

Site Selection and Justification Report

City of Peterborough

Proposed Communication Tower

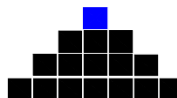
1421 Lansdowne Street W.
City of Peterborough

Prepared For: City of Peterborough

Prepared By: The Biglieri Group Ltd. on behalf of SBA Canada

July 2011

Project Number: 11204/OPB1716



BUILDING **YOUR** IDEAS - INTO **BIG** PLANS

THE BIGLIERI GROUP LTD.

PLANNING, DEVELOPMENT & PROJECT MANAGEMENT CONSULTANTS

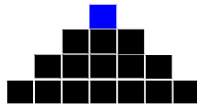
Site Selection and Justification Report

Proposed Communication Tower

1421 Lansdowne Street W.
City of Peterborough

Prepared For: City of Peterborough

July 2011



BUILDING YOUR IDEAS - INTO BIG PLANS

THE BIGLIERI GROUP LTD.

PLANNING, DEVELOPMENT & PROJECT MANAGEMENT CONSULTANTS

20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4

Telephone: 416-693-9155 Facsimile: 416-693-9133

tbg@thebiglierigroup.com

TABLE OF CONTENTS

1.0	INTRODUCTION.	.	.	.	.	.	.	1
2.0	PURPOSE OF SBA’S PROPOSAL	.	.	.	.	.	.	2
3.0	JURISDICTION	.	.	.	.	.	.	3
4.0	SITE JUSTIFICATION	.	.	.	.	.	.	3
	<u>Figure 1: City of Peterborough’s Guidelines and SBA’s Response</u>	.	.	.	.	.	.	6
5.0	SITE LOCATION.	.	.	.	.	.	.	8
	<u>Figure 2: Site Location Map.</u>	.	.	.	.	.	.	9
	<u>Figure 3: Orthophoto Indicating Distance to Nearest Dwelling</u>	.	.	.	.	.	.	10
	<u>Figure 4: Proposed Site Plan</u>	.	.	.	.	.	.	11
6.0	DESCRIPTION OF COMMUNICATION FACILITY	.	.	.	.	.	.	11
	<u>Figure 5: Photo of Subject Site with Tripole Tower Superimposed</u>	.	.	.	.	.	.	12
	<u>Figure 6: Proposed Compound Layout</u>	.	.	.	.	.	.	13
7.0	ATTESTATION TO COMMUNICATION TOWER QUALITY	.	.	.	.	.	.	13
8.0	COMPLIANCE WITH HEALTH CANADA’S SAFETY CODE 6	.	.	.	.	.	.	14
9.0	FEDERAL AERONAUTICAL CLEARANCES	.	.	.	.	.	.	14
10.0	CANADIAN ENVIRONMENTAL ASSESSMENT ACT.	.	.	.	.	.	.	14
11.0	CONCLUSION	.	.	.	.	.	.	15

1.0 INTRODUCTION

Wireless services, such as mobile phones and broadcasting, are increasingly consumed by and important to Canadians. The services are used daily by consumers, business people, police, fire fighter and ambulance services, as well as government, air navigation systems and national defence.

For wireless to work effectively and meet demand, antenna systems composed of towers and rooftop sites are required to deliver services to a given coverage area. Industry Canada, the federal government department which regulates the deployment of antenna systems, including towers, encourages the building of multi-tenant towers and antenna site sharing.

SBA's business is built on sharing.

SBA currently owns 9,112 towers and manages 5,500 telecommunication sites worldwide. As Canada's focused and independent tower company, SBA has over 400 towers and managed sites across Canada. These are promoted and offered to all radio network users, including mobile phone operators, broadcasters, police services, utilities and municipalities.

SBA Canada is committed to bringing customers the very best in tower and antenna site services. They operate in accordance with all applicable policies, work hard to maintain effective community liaisons, and want to be closely involved with all stakeholders as we go forward.

The Biglieri Group Ltd. has been retained by SBA Canada to coordinate the planning applications and approvals necessary to permit the proposed communication tower siting and to prepare this *Site Selection and Justification Report* in support of the proposed communication tower.

2.0 PURPOSE OF SBA'S PROPOSAL

There is ever-growing consumer demand for wireless products in Canada. Additional mobile operators are bringing attractive new choices for consumers, and new technologies allow for a richer, "high speed" wireless experience (indeed, we are all witnessing the rapid advances in mobile data allowed by "smart phone" devices such as RIM's Blackberry and Apple's iPhone).

To support these new and improved services, additional antenna sites and communications facilities are often necessary at specific geographical locations. SBA Canada is continually seeking to augment their portfolio in order to provide quality antenna site services to wireless operators, who in turn can introduce or improve their network capabilities for the benefit of a community's residents and businesses.

SBA Canada has identified the area surrounding 1500 Landsdowne Street W. and Kawartha Heights Boulevard, within the City of Peterborough as an area in need of new wireless infrastructure in order to support the requirements for improved service and additional mobile service providers. To accomplish this, they have applied to build a new communications tower.

SBA Canada has worked to identify an acceptable tower location that will provide improved wireless coverage. To that end, the purpose of this document is to provide further information about SBA Canada's proposed tower, the technical details of the proposal, and SBA Canada's efforts to find an appropriate location in the area surrounding 1500 Landsdowne Street W. and Kawartha Heights Boulevard in the City of Peterborough.

3.0 JURISDICTION

The Federal Government has exclusive jurisdiction over the installation or modification of antenna systems in Canada. Industry Canada is the approval authority for proposed communication facilities but, in an attempt to involve local municipalities in the siting process, requires that proponents of telecommunication facilities consult with the Local Land-use Authority as part of their licensing process. The legislative requirement to consult can be found in Industry Canada's document, Client Procedure Circular (CPC), "*Radiocommunication and Broadcasting Antenna Systems*" CPC-2-0-03, Issue 4, effective as of January 1, 2008. The purpose of the consultation with the Local Land-use Authority, according to the CPC, is to ensure that land-use authorities are aware of significant antenna structures and/or installations proposed within their local surroundings. It should be noted that the Federal Government has exclusive jurisdiction with respect to Communication Tower Siting. General information relating to antenna systems is available on Industry Canada's website for Spectrum Management and Telecommunications <http://strategis.ic.gc.ca/antenna>.

SBA Canada is committed to consultation with the Local Land-use Authority. In this case the City of Peterborough has an existing Communications Facility Policy as identified in the policy document entitled *Telecommunication Structures Procedure*. This Justification Report is intended to provide the necessary information as required by the aforementioned municipal *Telecommunication Structure Procedure* for the City of Peterborough to review and provide a Letter of Recommendation.

4.0 SITE JUSTIFICATION

Two of the most important parts of a radiocommunication system are the antenna and the tower. The antenna is essential as it sends and receives signals from the radio station. The tower allows the antenna to be raised above obstructions such as trees and buildings to ensure that it can clearly send and receive communication signals. Each radio station

and its antenna system (including the tower) provide radio coverage to a specific geographic area, often called a cell. Telecommunication providers must ensure that antenna systems are carefully located and that they provide a clear signal over the whole cell area, without interfering with other stations.

If the station is part of a radio telephone network, the number of stations needed also depends on how many people are using the network. If the number of stations is too small, people may not be able to connect to the network, or the quality of service may decrease. As demand increases for mobile phones and new telecommunication services, additional towers are required to maintain or improve the quality of service to the public.

SBA Canada, in conjunction with the anchor tenant, WIND Mobile, have determined that WIND's network deployment will need new communication towers in the City of Peterborough to ensure continuous coverage and service to WIND's customer base, in the area centered around 1500 Lansdowne Street near Kawartha Heights Boulevard. Having identified the ideal location (nominal point), a field agent canvassed an area within a 300 metre radius of the site for potential candidates who are interested in leasing a portion of their land to SBA Canada for the purposes of communication tower siting. In order to provide a high quality of service to the public, the proposed communication tower must be located as close to the ideal location (nominal point) as possible, as there is a limit to how far radio waves can travel while still being consistent. Once the requirement for a new communication tower has been determined the site selection process involves the evaluation of the radio frequency characteristics of an area, based on characteristics such as terrain, existing structures, the number of subscribers, distance from existing sites and the availability of a landlord to lease the land.

In SBA Canada's search for antennas system solutions in the local community, the suitability of existing infrastructure (other towers, rooftops, and taller structures) was reviewed in detail. Existing communication structures found are well outside of the 300

metre radius search area of the proposed tower nominal point. Existing structures include a Telus tower, located approximately 1.4 kilometers to the northwest, and a Bell tower located approximately 2.0 kilometers to the east. For the wireless demands and coverage needs, it was determined that other infrastructure was either not available or could not be used. It should also be noted that there are no existing communication towers within the 300 metre radius search area.

With consideration given to the above information relating to the ideal placement of towers and signal strength, SBA's investigation to deploy a successful network in Peterborough, determined that 1421 Lansdowne Street West in Peterborough represents the most preferred location for the new communication tower. Furthermore, the subject site represents the best location within the context of other existing and proposed communication tower and antenna locations. Throughout the site selection process, special care has been taken to maximize distance from existing residential dwellings, while maintaining the function of the existing church and its facilities.

It is the intention of SBA Canada to build communication towers with the capacity for more than one tenant to promote co-location. The proposed communication facility will allow for future sharing opportunities with various telecommunication providers. The new communication tower will allow for the co-location of up to four (4) telecommunication providers. The construction of a telecommunication facility that permits co-location will eliminate the need for any additional communication towers within the surrounding area.

The following table (*figure 1*) summarizes how the proposed communication tower will address the municipal policies.

Figure 1: City of Peterborough's Site Selection Guidelines and SBA's Response

	PETERBOROUGH'S SITE SELECTION GUIDELINES	SBA'S RESPONSE
1	Minimizing the overall number of sites required within the City.	The proposed communication tower will allow for the co-location of up to four (4) telecommunication providers which will increase capacity mitigating the need for additional communication towers within the surrounding area.
2	Utilizing existing support structures located on lands not zoned to permit residential use and on lands at least 120 metres outside of lands zoned to permit residential use.	No existing tall structures could be identified within the search area that would be appropriate alternatives to the proposed structure. Three alternative locations within a 300 metre radius were sought out. However, the possibility of these sites for the proposal were declined based on discussion with the land owners. The subject site for this proposal is zoned for public services, with no residential uses permitted. SBA Canada has taken special care to maximize distance from existing residential dwellings, while maintaining the function of the existing church and its facilities. The proposed communication tower will be located approximately 80 metres of the nearest residential dwelling to the northwest.
3	Size and configuration that will allow for flexibility in the orientation of the telecommunication structure.	The diameter of the proposed tri-pole tower, at the base of the tower, is cylindrical in shape and is approximately 4 metres wide allowing for flexibility in the orientation of the structure.
4	Appropriate landscaping and screening.	The proposed facility will be moderately screened by existing trees to the north blocking site lines of the tower from the street. The proposed compound will also be partially screened from the south and west by the existing storage shed to the south and the church building to the west. The proposed communication tower and compound will be partially visible from the east along the paved laneway along the east side of the church facility leading to the residential subdivision located south of the church property.

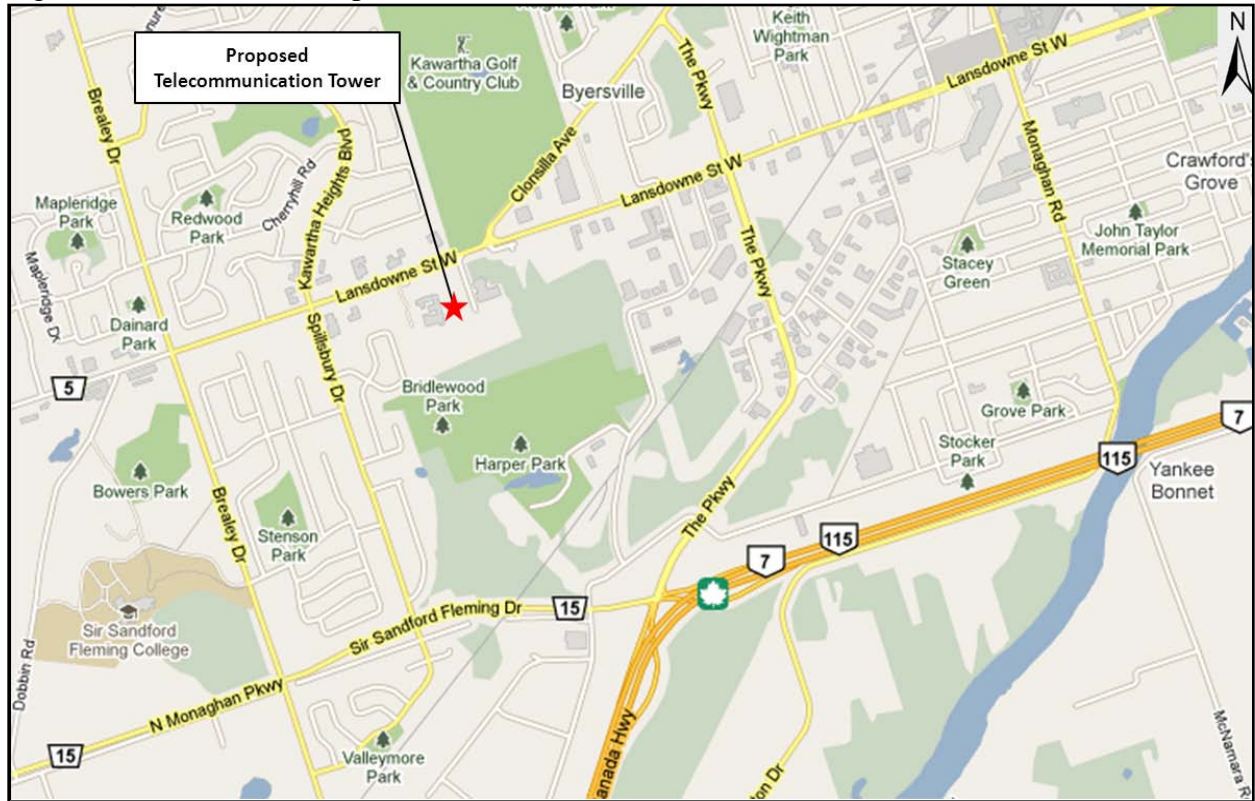
5	Maximizing distance from lands zoned residential.	SBA Canada has taken special care to maximize distance from existing residential dwellings, while maintaining the function of the existing church and its facilities.
6	Maximizing distance from environmentally sensitive land use areas.	The proposed communication facility will not be located adjacent to environmentally sensitive land uses.
7	Maximizing distance from listed heritage buildings and sites.	The proposed communication tower will not be located adjacent to listed heritage buildings and sites.
8	Avoiding lands containing sites located within Parks and Open Space Areas (with the exception of sites zoned to permit utilities).	The proposed communication tower will be not located within Parks and Open Space Areas.
9	Avoiding sites of topographical prominence.	The proposed communication tower is not located in an area of topographical prominence.
10	Avoiding sites that would obscure public views and vistas of important natural or cultural significance.	The tri-pole design of the proposed tower and its camouflaging as a religious monument will mitigate negative impact to public views. The proposed tower will not obscure public views and vistas of important natural or cultural significance.
11	Avoiding natural hazards.	The proposed communication tower is not located near natural hazard areas.
12	Ensuring compatibility with adjacent uses.	The proposed tri-pole tower will consist of three (3) poles similar to a tripod in shape, with vertical, rather than angled, tubular legs. It will also be painted in white and incorporate a design featuring a symbol of a cross on all sides transforming the tower into a religious monument. Together these elements will minimize visual impact and will be compatible with the context of its surroundings.
13	Access for maintenance purposes.	Access to the leased area will be through a 9 metre wide access easement from Lansdowne Street. As well as a 3 metre wide utility easement to the hydro compound (proposed power source).

5.0 SITE LOCATION

The proposed communication tower is located southeast of the Spillsbury Drive/Kawartha Heights Boulevard and Lansdowne Street West intersection (*see Figure 2*). The proposed communication facility will be located at 1421 Lansdowne Street W. in the City of Peterborough (Subject Site), near the back parking lot of the Pentecostal Church of Canada's Calvary Church. The Subject Site is zoned as *Special District (SP.305)* under the City of Peterborough's *Zoning By-Law 97-123*, designated for Public Service uses.

The Subject Site is surrounded by institutional uses to the east, residential uses to west and south, commercial uses to the north.

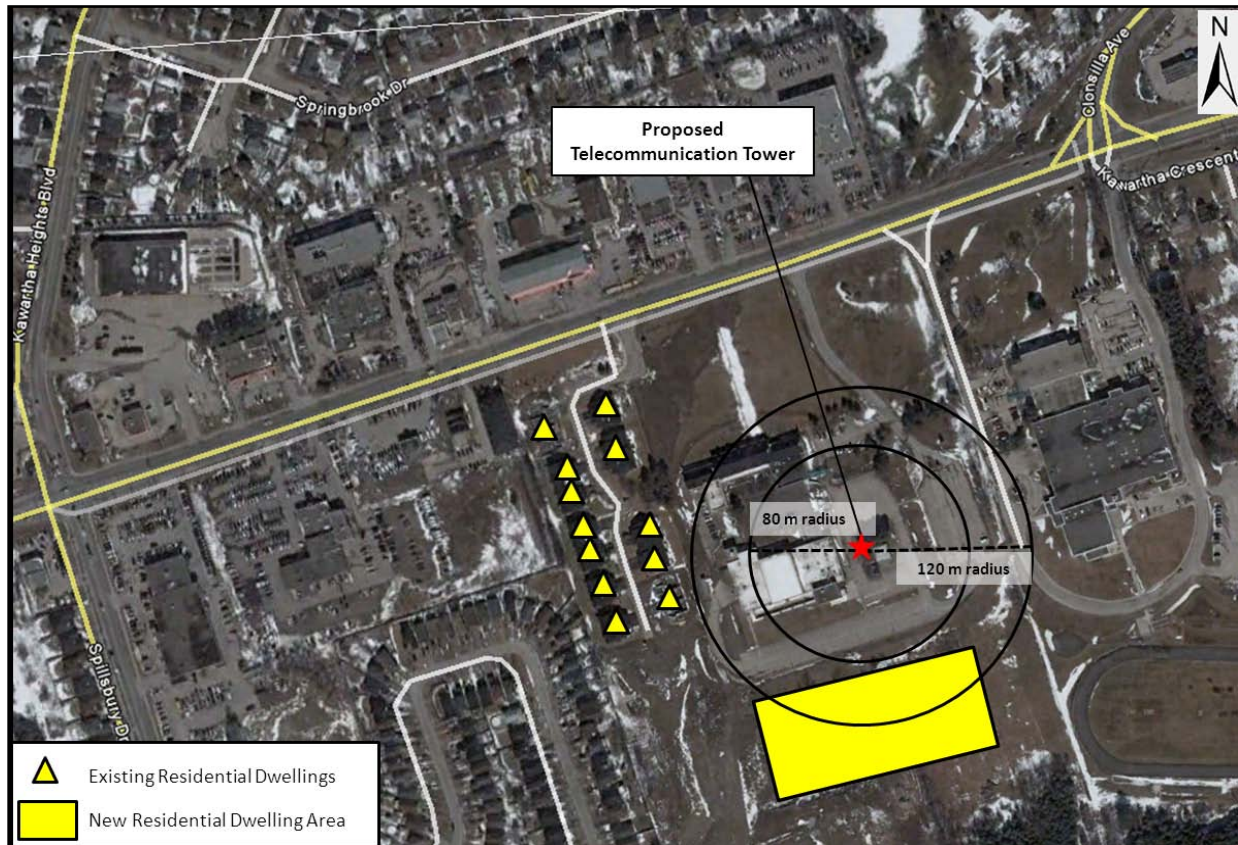
Figure 2: Site Location Map



Google, 2011

The proposed communication tower will be located approximately 80 metres away from the nearest residential dwelling (*see Figure 3*). SBA Canada has made every effort to locate the proposed tower as far away from existing residential dwellings as possible while ensuring that the tower location will provide cellular customers with continuous coverage and maintaining the function of the existing commercial plaza.

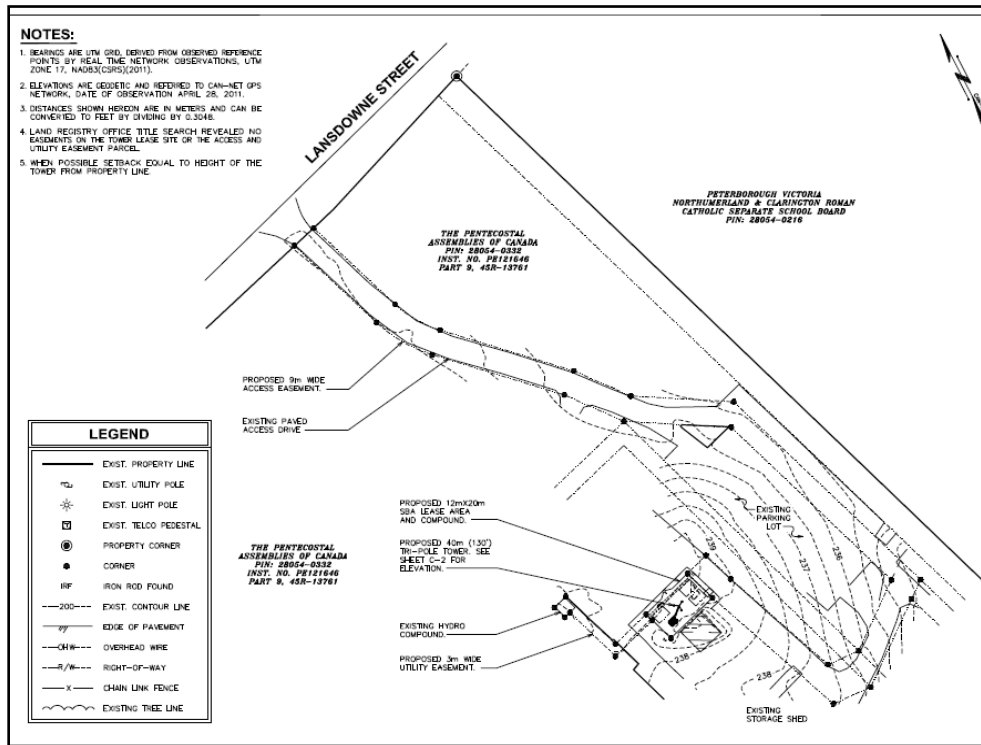
Figure 3: Orthophoto Indicating Distance to Nearest Residential Dwelling



The Biglieri Group/Google, 2011

The proposed communication tower will be located in the northern portion of the Subject Site within a 12 metre by 20 metre leased parcel (*see Figure 4*). Access to the leased parcel will be through an existing access road from Lansdowne Street West.

Figure 4: Proposed Site Plan*



SBA Canada, 2011 [*NOTE: Not to Scale]

6.0 DESCRIPTION OF COMMUNICATION FACILITY

The proposed communication facility will consist of a 40 metre (130 foot) tri-pole tower within a compound to house radio equipment. The tri-pole tower is a vertical tubular shape, (see Figure 5), similar to a tripod in shape, with more vertical tubular legs instead of angled. The slim tubular design of the proposed tower will be painted white helping to minimize visual impact and is more compatible with the context of the surrounding area. Near the top of the tower, an ornamental design of a cross will be used on all three sides to help camouflage the tower, making it instead look like a religious monument for the church. The tri-pole tower and compound will be moderately screened by existing trees and shrubs to the north. The proposed compound will also be partially screened from the south and west by the existing storage shed to the south and the church building to the west. The proposed communication tower and compound will be partially visible from

the east along the paved laneway along the east side of the church facility leading to the residential subdivision located south of the church property.

Figure 5: Photograph of Subject Site with Tri-Pole Tower Superimposed



The Biglieri Group, 2011 [for representational purposes only]

Access to the site will be further controlled through secure fencing and a locked gate. The entire communication facility compound will be located on a leased area measuring 12 metres by 20 metres, which will not have a significant impact on the existing uses of the lot providing access to both the church and residential subdivision south of the church property. The proposed compound (has been strategically located in the southeastern area of the existing church lot near their storage shed to minimize impact on the existing function of the church, parking lot and laneway.

9.0 FEDERAL AERONAUTICAL CLEARANCES

NAV Canada and Transport Canada are the federal agencies responsible for determining the impact of tall structures on air navigation systems. These federal agencies also determine whether any marking/lighting requirements are necessary to proposed structures. The proposed communication tower will meet all necessary aeronautical obstruction marking requirements, including painting and lighting, as instructed by Transport Canada and NAV Canada, per standard TP-382/CAR 621.19.

All necessary applications have been submitted to Transport Canada and NAV Canada on behalf of SBA Canada.

10.0 CANADIAN ENVIRONMENTAL ASSESSMENT ACT

The *Canadian Environmental Assessment Act* ensures that the installation and modification of antenna systems is done in a manner that complies with appropriate environmental legislation.

SBA attests that the radio antenna system described in this notification package is excluded from environmental assessment under the *Canadian Environmental Assessment Act*.

11.0 CONCLUSION

SBA Canada has conducted a thorough and comprehensive investigation of potential sites for new communication antennas and has determined that a new communication tower is necessary since there are no suitable alternative structures (e.g. rooftops, flag poles) in the vicinity of 1421 Lansdowne Street West in the City of Peterborough. The tower shall be a slim, white tri-pole, similar to a flag pole, with a cross symbol near the top, transforming the tower into a religious monument to minimize its visual impact. Throughout the site selection process, SBA Canada has taken special care to ensure that the proposed tower is strategically located to maximize the distance to all existing residential dwellings in the surrounding area, while ensuring that the quality of signal strength is maintained. In locating the proposed communication tower, SBA Canada also ensured that the traffic circulation and parking of the existing establishments remained functional.

Overall, the proposed communication tower will benefit the residents and businesses in the City of Peterborough by improving mobile communication service in the area. The proposed communication tower will not have a significant negative impact on vistas, existing uses, or natural heritage features.

We trust you will find all in order, however if you have any questions or require further information, please do not hesitate to contact the undersigned.

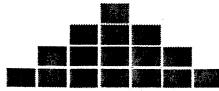
Respectfully submitted,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP, RPP
Principal



Murray White, B.U.R.Pl.
Planner



BUILDING YOUR IDEAS - INTO BIG PLANS
THE BIGLIERI GROUP LTD.

November 14, 2011

**RE: Public Consultation with respect to Proposed Communications Tower
1421 Lansdowne Street West, Peterborough, Ontario
TBG Project No. 11204**

Dear Sir/Madam,

I am writing to you on behalf of SBA Canada, ULC, as a follow up to the Public Information Session/Open House held on August 31, 2011 in the Heritage Room at the Calvary Pentecostal Church. Thank you for attending the Information Session/Open House regarding the proposed communication tower, at 1421 Lansdowne Street West, Peterborough, and for expressing your questions/concerns.

This letter is intended to address, to the best of our abilities, any questions or concerns conveyed to us by interested parties both during the information session on August 31, 2011 or via email, mail or telephone prior to the end of the commenting period on September 20, 2011. The correspondence was received, consolidated, researched and grouped into various sub-sections as presented in this package.

Please find the questions communicated to us during the public consultation period, in **bold**, along with our *italicized* response. General comments have also been noted and are listed as bullet points at the end of each section.

PLANNING, DEVELOPMENT & PROJECT MANAGEMENT CONSULTANTS

20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4
Telephone: 416-693-9155 Facsimile: 416-693-9133
tbg@thebiglierigroup.com

1. SITE ACQUISITION

Proximity to other land uses:

- 1. Is the regulation of having a residence at least 120 metres from the tower going to be observed? If not, is the government not accountable for its own regulations?**

Industry Canada has jurisdiction over the standards for towers Canada-wide. Therefore, in certain cases municipal guidelines will be superseded by Federal guidelines. This is one such case. However, every effort will be made to comply with municipal guidelines where possible.

- 2. Why is the cell tower positioned so closely to residences, schools and business? Is it not possible to position it farther away from the community, for example, in the countryside, to minimize harm?**

The location of the proposed cell tower is close to residences, schools, and businesses, because that is where SBA Canada has determined a void exists in current network coverage. It is the closest location found to the nominal point identified during the site selection process. The tower cannot be located in the countryside and still provide network coverage in this area.

- 3. Why would SBA seek a location to build this tower that contravenes the city's policy that it won't support towers taller than 15 metres in residential areas or towers located within 120 metres of land zoned as residential or zoned for a school?**

Please refer to our response for Question 1.

- 4. Why did SBA misstate the actual distance to the residential property?**

Peterborough's site selection policies state that towers should be sited on lands at least 120 meters outside of lands zoned to permit residential use. Our application states that the proposed tower would be located approximately 120 metres from the nearest dwelling. This misstatement was entirely unintentional, and was based on available mapping at the time of the application.

- 5. Why did SBA not even acknowledge the existence of the school let alone provide no distance to the school?**

The City of Peterborough's Telecommunication Structures Policy and Procedure (2011) requires proponents to "Provide public notice and host a public information session for those proposals within 120 metres of lands zoned to permit residential use or from lands upon which an elementary or secondary school is located", both of which were carried out.

Industry Canada's Radiocommunication and Broadcasting Antenna Systems Procedures Circular (2008) states that Public Notification is required to the local public, including nearby residences, community gathering areas, public institutions, schools etc. Located within a radius

of 3 times the height of the tower. For the purposes of this requirement, the outside perimeter begins at the furthest point of the supporting mechanism.

Public Notification was sent via mail and a notice in the Peterborough Examiner.

SBA Canada had discussions with the School Board as part of the candidate review, and therefore the school was both acknowledged and informed of this proposal.

6. Would there not be an opportunity for SBA to pursue building this tower in a more acceptable area such as, rural, farmland, commercial/industrial sites?

Providing a reliable network for cell phone coverage requires that antennas need to be placed at regular intervals in order to service each 'cell'. No other land-use alternatives were identified in the site selection process which could avoid residential land use. For this reason the tower cannot be located in a rural location whilst still providing suitable coverage in this area.

7. Would SBA not be able to build a taller tower outside of Peterborough on land away from schools and residential areas to support communication providers?

Please refer to the above response to Question 6.

8. There is only a small residential area and school in this location compared to the industry all along Lansdowne. Why would you put this tower in an area of senior citizens and a school instead of in an industrial area?

Please refer to the response to Question 6.

9. Peterborough's Site Selection Guidelines suggest avoiding lands containing sites located within Parks and Open Space Areas. Holy Cross Secondary school has a large oval track area accommodating many sports events and gatherings for a number of schools in the area. Furthermore, the rather large parcel of land in front of the church facing Lansdowne St. is being utilized by the church on Sunday September 19, 2011 to hold a fund raising Fall Fair with activities such as Bouncy Castles, Horse Rides, a BBQ, Live Entertainment and a Dessert Tent. Would this not constitute an "open space area"?

While the areas mentioned may often or occasionally function as open space recreation areas, they are not zoned as such under the City of Peterborough zoning by-law, but rather are zoned as Special Districts [SP.271 and SP. 305 for the school and church respectively].

Site Selection:

10. Has SBA exhausted all possibilities for an alternate location that would be fully compliant with City of Peterborough LUA?

SBA has explored alternative locations relative to the nominal point (or ideal location) identified during the site selection process. The current location was chosen based on a variety of factors, including the willingness of the property owner to engage in a lease.

11. Have you considered alternative sites that are not near residential areas? If so, where and why have you not pursued these sites?

Please see the attached map "Appendix A: Proposed Tower Location", showing the nominal point and alternative locations. Each of these locations was identified as an option during the site selection process, and then through the negotiation process the current site for this proposal was identified as the optimal site.

12. Why is the Biglieri Group targeting church properties to erect cell towers?

The site selection process identifies multiple potential sites, and through discussion and negotiation with all parties, a final site is selected and engaged. SBA and The Biglieri Group do not intend to target any particular land use over any others, but rather choose the best option available around any nominal point location they are considering.

13. Do you target churches because most churches are in financial need and this is an easy solution for them and their need for money often clouds their judgment?

Please refer to the above response to Question 12.

14. The paperwork we received at our home indicated that the Applewood property was the ideal location. Why is it not being put up there?

Correct, the Applewood site was identified as the nominal point, which is the preferred location from a technical standpoint in relation to coverage, although not always viable for locating a tower. In this case, the Applewood site did not have enough space to accommodate a tower.

15. Why did you not move the tower farther over in the parking lot, closer to Lansdowne St, at which point no residents would have been in the 120 metre radius? Can you move it to the outside of the parking lot?

Several variables are considered in determining the location of a tower, including existing land-use, topography and network coverage. Negotiations between the land owner and SBA Canada also play a role in the location of the tower. The application reflects the desired locations of the abovementioned parties.

Service, Need, Coverage:

16. As Peterborough already has a skyline full of communication towers and no apparent service problems, why do we need more?

Service access is dependent on which company a client contracts with for their cell-phone or other communication service. WIND Mobile has identified gaps in service coverage which could not be resolved through co-location. In order to resolve the gap this application proposes a tower which will allow WIND, along with 4 other carriers, to co-locate and improve network coverage in this area.

17. Many towers are evident already in this area and I can see eleven when I look south from my home. Since the proposed 130' tower represents a structure that will dominate a portion of the skyline, in a highly populated residential area that also includes a school property, it would seem prudent to use existing towers even if they have to be modified, or find locations that do not impact such large numbers of residents and students. How was it decided that we 'need' this tower?

Please refer to the above response to Question 16.

Site Access

Access to the tower compound is by easement from Lansdowne Street West.

18. Is this easement also shared by the condo corporation?

No, the easement will not be shared with the condo corporation

19. If so, does the additional use require any changes to the access road?

No, the additional use that has been proposed will not cause any changes to the access road.

20. At whose expense?

Not Applicable

21. Does the condo corporation need to be notified?

Not Applicable

22. Give agreement?

Not Applicable

23. Have standing to dispute?

Not Applicable

RECEIVED COMMENTS

- The tower will be 90 metres away from the nearest homes, close to the High School
- SBA Canada unacceptably fails to mention that the proposed site is next to a school. The city requires that tower siting be at least 120 metres from areas zoned for schools. Holy Cross property begins approximately 70 metres from the site. SBA Canada has been selective in the presentation of information again to suit their own needs.
- Contrary to statements in the documentation the site is not 120 metres from the nearest dwellings but approximately 80 metres. SBA Canada has interpreted the policy as 120 metres from a dwelling. This is a disingenuous approach to suit their own needs rather than respect the city's guidelines. The condominium community is approximately 70 meters away from the proposed site.
- In our view, the Cell Tower proposal does not adequately meet the test of "*maximizing distance from lands zoned residential*" as required by the City's Siting Policies.
- It appears from the information supplied that the regulation requiring location 120 metres from dwelling places has not been adhered to: indeed, it appears that the 120 metre line may well run through our condominium.
- THAT the location of the proposed tower does not comply with the City of Peterborough's "no-go" policy within 120 meters of residential areas and schools. It would be directly next to the Westview Village community to the south and west, and to Holy Cross Secondary School to the east. The Westview Village residential property begins less than 80 metres from the proposed tower location and a number of homes are less than 120 metres from the proposed tower location. Further, the Lansdowne West Secondary Plan has targeted the area for high density residential development.
- According to our own measurements the proposed tower would be approximately 66 metres from land zoned as residential, and approximately 69 metres from a school property. It would also be well in excess of the LUA's maximum height policy of 15 metres in residential areas, and the 120 metre distance from lands zoned as residential, all in contravention of local LUA policy. (Telecommunication Structures, City of Peterborough, Procedure #PO1 4.2 Site Selection a) (2) Regardless of the zoning of the proposed site, new telecommunication structures are strongly discouraged within 120 metres of any land zoned to permit residential use or on lands where an elementary or secondary school is located.
- Peterborough's Site Selection Guidelines suggest maximizing distance from lands zoned residential. The application states that special care was taken to maximize distance from existing residential dwellings, while maintaining the function of the existing church and its facilities. In our view this statement is in fact misleading and implies complete compliance when in fact the local LUA requires that these towers be 120m away from land zoned as residential, not residential dwellings. According to our measurements, the proposed tower

would be approximately 66 metres from lands zoned as residential and 69 metres from the property of Holy Cross Secondary School. SBA is trying to contravene the local LUA policy.

- Peterborough's Site Selection Guidelines suggest utilizing existing support structures located on lands not zoned to permit residential use and on lands at least 120 metres outside of lands zoned to permit residential use. SBA's Response is, in our view misleading and implies complete compliance with the local LUA, when in fact the LUA requires that these towers be 120m away from land zoned as residential; not actual residential dwellings. According to our own measurements the proposed tower would in fact be approximately 66 metres from lands zoned as residential and 69 metres from the property of Holy Cross Secondary School. Naturally, SBA can't utilize existing structures given that their business is to build new towers and rent space on them.
- In Peterborough alone I know of 2, possibly 3, churches that have been approached and who knows if they have already signed contracts with SBA?
- SBA Canada asserts that the tower is not located in an area of topographical prominence. Actually, the tower will be located at the highest point of land in the area and it will dominate the condo community to the south. Further, the land falls away from the tower location all the way south to the 115 onto the Parkway, the main gateway into Peterborough. This contravenes the letter and the spirit of the city's tower siting guidelines.

STRUCTURAL AND SERVICE

Tower

24. Was the tower at the School Board tested, checked, what was the outcome?

The School Board tower is not designed for additional equipment. Based on SBA's discussions with the Board staff as part of the candidate review, it seems that the school plans to remove their tower as they connect their remote schools via wired/fibre services.

25. Would it be a monopole tower or a tri-pole tower?

The proposal is for a tri-pole tower.

26. Is there a tower in Peterborough that is of similar size to the proposed tower at 1421 Lansdowne Street West?

The application for Lansdowne Street West is unique in that it is the only submission made in Peterborough (by SBA Canada) for a tri-pole. The proposed tower is also the shortest - at 40 metres (130 feet). The existing towers that we are aware of are both 45.7 metres (150') at 365 Lansdowne Street East and at 965 Crawford Drive, although these are both monopole towers.

27. Would one or more antennas go on top of the tower, if so, how much height would each antenna add, and what would be the total height of the tower plus the antennas?

Antennas will be flush mounted onto the towers sides, and will not add height to the structure. A lightning rod is proposed which will increase the height from 40 metres to 42 metres.

28. Your submission does not state the maximum number and size of the receiving/transmission devices that will be affixed to the tower.

The tower is designed to accommodate four wireless carriers with standard equipment configurations of up to 6 antennas each.

29. Is this tower only for cellular providers? If not, what other providers could be on the tower? Where in writing do we have assurances that the four users would only be cellular providers and would remain so for the 20 years of the lease term with the church?

The tower is designed to accommodate four wireless carriers with standard equipment configurations of up to 6 antennas each. These entities could include wireless internet providers, Emergency services, municipalities, paging and cable companies.

30. What regulations and processes are in place to ensure that new as yet undeveloped communications technology is not added to the tower without approvals and consultations with the appropriate governing bodies and the public?

The same regulations which govern the erection of telecommunication towers at this time will likely continue to apply to new technology as it is developed, unless new legislation changes the requirements. These regulations include Health Canada's Safety Code 6, and Industry Canada's CPC 2-0-03.

31. It is our understanding that SBA is establishing a network of towers across Peterborough and that these towers would accommodate co-location of four communication providers. What if four more entrants want to enter this market? Would they require yet another network of towers across our city?

We cannot speculate on future possible providers at this time, as any such outcome is entirely dependent on market forces, future demand for this technology, and innovation or the lack thereof in supportive network technology.

32. What other services would the tower be able to support?

Please see response to Question 29.

33. What is the actual height and style of the tower?

The proposed tower is a 40 metre self-supporting tri-pole.

34. Does this include the height of the antennas or other communication apparatus?

Yes, the height is measured from the base to the top of the tower.

35. What would be the incremental addition of height for the antennas or similar of each of the four service providers?

There will be no additional height added from the addition of antennas.

36. How and where will the antennas or similar be affixed?

The antennas will be mounted on the side of the tower, one over top of the other.

37. What will the antennas or similar look like?

Please see the attached diagrams "Appendix B: Tower Elevation", showing the relative scale and look of the various components for the tower.

38. Does the Tower need to be that high?

The tower height is determined by two factors: the requirement to provide adequate coverage and to enable co-location through leasing tower space to multiple carriers.

39. Will it truly look like it does in the photo or will we see more antennas sticking out?

Does the cross hide the antennas?

The intention is that the cross will camouflage the antennas, although the photo is for representational purposes and the end result may look different. If the tower application is approved, the applicant, land owner, and the city will discuss and finalize the specific design.

Tower Maintenance:

40. Why was there a test hole drilled on the site, closer to the proposed location of the tower?

SBA Canada conducted environmental soil testing and analysis, which they do for all sites.

41. Who is responsible for removing the equipment and tower in any circumstance where the tower is no longer viable? Who will dismantle the structure when these technologies are found to be obsolete?

SBA is responsible for removing the equipment and tower, as obligated in its lease which states that "upon termination of the lease, at lessee's sole cost and expense, shall restore the Leased Space to its original condition at the commencement of the lease to a level of two feet below grade, except for ordinary wear and tear and damages by the elements or damages over which the Lessee had no control. Lessee shall, at lessee's sole cost and expense, place top soil and sod over the disturbed area".

Typically the issue of tower removal or demolition will be covered in the lease agreement between the landowner and SBA, though we are unable to comment on specifics due to the confidential nature of such an agreement.

42. SBA Canada is in the business of building towers and leasing to many types of cell phone and other providers.

a. Who will maintain the tower and monitor the providers and their emissions?

SBA maintains the tower and compound. Carriers (tenants) are required to submit Safety Code 6 reports outlining acceptable cumulative emission standards prior to installing an antenna.

b. Who decides the safety of future tenants with their new technologies?

Industry Canada licences all operators and devices in Canada.

c. How is safety to be determined and monitored?

Carriers (tenants) are required to submit Safety Code 6 reports outlining acceptable cumulative emission standards prior to installing.

43. When the towers become obsolete who removes them or do you leave them to deteriorate to clutter our sky line?

Please see response to question 41.

Lighting

44. Our Municipal Airport is located approximately 3 km south of the site: Will illumination be affixed to the tower? Will this tower now or in the future require any markings or lighting as per Transport Canada and NAV Canada, and if so what color, steady light or flashing and for what period of time per day or night?

There are no requirements for lighting on the proposed tower.

45. Describe the illumination type i.e. color, flashing, high intensity, etc., and what height (measured from the ground level) will illumination be attached to the structure?

See above response to Question 44.

46. Will the cross(es) be illuminated and at what height measured from the ground level?

See response to Question 44.

47. What is to be the impact of "regular improvement and modifications" to the health and environment of this densely-populated residential and school community down the road?

According to a report published by the World Health Organization (WHO), radiofrequency exposures from base stations and wireless technologies in publicly accessible areas (including schools and hospitals) are normally thousands of times below international standards. RF exposures from base stations range from 0.002% to 2% of the levels of international exposure guidelines. This is lower or comparable to RF exposures from radio or television broadcast transmitters. At similar RF exposure levels, the body absorbs up to five times more of the signal from FM radio and television than from base stations. See the following link for more information: <http://www.who.int/mediacentre/factsheets/fs304/en/>

48. If this cross stays, will it be lit up at night? Are you required by Transport Canada, in this site, to have a light on the top of the tower?

Transport Canada does not require this tower to be lit. The cross will not be lit at night.

49. Is only one cross proposed on the tower (realizing the structure is triangular in shape)?

This will be determined once a decision on the proposal is made, and is based on discussions with Landlord, City staff, SBA and public comments.

Service

50. Is there alternative technology that you could use that would provide the same services/results that you require?

At this time, there is no alternative technology that would provide the same services as would the proposed tower.

51. As per Industry Canada CPC-2-0-03, Issue 4 item 7.3 (Proximity of Proposed Structure to Broadcasting Undertakings): Are there any AM, FM or TV operators located within 2 kilometres [of the site]?

No, there are no suitable AM, FM or TV operators located within 2 kilometres of the subject site.

52. What process and procedures were followed to locate other operators?

Industry Canada maintains a database (TAFL) which itemizes all carriers existing broadcast points. This database is referenced when looking to locate a tower.

53. What process and procedures were followed to notify other operators?

None were located within an acceptable proximity.

54. What consultation occurred with those operators?

Not applicable.

55. What were the results of those consultations?

Not applicable.

56. How will these issues be resolved?

Not applicable.

57. What process and procedures would the public follow if there is ghosting or interference with AM, FM, or TV receivers?

Notify Industry Canada

58. What type of providers and what type of technology would the tower be able to support now and in the future? What regulations govern the type and size of the equipment and how would it be attached to the tower now and in the future?

At this time, the tower is able to support the technology of current wireless service providers, which could include wireless internet providers, emergency services, municipalities, paging and cable companies. We cannot speculate on future technology or uses. Industry Canada regulates the construction of cell phone towers now and in the future.

59. SBA Canada asserts that this tower will eliminate the need for any additional communication towers within the surrounding area. On what basis do you make this claim? Are you guaranteeing this assertion to the community and city?

This claim is made on the basis that the tower will have the capacity to support co-location of multiple service providers on its structure. While it is impossible to guarantee that no new communication towers will ever be built in this area in the future, if other service providers require a tower in this area, it is very likely that they will be accommodated on the proposed tower. This is because Industry Canada requires service providers to seek to co-locate on an existing tower, and only if that is not possible may they then proceed to erect a new tower.

60. Has radiation testing been carried out on the "Del Mastro" Tower?

The Del Mastro tower is owned by Telus. All telecommunications towers are governed by Industry Canada and Health Canada, which audit towers. All carriers have their licences issued by the government, therefore their equipment must abide by certain regulations that the government has deemed safe.

61. Can the frequency levels be turned up and down? When an inspection is done – could they lower it?

Individual towers and compounds are not manned, and inspections and audits are conducted by Industry Canada and Health Canada at random. When the frequency and power is set, it is done through the spectrum licence between the government and the service provider. Once set, it cannot be altered (up or down). Carriers are required to design to Safety Code 6 limits. Industry Canada and Health Canada are responsible for testing. SBA conducts its own maintenance work for the structure, vegetation and fencing.

Co-Location

62. Names of the companies that are going to use this tower?

The anchor tenant for the tower is WIND Mobile. Other service providers may co-locate in the future, but at this stage it has not been established.

63. SBA's response implies that other future towers could be approved for access to only 1 or 2 or 3 providers, without an option for co-location. Is this accurate, and if so, how can you be sure?

Future towers do not need to have four service providers already in place in order to go forward with building a tower. However, it is unlikely that a new tower would be approved for a service provider if the existing tower still had space for co-location in a given vicinity.

Technical

64. What is the frequency, wavelength and energy output of the antennas?

Cellular antennas operate in the following frequencies:

- *GSM 800 uses 824–849 MHz to send information from the mobile station to the base station (uplink) and 869–894 MHz for the other direction (downlink).*
- *GSM-1900 uses 1850–1910 MHz to send information from the mobile station to the base station (uplink) and 1930–1990 MHz for the other direction (downlink).*
- *AWS uses 1710–1755 MHz and 2110–2155 MHz.*

Wavelength and output varies by frequency and antenna.

65. What would be the maximum radio frequency output allowed from this tower?

The maximum radio frequency output for the proposed tower is estimated to be 750 – 1000 watts.



66. If the details are not known for the 3 additional spaces, what regulations or guidelines govern this?

Industry Canada approves licensees or equipment operators, so users of the three additional spaces will have to conform to their technical and regulation requirements.

67. How are frequency, wavelength and energy calculated with the layering of 4 signals (plus nearby signals)?

Safety Code 6 guidelines stipulate that the report must calculate the cumulative output of the antennas broadcasting from the tower.

68. Is the calculation and effect cumulative or exponential?

The calculation is cumulative.

69. What safeguards would be in place to ensure ongoing compliance with Health Canada Safety Code 6 at all times?

Safeguards for the purpose of fulfilling the requirements of Health Canada Safety Code 6 will include fencing or other barriers to limit access to the tower to permitted employees, signage to inform the general public of any hazards, and of contact information in the case of concern or emergency, and monitoring by Industry Canada. The frequencies and power are preset at the time of licensing (see the response to Question 61 for more information).

70. Who monitors compliance, SBA, the communication providers, Industry Canada?

Industry Canada does Safety Code 6 compliance audits for radiocommunication and broadcast sites. (see the response to Question 71 for more information).

71. If non-compliance is identified, is there a requirement to notify the members of the public who may have been exposed to higher levels of radio frequency?

Industry Canada requires antenna proponents and operators to evaluate all radiocommunication and broadcasting installations to ensure compliance with its regulatory limits at all times, including consideration of combined effects of nearby installations within the local environment. Furthermore, Industry Canada requires all radiocommunication and broadcasting installations to comply with its regulatory limits on an ongoing basis so that the general public is not subjected to exposure levels above them. Antenna proponents are required to perform an assessment of RF exposure on proposed antenna systems prior to installation to ensure compliance, and to keep records of the assessment.

72. Does Industry Canada perform any surprise audits to ensure compliance?

As part of Industry Canada's role to protect the general public from radiofrequency (RF) exposure, they conduct their own assessments and audits as required to ensure compliance. Although rare, as the vast majority of RF fields are at a very small fraction of the regulatory limits, Industry Canada requires proponents and operators of antenna systems to take immediate action at any site if the Department believes that the regulatory limits are not being respected.

73. Once you have 4 providers on this tower - how much power will emit from it? Please put this in a perspective we can understand. i.e., like sitting in front of your AM radio for hours?? Your FM radio (as these waves are stronger).

All providers cumulatively must conform to Industry Canada regulations and Health Canada guidelines which set the limits of EMF which is well below what is considered to be safe for human exposure, regardless of the number of providers – i.e. one tenant or four. A relative comparison is that your RF exposure would be less than your exposure from RF radiation from a neighbour's television across the street, if they were to leave their television on for the entire length of time you were in your home.

RECEIVED COMMENTS

- SBA Canada fails to note that the City of Peterborough regulations do not allow towers higher than 15 metres in residential areas. A height far exceeded by the proposed tower.
- I like looking across the sky and seeing stars, not towers, which is why I live in Peterborough and not in a big city.
- THAT a 130-foot tower is completely out of scale with, and in stark contrast to both the residential and non-residential properties in the immediate surrounding areas, as well as the nearby area zoned as "environmentally protected ". This tower would have an adverse effect on the character of the neighbourhood.
- On the first page of the public notification document distributed to homeowners it is stated: "SBA Canada is proposing to construct a communication tower to support new antennas for mobile phone service providers. The monopole tower will have a height of 53.4 metres (175 feet)". On page 5 of this document it states the proposed communication facility will consist of a 40 metre (130 foot) tri-pole tower within a compound to house radio equipment.
- Reading from your report on this proposed tower, you suggest there is "an ever-growing consumer demand for wireless products in Canada". As such, we can come to expect additional mobile operators to provide more choice for consumers. Therefore, you conclude that SBA is providing a service of "quality antenna site services to wireless operators, who in turn can introduce or improve their network capabilities for the benefit of a community's residents and businesses".

- I would first suggest that proof be given to us – residents, the municipality in which any tower is proposed – that there is indeed “ever-growing” demand. Show us the statistics on which you base this sweeping statement. Also, show us what proportions of this demand are used for what purposes. The public deserves and has the right to be provided with this information, rather than just have to take it on ‘good faith’ that this is indeed the case. This sort of information should be routinely provided by SBA rather than citizens being made to ask for it. Any new business looking to operate anywhere would need to make a full business case to its “patrons/shareholders” as to the justification for its business and why the anticipated need will be fulfilled.
 - Are members of the public not ultimately your ‘patrons’?
 - We also request that your submission clearly state that illumination will unconditionally not be attached to the top of the tower.
 - The documentation does not provide information regarding the type and amount of lighting or markings for air navigation, stating only that the tower will comply as required. The tower is approximately 2 kilometres from the local airport. Full disclosure on lighting is required for public comment on this impact. Similarly, disclosure is required as to the lighting of the cross.
 - In truth, there is no way to tell the potential impact of these "modifications" or to predict safe usage and emissions that have the potential to increase under these conditions to dangerous and unacceptable levels. What we do know, is that the tower and providers if approved, could and according to Mr. White's letter, would look very different in the future due to this "need for regular improvement".
 - THAT the Westview Village community and other nearby residents are concerned that the cell tower will interfere with radio and non-radio household and medical devices.
 - I propose, the contentious Lansdowne Street, Peterborough, SBA communication Tower, be erected as tall as possible, ON public property, to allay the controversy.
 - On page 7 of the public notification package, item 1 of the Peterborough Site Selection Guidelines states;
 - Minimize the overall number of sites required within the City.
- SBA's Response to this requirement is:
- The proposed communication tower will allow for the co-location of up to four (4) telecommunication providers which will increase capacity mitigating the need for additional communication towers within the surrounding area.
- You imply that SBA is offering a valuable service to the public by consolidating all new antennae through co-location. I highly disagree. The cellular antennae are somewhat akin to smoking cigarettes, each of which is spewing harmful smoke (EMF radiation). What SBA is doing is the equivalent of providing an ashtray to collect the cigarettes in one spot. In no way is it contributing to improvement of the air quality (literally and figuratively), nor does it discourage more cigarettes (antennae). If anything, the opposite is true: By consolidating,

there is now more space in the room (city) to place (locate) additional cigarettes (antennae) when demand dictates.

- SBA would only be providing a valued service by consolidating all EXISTING antennae, which should have been consolidated in the first place, thus minimizing the potentially harmful effects of microwave radiation on the community. Creating new towers upon which to co-locate, while only temporarily helpful, is merely adding to Peterborough's existing network of towers to support your business objectives, rather than minimizing towers to support the health of the community. Greater corporate responsibility and concern for the welfare of the community would certainly garner more support for your business in Peterborough than the financial objectives you are currently pursuing.

Health & Safety:

74. Do you have studies to determine if DNA damage occurs with the continual exposure to EMF radiation? What are your sources? What is your feeling on this matter?

There is little evidence to support the contention that radio-frequency electromagnetic field (RF-EMF) radiation causes DNA or chemical damage to humans. This proposal adheres to Health Canada's Safety Code 6, Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range 3 kHz – 300 GHz (2009), guidelines. These guidelines reflect a maximum exposure limit hundreds of times higher than the level of exposure that the general public would be exposed to on a day-to-day basis. While Safety Code 6 is the guiding document used for safety and exposure considerations, current new research and literature is reviewed on a regular basis so that we can understand and contextualize the effects of RF-EMF radiation.

75. What assurance do we have that as the next generation of technology is introduced, that Health Canada Safety Code 6 is sufficient protection against long term impacts to our health?

Safety Code 6 is an evolving document which reflects current consensus of scientific literature and understanding, as reviewed by Health Canada using a weight-of-evidence approach. This approach not only considers new information, but also the authority of the researchers, the rigor of evaluation (such as whether a publication has been peer-reviewed), and the study design and method, in order to contextualize the strength of findings relative to other research. Therefore, as new technology or information arises, it can be evaluated against an evolving model of safety and impacts. More information can be found at the following link:

www.hc-sc.gc.ca/ewh-sent/pubs/radiation/radio_guide-lignes_direct-eng.php

76. Why would we err on the side of something that is not proven safe?

Unfortunately, it is extremely difficult if not impossible to definitively prove that RF-EMF is 100% safe, due to the combination and interaction of numerous environmental, technological

and biological factors. Therefore, it is not possible to prove absolute safety based on current evidence, nor is it possible to prove that radiofrequency electromagnetic radiation is definitively unsafe. According to Safety Code 6, "a lack of evidence of causality, biological plausibility and reproducibility greatly weaken the support for the hypothesis of negative health effects from RF energy exposures in the frequency range between 100kHz and 300 GHz" (2009, p.9).

77. If the health and safety regulations change in the future and this tower and/or its communications devices are no longer in compliance with applicable government regulations, particularly safety regulations, will it:

- a. Be shut down?**
- b. Managed in another way?**
- c. Who is responsible for the disassembly and removal in this or any circumstance?**

If in the future the tower or its communications devices are no longer in compliance with applicable regulations, it will either be brought up to the applicable standard or removed. The decision on which outcome to pursue will likely depend on the situation and alternative solutions. For more information on disassembly and removal please see our response to Question 41. For more information about compliance see our response to Questions 70 and 71.

78. If this technology is so safe according to you and Health Canada, then why are other experts, doctors, university professors, around the world not accepting your position, but consider that electromagnetic radiation is a possible carcinogen?

Like many controversial issues, radiofrequency electromagnetic radiation raises contradictory opinions among the international scientific community. At this time, Health Canada guidelines are based on a weight-of-evidence approach (see question 75). Generally, this shows that scientific consensus leans toward the idea that RF-EMF has no significant health effect, and a very limited biological warming effect on humans. In addition, the International Agency for Research on Cancer (IARC) met in May of 2011 to assess the carcinogenicity of RF-EMF. Their report found that "typical exposures to the brain from rooftop or tower-mounted mobile-phone base stations and from TV and radio stations are several orders of magnitude lower than those of global system for mobile communications (GSM) handsets" as well, it found the limited evidence of carcinogenicity caused by personal mobile or cordless telephone use "insufficient for any conclusion." In summary, there is 'insufficient evidence' of cell phone towers having an effect on one's health. The report can be found at:

[www.thelancet.com/journals/lanonc/article/PIIS1470-2045\(11\)70147-4/fulltext?version=printerFriendly](http://www.thelancet.com/journals/lanonc/article/PIIS1470-2045(11)70147-4/fulltext?version=printerFriendly)

79. I understand that other countries are applying a precautionary principle regarding cell towers, in that they try to err on the side of caution. Given this fact, why does your company not employ standards that would be more favourably acceptable to the neighbouring community to win their good will - surely good relations are considered an asset in conducting business!?

Other countries have different jurisdiction and oversight in this industry, which explains differences in principles relating to the radiofrequency electromagnetic frequencies.

80. Why does Health Canada support this when many experts around the world oppose it? Why do they not take a more precautionary position, considering the entire populace is not of the same opinion? What right does Health Canada or similar organizations have to impose their views on the individual person or groups of individuals who espouse a dissimilar point of view? Does this imposition negate our democratic rights?

Please see question 79 on international differences of opinion.

Health Canada has jurisdiction over iterating safe exposure limits to RF-EMF radiation, and Industry Canada has jurisdiction over radiocommunication towers under the Radiocommunication Act, R.S.C., 1985, c. R-2. If you disagree or have concerns with any of the information or policies put forward by Health Canada or Industry Canada, please speak with your Member of Parliament and other political representatives.

81. Are there any 20-30 year studies conducted that show the long term effects on citizens subjected to this radiation on a continual daily basis over this time period? If so, please provide the results, the analysis, and what organization conducted and paid for the study.

At this time, there are no long-term epidemiological studies on the effects of radiofrequency radiation exposure from towers, since cell-phone use did not become widespread until the 1990's. The British Medical Journal, in their October 2011 publication, volume 343 (BMJ 2011;343:d6387), published the most comprehensive study to date, which investigated "the risk of tumours in the central nervous system among Danish mobile phone subscribers". The study population consisted of 358 403 long term mobile phone subscriber, found "no overall increased risk of tumours of the central nervous system or for all cancers combined associated with use of mobile phones" (p.3). The study was conducted by the Institute of Cancer Epidemiology, Danish Cancer Society, and 2International Agency for Research on Cancer (IARC), Section of Environment and Radiation. It was paid for by the Danish Strategic Research Council and a combination of other grants and fellowships to each researcher. Based on the finding that there is no evidence that long-term mobile phone use causes cancer, it could be extrapolated that cell towers have an even smaller possible impact.

82. I have an autistic son who is very sensitive to electromagnetic radiation, smog and environmental stressors. So, what measures (monetary, physical, support/worker staff, social support, etc.) are you providing to ensure that he will not react adversely to this additional stress in his environment? If he does react adversely, how will I and he be compensated for this additional stress and potential augmentation of his autism and symptoms? Explain how you will address this issue with regards to his disability, politically, financially and socially.

For issues related to legal liability and compensation, please speak to your legal representative.

83. According to Dr. Hardell in the International Journal of Oncology in July 2009 [‘Mobile phones, cordless phones and the risk for brain tumors’], he stated that brain-tumour patients who went wireless as teenagers had four to five times the risk of developing an astrocytoma, a form of brain cancer. What is your assurance or research that this cannot occur from this technology you advocate?

‘Mobile phones, cordless phones and the risk for brain tumors’, published in the July 2009 issue of the Journal of Oncology, was a study examining the relationship between wireless phone and cell-phone use, and the incidence of various malignant brain tumours. While this study may have important implications on hand-held cell phone and mobile phone technology, a comparison with tower technology is impossible, due to huge differences in both the type and application of the technology in the human environment.

84. According to a study published in the Journal of the Australasian College of Nutritional & Environmental Medicine, EMR (electromagnetic radiation) from cell phones, cell towers, Wi-Fi devices and other similar wireless technologies are an accelerating factor in autism. So, how do you plan to compensate all the autistic children and parents for their personal suffering as these numbers increase over time? To other individuals who suffer from other EMR radiation health problems?

This question refers to the study ‘Wireless Radiation in the Etiology and Treatment of Autism: Clinical Observations and Mechanism’, published in Volume 26, Number 2 of the Journal of the Australasian College of Nutritional and Environmental medicine. Unfortunately, due to the study’s preliminary nature and the fact that it represents only a single and very limited data-point, dealing with only 21 participants, at this time we are unable to comment on the relationship between RF-EMF radiation and autism. To explore future opportunities with this research, please contact Health Canada. For issues concerning legal liability and compensation, please speak to your legal representative.

85. Are the requirements for the installation of cell towers the same in all developed countries such as Europe, North and South America? Explain and please provide your sources. Thanks.

While the requirements for the installation of cell towers in developed countries differ based on jurisdictional differences between countries and economic blocks, "the basic restrictions [placed on towers in Canada] are similar to those adopted by most other nations, since all recognized standard-setting bodies use the same scientific data" (Safety Code 6, 2009).

86. Can we have a national vote on cell tower usage and the requirements to install the cell tower? What would be the procedure?

For information on how to start a national referendum on cell tower usage, please speak to your Member of Parliament.

87. Are you or any of your clients doing research on the safety and risks of EMF radiation?

While we endeavour to remain current on the most recent information and research as it regards RF-EMF radiation, neither we nor our clients perform any primary scientific research. Rather, we rely on the guidelines set forth by Health Canada's Safety Code 6.

88. According to the article by Curtis Bennett, director of Operations, Thermografix Consulting Corp. Kelowna, B.C., in the Peterborough Newspaper, he says that the EMF fields adversely affect people's health and that, in fact, they violated Safety Code 6 in Health Canada's requirements. Please comment with detail and clarification.

We were unable to find the referenced article by Curtis Bennett in the Peterborough newspaper. We are unable to contextualize the cited statements in relation to Safety Code 6 or RF-EMF radiation. Please see questions 75 and 78 for more information.

RECEIVED COMMENTS

- Concern – Still early days of research on the health issues.
- Why is the church willing to sacrifice the health of the village, the school population and value of the property of village for the almighty dollar??
- Concern – How does the presence of the tower affect hearing aids, pacemakers, etc.
- The WHO report is only one report. There are presently many more ongoing studies about possible carcinogenic effects of cell phone towers. It has NOT been proven that long-term effects are harmless. What else do you have to support this?
- No Studies on the effects of these towers on Children who are exposed to EMF eight hours a day
- Cited – Men's Health regarding potential dangers of exposure to cell-phone radiation.
(Ghandi former cell phone industry researcher says that children's brains absorb higher levels

of radiation due to their smaller thinner skulls. His research was replicated by the French Cell phone industry. According to Ronald Herberman, former head of UPCI it takes decades for the brain to lay down the electrical insulation that presumably shields the nerves for the most part from these waves and suggests that this vulnerability could extend into our 20's.

- Cited – BioInitiative Report, a research project authored by an international team of scientists, sought to gather all the evidence against RF radiation – released in 2007, the report cites experiments showing that radio waves can in fact damage human cells though they do it through indirect means. (“heat-shock proteins) etc.
- Your handouts attempt to reassure me that the levels of radiation from these towers is thousands of times lower than a cell-phone beside my ear but this does not reassure me as I can restrict my use of a cell-phone to emergencies but I work from home and will have no way of avoiding being constantly bombarded with the radiation from thousands of cell-phone signals 24 hours a day seven days a week. I do not want to be your guinea pig.
- Calvary Church, by signing lease are receiving income at the potential expense and health of their neighbours
- I went through something similar back in the 70's with my father who worked in the Asbestos industry. For years he was told that asbestos was safe but it proved not to be and he died of asbestosis in 1979. So pardon me if I remain skeptical of your reassurances that these towers are safe.
- However, if you adopt the higher emission standards other countries have and truly live up to your claim that you are placing them as far away from residences as possible (which the latest scientific research suggests should be more than 400 meters) I will be happy to leave you to get on with the business of making money.
- We agree that health issues originating from the communication tower attachments continue to be studied with no conclusions at this time. However, in considering that Westview is a senior's complex there are many residents that depend on hearing aids, heart pacemakers and other electronic devices.
- Additionally the forever presence of the structure at the proposed height and configuration will be mentally stressful to residents that must continuously view this monstrosity.
- According to the article by Curtis Bennett, director of Operations, Thermografix Consulting Corp. Kelowna, B.C., in the Peterborough Newspaper, he says that the EMF fields adversely affect people's health and that, in fact, they violated Safely Code 6 in Health Canada's requirements. Please comment with detail and clarification.
- The erection of such a tower may well be a hazard to the health of the residents of Westview Village, many of whom are Senior Citizens. Nor should a location in such close proximity to Holy Cross School, posing a possible threat to students be considered. While the question of health hazards may well be debatable, there appears to be no certainty that such hazards do not exist.

- The City of Peterborough's Telecommunication Structures Procedures states a preference for cell towers to be located beyond 120 metres of residential areas. From my understanding, this tower would be located 90 metres or less from adjacent homes. This is not only undesirable from an aesthetic point of view, but there is significant and growing scientific controversy as to the safety of the radiofrequency electromagnetic radiation emanating from cell towers and other wireless devices.
- I am attaching only the most recent study done in July 2011 on the increased health risks associated with cell towers within 500 metres of residential areas. Similar studies and literally thousands of others done since the 1960's have concluded that being in close proximity to this form of radiation is harmful to human health.
- While you may conveniently refer to Health Canada's Safety Code 6 as a measure of safety, and suggest that SBA's tenants will adhere to this requirement, you should be aware that this standard is considered overly lax by international standards, by 10,000 times (when compared to countries such as Austria, Russia, Iceland, as well as the standard suggested in the 2007 Bioinitiative Report, which looked at over 2,000 studies documenting ill effects from rf-emf radiation). Thus, Safety Code 6 is hardly reassuring to residents, nor should it be.
- Safety Code 6, for your information, also is based on a 'weight of evidence' approach. That is to say, that if the majority of studies reviewed by Health Canada conclude there is no biological harm from the standard of 10 W/m² of non-ionizing radiation, the remainder of studies which conclude the opposite, conceivably up to 49%, are simply ignored. This too is hardly reassuring to residents, especially considering that many of the studies used to arrive at this conclusion are funded by the telecom industry. Hence, such a methodology ensures a built-in bias in support of continuing a woefully lax standard to benefit a profit-based industry.
- THAT the potential health and environmental impacts of radiofrequency radiation that would be emitted from this tower is of great concern to many residents of the 119-home Westview Village community and other nearby residents, as well as to parents of children attending the Holy Cross secondary school. Accordingly, there is already a very negative impact on the peace of mind of those affected by these concerns.
- Until there is 100% certainty regarding the health concerns – these towers should not be put near residential development or schools
- No one knows of the health effects.
- SBA Canada and TBG should be ashamed to be imposing this health risk
- We are exposed to many sources of radiation already and this is an additional exposure which is a great concern to many seniors and vulnerable children in the area. Thank you for your investigation and consideration of many at this meeting.

- My reasons are as follows: I suffer breathing problems - COPD (chronic obstructive pulmonary disease). Due to this problem, I do not want to risk my health with the building of this cell tower.

Property Devaluation:

Value

89. Concern – Property value?

There are many communication towers throughout Ontario municipalities and nationwide. There are a multitude of factors that may simultaneously impact property values and it is our understanding that there is no academically published evidence that links telecommunication towers to property devaluation.

- 90. Will I be compensated for the loss of the market value of my home due to the devaluation in its value as buyers would not wish to buy in my area due to the installation of the cell tower? Any assurance that it will not be devalued is not acceptable because I, personally, would not choose to buy in such an area, so I am sure others would not as well. Thus, what is the procedure for my monetary compensation? Elaborate, please.**

Please see our response to question 89. Please speak to your legal representative in regards to legal compensation.

- 91. How prepared are you to combat legal battles as a result of deleterious effects to citizens' health? To the devaluation property values?**

SBA Canada, The Biglieri Group, and all associated clients, associates, and agents, are required to follow the procedures set out in Industry Canada's Client Procedures Circular 2-0-03 (CPC 2-0-03), 'Radiocommunication and Broadcasting Antenna Systems'.

If you have concerns with how the process was carried out, please contact Industry Canada or your legal representative.

In regards to health effects, please see our responses to questions 69 to 88.

In regards to property values, please see our response to question 89.

- 92. The value of our property will decrease with this tower. Is SBA going to reimburse us for our loss?**

In regards to property values, please see our response to question 89.

RECEIVED COMMENTS

- Calvary Church, by signing lease are depreciating the saleability and value of the new adjacent residential community, not to mention their own land.
- Consideration for the demise of the property values of Westview Village have not been considered. The tower will dominate the skyline.
- There is also the matter of the probable deleterious effect of such a tower on property values in Westview Village. Many of the residents have invested heavily in these properties and cannot afford the kind of loss that may be involved.
- THAT the tower would have a negative impact on property values for nearby homes, particularly those located directly south and in full view of the proposed tower, and as a result, residents would have a valid case to request that their property tax assessments be reduced.
- Concerned for depreciation of house value
- What should have been their consideration to the health and welfare of their neighbours, whose property values will reduce accordingly? As a retired Realtor with over 27 years experience in the industry the factors buyer should look for are location, location and location. Cell Towers are not part of the equation. When properties are valued location is one of the prime factors.

Conservation/Natural Heritage Features:

93. Was the conservation authority (ORCA) consulted regarding the consequences to cold water fish in the pond at the adjoining park (Harper Park)?

The need for any environmental assessment, conservation easements, or other concerns would have been identified by ORCA if it was concerned about the impacts to the nearby cold-water ecosystem.

- a. What consultation reports have been sought and issued at all three levels of government with regard to the location of the tower in the Harper Creek subwatershed with its environmentally sensitive cold water creek populated with brook trout?**

There have been no consultation reports sought by any level of government as it regards the impact of this tower on the cold-water riverine eco-system.

- b. How are any concerns being mitigated, particularly, but not exclusively, related to upstream thermal heating making its way downstream?**

There will be no thermal impacts from this tower on the nearby ecosystem.

- c. How are concerns being mitigated about both stray and contact voltage travelling downstream, particularly, but not exclusively, to the trout population?**

There will be no voltage effects from this tower on the nearby ecosystem.

94. Will any trees be cut down?

The existing cedar trees by the garage will be cut down, regardless if the tower is constructed or not in this location. The church already had plans to remove these trees as they are rotting and two have already fallen during storms this past spring. The plan is to remove all the cedar trees by the garage as they pose not only a safety concern but a liability concern as well. As part of the lease agreement SBA is to remove the trees, thus the church has waited for construction to begin. The Church may now be removing the trees independently, with the possible relocation of the tower to a different spot on the property.

95. What are the short-term and long-term effects of radiation on birds, insects, vegetation, fish and humans?

The effects, both short-term and long-term, of EMF-RF radiation on birds, insects, vegetation, fish, and humans, are negligible to non-existent.

96. Have you completed an environmental assessment?

No. At the time of circulation of our proposal to relevant government bodies, we did not receive notification that an environmental assessment was required.

97. If so, has it been submitted to a government environmental agency? Which one(s)? Please forward a copy of it.

Please see questions 93 and 96.

98. Are there studies identifying the cumulative effect of multiple exposures from different antenna arrays and from multiple towers each with their antenna arrays?

Please see the Health and Safety answers for more information on the effects of RF-EMF radiation. During the site assessment process, and in accordance with Industry Canada Safety Code 6 and other guidelines, the cumulative impacts of multiple antennas and towers are taken into consideration.

99. If the existing trees are to screen part of the structure why are some of them being removed?

The trees were never planned to screen the tower. Any implication that they would serve that purpose was unintentional.

RECEIVED COMMENTS

- SBA Canada attests that this antenna is excluded from an environmental assessment. Yet, the proposed tower is located in an environmentally sensitive watershed and connected to both open space and parkland protected by municipal and environmental assessment requirements.
- Further, the adjacent condominium community includes approximately 13 acres of natural area with a pond abutting 2 parks and undeveloped industrial land. This area, including the condo lands, is home to a varied population of wildlife, including more than a dozen deer, coyotes, foxes, ground hogs, squirrels etc. Bird life includes hawks, crows, blue herons, blue jays, cardinals, numerous song birds, and migratory birds including Canada geese and wood ducks. Some of this wildlife has been seen on Calvary's open space as well.
- SBA Canada claims that the site will be screened by trees to the north. The church claims that these trees are diseased or dying and are in the process of removing some of these trees. Also, the height of these trees can in no way screen a 130'/175' tower.
- On page 8 of the public notification package item 4 of the Peterborough Site Selection Guidelines states;

- Appropriate landscaping and screening.

SBA's response to this requirement is:

- The proposed facility will be moderately screened by existing trees to the north blocking site lines of the tower from the street. The proposed compound will also be partially screened from the south and west by the existing storage shed to the south and the church building to the west. The proposed communication tower and compound will be partially visible from the east along the paved laneway along the east side of the church facility leading to the residential subdivision located south of the church property.

Indeed there are several trees to the north of the proposed tower. To say they block the view of a 175/130 foot tower for those travelling on Lansdowne is ludicrous. This tower will in fact probably be visible all the way from Highway 115 as the land slopes downward from the tower site all the way to the 115. Some or all of the trees referred to are currently being cut down because they are diseased. To state that our community to the south will be screened by a 15 foot high storage shed is beyond ludicrous. As stated before, the church is a low lying building (formerly owned by Johnson and Johnson), not a conventional style church structure with a steeple, and this would only magnify the visual impact of this structure.

- Theresa Daw also had a question about the pond at the back. There is a pond there, it's a cold water pond with trout as I understand. I would like to know what is going on there.
- I looked at [some of the cut down trees] today and one that was removed was clearly still alive and healthy at the time of cutting. The trunk was completely solid and the branches were green and lush.

Process, Guidelines & Community Consultation:

Mapping

- 100. Why do you sent out a proposed plan showing the closest residential area is 20 meters when there are a number of residents of Westview Village which homes are much closer than that???**

We are uncertain as to what plan this question refers to. The plan on the public consultation package references both an 80 metre and a 120 metre radius around the tower, representing the distance to the nearest residences, and the horizontal distance of three (3) times the tower height, respectively.

- 101. Why was the public misled as to the full size and scale of the proposed communication tower and compound?**

There was no intention to mislead the public as to the full size and scale of the communication tower and compound. Photos were for reference purposes, and have been re-issued in this document to better represent the true scale and possible appearance of the tower.

- 102. Will SBA correct and reissue this portrayal of the tower to all who received the original public information package?**

Please see question 101.

- 103. Why would the map used in the Public Notification be five years old? An entire medium density residential neighbourhood now exists to the south and west of the proposed site with 119 completed townhouse condo units and 18 more approved to be built.**

- a. Will SBA correct this highly prejudicial and deceiving information in all documentation and applications related to this site?**

The map used in the Public Notification was to generally contextualize the location of the tower relative to existing roads, properties, and Rights-of-Way (ROWs). Due to the high cost and difficulty of commissioning detailed aerial and satellite photos, the most current photos may nonetheless be many years out of date, and may not accurately represent existing developments. There was no intention to mislead or deceive the public, and any such result was entirely unintentional. A more recent aerial or satellite map is being sought out, and will be provided in the future if possible.

- 104. SBA Canada's package claims that the visual impact of a 130'/175' tower will be camouflaged by the ornamental design of a cross. How can any tower be camouflaged or blend in when it is located at the top of a hill and no nearby building, the church included is higher than two storey's?**

There are a variety of methods that can be applied to help camouflage the visual impact of the proposed tower, either in place of or in combination with the ornamental cross. These include possible paint treatments, material choices, landscaping, screening and fencing. These decisions are generally made after approval has been gained for the project, and are decided in collaboration with the City of Peterborough.

- 105. The diagram provided of the compound is so small that the labels and markings cannot be read. The site diagram is not as small but the text is also difficult to read.**

a. Will these diagrams be re-issued to the public for review and comment?

Please find attached a larger-scale diagram of the proposed compound.

- 106. You used a very old photo of the development to draw your 120 metre perimeter on and this will be an issue. Do you (or the city) have a more up-to-date photo of this development area to have ready for the Public meeting.**

The 120 metre perimeter is based on the geographic location of the tower. The City of Peterborough would need to provide a photograph that is more recent - if it is available.

RECEIVED COMMENTS

- We must also note your pictorial image of the proposed tower in comparison with the adjacent building grossly underestimates the tower height.
- Your site plan also does not accurately detail the actual number of residences nor the (pending) additional units.
- The Cell Tower Group proposal package inaccurately portrays the real height of the cell tower in its scaled relation to a small adjacent shed. Scaling from the shed's 7 ft high man door, the cell tower should more accurately be shown at 1.5 times the height indicated in the superimposed photo on page 5 of the Cell Tower proposal submission.... It would be half again higher than shown.
- On page 5, a photograph of a tri-pole tower has been superimposed on an actual picture of the proposed site. This portrayal of the proposed tower is not to scale and is not indicated as such. According to our calculations, the actual height of the tower would be approximately 50% taller than shown in the photograph. As well, a radio compound to house the monopole/tri-pole tower as indicated on the layout on page 6 is not shown.
- On page 4 of the public notification package, there is an aerial "Google" map shown with a legend showing existing residential dwellings and new residential dwelling area. The date at

the bottom of the map gives the impression that this is a recent map from 2011 when in fact this map is many years out of date, and only shows 12 homes that have been built; not the 119 currently built. An additional 17 units slated for construction to the east of our community are also not depicted. This misrepresents the number of homeowners impacted by the enormous size and height of this proposed communication tower, which would be in stark contrast to the residential property, church property and Holy Cross Secondary School and the nearby forested area zoned as “environmentally protected”. To further put this in perspective, the church is a low lying building (formerly owned by Johnson and Johnson), not a conventional style church structure with a steeple. Many of the Westview homes are also located at a lower elevation, which would magnify the visual impact of the proposed nearby tower.

- Westview Village is not on the map (Village Crescent now continues well within the radius indicated.)
- The tower will be considerably higher than it appears in the “Representation”. It will dominate the skyline!
- The satellite pictures were outdated – and didn’t represent their community at all.

Guidelines

107. Why is the company persisting in this endeavour when it does not meet the guidelines established by the city that the cell tower must be so many feet away from residence, schools and businesses?

Industry Canada has ultimate jurisdiction over the standards for towers Canada-wide. Therefore, in certain cases municipal guidelines will be superseded by Federal guidelines. This is one such case. However, every effort will be made to comply with municipal guidelines where possible.

108. After the public notification process is completed, what would SBA’s time-line be for building this tower and having it operational?

The timeline for building the tower will depend entirely on whether the tower is approved by council or not. If the application is not approved, it will go through Industry Canada’s resolution process, at which point a decision will be made by Industry Canada. Therefore, the timeline for tower construction is still uncertain.

109. What must be in place and by what date before the contract with the church expires? How long is the lease with the church? Does it automatically renew?

Details of the lease are a private matter between SBA and the lessee. As such, we cannot comment on its length or renewal period, or any terms by which the lease was negotiated.

110. How long has this proposed Communication Tower been in the works?

SBA have been working to acquire a site since May 2010, the church was approached in November of last year after multiple candidates fell through.

111. I also understand that the City does not have a say. Is this true? How does Industry Canada get to have the last say?

Jurisdiction over Radiocommunications was granted to Industry Canada under the Federal Radiocommunication Act, R.S., 1985. While ultimate jurisdiction does lie with Industry Canada, as part of its mandate, Industry Canada does support municipal efforts and policies, and will only act to make a final judgement if a result cannot be reached through the cooperation of the proponent and the municipality.

112. Once we've had our say, what happens next ?

After you have received this response letter, you have 21 days from the date of this letter to respond to the topics answered in this letter.

113. What is the percentage of times that a tower in Peterborough is refused? What is the percentage of times that IC has overturned the City? Is it over 50%

The rate of refusal of towers and the rate of over-turned decisions by Industry Canada in Peterborough is difficult to quantify. There are many different applications by companies such as SBA, and by cellular service providers such as Rogers, Bell, Telus, Wind, and others. As well, each application has different characteristics and is located in a different location, whether roof-top or land-based. As such, we are unable to provide an estimate at this time. Please see question 124 on the complexity of the process.

RECEIVED COMMENTS

- I might add that the present guidelines are not sufficient and that the city should review these requirements to extend the number of feet away from the neighbouring populace by a far greater number of feet so that it is not a nuisance, an eye sore nor provide any additional environmental stress to the residences of Peterborough.
- On page 9 of the public notification package item 12 of the Peterborough Site Selection Guidelines states;

- Ensuring compatibility with adjacent uses.

SBA's response to this requirement is:

- The proposed tri-pole tower will consist of three (3) poles similar to a tripod in shape, with vertical, rather than angled, tubular legs. It will also be painted in white and incorporate a design featuring a symbol of a cross on all sides transforming the tower into a religious monument. Together these elements will

minimize visual impact and will be compatible with the context of its surroundings.

All of this is only relevant to the church as they would benefit financially from the lease of their land to SBA, while the residents living in the shadow of this enormous tower will be subjected to its full visual impact, and their property values will undoubtedly decline, especially for those located directly south and in full view of the proposed tower. The potential health and environmental impacts of radiofrequency radiation, whether real or not, is already having a very negative impact on the peace of mind of the residents of our community.

- I live in this City, I pay taxes, want my life here in Peterborough... This explains the amount of opposition.

Community Consultation

114. Has the school been advised?

The requirement for notification applies to residential land use only; therefore it is unusual for a formal notification to be given to a school.

115. Why was there not a comment from a Church representative?

There was no comment from the church at the information meeting(s) as this was part of negotiations and included in the lease agreement that was signed.

116. What consultations were conducted about camouflaging the tower as a religious monument? And in such a prominent location? What alternatives were explored? There is nothing discreet about a 130' tower with a cross, let alone at a prominent location.

The cross icon was suggested during preliminary discussion around concerns with the aesthetics of the tower. If the tower is approved, further design discussions will take place over camouflage of the tower. Public input on the suitability of the cross icon, and what form final camouflage will take in the final design, will be considered at that time.

117. SBA Canada states that telephone and email consultations occurred on the proposed tower, suggesting community awareness and agreement.

a. Who specifically was consulted?

A pre-consultation process was followed between Church officials, the municipality, and other parties. After this process took place, the public consultation process was initiated.

b. What was said?

The content of the public consultation package constitutes the majority of all information circulated for this project. Additional clarification was provided at the public open house, and subsequent information provided through telephone and email conversations.

c. What efforts were made to consult the condo community?

The public consultation process is the framework which The Biglieri Group used to consult with the public, including the condo community. As such, the public consultation package, open house conversations, and additional communication between The Biglieri Group and members of the condo community, represents the efforts made to consult with the condo community.

118. Is there another public consultation process if the application is amended or public documents re-issued with corrections as it should be given the extent of misrepresentation and errors of fact?

There will be an additional 21 day comment period after the date of this letter for additional public consultation. Otherwise, the process will be repeated in the event that this application is cancelled and a new one is issued. A decision regarding the status of the application will be made pending consideration of issues raised in the current public consultation process.

119. I strongly object to SBA's misrepresentation and errors of fact in their public information package.

- a. I would like to know if the same misrepresentations and errors are included in the documentation to the land use and other regulatory authorities.**
- b. As these misrepresentations and errors compromise the public consultation process, I would like to know if your application will be withdrawn or if the documents will be reissued and the consultation process re-initiated?**

There was no intention to mislead or deceive the public, and any such result was entirely unintentional.

The documentation to the land use and other regulatory authorities had none of the same issues. A decision regarding the status of the application will be made pending consideration of issues raised in the public consultation process. We cannot speculate on the potential of future applications at this time.

120. SBA Canada's documentation assures that the wireless communications will be installed and operated in compliance with Health Canada Safety Code 6. Yet the applicant is a tower builder, not a wireless provider.

- a. On what basis can SBA Canada assert this compliance?**

Wireless providers are equally governed by Industry Canada and by Safety Code 6. All telecommunications technology is governed by technical standards established by Industry Canada, including towers, antennas, support technology, and even wireless mobile devices such as cell-phones. As such, SBA can claim with full confidence that all of the technology and wireless communications will be installed and operated to these same standards.

b. Are you accepting liability for the devices installed on your tower?

All of the processes and technology that SBA uses or contracts falls under a standard framework of liability.

c. What expertise, authority, etc. does SBA Canada have to assure the safety of antennas, etc. that are not in SBA Canada's ownership or control? And to ensure the safety of these with other nearby installations?

Please see question 120(a).

d. On what basis does SBA Canada offer assurances about communication devices that may be affixed to the tower but are not yet contracted, perhaps not yet developed, and, again, not owned or controlled by the company?

Industry Canada has ultimate jurisdiction over all communications technology. Therefore, any devices, either now or in the future, which shall be used for this purpose, must meet the standards set by Industry Canada. SBA has every assurance, therefore, that the technology it uses will be in compliance with Federal standards.

e. What types of devices can be affixed to this tower?

The tower can accommodate standard devices of up to four wireless carriers, with configurations of up to 6 antennas each. These could include wireless internet providers, Emergency services, municipalities, paging and cable companies

f. What procedures, processes, applications and permissions etc. are required from what bodies under what regulations when a leasee wants to install a communication device on this tower?

The pertinent procedures are described and governed by Industry Canada, and include such things as attestations of technical compliance, applications/communications for the purpose of sharing/co-locating sites, and providing relevant technical information and specifications for Industry Canada or delegated third party approval.

g. Who is accountable and liable when the public has a question or concern or actionable suit about the communication devices?

If approved, the tower compound will include signage indicating the appropriate parties to contact for questions and concerns. In the event that none of these parties are available, or where a perceived violation of policy has occurred, please contact your nearest Industry Canada location for more information. In regards to "actionable suits", please speak to your legal representative.

- h. What procedures, processes and regulations exist to ensure that the buck is not passed among the 5 parties to the tower or that delays in addressing issues don't result?**

Issues can be raised by the public to the SBA Canada, and other parties as will be listed on-site if the tower is approved. Independent consultants can be hired by interested members of the public to assess the compliance of telecommunications structures, as per Industry Canada Guidelines. In the event of a delay in addressing issues, please contact your nearest Industry Canada location.

- i. How are these processes implemented?**

These processes can be implemented by contacting SBA Canada directly, by securing the services of a consultant qualified to assess telecommunications structures (as per Industry Canada guidelines), or by contacting Industry Canada directly.

- 121. Have you established a public forum to address the usage of cell towers, etc., in the community and have political figures been informed?**

To organize a public forum to address the usage of cell towers, please speak to your government representatives.

- 122. Has the community been informed so that voting can be conducted in order to know if the majority of the citizens agree with your agenda?**

The public consultation efforts for this process consist of the meetings and communications that have already taken place, and will include an additional 21 days for reply to this letter. To organize a local referendum in your community please speak to your government representatives.

- 123. Has a national debate been conducted? If not, why?**

While telecommunications structures are of national concern, we are unaware of any federally-sanctioned debates as to the risks or benefits of telecommunications structures at this time. We cannot speculate as to why that may be. Please speak to your federal representative to organize such a debate.

- 124. Have other communities opposed the installation of cell towers and what were their concerns? What were the issues? How did you address them? Was there a happy resolution? Explain.**

As cell towers are proposed on a case-by-case basis, the same process that you are going through has been experienced by thousands if not millions of Canadians much like yourselves. The issues around cell-phone towers are the same not only nation-wide, but the world over. The questions in this document are a comprehensive representation of the questions received, and the

answers given, during each application. The resolution of each application ranges from "happy", to "discontent", with numerous points in between. The one rule in each application is that each one is different, and as such, will have a different resolution.

125. Have you had other communities opposing the installation of your towers? What reasons did they have to oppose this enterprise?

Please see question 124.

126. Do you take into consideration the voice of the neighbouring public with regards to the placement of the tower? To what extent? What political rights do we have concerning our wishes?

If the land owner is willing to engage in a discussion with the neighbouring public about tower placement, SBA Canada and The Biglieri Group will take such a discussion into consideration. However, since actual placement comes down to land-owner preference as well as technical feasibility, topography, and other factors; public wishes regarding tower location on the site may not be able to be honoured. As far as political rights, you have the right to oppose the tower or give comments during the public consultation process. You may also contact your local Member of Parliament or other political representatives to make your opinions known.

127. Why was Industry Canada not represented at the meeting?

Industry Canada typically involves itself in the process if prior efforts to negotiate with the municipality have failed, or if technical or other issues arise which need to be answered by them. However, in the future, it may be possible to secure the presence of an Industry Canada representative.

128. Why were there not representatives from the church at the meeting?

The purpose of the meeting was for the public to express their planning-related concerns and issues. As such, there was no need for the church representatives to attend.

On page 9 of the public notification package the following statement is made:

- In addition to complying with the City of Peterborough Telecommunication Structure Procedures, we have also conducted numerous telephone and email consultations, along with a formal pre-consultation meeting on June 16, 2011 with Peterborough Planning staff to discuss this application.

129. We strongly disagree that SBA has complied with the City of Peterborough Telecommunication Structure Procedures.

a. Who did SBA consult by telephone and email?

Please see question 117



b. What was said?

Please see question 117

c. We are requesting copies of all comments and questions received from the public as a result of this public consultation process and any corresponding responses.

This document represents the questions received from the public consultation process, and our response to those questions. In addition, there is a public reply period to this document of 21 days after the date of this correspondence.

130. Given the discrepancies and errors in your proposal, will you submit a proposal with the correct information (e.g. height, distance) to residents and convene a new public consultation meeting?

Please see question 118.

131. While I am on this topic, please explain why you set a public consultation meeting for a date in August when it was likely that those possibly affected at the local high school would be unable to be informed and unable to attend? Indeed, we know that they have learned about the tower only AFTER the so-called public consultation meeting. It is also interesting that the date was during the summer when many people would be on summer vacation. I have been a resident here since February and my phone number is listed but I was not called as part of the early consultation process. Why not? I also am curious about how you conducted a consultation via email? With whom did you correspond? How did you get their email addresses? Will you make these documents public?

The date of the consultation meeting arose from the timeline for the application, and was not intended to interfere with or mislead any school officials or other public.

132. While you state that the tower will be located "120 metres from the nearest dwelling," my measurements indicate that it will be 66 metres from the existing fence which is approximately 30 metres from the nearest dwelling for a distance of approximately 96 meters.

a. How do you account for the discrepancy?

This discrepancy arose due to mapping issues which are described in more detail in question 103(a). We have corrected the map in this document.

- b. If you attempt to locate the tower the promised 120 meters from a residential community, will you initiate a new consultation process since it will affect people not yet consulted?**

There is no plan to change the location of the tower at this time.

- 133. How did you establish that the tower is not close to environmentally sensitive land use areas?**

When the initial application was made, it was circulated for comment to all relevant agencies, in order to establish whether any environmental or other issues were present on or around the site. No issues were raised with us at that time.

- 134. What does topographical prominence mean?**

Topographical prominence refers to the height (prominence) of a feature of the landscape (topography).

- 135. Does it matter that 95% of the people near the proposed tower are opposed to its construction?**

SBA Canada and The Biglieri Group Ltd. would like to gather as much community support for this telecommunications tower as possible. However, if support from the public and municipality is not gained, the final decision will be made by Industry Canada through an impasse process.

- 136. I object to the camouflaging of the tower as a religious symbol. Who suggested this design and why?**

The cross design was developed through conversations between SBA, TBG, the city, and the landowner, based on similar camouflage approaches of towers in other jurisdictions. It was suggested as a means of camouflaging the antennas and other devices which may protrude from the tower.

- 137. Why did three other landowners decline your request to build the tower on their property? Who were they?**

Conversations between other property owners were private matters between SBA Canada and the owners. As such, we cannot identify them, nor can we comment on specific reasons on why they were not eligible. However, general reasons could include the following: refusal by the owner, insufficient space, inability to access or service the site, and other reasons.

RECEIVED COMMENTS

- The email address in Key Contacts for the consulting company is incorrect and bounces emails sent to it, hampering public feedback.
- The proposal package provided by the Cell Tower Group is significantly inaccurate in how it portrays the extent of the existing Westview Village Development.
- The proposal package provided by the Cell Tower Group is further inaccurate in not showing land directly adjacent to the south as actually being occupied by citizens in their homes.
- The Cell Tower Proposal Package states that the nearest residence is approximately 120 m away, but the location of the cell tower, as indicated in the Cell Tower Proposal package, will actually be significantly closer to the nearest residences.
- The information provided to the residents is not accurate.
- Feels the meeting was a waste of time, unprepared.
- None of us got a chance to speak. One and a half hours is not enough.
- I understand there was another meeting which had a low turn-out. St. Matthews church [11203]? Why weren't we notified? [mentioned the 400m radius] – well that's really unfortunate if you live 401m from the tower!
- What is the point of having a meeting when you are unable to answer our questions? Obviously health concerns are the most important and yet you can only repeat the same stuff and not address our specific concerns?

Subject Site

138. Are there any site deed restrictions as to how the church land can or cannot be developed? If so, what processes were used to ensure that these were followed?

To our knowledge, there are no deed restrictions on the church which would supersede the jurisdiction of Industry Canada in the event that the landowner is willing to allow a tower on the property.

139. As the church is a registered charity, would any monies received for this particular business venture be taxable at the local, provincial or federal levels?

We are unable to comment on this matter at this time.

Contract

140. A little birdy spoke in my ear saying a contract has already been struck between SBA Canada and the Church. Is this true or false? I do not wish to know the details, just a straight answer as promised in the meeting.

Yes. The reason that this public consultation process is underway is that SBA and the landowner have already come to a preliminary agreement.



141. What is the length of the lease with the church?

The length of the lease is 5 years.

142. Is there another public consultation process when the lease comes up for renewal?

No. A new public consultation process is only initiated when a new tower proposal is initiated.

143. Does the Church have to renew the lease at its expiry?

The lease is a confidential agreement between the landowner and SBA Canada. As such, we are unable to discuss its terms.

144. What are the terms of the contract / lease?

Please see question 143.

145. What is required to be completed by what dates to keep the contract in force?

Please see question 143.

146. When can the church legally walk away from their contract with SBA Canada?

Please see question 143.

147. Who prepares and proofs these documents for circulation? There is inconsistency in the numbers. On the public notification it states 53.4 metres (175 foot monopole) yet in the balance of the documentation 40 metre (130 feet) tri-pole. Which is true please?

The documentation is prepared and proofed by The Biglieri Group. This file was submitted by me and there was a mix-up with the version that went to print. The application is for A 40 metre (130 FT) tri-pole.

148. The height and style of the tower was noted in the newspaper and in one section of the public documentation as a 53.4 metre monopole tower. Elsewhere in the public documentation it is noted as a 40 metre tri-pole tower. Please clarify.

Please see response to question 147 above. The proposal is for a 40 metre tower.

149. Is this photo on page 5 to scale? If not, would you please provide a more realistic photo for the Public Meeting?

The superimposed photo is provided for representational purposes only.

150. How many residents are truly within the 120 metre notification radius? I will also ask my planning department this question.

A request is made to the city of Peterborough to determine the number of packages required for circulation of the notification packages. This number is provided from them, and that number of packages are then delivered to the city for circulation.

How is the liability shared between your company and the companies with which you enter contracts for each of the following issues?

151. Loss in property values and subsequent inability to renew mortgages – especially at competitive rates?

Please see question 89-92 concerning property values. For issues concerning legal liability and compensation, please speak to your legal representative.

152. If I have my mortgage declined or I am unable to leave my present lender because of the decline in property values likely to result from the construction of your cell tower, will your company have a process in place to compensate me or will I have to sue you and the cell companies?

Please see questions 89-92.

153. How will you compensate the city for lost revenue due to lowered property values and hence lower assessments and lower property taxes?

Please see question 89-92.

154. Will you be paying property taxes to the city and income taxes to the province and Ottawa on the revenue from the cell phone companies?

Taxation of companies which do not own property is typically not through property or income tax, but rather through HST and other sales or service tax.

155. Since the church doesn't pay taxes for their property is this a scheme to avoid or reduce property and/or income taxes on the cell tower?

Please see question 154.

156. What compensation (monetary or otherwise) was promised to the church and what were the guarantees made to them? Do you have an exit clause in the agreement?

Please see question 144.

157. Health care costs should a cancer cluster, other cluster of illnesses or indeed one person becoming ill be identified at the local high school and in the immediate community around the tower and the treatments not be covered entirely by OHIP? (While many people may not be affected it is clear from the research that some will be affected. Those with multiple sensitivities may be most at risk.)

Please see our answers to health-related questions in the Health & Safety section. For issues concerning legal liability and compensation please speak to your legal representative.

158. Loss of income should a person become ill and lose their job?

Please see our answers to health-related questions in the Health & Safety section. For issues concerning legal liability and compensation please speak to your legal representative.

159. Do you or the cell companies carry a policy for disability insurance? I am still working.

Please see our answers to health-related questions in the Health & Safety section. For issues concerning legal liability and compensation please speak to your legal representative.

160. Do you have insurance to cover the above contingencies (which are incomplete)?

- **What are the premiums and what is said in the “small print” about compensation?**

Please see our answers to health-related questions in the Health & Safety section. For issues concerning legal liability and compensation please speak to your legal representative.

Lease:

161. What happens when the lease is up for renewal?

- **Is there a new consultation process?**

No, the consultation process happens once.

- **Assuming that the church chooses not to renew the lease, what will happen to the tower and cell companies then?**

SBA Canada will remove the tower and all relevant infrastructure.

- **Or are they locked into this contract in perpetuity?**

No, if the owner does not renew the lease, then they are not required to allow the tower on their site into perpetuity.

162. What happens if the technology changes again and the cell towers are no longer necessary?

- a. **Who will be responsible for their removal?**

The tower owner will be responsible for removal of the tower.

- b. **Who will pay for it?**

The tower owner is responsible for the expense of removal.

163. Not everyone appreciates the cross symbols being placed – as advertised – at 130 feet. Others do not care and think it works with the church property. Have you ensured that this is not deemed “advertising” and therefore in violation of our tower or sign by-laws? Is this a feature we could eliminate if necessary?

This item was discussed with City Planning staff in a pre-consultation meeting before submitting an application. The design was chosen as preferable by both the City and landowner to distinguish it from a regular monopole and to 'camouflage' the use as a telecommunications tower. This feature could be eliminated if necessary.

RECEIVED COMMENTS

- Bottom line is No cell tower at that location. \$1500 rental a month for that space is not enough. [unsure where this number came from]

Miscellaneous Questions and Comments:

Opposition

- A tower has many cell phone users, an individual only using one. No no no!!!
- Absolutely opposed. This tower is less than 120 meters away from my condo at Westview Village in Peterborough, ON. If I would have known that this tower would come I would not have bought my condo.
- Official objection to the proposed erection of a communication tower
- Complete opposition to the cell tower proposed for installation at Calvary Church, 1421 Lansdowne Street West, Peterborough, Ontario. A cell tower has no place in a residential community beside a school on and adjacent to both green space and environmentally sensitive parkland and in a location of topographical prominence. In the strongest possible terms, I urge SBA Canada to withdraw their application for this tower anywhere on the property at Calvary Church.
- Reiterating my opposition to the above proposal to install a cell tower at 1421 Lansdowne St., Peterborough, Ontario. As a single parent of an autistic child, I would be very distressed and saddened that my concerns regarding this additional detrimental environmental stress on myself and child would not be addressed compassionately. Furthermore, I firmly believe that a precautionary principle/approach should be applied to this enterprise and that the possibility of an alternative site be explored, and, if deemed necessary, should be stationed very far from residential areas to minimize any kind of detrimental impact on the district. I look forward to all my concerns being answered, hopefully to my satisfaction, as stated in the notification pamphlet by the City of Peterborough.
- Formally express the opposition of Geertsma Homes Ltd. The proposed tower is directly adjacent to our Westview Village Condominium Development at 1465 Lansdowne St. West. Currently, Westview Village consists of 119 Condominium Residents. When

completed, Westview Village will have 136 homes in its community. The majority of our Westview Village Residents are very opposed to the cell tower.

- I do not support the installation of this tower at this site or anywhere near a residential area.
- We wish to express our opposition to the proposed Cell Tower on any part of the property of Calvary Pentecostal Church, 1641 Lansdowne Street, Peterborough, Ontario. We respectfully request that this project be abandoned.
- In the best interests of the neighbourhood I am hopeful this decision as to Cell Tower placement will be reversed.
- On behalf of the concerned residents of the Westview Village (PSCC68) subcommittee reviewing this tower proposal, we request that the local landuse authority (LUA) and Peterborough City Council turn down this proposal to build a new communication tower. This tower is not needed to provide cellular service to Peterborough subscribers as there are already several service providers and towers in place within the city. Let us be clear: SBA is not in the business of providing communication services. They are in the business of building towers and leasing space on these towers to communication providers such as Wind Mobile. When asked at their highest management level at a recent meeting, they had no idea what the real communication needs of our city are. They are unable to identify how many subscribers (if any) are denied cellular service or features without this tower being built. Their public notification document would have us believe that without this tower, cellular service would be unavailable or degraded. There is no need for this tower to be built on church property, within approximately 66 metres of land zoned as residential; with 119 homes located immediately to the south and west; within approximately 69 metres of a large high school which also runs a program for some of the most vulnerable members of our community, people with autism and Asperger Syndrome.
- WE THE HOMEOWNERS OF WESTVIEW VILLAGE ARE STRONGLY OPPOSED TO THIS PROPOSED TOWER BEING LOCATED ANYWHERE ON THE CALVARY CHURCH PROPERTY AND REQUEST THAT SBA WITHDRAW THEIR APPLICATION FOR THE FOLLOWING REASONS:
 - SBA has misrepresented themselves and their business.
 - According to our measurements the proposed tower is in fact approximately 66 metres from lands zoned as residential and 69 metres from the property of Holy Cross Secondary School.
 - The community has demonstrated its opposition to this tower in no uncertain terms by their furor and outrage on August 31, 2011, at the public consultation meeting, as we are the ones who would bear the visual impact, the financial (real estate) impact, the potential health impact, and the very real negative impact on our peace of mind.

- To date, over 240 people in our community and surrounding neighbourhoods have signed a petition opposed to the tower. This petition is being faxed to the Biglieri Group by September 20, 2011. A copy of the petition (minus the signatures) is attached for information purposes.
- In the spirit of public consultation, the members of the Calvary church should have been provided with the information package, as well as the parents of Holy Cross Secondary School students and the parents of the students involved with the autism and Asperger Syndrome program. Lack of notification to key stakeholders, along with the many inaccuracies in the package are indicative of a callous disregard by SBA for the true intent of the public consultation process.
- SBA has provided a public notification handout which is fraught with errors and misrepresentations. Due to these omissions, we request that if SBA does not withdraw their application, that the public notification process begin anew with accurate information, all relevant documentation and notification of all interested and potentially affected parties.
- I do not support the installation of this tower at this location.
- Whether it is placed in the proposed location or moved to the front of Calvary Church property to make it a few metres further from our homes is really irrelevant. This is a short-sighted business venture that can only serve to alienate those of us in Calvary's immediate area. You cannot hope to meet our spiritual needs if you will not listen to our temporal concerns and take action to allay them.
- This proposed tower is less than 120 metres from our Westview Village which is a high density residential community. That radius also encompasses the property of Holy Cross Secondary School.
- In the best interest of the neighborhood we need this decision to erect a Cell Tower be reversed for the safety and welfare of all
- For all of the above reasons, the proposed tower should not be permitted.
- I am writing to express my strong objection to the proposed tower at the above-noted address. I feel this is an inappropriate and potentially unsafe location in the near vicinity of a residential area.
- My family and I are adherent's of Calvary Pentecostal Church in Peterborough, ON and would like to submit our objection to the proposal of a cell phone tower on the property of Calvary Church
- Please be advised that I and my spouse Margaret are opposed to the proposed cell tower. for the reasons outlined below
 - 1. All of the condominiums in Westview are within 200 meters of the proposed tower.
 - 2. Research on the effects of electromagnetic frequencies is nowhere near conclusive. Lots of our folks are in their homes around the clock - many already

have health challenges - so more exposure could be problematic for those folk particularly.

- 3. Some of us are concerned about the impact a large tower might have on the resale value of our units.
- 4. Some of us are concerned about the consequences on the wild life in the adjoining park.
- My husband and I are property owners in Westview Village and are strongly against the cell tower. We are concerned about the health issues plus it will affect our property values in the future. **WE DO NOT WANT IT IN OUR BACK YARD!**
- I wish to state that I strongly OPPOSE the installation of the cell tower at Calvary Church. I believe that the so-called safe distances established by regulators may not be safe for everyone, as there is no positive proof.
- We are in opposition to a tower on this site for several reasons including the possibility of a health hazard and the likely detrimental effect on our property values. The Church's failure to communicate their intentions to our residents at an earlier date is also disturbing and indicates a lack of concern and respect for their neighbours including the nearby school and Westview Village. It is our conviction that communication towers do not belong in residential areas.
- Until all of my concerns can be alleviated, I am opposed to its construction and location anywhere on the Calvary Church property.

Morals

- The property where our residences are located was previously owned by the Pentecostal Church of Canada and sold (at considerable dollars) to the developer/builder (Geertsma) of our complex. This transaction obviously contributed handsomely to the Church coffers. The Church's action now in approving the tower placement is a blatant sell-out and disregard against the residents of our complex and with resulting questionable ethical and Christian morals. The annual remuneration for the leasing of the property to the tower group that has assumedly been promised to the Church is categorized as greed particularly when considering their earlier property sale of the Westview property.
- What would Jesus do?

Submission

- Without prejudice to your Company, we suggest your submission lacks accurate detail and could be considered deceitful. Your submission must now be corrected with details as noted by the attendees at the August 31st meeting prior to forwarding your submission

to the various agencies and copied to our group. You should be aware that the Westview Village Board of Directors are seriously considering retaining legal Counsel as necessary to have this project cancelled.

Aesthetics / Compensation

- Who can stop this?
 - We (personally) will be subjected to viewing the upper two-thirds of the tower height from our recently purchased condominium-townhouse that abuts the west property limit of the Church property. It is without question that values of the current 119 residential units (future 138) located within Westview Village will be adversely affected. Values of the units now are within 300 to 450 thousand dollar range.
 - I debate the appropriateness of a 130-foot tower with a giant cross on three sides dominating the southern skyline at the entrance to Peterborough. What has gone wrong when a sacred symbol becomes camouflage for a commercial tower?
 - SBA Canada states that the use of the cross mitigates negative views of the tower. To the contrary, such a prominent cross in such a prominent location is offensive to many who are not Christian. Using a sacred symbol on a commercial enterprise is sacrilegious to many. Why are you doing this?
 - Are the citizens of Peterborough compensated for the lack of peace of mind and stress generated by this enterprise?
 - Why must there be a symbol of a cross on the cell tower? It appears to make a mockery of the spiritual nature of the symbol? Were alternatives suggested? Comments, please.
 - Why is a cross to be placed on top? I find this an objectionable symbol and at such a height...
 - The proposed tower would not only be located in unacceptable proximity to residences from an aesthetic point of view, it would also be located in close proximity to a similar tower on the adjacent site.
 - Why can't these towers be coordinated and co-located?
 - Why is it the public's problem that your company cannot or will not cooperate with the adjacent tower owner to consolidate these unsightly structures?
- Quite apart from the health aspects of these towers, the spectre of hundreds of unattractive cell towers littering our country's landscape is unacceptable. Two such contraptions together on adjacent lots should be prohibited. Unfortunately, it would appear that SBA cannot combine its tower with an already existing tower, because SBA would not be required in this transaction. Perhaps this question should be addressed to Wind Mobile.
- THAT as the land slopes downward from the proposed location all the way to Highway 115; a 130-foot cell tower would be highly visible from a much larger area and would be the

predominant feature of the skyline when exiting from the 115 onto the Parkway, the gateway to Peterborough.

- The concept of a 175/130 foot cell phone tower topped off by a cross on all three sides, and then camouflaged as a religious monument is considered very offensive, and even sacrilegious to a large number of our homeowners, both Christian and non-Christian. Most of them feel that this blatant attempt to legitimize what is basically a purely commercial venture is only adding insult to injury.
- Does the height of the ornamental design of a cross fall within the signage guidelines of the City of Peterborough? If not, why would a cell tower advertising a cross be acceptable if other signs are restricted to a lower height?
- Last and not least is the issue of camouflage → point 10 in the table. As a religious monument... shame. A cell tower is a cell tower is a cell tower; it is offensive no matter what your religion.
- I am part of a new development and I paid a premium for this property in January. When I go to renew the mortgage they may request a property appraisal and the values are likely to be lower should the cell tower be built which gives the existing bank an edge and takes away my ability to seek the most competitive rate because a new lender will require an appraisal. Because of the newness of the development it will be relatively easy to establish that the decline in property values is a result of the cell tower or threat of the same being built.

Research

- Have you provided evidence or information from other experts, professionals etc., who oppose this type of technology, so that the citizens of the community can have both sides of the argument, pros and cons, regarding the effects of cell towers and such technology, which would enable the citizens to make informed decisions? If not, why not? Explain.
- Please read the attachments with this email and comment on the various issues documented in the articles as various concerns have been expressed that you need to address in order to satisfy my concerns as well as other citizens. Please read and respond to the main points in the articles attached. Thank you.
- Are the studies that you use for the research supported and backed by the very industries that you represent or are they conducted by independent organizations? Please provide your sources.

Other

- The closeness to the Calvary Pentecostal Church was not anticipated to be a problem. That is until now, when the Church has contracted to allow a Cell Tower to be erected on their property.

- This Cell tower is to be in close proximity to both 150 senior residences and a Catholic High School with probably 1000 students. Surely Calvary Pentecostal Church's desire for income from this Cell Tower would not over-ride what should have been their consideration to the health of their neighbours whose property values will reduce accordingly
- City Planners and Councillors in their respective positions should realize the placement of this Cell Tower to be detrimental to the neighbourhood and averse to good planning. Open Areas along the nearby Parkway abound. Property values are expected to reduce accordingly.
- I purchased my Westview Village property in Feb 2011. I would not have bought here if I'd been informed.
- Whether it is placed in the proposed location.
- I understand several business were approached before Calvary Church agreed to lease to SBA Canada I spoke to the owner of Kawartha Chrysler Jeep Dodge dealership just west of the Calvary Church who turned them down because of the effect it could have on their neighbours. Surely Calvary Pentecostal Church's desire for the income generated for the rental of the land for the Cell Tower would not override what should have been their consideration to the health and welfare of their neighbours, whose property values will reduce accordingly.
- While one can appreciate SBA's narrow business perspective which sees providing co-locating towers as an asset to the community by bringing service provider choice to the citizens of this community, you would be hard-pressed to find anyone who would agree that saving \$50-\$100 per year with the cheapest provider out of five or six, is worth more than the price of their long-term health.
- Does the pastor live near the tower?
- Resident restated that the major concern is it is in her backyard. Other concerns are insults.
- This is not Christian??

For additional information, please refer to the following links:

- Industry Canada – Radiocommunication Towers, Environmental Assessment & SC-6.

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

- Health Canada – Safety of Cell Phone Towers:

<http://www.hc-sc.gc.ca/hl-vs/iyh-vsv/prod/cell-eng.php>

Thank you again for taking the time to express your concerns. Should you have any questions or concerns please do not hesitate to contact me by **Monday, December 5, 2011**, 21 days from the date of this correspondence, as per Industry Canada guidelines.

Yours truly,

THE BIGLIERI GROUP LTD.

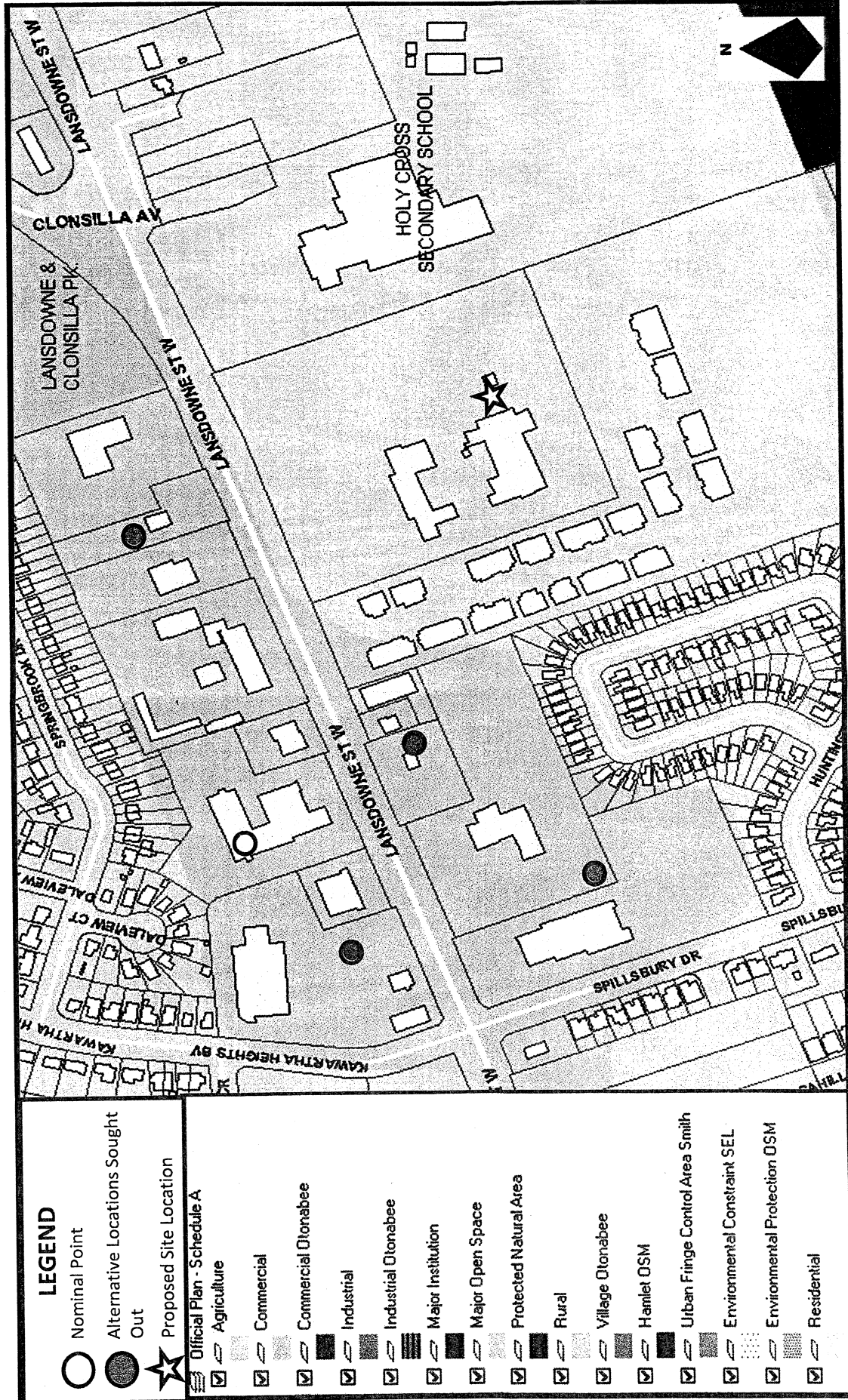


Murray White, B.U.R.Pl.
Planner

Cc: Caroline Kimble, City of Peterborough
Joel Dubois, Industry Canada
Melissa Yu, SBA Canada (via Email)

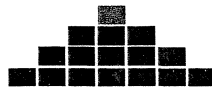
APPENDIX A

**1421 Lansdowne Street West, Peterborough ON –
Proposed SBA Tri-pole Tower Location**



APPENDIX B





BUILDING YOUR IDEAS - INTO BIG PLANS
THE BIGLIERI GROUP LTD.

January 20, 2012

Rec'd Jan 23/11
g'

**RE: Public Consultation with respect to Proposed Communication Tower
1421 Lansdowne Street West, Peterborough, Ontario
TBG Project No. 11204**

Dear Sir/Madam:

I am writing to you on behalf of SBA Canada, ULC, in response to your comments from our report, on the public information session, dated November 14, 2011.

This letter is intended to be the final response to public comment in the public consultation process. Eight comments were prepared by the public and received by The Biglieri Group. The concerns brought forth will be addressed in this letter. Many of the comments received were repetitive of those received from the previous public commenting period, ending September 20, 2011.

The comments were grouped into the following categories:

- health and safety and compliance;
- the approval process and stakeholders;
- siting; and
- ethics

The main concern received has continued to be on health and radio frequency wave safety. As per Industry Canada's *CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems*, which uses Health Canada's *Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz Safety Code 6* for the determination of safe exposure limits, the issues regarding health and safety have been addressed. Nonetheless, we will further comment on these concerns in the letter below.

A portion of this letter will also clarify any discrepancies and misinformation that has circulated in the correspondence between the parties during the consultation process.

PLANNING, DEVELOPMENT & PROJECT MANAGEMENT CONSULTANTS

20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4
Telephone: 416-693-9155 Facsimile: 416-693-9133
tbg@thebiglierigroup.com

Health and Safety

In the November 14 report, we addressed health and safety concerns in part by referencing Health Canada's Safety Code 6, which outlined radiofrequency exposure limitations. Comments by the public continued to show concern for health, referencing journal articles that were contrary to Health Canada's stance.

Controversial issues create contradictory opinions; however, Safety Code 6 must be recognized as an important document, by both opposing sides in the industry, especially for Canadians. They have a rigorous evaluation process, beyond that of any individual journal article's methods.

Safety Code 6 is not a stale document. It is updated, when appropriate, in scenarios where consensus forms by experts in the field.

The restrictions set in Safety Code 6 are similar to those guidelines followed by the American National Institute and the International Commission on Non-Ionizing Radiation Protection, which is followed by many European countries. In fact, Safety Code 6 can be labeled as more accurate and restrictive, in some cases, than the above noted guidelines, because of how Specific Absorption Rate (SAR) is measured. For example, an average of one gram of tissue rather than ten grams is used for SAR, in comparison to some other guidelines.

Industry Canada monitors radio frequency emissions in order to ensure compliance with the radio frequency spectrum management program. Towers are ensured to comply, with the code, before they are constructed and the proponent must provide attestation of compliance. Each time testing is completed on the towers, the records must be kept by the proponent, as Industry Canada may request to review them at any time. If members of the public are concerned about the emissions of that tower, Industry Canada can address them by requesting further testing through the proponent.

Compliance is taken very seriously as legal ramification can ensue if the proponent is found not meeting the terms of the code. Cell phone and other wireless equipment must also meet the radio frequency standards set by the government. This is ensured through random sampling in a post market surveillance program.

In the past, where the public was not satisfied with Industry Canada, they had the opportunity, with proof that the proponent was not in compliance, to prepare an environmental petition through the Auditor General of Canada.

Health Canada's decision making process is rigorous and in line with the precautionary principle. Risk is measured as not only the harm to human health but also the likelihood of that harm occurring.

For more information regarding Health Canada's Safety Code 6, please view the following link:
www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

The Process and Stakeholders

The process that was followed was transparent and Industry Canada's protocol was followed from the start. A preliminary consultation was held with the City and Industry Canada was notified before any planning started. The public was then notified and between each step in communicating with the public, a specific and generous timeline was provided to let their concerns be heard. The public was at no point misled in this process.

As requested by Industry Canada and the City of Peterborough, residents within 400 metres of the tower received a notification package and to further inform the public, a notice was placed in the local paper. The Westview Village Cell Tower Committee has also provided further notification and information to the community. It has been very vocal, as any local committee group would be. Furthermore, discussions were had between staff members of the Purchasing, Planning and Facility Administration of the school board and SBA with regard to the location of the tower.

Due to various revisions of reports, Transportation and NAV Canada clearances, and fulfilling the public consultation process (among other issues), the timing of the process happened to coincide with the summer months. It is imperative that these towers are built on time as disruptions in construction can compromise the entire network system for providers. It has been evident to this point, with the level of involvement of the public, that the timing of this application did not hinder the public consultation process.

This process would not involve any further public consultation with respect to the design of the tower, however we are taking into advisement the suggestion made by the public. The final design would be decided on by the landowner, City of Peterborough and SBA Canada. All correspondence between all parties and SBA Canada and The Biglieri Group, have been copied to Industry Canada as per the protocol. At all times, all parties involved in the process were made aware of all the progress in the project.

Where a final decision is not made by the City to support the project, an impasse can be pursued by the proponent. Industry Canada would then review the entire consultation process to decide if the process was correctly followed. An impasse is a last resort option and SBA Canada would prefer to achieve concurrence with support from the City (and the public). However, SBA Canada believes they have been in compliance with the protocol at all times.

Siting

The siting process was technical in that SBA Canada, with the assistance of the mobile provider, determined the nominal point or ideal location, for the tower. This was done with a review of the municipality to determine the existing network coverage. This review included the coverage of towers and rooftop antennas to develop what is referred to as propagation mapping. The site acquisition search then began, to find a land owner willing to lease the land for the tower. The search was conducted within a 500 metre radius from the nominal point. Lease agreements can vary in length and structure, however to provide more detail would be a release of proprietary information.

Towers are not simply placed at random and this siting method demonstrates that: there was a need for the tower, and that there was a gap in continuous reliable network coverage. Moreover, through our planning analysis of the designation of the subject site and surrounding land, and relevant planning documentation, we determined the use to be compatible.

Slight adjustments in relocating the site on the property may occur to maximize the distance from residential dwellings and to the satisfaction of the land owner. In this instance, the public would not be formally notified. However, should adjustments be made, these will be discussed when the application is brought forward to Council.

Industry Canada's protocol clearly states that the ability to use existing infrastructure must be explored prior to new tower builds. Therefore, we have looked at all towers and suitable buildings within a 500 metre radius and found that there were no suitable structures able to address our provider's network coverage needs and we have "co-location attestation" to address this.

Concern was also demonstrated for housing values and the negative impact it had being constructed near residential properties. As demonstrated above, towers are strategically located for network coverage purpose and technically speaking, living within proximity to a tower may be better in that coverage is more readily available and reliable.

Public comment also referenced studies from New Zealand that concluded housing prices were negatively impacted, however a more recent study, also from New Zealand, determines that this is not the case when living in proximity to a tower. Furthermore, Industry Canada does not recognize the use of an argument relating to property value as relevant to stop or delay the construction of an antenna system.

Finally, if the tower is no longer required, there are agreements in place in the lease that address these scenarios.

Ethics

The Biglieri Group, a planning consulting firm, has overseen the application process of the tower. We are members of a professional society and follow a code of ethics. If there was ever any conclusive evidence of the danger proposed by these telecommunication towers, The Biglieri Group would never be in support of this development or any development related to telecommunication antenna systems.

It has been proven, through a technical siting analysis, that this tower is necessary. Propagation mapping has shown a hole in the coverage for the area surrounding this site. We see no ethical issues by supporting SBA Canada based on the availability of information and conclusions by major government ministries and independent groups that regulate the communication airwaves, including Health Canada.

Other Discrepancies and Misguided Facts

There are conflicting measurements reported in these comments regarding the distance from the tower to residential units and the school site. It must be clear, as reported previously, that this tower does not come in contact with a residence or school structure within the 120 metres radius set out by Industry Canada and further enforced by the City of Peterborough.

These towers also typically have the ability to co-locate with four mobile providers, not five.

Issues regarding mapping and tower height have been addressed in the previous November 14, 2011 response. These issues were in no way misleading. A 50 page response and detailed public notification, both previously distributed, made clear the proposed project. Ancillary documentation such as the Site Plan and mapping were technical issues that were resolved, and ultimately did not contradict any statements made by SBA Canada and The Biglieri Group.

Furthermore, providing a business case for this tower is not in the realm of this response. The need for this tower has been provided to Industry Canada and the City and further explained in the description under the site selection process.

Conclusion

This public consultation process has been carried out to its full extent. The protocol has been followed, the siting process has been made clear and transparent and the public has been engaged.

The conclusions drawn from Health Canada regarding health and safety are those that Industry Canada, SBA Canada and The Biglieri Group find to be most relevant and accurate at this time. Wireless providers are equally governed by Industry Canada and by Safety Code 6. SBA Canada can claim with full confidence that all of the technology and wireless communications will be installed and operated to meet these same standards.

The concerns of the public have been heard, however, Industry Canada and Health Canada have deemed these towers to be safe. Furthermore, housing values have shown not to be affected as previously reported in certain findings.

This site was selected because no better land-use alternatives were identified in the site selection process that would avoid residential areas. The tower could not be located elsewhere and still provide reliable and continuous network coverage. Furthermore, service access is dependent on the service provider, and Wind Mobile has identified these gaps in coverage and has determined that current structures, for the purposes of co-location, would not be viable.

THE BIGLIERI GROUP LTD.

Ultimately, this site is not within 120 metres of any residential dwelling or school structure and is a suitable use for the lands it is proposed on.

Yours truly,

THE BIGLIERI GROUP LTD.



Johnpaul Loiacono
Planner

Cc: Caroline Kimble, City of Peterborough
Joel Dubois, Industry Canada
Melissa Yu, SBA Canada



BUILDING YOUR IDEAS - INTO BIG PLANS

THE BIGLIERI GROUP LTD.

February 21, 2012

City of Peterborough
Planning and Development Services
500 George Street North
Peterborough, ON
K9H 3R9



Attention: Caroline Kimble, Land Use Planner

**RE: Public Consultation with respect to Proposed Communication Tower
1421 Lansdowne Street West, Peterborough, Ontario
TBG Project No. 11204**

Dear Ms. Kimble:

The Westview Village Cell Tower Sub-Committee prepared further remarks to The Biglieri Group's January 20, 2012 response. These comments were addressed to the City of Peterborough dated February 6, 2012. I am writing to you on behalf of SBA Canada, ULC, in response to these comments to address any further issues brought forth by the Committee.

The proposed Tower location

The telecommunication tower has been relocated on the subject site to maximize the distance from the residential buildings. A plan is attached depicting the new location and distance to lands zoned to permit residential uses. During the public process, a preliminary location was chosen before the public and local land use authority comments were received.

It should be noted that the 120 metre (or three times the tower height) figure is not a safety zone in which radio frequency fields exposure limits to humans are deemed "safe". Rather, it is simply a circulation radius for the purposes of notifying the public. Towers located within a distance of 120 metres or three times the height of the tower to lands that permit residential uses, require a public consultation package be distributed as per the City of Peterborough's protocol. Furthermore, telecommunication towers are strongly discouraged from these lands and elementary or secondary schools, however the towers are not prohibited. The site plan attached also demonstrates the distance to the school east of the subject site.

PLANNING, DEVELOPMENT & PROJECT MANAGEMENT CONSULTANTS

20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4
Telephone: 416-693-9155 Facsimile: 416-693-9133
tbg@thebiglierigroup.com

The newly proposed location allows a distance of more than 120 metres to residential zones to the west and south and over 130 metres to the lands to the north. The distance to the school lands to the east is 90 metres, however the distance to the building envelope is greater than 130 metres.

The Height and the Size of the Tower

The telecommunication tower proposed is a 40 metre tri-pole tower. Attached is a superimposed image of the tower on the newly proposed location. To clarify, the distance between each pole of the tower is three (3) metres.

The land where the tower is proposed is naturally higher than the residential lands to the south and west. This allows the tower to be built at 40 metres, rather than a much larger intrusive tower on lands that are lower.

The Antennas affixed to the Tower

The telecommunication tower is capable of supporting up to four (4) providers. It is common for each provider to have three (3) antennas and one (1) micro dish affixed to the tower.

The Tower Design

The appearance of the emblem on the tower is being reviewed by City staff, the Urban Design and Legal departments. A variance may or may not be required, which will be reviewed and decided upon by City staff at the appropriate time in the planning process.

The Proposed Easement

We have had the church group review our proposed plans and survey, including the access easement. The church group did not indicate that there was an issue with accessing the tower as proposed. The new location does not hinder the access route as it is not located on any roadways.

School Notification

The Peterborough, Victoria, Northumberland and Clarington Catholic Separate School Board was notified through the public consultation process as required by the City of Peterborough's protocol.

Real Estate Values/Health and Safety Concerns

We can attest to all the emissions from the antennas and micro dishes affixed to the tower being within the limits of Safety Code 6 as governed by Health Canada. We cannot however determine the impacts on seniors with regard to hearing aids and pacemakers, nor determine the combined impacts with regard to the antennas of the telecommunication tower and Wi-Fi at the school located to the east of the site. However, Industry Canada requires that Wind Mobile and all future proponents comply with the regulatory limits. Safety Code 6 is an important standard followed and enforced throughout Canada that provides safety for all Canadians. According to the federal agency, it is a relevant, valuable and an accountable document, for the following reasons: it is based on the weight of evidence approach, using the most recent peer reviewed

studies; it has been reviewed and recommended by independent third parties; and the limits imposed are some of the most rigorous in the industry.

The radiofrequency (RF) emitted from a cell phone tower is categorized as non-ionizing radiation, in comparison to ionizing radiation, which is emitted during such procedures as x-ray examinations. Ionizing radiation can be harmful as it can disrupt the chemical composition of matter, while non-ionizing radiation does not have this capability. Health Canada states that the link between radiofrequency (RF) energy exposure and cancers are not conclusive and that the RF energy from cell phone towers is too low to be considered dangerous to the public.

As mentioned in previous responses, the impact on real estate is not within the scope of these responses. However, the University of Auckland study, in New Zealand, has stated that telecommunication towers may not hurt property prices. The study in New Zealand was cited, in our previous response, as the Westview Village Committee provided evidence from a New Zealand report that suggested otherwise.

The Network Coverage

Propagation mapping demonstrates that there is a gap in coverage, specific to Wind Mobile. Established companies such as Rogers, Telus and Bell, may not be experiencing this gap in coverage as mentioned because they may have had the opportunity to address those issues, however we cannot further comment as we are not privy to such information.

Based on the network demand for Wind Mobile, they have determined through rooftop antennas and telecommunication tower locations how to appropriately place antennas systems to best suit their network. A variety of issues impact the suitability of co-location and existing infrastructure, include the height of existing towers and buildings and any objects that obstruct the path between antenna systems. The network analysis has been completed by engineers from Wind Mobile and it has been determined that this proposal will adequately resolve the gap in coverage for this area.

Environmental Concern

SBA Canada determines, as part of their due diligence, that they are excluded from any environmental assessment under the Canadian Environmental Assessment Act prior to building any telecommunication tower. The public has suggested that this tower could potentially impact the natural environment located on the subject site. We have followed both the protocols of Industry Canada and the City of Peterborough with regard to environmental concern. The City of Peterborough determined that the proposal would not require consultation with ORCA or any other environmental agency.

In 2004, North-South Environmental Inc., specialist in sustainable landscape planning, prepared a report with regard to birds colliding with towers of different sizes and designs. Their findings were that the most collisions occurred with taller television and radio towers, and that cellular towers, similar to the proposal, were not major contributors due to their height and style. The proposed tower is relatively small in height in comparison to the much larger television and radio towers (even when comparing to other cellular towers such as the self support towers).

Ethics

Reputable organizations, including the Federal Government of Canada, state that telecommunication towers are safe and we feel that we are therefore ethically able to support the proposal.

In Ontario, professional planners belong to the Ontario Professional Planners Institute (OPPI), which the Principal and other staff from The Biglieri Group are members of.

Furthermore, SBA Canada has built numerous towers and works with qualified engineers to determine the safety of the physical structure and compliance with Safety Code 6. This is a requirement of Industry Canada and Health Canada.

We trust that the above has addressed these concerns.

Yours truly,

THE BIGLIERI GROUP LTD.

Johnpaul Loiacono
Planner

Cc: Joel Dubois, Industry Canada
Melissa Yu, SBA Canada