



XPLORNET

Xplornet Communications Inc.
Site Selection and Justification Report

Proposed Network Site
Site Name: Groveton- ON7938

45m Self-Support Tower Installation
High-Speed Internet and Home Phone Services

Xplornet Communications Inc.

Prepared by its agent

Stratus-Group Inc.

472 Palmerston Blvd

Toronto, ON

M6G 2P1

INTRODUCTION

Xplornet Communications Inc. provides greater access to high-speed internet and improved home phone services to residents throughout rural areas of Ontario. In response to the increase in demand for telecommunication services, Xplornet is expanding its network, building new sites and upgrading its existing sites to extend coverage and provide greater access to the communities that are currently underserved.

Xplornet would like to install a new 45 metre self-support tower site to provide greater internet access to the residents of Groveton and the surrounding area. The new network facility requires a land area of approximately 15m by 15m for the compound, which includes the tower structure, an equipment cabinet, and a backup generator.

The information below provides the details of the proposed telecommunications site and summary of the site selection process. Xplornet has placed careful consideration to ensure sustainable co-existence of land use that respects the interests of the municipality, the residents, and satisfies the coverage objective.

BACKGROUND & COVERAGE OBJECTIVES

Reliable access to the internet and telecommunication services allow individuals and families to facilitate the needs of their everyday life. The events of the past few years have revealed that it is essential to improve the quality of these services in rural communities to ensure they can stay connected.

Xplornet is working to provide these services by building new network sites in underserved areas, as well enhancing its services by upgrading the existing sites. As seen in **Figure A**, the area of Groveton has been identified by Xplornet as having insufficient coverage.

Figure A – Map of the Existing Telecommunications Infrastructure in Edwardsburgh/Cardinal



The area east of Highway 416 is currently underserved

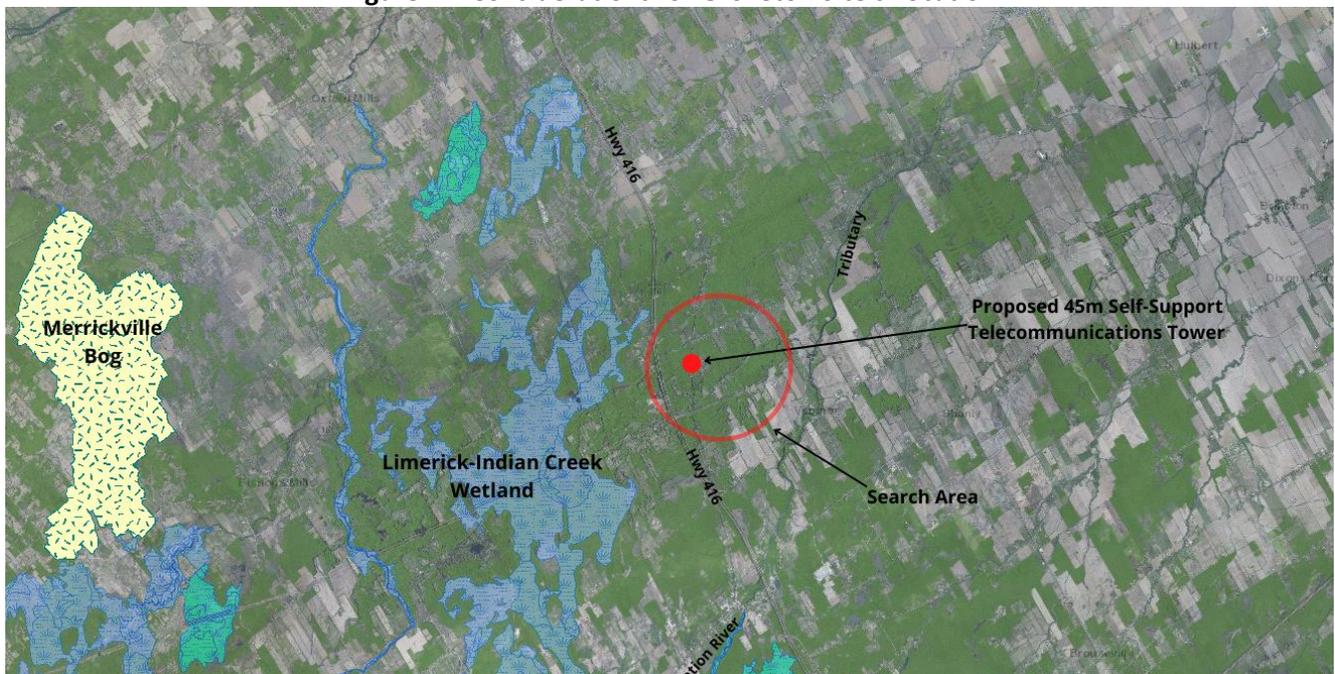


SITE SELECTION CRITERIA

To ensure an appropriate use of land and co-existence for new network facilities, Xplornet is mindful of the existing structures and land uses, proximity of the sites to sensitive natural areas, as well as the guidance and regulations of the land use authorities. To this end, Xplornet has followed the set of criteria listed below in the site selection process for the Groveton site.

- I. Natural Heritage Considerations
 - This area posed significant challenges because of its sensitive land areas. See **Figure B**.
 - The proposed tower site is located within a Woodland, as identified in Schedule B of the Township of Edwardsburgh-Cardinal's Official Plan. However, the site is located within a pre-existing clearing and will not have require extensive removal of trees or cause negative impacts on the woodlands.
 - The tower site has been selected with careful consideration of appropriate setback from the watercourse on the property. The site is located at a 60 metres distance of the watercourse and satisfies the township's setback requirements.
- II. Municipally Owned Land
 - The proposed site is located on a privately owned property and Xplornet has not found municipally owned lands in the search area.
- III. Radio-Frequency Requirements
 - Xplornet's sites are algorithmically placed to mitigate coverage gaps and network interferences.
 - General search area location was chosen to the southwest of the intersection of Hyndman Rd and Country Rd 44. See **Figure A**.
- IV. Existing Structures for Tower Sharing
 - As the nearest existing telecommunications structure is 6KM east of the search area, it would not meet Xplornet's coverage objectives and thus is unsuitable for tower sharing.
- V. Proximity to Residential Uses
 - To provide the greatest coverage benefits to the residents, Xplornet's network sites must be sited in proximity to the residential areas.
 - In order to maintain the aesthetics of the area, the base of the tower has been placed strategically, setback from the road and concealed behind a row of mature trees.

Figure B – Considerations for Groveton Site's Location



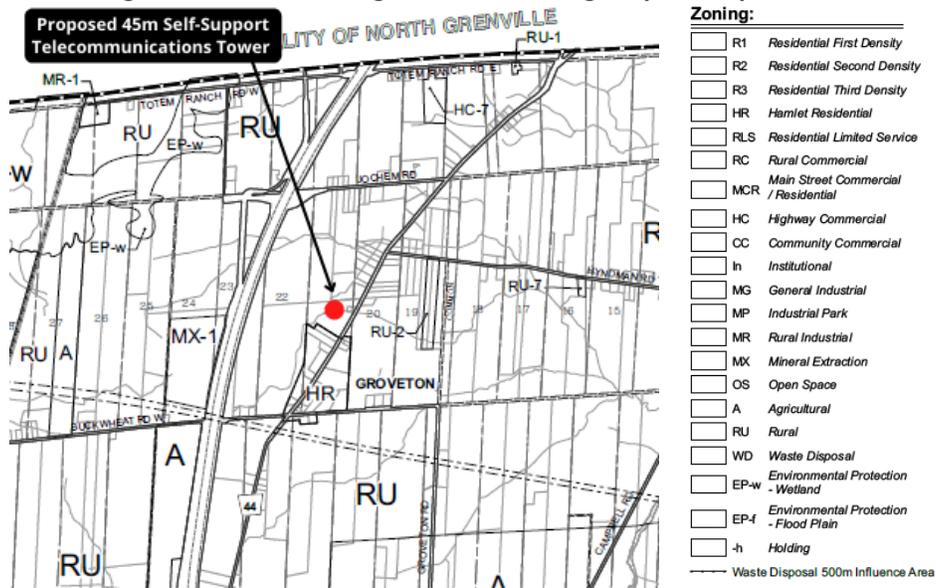
Xplornet has been mindful to stay away from sensitive lands and waterways



COMPLIANCE AND EVALUATION OF LAND USE DESIGNATION

This site installation will not affect sensitive land uses, natural heritage, significant vegetation, or agricultural uses. The site is zoned as rural and therefore is a permitted use.

Figure C – Edwardsburgh Cardinal Zoning Map of Proposed Site



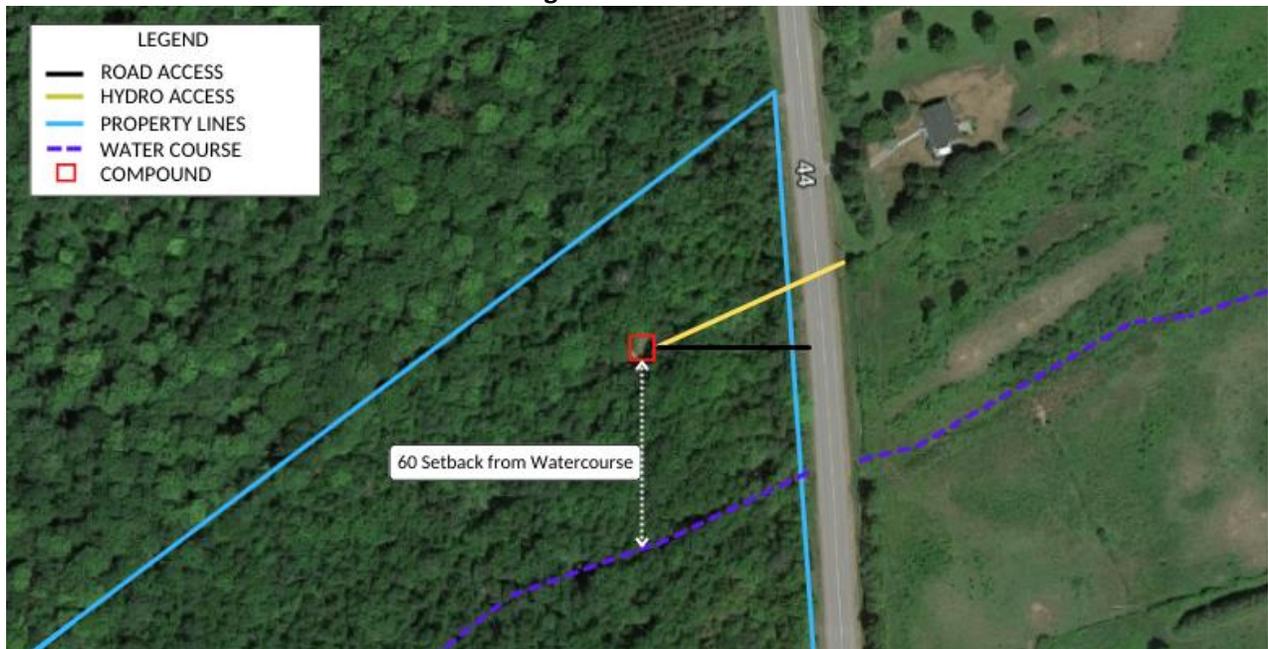
The proposed site is located on rural zoned land.

PROPOSED SITE LOCATION

The proposed location for a network site installation in Edwardsburgh Cardinal is on the property known as:

Municipal Address	9066 County Rd 44, Spencerville, ON, K0E 1X0
Legal Description	PT LT 20-21 CON 9 EDWARDSBURGH TOGETHER WITH AN EASEMENT OVER PT 2, 15R11172 AS IN GC8389
Proposed Tower Coordinates	44.901778, -75.562550

Figure D –Site Plan



The site’s base will be naturally concealed by existing vegetation and is setback from the road



DESCRIPTION OF PROPOSED SITE & CONTROL OF ACCESS

Please see below for a description & control of access.

- Site Installation Description
 - 45m self-support lattice tower
 - Walk-in equipment shelter and Backup generator
- Access Control
 - Access the site off of County Rd 44. **See Figure D.**
 - All Xplornet towers are engineered with anti-climb systems for public safety. The proposed structure and compound layout can be seen below. **See Figure E.**

Figure E – Proposed Xplornet 45m Self-Support Telecommunications Tower



Figure E is to be used as reference; some aspects of the design of the tower may vary

PUBLIC CONSULTATION AND NOTIFICATION

Xplornet recognizes and respects the importance of land use Authorities' visions of their communities and understands the importance of land-use protocols and transparency in consultation. As directed by The Township of Edwardsburgh Cardinal, Xplornet will complete the necessary notification process as outlined in the CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems, by placing an ad in the local newspaper for the public to ask questions or make comments on the network site. Additionally, Xplornet will diligently mail out notice packages to neighbouring residents within the area radius three times the tower's height from the base of the tower. **See Figure F.**

Figure F – Properties Within Three Times Towers Height (135m Radius)



Highlighted properties fall within the radius three times the height of the tower



FEDERAL REQUIREMENTS

In addition to the requirements for consultation with municipal authorities, Xplornet Communications must also satisfy and comply with the following federal requirements:

1. CANADIAN ENVIRONMENTAL ASSESSMENT ACT

Xplornet attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act, as this facility is excluded from assessment.

2. TRANSPORT CANADA'S AERONAUTICAL OBSTRUCTION MARKING REQUIREMENTS

Xplornet attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. Xplornet has made all necessary applications to Transport Canada and NAV CANADA. For additional detailed information, please consult Transport Canada at: <https://tc.canada.ca/en>

3. ENGINEERING PRACTICES

Xplornet attests that the radio antenna system for this site will be constructed in compliance with the National Building Code of Canada and comply with engineering practices including structural adequacy.

4. INDUSTRY CANADA'S SPECTRUM MANAGEMENT

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Industry Canada.

For more information on Industry Canada's public consultation guidelines including CPC-2-0-03 contact:

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html> or the local Industry Canada office, details below:

Innovation Science and Economic Development Canada
Spectrum Management Office
Eastern and Northern Ontario District Office
2 Queen Street East
Sault Ste. Marie ON
P6A 1Y3
Tel: 1-855-465-6307
Fax: 705-941-4607
spectrumnod-spectredeno@ised-isde.gc.ca

General information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website:

<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/home>

5. HEALTH CANADA'S SAFETY CODE 6 COMPLIANCE

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

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



Xplornet Communications Inc. attests that the radio antenna system described in this notification package complies with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier colocations and nearby installations within the local radio environment.

More information in the area of RF exposure and health is available at the following website:
Safety Code 6:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>

CONCLUSION

Now more than ever, Canadians rely on home-phone and high-speed internet services to function in their everyday lives. These services allow individuals and families to stay connected and reach emergency services in times of need. Xplornet understands that rural communities in Ontario have long been underserved and is working to build new network sites and upgrade its existing facilities. The proposed Xplornet tower will bring the aforementioned services to Groveton and its surrounding communities.

The proposed new network tower site has been selected to have minimal impact on the surrounding land use and simultaneously be able to provide enhanced high-speed internet and home phone services to the targeted area. Xplornet is committed to effective public and municipal consultation, and as such, should you have any questions or require further information regarding this proposal, please do not hesitate to contact the signed below.

Sincerely,



Jay Park
Project Coordinator
647-997-4870
jay@stratus-group.ca

Stratus Group Inc.
472 Palmerston Blvd
Toronto, Ontario
M6G 2P1
*Site Acquisition | Project Management | Land Use
Consultation*



Graham Lewis
Principle
416-725-7442
info@stratus-group.ca

Stratus Group Inc.
472 Palmerston Blvd
Toronto, Ontario
M6G 2P1
*Site Acquisition | Project Management | Land Use
Consultation*

