EQUIPMENT SHELTER		
FRONT (NORFOLK STREET SOUTH)		1176 m
REAR (EAST)		28 m
SIDE (SOUTH)		28 m

KEY PLAN (NOT TO SCALE)



AMENDMENTS		
No.	DESCRIPTION	DATE

LATITUDE: N42°49'09.4"  
 LONGITUDE: W80°7'42.5"  
 ELEVATION: 216.30

SITE: 527 NORFOLK STREET SOUTH (C6568)

**ALEX MARTON LIMITED**  
 ONTARIO LAND SURVEYORS  
 190 APPLEWOOD CRESCENT, UNIT 8,  
 CONCORD, ONTARIO, L4K 4B9  
 PHONE: 905-878-8869 FAX: 905-878-0770  
 E-MAIL: alexm@alexmarton.com  
 WEBSITE: www.alexmarton.com

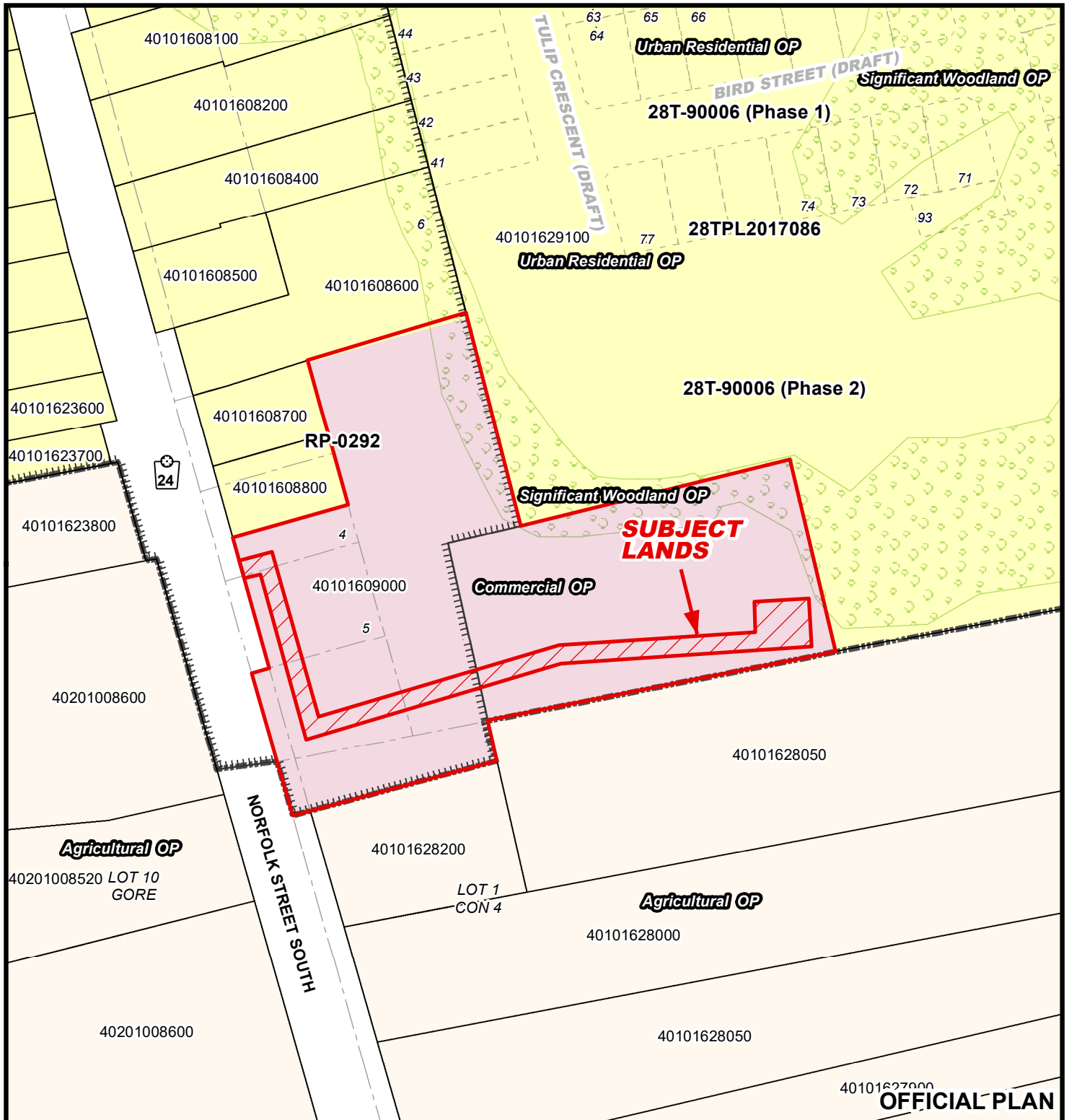
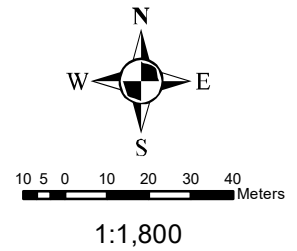
PARTY CHIEF: J.V.M./A.M. FILE NAME: 2018-180(C6568)  
 DRAWN: L.K. PLOT SCALE: 1:500  
 CHECKED: A.M. PROJECT No: 2018-180



# MAP 2

File Number: RTPL2019334

Urban Area of SIMCOE



OFFICIAL PLAN

10/11/2019



# MAP 3

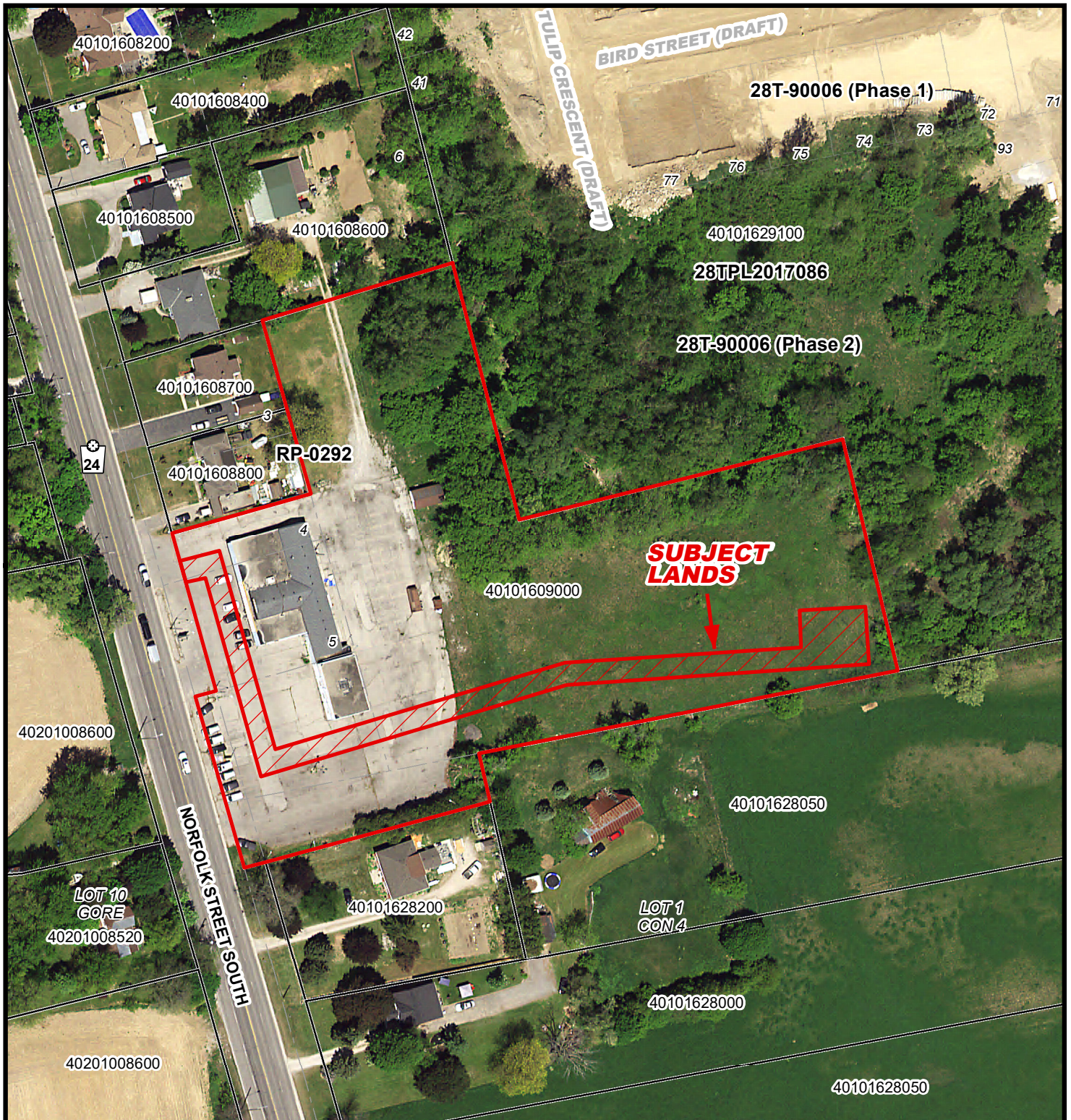
File Number: RTPL2019334

Urban Area of SIMCOE



8 4 0 8 16 24 32 Meters

1:1,500





# MAP 4

File Number: RTPL2019334

Urban Area of SIMCOE

