Site Selection Report – Wireless Communications Site

Rogers Site Code: C8726

Proposed Location: 1564 Oak Hill Road, Part of Lot 29, Concession 9, Port Hope, ON

Project Description: Deployment of 60-meter-tall Steel Self-Support Tower

Date Submitted: April 17th, 2025

Proponent: Spectra Point Inc. – Acting as Agent for Rogers Communications Inc.

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Wireless Communications Site

Introduction

The on-going increase in the use of wireless devices such as Smart Phones and Tablets for broadband wireless communication and internet access for personal, business and emergency purposes require the development of new wireless communication infrastructure. This includes new antennas and their support structures to meet demands of increased capacity and broadening services areas. Canadians currently use more than 32 million wireless devices daily. More importantly, each year Canadians place more than 9 million calls to 911 or other emergency numbers from their mobile phones.

Rogers Communications Inc. “Rogers” constantly strives to improve coverage and network quality for the sake of their clients. In the recent past, due to subscriber feedback, our Network Planning and Engineering departments have become aware of coverage deficiencies within the general area of the northern portion of the County of Northumberland in the area of Oak Hill Road between Trew Road and McMurray Lane.

This document outlines the site selection process in accordance with the requirements of Innovation, Science and Economic Development Canada’s Spectrum Management and Telecommunications Policy, CPC-2-0-03, Issue 6 (July 15, 2022) and provides a description of the system associated with the proposed wireless communication installation on property known as 1564 Oak Hill Road, Part of Lot 29, Concession 9, Port Hope, ON

Background & Coverage Requirement

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

In order to achieve a reliable wireless network, carriers must provide a seamless transmission signal to alleviate any gaps in coverage. Gaps in coverage are responsible for dropped calls, and unavailable service to clients. Rogers Communications Inc. would utilize the following proposed site location in order to provide high quality network signal for its high-speed wireless voice and data network. Wireless communication carriers constantly strive to improve coverage and network quality for the sake of their clients. Our current coverage in the northern portion of the County of Northumberland around Oak Hill Road between Trew Road and McMurray Lane, is well below our acceptable standards, and we need to respond to our customers’ requests for improved coverage in these areas.

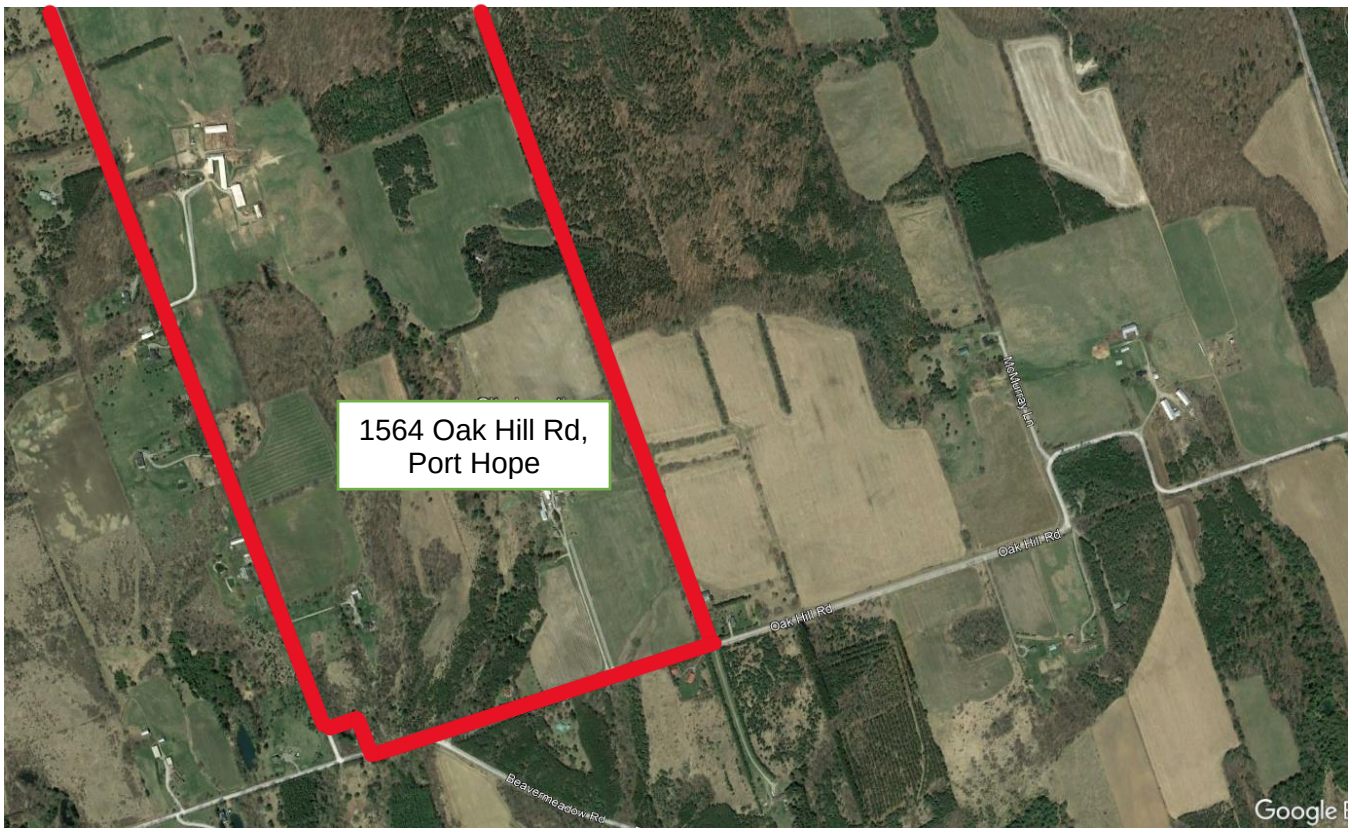
The site as proposed will achieve the necessary engineering coverage objectives for our network. The proposed location will enhance much relied upon communication services in the area such as EMS Response, Police and Fire; will significantly improve our wireless signal quality for the local residents; those traveling along the major roads as well provide local subscribers with Rogers’ wireless network coverage and capacity for products and services such as smart phones, tablets, and wireless internet through the Rogers Ignite Internet technology in the surrounding area.

Proposed Site Location

The Subject Property, with an approximate area of 48.5 Hectares is known as 1564 Oak Hill Road, Part of Lot 29, Concession 9, Port Hope, ON

The geographic coordinates for the site are as follows:
Latitude (NAD83) N 44˚ 03’ 54”
Longitude (NAD83) W 78˚ 23’ 23”

Figure 1 – Property Location Map: Property Location shown in map below. Approximate property lines are shown in red.



Proposed Facility Location

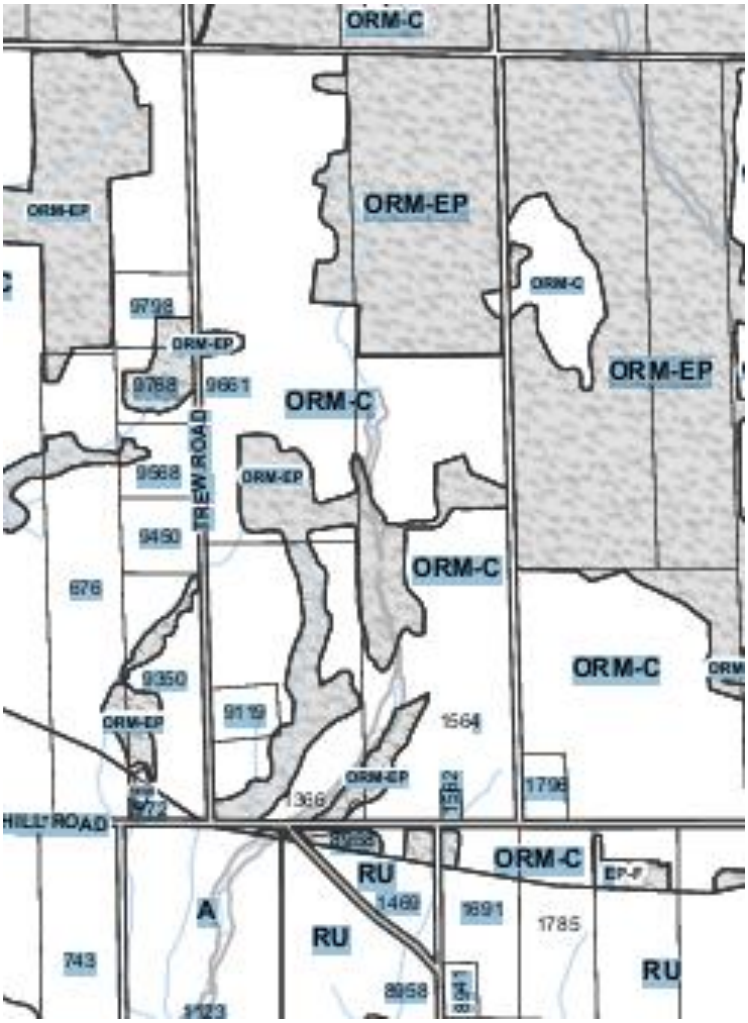
The proposed wireless communication installation will be located on the north side of Oak Hill Rd in an open and relatively clear portion of the property, reducing the number of trees that may need to be cleared. The property is partially forested and currently unused.

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

Figure 2 – Tower Location Map: Location is shown with yellow pin in aerial photo below. Approximate property lines are shown in red.

Port Hope Zoning Schedule

Figure 3



ORM-C: Oak Ridges Morine - Core

Description of Proposed System

As determined by Rogers' radio frequency engineers, Rogers is proposing to construct a 60-metre high (approximately 196.8 feet) Self-support tower, which will be able to meet our network requirements.

This site is designed to provide 3-sectored LTE 700/2100 MHz & 600 DSS LTE/5G NR services. It will also accommodate future 5G 3.5GHz.

The self-support tower design has been used throughout Southern Ontario and is appropriate for rural areas such as the County of Northumberland. The design, construction and installation of the facility will be consistent with required engineering practices including structural adequacy.

Rogers's installation as proposed will not affect the existing drainage runoff patterns at the area of the property where the tower is proposed.

The construction of the access road to the tower site is to be as shown on the site plan. The intent is to minimise to area used for the road as much as feasible to reduce costs and to keep the impact on wildlife movement and to the overall area to the lowest amount possible.

Overall design and construction methods, consistent with accepted environmental and ecological practises, shall be followed. 'In addition, any installed lighting will be in accordance with the directives of the Oak Ridges Moraine conservation policies.

Access to the installation during construction and for maintenance purposes will be via an existing entrance from Oak Hill Road to the proposed entrance gate on the subject property. The site would occupy a compound area of approximately 72.2 sq. meters, which will include both tower and ground equipment at the base of the tower. The compound will contain a walk-in equipment cabinet (WIC) containing radio equipment, backup battery power, maintenance tools, manuals and a first aid kit.

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

Co-location Assessment

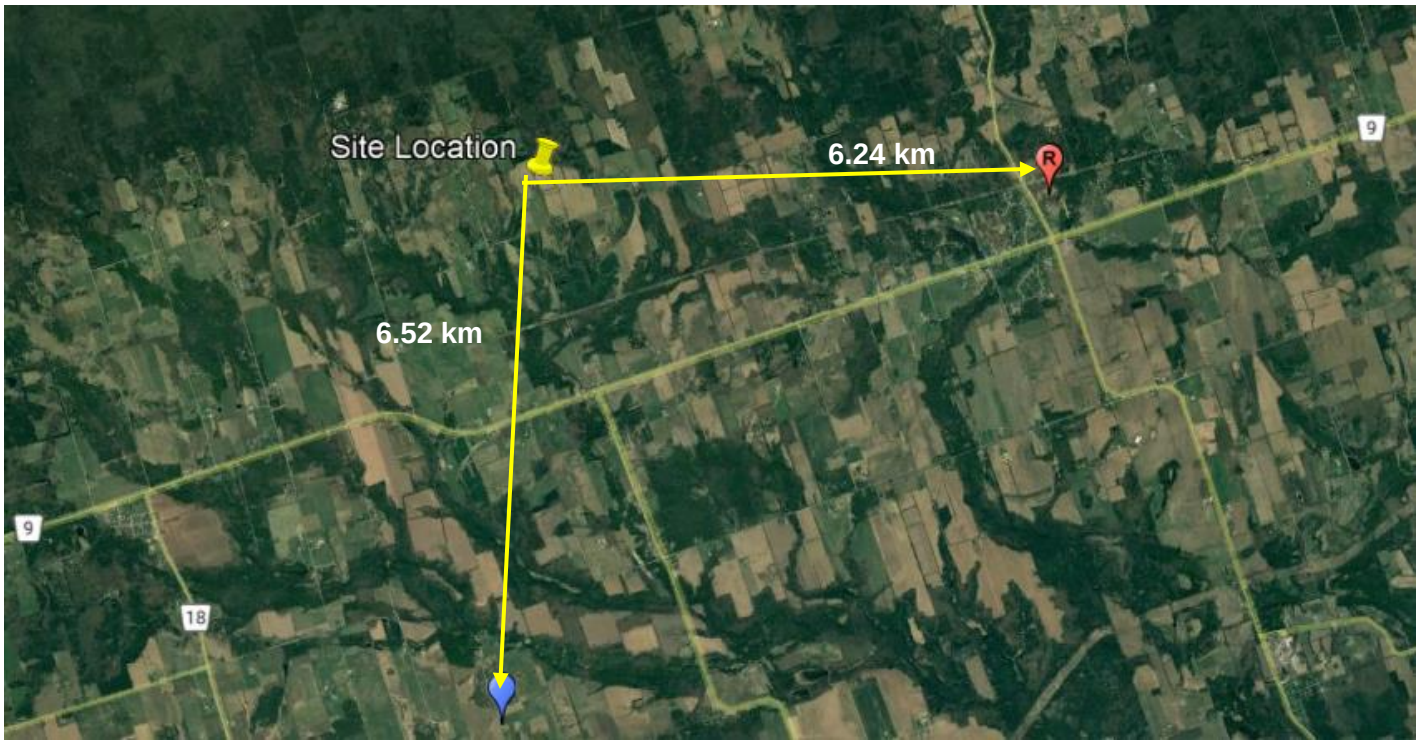
Rogers Communications Inc. makes every effort to locate cellular sites where they will be the least visually obtrusive and always makes an initial effort to co-locate on existing structures. Apart from being encouraged by Innovation, Science and Economic Development Canada, co-location is one of the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

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

As part of our initial site evaluation process Rogers looked for an existing structure in the area, which would be suitable to install antennas. Unfortunately, there are none. Since there were no suitable structures readily available for co-location to accommodate our network coverage requirements, Rogers Communications Inc. had to consider construction of its own installation.

Below is a map of installations (Figure 4) in the area surrounding our proposed site location.

Figure 4 – Co-location Evaluation Map



LEGEND:
Red Pin – Rogers Structure
Blue pin – Bell Mobility Structures

- The existing towers shown in above map are too far from the search area and cannot provide adequate service to the required coverage area.

- Further, we have not discovered any other landowners in the area that would be willing to host a tower site. The red line in the figure 5, indicates the southern border of the Oak Ridges Moraine – Core. With the wetlands to the south, the next available area would be north of Ganaraska Road. The terrain slopes down approximately 50 feet relative to the Oak Hill site. This would require a much taller tower with a larger footprint.

Figure 5

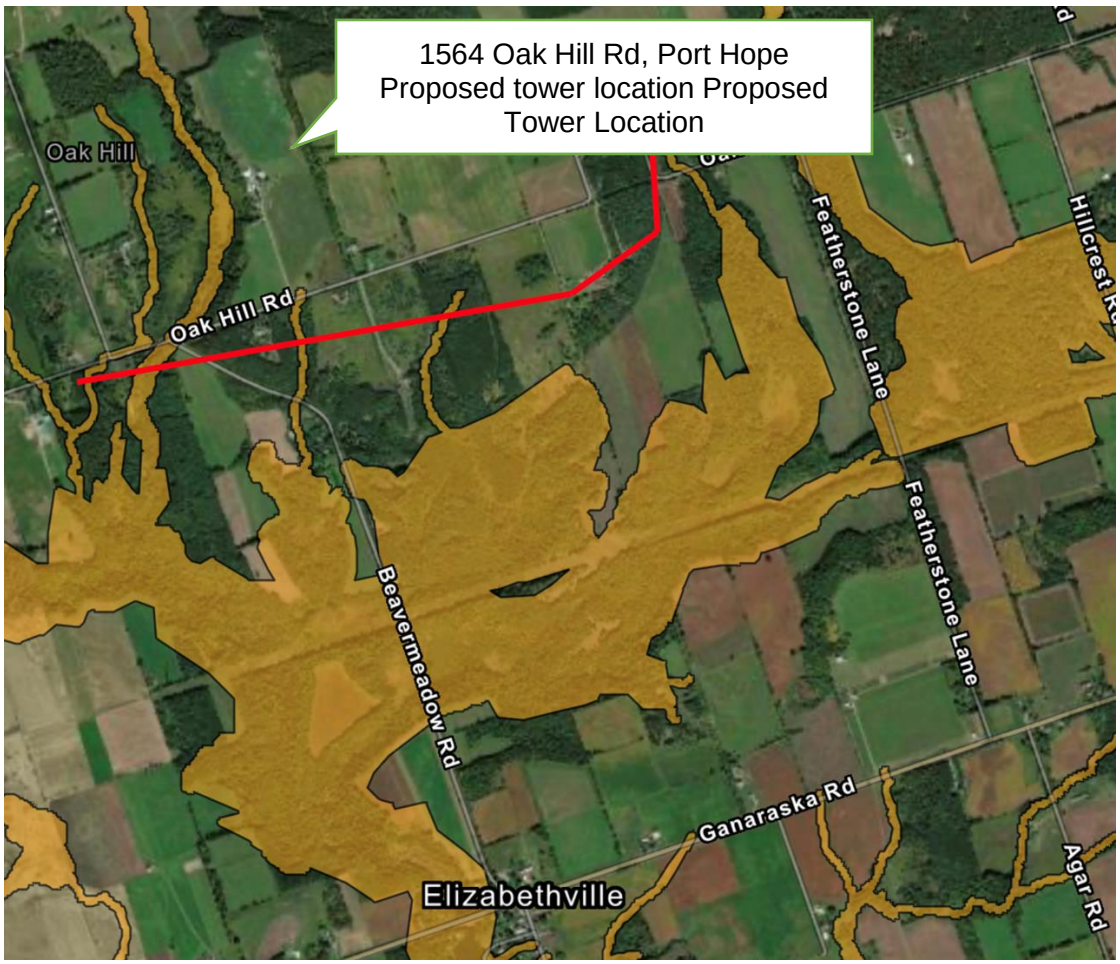
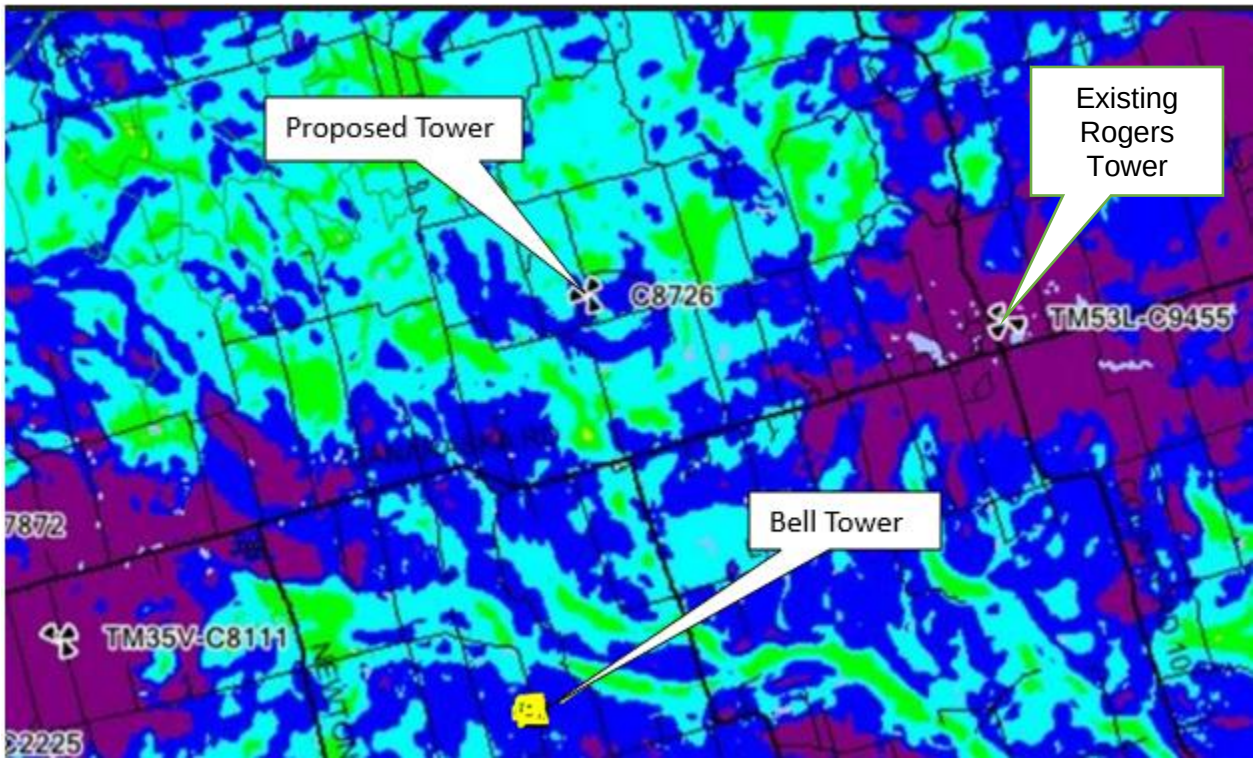


Figure 6 - Current service coverage map



Clutter Margin	RSRP Range
Benchmarking	-78 dBm or Greater
In-Building Dense	-88 to -78 dBm
In-Building Light	-98 to -88 dBm
In-Car	-110 to -98 dBm
On Street	-116 to -110 dBm
Minimum	-119 to -116 dBm
Fringe	Less than -119 dBm

The proposed tower will provide improved coverage for a currently underserved area primarily to the north of the proposed site.

Oak Ridges Moraine Conservation Plan (2017): Re Infrastructure

Section: 41. (2)

An application for the development of infrastructure in or on land in a Natural Linkage Area shall not be approved unless, Response in "red":

(a) the need for the project has been demonstrated and there is no reasonable alternative:

Based on the coverage required and the lack of availability of any reasonable alternatives in the area, this site represents a satisfactory location for the tower.

; and

(b) the applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:

1. The area of construction disturbance will be kept to a minimum. Construction of the tower is not expected to impact habitat following implementation of the best management practices in Section 5, below.

2. Right of way widths will be kept to the minimum that is consistent with:

i. meeting other objectives such as stormwater management and erosion and sediment control;

This report conforms with Policy F2.4 of the Port Hope Official Plan and Part III Protecting Ecological and Hydrological Integrity, which demonstrates that the proposed development will not have adverse effects on a key natural heritage features or key hydrologic feature or related ecological functions.

ii. locating as much infrastructure uses within a single corridor as possible.

The proposed development will use the existing entrance and access road from Oak Hill Road, approximately 400 m in length, where it will connect to a new access road. The new access will comprise a dirt road, approximately 260 m in length, where it will connect to the proposed tower site compound area. A transmission line, with approximately seven utility poles, is proposed along the eastern extent of the Subject Property where it will connect the tower site to a hydro source along Oak Hill Road. The transmission line will be constructed within agricultural lands; encroachment within the hedgerow is not anticipated.

3. The project will allow for wildlife movement. Project infrastructure will not be located within suitable habitat of endangered and threatened species. The Project will be within the MVPZ for bats, although potential effects can be mitigated through implementation of the best management practices in Section.

There is potential for migratory birds protected under the MBCA to be nesting within the Subject Property. Compliance with the MBCA can be achieved through implementation of the best management practices (e.g., timing windows and nest sweeps) described in this report.

4. Lighting will be focused downwards and away from Natural Core Areas. Agreed

5. The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Plan Area to a minimum.

- Location of the site of the project infrastructure will be as far as possible from a KNF (e.g., hedgerow) and associated MVPZ (e.g., 30 m).
- Restrict construction activities to the work areas to avoid encroachment of the hedgerow. If necessary, install tree protection fencing along the dripline to protect the root zone and off-site encroachment.
- Accidental damage to trees, or unexpected vegetation removal, should be replaced / restored with native species
- Implement timing restrictions with vegetation and tree removals (if required) to occur outside of the active periods for migratory birds (April 1 to August 31) and bats (April 1 to September 30).

Port Hope Telecommunications Tower Protocol Policy

The design and the construction will adhere to Port Hopes Protocol

- The proposed design will allow for the collocation of equipment from other carriers
- Due to the location and the surrounding area, Stealth techniques would not be beneficial
- The proposed equipment shelter will be designed and /or landscaped to reduce the visual impact
- As mentioned above, every effort will be made to minimize the impact on and preserve existing vegetation.
- The proposed tower will be constructed consistent with Transport Canada's regulations
- The design and construction methods proposed will minimize any adverse impact on wild life and vegetation in the area.
- Only signage required by ISED will be installed

Photo Simulation of Tower

Below is a photo simulation of the installation for your reference (Figure 7). This image simulates the view of the proposed installation from Oak Hill Road. The process of simulating the proposed facility into existing conditions was done by superimposing an image of the proposed structure on a photograph taken from Oak Hill Road.

Figure 7 – Photo simulation of proposed installation

Natural Heritage Evaluation

Stantec Consulting Ltd. was hired by Rogers Communications Canada to conduct a Natural Heritage Evaluation (NHE) for the proposed EORN tower site C8726 at 1564 Oak Hill Road, Port Hope, ON. The site is in the Municipality of Port Hope, Northumberland County, within the Oak Ridges Moraine Natural Core Area. The evaluation supports a site plan application as required by the Municipality of Port Hope Official Plan and the Oak Ridges Moraine Conservation Plan. A copy of the report has been provided to the Municipality of Port Hope.

This report provides guidance on assessing the impact of development on Key Natural Heritage and Hydrologic Features. It confirms that the proposed development complies with the Port Hope Official Plan and will not harm these features or their ecological functions.

Municipal and Public Consultation Process

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

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

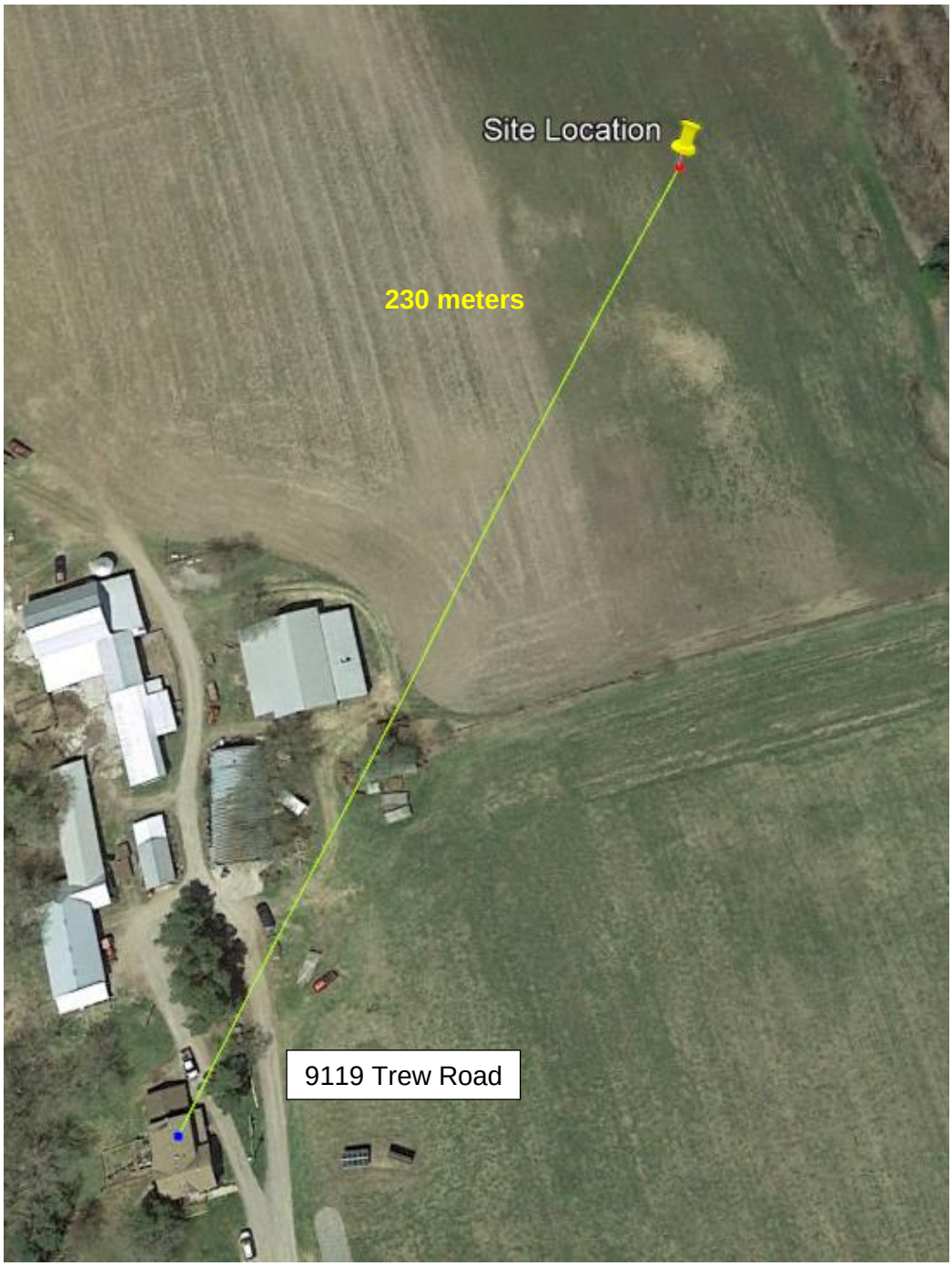
As the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Rogers is, however, required to follow established and documented wireless protocols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

The County of Northumberland has developed a protocol for establishing telecommunication facilities in the Municipality. In fulfillment of the Municipality's request for public notification, Rogers will be providing an information package to all those property owners located within a radius of 500 meters from the tower base. Concurrently to the mailing of this information package Rogers will place a sign on the property notifying the community of the proposal; as well as hold a Community Open House allowing the opportunity for the public, the County of Northumberland, and Rogers to exchange information relevant to the proposal. A copy of this information package will be provided to the Municipality of Port Hope Planning Department for review prior to mailing.

Location of Surrounding Residential Dwellings

The closest residential dwelling is located approximately 230 meters from the proposed installation, as shown in Figure 8.

Figure 8 – Surrounding residential dwellings.



Federal Requirements

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

Canadian Environmental Assessment Act

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

Rogers attests that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment. In accordance with the Canadian Environmental Assessment Act, 2012, this installation is excluded from assessment

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

Engineering Practices

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

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers anticipates that the proposed installation will require markings or lighting and will submit the necessary applications to the appropriate parties to obtain required approvals.

In the instance where our structure requires lighting/marking, these requirements will be in compliance with CAR 621 Standards Obstruction Markings. The aforementioned standards provide for: A combination of a medium intensity flashing white light during the day and steady burning aviation red light and/or flashing aviation red beacons at night.

For additional detailed information, please consult Transport Canada at:
http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate the health protection limits for Exposure to the RF electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Field in the Frequency Range from 3kHz to 300 GHz – Safety Code 6". The exposure limits specified in Safety Code 6 were established from the results of hundreds of studies over the past several decades where the effects of RF energy on biological organisms were examined.

Radio communication, including technical aspects related to broadcasting, is under responsibility of the Ministry of Industry (Innovation, Science and Economic Development Canada), which has the power to establish standards, rules, policies, and procedures. Innovation, Science and Economic Development Canada, under this authority, has adopted Safety Code 6 for the protection of the general public. As such, Innovation, Science and Economic Development Canada requires all proponents and operators to ensure that their installations and apparatus comply with the Safety Code 6 at all times.

Rogers Communications Inc. attests that the radio antenna system described in this notification package will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment. In fact, emissions levels of Roger's wireless communication installations are far below the limits outlined in Safety Code 6.

More information in the area of RF exposure and health is available at the following web site: *Safety Code 6*: http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php and http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php

Public consultation obligations

Rogers Communications Inc. is committed to effective public consultation. The public will be invited to provide comments to Rogers about this proposal by mail, electronic mail, phone, or fax.

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

Innovation, Science and Economic Development Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada. For more information on Innovation, Science and Economic Development Canada's public consultation guidelines including CPC-2-0-03 Issue 6 please browse to the following website:
(http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html)

Alternately, please contact the local Innovation, Science and Economic Development Canada office at:

Eastern and Northern Ontario District Office
2 Queen Street East
Sault Ste. Marie ON P6A 1Y3
Telephone: 1- 855- 465-6307
Fax: 705- 941- 4607
Email: ic.spectrumenod-spectredeno.ic@canada.ca

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

Conclusion

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

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

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

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

Rogers Communications Inc.
Network Implementation

Proponent's Contact Information

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