



Rogers Communications
8200 Dixie Road
Brampton, Ontario L6T 0C1
Attn: **Sarah Duncan, agent for**

April 28, 2020

RE: "C3965 - Dorchester"
CRINS Case Number 1903-0512-0556 **CONDITIONALLY APPROVED**

Dear **Sarah Duncan**,

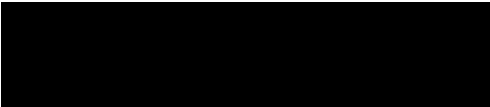
Attached please find a Notice of Completion for the above referenced facility.

We advise that **Rogers Communications**. has completed its obligations for Public Consultation as outlined in Innovation, Science and Economic Development Canada's Client Procedure Circular "*CPC 2-0-03 Radiocommunications and Broadcast Antenna Systems, Issue 5*" as prescribed in the Protocol adopted by the **Municipality of Thames Centre**.

Additionally, please be advised that **Municipality of Thames Centre** has reviewed the proposed site as described in the accompanying *Land Use Authority Recommendations Report*. The report outlines the recommendations of the Land Use Authority with respect to the construction and operations of the site, and outlines any conditions attached to the Land Use Authority's approval of the proposed facility.

Should you have any questions, please contact the undersigned or the Land Use Authority.

Sincerely yours,


Todd White
Executive Director



Notice of Completion

Be Advised That:

Rogers Communications, Inc.
8200 Dixie Road, Brampton, Ontario L6T 0C1

entered into a Public Consultation in accordance with Innovation, Science and Economic Development Canada's Client Procedure Circular "CPC 2-0-03 Radiocommunications and Broadcast Antenna Systems, Issue 5" adhering to the protocol instituted by the Land Use Authority, the

Municipality of Thames Centre

and has completed the required Public Consultation and review by the Land Use Authority for the facility identified as:

C3965 – Dorchester (2066 Dorchester Road, Dorchester, ON)

CRINS Case Number: 1903-0512-0556

January 21, 2020


Todd White
Executive Director
CRINS-SINRC


Mike Henry
CAO
Municipality of Thames Centre

***This Notice does not constitute Land Use Authority concurrence with the proposed facility.
Please see Land Use Authority Recommendations Report for details.***



Municipality of Thames Centre

Land Use Authority Recommendation Report
For

**Rogers Communications, Inc.
Site C3965-"Dorchester Rd"**

March 12, 2020

CRINS-SINRC# 1903-0512-0556

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1. Introduction

The purpose of the *Land Use Authority Recommendation Report* is to detail the review process conducted for an application submitted through CRINS-SINRC to a participating Land Use Authority (LUA) for the siting and construction of an antenna system, as well as defining the participating LUA's expectations relating to the location and design of radiocommunications facilities.

This report is a deliverable resulting from the LUA's adoption of the CRINS-SINRC Reference Protocol, Issue 2 (2012) which applies to any proponent planning to install a new or modify an existing radiocommunications facility regardless of the type of installation or service. This includes, but not limited to:

- Personal Communications Services (PCS);
- Cellular operators;
- Fixed wireless operators;
- Broadcasting operators;
- Land-mobile operators;
- License-exempt operators; and,
- Amateur radio operators.

All new radiocommunications facilities are expected to follow this process to obtain either a Notice of Facility Exemption or a Notice of Completion relating to the consultation and the corresponding Land Use Authority (LUA) Recommendations Report.

2. Subject Property

The proposed installation is located at coordinates **42° 59' 7.200" N, 81° 03' 20.000" W**, on parcel PIN **081810344 (2066 Dorchester Road, Thames Centre)**.

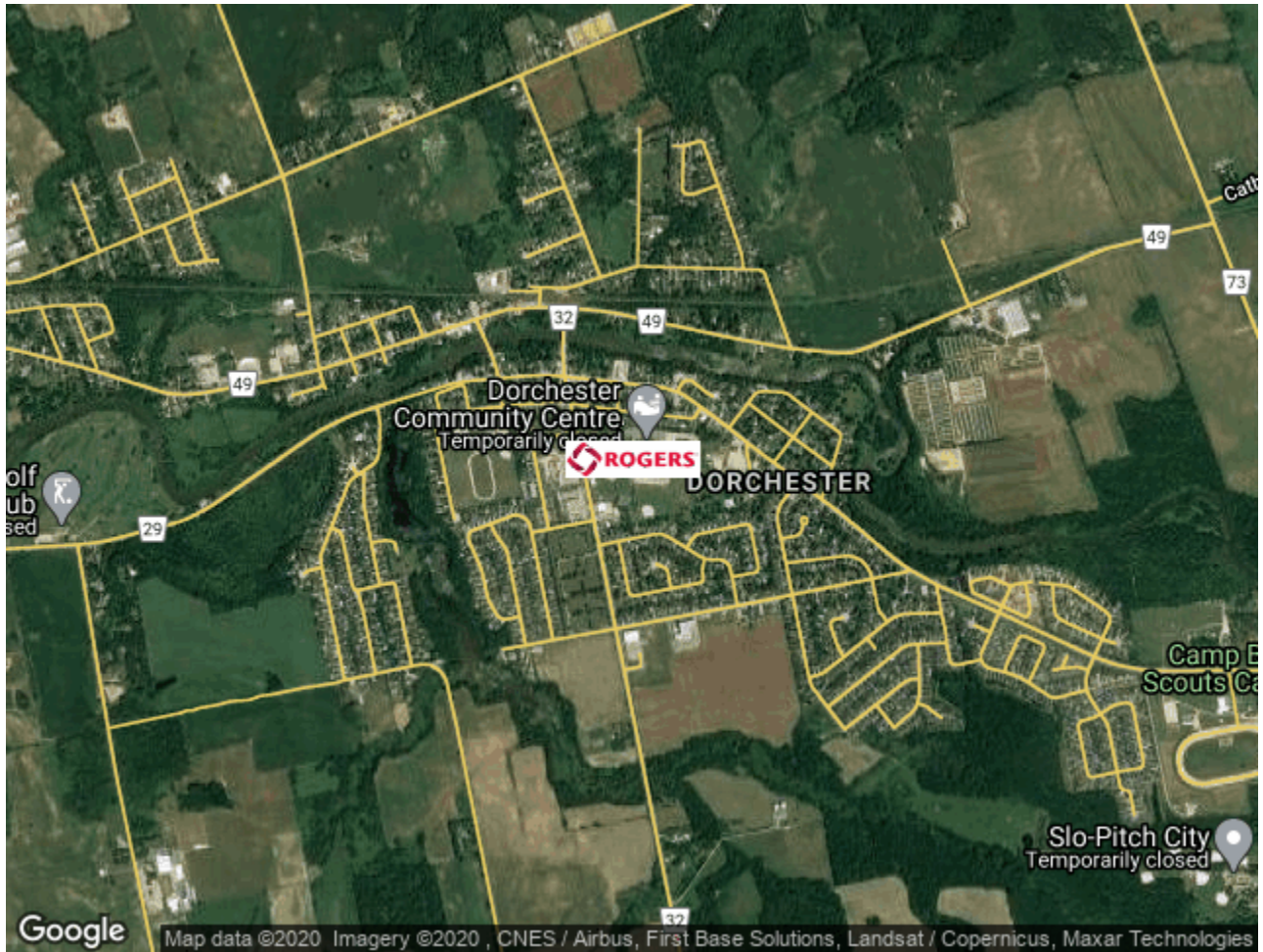


Figure 1 - Location Overview



Figure 2- Example of Flagpole (Type FP)

The Proponent is seeking a Notice of Completion for the installation.

3. Statement on Land Use

The LUA considers all proposals in the context of its existing Land Use Plans, as well as its mandate for ensuring the safety and security of persons and property which may be affected by a proposed development. The proposed radiocommunications site has been reviewed and the following sections represent the LUA's assessment of the proposed site relative to existing land use practices.

3.1. Community Sensitive Locations

A confirmation of exempt facility status by the LUA is required for all sites where the Proponent wishes to proceed without Public Consultation. The LUA will generally recognize a Facility Exemption provided that the site is not located in a **Community Sensitive Location**.

If a proposed site is located in a *Community Sensitive Location*, the Proponent may be asked to proceed with a Public Consultation due to the sensitive nature of the site, even though it may otherwise qualify for exempt status. The LUA will advise both the Proponent, as well as Innovation, Science and Economic Development Canada, as to its concerns in these situations.

If a proposed site is a non-exempt facility and is located in a Community Sensitive Location, public consultation will be required in all cases, and the proponent should expect that a community sensitive location will invoke a "High" degree of visual change under ASDF Criteria.

A **Community Sensitive Location** is defined as being:

- 1) on or near a designated *Heritage Property*;
- 2) located in an *area of Architectural Significance*;
- 3) located in an *area of Archeological Significance*; or,
- 4) in a *Natural Conservation Area*.

The proposed site is **not** located in a **Community Sensitive Location**.

3.2. Zoning and Compatibility with Existing Plans

The proposed site is located within an **Open Space (OS)** zone. Under Municipality of Thames Centre Zoning By-laws, the allowable uses are:

Although the lands are zoned OS, telecommunication towers are permitted in any zone pursuant to Section 4.22(2) of the Thames Centre Comprehensive Zoning By-law provided the regulations of the Institutional Zone are met as set out in Section 23.3 of same.

Radiocommunications facilities are considered to be generally **acceptable** within an **Open Space (OS)** Zone.

3.3. Fire Routing and Access

The proposed site will utilize the existing access to the community centre and parking lot area.

The proposed site **does not** adversely affect the existing fire service routing or access to either the subject property or any of the adjacent properties.

3.4. Environmental Review

The Proponent's representative, **Sarah Duncan**, on behalf of **Rogers Communications, Inc.** has attested that the proposed site shall be constructed and operated within the limits specified in the Health Canada guidelines for electromagnetic radiation emissions – Safety Code 6 - which has been adopted by Innovation, Science and Economic Development Canada for use with all radiocommunications facilities.

Sarah Duncan is representing **Rogers Communications, Inc.**, as an agent and is not licensed to practice engineering in the Province of **Ontario**. A Professional Engineer licensed in the Province of **Ontario** will be required to audit and confirm the site's compliance at the time of commissioning [see note] ¹.

3.5. Structural Review

Radiocommunications facilities are constructed under the authority of the *Minister of Innovation, Science and Economic Development*. As such, these structures are deemed a *federal undertaking*, requiring Proponents to uphold the standards which apply to the construction of buildings and other infrastructure as if it were being constructed on behalf of the Government of Canada.

As such, the *Minister of Labour* has adopted the *National Building Code (NBC)* amongst many other

federal standards in relation to any structure built under enabling federal legislation.

Part II of the *Canada Labour Code* (<http://laws-lois.justice.gc.ca/eng/acts/L-2/>) and the regulations made there under, set out the rules that apply to all federal undertakings, or workers enabled as a result of their work on such undertakings, including, but not limited to broadcasters and telecommunication carriers.

The obligations include ensuring that all permanent and temporary buildings and structures meet the prescribed standards in the *Canada Occupational Health and Safety Regulations* which apply to any federal undertaking. Section 2.2 (1) of the aforementioned regulations, reference the *National Building Code* as the applicable code to be used as the reference.

Also included is the requirement for broadcasters and telecommunication carriers, when constructing towers, to follow the *Canada Occupational Health and Safety Regulations, Division II, Section 2.19*, which refers to the Canadian Standards Association (CSA) Standard CAN/CSA-S37-94, entitled “*Antennas, Towers, and Antenna-Supporting Structures*”.

Legislation under *HRSDC (Human Resources and Skills Development Canada)* enforced by the *Minister of Labour* (who is one of the Ministers under the HRSDC portfolio) is responsible to enforce the provisions of the NBC and the CSA Standard, along with provincial legislation relating to the practice of professional engineering in each province.

Sarah Duncan is representing **Rogers Communications, Inc.**, as an agent and is not licensed to practice engineering in the Province of **Ontario**. A Professional Engineer licensed in the Province of **Ontario** will be required to audit and confirm the site's compliance at the time of commissioning [see note] ².

4. Antenna Siting Design Framework (ASDF) Review

The Antenna Siting Design Framework (ASDF) is a quantitative scoring mechanism which assesses proposed installations by considering their design relative to the surrounding visual landscape.

This results in 3 specific metrics:

- A **Visibility Score** which provides a measurement of how visible the site is within the surrounding landscape (scored out of a possible 24 points).
- A **Design Compatibility percentage** which scores the proposed site design in terms of its visual elements (structure type, antenna mounts, equipment shelters, antennas and cables) relative to the surrounding landscape.
- A **Degree of Visual Change** calculation which assesses the visual effect of the site on the surrounding landscape.

The Degree of Visual Change is utilized to assess the level of public consultation required for Non-

Exempt facilities.

For Exempt facilities, the Degree of Visual Change along with the design recommendations of the ASDF tool are provided to assist the Proponent to consider design choices which will improve the site's compatibility with the surrounding landscape and uses.

The following score has been assigned to this site design:

Degree of Visual Change

Design Compatibility/ Site Visibility	1 to 5	6 to 10	11 to 15	16 to 19	20 to 24
76 - 100%	Low	Low	Low	Medium	Medium
51 - 75%	Low	Low	Medium	Medium	High
26 - 50%	Low	Low	Medium	High	High
0 - 25%	Low	Medium	High	High	High

Visibility	21	
Compatibility (%)	79.7	Medium

The site is located adjacent a community centre within an urban area. Screening is limited to surrounding buildings and tree groups.

4.1. Design Targets

The following table outlines the relevant design targets for the proposed site.

Key design targets are highlighted below:

Poles and Towers

Antenna Mounts

Equipment Cabins

Antennas and Cables

Land Use

Mixed use	Develop a consistent pole profile. Select poles or towers that respond to the Topographic and Built form recommendations.	Develop uniform structures. Minimise cross bracing and support wires. Set antenna mounts back from street frontages.	Co-locate cabins with other buildings or service areas. Avoid isolated or prominent locations.	Maintain a consistent arrangement in relation to the height and size of antennas. Align cable runs and avoid complex connections
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Topography				
Flat	Consider the use of monopoles as uniform narrow profile structures will limit visual impact.	Develop simple support structures that respond to the horizontal landscape character. Flush mount and reduce horizontal extensions. Avoid diagonal or angled bracing.	Attempt to locate cabins adjacent to existing vegetation or buildings to reduce the visual mass within the flat landscape.	Consider simple panel profiles to reduce the visual impact. Locate at a uniform frequency to respond to the horizontal visual character. Align cable runs to maintain a consistent visual form.

Built form				
Medium scale	Select narrow profile support structures to limit the vertical visual effect. Pole or tower height should respond to building form (15 to 20m) or a ratio of 1:1.4-1.5.	Use simple support structures and avoid complex cross bracing support configurations. Mounts and panels should be flush mounted or shrouded to achieve a uniform profile.	Capitalise on the existing utility areas and service lanes to provide an appropriate context for the cabins. Ensure that foundation pads respond to the built form scale (avoid steps in excess of 150 to 200 mm).	Aim to achieve a ratio of 1:1.3 - 1.4 in relation to built form and total height of antenna. Increase setbacks if larger antennas are required. Locate cable trays to rear or side facades.

Sky lining				
Uniform	Reduce the vertical profile of poles and towers to reduce the impact on the skyline. Select monopoles and avoid lattice towers with tension cables to limit both the vertical and horizontal effects.	Develop a consistent rectangular antenna mount and headframe design. Avoided angled cross bracing. Maintain uniform structural member sizes, connections and positions that do not contrast the uniform skyline.	Locate cabins with adequate setbacks to avoid any skylining in relation to prominent facades and viewpoints. Consider co-locations with more visible rooftop equipment or develop ground-based site.	Uniformly position antennas to reduce the visual impact and establish a consistent alignment and height. Avoid significant vertical projections. Ensure a consistent alignment for cables, connections and cable trays.

Containment				
Open	Develop a uniform vertical profile to reduce the potential visual effect. Create a consistent pole or tower form with few or no horizontal projections. Avoid the use of headframes and climbing pegs.	Simplify the support structure and components of the antenna mounts to reduce the visual mass.	Avoid creating isolated objects in the landscape. Position cabins relative to poles or towers or adjacent to local features or buildings.	Reduce the design complexity of antenna panels and cable runs to limit the visual effect. Achieve a consistent vertical profile. Group cable runs to reduce the visual effect.
Vegetation				
Isolated trees	Consider the design height relative to the screening potential of surrounding vegetation and limit vertical projections above the tree line.	Assess location of vegetation and the relative position of the antenna mounts to capitalise on screening potential.	Use screening from isolated trees to limit the visual effect. Avoid locations that impact on the trees including the canopy, branch structure and root plate.	Locate antennas, cables and cable runs to capitalise on screening potential of surrounding trees.
Existing Telcom-equipment (adjacent to site)				
Isolated items	Respond to existing height of infrastructure. Avoid significant variation in form and height. Select pole or tower with reference to the ASDF recommendations.	Maintain a consistent height and form in relation to existing infrastructure.	Establish a consistent location and positional relationship with existing equipment cabins.	Cluster and position antennas as well as align and co-location cables with reference to existing infrastructure.
Colour				
Mixed (complimentary)	Identify prominent colours, colour match or select neutral colours to minimise of visual effect.	Identify prominent colours of roofscape or surrounding area and colour match or select neutral colours to maintain consistency in relation surrounding built form.	Colour match through applied paint finishes all surfaces in response to dominant colours of adjacent land use.	Colour match to surrounding landscape and built form. Select neutral colours if antennas or cables are elevated or sky lining.

4.2. Recommendations

Based on the design targets outlined above, **Municipality of Thames Centre** requests that **Rogers Communications, Inc.** consider the following design recommendations prior to construction:

No recommendations.

5. Compliance with General Design

Notwithstanding the site-specific design recommendations described in the previous section, the proposed design is **compliant** with the General Design of the CRINS-SINRC Antenna Siting Protocol.

6. Siting of Facility Relative to Existing Use

The following requirements apply to radiocommunications facilities:

The placement of any parking space or any component of a radiocommunications facility shall not create or cause a situation of non-compliance with any LUA Zoning By-law for any other use, building, or structure on the same lot.

The proposed site **does not** create or cause a situation of non-compliance with any Zoning By-law, as proposed.

7. Statement of Concurrence

The **Municipality of Thames Centre** requests that the Proponent – **Rogers Communications, Inc.** – comply with the design targets where possible as presented in Section 4.

No further Development or Planning approvals are required however the Proponent is required to comply with any and all conditions outlined in Section 9 as a requirement of obtaining concurrence from the Land Use Authority. Failure to comply with the conditions as outlined in Section 9 shall render concurrence with the proposal null and void.

Where an undertaking from the proponent is required as part of the concurrence conditions, no work on the structure shall begin until the undertaking is received by CRINS-SINRC and the LUA.

The **Municipality of Thames Centre conditionally concurs** with the proposed site subject to the conditions as outlined in Section 9.

8. Public Consultation

The proposed site is a Non-Exempt Facility and the Proponent is required to submit to a Public Consultation as part of this application.

CRINS-SINRC shall confirm completion of the Public Consultation according to the Protocol.

8.1 Summary of Comments and Issues

Public comments involved concerns over the visual amenity of the location relative to the residential properties to the south.

Concerns over electromagnetic emissions and the possibility of 5G service adjacent a community (common) use facility were also expressed.

9. Recommendation and Approval

We hereby advise **CRINS-SINRC** that the attached report accurately reflects the position of the **Municipality of Thames Centre** with respect to the radiocommunications facility proposed by **Rogers Communications, Inc.**, designated **C3965-"Dorchester Rd" (CRINS-SINRC # 1903-0512-0556)**.

We further advise that the proposed site has been evaluated as a non-exempt facility and the Land Use Authority **conditionally approves** the construction of the site subject to the following:

- 1) *Confirmation by CRINS-SINRC that the Proponent has addressed all relevant concerns of the public according to the Protocol and that the above conditions have been met such that a Notice of Completion is warranted.*
- 2) *Application made for, and receipt of, all necessary permits prior to construction of the foundation of the tower and building to house proponent's equipment.*
- 3) *Submission of "as-built" drawings to CRINS-SINRC no later than 30 days after the completion of construction.*
- 4) *Receipt of the Safety Code 6 report by a Professional Engineer licensed in the Province which confirms compliance with Safety Code 6 prior to the commissioning of the tower.*
- 5) *Receipt of an attestation or stamped drawings by a Professional Engineer licensed in the Province which confirms compliance with the National Building Code and CSA S37-XX Standard prior to construction.*

DATED this 28th day of April, 2020



Marc Bancroft

Director of Planning & Development Services
Municipality of Thames Centre



Mike Henry

Chief Administrative Officer
Municipality of Thames Centre

^{3[1]} Innovation, Science and Economic Development Canada has advised that they do not require that a professional engineer provide the Safety Code 6 attestation and that the requirement for an engineer to be licensed in Ontario is not a requirement for federal undertakings. As the practice of Engineering is a provincial jurisdiction, CRINS-SINRC and the Land Use Authority have forwarded the matter to the Professional Engineers Ontario (PEO) for review with the Federal Minister of Labour.
