



## Planning Department Development Application Form

### Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

### Pre-Submission Consultation “Pre-consultation”:

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted **that pre-consultation minutes are valid for one year after the meeting date.**

### Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its



acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

### **Notification Sign Requirements**

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca). Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

**For Office Use Only:**

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☒ Renewable Energy Project or Radio Communication Tower

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

Concurrence document from the county for a 90m telecommunications tower, made to accommodate future co-location of other carriers' antennas. The primary area of concern is to cover between Brantford Rd and Windham Cantre Rd, along Teeterville Rd.

Telecom tower will consist of fenced in compound containing tower, radio equipment shelter and associated parking spot. Guy anchors will also be fenced, and access and hydro will be provided to site.

\_\_\_\_\_

\_\_\_\_\_

**Property Assessment Roll Number:** 331049101039000



**A. Applicant Information**

**Name of Owner** GEERTS, LACY LYNN; GEERTS, KEVIN MICHAEL

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** 3474 Tetterville Rd

**Town and Postal Code** Vanessa ON N0E 1V0

**Phone Number** (519) 410-2606

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

**Email** kevinlacygeerts@silomail.com

**Name of Applicant** Rogers Communications Inc.

**Address** 8200 Dixie Rd

**Town and Postal Code** Brampton ON, L6T 0C6

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

**Cell Number** 519-566-9267

**Email** j\_mckay@rogers.com

**Name of Agent** Victoria McKay, contractor

**Address** 12317 Funaro Crst.

**Town and Postal Code** Tecumseh ON N9K 1B2

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

**Cell Number** 519-566-9267

**Email** j\_mckay@rogers.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 both owner and 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):

PT LT 11 CON 6 WINDHAM AS IN NR609200 NORFOLK COUNTY

Municipal Civic Address: 3474 Teeterville Rd

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

Agricultural

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:

Existing farming operation and farming buildings. Buildings are located on west end of property, off Teeterville Rd. No changes to any buildings. Teleocm tower to be located on sout-east of property, away from farming infastructure.

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.

No new buildings. New proposed telecommunications tower and associated equipment.

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:

Proposed 90m guyed telecommunciations tower, including the antennas, a lightning rod and an obstruction light. An equipment shelter will also be installed at the base of the proposed tower.

The 10 x 10m compound will be surrounded by a security fence with a locked gate access point.

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:  
Agricultural, PSW, Extractive Industrial

\_\_\_\_\_

10. Are there any easements or restrictive covenants affecting the subject lands?  
☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

\_\_\_\_\_

**C. Purpose of Development Application**

**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:  
90m Guyed Telecommunications Tower

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

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: Non-exclusive leasehold only

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

Zoning

Proposed

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

Lot frontage	<div>Proposed Guyed Tower:</div> <div></div>	
Lot depth	<div>30m from subject property (south guy) to</div> <div>property line at Windham Rd 7</div>	
Lot width	<div>100m from tower centre to property line (south)</div>	
Lot area	<div>63m from subject property to property line (east)</div>	
Lot coverage	<div>150m from tower centre to east property line</div> <div></div>	
Front yard		
Rear yard	<div>Proposed Radio Equipment Shelter:</div> <div></div>	
Left Interior side yard	<div>96m from shelter to front (south) (Windham Rd 7)</div>	
Right Interior side yard	<div>151m from shelter to property line (east)</div> <div></div>	
Exterior side yard (corner lot)		
Landscaped open space	<div>Residential Setbacks:</div> <div></div>	
Entrance access width	<div>1109m to closest property zoned residential (OP)</div>	
Exit access width	<div>107m from subject property to residential use</div>	
Size of fencing or screening	<div>166m from tower to residential use</div> <div></div>	
Type of fencing	<div>2.4m high chain link security fence topped with barbed wire surrounding</div> <div>the compound</div>	

10. Building Size

Number of storeys	<div></div>	<div></div>
Building height	<div></div>	<div></div>
Total ground floor area	<div></div>	<div></div>
Total gross floor area	<div></div>	<div></div>
Total useable floor area	<div></div>	<div></div>

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	<div></div>	<div></div>
Number of visitor parking spaces	<div></div>	<div></div>
Number of accessible parking spaces	<div></div>	<div></div>
Number of off street loading facilities	<div></div>	<div></div>

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 0

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

If yes, describe:

Type	Number of Units	Floor Area per Unit in m2
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: 0

Number of buildings proposed: 0

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, or storage):

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):

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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:  
No previous use. Agricultural land.

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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:

Exempt from the Application of Planning Act and Zoning By-Laws as a federal undertaking

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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:

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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:

No changes to grade or flow.

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 349m

**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 377m

**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
- ☐ Communal wells
- ☐ Individual wells
- ☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street: Windham Rd 7

**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.

Telecommunications Tower Application

## **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

- ☐ Functional Servicing Report
- ☐ 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

2023-11-24  
Date

**M. Owner’s Authorization**

[Separate Owner's Authorization Attached](#)

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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ 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  
  
See separate owner's authorization, page 19  
\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
Date


Separate Owner's Authorization Attached

N. Declaration

I, Victoria McKay of Woodstock Ontario

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:  
City of Ottawa

  
SignNow e-signature ID: 0b8edad613...  
01/15/2024 16:06:40 UTC  
Owner/Applicant Signature

In Province of Ontario via video conference

This 15th day of January

Electronically signed & declared via online video before me in Ottawa, ON while the Affiant / Declarant was located in Woodstock, Ontario on January 15, 2024, as per Ontario Reg. 431/20 & the Electronic Commerce Act.

A.D., 2024  
  
SignNow e-signature ID: 4ff0a5f978...  
01/15/2024 16:06:24 UTC

A Commissioner, etc.

Candice Webster  
A Commissioner, etc., Province of Ontario  
for Robert Onley Law  
Expires October 11, 2025



SignNow e-signature ID: e3d4d910a2...  
01/15/2024 16:02:53 UTC

Notary Pro - [www.notarypro.ca](http://www.notarypro.ca) - 1-888-313-0909 - [support@notarypro.ca](mailto:support@notarypro.ca)  
Please refer to the Document History page attached below for proof of electronic signature and contact Notary Pro for any questions about this electronically signed document



**AUTHORIZATION**

RE: ROGERS COMMUNICATIONS INC.

Proposed 90m Guyed Telecommunications Facility

SITE CODE & NAME: C9785 - Windham Centre Rd & Brantford Rd

PROPERTY DESCRIPTION:

PIN: 502610299      ARN: 433108001213400

Legal Description: PT LT 11 CON 6 WINDHAM AS IN NR609200 NORFOLK COUNTY  
Municipal Address: 3474 Teeterville Rd, Norfolk County, N0E1V0

MUNICIPALITY:


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

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

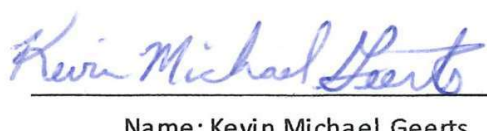
Rogers Communications Inc. has my/our permission to act as my/our Agent to obtain permits or any other documentation, including copies of all building drawings from the municipality, or any architect or engineer, required to obtain any necessary municipal approvals for this site. This authorization also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

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

OWNER / COMPANY NAME: GEERTS, LACY LYNN; GEERTS, KEVIN MICHAEL

  
Name: Lacy Lynn Geerts

June 20, 2023  
Date:

  
Name: Kevin Michael Geerts

June 20 2023  
Date:

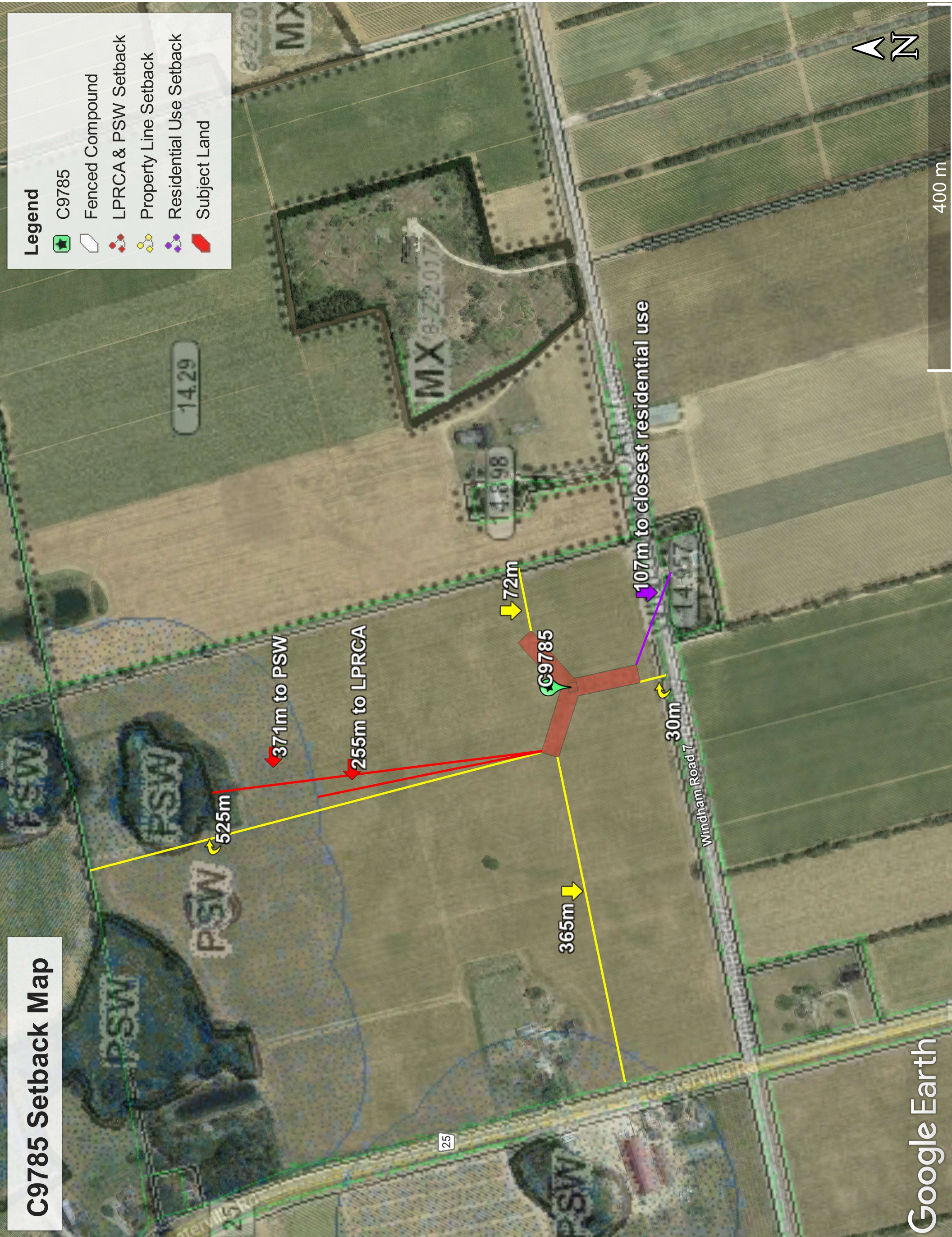
If the property owner is other than an individual, I/we have authority to bind the Owner



# C9785 Setback Map

## Legend

- C9785
- Fenced Compound
- LPRCA & PSW Setback
- Property Line Setback
- Residential Use Setback
- Subject Land





**Document History**

SignNow E-Signature Audit Log

All dates expressed in MM/DD/YYYY (US)

**Document name:** C9785 Development-Application-Combined  
**Document created:** 01/15/2024 15:58:27  
**Document pages:** 20  
**Document ID:** d4ce709c5ad94767a6c5d6c663561dc5ca126a34  
**Document Sent:** 01/15/2024 16:04:26 UTC  
**Document Status:** Signed  
01/15/2024 16:06:24UTC

**Sender:** online@notarypro.ca  
**Signers:** notary@notarypro.ca (NotaryPro), vamckay@hotmail.com (NotaryPro)  
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Client	Event	By	Server Time	Client Time	IP Address
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## Appendix 1. – Further Location Justifictaion

Project Number: **C9785 – Windham Centre Rd & Brantford Rd**  
Address: **3474 Teeterville Rd, Norfolk County**  
Longitude & Latitude: **42.929584°, -80.417116°**

### Further Location Justification

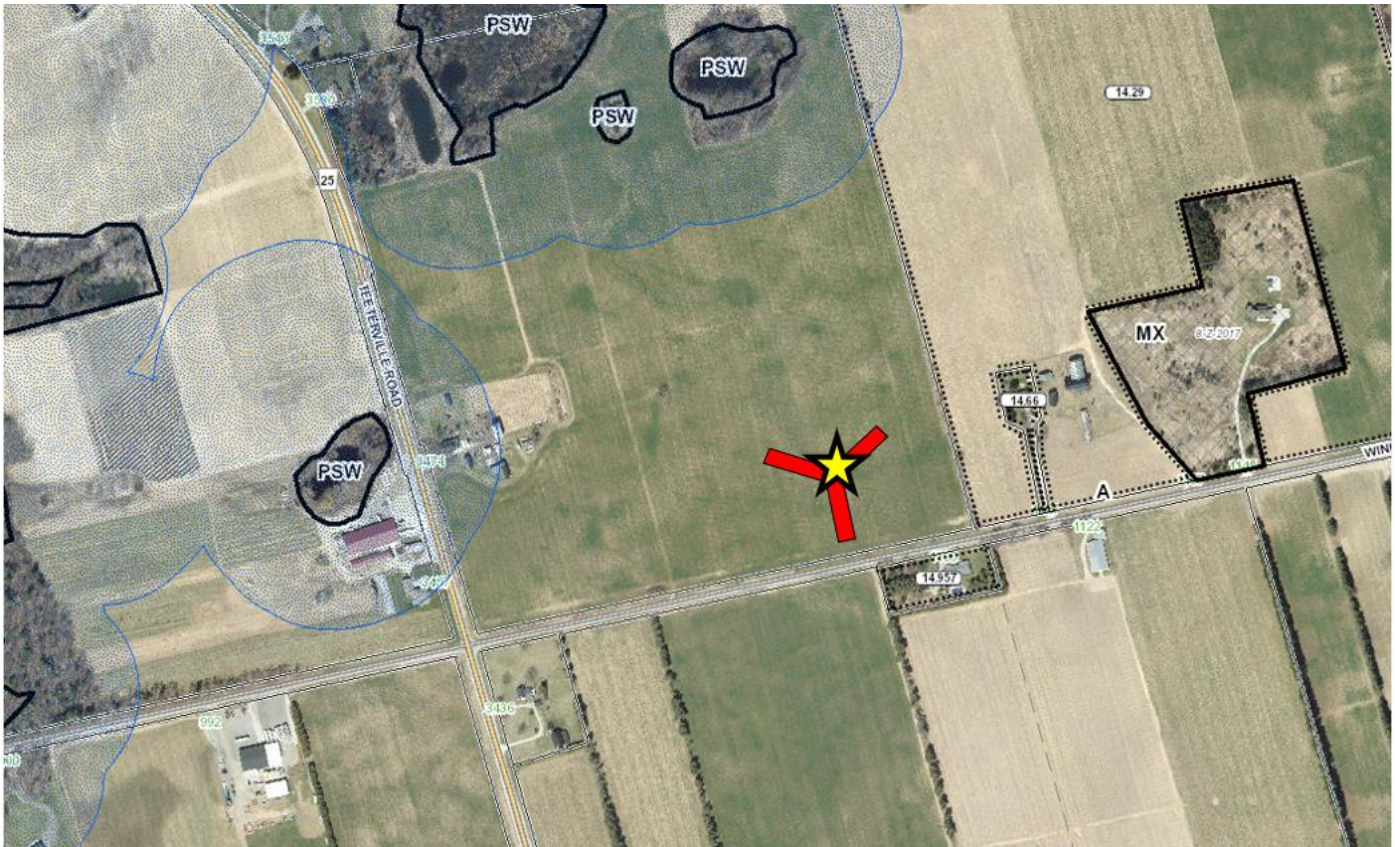
In the planning and development of our telecommunication tower project, a thorough analysis was imperative to determine the optimal location for this structure. Following the identification of a suitable candidate (as outlined in the justification report mainly pages 3-8) was the intricate task of pinpointing the exact location on this property. This process demanded a delicate balance, taking into account various crucial factors.

After confirming that the entire property meets the engineering coverage objectives essential for our network's efficiency, we could investigate various locations on the property further. Firstly, we worked closely with the property owner, minimizing disruptions to daily farming operations and complying with other requests. We also had to ensure that the chosen location aligned with acceptable hydro and access requirements.

Simultaneously, we identified required setbacks. This includes setbacks to sensitive use, as well as setbacks to residential uses. Our compliance obligation is to mitigate residents to the greatest extent possible, while maintaining setbacks from other sensitive uses.

### Current Proposed Location

In this case, the tower has deliberately been sited here to represent the minimum number of properties within the federal government's impact radius of 3x tower height from the outside perimeter of the supporting structure, to only four private properties, while still maintaining the setbacks from the LPRCA regulation limit and Provincially Significant Wetlands.

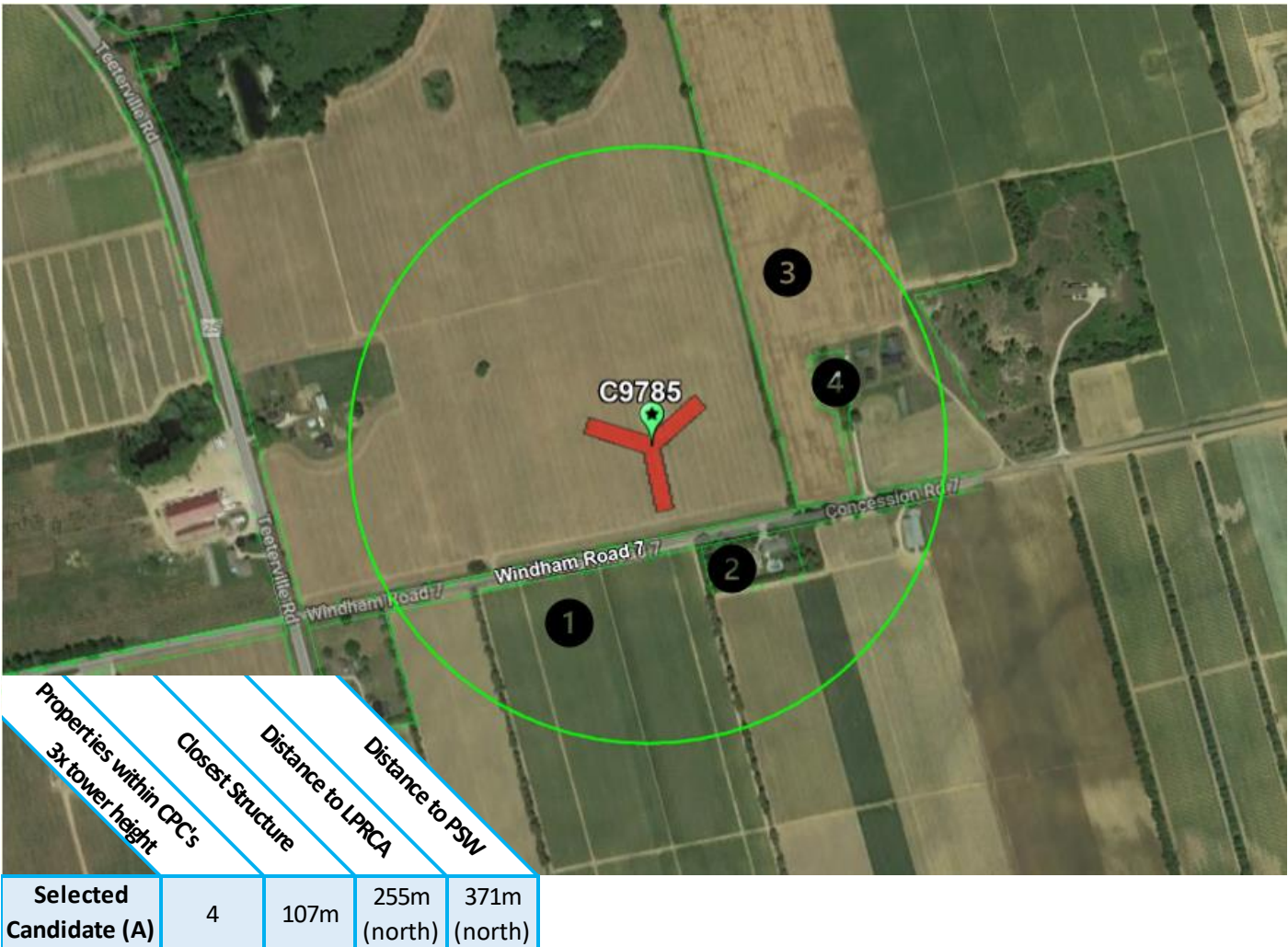




# Appendix 1. – Further Location Justifictaion

Project Number: C9785 – Windham Centre Rd & Brantford Rd  
Address: 3474 Teeterville Rd, Norfolk County  
Longitude & Latitude: 42.929584°, -80.417116°

## CPC's Impact Radius



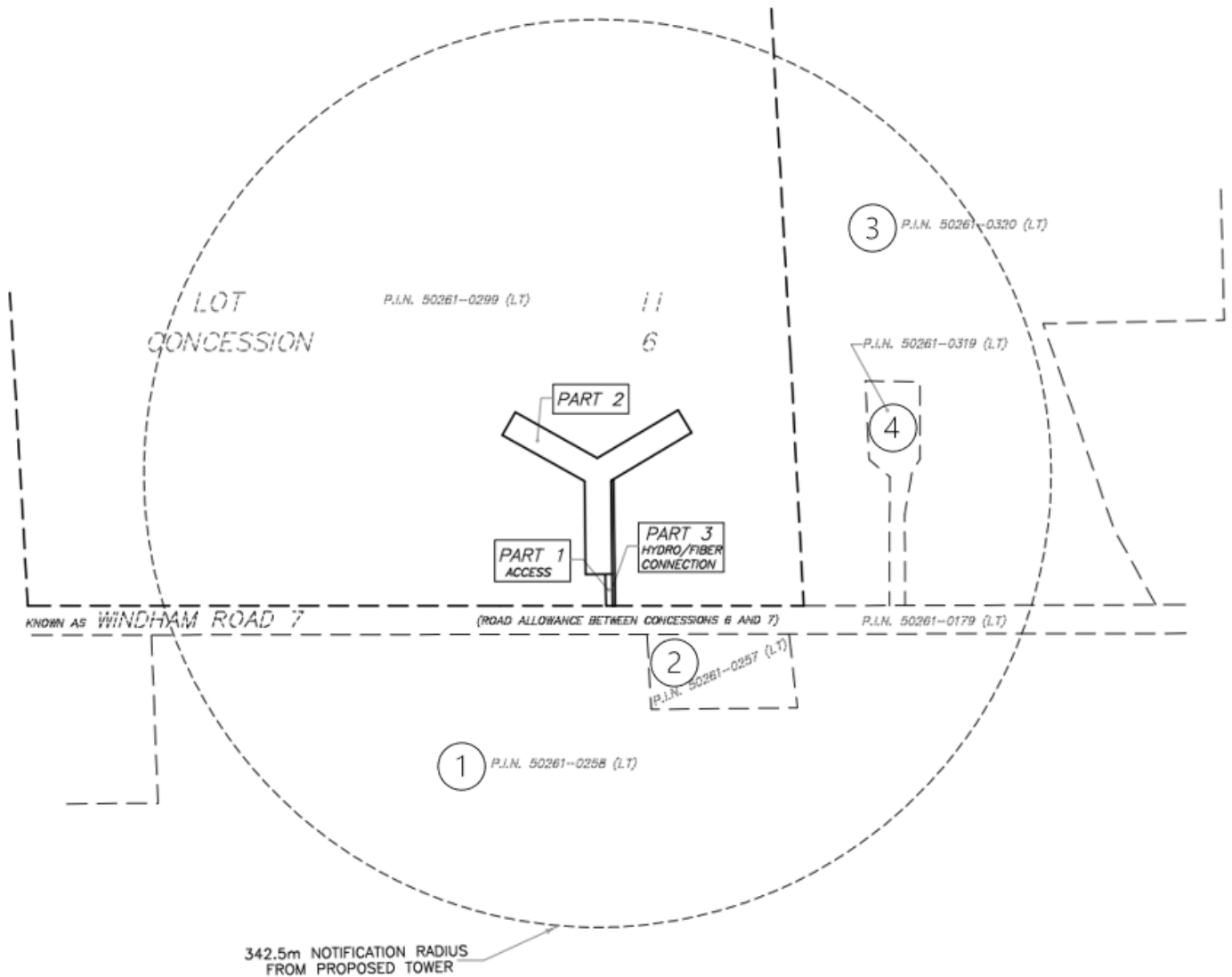
In accordance with federal policy, our commitment is to mitigate the impact on residents to the greatest extent possible. In the current location, residential uses have been mitigated while still adhering to setbacks from sensitive areas. Through careful planning, we have successfully minimized the impact on residents to only four private properties within the 3x tower height, measured according to ISED Canada’s separation distance guidelines—within a radius of three times the tower height, measured from the tower base or the outside perimeter of the supporting structure, whichever is greater (specifically, 342.5m, calculated as 90m tower height multiplied by 3, plus the guy width to include outside perimeter) (green circle). Our commitment to mitigating residential impact emphasizes the precision and thoroughness applied in this strategic location selection.

This proposed location satisfies building and property line setback requirements, reduces the residential uses to the greatest extent possible, and produces the greatest setback possible to the LPRCA and PSW regulation limits to the north and west.

## Appendix 1. – Further Location Justification

Project Number: C9785 – Windham Centre Rd & Brantford Rd  
Address: 3474 Teeterville Rd, Norfolk County  
Longitude & Latitude: 42.929584°, -80.417116°

### Survey of Proposed Installation



The snip from the survey above shows that with Candidate A, there are 4 properties, excluding that of the Landlord's property, located within a radius of three times the tower height, measured from the tower base or the outside perimeter of the supporting structure, whichever is greater (342.5m in this case).

The closest structure is 107m from the subject property line, the outermost limits of the leasehold for the tower (in this case, the "Y" around the tower – the entirety of the leased area for the tower). The closest LPRCA and PSW are 255 and 371m away, respectively.

Candidate A achieves the greatest setbacks to LPRCA and PSW as possible while mitigating the total number of properties within 3x tower height to the greatest extent possible.

# Appendix 1. – Further Location Justifictaion

Project Number: C9785 – Windham Centre Rd & Brantford Rd  
Address: 3474 Teeterville Rd, Norfolk County  
Longitude & Latitude: 42.929584°, -80.417116°

## East of Proposed Location:

There has been a recommendation to review the proposed tower's location further, suggesting a shift slightly eastward in an attempt to achieve a greater distance from adjacent residential lots. Candidate B shows this suggestion.



Selected Candidate (A)	Properties within CPC's 3x tower height	Closest Structure	Distance to LPRCA	Distance to PSW
A	4	107m	255m (north)	371m (north)
B	5	60m (south)	255m (north)	382m (north)

Should the tower be shifted east to position “B” in above image, this would result in a greater number of properties within the 3x tower height from the outermost guy (yellow circle). The number of properties within 3x tower height would increase, from 4 to 5.

This change would also result in the access lane to the proposed tower being parallel with the nearest resident’s (Property #2 on image above) driveway, putting the tower centre and access directly in line-of-sight from the closest resident. This shift would also cause the distance between the outermost limit of the tower and the closest building to not achieve the requested 1x tower height (90m). This approach fails to utilize visual mitigation techniques to nearby residents and fails to meet building setbacks.

Shifting the tower to the east would result in a greater number of properties within 3x tower height, would not utilize existing visual mitigation, and would fail to maintain 1x tower height setback from other structures. As such, this location has been deemed inadequate.

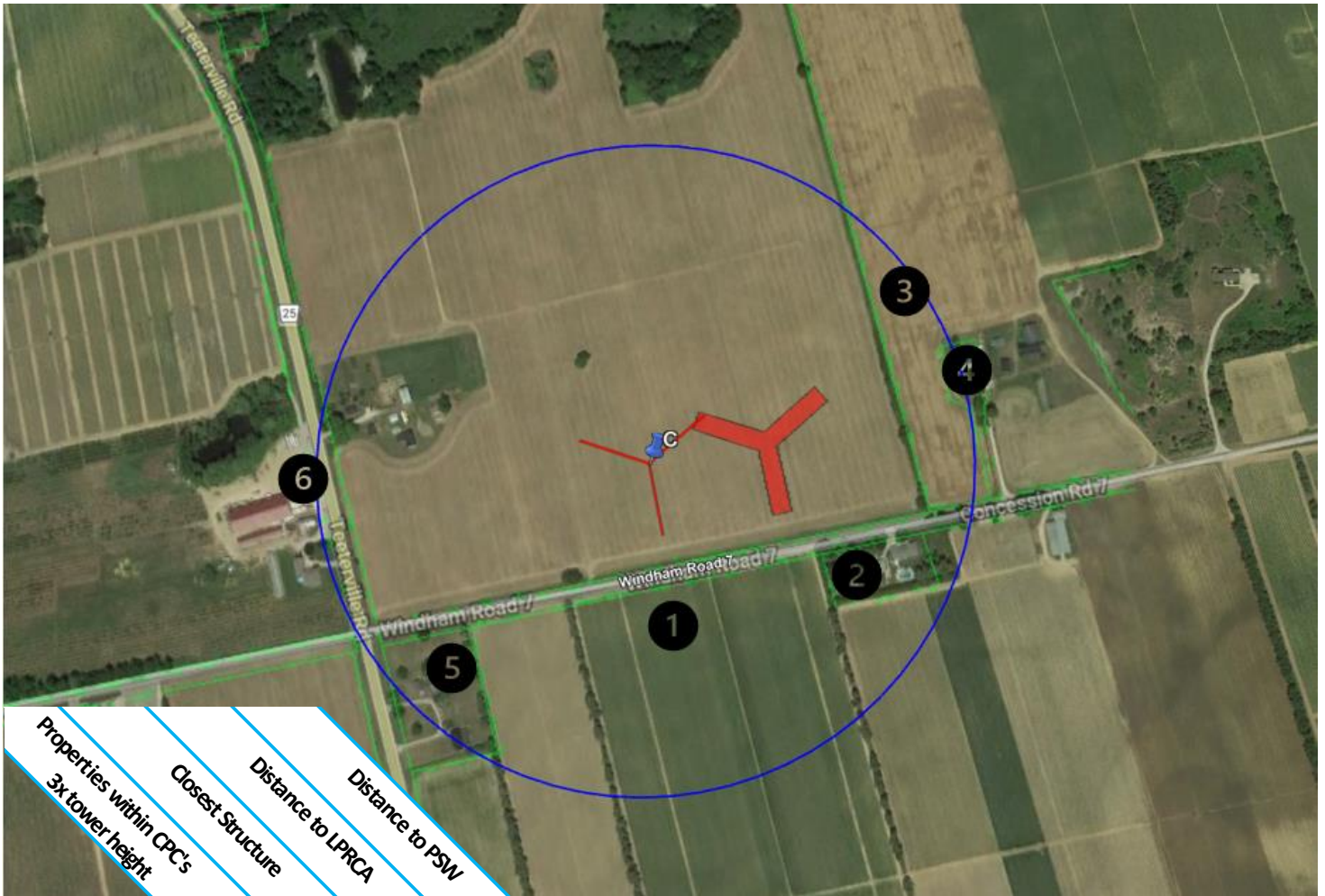


## Appendix 1. – Further Location Justifictaion

Project Number: C9785 – Windham Centre Rd & Brantford Rd  
 Address: 3474 Teeterville Rd, Norfolk County  
 Longitude & Latitude: 42.929584°, -80.417116°

### West of Proposed Location:

Following the disqualification of shifting the proposed telecommunication tower to the east, we re-reviewed the possibility of shifting this tower westerly on the property. The intention of reviewing this shift would be to determine if shifting the tower would achieve greater setbacks from residential lots or other sensitive uses.



Properties within CPC's 3x tower height	Closest Structure	Distance to LPRCA	Distance to PSW	
Selected Candidate (A)	4	107m	255m (north)	371m (north)
C	6	161m (west)	167m (west)	294m (west)

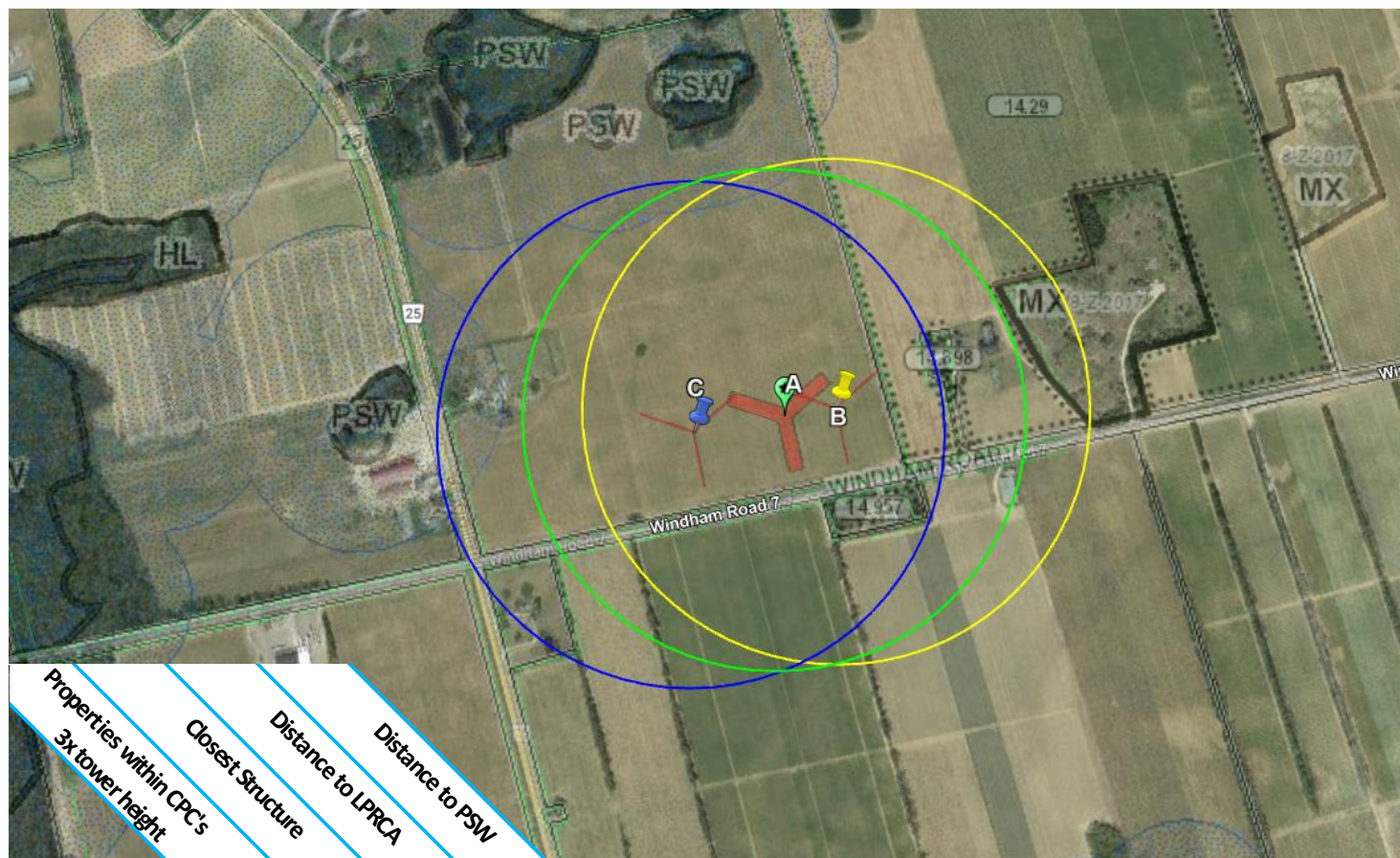
Should the tower be shifted west on the property to Candidate “C” in the above image, the number of properties within 3x tower height (blue circle) would increase from 4 to 6 properties. This shift fails to mitigate properties to the greatest extent. Further, this would put us closer to Long Point Region Conservation Authority Regulation Limits, as well as closer to Provincially Significant Wetlands, which the tower has deliberately been sited away from in order to increase setbacks.

While provincial legislation such as the Ontario Building Code and the Planning Act including zoning by-laws and site plan control, including conservation regulation limits for normal Planning Act applications do not apply as we are regulated under federal policy, we still look to achieve the greatest possible setbacks from these sensitive uses, while balancing other sensitive use setbacks. This location fails to mitigate the number of properties to the greatest extent and fails to provide the greatest setback from sensitive use, so has been disqualified.

## Appendix 1. – Further Location Justifictaion

Project Number: C9785 – Windham Centre Rd & Brantford Rd  
 Address: 3474 Teeterville Rd, Norfolk County  
 Longitude & Latitude: 42.929584°, -80.417116°

### Conclusion:



Any move further west from candidate C with the blue circle, would bring us to more than 100m closer to both Long Point Region Conservation Authority Regulation limits and Provincially Significant Wetlands than the originally proposed candidate, Candidate A (with the green circle). Any shift north would also bring us closer to these sensitive uses as well. Furthermore, shifting the tower more to the west would have a greater negative impact on daily farming operations for the landlord. As such, any movement west and north of the proposed location have been disqualified.

Candidate A is the only property that can mitigate the greatest number of properties within 3x tower height while simultaneously increasing the distance from other sensitive uses. Candidate A has the least amount of properties within 3x tower height, satisfies the structure and property line setback requirements, and maximizes setbacks to Long Point Region Conservation Authority and Provincially Significant Wetlands to the north and west.

We feel that the proposed site (Candidate A) is the candidate that is best situated to provide improved wireless voice and data services in the targeted area and designed to have the least impact on surrounding land uses and meets the intent of the governing protocol.

## **PUBLIC CONSULTATION CONSULTATION DU PUBLIC**

Date

Dear sir or madam,

Rogers Communications Inc. ("Rogers") is expanding its wireless network and would like to share with you its current plan in Norfolk County.

We are consulting residents and businesses of this area regarding this proposed project. Details of this project are included in the present notification file. We invite you to take note of the proposed project and to provide us with any questions or comments in writing by **close of business day XX date 2023**, after which we will answer your concerns. You will then have the opportunity to submit further comments if you require additional clarifications.

---

Madame, Monsieur,

Rogers Communications inc. (« Rogers ») souhaite vous informer que nous prévoyons des investissements majeurs au niveau de notre réseau de communication sans-fil dans le comté de Norfolk.

Nous désirons consulter la population environnante à propos de ce projet. Le détail de celui-ci est joint à la présente sous forme de dossier informatif. Nous vous invitons à en prendre connaissance et à nous faire part de vos questions/commentaires par écrit avant la fermeture des bureaux de Rogers le **XX mois 2023**, après quoi nous répondrons à vos observations. Vous aurez par la suite l'opportunité d'émettre vos commentaires sur nos réponses dans l'éventualité où de l'information supplémentaire serait requise.

Please send your comments or questions by mail or email to:

Veillez adresser vos questions/commentaires par la poste ou par courriel à :

**Rogers Communications Inc. – Contractor**  
C9785 – Windham Centre and Brantford Rd.

Attn: Victoria McKay  
16-225 Riddell St, Woodstock ON N4S 6N2  
Email: [j\\_mckay@rogers.com](mailto:j_mckay@rogers.com)



# PUBLIC NOTIFICATION

## Proposed Wireless Telecommunications Installation

### 1. Purpose of the Proposed Installation

Rogers is proposing to build a new wireless communications installation at 3474 Teeterville Rd, Norfolk County (the “**Proposed Installation**”) to improve wireless coverage to your community (Windham Centre, and cover Windham Centre Rd & Brantford Rd area) and to meet rising demands for wireless services.

The Proposed Installation will correct the above mentioned and ensure continuous and uninterrupted coverage between existing telecommunications sites and maintain our commitment to provide fast and reliable cellular service, both indoors and outdoors.

### 2. Evaluation of Existing Structures and Site Selection

Before proposing a new telecommunication infrastructure, Rogers reviews any existing structure or building for colocation opportunities. The following structures and/or buildings were reviewed before proposing a new installation.

List of structures evaluated:

Structure	Location	Distance	Reason for disqualification
Bell tower	N42.939011 W80.418008	1.1km	Rejected because the tower is not tall enough to satisfy coverage requirements; Rogers is already using this tower for extended coverage roam and it does not satisfy requirements
Bell/Rogers tower	N42.928331 W80.303608	9.3km	Rejected because Rogers’ equipment is already installed on this tower; outside of the search area
Rogers tower	N42.875017 W80.299744	11.3km	Rejected because Rogers’ equipment is already installed on this tower; outside of the search area

Since Rogers could not install its equipment on the above-mentioned structures, we identified the proposed location, as the site of least impact to the community, while enabling Rogers to meet the desired cellular coverage goals and the municipality’s requirements.

Furthermore, Rogers accepts to receive and review any colocation and tower sharing requests made by other licensed carriers.

### 3. Details of the Proposed Installation

**Municipal address:** 3474 Teeterville Rd, Norfolk County

**Geographic coordinates:** Lat. N 42° 55' 46.5" Long. W -80° 25' 01.6"

**Location on the lot:** The site is located off Windham Rd 7, near the south-east end of the property.

**Zoning:** Property is located on Agricultural zoned land, setback from any residential zones. The site is also setback away from PSW and LSRCA Regulation Limits.

### 4. Description of the Proposed Antenna System

**Type of tower and details:** Guyed Telecommunications Tower

**Height:** 90 meters, including the antennas, a lightning rod and an obstruction light.

**Details:** An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

Rogers will install the following equipment on the proposed tower. Please note that the height of the antennas may vary slightly but the overall scale will be respected. Space has been allocated for both initial and future antennas.

Model	Number of antennas	Approximate Dimensions in mm (Length x Width x Depth)	Height in Tower (m)	Technology (4G or 5G)
T2008L6R034V03	3	2000 X 498 X 197	88	LTE/5G
AIR3258	3	793 X 408 X 235	85	5G

### 5. Aeronautical obstruction marking requirements and land use specifications

At this time, Rogers has not received any aviation obstruction lighting or clearance specifications from Transport Canada nor from NAV CANADA for the land-use of proposed project. Nevertheless, Rogers believes that the proposed tower may include the following day lighting: one flashing white Type CL-865 beacon (20,000 candela) at the top (no tower paint) whereas the night lighting will include one flashing red Type CL-864 beacon (2,000 candela) at the top and 2 steady burning red CL-810 DOLs (32.5 candela) at mid-point, pursuant to Standard 621 - Obstruction Marking and Lighting - Canadian Aviation Regulations (CARs). Should this information not be accurate, Rogers will inform residents. For additional information: [NAV CANADA Land Use Program](#)

<https://tc.canada.ca/en/corporate-services/acts-regulations/list-regulations/canadian-aviation-regulations-sor-96-433/standards/standard-621-obstruction-marking-lighting-canadian-aviation-regulations-cars>

### 6. Respect of engineering ethics and code of practice

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the structural standards contained in CSA S37-18 (Canadian Standard Association), and will respect good engineering practices, including structural adequacy.

## 7. Health Canada's Safety Code 6

Rogers attests that the radio antenna system for the Proposed Installation will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6* limits as it 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.

Additional information from the Government of Canada and from other credible sources:

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

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/understanding-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/cell-phones-towers.html>

<https://www.who.int/news-room/questions-and-answers/item/radiation-5g-mobile-networks-and-health>

## 8. Environmental assessment - Impact Assessment Act

Rogers attests that the Proposed Installation is not located within federal lands nor is it incidental to, or form part of, projects that are designated under the *Regulations Designating Physical Activities* or by the Minister of the Environment as requiring an environmental assessment. Detailed information on the Impact Assessment Act (S.C. 2019, c. 28, s. 1) can be found at:

<https://laws-lois.justice.gc.ca/eng/acts/l-2.75/page-1.html>

## 9. Innovation, Science and Economic Development Canada's Regulatory Framework

The telecommunications industry is exclusively regulated under the Federal Radiocommunication Act and administered by Innovation, Science and Economic Development Canada. It has established a clear set of rules that wireless carriers must follow when looking to install or modify a tower or antenna system (*Client Procedures Circulars* - CPC 2-0-03, Radiocommunication and Broadcasting Antenna Systems).

Furthermore, Rogers must consult with representatives of Norfolk County, as the Land-Use Authority, and refer to their applicable local land-use and consultation requirements and any preferences it may have for tower-siting and/or design. General information relating to antenna systems is available on ISED's website: <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers>

## 10. Public Consultation and Local Processes

Norfolk County has established its own antenna tower siting protocol entitled POLICY DCS-06: Communication Tower-Protocol for Submission of Application (the "**Protocol**") which sets out, among other things, the requirements for Rogers to consult with the public about the Proposed Installation. Hence, Rogers will not follow ISED's public consultation process. Instead, Rogers is conducting the public consultation as part of the City's process.

# DOSSIER DE NOTIFICATION

## Projet d'implantation d'un nouveau site de télécommunication

### 1. Justification du projet proposé

Rogers propose l'installation d'un nouveau système d'antennes de radiocommunication au 3474 Teeterville Rd, Norfolk County (« projet proposé ») afin d'améliorer la couverture cellulaire dans votre secteur (Windham Centre, et couvrir la région de Windham Centre Rd & Brantford Rd) et ainsi répondre à la demande sans cesse croissante pour les services sans fil.

Le projet proposé corrigera cette situation et permettra une couverture continue et ininterrompue entre les sites de télécommunication existants tout en maintenant notre engagement d'offrir un service cellulaire rapide et fiable, tant à l'intérieur qu'à l'extérieur des immeubles.

### 2. Évaluation des structures existantes et le choix de l'emplacement

Avant de proposer l'installation d'une nouvelle structure de télécommunication, Rogers évalue l'ensemble des structures existantes ou immeubles pour une opportunité de colocation. Les structures ou immeubles suivants ont été évalués avant de proposer l'installation d'une nouvelle structure.

Structures évaluées :

Structure	Location	Distance	Reason for disqualification
Bell tower	N42.939011 W80.418008	1.1km	Rejetée car cette tour n'est pas assez haute pour répondre aux exigences de couverture, et Rogers utilise déjà cette tour pour une couverture étendue en itinérance et elle ne satisfait pas aux exigences de couverture.
Bell/Rogers tower	N42.928331 W80.303608	9.3km	Rejetée car Rogers est déjà installée sur cette tour et est trop éloigné pour satisfaire aux exigences de couverture
Rogers tower	N42.875017 W80.299744	11.3km	Rejetée car Rogers est déjà installée sur cette tour et est trop éloigné pour satisfaire aux exigences de couverture

Étant donné que Rogers ne pouvait pas installer ses équipements sur les structures mentionnées ici haut, nous avons identifié l'emplacement proposé, comme étant le site de moindre impact pour la communauté, tout en répondant aux objectifs de couverture cellulaire recherchés et au règlement municipal.

Enfin, Rogers demeure disposée à recevoir toute demande d'utilisation conjointe de la structure qui pourrait être proposée par une autre entreprise en télécommunication dûment licenciée.

### 3. Description du système d'antennes proposé

Adresse municipale : 3474 Teeterville Rd, Norfolk County

Coord. géographiques : Lat. N. 42° 55' 46,5" Long. O. 80° 25' 01,6"

Emplacement sur le site : La tour sera localisée au large de Windham Rd 7, près de l'extrémité sud-est de la propriété proposée.

**Zonage :** L'emplacement proposé est situé dans la zone agricole, à l'écart de toutes les zones résidentielles. Le site est également en retrait par rapport aux limites de réglementation de PSW et LSRCA.

#### 4. Description des équipements et des ouvrages proposés

**Type de tour et détails :** tour de télécommunications haubanée

**Hauteur :** Élévation hors-tout d'environ 90 mètres incluant les antennes, le balisage aérien et le parafoudre.

**Autres détails :** Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Rogers installera les antennes suivantes. Veuillez noter que la hauteur des antennes peut varier légèrement, mais l'échelle globale sera respectée. L'espace a été alloué pour les antennes initiales et futures.

Modèle	Nombre d'antennes	Dimensions approx. (mm) (Long x Larg x Prof)	Hauteur dans la tour (m)	Technologie (4G ou 5G)
T2008L6R034V03	3	2000 X 498 X 197	88	LTE/5G
AIR3258	3	793 X 408 X 235	85	5G

#### 5. Exigences en balisage d'obstacle aérien et pour l'utilisation des terrains

À ce jour, Rogers n'a pas reçu les exigences de Transports Canada en matière de balisage d'obstacle aérien ni celles de NAV Canada concernant l'utilisation du terrain. Néanmoins, Rogers estime que la tour proposée (sans peinture), pourrait inclure les formes d'éclairages suivantes : un phare clignotant blanc de type CL-865 (20 000 chandelles) au sommet de la tour pour le jour, un phare clignotant rouge de type CL-864 (2 000 chandelles) au sommet de la tour pour la nuit et deux phares permanents rouges CL-810 DOL (32,5 chandelles) à mi-hauteur de la tour pour la nuit, et ce, selon les spécifications de la Norme 621 - Balisage et l'éclairage des obstacles - Règlement de l'aviation canadien (RAC). Si ces spécifications sont inexactes, des informations supplémentaires vous seront fournies. Pour plus de détails, veuillez consulter :

[www.navcanada.ca/fr/information-aeronautique/programme-dutilisation-de-terrains.aspx](http://www.navcanada.ca/fr/information-aeronautique/programme-dutilisation-de-terrains.aspx)

<https://tc.canada.ca/fr/services-generaux/lois-reglements/liste-reglements/reglement-aviation-canadien-dors-96-433/normes/norme-621-balisage-eclairage-obstacles-reglement-aviation-canadien-rac>

#### 6. Respect des codes et principes de génie

Rogers atteste que tous les ouvrages, installations et structures réalisés et érigés dans le cadre du projet proposé respecteront les codes applicables (Code national du bâtiment et de l'Association canadienne de normalisation – CSA S37-18), et seront conçus selon les principes de génie généralement reconnus, et les méthodes de construction respecteront les règles de l'art, y compris l'intégrité structurelle.

#### 7. Code de sécurité 6 de Santé Canada

Rogers atteste que l'installation radio du projet proposé sera établie et exploitée de façon continue en conformité avec le Code de sécurité 6 de Santé Canada et les modifications qui pourront y être apportées, pour la protection du grand public, y compris tous les effets combinés de la colocation et des installations avoisinantes sur l'environnement radio local.

Pour plus de détails, nous vous invitons à consulter les sites du Gouvernement du Canada et de sources crédibles :

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/fra/sf11467.html>

<https://www.canada.ca/fr/sante-canada/services/securite-et-risque-pour-sante/radiation/exposition-professionnelle-reglementation/code-securite-6-lignes-directrices-exposition-radiofrequences.html>

<https://www.canada.ca/fr/sante-canada/services/securite-et-risque-pour-sante/radiation/sources-rayonnements-quotidien/cellulaires-stations-base.html>

<https://www.who.int/news-room/q-a-detail/5g-mobile-networks-and-health> (anglais seulement)

## **8. Évaluation environnementale – Loi sur l'évaluation d'impact**

Rogers affirme que le projet proposé n'est pas situé sur des terres fédérales et qu'il n'est pas lié à un projet désigné (selon la description dans le [Règlement désignant les activités concrètes](#)), ou qu'il est autrement expressément désigné par le ministre de l'Environnement, comme nécessitant une évaluation environnementale. Pour plus de détails concernant la Loi sur l'évaluation d'impact (L.C. 2019, ch. 28, art. 1) : <https://laws-lois.justice.gc.ca/fra/lois/l-2.75/page-1.html>

## **9. Cadre réglementaire d'Innovation, Science et Développement économique Canada**

Le secteur des communications sans fil est une industrie réglementée par la Loi sur la radiocommunication du gouvernement fédéral et celle-ci est appliquée par Innovation, Sciences et Développement économique Canada. ISDE Canada a mis en place une procédure intitulée *Circulaire des procédures concernant les clients* (CPC 2-0-03 — Systèmes d'antennes de radiocommunications et de radiodiffusion) que tout promoteur doit suivre quant au choix d'emplacement ou de modification d'un système d'antennes.

De plus, Rogers est tenu de consulter l'autorité responsable de l'utilisation du sol (ARUS) de la Comté de Norfolk afin de déterminer les exigences de consultations et de discuter des préférences locales concernant l'emplacement ou la conception du système d'antennes. De l'information additionnelle se trouve sur le site d'ISDE Canada : <https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr/securite-conformite/faits-sujet-pylones>

## **10. Consultation publique et le processus local**

Comté de Norfolk a adopté son propre processus spécifique aux systèmes d'antennes de radiocommunications (y compris pour la consultation du public) intitulé POLICY DCS-06: Communication Tower-Protocol for Submission of Application le processus de consultation publique par défaut d'ISDE Canada ne s'applique pas. Rogers effectue donc la consultation du public selon le processus de la municipalité.

## **11. Contact Information / Coordonnées des intervenants**

**Innovation, Science and Economic Development Canada / Innovation, Science et développement économique Canada**

Southwestern Ontario District Office  
4475 North Service Road, Suite 100  
Burlington, ON L7L 4X7



Telephone: 1-855-465-6307

Fax: 905-639-6551

Email: [ic.spectrumswodo-spectrebdsoo.ic@canada.ca](mailto:ic.spectrumswodo-spectrebdsoo.ic@canada.ca)

**Rogers Communications Inc. - Contractor**

Attn: Victoria McKay

16-225 Riddell St, Woodstock ON N4S 6N2

Email: [j\\_mckay@rogers.com](mailto:j_mckay@rogers.com)

**Land-Use Authority of Norfolk County / L'autorité responsable de l'utilisation du sol du comté de Norfolk**

Hannelore Yager, MScPI

Planner

Planning - Community Development Division

185 Robinson St.

Suite 200, Simcoe, Ontario, N3Y 5L6

519-426-5870 x. 8095 | 226-NORFOLK

**12. Invitation to Submit Feedback / Commentaires**

Within the framework of the public consultation, we invite citizens to submit their written comments and concerns **by close of business on XX 2023 to Rogers Contract below.**

Dans le cadre de la consultation, nous vous invitons à nous faire part de vos commentaires **avant la fermeture des bureaux de Rogers le XX date à l'entrepreneur mentionné ci-dessus :**

Tower Installation Project / Projet d'installation de communication sans fil

Reference: C9785 – Windham Centre Rd & Brantford Rd

**Rogers Communications Inc. - Contractor**

Attn: Victoria McKay

16-225 Riddell St, Woodstock ON N4S 6N2

Email: [j\\_mckay@rogers.com](mailto:j_mckay@rogers.com)

**Location map of the Proposed Installation / Carte de localisation du projet proposé**







### Appendix 3: Visual simulations of the Proposed Installation

### Annexe 3 : Simulations visuelles du site proposé

Before: West of the proposed site. Teeterville Rd at Windham Rd 7 intersection  
Avant : À l'ouest du site proposé, à l'intersection de Teeterville Rd et Windham Rd 7.



After: West of the proposed site. Teeterville Rd at Windham Rd 7 intersection  
Après : À l'ouest du site proposé, à l'intersection de Teeterville Rd et Windham Rd 7.





Before: Southwest of the Proposed Site. Approximately 3384 Teeterville Rd  
Avant : Au sud-ouest du site proposé. Environ 3384 Teeterville Rd.



After: Southwest of the Proposed Site. Approximately 3384 Teeterville Rd  
Après : Au sud-ouest du site proposé. Environ 3384 Teeterville Rd.





Before: Approx. 1127 Windham Rd 7, 260m from proposed tower  
Avant : Environ 1127 Windham Rd 7, à 260 mètres de la tour proposée.



After: Approx. 1127 Windham Rd 7, 260m from proposed tower  
Après : Environ 1127 Windham Rd 7, à 260 mètres de la tour proposée.





## Planning Department Development Application Form

### Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

### Pre-Submission Consultation “Pre-consultation”:

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted **that pre-consultation minutes are valid for one year after the meeting date.**

### Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its





acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

### **Notification Sign Requirements**

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or [planning@norfolkcounty.ca](mailto:planning@norfolkcounty.ca). Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

**For Office Use Only:**

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☒ Renewable Energy Project or Radio Communication Tower

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

Concurrence document from the county for a 90m telecommunications tower, made to accommodate future co-location of other carriers' antennas. The primary area of concern is to cover between Brantford Rd and Windham Cantre Rd, along Teeterville Rd.

Telecom tower will consist of fenced in compound containing tower, radio equipment shelter and associated parking spot. Guy anchors will also be fenced, and access and hydro will be provided to site.

**Property Assessment Roll Number:** 331049101039000



**A. Applicant Information**

**Name of Owner** GEERTS, LACY LYNN; GEERTS, KEVIN MICHAEL

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** 3474 Tetterville Rd

**Town and Postal Code** Vanessa ON N0E 1V0

**Phone Number** (519) 410-2606

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

**Email** kevinlacygeerts@silomail.com

**Name of Applicant** Rogers Communications Inc.

**Address** 8200 Dixie Rd

**Town and Postal Code** Brampton ON, L6T 0C6

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

**Cell Number** 519-566-9267

**Email** j\_mckay@rogers.com

**Name of Agent** Victoria McKay, contractor

**Address** 12317 Funaro Crst.

**Town and Postal Code** Tecumseh ON N9K 1B2

**Phone Number** 519-890-7153

**Cell Number** 519-566-9267

**Email** j\_mckay@rogers.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 both owner and 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):

PT LT 11 CON 6 WINDHAM AS IN NR609200 NORFOLK COUNTY

Municipal Civic Address: 3474 Teeterville Rd

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

Agricultural

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:

Existing farming operation and farming buildings. Buildings are located on west end of property, off Teeterville Rd. No changes to any buildings. Teleocm tower to be located on sout-east of property, away from farming infastructure.

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.

No new buildings. New proposed telecommunications tower and associated equipment.

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:

Proposed 90m guyed telecommunciations tower, including the antennas, a lightning rod and an obstruction light. An equipment shelter will also be installed at the base of the proposed tower.

The 10 x 10m compound will be surrounded by a security fence with a locked gate access point.



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:  
Agricultural, PSW, Extractive Industrial

\_\_\_\_\_

10. Are there any easements or restrictive covenants affecting the subject lands?  
☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

\_\_\_\_\_

**C. Purpose of Development Application**

**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:  
90m Guyed Telecommunications Tower

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

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: Non-exclusive leasehold only

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

Zoning

Proposed

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

Lot frontage	<div>Proposed Guyed Tower:</div> <div></div>	
Lot depth	<div>30m from subject property (south guy) to</div> <div>property line at Windham Rd 7</div>	
Lot width	<div>100m from tower centre to property line (south)</div>	
Lot area	<div>63m from subject property to property line (east)</div>	
Lot coverage	<div>150m from tower centre to east property line</div> <div></div>	
Front yard		
Rear yard	<div>Proposed Radio Equipment Shelter:</div> <div></div>	
Left Interior side yard	<div>96m from shelter to front (south) (Windham Rd 7)</div>	
Right Interior side yard	<div>151m from shelter to property line (east)</div> <div></div>	
Exterior side yard (corner lot)		
Landscaped open space	<div>Residential Setbacks:</div> <div></div>	
Entrance access width	<div>1109m to closest property zoned residential (OP)</div>	
Exit access width	<div>107m from subject property to residential use</div>	
Size of fencing or screening	<div>166m from tower to residential use</div> <div></div>	
Type of fencing	<div>2.4m high chain link security fence topped with barbed wire surrounding</div> <div>the compound</div>	

10. Building Size

Number of storeys	<div></div>	<div></div>
Building height	<div></div>	<div></div>
Total ground floor area	<div></div>	<div></div>
Total gross floor area	<div></div>	<div></div>
Total useable floor area	<div></div>	<div></div>

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	<div></div>	<div></div>
Number of visitor parking spaces	<div></div>	<div></div>
Number of accessible parking spaces	<div></div>	<div></div>
Number of off street loading facilities	<div></div>	<div></div>

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 0

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

If yes, describe:

Type	Number of Units	Floor Area per Unit in m2
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: 0

Number of buildings proposed: 0

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, or storage):

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):

---

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:  
No previous use. Agricultural land.

---

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:

Exempt from the Application of Planning Act and Zoning By-Laws as a federal undertaking

---

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:

---

---



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:

No changes to grade or flow.

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 349m

**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 377m

**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
- ☐ Communal wells
- ☐ Individual wells
- ☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street: Windham Rd 7

**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.

Telecommunications Tower Application

## 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



- ☐ Functional Servicing Report
- ☐ 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.

  
\_\_\_\_\_

2023-11-24  
\_\_\_\_\_

Owner/Applicant SignatureDate

**M. Owner’s Authorization**      [Separate Owner's Authorization Attached](#)

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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

Separate Owner's Authorization Attached

N. Declaration

I, Victoria McKay of Woodstock 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:

\_\_\_\_\_



Owner/Applicant Signature

In Woodstock ON

This 27th day of November

A.D., 2023

\_\_\_\_\_

A Commissioner, etc.



**AUTHORIZATION**

RE: ROGERS COMMUNICATIONS INC.

Proposed 90m Guyed Telecommunications Facility

SITE CODE & NAME: C9785 - Windham Centre Rd & Brantford Rd

PROPERTY DESCRIPTION:

PIN: 502610299      ARN: 433108001213400

Legal Description: PT LT 11 CON 6 WINDHAM AS IN NR609200 NORFOLK COUNTY  
Municipal Address: 3474 Teeterville Rd, Norfolk County, N0E1V0

MUNICIPALITY:


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

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


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

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

OWNER / COMPANY NAME: GEERTS, LACY LYNN; GEERTS, KEVIN MICHAEL

  
Name: Lacy Lynn Geerts

June 20, 2023  
Date:

  
Name: Kevin Michael Geerts

June 20 2023  
Date:

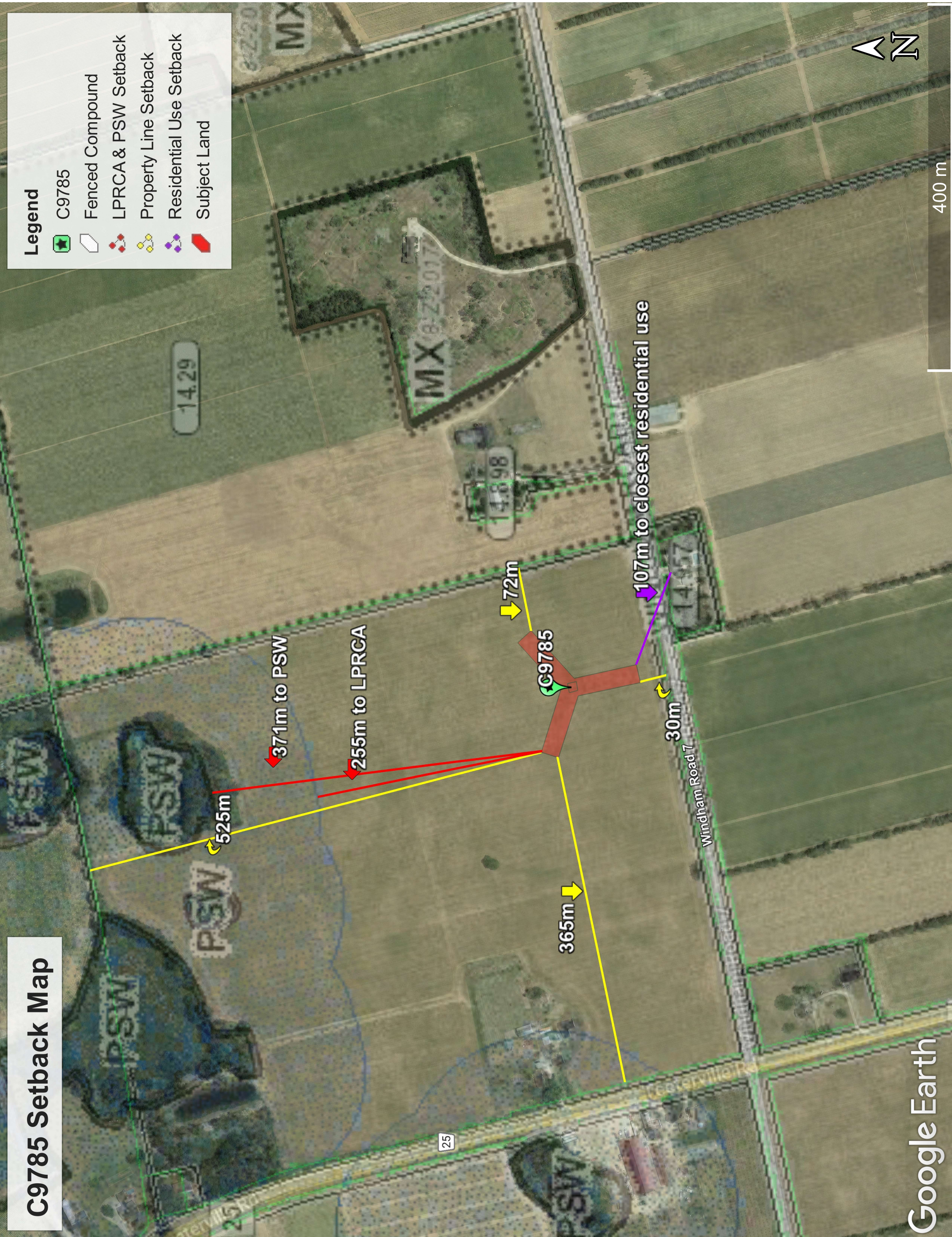
If the property owner is other than an individual, I/we have authority to bind the Owner



# C9785 Setback Map

## Legend

- C9785
- Fenced Compound
- LPRCA & PSW Setback
- Property Line Setback
- Residential Use Setback
- Subject Land







## AUTHORIZATION

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June 20, 2023

Date:

Name: Kevin Michael Geerts

June 20 2023

Date:

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



## **Rogers Site C9785 – Windham Centre Rd & Brantford Rd Site Selection/Justification Report – Wireless Communications Site**

**Prepared for: Norfolk County**

Hannelore Yager, Planner

**519-426-5870 x. 8095   Hannelore.Yager@norfolkcounty.ca**

**Proposed: 90m Guyed Tower**

Coordinates: 42.929584° , -80.417116°

**PIN: 50261-0299 (LT)   ARN: 331049101039000**

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## Introduction

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

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

**3474 Teeterville Rd, Norfolk County, Ontario N0E 1V0**

**PIN: 50261-0299 (LT) ARN: 331049101039000**

**Legal Description: PT LT 11 CON 6 WINDHAM AS IN NR609200 NORFOLK COUNTY, The Land Titles Division for Norfolk Land Registry Office (No. 37)**

*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 siting's. 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:** Windham Centre Rd & Brantford Rd

**LOCATION CODE:** C9785

**RF PLANNER:** Daniel Ayele

**TELEPHONE #:** (343) 558-0806

**DATE:** 2023-05-03

**Proposed Search Map Centre:**

**Lat:** 42.921338

**Long:** -80.419245

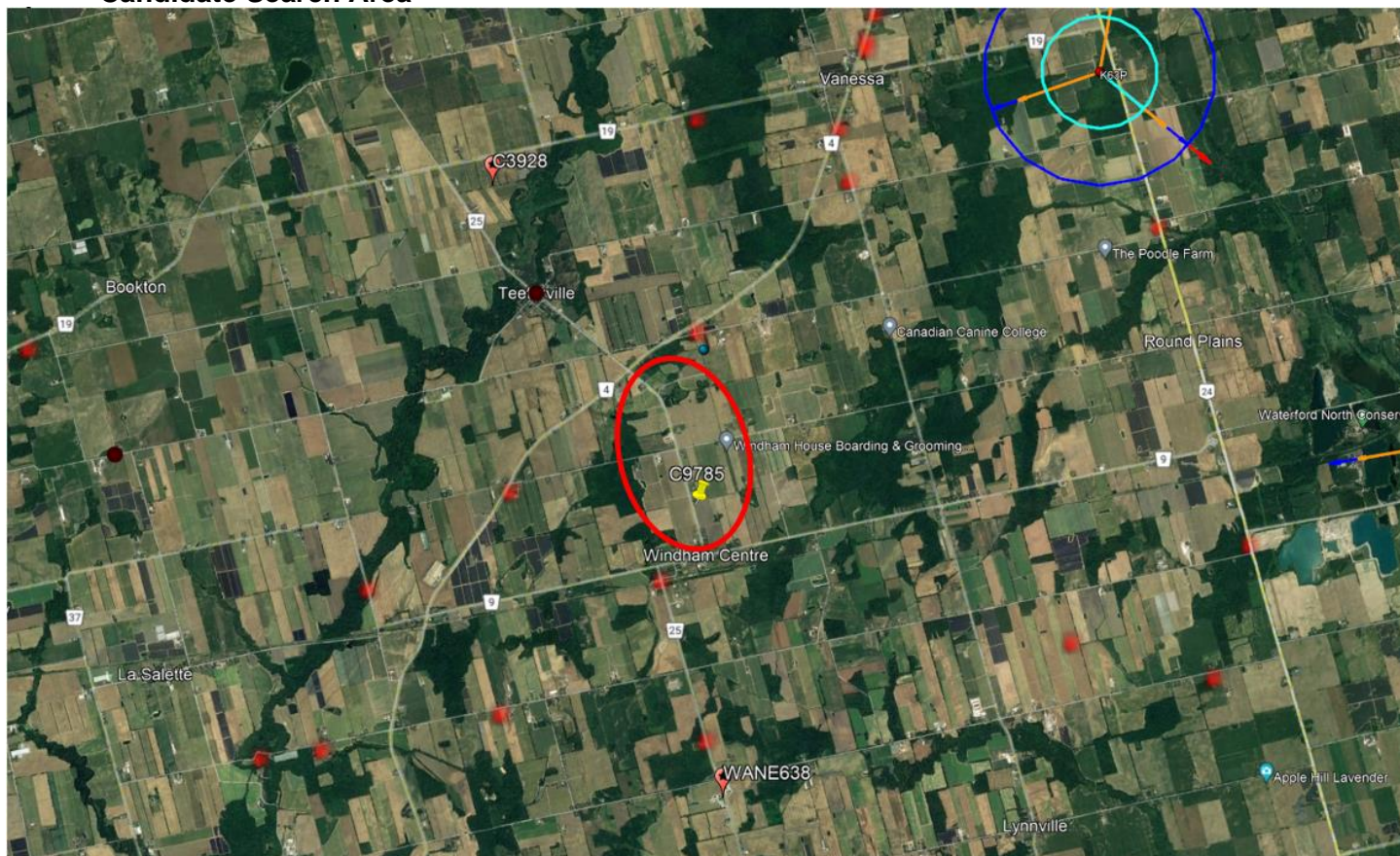
**SITE DESCRIPTION:** This will be a 6 sectored LTE/5G site. It will also accommodate antennas and equipment for future technology services.

**Proposed Antenna Mounting Height:** 90m Guyed tower

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

**Co-locates:** N/A

### Candidate Search Area





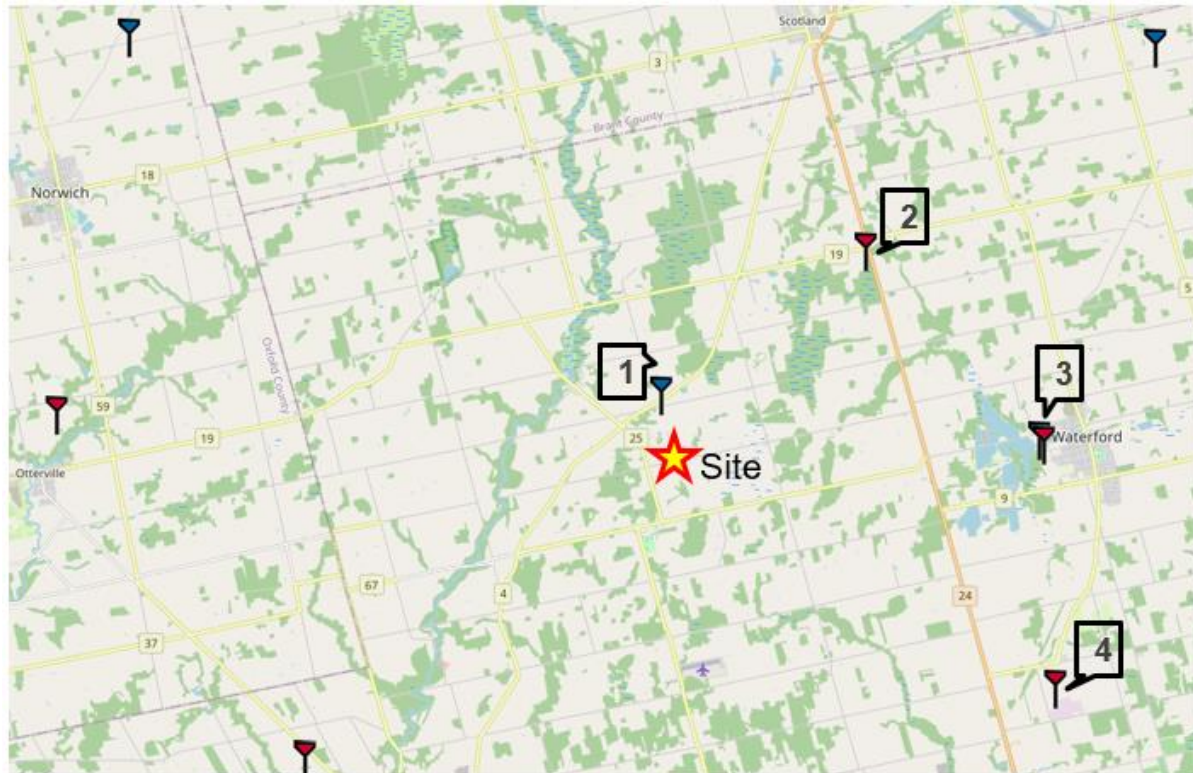
## Candidate Search Process

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

- Sharing an existing antenna system, modifying, or replacing a structure, if necessary.
- Locate, analyze, and attempt to use any 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 carriers within a 10km radius of the Search Centre. All towers included in the [Canadian Cellular Tower Map](#) have been included here.



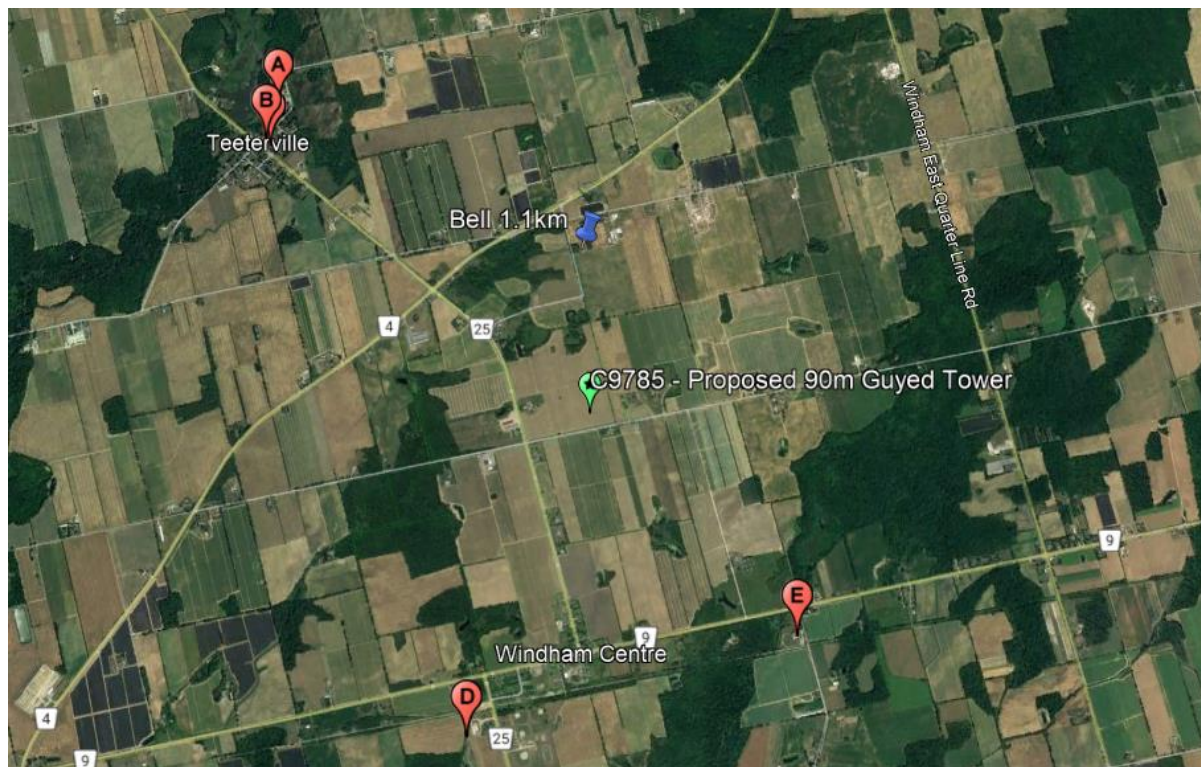
Closest structures evaluated:

#	Structure	Location	Distance	Reason for disqualification
1	Bell Tower	N42.939011 W80.418008	1.1km	Rejected because the tower is not tall enough to satisfy coverage requirements; Rogers is already using this tower for extended coverage roam, and it does not satisfy requirements
2	Rogers Tower	N42.970569 W80.356911	6.7km	Rejected because Rogers' equipment is already installed on this tower; outside of the search area
3	Bell/Rogers Tower	N42.928331 W80.303608	9.3km	Rejected because Rogers' equipment is already installed on this tower; outside of the search area
4	Rogers Tower	N42.875017 W80.299744	11.3km	Rejected because Rogers' equipment is already installed on this tower; outside of the search area

There are no existing antenna structures in the area which may be utilized for co-location within two kilometers of the proposed site and a new structure must be erected to address the coverage deficiency. In particular, the closest existing tower is 1.1km away from the proposed site and is already used by Rogers for extended coverage roam but it does not satisfy the current coverage requirements. Tower is not tall enough to add Rogers' antennas below existing Bell antennas and satisfy coverage requirements.

## Co-location opportunities on other existing structures

- The following map depicts additional structures with antennas on them within a 4km radius of the Search Centre. These towers are not included in the [Canadian Cellular Tower Map](#).



With Rogers being a tier 1 internet service provider, smaller towers do not always accommodate the antennas and other related equipment, both due both overall tower structural integrity and available height. Nonetheless, each structure has been analyzed.

Closest structures evaluated:

#	Structure	Location	Distance	Reason for disqualification
A	Small Self Support Tower at Teeterville Public School	N42.947848 W80.442384	2.9km	Rejected because tower is not tall enough to satisfy coverage requirements & structure is insufficient to support Rogers' antennas and associated equipment. Too far north to satisfy coverage requirements
B	Narrow Self Support Tower at Fire Station	N42.945715 W80.443270	2.8km	Rejected because tower is not tall enough to satisfy coverage requirements & structure is insufficient to support Rogers' antennas and associated equipment; too far north
C	Narrow Self Support Tower	N42.945369 W80.442910	2.7km	Rejected because tower is not tall enough to satisfy coverage requirements & structure is insufficient to support additional antennas, with no space to expand compound; too far north
D	Narrow Self Support Tower	N42.911175 W80.426451	2.2km	Rejected because tower is not tall enough to satisfy coverage requirements & structure is insufficient to support Rogers' antennas and associated equipment
E	Grain Silo with antennas	N42.916849 W80.400956	1.9km	Rejected because silo is not tall enough to satisfy coverage requirements & structure cannot support additional antennas, specifically Rogers' tier 1 antennas.



## Evaluation of Other Local Existing Structures / Rooftops

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

### Existing Structure Notes:

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

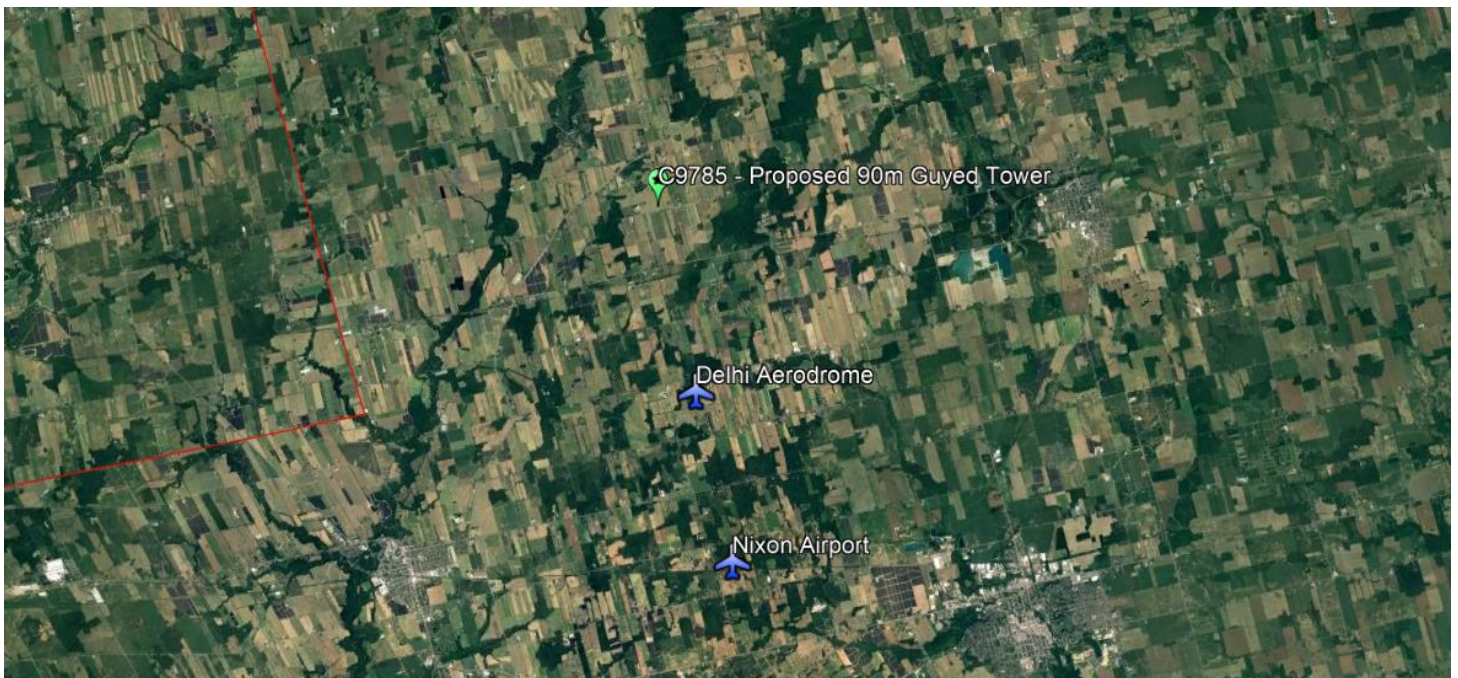
## Consideration of municipal surplus properties

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

- ☒ No suitable municipal properties were found.
- ☐ Suitable municipal properties were identified:

## Aeronautical Issues

The proposed site is 5.1km north of the Delhi Aerodrome and 9.3km north from Nixon Airport. Accordingly, the proposed tower is 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.



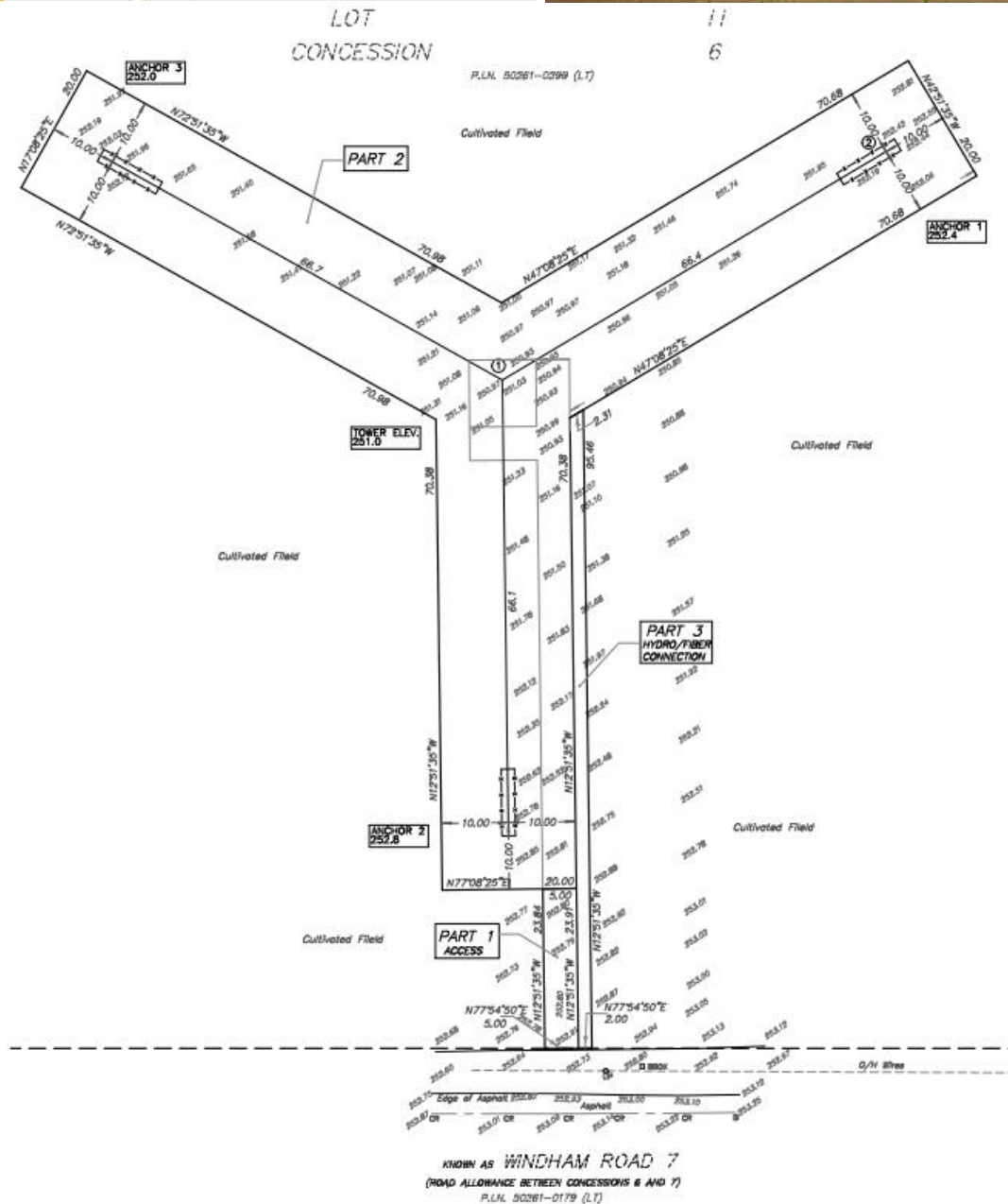
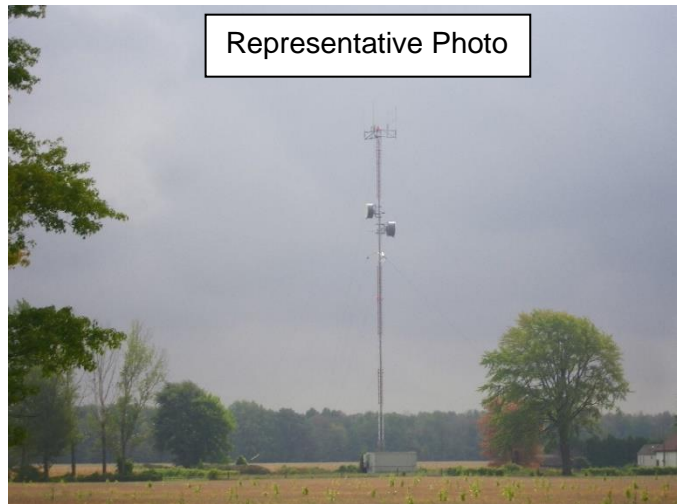
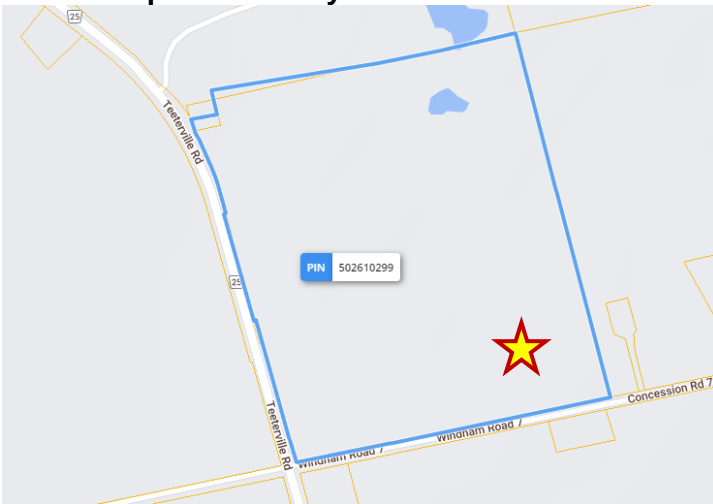
**There are limited property options with the footprint required to support a guyed tower in this area.**

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

PIN	Candidate Review
502610299	Acceptable hydro and access length; mitigates residential uses to the greatest extent possible; provides the required coverage to the area; maintains setbacks from PSW; outside or LPRCA regulations limits; RF and TX qualified; selected candidate
502610301	Insufficient hydro and access length; mitigates residential uses to greatest extent possible; does not maintain setbacks from PSW & within LPRCA regulation limits; disqualified
502610297	Acceptable hydro and access length; mitigates residential uses to greatest extent possible; zoned MX: Extractive Industrial; maintains setbacks from PSW; limited space on property for tower; disqualified
501800223	Acceptable hydro and access length; mitigates residential uses to greatest extent possible; does not maintain setbacks from PSW & within LPRCA regulation limits; some visual mitigation strategies available
502610258	Insufficient hydro and access length; does not mitigate residential uses to greatest possible; maintains setbacks from PSW; limited visual mitigation strategies available
501800329	Acceptable hydro and access length; does not mitigate residential uses to greatest extent possible; maintains setbacks from PSW; no visual mitigation strategies available
501800274	Insufficient hydro and access length; mitigates residential uses to greatest extent by being pushed back in property; does not maintain setbacks from PSW, is within LPRCA regulation limits & must cross PSW; great visual mitigation strategies available; disqualified
502610259	Insufficient hydro and access length; does not mitigate residential uses to greatest extent despite being pushed back in property; does not maintain setbacks from PSW; limited visual mitigation strategies available; disqualified

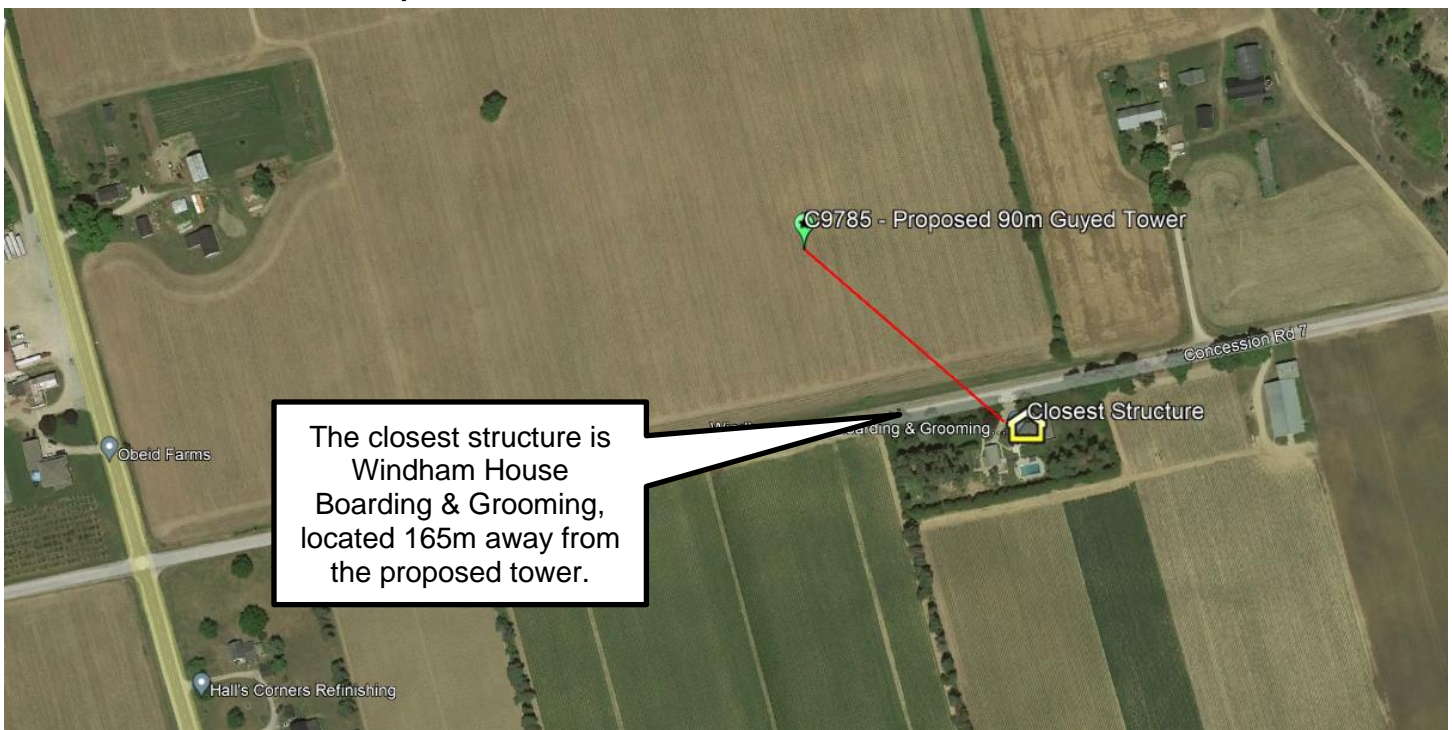


## Proposed Facility Location and Site Sketch

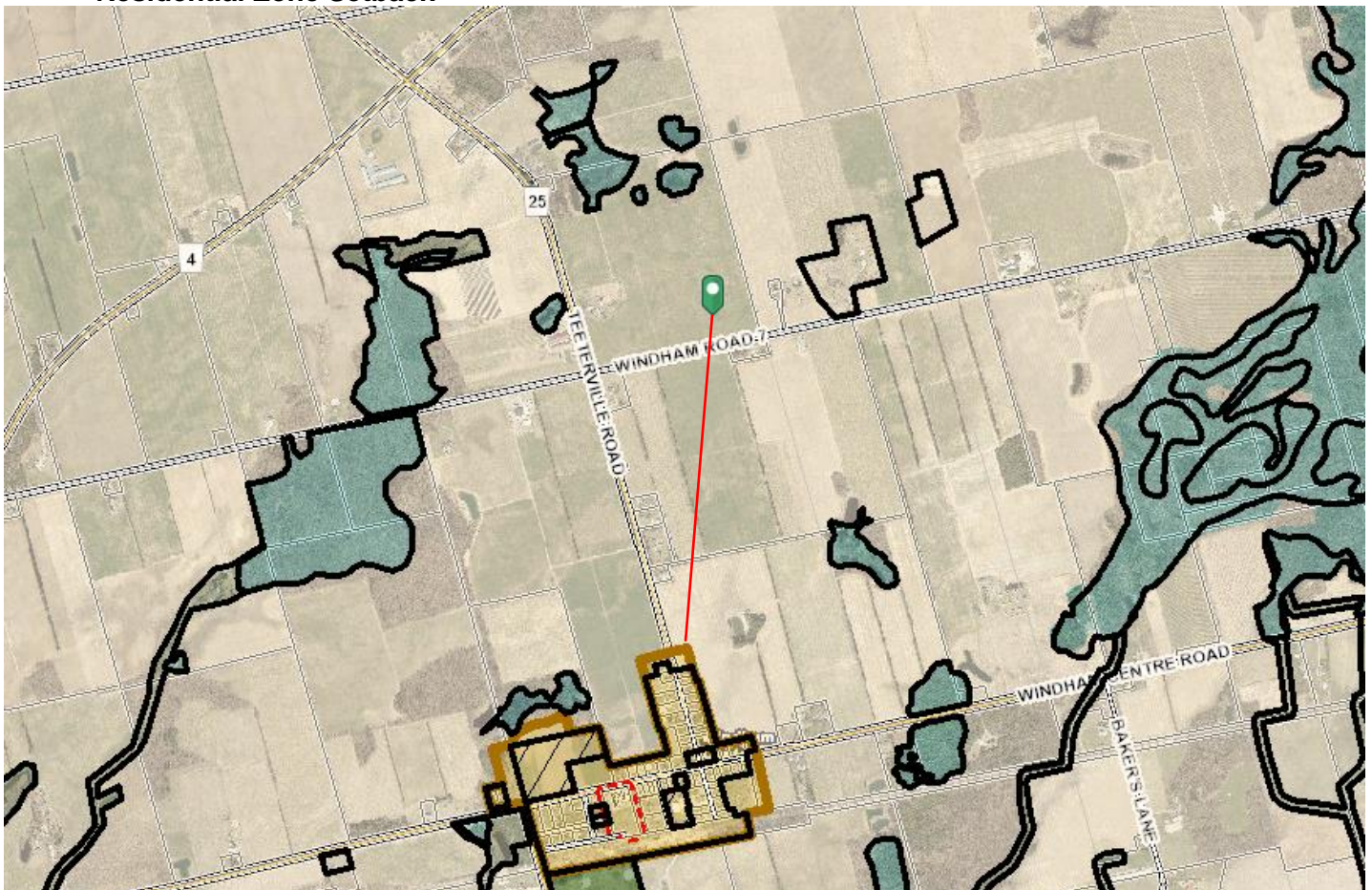




## Structure Setback Map



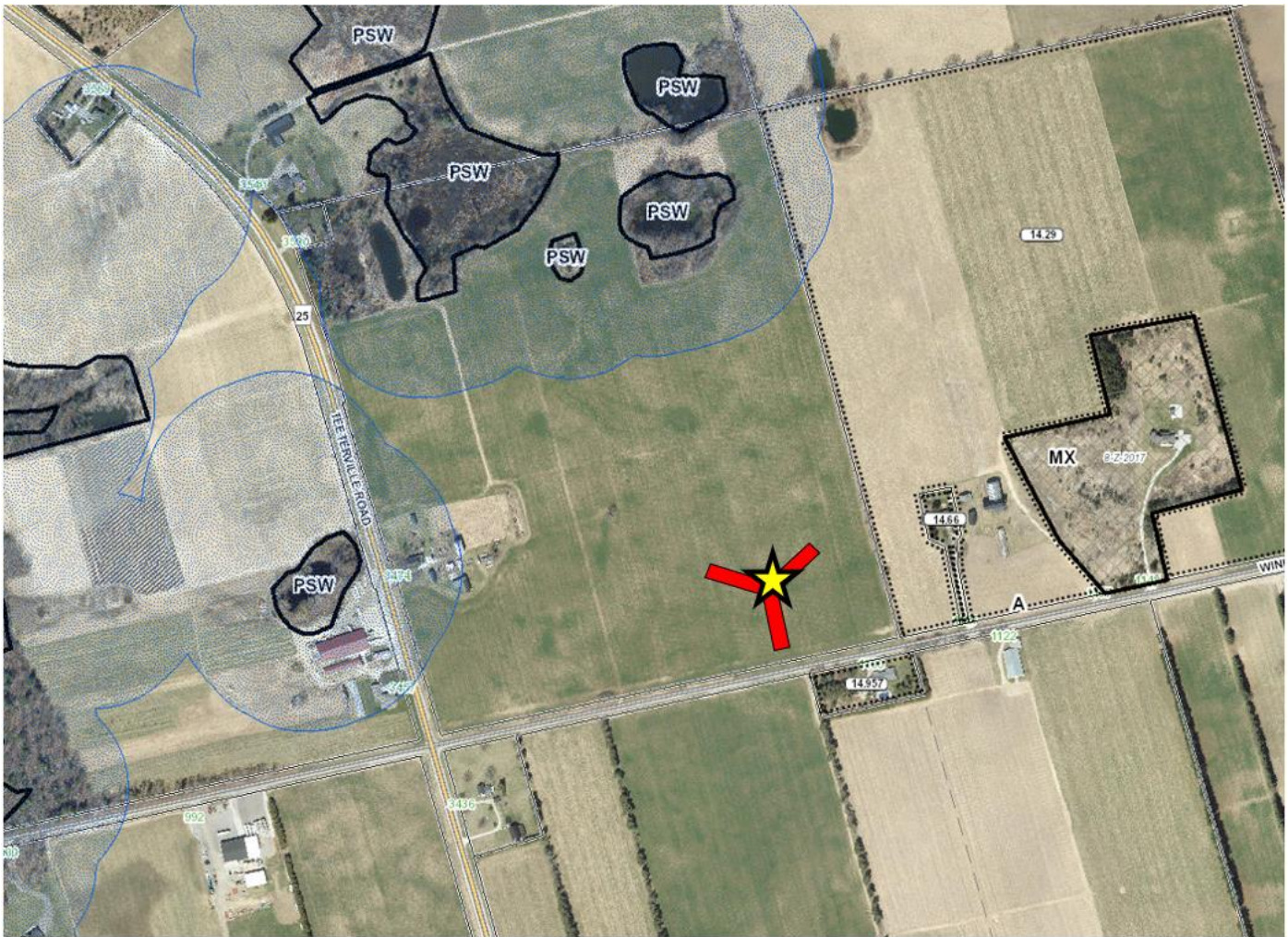
## Residential Zone Setback



The tower is proposed to be located 1.15km away from the closest community, in this case in the designation Hamlet, in accordance with Norfolk's Official Plan Land Use Designation.



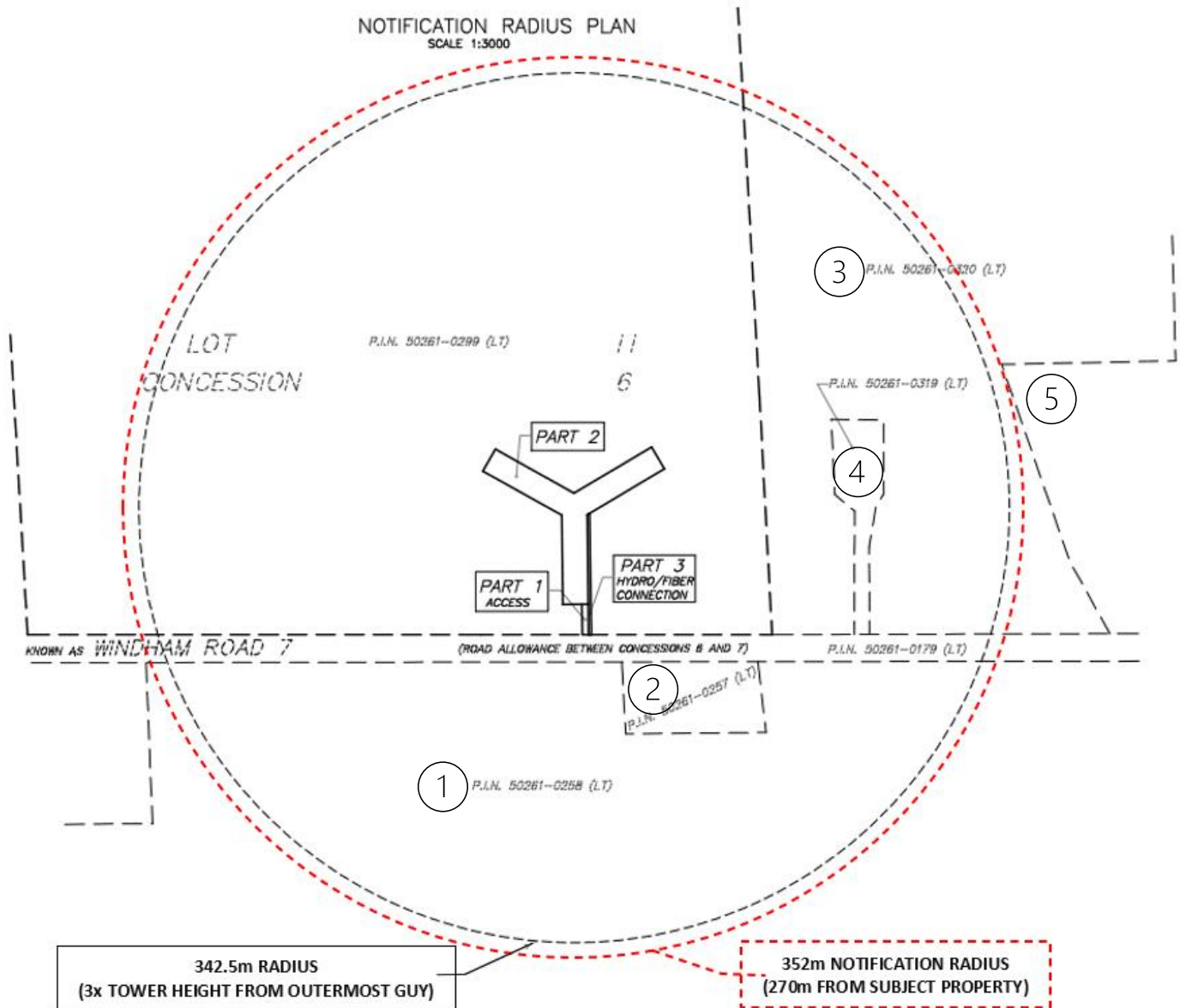
## Compliance with Zoning Intent



Although federal undertakings are exempt from the application of zoning bylaws, siting's consider the intent of locating on non-residential properties with optimal setbacks from residential use. This siting is located on Agricultural zoned land, setback from any residential zones. The site is also setback away from PSW and LPRCA Regulation Limits.

**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 (5 properties identified)



In accordance with POLICY DCS-06: Communication Tower-Protocol for Submission of Application, notifications are required to be mailed to land owners within 120 meters (394 ft) or three times the height of the proposed tower, whichever is greatest, measured from the subject property line.

- 3x tower height is greatest ( $90\text{m} \times 3 = 270\text{m}$ ), measured from the subject property (the "Y" subject leasehold). This equates to 352m measured from the tower centre point ( $270\text{m} + \text{guy width adjustment}$ ).
- There are five (5) properties that fall within the County of Norfolk's stipulated notification radius of three times tower height ( $90\text{m} \times 3 + \text{tower width adjustment} = 352\text{m}$ ) from the subject property.

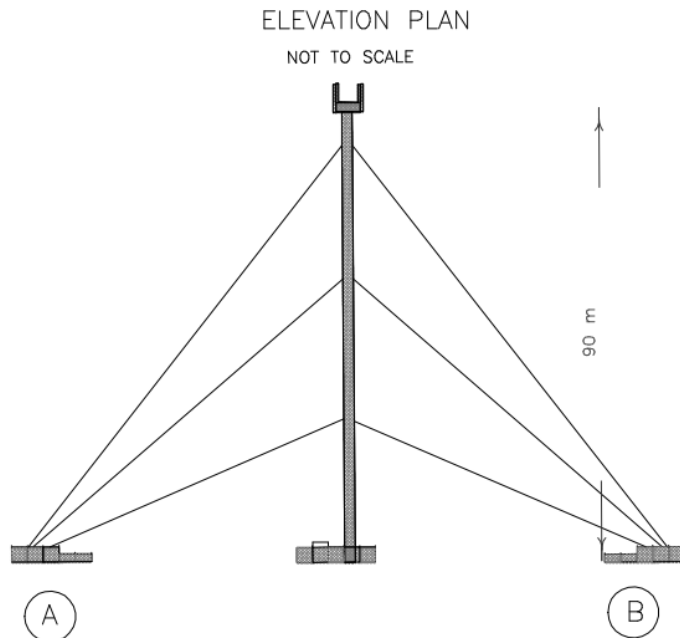
The facility **is not** located within 3x tower height from a neighbouring municipality. Accordingly, notice of the proposal is not required to be circulated to additional LUAs.



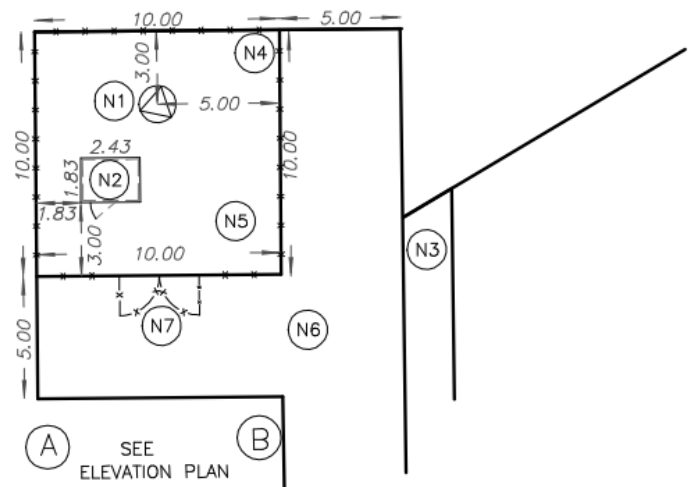
## Description of Proposed Tower:

### **Specifics:**

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



PROPOSED COMPOUND LAYOUT PLAN  
SCALE 1:250



### NOTES

- (N1) PROPOSED STEEL GUYED TOWER.  
PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS.  
ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED.  
FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT SHELTER  
ON REINFORCED CONCRETE SLAB.
- (N3) PROPOSED HYDRO/FIBER 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 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 GRAVEL ACCESS WAY.
- (N7) PROPOSED CHAIN LINK GATE.

## Photo Simulations

Guyed Tower Representation:



Key Photo Map:

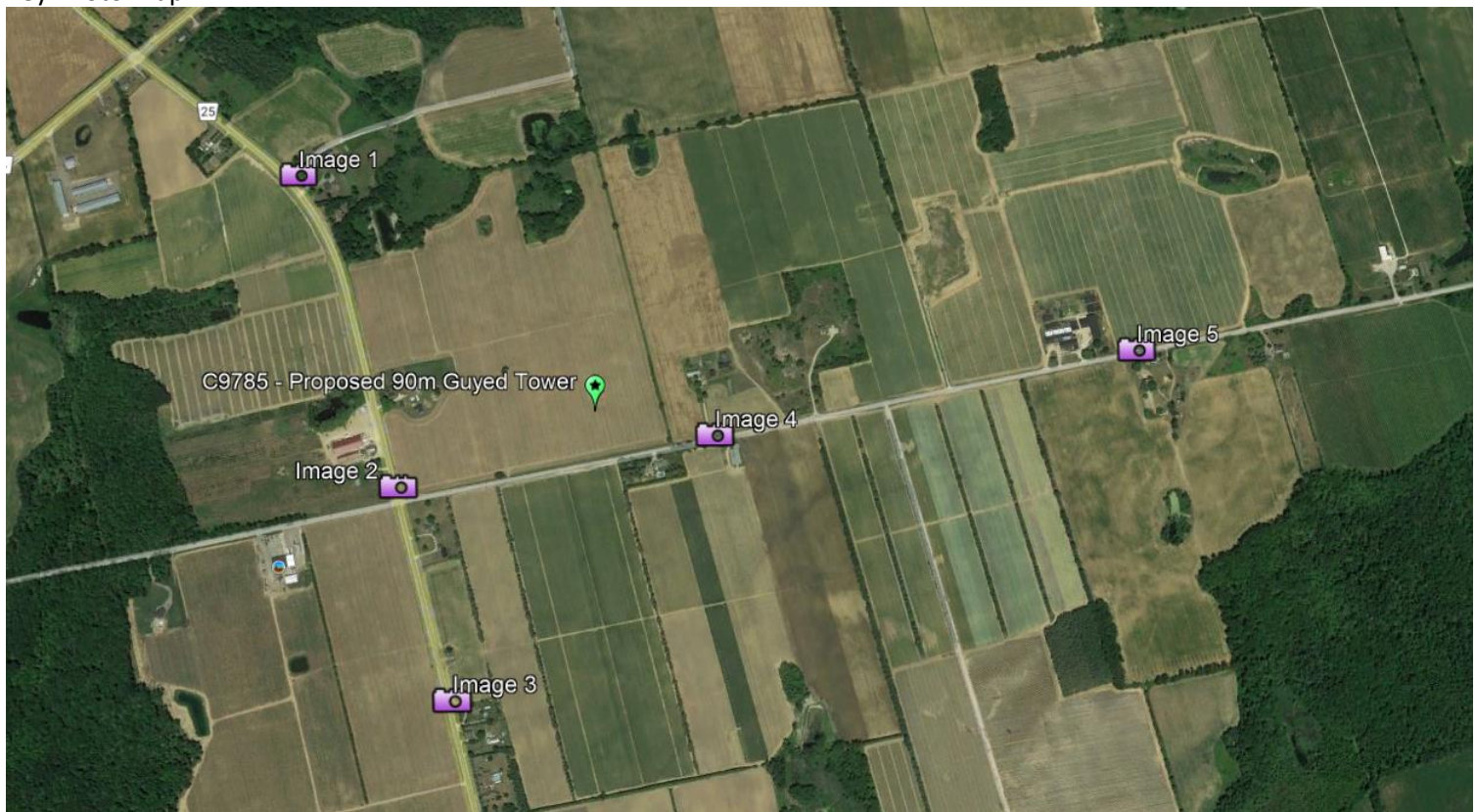




Image 1: Northwest of the proposed site. Approximately 3540 Teeterville Rd, Southeast from Brantford Rd

Before



After





Image 2: West of the proposed site. Teeterville Rd at Windham Rd 7 intersection  
Before



After





Image 3: Southwest of the Proposed Site. Approximately 3384 Teeterville Rd  
Before



After





Image 4: Approx. 1127 Windham Rd 7, 260m from proposed tower  
Before



After





Image 5: East of Proposed Tower. Approximately \_\_\_\_ Windham Rd 7.  
Before



After



## Protocol

Norfolk County does have a locally enacted policy entitled POLICY DCS-06: Communication Tower-Protocol for Submission of Application. This policy adapts ISED Canada's default protocol CPC-2-0-03 Issue 5 (July 2014) "Radiocommunication and Broadcasting Antenna Systems" to address issues in the local environment. The Proponent is also required to follow the terms of the default federal CPC in addressing general and specific requirements. One of the key concerns of this process is that such installations are deployed in a manner that considers the surroundings in exercising the mandate to deploy necessary infrastructure.

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

The policy outlines the land use consultation process relevant to evaluating federally mandated wireless communication installations. In accordance with this 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 120 meters (394 ft) or three times the height of the proposed tower, whichever is greatest, measured from the (subject) property line. **In this case, there are five (5) public properties outside of the beneficial ownership of the Landlord that fall within the 3x tower height radius from subject property, 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 POLICY DCS-06, the Proponent is required to place a Public Notice in the local community newspaper, inviting comments about this proposal from the public, and participating in the stipulated Public Comment and Reply process.

If it is deemed necessary by the Director of Planning or delegate, a virtual open house information session will also be held.

A yellow notice sign (or other Norfolk County approved notification sign) will be posted with clear visibility onto the municipal road as well. A sign will be placed on Windham Rd 7, close to where the proposed access is planned, unless otherwise requested.



## 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 (MNR), 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 overlaid with national heritage areas in Ontario and presented in a table and map format.

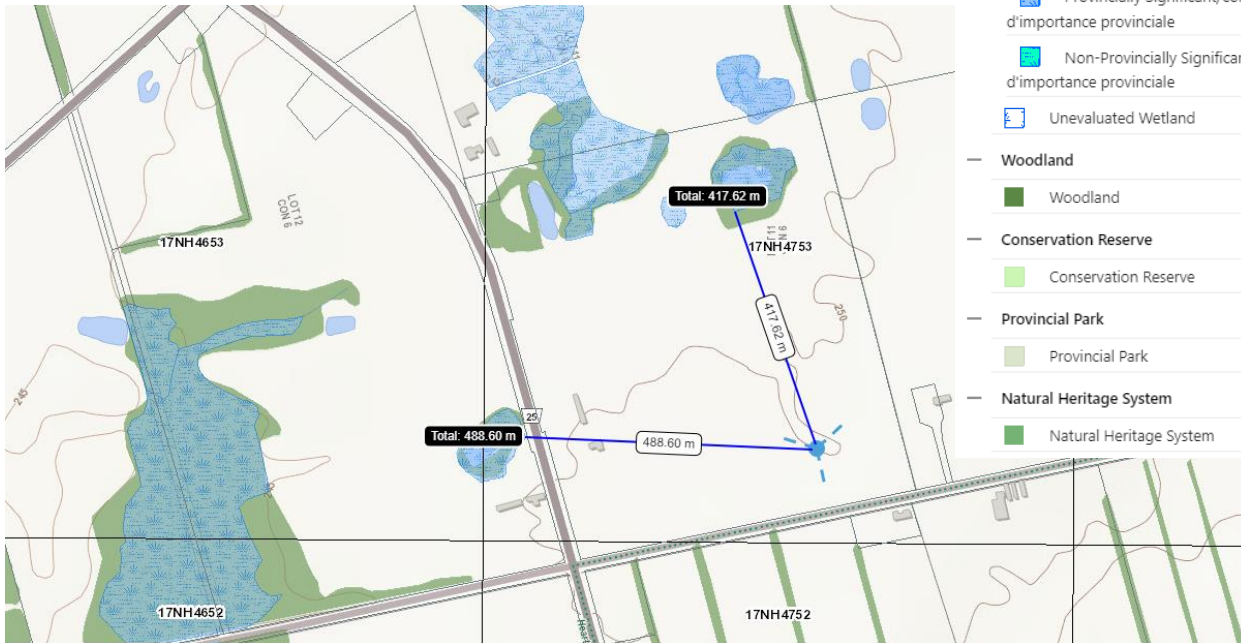
A study is prepared for each tower location's surrounding natural areas contained within the 1km x 1km grid from Natural Heritage Information Centre (NHIC) data which includes:

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

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


This study demonstrates that:

- **The proposed site is not within 120m from ANSI designations**
- **The proposed site is not within 120m from PSW designations**
- Within the greater local environment of 1km, the American Brook Lamprey is noted for which the tower location (away from any water body) does not demonstrate suitable habitat such that a material impact is recognized, in that the tower site is well away from water
- 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
C9785	Guyed	New		N	N	See table below	N

OGF ID	Element Type	Common Name	Specific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
946507	SPECIES	American Brook Lamprey	Lethenteron appendix	S3			17NH4753	946507



## 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:

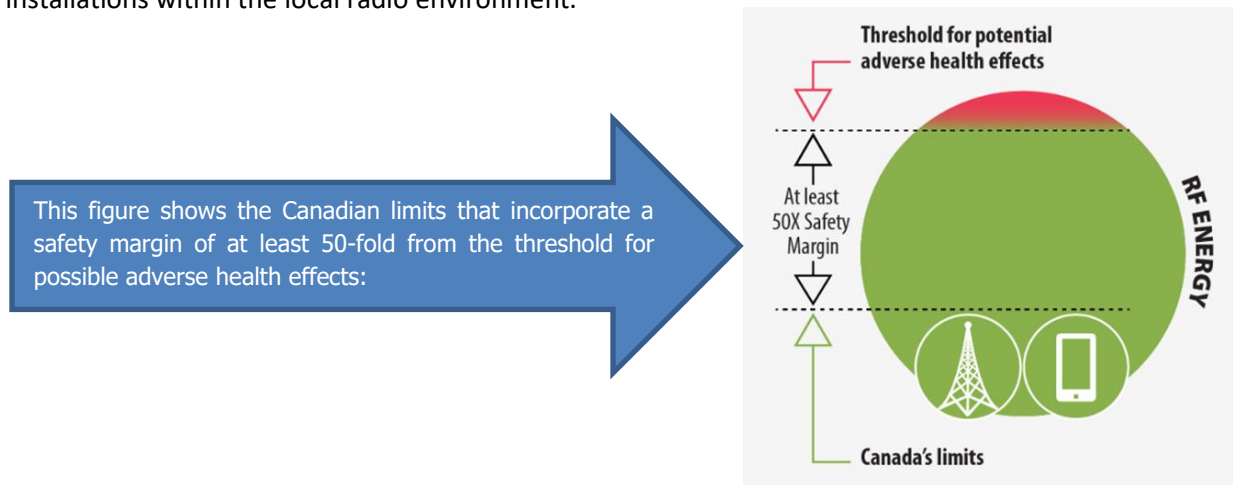
- ***Rogers Communications Inc. attests*** that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and The Canadian Standard Association and comply with good engineering practices including structural adequacy.

### 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.



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.  
16-225 Riddell St, Woodstock ON N4S 6N2

**Attn:** Victoria McKay, Public & Municipal Relations Coordinator  
(519) 890-7153 [j\\_mckay@rogers.com](mailto:j_mckay@rogers.com)

## Conclusion

Reliable wireless communication services are a key enabler of economic and social development across Canada. They facilitate the growth of local economies by providing easy access to information, and connectivity for residents and business alike.

The infrastructure proposed is suitable for the development over the long term and protects public health and safety.

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

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

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

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

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

Yours truly,



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



## PUBLIC NOTICE NOTIFICATION DU PUBLIC

### PROPOSED ROGERS 90 METER WIRELESS TELECOMMUNICATIONS GUYED TOWER INSTALLATION

The proposed installation is composed of a 90-meter guyed telecommunications tower, including the antennas, a lightning rod, and an obstruction light.

Location: 3474 Teeterville Rd, Norfolk County

Objective: To improve wireless coverage to your community (Windham Centre, and cover Windham Centre Rd & Brantford Rd area) and to meet rising demands for wireless services.

Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

The public is invited to provide written comments by end of business day on **XX day, 2023** to the contact information shown below. Please include a return address.



Tower Installation Project  
Projet d'installation de communication sans fil

Reference: C9785 - Windham Centre Rd & Brantford Rd  
**Rogers Communications Inc. - Contractor**  
Victoria McKay  
16-225 Riddell St, Woodstock ON N4S 6N2  
Email: j\_mckay@rogers.com

Land Use Authority contact:  
Hannelore Yager, Planner  
519-426-5870 x. 8095  
Hannelore.Yager@norfolkcounty.ca

### EMPLACEMENT PROPOSÉ PAR ROGERS POUR L'IMPLANTATION D'UNE TOUR HAUBANÉ D'ENVIRON 90 MÈTRES DE HAUTEUR

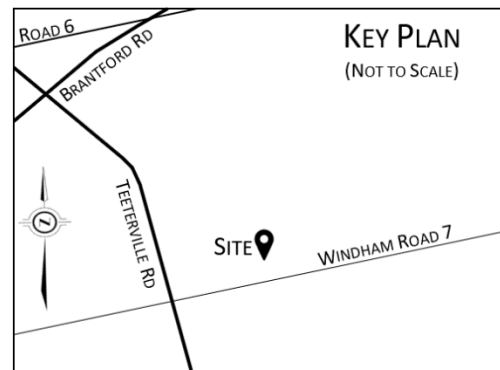
Le site de télécommunication proposé sera composé d'une tour de type haubané d'une élévation hors-tout d'environ 90 mètres incluant les antennes, le balisage aérien et le parafoudre.

Lieu : 3474 Teeterville Rd, Norfolk County

Objectif : Améliorer la couverture cellulaire dans votre secteur (Windham Centre, et couvrir la région de Windham Centre Rd & Brantford Rd) et ainsi répondre à la demande sans cesse croissante pour les services sans fil.

Détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Les citoyens sont invités à faire part de leurs commentaires, avant la fermeture des bureaux de Rogers le **XX date 2023**, soit à l'adresse indiquée (avec une adresse de retour).

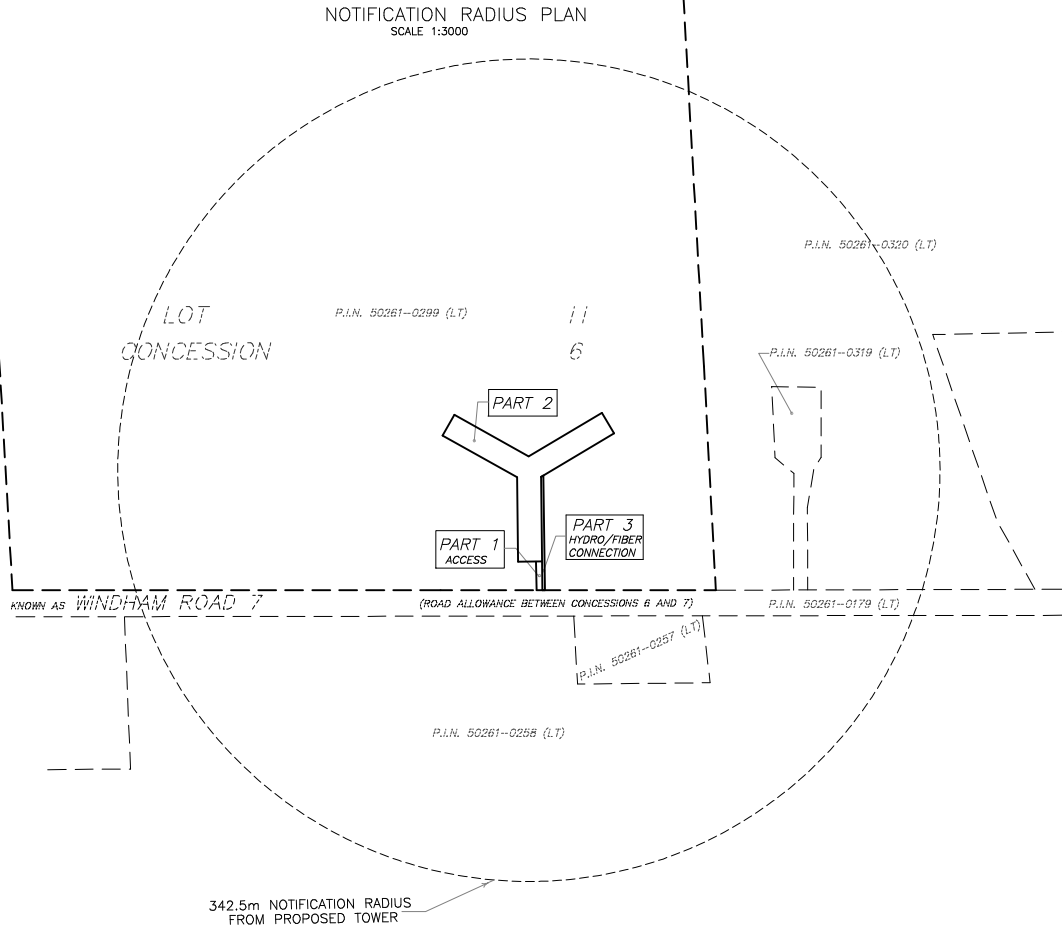
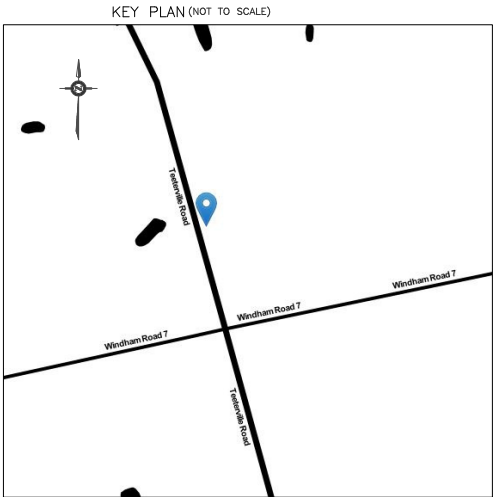


Newspaper: Simcoe Reformer

Project: C9785

Publication Date: TBD ASAP

SITE DATA		EXISTING	PROPOSED
PROPERTY AREA		±40ha	
AREA LEASED			
ACCESS (PART 1)			119 sq.m.
COMPOUND (PART 2)			4414 sq.m.
HYDRO/FIBER CONNECTION (PART 3)			190 sq.m.
TOTAL			4723 sq.m.
UNITS			1 PROPOSED RADIO EQUIPMENT SHELTER 1 PROPOSED STEEL GUYED TOWER
HEIGHT OF TOWER			90 m
SETBACKS			
PROPOSED STEEL GUYED TOWER			
FRONT (WINDHAM ROAD 7)			±100 m
SIDE (EAST)			±150 m
PROPOSED RADIO EQUIPMENT SHELTER			
FRONT (WINDHAM ROAD 7)			±96 m
SIDE (EAST)			±151 m



SITE PLAN  
PROPOSED  
TELECOMMUNICATION INSTALLATION  
3474 TEETERVILLE ROAD  
PART OF LOT 11  
CONCESSION 6  
TOWNSHIP OF WINDHAM  
COUNTY OF NORFOLK

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	CONCESSION	P.I.N.	AREA sq.m
1	PART OF 11	6	50261-0299 (LT)	119
2				4414
3				190

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 EPOCH).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID  
DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99960306.

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	4753159.76	547564.37
ORP 2	4753205.12	547613.25
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ELEVATION NOTE

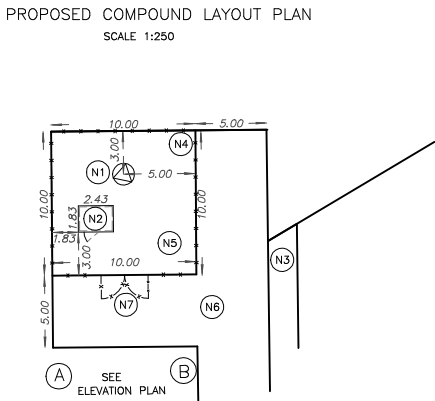
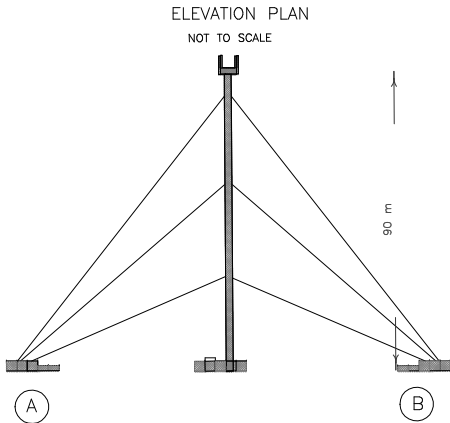
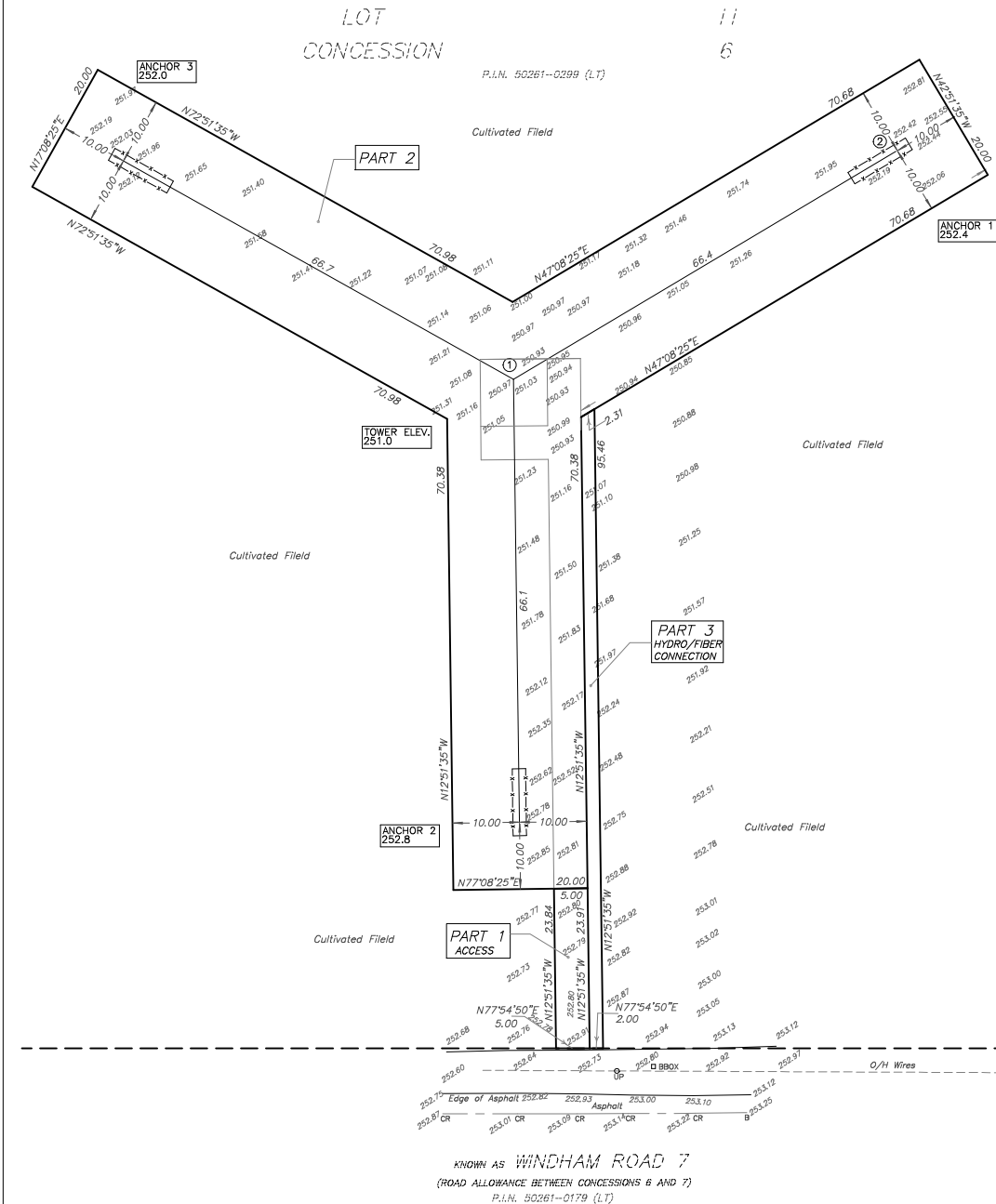
ELEVATIONS SHOWN HEREON ARE GEODETIC  
AND ARE DERIVED FROM GPS OBSERVATIONS  
USING REAL TIME NETWORK OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF AUGUST, 2023.

SEPTEMBER 11, 2023  
DATE

A. MARTON  
ONTARIO LAND SURVEYOR



- NOTES
- (N1) PROPOSED STEEL GUYED TOWER.  
PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS.  
ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED.  
FOUNDATION DESIGN PENDING SOIL REPORT.
  - (N2) PROPOSED RADIO EQUIPMENT SHELTER  
ON REINFORCED CONCRETE SLAB.
  - (N3) PROPOSED HYDRO/FIBER 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 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 GRAVEL ACCESS WAY.
  - (N7) PROPOSED CHAIN LINK GATE.

LEGEND

PIN	DENOTES	PROPERTY IDENTIFIER NUMBER
UP	"	UTILITY POLE
CR	"	CENTRELINE
O/H	"	OVERHEAD
BBOX	"	BELL BOX
TBOX	"	TELEPHONE BOX

AMENDMENTS		
No.	DESCRIPTION	DATE
1	COMPOUND LAYOUT REVISED	18.09.2023
2	COMPOUND LAYOUT REVISED	19.09.2023
LATITUDE		N42°55'46.5"
LONGITUDE		42.929584 W80°25'01.6" -80.417116
ELEVATION		251.0
SITE NAME: WINDHAM CENTRE ROAD & BRANTFORD ROAD		
SITE CODE: C9785		
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 : F.V.W.		FILE NAME: 2023-235(C9785).DWG
DRAWN : J.H.		PLOT SCALE: 1 : 500
CHECKED : A.M.		PROJECT No. 2023-235