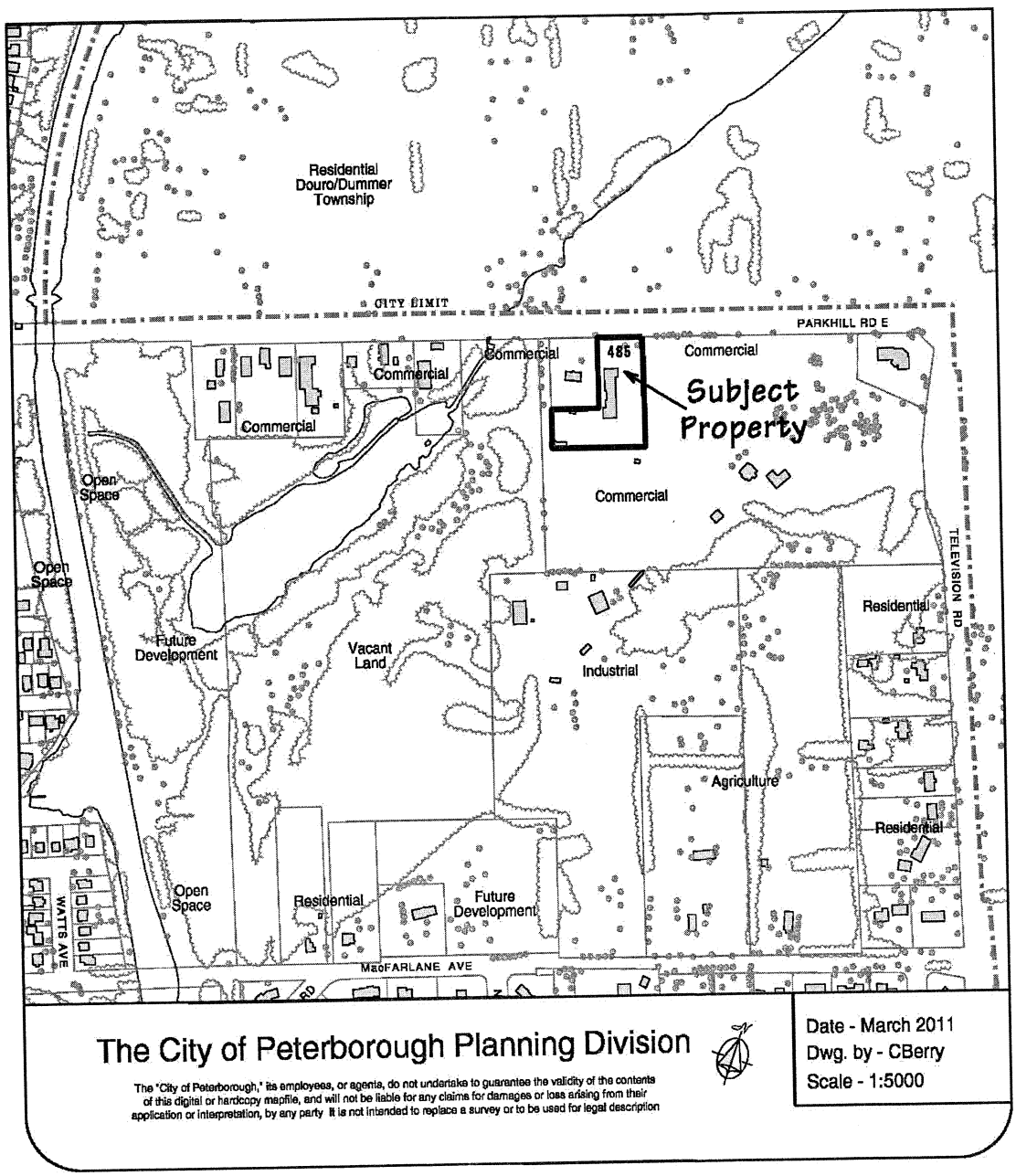
Exhibit A
Page 1 of 1

Land Use Map

File # CT-02-10

Property Location: 485 Parkhill Rd E



SITE PLAN, APRIL, 2012

Exhibit B
Page 1 of 1

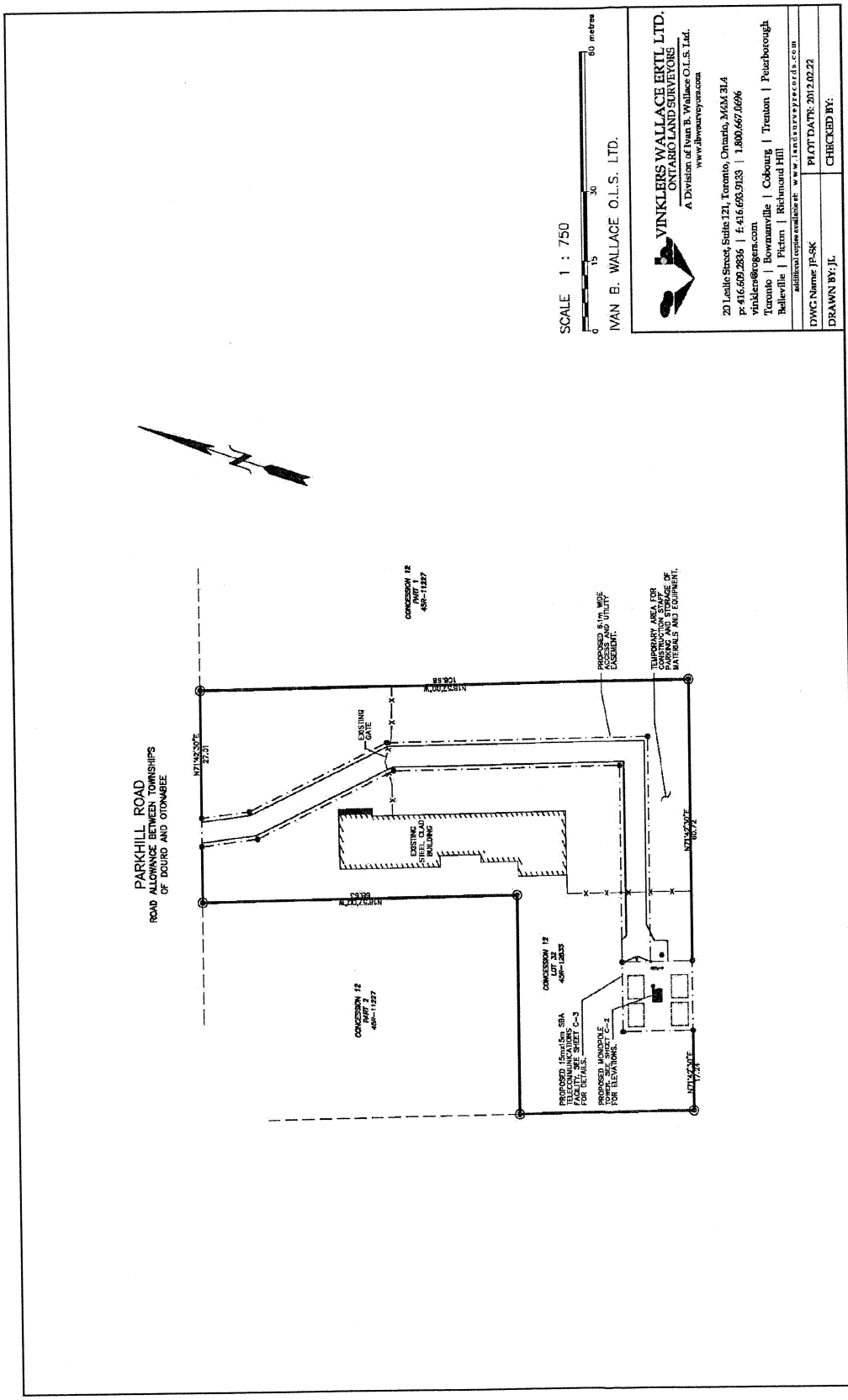
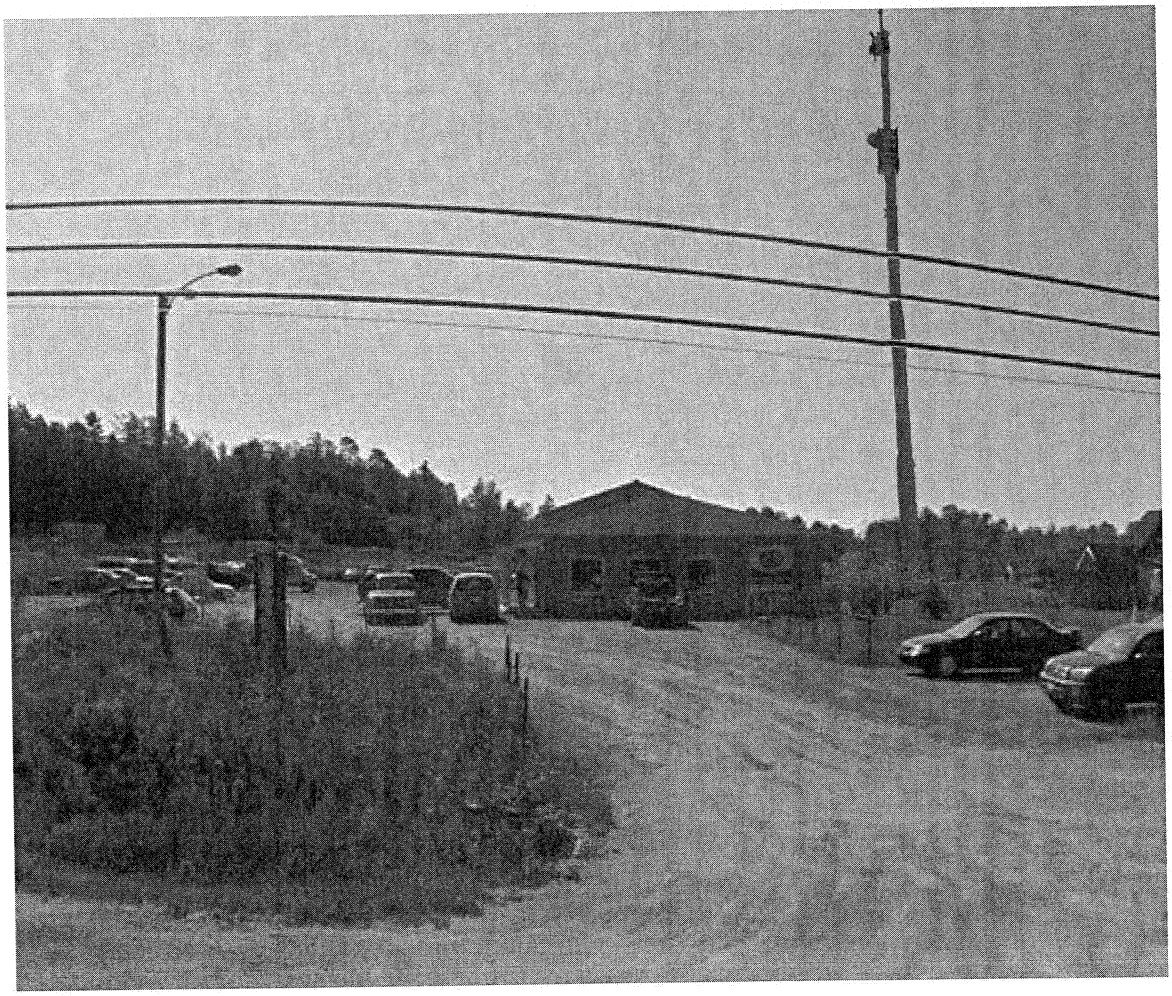


Exhibit 'C'
Page 1 of 1

Superimposed Tower Image



THE BIGLIERI GROUP LTD.

SITE SELECTION AND JUSTIFICATION REPORT

Proposed Communication Tower

485 Parkhill Road East
City of Peterborough

February 2012

SBA

Proposed Communication Tower

485 Parkhill Road East
City of Peterborough

Prepared For: The City of Peterborough

February 2012

TBG File Number: 10185

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

PLANNING, DEVELOPMENT & PROJECT MANAGEMENT CONSULTANTS

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1.0 INTRODUCTION

Wireless services, such as mobile phones and broadcasting, are increasingly consumed by and are important to Canadians. These services are used daily by consumers, businesses, police, fire fighter and ambulance services, as well as all levels of government, air navigation systems and national defence.

For wireless systems to work effectively and meet increasing demand, antenna systems are required to be installed on towers and/or rooftop sites in order to provide coverage and deliver the services needed by consumers in a given area. Industry Canada, the federal government department which regulates the deployment of antenna systems, including communication towers, encourages the building of multi-tenant towers and antenna site sharing.

SBA's business is built on sharing.

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 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 move 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 the 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 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 has identified the intersection of Parkhill Road East and Kingsdale Drive, 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 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's proposed tower, the technical details of the proposal, and SBA's efforts to find an appropriate location near the intersection of Parkhill Road East and Kingsdale Drive in the City of Peterborough. The location of 485 Parkhill Road remains the ideal site location to achieve the strong continuous network required.

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, proponents of telecommunication facilities are required to consult with the Local Land-use Authority. 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, dated 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 Spectrum Management and Telecommunications website 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 implemented its Telecommunications Facility Policy (TFP) in the policy document entitled *Telecommunication Structures Procedure # 0025-P01*, which came into effect on June 7, 2011. Further revisions have been made to this document, with report PLPD11-072 dated October 11, 2011, which this application will use to guide the submission requirements.

This Justification Report is intended to provide the necessary information as required by the aforementioned municipal 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 radio communication 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 entire 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 few, 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, has determined that Wind Mobile's new network deployment will need communication towers in the City of Peterborough to provide continuous coverage and service to Wind Mobile's customer base in the area centered on Parkhill Road East and Kingsdale Drive. Given this ideal location, a field agent searched the area (within a 500 metre radius) for potential candidates who were interested in leasing a portion of their land to SBA Canada for the purposes of communication tower siting. Throughout the site selection process, special care had been taken to maximize distance from existing residential dwellings.

In SBA'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. For the wireless demands and coverage needs, it was determined that other infrastructure was either not available or could not be used.

Based on the investigation into signal strength and the locations where towers are needed to deploy a successful network, it was determined that 485 Parkhill Road East, Peterborough, continues to represent the most preferred location for the new communication tower given its location within the context of other existing and proposed communication towers and other antenna locations. Therefore, SBA Canada has re-examined the proposal and have further provided the following mitigating items to demonstrate the suitability of the tower, which include: a new tower location, revised

tower design and colour, the addition of landscaping surrounding the compound and technical propagation mapping depicting the large gap in network coverage.

It is the intention of SBA Canada to build communication towers where more than one tenant will be locating, in order 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.

5.0 PROPAGATION MAPPING

In order to initiate a new telecommunication network, signal propagation mapping is conducted to identify and effectively demonstrate the opportunity to service an existing gap in coverage. Propagation mapping showing network coverage for the area surrounding the proposed tower at 485 Parkhill Road East, can be seen in the figures below and demonstrates the coverage with and without the proposed tower.

Figure 1: Existing Gap in Coverage- Source: Wind Mobile, August 25, 2011

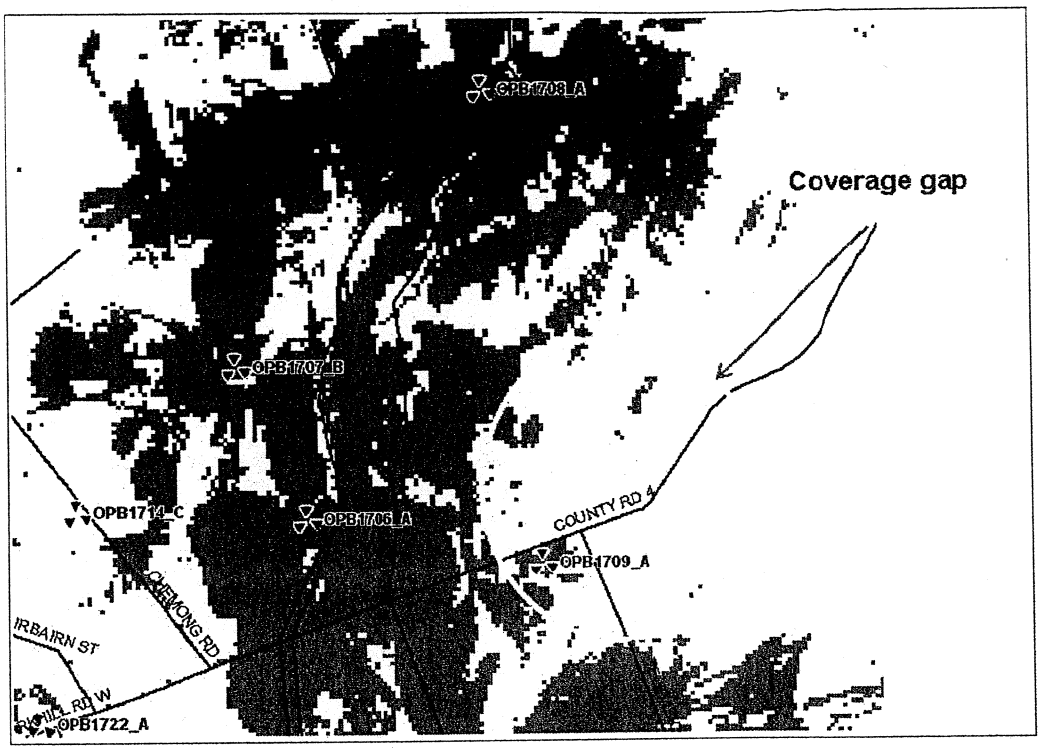
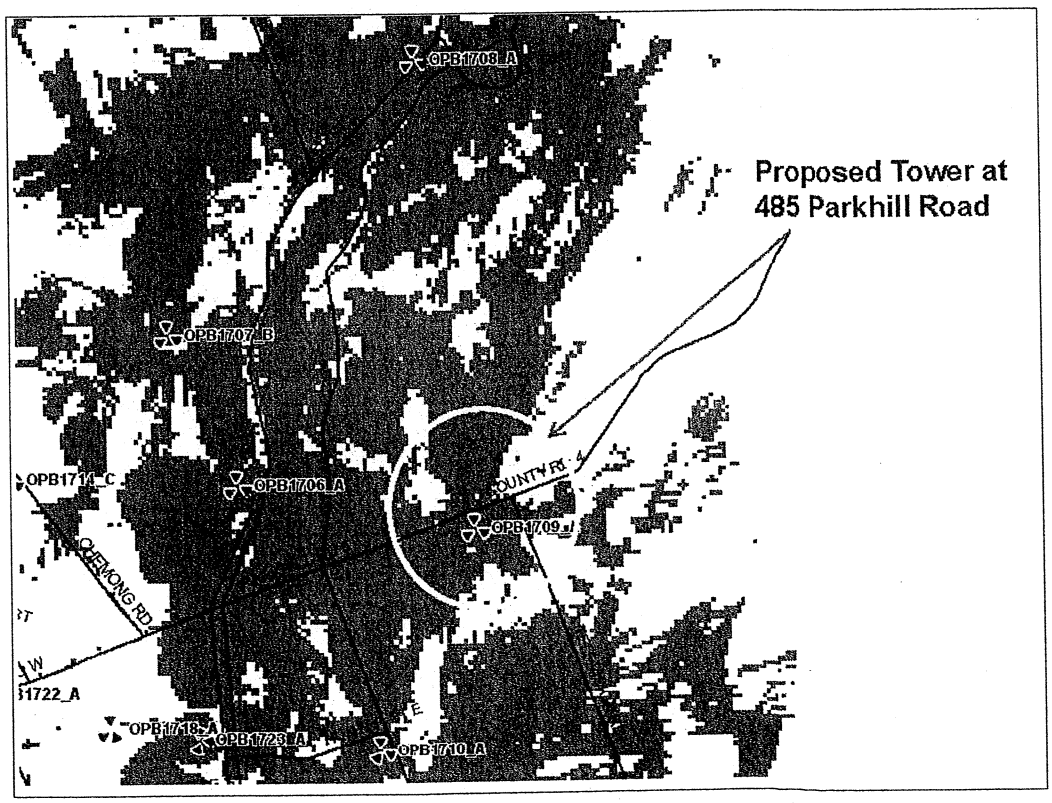


Figure 2: Coverage with Proposed Tower - Source: Wind Mobile, August 25, 2011



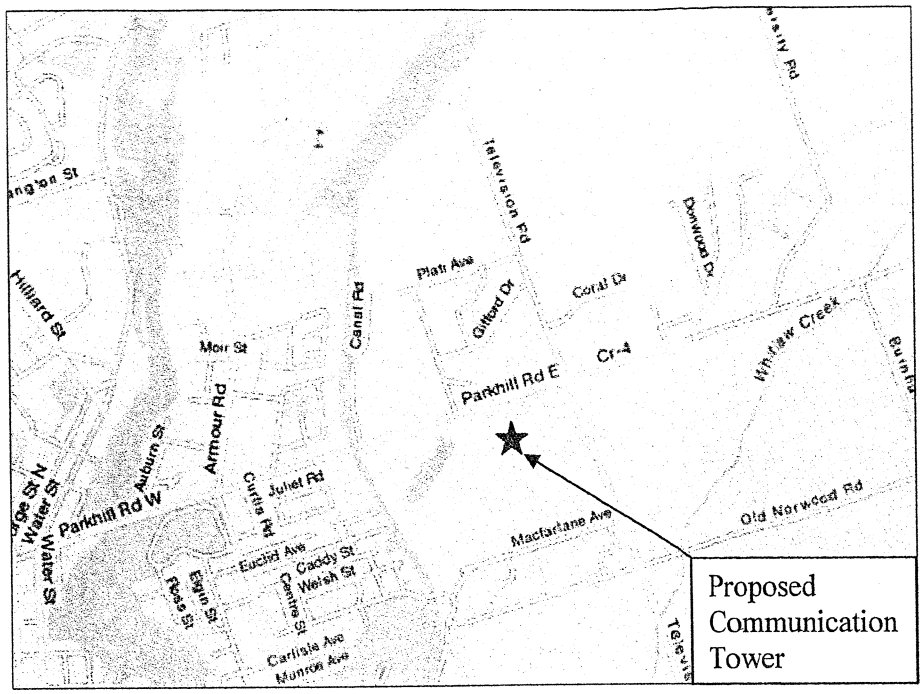
As demonstrated above, the site for the proposed tower makes a significant difference in creating a reliable service and allowing for continuous network coverage. Telecommunication towers do not work in isolation and therefore they all contribute to a network. Gaps in coverage create dropped calls and lead to unreliability, which can be unsafe for clients that rely on the service. Moreover, sites are not selected at random and are reliant on factors such as: site conditions, like topography, forecasted client usage patterns, the distance to existing sites, the obstruction of objects (trees and buildings) from one tower to the next, and the ability to lease lands with potential landowners.

The towers must meet the safety standards set by Health Canada however, by having a continuous uninterrupted network, and strong signal strength, created from appropriate tower placement, allows for the transmitting power of a cellular phone to operate at its optimal (minimal) power required when connecting and maintaining a signal. When cellular phones operate as such, the absorption of radiofrequency energy by the user may decrease as the cellular phone is not required to operate as hard to maintain a signal. By placing a tower on the proposed site, the network coverage will be improved, reliable and potentially safer for cellular phone users in the area.

6.0 SITE LOCATION

The proposed communication tower is located at 485 Parkhill Road East in the City of Peterborough (Subject Site), at geographic co-ordinates N 44° 19' 13.29", W 78° 17' 49.83". The Subject Site is located on the south side of Parkhill Road, west of Television Road and east of Kingsdale Road, in the eastern portion of the City of Peterborough, approximately 120 metres south of the Township of Douro-Dummer municipal boundary. The proposed facility will be located on a lot currently zoned for commercial uses and occupied by the CAA Car Care Centre.

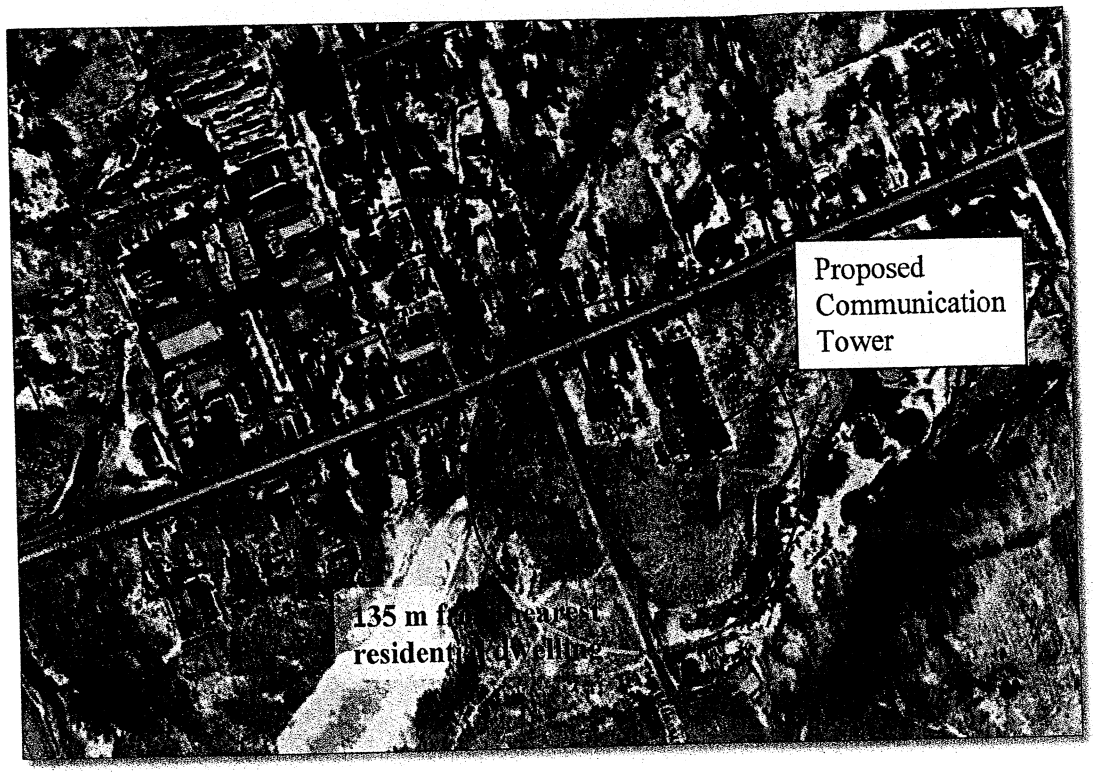
Figure 3: Site Location Map



Source: Mapquest, 2011

The Subject Site is surrounded predominantly by rural and agricultural uses to the south, east, and west. Commercial uses are along Parkhill Road East, on the south side, with residential uses located to the north, in the Township of Douro-Dummer.

Figure 4: Orthophoto Indicating Distance to Nearest Residential Dwelling

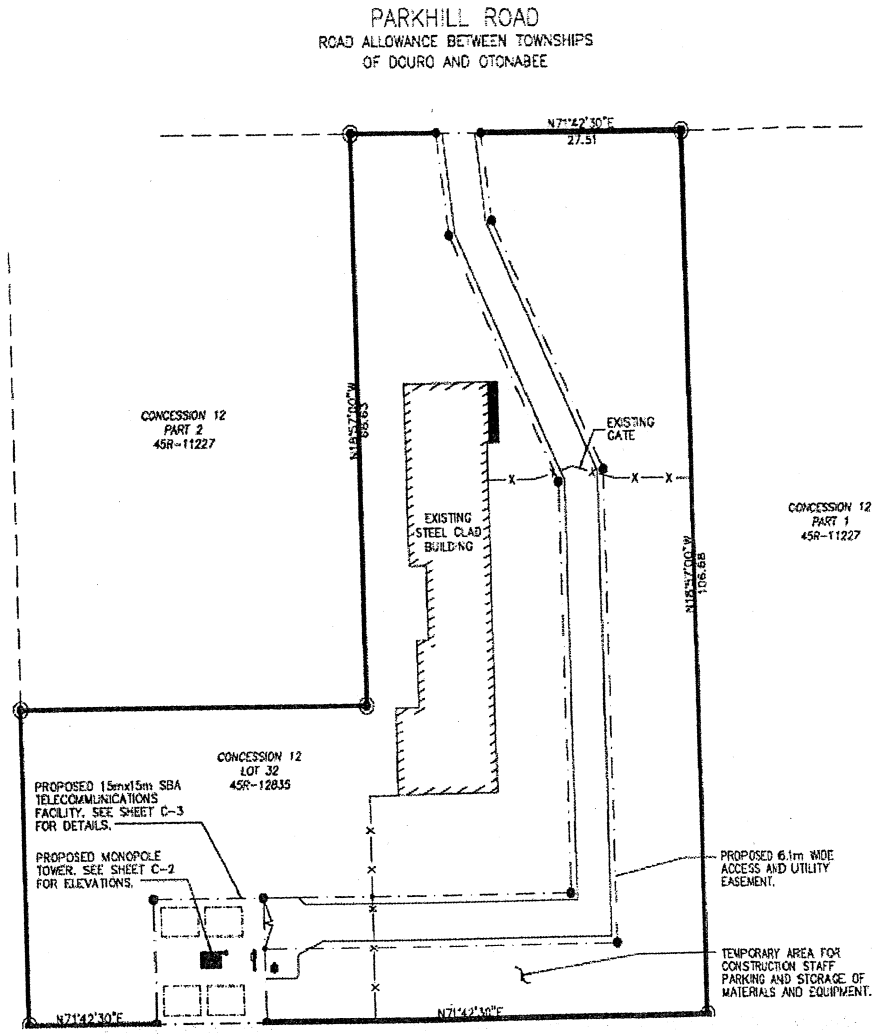


Source: Google Maps, 2010

The proposed communication tower will be located approximately 135 metres away from the nearest residential dwelling unit (see Figure 4). 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.

The proposed communication tower will be located in the southern portion of the Subject Site within a 15 metre by 15 metre leased parcel (see Figure 5). Access to the leased parcel will be through a 6.1 metre wide access and utility easement from Parkhill Road East.

Figure 5: Proposed Site Plan



The following table summarizes how the proposed communication tower will address the municipal policies (see Figure 6).

Figure 6: City of Peterborough's Site Selection Guidelines and SBA's Response

	CITY OF 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 4 providers, thus minimizing the need for additional communication towers in the 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 tall structures exist within the search area to offer an alternative site for co-location. The proposed communication tower will be located on a property zoned for commercial uses. The nearest residential zone is over 120 metres away, in the neighbouring municipality of Douro-Dummer.
3	Size and configuration that will allow for flexibility in the orientation of the telecommunication structure.	The diameter at the base of the proposed self-supporting monopole tower is approximately 1.5 metres, allowing for flexibility in its orientation.
4	Appropriate landscaping and screening.	The proposed communication facility will be setback over 100 metres from Parkhill Road East and will be screened by the existing building, vegetation to the north of the proposed tower and landscaped by the Living Wall.
5	Maximizing distance from lands zoned residential.	The proposed communication tower will be located over 120 metres from residential zoned lands to the north. The tower is approximately 35 metres from Agricultural zoned lands, however over 120 metres to any buildings on those lands.
6	Maximizing distance from environmentally sensitive land use areas.	No significant environmentally sensitive lands were identified in the vicinity of the Subject Site.
7	Maximizing distance from listed heritage buildings and sites.	The proposed communication tower is not located near listed heritage buildings.
8	Avoiding lands containing sites located within Parks & Open Space Areas	The proposed tower is 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 proposed tower's slim monopole, grey colour with flush mounted antennas, mitigates impacts on public views and it is not located near important natural features or culturally significant buildings.
11	Avoiding natural hazards.	The proposed communication tower is not located near natural hazard areas.
12	Ensuring compatibility with adjacent uses.	The proposed communication tower will be located within a commercial zone. Adjacent uses include residential to the north and agricultural uses to the east, west and south.
13	Access for maintenance purposes.	Access to the leased area will be through a 6.1 metre wide access and utility easement from Parkhill Rd E

7.0 DESCRIPTION OF COMMUNICATION FACILITY

The proposed communication facility will consist of a 40.0 metre (131 feet) tall, grey monopole tower, with flush mounted antennas within a compound to house radio equipment. The monopole tower is a vertical tubular shape, (see Figure 7), similar to a flag pole in profile, and appearance. The slim tubular design of the proposed tower minimizes visual impact and is compatible with the context of the surrounding area. The monopole tower and compound will be surrounded by secure Living Wall fencing (see Figure 8) to enhance the visual appearance while maintaining security, only allowing authorized personnel to enter the communication facility.

Figure 7: Photograph of Subject Site with Monopole Tower Superimposed

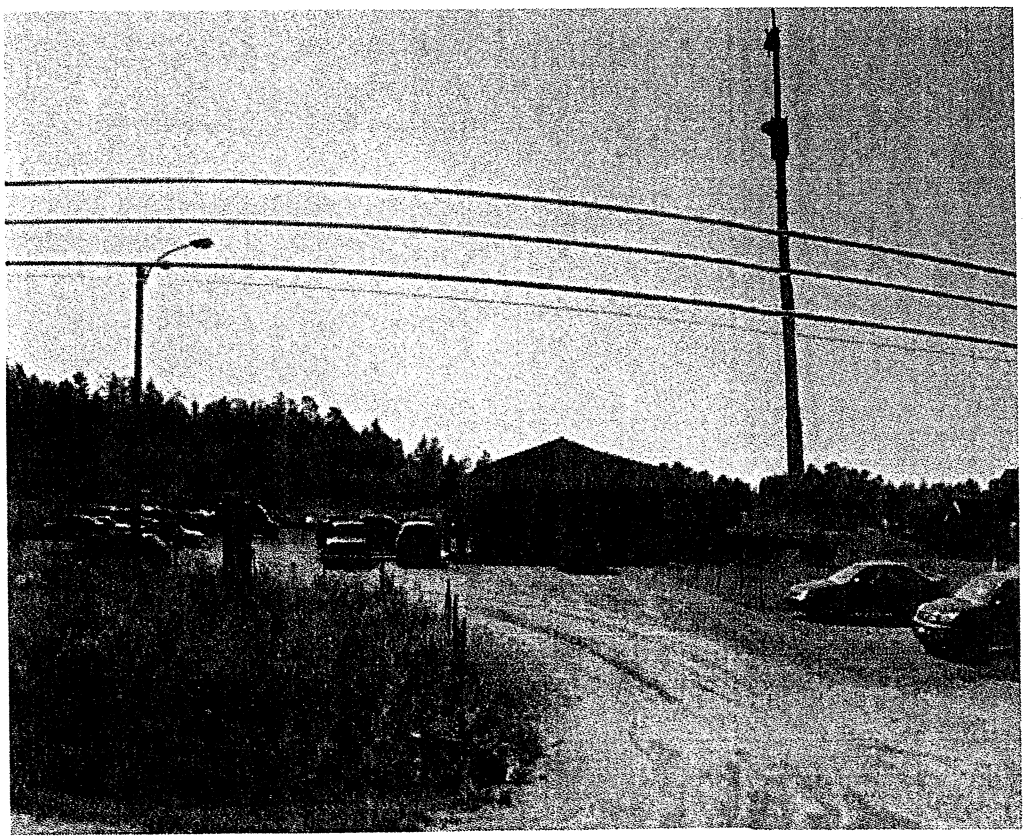
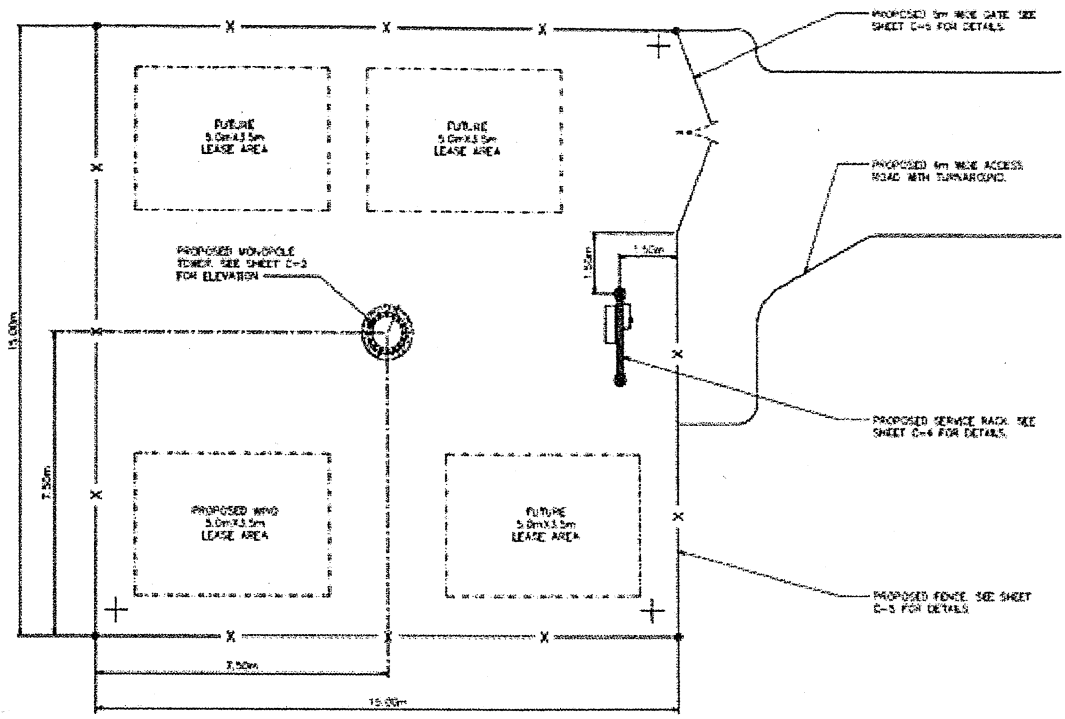


Figure 8: Photograph of the Living Wall to surround the subject site

The entire compound will be located on a leased area measuring 15 metres by 15 metres, which will not have a significant impact on the existing agricultural operations or existing natural features. All equipment within the compound is on racks, and therefore lockers, cabinets or shelters will not be required.

Figure 9: Proposed Compound Layout



8.0 ATTESTATION TO COMMUNICATION TOWER QUALITY

SBA attests that the proposed tower structure will be designed to CSA specification *S37-01, Antennas, Towers & Antenna Support Structures* and shall be fabricated & erected by Canadian companies that adhere to CSA fabrication & safety standards.

9.0 COMPLIANCE WITH HEALTH CANADA'S SAFETY CODE 6

SBA attests that the wireless communications facility described in this consultation package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment.

A Radio Frequency (RF) Field Strength Analysis was conducted by A. Ahmed (P.Eng) on March 29, 2011 to ensure that the facilities comply with Health Canada's Safety Code 6 (SC-6) at all times, taking into consideration the local radio environment.
This report confirms that the RF emission level at 2 metres above ground was found to be only 1% (100 times lower) of the SC-6 limits for uncontrolled environment (for general public). Therefore this site is in full compliance to Safety Code 6 Limits.

10.0 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.

11.0 CANADIAN ENVIRONMENTAL ASSESSMENT ACT

SBA Canada attests that the wireless communications facility described in this consultation package is excluded from environmental assessment under the Canadian Environmental Assessment Act.

12.0 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 as there are no suitable alternative structures (e.g. rooftops, flag poles) in the vicinity of Parkhill Road East and Kingsdale Drive in the City of Peterborough. The tower shall be a slim, grey monopole with flush mounted antennas, similar to a flag pole, with the Living Wall landscape around the perimeter of the compound, which minimizes

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.

Overall, the proposed communication tower will benefit the residents and businesses in the City of Peterborough by improving mobile communication services. The proposed communication tower will not have a significant negative impact on vistas, existing agricultural use, 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

Johnpaul Loiacono, B.U.R.Pl.
Planner

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

June 7, 2012

City of Peterborough
500 George Street North
Peterborough, ON
K9H 3R9

Attention: Caroline Kimble, Land Use Planner

RE: Summary of the May 17, 2012 Public Information Session
485 Parkhill Road East, Peterborough
TBG Project No.10185

Dear Mrs. Kimble:

Please find below a summary of the May 17, 2012 Public Information Session for 485 Parkhill Road East (subject site) with respect to the proposed telecommunication tower. The session was held at Baker's Hill Banquet Centre, at 555 Parkhill Road East, just east of the subject site.

- A total of 12 residents attended the meeting (as per the sign-in sheet).
- A total of 21 residents received the Public Consultation Information Package.
- The circulation list was prepared and distributed by the City of Peterborough Planning Department staff, using a radius of 120 metres from the location of the tower.

The Public Information Session was scheduled from 6:30-8:00pm. The date, time and location of the session were made available in the public consultation packages mailed to the residents within the circulation radius. To notify additional residents, beyond the 120 metre circulation radius, the public information session was also publicized in the newspaper, published in the Peterborough Examiner on April 16, 2012. Below are details of the meeting:

- The room was arranged in an "open house" format with two (2) sets of presentation boards on either side of the room. The presentation boards included:
  - A survey and site plan of the subject site
  - Elevations of the tower and the layout of the compound
  - An aerial photograph of the area surrounding the subject site (provided by the City of Peterborough) and an aerial photograph showing the distance of the tower to the nearest residential property
  - A photograph of the proposed tower superimposed on the subject site

- Handouts and submission materials were also made available to the residents in attendance of the meeting, which included:
    - The Site Selection and Justification Report (for review)
    - The Engineering drawings (for review)
    - The Public Consultation Package which was mailed to the residents
    - Mapping, showing the location of other SBA Canada towers within the City of Peterborough
    - Procedures and guidelines including:
        - *Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03)* by Industry Canada
        - *Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3kHz to 300 GHz- Safety Code 6* by Health Canada
        - The *Telecommunication Structures* protocol by the City of Peterborough
    - Brochures and handouts from Health Canada and Industry Canada including:
        - *Radiocommunication Towers, Environmental Assessment and Safety Code 6*, Frequently Asked Questions
        - *Antenna Towers in Your Community*, Frequently Asked Questions
        - *Wireless Device Safety*
        - *Safety of Cell Phones and Cell Phone Towers*

- The meeting continued for approximately 1.25 hours, where the Biglieri Group answered questions and addressed concerns from the residents individually and in a group. The questions and comments included:
    - Will the proposed communication tower pose any health risks?
    - How can you build the tower close to where people spend eight (8) to ten (10) hours per day working nearby?
    - How can you build a tower 70 feet from Peter Goodwin's residence?
    - Can you guarantee no ill health effects from the emissions of the cell tower?
    - They thought that asbestos was safe and later found otherwise.
    - Are you going to reimburse us for the depreciated value of our property when the time comes to sell?
    - Do you look at a cell tower when you look out your front window?
    - You had my mailing address from the first meeting I attended about the cell tower. Why did you not send out information about this upcoming meeting (I had to find out from a neighbour)?
    - This is a problem of SBA Canada "building first plan later". I request that this be changed to a proper method of plan first .
    - It has been brought to my attention that this site plan is situated on a holding pond that this property is required to have.

- I have been told that project this will not have an effect on the value of the immediate residential properties, and leads me to demand proof and a legally binding statement from SBA Canada, the Biglieri Group, the City of Peterborough and Industry Canada for the best interests of my property.
- Will the tower or antennas interfere with my radio or television?
- What is the signal radius of the proposed tower?
- The City has refused the application, why is SBA Canada back on the same property?
- Were the individuals that created Safety Code 6 (and other legislation/procedure for the towers) political leaders or industry professionals?
- We all have cell phone service in this area. Our reception is fine.
- When will this matter be heard before Council?
- How will the residents be informed of the Council date or any further decisions?
- What were the locations of the other SBA Canada towers that were removed?
- What will happen if the property owner changes his mind?
- Why was the notification/circulation radius changed from 400 metres?
- How many people were notified of this application?
- Why were the landowner and SBA Canada not present?

The majority of the questions above were addressed at the time of the public information session. The Biglieri Group explained to the residents that all the questions asked at the meeting would be reviewed and that we would provide a response package, addressing all and any outstanding concerns, upon the conclusion of the commenting period.

The public response is attached to this letter and addresses all the questions above with the exception of the concerns surrounding the stormwater management/retention pond. We have explained in the public response that the matter is being reviewed and that another response will be issued addressing this matter in its entirety.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,
THE BIGLIERI GROUP LTD.

Johnpaul Loiacono
Planner

Cc: Joel Dubois, Industry Canada
Melissa Yu, SBA Canada (via email)

BUILDING YOUR IDEAS - INTO BIG PLANS

THE BIGLIERI GROUP LTD.

June 8, 2012

RE: Public Consultation
485 Parkhill Road East, Peterborough, Ontario, K9L 1C2

Dear Sir/Madam,

I am writing to you on behalf of SBA Canada, ULC, as a follow up to the public information session held on May 17, 2012 at Baker's Hill Banquet Centre, regarding the proposed communication tower at 485 Parkhill Road East. Thank you for attending the session and expressing your concerns.

This letter is intended to address any issues or concerns communicated to us by interested parties at the public information session, including those issues and concerns received via email, mail and telephone.

In no particular order, please see the questions and/or concerns communicated along with our responses:

1. **Will the proposed communication tower pose any health risks?**
2. **Can you guarantee no ill health effects from the emissions of the cell tower (They thought that asbestos was safe and later found otherwise)?**

It is our understanding that the proposed communication tower will not pose any health risks. Health Canada has set strict guidelines for safe human exposure to electromagnetic radiation, in a document entitled Safety Code 6, which must be abided by at all times by all carriers that will be located on SBA's tower.

According to Health Canada, "the typical RF energy that you find coming from base stations, including cell phone towers, are thousands of times below the limits of public exposure. The specific limits for public exposure apply to everyone including the elderly, individuals with health concerns, children and pregnant women – and allow for continuous, 24/7 exposure" (Health Canada, Wireless Device Safety Brochure).

While high levels of RF waves can cause a warming of body tissues, the energy levels on the ground near a cell phone tower are far below the levels needed to cause this effect.

If you are interested in viewing or learning more about Health Canada's Safety Code 6, please view following link:
http://www.rfsafetysolutions.com/PDF%20Files/Health%20Canada%20Safety%20Code%206%20Standard_2009.pdf

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

If you would like more information on Radiofrequency Energy and Health, please follow the following link:
http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html

3. **Is there proof that the proposed antenna(s) don't cause cancer?**
4. **The International Agency for Research on Cancer has classified electromagnetic field signals (from mobile phones) as possibly carcinogenic.**

There is no conclusive scientific evidence that links communication towers to the cause of cancer.

According to the American Cancer Society:

"There are some important points that would argue against cellular phone towers being able to cause cancer.

Firstly, the energy level of radiofrequency (RF) waves is relatively low, especially when compared with the types of radiation that are known to increase cancer risk, such as gamma rays, x-rays, and ultraviolet (UV) light. The energy of RF waves given off by cell phone towers is not enough to break chemical bonds in DNA molecules, which is how these stronger forms of radiation may lead to cancer.

A second issue deals with wavelength. RF waves have long wavelengths, which can only be concentrated to about an inch or two in size. This makes it unlikely that the energy from RF waves could be concentrated enough to affect individual cells in the body.

Thirdly, even if RF waves were able to affect cells in the body at higher doses, the level of RF waves present at ground level is very low -- well below the limits in Safety Code 6. Levels of energy from RF waves near cell phone towers are not significantly different than the background levels of RF radiation in urban areas from other sources, such as radio and television broadcast stations.

The International Agency for Research on Cancer has classified radiofrequency electromagnetic field signals as possibly carcinogenic (Group 2B), however that statement should not be interpreted to mean that radiofrequency electromagnetic fields cause cancer. As mentioned above, these radiofrequency waves are not ionizing radiation and therefore cannot destroy chemical bonds in our bodies. These fields have been classified as such because certain biases and errors in the research have made it difficult to confirm the causal association.

5. **How can you build the tower close to where people spend eight (8) to ten (10) hours per day working nearby?**
6. **How can you build a tower 70 feet from Peter Goodwin's residence?**

The health related concerns in these questions have been addressed above. To specifically address the issue of distance, "the very low exposure levels and research results collected to date, [show] there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects (World Health Organization)."

Therefore the "weak RF signals" released from base stations, which generally range from .002% to 2% of the levels acceptable for human exposure, will not negatively impact the workers or Mr. Goodwin, at that distance.

Please follow the link below for further information:
http://www.who.int/mediacentre/factsheets/fs304/en/index.html

The tower was placed at this location because research has shown it is safe to do so, but also because it is an important part of the network for SBA Canada's main tenant Wind Mobile. The tower will also be constructed to allow for future carriers (up to four) to limit the construction of additional towers in the City of Peterborough.

7. **Will the proposed communication tower negatively impact property values and deter potential home buyers?**
8. **Are you going to reimburse us for the depreciate value of my property when the time comes to sell?**

There have been reports that state communication towers have not negatively impacted property values. There are many instanced where communication towers, throughout Ontario, are located in areas that have residential uses. The construction of a tower does not guarantee that the value of a property will depreciate, as many factors influence the value of real estate.

In order to operate properly, and build a network that is reliable and safe, there are instances when towers and or antenna systems will be located near residential dwellings. SBA Canada, in partnership with their tenants, takes the siting process of their towers very seriously and spend great amounts of time (and money) in finding a location as far from residential units where possible. However, the location of towers and antenna systems within populated area, next to residents, becomes unavoidable in some instances, as that is where demand for wireless services is highest.

Also, listed in Industry Canada's protocol, Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03), section 5.0 (Dispute Resolution Process), are concerns that are not considered "relevant", which includes the concern relating to property values.

9. **Why where there no staff members from SBA Canada present at Open House/Information Centre?**

As the agent of SBA Canada, The Biglieri Group was present at the public information session, representing SBA Canada and the owner of the property.

10. **Do you look at a cell tower when you look out your front window?**

Many municipalities, especially those within the Greater Toronto Area (GTA), given their population require more towers and antenna systems to provide wireless services.

We pass many towers and antenna systems on our way to and from work, and have a network of antennas on our office building, which is only three storeys high, with many tower and antenna systems within eye sight from our homes. If we were not convinced of the research, and the vigor/quality of the evidence, which suggests that these towers are safe and do not absolutely devalue residential properties, we would not be in support of this application.

11. **There is a problem with SBA Canada's "build first, plan later" approach. I request that this be changed to a proper method of plan first.**

SBA Canada, along with its tenants, strategically plan the location of the towers to best suit the completion of the network for optimal service coverage while locating the tower as far from residential dwellings as is possible. A plan first method is used and is the only way to properly construct a network. To construct the network otherwise would not be in the best interest of any party, including SBA Canada and its carriers. Going through this public consultation process again, demonstrates the importance of this location to SBA Canada and Wind Mobile.

12. **This site is situated on a holding pond that this property is required to have.**

In the previous application submitted, the location of the holding pond (or stormwater management pond) was not an issue brought forward by the public, the City of Peterborough nor any of the commenting agencies that reviewed the application. Furthermore, it is of our opinion that the tower is not located on the pond, nor will it interrupt the function of the pond.

A site plan agreement was created for this property and we are in the process, with the assistance of the City of Peterborough and the Township, to retrieve the original agreement. Once we are in receipt of the agreement and have reviewed the contents of it, we will be distributing another letter to you to address all the concerns associated with the holding pond (stormwater management pond). We anticipate that you will receive a response within two (2) weeks and appreciate your patients until then.

13. **The City has refused this application, why is SBA Canada back on the same property?**
14. **What were the locations of the towers removed and the location of the alternative sites?**

This location is very important to the completion of the network for SBA's tenant, Wind Mobile. Wind Mobile has undergone a revision of their network, within the City of Peterborough, to meet the telecommunication procedure of the City, to the best of their ability, without compromising the network. They have done this by increasing the number of rooftop antenna systems, and decreasing the construction of standalone communication towers. The network has also been revised to construct two towers on public land for public benefit. The number of towers has been revised from thirteen (13) towers to nine (9). The location of the compound was also slightly revised, along with changes made to the landscaping, and the aesthetics of the tower to include flush mounted antennas.

There were additional tower sites located on Ackinson Road, Marina Boulevard, Hilliard Avenue, Lansdowne Street, Wallace Avenue and Crawford Avenue. Some of these locations have been revised and/or removed from the network.

The alternative locations considered were 437 Parkhill Road East, 382 Parkhill Road East and the Chex TV tower. The Parkhill Road East locations placed the tower much closer to residential properties while the Chex TV tower was not suitable for co-location.

15. **Why was the notification/circulation radius changed from 400 metres?**
16. **How many people were notified of this application?**
17. **You had my mailing address from the first meeting I attended about the cell tower. Why did you not send out information about this upcoming meeting (I had to find out from a neighbour)?**

The public information packages for the proposed communication tower were mailed out by the City of Peterborough in accordance with their Telecommunication Structures Procedure. The circulation radius was revised from 400 metres to 120 metres or three times the height of the tower.

Twenty one residents were notified. To broaden the notification, an advertisement was also placed in the Peterborough Examiner stating the date, time and location of the public information session.

18. **What is the signal radius of the proposed tower, how far will the signal reach?**

Communication towers can have a signal radius anywhere between 800 metres to three (3) kilometres. The signal radius is dependent on the height and the angle of the antennas and it does not always transmit clearly up to those distances. Many external factors can disrupt the signals beyond the height and angle of the antenna some of which include the number of customers, objects that block the signal including tall/large objects and the topography of the land.

19. **Will the tower or antenna(s) interfere with my radio or television?**

Radio and television broadcasst generally operate on different frequencies than signals from communication towers, therefore the proposed tower should not have any impact on your reception. It is also a requirement that the proponents of new towers contact any broadcasting undertakings within two (2) kilometres. By notifying the broadcasters and having them updated on proposed plans, they will be better able to prepare/construct without interference. The proponent is also to "ensure that the installation is designed and operates in accordance with Industry Canada's immunity criteria as outlined in EMCAB-2[5] in order to minimize the malfunction of electronic equipment in the local surroundings (Industry Canada's CPC-2-0-03)."

20. **The only one that will benefit from the proposed communication tower is SBA Canada and the landowner of 485 Parkhill Road East.**
21. **Our cell phones work fine in this area, why is there a need for a cell phone tower?**

The general public will also benefit, as additional cell phone carriers in the City of Peterborough will result in more competitive prices for cell phone service and better cell phone coverage in the

area. Wind Mobile clients will not only benefit from better coverage, but also any other carrier that plans to locate on the proposed tower, as an increase in demand results in poor service without the construction of additional towers and/or antenna systems to support it.

22. **When will this matter be heard before Council?**
23. **How will the residents be informed of the Council date or any further decisions?**

A Council date has not been selected at this point in time. The application is still under review by City staff and undergoing the public consultation process. We anticipate to be receiving further questions once this response is received by you and we will be responding to those questions and concerns.

Council makes all their upcoming meeting dates and agendas public, which is available online or through the clerks department at the City of Peterborough.

24. **What would happen in the event that the property owner changes his mind?**

The details of the lease agreement are not made public and are solely between the landowner and SBA Canada.

25. **Political leaders/officials prepared these documents, including Health Canada's Safety Code 6.**

Documents, such as Health Canada's Safety Code 6, are compiled by professionals in the Industry. The conclusions and measurements reached in the document are the results of peer reviewed research.

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, July 2, 2012.**

Yours truly,
THE BIGLIERI GROUP LTD.

Johnpaul Loiacono
Planner

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

Proposed Communication Tower
485 Parkhill Road East, Peterborough (TBG #10185)

Public Consultation:

Name	Address	~~Source~~ POSTAL CODE	Ph #	Email
[redacted]	76 ROXTON RD.	K9L 1E3	[redacted]	
[redacted]	418 PARKHILL Rd E	K9L 1C1	[redacted]	
[redacted]	475 Parkhill Rd E	K9L 1C4	[redacted]	[redacted]
[redacted]	396 PARKHILL	K9L 1C1	[redacted]	
[redacted]	555 PARKHILL RD E.	K9L 1C2	[redacted]	[redacted]
[redacted]	394 PARKHILL			
[redacted]	293 Gilchrist PSO		[redacted]	
[redacted]	396 Parkhill Rd E.	K9L 1C1	[redacted]	[redacted]
[redacted]	2785 T.V. Rd		[redacted]	
[redacted]	283 GUFFORD DR.	K9L 1A6		

Proposed Communication Tower
485 Parkhill Road East, Peterborough (TBG #10185)

Public Consultation:

Name	Address	~~Source~~ POSTAL CODE	Ph #	Email
[redacted]	392 Parkhill Rd		[redacted]	[redacted]
[redacted]	394 Parkhill Rde		[redacted]	[redacted]
[redacted]	396 PARKHILL	K9L 1C1	[redacted]	
[redacted]	372 Gifford	K9L 1A8	[redacted]	

P.A.C.T. meeting

Back to messages |

[redacted] Add to contacts 9:55 AM
To [redacted] Reply ▾

David and Collin
I received your flyer today and would like you to know that I am new to this area and do appose the cell tower, however I work afternoons and will not be able to attend the meeting on Thursday May 17th. I hope you could present my letter as another neighbour against the cell tower.

[redacted]
2715 Television Rd.

Do you really need to print this email? Help preserve our environment!

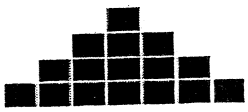
CITY OF PETERBOROUGH
RECEIVED
JUN 13 2012
TO: _____
FILE: _____
PLANNING DIVISION

New | Reply Reply all Forward | Delete Junk Sweep ▾ Mark as ▾
Move to ▾ Categories ▾ |

Questions/Comments:

[redacted]
716 ROXTON RD, PETERBOROUGH, ONT K9L 1E5

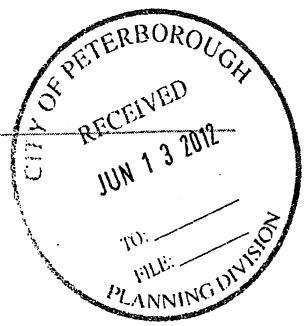
- HOW CAN YOU BUILD TOWER CLOSE TO WHERE PEOPLE SPEND 8 TO 10 HRS PER DAY WORKING NEARBY
- HOW CAN YOU BUILD A TOWER 70FT. FROM [redacted] RESIDENCE.
- HOW CAN YOU BUILD SO CLOSE TO A RETENSION POND
- CAN YOU GUARANTEE NO ILL HEALTH EFFECTS FROM THE EMISSIONS FROM THE CELL TOWER
- THEY THOUGHT THAT ASBESTOS WAS SAFE & LATER FOUND OTHERWISE
- ARE YOU GOING TO REIMBURSE US FOR THE DEPRECIATED VALUE OF MY PROPERTY WHEN THE TIME COMES TO SELL
- DO YOU LOOK AT A CELL TOWER WHEN YOU LOOK OUT YOUR FRONT WINDOW
- YOU HAD MY MAILING ADDRESS FROM THE FIRST MEETING I ATTENDED ABOUT THE CELL TOWER. WHY DID YOU NOT SEND OUT INFO ABOUT THIS UPCOMING MEETING. I HAD TO FIND OUT FROM A NEIGHBOUR



Johnpaul Loiacono <jloiacono@thebiglierigroup.com>

FW: 485 Parkhill rd e application Peterbrough

TBG <tbg@thebiglierigroup.com> Fri, May 18, 2012 at 12:53 PM
To: Tony Biglieri <abiglieri@thebiglierigroup.com>, jloiacono@thebiglierigroup.com



From: [redacted]
Sent: May 18, 2012 7:21 AM
To: tbg@thebiglierigroup.com
Cc: ckimble@peterborough.ca
Subject: 485 Parkhill rd e application Peterbrough

For the second time I strenuously oppose this site application thank you! Based on the fact of Sba Canada building towers requiring no public consultation prior to approval of sites that reqiuire public consultation has proven to be poor planning on part of Sba Canada and should not be taken in to consideration in any other site approval that requires consultation. This is solely a problem of Sba Canada" build first plan later". I request that this be changed to proper method of plan first. I am told that this 485 site can not locate elsewhere due to prior building before approval on other. Lets use the the Hillard St site as example,it was relocated with these previous towers built so I suggest the same as Hillard St. RELOCATE 485 Parkhill.

It has been brought to attention that this site plan is situated on a holding pond that that this 485 property is required to have.

Having been told by biglieri group this has no value affect on immediate residential properties leads me to demand proof and legal binding statement from Sba Canada,Biglieri group ,the city of Peterborough and Industry Canada for the best interests of my property. Give me documentation , not word of mouth. This site is out my front door!!!
