

Correspondence
Items for
Council
Action

INTER-MUNICIPAL
WIND TURBINES
WORKING GROUP

RESOLUTION NO. 05- _____ - 2011

DATE: March 10th, 2011

AGENDA ITEM NO. _____ 6.2

MOVED BY Dean Murray SECONDED BY Tony Clark

WISHES TO HIRE

1. *Be It Resolved*, That the Inter-Municipal Wind Turbines Group ~~do not hire~~ *Bill Palmer* to the Committee as a recognized expert in the area to provide the committee with guidance/input in technical matters. *for \$1 per year*

2. *AND THAT THIS RESOLUTION BE FORWARDED TO ALL THE COUNCILS REPRESENTED ON THE INTER-MUNICIPAL TURBINE GROUP.*

3. *AND THAT THE COUNCILS PROVIDE DIRECTION TO THEIR REPRESENTATIVES TO BE PROVIDED AT THE*
 CARRIED NEXT MEETING.

DEFEATED

TABLED

J.P.
CHAIR INITIAL

L.G.
SECRETARY INITIAL

William K.G. Palmer P. Eng.
TRI-LEA-EM RR 5
76 Sideroad 33-34 Saugeen
Paisley, ON N0G 2N0
February 14, 2011
(519) 353-5921
trileaem@bmts.com

Inter-Municipal Wind Turbine Working Group
c/o Deputy Mayor Mark Davis
Municipality of Arran-Elderslie
1925 Bruce Road 10
Chesley, ON N0G 1L0

Dear Working Group Members:

Subject: Application to Provide Professional Engineering Services to the Working Group

Please consider this letter as my application to provide Professional Engineering Services to the Inter-Municipality Wind Turbine Working Group. I am a Professional Engineer registered in the Province of Ontario with education and experience in the areas of public safety and risk, as well as background experience in the electricity generation sector. Additionally, I hold from Professional Engineers Ontario a Certificate of Authorization necessary to provide engineering services to the public. As a Professional Engineer, I am obliged "to report a situation that an engineer believes may endanger the safety or welfare of the public." This is an obligation that I hold in high regard, as well as a moral obligation to help those who are suffering.

I attach a resume, and recent report written, identifying some of the relevant reports and background information that might assist you in your consideration. As a provider of professional services to your working-group, I may be able to assist you in your deliberations related to this subject, important to your municipalities. My consultation with members of the Working-Group would of course be in confidence, and would not be divulged outside of your meetings.

Please feel free to contact me if this is of interest.

With respect.



William K.G. Palmer P. Eng.



**Professional Engineers
Ontario**

Disclosure Notice of Understanding Between:

William K.G. Palmer P. Eng. (Reg# 35260017)
Certificate of Authorization # 100141898

and Inter-Municipal Wind Turbine
Working Group
c/b Municipality of Arran-Elderslie

The Professional Engineers Act and the Regulations thereunder require that each holder of a Certificate of Authorization be insured against professional liability in accordance with specified minimum requirements. As an alternative, the Certificate of Authorization holder is required to give notice to each person to whom the holder provides services within the practice of professional engineering, stating that the holder is not insured in accordance with such minimum requirements. This notice is given to you in compliance with this legislation.

THE UNDERSIGNED HEREBY ADVISES YOU THAT THE UNDERSIGNED IS NOT INSURED FOR PROFESSIONAL LIABILITY IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF ONTARIO REGULATION 941 MADE UNDER THE PROFESSIONAL ENGINEERS ACT.

DATED this 14th day of Feb, 2011

William K.G. Palmer

(Signature of Professional Engineer
representing the holder of the
Certificate of Authorization)

The legislation referred to above requires this disclosure notice to include a statement to be signed by the person (the client) to whom the services are to be provided, to the effect that the client understands that the Certificate of Authorization holder is not so insured. The legislation also requires the holder to receive from such client written authority to provide those services without that insurance. In compliance with this legislation, please sign the statement set forth below on both copies of this disclosure notice and return one copy to us.

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF THIS DISCLOSURE NOTICE AND CONFIRMS THAT THE UNDERSIGNED UNDERSTANDS THAT THE ABOVE IS NOT INSURED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS DESCRIBED ABOVE AND CONFIRMS THAT THE ABOVE HAS THE WRITTEN AUTHORITY TO PROVIDE PROFESSIONAL ENGINEERING SERVICES TO THE UNDERSIGNED WITHOUT THAT INSURANCE.

DATED this day of , 20

(Signature of Client)



**Professional Engineers
Ontario**

Disclosure Notice of Understanding Between:

William K.G. Palmer P. Eng. (Reg# 35260017)
Certificate of Authorization # 100141898

and Inter-Municipal Wind Turbine
Working Group
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DATED this 14th day of Feb, 2011

William K.G. Palmer

(Signature of Professional Engineer
representing the holder of the
Certificate of Authorization)

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DATED this day of , 20

(Signature of Client)

William K.G. Palmer

William K.G. Palmer has been a Licensed Professional Engineer in the province of Ontario since 1973, and holds a Certificate of Authorization from Professional Engineers Ontario to provide engineering services within the practice of Professional Engineering.

Mr. Palmer has applied experience gained in protecting the environment, and serving public and employee safety in industry and the operation of power plants to the study of industrial wind turbines. Using background in engineering and risk assessment gained through courses taken at the University of Toronto and Massachusetts Institute of Technology engineering schools, and experience in environmental assessment and safety risk assessment he has assessed the risk posed to the public by wind turbines to determine a need for increased setbacks for wind turbines.

In 2007, Mr. Palmer presented a scientific paper to the Second International Conference on Wind Turbine Noise to show evidence confirming that changes in wind profile at night in Ontario was resulting in increased annoyance from wind turbines, and noise at residences above the Ontario Guidelines. The Minister of Housing and Spatial Development of the Netherlands in 2009 cited this paper when revising their wind turbine noise standards to recognize the change in wind profile at night. In 2009, Mr. Palmer presented a second paper at the Third International Wind Turbine Noise Conference on the subject of understanding the cyclic "whoosh" from wind turbines. Travel to and participation at this conference gave the opportunity to see first hand wind turbine installations in Ireland, the UK, Sweden, The Netherlands, Germany and Denmark.

Mr. Palmer has participated at 5 Ontario Municipal Board Hearings regarding wind turbines, including acting as a party at the Kincardine – Enbridge Ontario Wind Project OMB Appeal for 7 weeks. He has made formal presentations to Ministry of the Environment staff regarding noise from wind turbines and has recommended changes to ministry wind turbine noise guidelines, including the incorporation of a correction for wind profile changes at night that was added by the ministry to the latest revision of the guidelines.

While Mr. Palmer is an advocate of the safe use of renewable energy, and is using solar renewable energy to power TRI-LEA-EM, a gathering place for youth and church groups under development by his family, he is concerned that improper siting of wind turbines has demonstrated that it may do harm to people without mitigating benefits.

Contact Information:

William K.G. Palmer P. Eng.
TRI-LEA-EM RR 5
Paisley, ON N0G 2N0
(519) 353-5921

trileaem@bmts.com



The Corporation of
THE TOWN OF SHELBURNE

Municipal Offices:

203 Main Street East, Shelburne, Ont. L0N 1S0 - Telephone: (519) 925-2600 - Fax (519) 925-6134

e-mail: shelburne@townofshelburne.on.ca

Office of the Mayor
ED CREWSON, B. ADMIN.

JOHN TELFER, AMCT, CAO/Clerk
CECILE GRANT, AMCT, Treasurer
SCOTT WHEELDON, C.E.T.
Director of Public Works

March 10, 2011

Township of Melancthon
RR#6
Shelburne, Ontario
L0N 1S6

Attention: Ms. Denise Holmes, Clerk

Dear Ms. Holmes:

Re: Fiddle Contest Parade- August 06, 2011

The Town Of Shelburne is hereby requesting the County's permission to detour traffic along County Road 124 for this year's Fiddleville Parade on August 6, 2011.

The detour route (as shown in attached sketch) will be in effect for approximately three hours. The Town of Shelburne will be responsible for the signing of the above detour.

Your assistance in this matter is greatly appreciated.

Yours truly,

THE TOWN OF SHELBURNE

Scott Wheeldon
Director of Public Works A.Sc.T

LM:jr
Encl.

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FIDDLE PARADE
TOWN OF SHELBURNE

124

4th LINE

3rd LINE

S. SIDEROAD

TWP. OF
MELANCTHON

SHELBURNE
STREET

89

MAIN

10
89

CON 4

CON 3

CON 2

CON 1

TWP OF

AMARANTH

LOT 31

LOT 30

DETOUR ROUTE

OWEN SOUND STREET

VICTORIA STREET

11

11

11



Denise Holmes, AMCT

From: Margaret Mercer [mmerc33@cogeco.ca]
Sent: Thursday, March 10, 2011 9:20 AM
To: dholmes@melanctontownship.ca
Subject: Question

Hi Denise,
I'm wondering if the town and council have thought about
a communication and media strategy for dealing with the Highlands issue?

My background of some 27 years is in communication and PR and I teach this at the college.

Would I be able to come in and make a proposal to council on providing a communication
and media plan with respect to this situation?

Please advise.

Thank you,
Margaret Mercer, BA, MBA

Total Control Panel

[Login](#)

To: dholmes@melanctontownship.ca Message Score: 1 High (60): Pass
My Spam Blocking Level: High Medium (75): Pass
From: mmerc33@cogeco.ca Low (90): Pass

[Block this sender](#)
[Block cogeco.ca](#)

This message was delivered because the content filter score did not exceed your filter level.

Information from ESET NOD32 Antivirus, version of virus signature database 5941
(20110310)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Central Ontario
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
Phone: 416-585-6226
Fax: 416-585-6882
Toll-Free: 1-800-668-0230

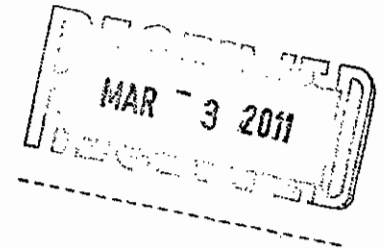
**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
Centre de l'Ontario
777, rue Bay, 2nd étage
Toronto ON M5G 2E5
Téléphone: 416-585-6226
Télécopieur: 416-585-6882
Sans frais: 1-800-668-0230



Tuesday, March 1, 2011

Denise Holmes, AMCT
Township of Melancthon
R.R. # 6
Shelburne, Ontario
L0N 1S9



Dear Ms. Holmes:

**Subject: Proposed Specialty Crop Designation - Planscape
Township of Melancthon, County of Dufferin
MMAH File #: 22-DP-0002-04006**

We were pleased to meet with Mr. Jordan and yourself on December 8th, 2010 to discuss the Ministry's preliminary comments on the Planscape proposal to redesignate approximately 4,300 hectares (10,625 acres) of land to a locally significant specialty crop area in the Township of Melancthon Official Plan. This request for a specialty crop designation was initially submitted to the Township for consideration through the ongoing Official Plan Review process but was more recently submitted as an application to amend the Official Plan to achieve the same purpose.

In the context of early preconsultation, this letter will provide an overview of applicable provincial policies and will summarize our preliminary comments on the initial Planscape proposal, submitted in July 2010. These comments have been prepared in consultation with the Ministry of Natural Resources and the Ministry of Agriculture, Food and Rural Affairs.

Additional comments may be provided to the Township once the official plan amendment application has been circulated to our partner ministries for input through the One-Window Provincial Planning Review Service.

MINISTRY ASSESSMENT

Provincial Policy Statement

In the context of the Provincial Policy Statement (PPS), the following identifies a number of policies that are particularly relevant to this proposal.

It is important to note however, that the PPS must be read in its entirety and all relevant policies are to be applied to each situation. Section 4.6 states the policies of the PPS represent minimum standards and that municipalities can implement policies that go beyond the minimum standards established in specific policies, *unless* doing so would conflict with the policies of the PPS.

Prime Agricultural Areas:

Section 2.3 of the PPS indicates that prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas, by definition, include specialty crop areas. Section 2.3.2

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of the PPS indicates that planning authorities shall designate specialty crop areas in accordance with evaluation procedures established by the Province. Section 2.3.5.1 of the PPS allows land to be removed from prime agricultural areas for other uses, including minerals, petroleum, and mineral aggregate resources (in accordance with policies 2.4 and 2.5).

Mineral Aggregate Resources:

Section 2.5 of the PPS indicates that mineral aggregate resources shall be protected for the long-term, and provides further direction for extraction in prime agricultural areas under Section 2.5.4. Section 2.5.4 recognizes mineral aggregate resources as an interim use and requires that land be rehabilitated post extraction so that soil quality for agriculture is restored. This section of the PPS also states that complete rehabilitation is not required under certain circumstances (e.g. where mineral aggregates are below the water table) provided certain criteria are met.

Alternative and Renewable Energy Sources:

Section 1.8.2 of the PPS promotes an increased energy supply by providing opportunities for energy generation facilities to accommodate current and projected needs, and the use of renewable and alternative energy systems, where feasible. Section 1.8.3 of the PPS specifically permits alternative and renewable energy systems within rural and prime agricultural areas in accordance with provincial and federal requirements.

Green Energy and Green Economy Act

The *Green Energy and Green Economy Act* (GEGEA) came into effect in 2009, and has amended the *Planning Act* to generally exempt renewable energy undertakings from approvals under the *Planning Act*. Most significantly, the *Planning Act* section 60.0.2 (3) states: "an official plan does not affect a renewable energy undertaking." These undertakings are related to renewable **electrical power** generation. Instead, the Province has developed a new approvals process, known as a Renewable Energy Approval (REA), under which applicable renewable energy undertakings will be evaluated and approved by the Province.

PRELIMINARY COMMENTS

We have reviewed the proposal put forward by Planscape and note that some of the suggested policies appear to be inconsistent with provincial legislation and policy. Please consider the following comments:

- As per Section 2.3.3.2 of the PPS, the proposed policies need to ensure that all types, sizes and intensities of agricultural uses and normal farm practices are to be permitted in prime agricultural areas which also includes specialty crop areas.
- Compared to present Official Plan policies, the breadth of agriculture-related and secondary uses that would be permitted in the proposed Locally Significant Specialty Crop Area would appear to be further limited (e.g. allowances for home occupations). The Township should carefully consider these restrictions and confirm that this is their intent.
- The proposed section 3.2(d) states that extractive industrial and "green energy" activities should be directed to areas in the Township of lesser significance for agriculture. The PPS permits both of these land uses within prime agricultural areas as per Section 1.8.3 and 2.5.4. In light of this and the GEGEA noted above, the phrase of this proposed policy starting with the word "but" would conflict with the PPS and be contrary to the Planning Act.
- The proposed section 4.2.x (c) policy states, "Priority will be given to the protection of the specialty crop lands for long term specialty crop production, over other prime agricultural lands and over the establishment of other development and uses, including alternative energy generation projects, and pits and quarries." As previously indicated, the PPS allows other

uses within prime agricultural areas in accordance with Sections 1.8.3, 2.4, and 2.5. As such, the proposed policy would not be consistent with the PPS.

- The proposed Section 4.6 indicates that further review is required to ensure that areas of aggregate potential are located outside of a Locally Significant Specialty Crop Area. Outside of settlement areas, mineral aggregate resources shall be identified, where they exist, to ensure their protection for the long-term, consistent with the PPS.

CONCLUSION

The PPS does not preclude the designation of a specialty crop area within the prime agricultural areas of the Official Plan. However, the evaluation procedures to designate lands for such a purpose (as per Section 2.3.2 of the PPS) have not yet been developed by the Province.

If the Township wishes to explore or support the establishment of a specialty crop area designation within the Official Plan, it can still do so on a locally significant basis. As such, we recommend that proposals be supported by appropriate technical studies, mapping, planning rationale, and peer reviews that may be necessary to confirm findings and inform Council's decision. Municipal Affairs and Housing can provide technical assistance and advice on the land use planning documents through the One-Window Provincial Planning Review Service, and OMFRA can assist in the review of any materials related a locally significant specialty crop area designation, recognizing that this would be a local initiative.

As noted in the above comments, the designation of land as a specialty crop area within the Township would not necessarily preclude other uses from occurring, such as mineral aggregate operations or renewable energy related projects. The PPS states that planning authorities can remove land from prime agricultural areas for the extraction of mineral aggregate resources and also permits renewable and alternative energy systems in prime agricultural areas. The GEGEA also exempts certain renewable energy projects from approvals under the *Planning Act*.

Whether by Official Plan Review or Official Plan Amendment, the Township should consider the long-term outcome of this type of proposal and understand the potential policy implications from both a municipal and provincial perspective. If a locally significant specialty crop area designation is considered for the Official Plan, it is recommended that broad consultation be undertaken as part of the process, with the public and key stakeholders, including representatives of agriculture, mineral aggregate resources, and the environment.

If you have any questions or require any additional information, please contact me at 1-800-668-0230 or (416) 585-6451.

Yours truly,



Mark Christie

Manager, Community Planning and Development

cc: GW Jordan, Township Planner
Jackie Van de Valk, OMAFRA
Amanda McLachlin, MNR

MEMORANDUM OF UNDERSTANDING
BETWEEN
CORPORATION OF THE COUNTY OF DUFFERIN
AND
THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

PROVISION OF INFORMATION TECHNOLOGY SERVICES TO THE TOWNSHIP OF MELANCTHON

This agreement, prepared on February 22, 2011, between the Corporation of the County of Dufferin, hereafter referred to as "Dufferin" and The Corporation of the Township of Melancthon hereafter called "Melancthon".

WHEREAS Dufferin and Melancthon have agreed that Dufferin will provide IT support to Melancthon on a six-month pilot project from April 1, 2011 to September, 1, 2011.

Therefore Dufferin and Melancthon agree to the following:

GENERAL OPERATING PRINCIPLES

Dufferin agrees to:

1. Provide day-to-day IT services to the Township for its Members of Council and Staff computers on an as-needed basis, Monday to Friday from 8:30 am to 4:30 pm.
2. Provide Training to the Township for its Members of Council and Staff on an as-needed basis, as scheduled by the IT Manager of Dufferin and the CAO of Melancthon.
3. Provide on-site (Councillor Residences) IT support to the Members of Council if required to assist in the setup of their Laptops, Printers, Wireless Internet, etc.
4. Provide Support for the following devices: Computers, Laptops, Printers and Blackberry.
5. IT staff will utilize the existing IT Service Desk Software to log work orders for Melancthon and respond to calls based on a priority system developed by Dufferin.

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6. For the provision of IT services on site (Melancthon Town Hall or Councilors Residences), the cost of the service will be \$50 per hour including travel time with a one-hour minimum plus travel cost (Mileage).
7. For the provision of IT services over the phone for request that require 15 minutes or less, there will be no cost.
8. Dufferin will invoice Melancthon monthly for services provided.
9. Will purchase supplies if required on a cost-recovery basis with the approval of the IT Manager for Dufferin and the CAO of Melancthon.
10. Review with Melancthon this Memorandum of Understanding after a six-month period.

Melancthon agrees to:

1. All IT requests will be reported to the IT Service Desk through the CAO or designate.
2. Use the County of Dufferin IT Service Desk to report IT requests. The IT Service Desk email address and telephone number can be used 24/7; however; Melancthon agrees that it will not call the after-hours number for service.
3. Melancthon Work Orders Provide an up to date contact list for members of Council including Day time and Night time contact information as well as addresses.
4. Mileage rate charged for travel will be the current Dufferin mileage rate.
5. Any requests or requirements for work outside regular business hours (8:30 am to 4:30 pm, Monday to Friday) must be approved by the IT Manager of Dufferin and the CAO of Melancthon.
6. Provide an up to date contact list for members of Council including Day time and Night time contact information as well as addresses.
7. Review with Dufferin this Memorandum of Understanding after a six-month period.

TERMINATION

This agreement may be terminated by either party with two weeks written notice.

CORPORATION OF THE COUNTY OF DUFFERIN

Warren Maycock, Warden

Pam Hillock, Clerk

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

Bill Hill, Mayor

Denise Holmes, Clerk

DOUG PRICE, Director of Public Works
ROADS TELEPHONE: (519) 941-1065
FAX: (519) 941-1802



RR 7, Orangeville, ON L9W 2Z3

SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgarry.ca

COPY

February 23, 2011

Town of Mono
347209 Mono Centre Road
RR# 1
Orangeville, Ontario
L9W 2Y8

Attention: Mark Early - Director of Planning

Dear Mr. Early:

Re: Whittington Wind Project & Farm Owned Power (Melancthon) Windfarm

At the regular meeting of Council held February 16, 2011, the following resolution was passed in support of the Town of Mono resolution dated January 25, 2011.

Resolution

Moved by J. Aultman - Seconded by B. Besley

Resolved that Council do hereby support the resolution of the Town of Mono dated January 25, 2011, with respect to the Province of Ontario undertaking independent third-party clinical research on the health effects of low frequency noise from wind turbines on residents and their communities. Carried.

Yours truly,

Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer
Township of Amaranth

SMS:cd

cc: Hon. Brad Duguid - MOE
Sylvia Jones - MPP
Township of Melancthon
A.M.O.

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Town of Mono

347209 Mono Centre Road
R.R. #1 Orangeville, Ontario L9W 2Y8

COPY

January 28, 2011

The Honourable Brad Duguid, Minister
Ministry of Energy
900 Bay Street, 4th Floor, Hearst Block
TORONTO ON M7A 2E1

Dear Minister

RE: Municipal Consultation
Whittington Wind Project and
Farm Owned Power (Melancthon) Windfarm

The Town of Mono is currently aware of two alternative energy projects requiring a Renewable Energy Approval, which are currently proposed in neighbouring municipalities, namely the Whittington Wind Project (wpd Canada Corporation) in the Township of Amaranth and Farm Owned Power (Melancthon) Windfarm in the Township of Melancthon. The Town has been formally consulted by representatives of the Whittington Wind Project and, as noted in correspondence copied to your office on November 1st, 2010, has not yet been consulted by representatives of the Farm Owned Power (Melancthon) Windfarm to date. We wish to take this opportunity to update you with the Town of Mono's position regarding these projects.

During their Council meeting on January 25, 2011, Town of Mono Council approved the following Resolution:

"Resolution #3-3-2011

Moved by Nix – Seconded by Mitchell

WHEREAS the Town of Mono is being consulted on two significant alternative energy projects requiring a Renewable Energy Approval under the provisions of the Green Energy Act;

AND WHEREAS the provisions of the Green Energy Act prohibits municipalities to implement or enforce setback and other standards greater than those set out by the Province of Ontario;

AND WHEREAS residents of communities when significant wind farms have been established continue to report significant health concerns due to the installation of these wind farms and individual wind turbines;

AND WHEREAS the Province of Ontario has denied the relevance of these concerns and has not undertaken any independent third-party clinical research on health effects of low frequency noise from wind turbines on residents and their communities which could lead to setting evidence based regulations for these structures;

NOW THEREFORE BE IT RESOLVED THAT the Town of Mono requests that the Province of Ontario undertake independent third-party clinical research on the health effects of low frequency noise from wind turbines on residents and their communities which could lead to setting evidence based regulations for these structures;

AND THAT any municipal consultation on wind energy projects is premature until such a study is completed, and science based standards are adopted;

AND THAT the Town of Mono advise the Minister of the Environment of this position related to the Renewable Energy Approvals for wpd Canada Corporation proposed in the Township of Amaranth and Farm Owned Power (Melancthon) Windfarm proposed in the Town of Melancthon.

"Carried"

The above noted Resolution confirms the Town's position that municipal consultation on these projects is premature until the Province of Ontario has completed additional research on the effects of windfarms and individual turbines on the residents of the Province of Ontario.

In addition to Council's comment set forth in the above Resolution, the Ministry should also be aware of the Town's municipal Bylaw No. 2010-02, a Bylaw to prescribe a tariff of fees for the recovery of municipal costs, which the Town of Mono has put in place to assist in recovering legitimate costs during the municipal consultation process for projects requiring Renewable Energy Approvals as set out by the Province of Ontario. A copy is attached. The attached Bylaw provides for the payment of fair and reasonable fees, and deposits, to recover direct costs associated with the municipal consultation process of Renewable Energy Approvals, in the absence of provisions for municipal cost recovery in the Municipal Renewable Energy Program (MREP), which has not been implemented to date by the Ontario Power Authority.

By copy of this correspondence, we are notifying the Applicants of the Town's position in regard to the wind projects proposed in the Townships of Amaranth and Melancthon in Dufferin County.

Yours very truly

TOWN OF MONO



Mark Early, MCIP, RPP, CMO

Director of Planning

ME/jk

Enc.

cc . Sylvia Jones, MPP
Association of Municipalities of Ontario
Shawna Peddle, Project Manager, Whittington Wind Project
Don McKinnon, Project Manager, Farm Owned Power (Melchanton) Windfarm
Pam Hillock, Clerk, County of Dufferin
Denise Holmes, CAO/Clerk, Township of Melancthon
Sue Stone, CAO, Township of Amaranth

2009 monitoring events. On-going methane monitoring should be incorporated in future monitoring events.

6.0 LANDFILL VOLUMES AND CAPACITY

The Melancthon landfill has a current design capacity of 297,000 m³ on the approved 6.1 ha area. At the completion of 2009, 79,337 m³ of the total volume had been filled. The volume survey completed during November 2010 determined that the landfill volume used during 2010 was 2,677 m³ meaning the total volume used to the end of 2010 is 82,014 m³. Based on this figure, the remaining fill volume for this design is 214,986 m³. Based on an estimated yearly fill volume of ~3,000 m³ the remaining life of the landfill based on the current design will be ~70 years.

7.0 SUMMARY AND CONCLUSIONS

The following section summarizes the findings of the 2010 Annual Groundwater Monitoring Report:

- The Township of Melancthon operates a 'natural attenuation' landfill site in a remote, sparsely populated area of the Township. Surrounding land use is predominantly agricultural and the nearest residence is located ~450 m south of the site,
- Two main hydrogeological units exist in the subsurface of the site. The upper unit, referred to as overburden, consists of sand and gravel and silty sand soils. The groundwater level in the overburden is unconfined and shallow (<2m) and shows seasonal fluctuations with Spring levels generally higher than those in Fall. This fluctuation is likely the result of the addition of snow melt water during the Spring. The second, deeper hydrogeological unit is the underlying dolostone bedrock aquifer. The water level in the bedrock is generally lower than in the overburden. This creates a downward vertical hydraulic gradient that allows landfill-generated impacts to potentially enter the bedrock aquifer,
- Mounding of groundwater occurs within both hydrogeological units within the refuse disposal area. This mounding creates a radial flow pattern in the refuse area that drives flow in all directions away from the mound. The groundwater then comes under the influence of the background (natural) flow regime. Groundwater flow in the overburden aquifer is northeast towards the entrance to the landfill in the northeast corner of the property. Flow in the bedrock aquifer is more-directly to the east and the eastern property boundary.
- Comparison of the laboratory analytical data from the Spring and Fall 2010 monitoring events to the applicable ODWS and RUP objectives indicates that background water quality exceeds ODWS Standards for hardness, alkalinity, iron and manganese.
- Exceedance of the MOE RUP objectives for parameters such as hardness, alkalinity, manganese and iron were determined at most sampled locations during 2010. These concentrations are likely at least partially unrelated to landfill impacts and reflect general water quality in Melancthon Township. No chloride RUP exceedance was noted for any off-

site or on-site wells. Exceedance of the RUP for other leachate-indicators such as sulphate was not noted during 2010 near property boundaries. Exceedance of the RUP and ODWS for sulphate occurred at OW-8, located immediately downgradient of the principal fill area.

- Significant methane concentrations were not determined during 2010.
- The site is currently in compliance with the terms and conditions of its C of A.

8.0 RECOMMENDATIONS

The following recommendations are made regarding the future Groundwater Monitoring and Sampling Program at the Township of Melancthon landfill site:

- Continuation of the semi-annual groundwater monitoring and sampling program including a routine site inspection, recording of static water levels at all 37 monitoring locations and groundwater sampling and laboratory analysis of the selected monitoring wells in both Spring and Fall;
- Preparation and submission of an Annual Monitoring Report to MOE for review.
- Continuation of waste placement in the western fill placement area until grades are continuous with the former waste placement area to the east. Continue waste placement in a westerly direction.
- Natural dilution of contaminants derived in the refuse disposal area coupled with natural attenuation in the overburden appears to be dealing with derived groundwater impacts adequately at this time. The widespread occurrence, including upgradient locations, of ODWS and RUP exceeding manganese, iron, hardness and alkalinity concentrations appears to be more a function of natural geologic conditions than landfill-derived impacts. Lab results for monitors downgradient of the principal fill areas show more elevated chloride and sulphate concentrations, which are not similar to findings in the northeast corner of the property.
- Monitoring for headspace methane concentration in all wells should be continued for the 2010 program.

9.0 REFERENCES

Bluewater Geoscience Consultants Inc., 2004. "Annual Groundwater Monitoring and Sampling Report 2004".

Bluewater Geoscience Consultants Inc., 2005. "Annual Groundwater Monitoring and Sampling Report 2005".

Bluewater Geoscience Consultants Inc., 2006. "Annual Groundwater Monitoring and Sampling Report 2006".

Bluewater Geoscience Consultants Inc., 2007. "Annual Groundwater Monitoring and Sampling Report 2007".

Bluewater Geoscience Consultants Inc., 2008. "Annual Groundwater Monitoring and Sampling Report 2008".

Bluewater Geoscience Consultants Inc., 2009. "Annual Groundwater Monitoring and Sampling Report 2009".

Burnside Environmental Limited, 2000. "Hydrogeological Monitoring Report, Township of Melancthon Landfill Site"

Gwyn, Q.H.I. and Frazer, J.Z., 1975a. "Drift Thickness of the Dundalk Area, Southern Ontario; Ontario Division of Mines, Preliminary Map P.306 (revised), Bedrock Topography Series, Scale 1:50,000. Geological Compilation.

Gwyn, Q.H.I. and Frazer, J.Z., 1975b. "Bedrock Topography of the Dundalk Area, Southern Ontario; Ontario Division of Mines, Preliminary Map P.306 (revised), Bedrock Topography Series, Scale 1:50,000. Geological Compilation.

MOE, August 2000. "Ontario Drinking Water Standards".

MOE, April 1994. "Incorporation of the Reasonable Use Concept into MOEE Groundwater Management Activities".

MOE, July 1994. "Policies, Guidelines, Provincial Water Quality Objectives".

MOE, 1998 "Landfill Standards"

Rubicon Environmental Inc., 2004. "Landfill Monitoring 2003, Township of Melancthon Landfill Site".

Telford, P.G., Bond, I.J. and Liberty, B.A., 1974. "Palaeozoic Geology of the Dundalk Area, Southern Ontario, Ontario Division of Mines, Preliminary Map P.946 Geological Series", Scale 1:50,000.

10.0 LIMITATIONS

This report was prepared for the exclusive use of The Township of Melancthon. This report is based on information and data collected during the completion of an environmental investigation of the Site carried out by Bluewater Geoscience Consultants Inc., and is based solely on the site conditions encountered at the time of the assessment and the applicable guidelines in place at the time of this

investigation.

It should be noted that the observations and recommendations presented in this report are limited to the actual locations explored and laboratory parameters analyzed. The information presented in terms of the thickness and types of the sub-soils encountered, groundwater levels and chemical testing results, etc., are only applicable to the actual locations explored. Variations may be present between these locations. Should significant variation become apparent during later investigations, it may be necessary to re-evaluate the recommendations of this report. The results of an investigation of this nature should, in no way, be construed as a warranty that the site is free from any and all contamination from past or current practices since conditions may be different from the locations tested. This assessment was carried out using existing historical information as available from various agencies and no assurance is made regarding the accuracy or completeness of this information.

If new information is discovered during future work, including excavation, borings or other studies, Bluewater Geoscience Consultants Inc. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required. The analytical test results are assumed to be correct and performed according to all current regulations. No audit of the laboratory's methods or procedures was performed.

This assessment does not include, nor is it intended to include, any option regarding the suitability of any structure on the site for any particular function, the integrity of the on-site buildings or the geotechnical conditions on the site. Inspections of buildings do not include compliance with building, gas, electrical or boiler codes, or any other federal, provincial or municipal codes not associated with environmental concerns. Should concerns regarding any issue other than environmental matters arise as a result of our investigations, appropriately qualified professionals should address them.

This report is not to be reproduced or released to any other party, in whole or in part, without the express written consent of Bluewater Geoscience Consultants Inc.

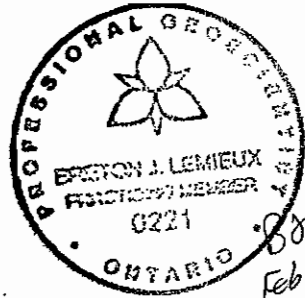
11.0 CLOSURE

Bluewater Geoscience Consultants Inc. operates under a Certificate of Authorization from The Association of Professional Geoscientists of Ontario (APGO). Breton Lemieux is a registered Qualified Person (QP) with MOE and is a licensed Professional Geoscientist with over twenty years of international environmental consulting experience. Mr. Lemieux has a Geologic Technologist Diploma from Fleming College in Lindsay, Ontario, an Honours Bachelor of Science degree in Geology from the University of the West Indies in Kingston, Jamaica and a Master of Science degree in Earth Sciences from the University of Waterloo. His experience includes conducting Phase I, II and III ESAs at a wide variety of contaminated sites, underground storage tank removal supervision, water supply development, environmental building science and other site and landfill environmental monitoring projects.

BLUEWATER GEOSCIENCE CONSULTANTS INC.



Breton J. Lemieux, M.Sc., P. Geo., QP
President, Senior Geoscientist



BJL
Feb 20/11

G. W. JORDEN *Planning Consultants Limited*

8 BELLEVUE CRESCENT, BARRIE, ONTARIO L4M 2T1

March 21, 2011

VIA EMAIL

Ms. Denise B. Holmes, AMCT
CAO/Clerk-Treasurer
Township of Melancthon
157101 Highway 10
R.R. #6
Shelburne ON L0N 1S9

Dear Ms. Holmes:

Proposed Rogers Communications Tower
581099 County Road 17, Pt. Lot 7, Conc. 7, S.W.T.S.R.

I have had communications with Mr. Sean Ogilvie of Summit Telecom Services concerning a proposed tower for Rogers Communications. The proposed site for the 100 metre high tower is in part of Lot 7, Concession 7, SW.

The communications were initiated by Mr. Ogilvie as a pre-consultation process prior to beginning the full public participation process under the related protocol established by Industry Canada, the approval authority for such towers. It now appears that this pre-consultation process has been concluded and Mr. Ogilvie is seeking the Township's agreement that it is now appropriate to proceed with the public participation phase.

It would now be appropriate for Summit Telecom to move forward with their public participation and, therefore, I recommend that the matter be referred to Council for consideration. To assist Council, I have attached background information relating to the exchange of information between Mr. Ogilvie and the undersigned. This includes the following materials listed in chronological order of receipt or sending. The attached documents are numbered to correspond with this list.

1. Mr. Ogilvie's original email message of January 4th, 2011, and the associated initial information package.
2. Mr. Ogilvie's February 15th, 2011, email messages providing requested information.
3. My letter of February 17th, 2011, to Mr. Ogilvie responding to his new information and identifying matters requiring further consideration.
4. Mr. Ogilvie's March 3rd, 2011, email message responding to my letter and providing additional information including maps of the coverage areas of the proposed tower and one existing tower.
5. Mr. Ogilvie's March 10th, 2011, email message following-up on his previous message and providing the draft materials proposed for use in the public information process for review and comment.

MAR 24 2011

8

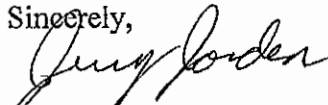
6. My letter of March 18th, 2011, to Mr. Ogilvie providing comments on his latest information and documents.

As described in the attached materials, the work with Mr. Ogilvie has touched on a number of areas of interest relating to the tower proposal. These are summarized below.

1. The 100 metre height of the tower and the proposed location near the intersection of County Road 17 and Highway 89 have been confirmed and the related documentation, including a survey and area photos, has been provided. Information on facilities in the vicinity of the site, including a nearby wind turbine and an existing communications tower has also been provided.
2. The need for a tower site within a relatively small search area and the inability to pursue co-location on the existing tower has been addressed. The related material from Mr. Ogilvie included maps showing the existing coverage areas of existing towers and the coverage area of the proposed tower. In my latest correspondence I have also asked about the possibility of serving the proposed coverage area from the nearest tower to the east in the vicinity of Shelburne.
3. I have noted potential concerns with soil stability in the vicinity of the proposed site due to drainage conditions and after some discussion and exchange of information with Mr. Ogilvie, it has been agreed that this is a matter that can be addressed at the building permit stage.
4. I have noted the potential problems of wind turbulence and electrical interference associated with a location near a wind turbine. Mr. Ogilvie has investigated these matters and is satisfied that they either will not be issues or can be readily addressed.
5. I continue to indicate a concern with potential ice fall from a tower located relatively close to, and upwind from a reasonably busy public roadway. Mr. Ogilvie has researched this issue and has found no records of any concerns about ice fall with the many towers on which his company has been involved. He notes that these towers are designed to direct ice fall to the ground immediately adjacent to the base of the tower.
6. I indicated a preference for coordinating the flashing sequence for the lights on the tower with that on the wind turbines and/or the nearby communications tower. Mr. Ogilvie indicated that the company would attempt to achieve this, depending primarily on the requirements of the approval agencies.
7. I advised Mr. Ogilvie of the zoning setback requirement of 15 metres from all lot lines and of the apparent need to obtain a road access permit from the County. I noted that a permit may also be required from the Grand River Conservation Authority.

In conclusion, I would note that it is my understanding the Township will have the opportunity for further input into the approval process during the applicant's next phase of that process which will include notification to, and consultation with the general public in the area. I would recommend that Council indicate its agreement that the applicant should now proceed with that consultation.

Sincerely,

A handwritten signature in cursive script, appearing to read "G. W. Jordan".

G. W. Jordan, RPP

From: Sean (sean@summit-tel.com)
To: jjorden@rogers.com;
Date: Tue, January 4, 2011 3:02:05 PM
Cc: cyrus@summit-tel.com;
Subject: Proposed Rogers Wireless communications tower C3976

(1)

Good Afternoon Mr. Jorden,

Please review the attached package regarding a proposed Rogers Wireless communications tower.

We look forward to working with you and to bringing enhanced communication services to the Township of Melancthon.

I would greatly appreciate your confirmation receiving this email and look forward to your comments.

SEAN OGILVIE

Tel: 289.400.3231 Fax: 888.622.4939

Email: sean@summit-tel.com

2645 Royal Windsor Drive

Mississauga, Ontario L5J 1K9

www.summit-tel.com





ROGERS COMMUNICATIONS INC.

Municipality of Melancthon

Site Name: Hwy 89 & CR17

581099 County Road 17, Shelburne, Ontario

Site Search Area: C3976

Region of Dufferin

PIN: 34160 0011 (LT)

Proposed: 100m Tower (Guyed w/ Ground Shelter)



TITLE REPORT

TO: CYRUS GHASSABEH
FROM: ZADIHA IQBAL
SUBJECT: C3976

1. **Registered Owner:** CHANTREE, PAUL W.
CHANTREE, RITA K. BY TRANSFER INSTRUMENT
NUMBER MF54523
2. **Registry System** FEE SIMPLE – LT CONVERSION QUALIFIED
3. **Legal Description:** PT LT 7, CON 7 SWTS AS IN MF54523 EXCEPT PTS
1, 2, & 3, 7R1606; DESCRIPTION MAY NOT BE
ACCEPTABLE IN FUTURE AS IN MF54523; RE:
VAGUE : MELANCTHON
4. **Property Identifier:** 34160--0011 (LT)
5. **Encumbrances:** NOTICE OF LEASE BY INSTRUMENT NUMBER
DC114014 IN THE FAVOUR OF CANADIAN HYDRO
DEVELOPERS, INC.
6. **Easements** none



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #7

34160-0011 (LT)

PAGE 1 OF 2
PREPARED FOR ZadihaIqbal
ON 2010/09/23 AT 10:56:55

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

C3976

(1/10)

PROPERTY DESCRIPTION: PT LT 7, CON 7 SHTS AS IN MF54523 EXCEPT PTS 1, 2 & 3, 7R1606; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN MF54523; RE: VAGUB ; MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/08/21

OWNERS' NAMES
CHANTREE, PAUL W.
CHANTREE, RITA E.

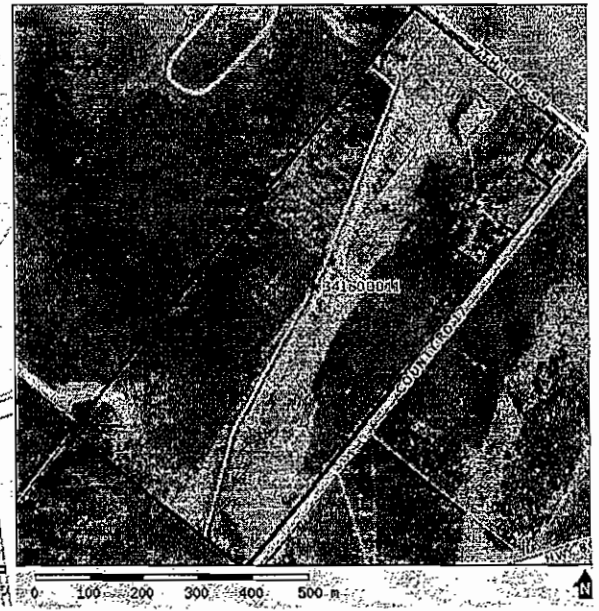
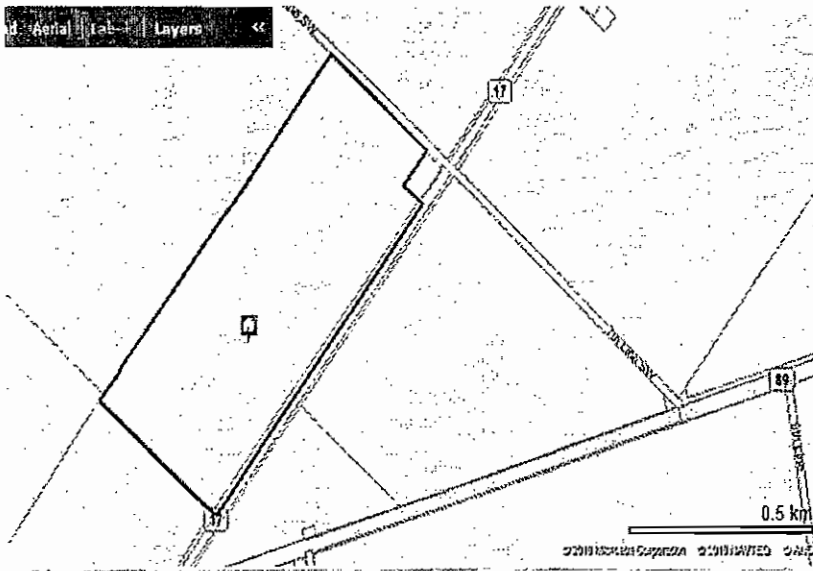
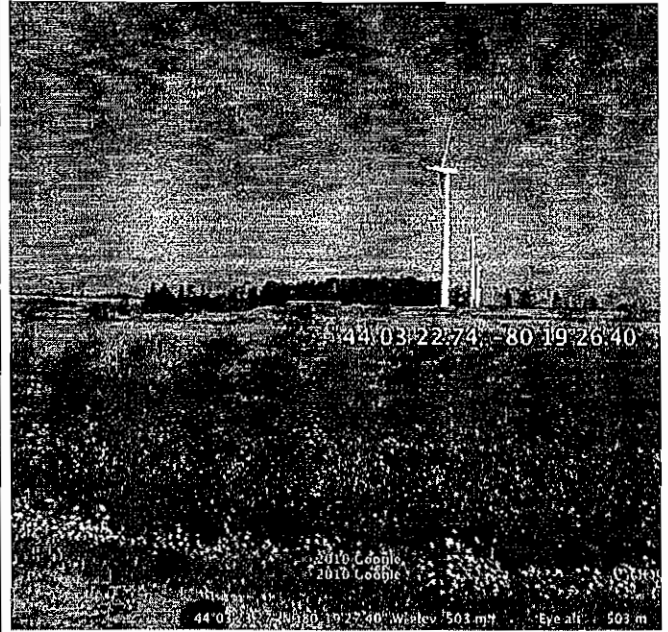
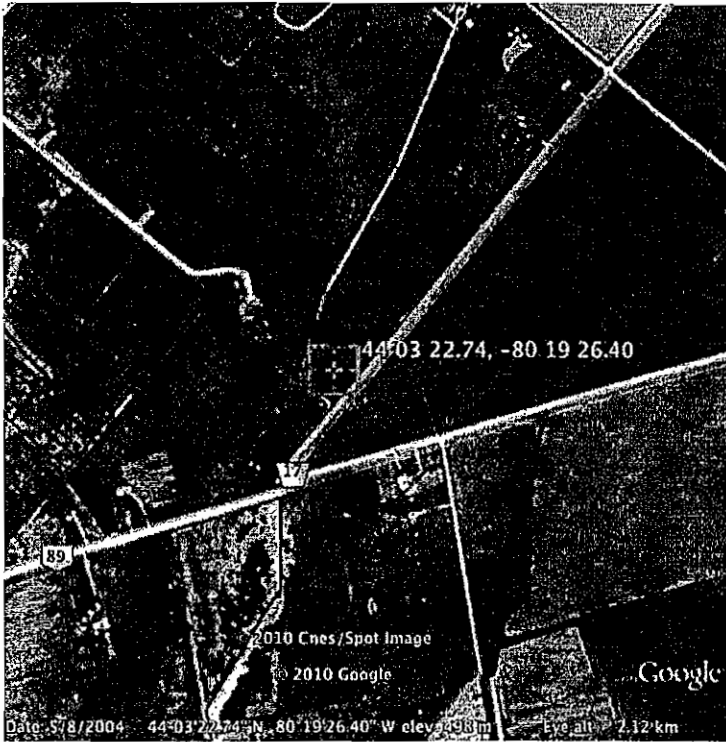
CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/21 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/21**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT: ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/08/21 **</p>						
MF3628	1957/05/07	BYLAW				C
MF54523	1973/06/01	TRANSFER	\$1		CHANTREE, PAUL W. CHANTREE, RITA E.	C
DC38681	2004/09/08	NOTICE		CANADIAN HYDRO DEVELOPERS, INC.		C
		REMARKS: EXPIRY DATE 2011/07/12				
DC50173	2005/08/17	NOTICE		CHANTREE, RITA E. CHANTREE, PAUL W.	THE CORPORATION OF THE TOWNSHIP OF MELANCTHON	C
		REMARKS: SITE PLAN AGREEMENT				
DC65350	2006/09/12	NOTICE	\$50	CANADIAN HYDRO DEVELOPERS, INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CEAD
7R57D0	2008/03/14	PLAN REFERENCE				C
DC114014	2010/09/22	NOTICE OF LEASE	\$1	CHANTREE, PAUL W. CHANTREE, RITA E.	CANADIAN HYDRO DEVELOPERS, INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



AUTHORIZATION

RE: ROGERS COMMUNICATIONS INC.

SITE AND NUMBER: C3976 [Hwy. 89 & CR 17]

ADDRESS: 581099 County Road 17, Shelburne, ON

LOT DESCRIPTION: PT LT 7, CON 7 SWTS AS IN MF54523 EXCEPT PTS 1, 2 & 3, 7R1606;
DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN MF54523; RE:
VAGUE ; MELANCTHON

MUNICIPALITY: MELANCTHON

REGION/REGIONAL MUNICIPALITY/COUNTY: DUFFERIN

This letter is my authorization to allow Rogers Communications Inc. or their agents full access to commence municipal approvals for the construction of a telecommunications site on the subject premises.

Rogers Communications Inc. has my/our permission to act as my/our Agent to obtain permits or any other documentation, including copies of all building drawings from the municipality, or any architect or engineer, required to obtain any necessary municipal approvals for this site.

This is only an agreement for Rogers Communications Inc. to obtain municipal approvals for the above mentioned site at Rogers Communications Inc.'s cost and risk.

RITA E. CHANTREE:

per: 

Rita Chantree, Owner

date: _____

From: Sean (sean@summit-tel.com)
To: jjorden@rogers.com;
Date: Tue, February 15, 2011 11:49:21 AM
Cc:
Subject: C3976 Pre consultation Follow up

②

Mr. Jorden,

Firstly I would like to thank you for taking the time to meet with me to discuss the proposed Rogers telecommunications tower and potential issues and concerns from the Township's perspective.

Attached to this email you will find a document that has a general overview of the discussion that took place on Wednesday February 9th 2011 and a follow up document with some notes regarding a few of the issues discussed during our meeting.

As you will see from some of the responses you may want more detail. I have sent out some requests for info from other agencies involved in the design and construction of the tower but in the meantime this response should be helpful in having something in writing that documents our discussion.

Could you please confirm receipt of this email and a written response at your earliest convenience confirming the land-use consultation portion of the CPC and any other questions or comments you may have in relation to this proposal.

Thanks again,

SEAN OGILVIE
Tel: 289.400.3231 Fax: 888.622.4939
Email: sean@summit-tel.com
2645 Royal Windsor Drive
Mississauga, Ontario L5J 1K9
www.summit-tel.com



From: Sean (sean@summit-tel.com)
To: jjorden@rogers.com;
Date: Tue, February 15, 2011 11:52:24 AM
Cc:
Subject: C3976

Mr. Jorden,

My apologies I forgot to attach the image of the Rogers search ring.

Please view the attached document for clarification. The potential Co-location identified was determined to be unsuitable due to the amount of equipment already mounted on the tower.

Thanks

SEAN OGILVIE
Tel: 289.400.3231 Fax: 888.622.4939
Email: sean@summit-tel.com
2645 Royal Windsor Drive
Mississauga, Ontario L5J 1K9
www.summit-tel.com



Pre-Consultation Meeting

Site: C3976 – HWY 89 & CR 17 Melancthon
Date: Wednesday February 9, 2011
Time: 10:00am
Attendees: Mr. Jerry Jorden Township Planner,
Sean Ogilvie Summit Telecom Services Inc.

Issues Discussed:

- Background of process (need for new sites, what is generally involved in selecting a new site, co-location possibilities etc.)
- Review of the selected site and accompanying survey
- Discussion of Tower construction practices – including maintenance, stability, foundation in different soil conditions, ability to handle weather conditions etc.
- Discussion of multiple concerns relating to wind farms and wind turbines in close proximity with tower including – interference, wind turbulence, distances between turbine and tower, lighting requirements
- Municipal requirements including compliance with setbacks, entrance permit from County for access, building permits from the County of Dufferin
- Alternate consideration for other land-use authorities including the Township of Amaranth, and the Grand River Conservation Authority
- Discussion was to specific issues and concerns – the notes have been kept as general topics of discussion.



Pre-Consultation Follow-Up

To: Mr. Jerry Jordan
From: Sean Ogilvie
Date: February 15, 2011
Re: Site C3976 pre-con follow up

This response is intended to provide some additional and/or clarified information for the issues discussed on Wednesday February 9, 2011. Further details can be requested however they may require some coordination with various agencies involved with the project and will therefore take some time. Please do not hesitate to contact me for any further discussion or questions you may have. I request that you look this over, confirm receipt and a written response at your earliest convenience concluding the initial land-use consultation and permission to move forward with the public notification. A final draft of the public notification package will be sent shortly for your review.

Initial Response:

Site Selection & Coverage

- Site selection is based off a search ring issued by Rogers Communications Inc. which identifies gaps in coverage or the need to update/improve coverage for growing customer base
- The search ring is set as having HWY 89 & CR 17 as its approximate center with an estimated radius of 650m
- The area is made up of mostly rural lands and fields, includes a number of wind turbines and one property with an existing tower
- Co-location was determined unsuitable as the existing tower is fully loaded at all heights
- Included is an image of the search ring which also identifies the location of the existing tower – a request for Rogers coverage maps has been sent and can be forwarded to you for further clarification upon receipt

Tower Construction and Specifics

- The point labeled “Existing Tower Center” should read Original Tower Center – It was the original proposed location for the tower, which was moved slightly for the final plans.
- As to the stability and construction of the structure; each tower is designed to meet or exceed all applicable codes and regulations specific to the tower location. Final detailed plans of the construction must be furnished and approved by a qualified engineer. Further, all proper documentation and plans must be submitted in order to obtain the required building permits and permissions.
- With regards to the above, the nature of the environment of the tower will be examined, in this case the operation and construction of the tower in relation to the wind turbines will be taken into consideration in the design along with the weather and wind conditions of this area
- Specific to the discussion about ice forming on the tower – it has been noted that the tower is designed so that ice breaking off should drop straight down into the fenced compound and not into public space. The equipment shelters at the base of the tower are designed to handle falling ice.
- Pending Transport and NAV Canada lighting requirements, an attempt to coordinate the lighting on the tower with the lights on the wind turbines is feasible.
- As this project moves closer to the construction phase more details can be revealed about the design specifics for the selected location

Alternate Land-Use

- As the tower location falls within 500m of a neighboring land-use authority the Township of Amaranth has been notified of the proposed installation and mailed the corresponding information
- Tower information and details have also been forwarded to the Grand River Conservation Authority for review to determine any overlapping jurisdiction

I trust that this covers the majority of the discussion from the pre-consultation meeting Wednesday February 9th 2011.





February 17, 2011

VIA EMAIL

Mr. Sean Ogilvie
Summit Telecom Services Inc.
2645 Royal Windsor Drive
Mississauga, ON L5J 1K9

Dear Mr. Ogilvie:

Proposed Rogers Communications Tower
581099 County Road 17, Pt. Lot 7, Conc. 7, S.W.T.S.R.
Township of Melancthon

Thank you for providing your summary of the matters discussed at our February 9th, 2011, pre-consultation meeting and your February 15th Pre-Consultation Follow-Up material including the air photo showing the tower site search area. In my capacity as planning consultant to the Township of Melancthon I am providing the following comments in response to these documents.

As you note in the last item in the list of issues discussed at our February 9th meeting, that list, while providing a reasonable general summary of the main topic areas discussed, does not include all of the specifics of the identified issues, concerns and areas of interest.

Although the Pre-Consultation Follow-up document is generally satisfactory, there remain a few areas of interest and concern.

I would note that while the drawing showing the search area is helpful, there remains a need for a copy of any related coverage map. I ask that this information be provided when it is available. The search area is much smaller than I would have expected for a tower of this height and I would appreciate any explanatory information you may have on this.

I acknowledge that the construction of the tower is essentially an engineering and building code matter and all applicable standards will have to be met. Therefore, while there continues to be a concern about soil features and stability in the general area of the proposed tower site, I am prepared to leave this issue to be resolved at the building permit stage.

Issues with regard to the design of the tower in relation to withstanding the effects of weather, including potential wind turbulence from the nearby wind turbine, can also be left to the design and building permit stage. A wind turbine related matter of interest not referenced in your material is the question of potential electrical interference as a result of the closeness of an operating wind turbine. I would appreciate your confirmation that this is not an issue or that it can be addressed.

I would also note, on the general issue of weather impacts, that there is a need for more information concerning the potential for ice fall from a 100 meter high tower located up-wind of, and in close proximity to a main public road, County Road 17. It is difficult to envision a tower design such as you referenced that would direct falling ice straight down to the base of the tower.

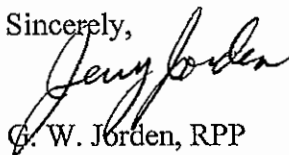
The site is located in a generally flat, open landscape situated above the Niagara Escarpment in one of the highest areas in central Ontario. It is an area that is subject to frequent high winds, with the predominant wind direction being from the northwest. In these circumstances, there would appear to be a strong possibility that ice falling from the proposed tower would be blown in the direction of County Road 17. Any additional information you may have in relation to this concern would be appreciated.

With regard to your comments concerning the lights on the tower, can you confirm that, subject to any overriding Transport and NAV Canada requirements or other specific technical limitations, the flashing sequence will be coordinated with that of the wind turbine lights. Although the Township has no direct authority concerning any of these matters, I would recommend that you contact officials with the wind power company on this point and on the question of potential interference referenced above.

An additional question which I neglected to pursue at our meeting relates to the site survey you submitted. Please indicate what Part 1 on that survey represents. It is clearly not a separate lot so I am assuming it represents the area proposed to be leased for the siting of the tower and the associated facilities.

I would prefer to have an opportunity to review the additional responses and any related material as referenced herein before the public notification process begins. There is a strong possibility that most of these matters will be identified as concerns by the public and it would be helpful to both the public and the Township to have reasonably complete information as early in the process as possible.

Sincerely,



G. W. Jorden, RPP

cc: Denise Holmes

From: Sean (sean@summit-tel.com)
To: jjorden@rogers.com;
Date: Thu, March 3, 2011 3:09:34 PM
Cc:
Subject: Re: C3976 Pre consultation Follow up

(4)

Good Afternoon Mr. Jorden,

My apologies for the delay in this response. We were waiting on the coverage maps.

Please review the attached response regarding the outstanding issues. A confirmation of receipt of this file and concurrence of our pre-consultation meeting and discussion would be appreciated.

Concluding the pre-consultation stage does not mean we have any final permissions, only that we have met and discussed options and issues. From here we can move to public notification where, as you pointed out, many of these issues and comments may resurface for discussion.

I will forward you an updated version of the notification pack for your records. Could you please advise a Municipal contact to list if not yourself? Comments are directed to us at Summit however it is required we have a local contact included along with Industry Canada.

I look forward to hearing back.

Regards,

SEAN OGILVIE
Tel: 289.400.3231 Fax: 888.622.4939
Email: sean@summit-tel.com
2645 Royal Windsor Drive
Mississauga, Ontario L5J 1K9
www.summit-tel.com



From: Jerry Jorden <jjorden@rogers.com>
Date: Thu, 17 Feb 2011 08:33:36 -0800 (PST)
To: Sean <sean@summit-tel.com>
Cc: Denise Holmes <dholmes@melancthontownship.ca>
Subject: Re: C3976 Pre consultation Follow up

Mr. Ogilvie:

Thank you for this material. Please see my attached letter.

Jerry Jorden
G. W. JORDEN PLANNING CONSULTANTS LIMITED
8 Bellevue Crescent
Barric Ontario L4M 2T1
Phone: 705.722.7220



March 3, 2011

Mr. G W Jordan
80 Worsley Street
Barrie, Ontario L4M 1L8

Mr. Jordan,

Please review the below issues still outstanding as of our last discussion. I trust this information is satisfactory until such time that more details on the specifications and requirements of the structure in question are available;

Search Area & Coverage data:

Below are the "Before" and "After" coverage maps produced by Rogers radio frequency engineers for the proposed site C3976 in Melancthon, Ontario. The dark blue areas are Rogers optimal coverage areas, light blue provides some in building coverage, green is in car coverage and the rest yellow red and grey represent minimal to fringe coverage.

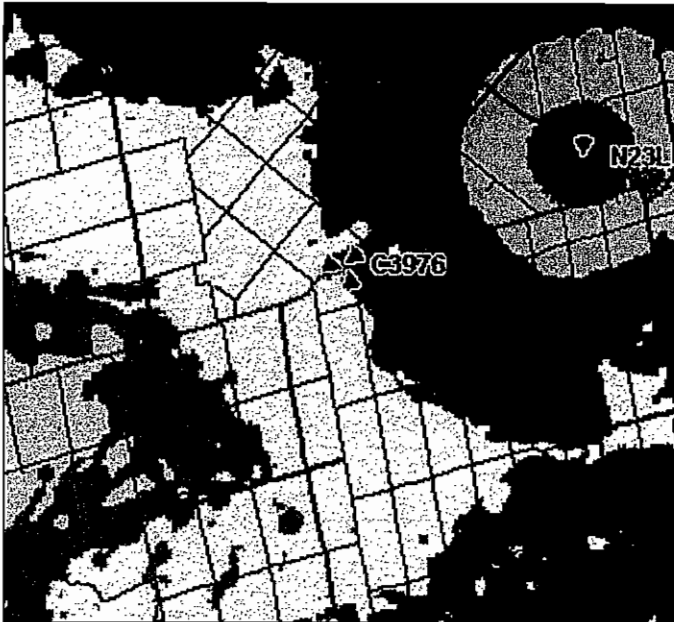
The "Before" map shows Rogers existing network coverage for the area surrounding the proposed location at Hwy 89 and CR 17. East of this area existing Rogers antennas on another tower provide some coverage. West of the area is a significant amount of minimal to Fringe coverage.

The "After" coverage map with the proposed site operational, illustrates how well a tower of this height and specification would improve coverage in the area. It provides an area of optimal coverage with a radius of approximately 3km, it will also reduce any lapse in building coverage from one cell site to the next and it reduces a large portion of the minimal and fringe coverage.

Summit Telecom Services Inc.
2645 Royal Windsor Drive, Mississauga, Ontario, L5J 1K9

With the increased use of data plans and “smart” phones the purpose of this site is not only to improve coverage for the area but also increase capacity and reduce the burden on neighboring cell sites which in turn reduces the dropped call rates. If the base of the tower was moved outside the relatively small search area Rogers Communications Inc. would be unable to achieve these coverage objectives.

BEFORE



AFTER



Electrical Interference:

With any new telecommunications structure considerations for the surrounding area are taken into account to ensure the telecommunications facility operates as intended and within the rules and regulations imposed by Industry Canada.

As with antennas located within large urban areas that must operate in close range of large buildings and other impeding structures, a telecommunications structure at the proposed location must operate given its location relative to the existing wind turbines. Towers and antennas are also designed to accommodate and operate within range of radio broadcasting equipment.



Given the number of operational antennas within range of many structures (radio emitting and otherwise) there should be no problems with the location of this tower in the vicinity of the wind turbines.

Falling Ice:

With respect to ice falling from the tower, the industry sources we have spoken too seem to agree that the ice should fall relatively straight down which is part of the reason for having a fenced in compound to keep the public out.

Given the more extreme nature of the winds and weather patterns in the proposed area it is possible some ice could be blown from the tower. The general consensus so far is that ice being blown all the way to County Road 17 would be very unlikely and would depend on a very large number of factors and conditions; shifting temperatures, wind speeds, size of the ice formed, how it formed and on what part of the structure etc.

Because of all these factors it is extremely difficult to say with certainty that ice will or will not blow onto the road. What we do know however is that of all the existing towers we work on, we have not received any complaints or comments relating to this matter. Similarly, speaking to the municipal relations specialist for Rogers Communications Inc. we were informed they have never heard of this occurrence.

This is not to say that it cannot happen only that it must be a rare occurrence. We can inquire with Amaranth about the tower on the other side of Hwy 89 to see if they have had any problems. I understand wind affecting this tower would not direct ice toward the road but its possible in the same weather conditions someone may have noticed ice forming or falling from this existing tower.

Light Sequencing:

Barring any technical requirements determined by Transport and NAV Canada a request from the Municipality or its citizens to coordinate the lighting sequence with that of the wind turbines will be taken into consideration and fulfilled where possible. When the lighting requirements are determined, we can look into coordinating with either the existing towers in the area, the turbines, or both if they are currently working together.

Part 1:

Part 1 on the survey is the total leased area by Rogers Communications in order to accommodate the telecommunications structure and related components. The total leased area is 3.344ha.

From: Sean (sean@summit-tel.com)
To: jjorden@rogers.com;
Date: Thu, March 10, 2011 12:25:03 PM
Cc: dholmes@melancthon township.ca;
Subject: Proposed Rogers Communications Installation C3976 Melancthon

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Good afternoon Mr. Jorden and Ms. Holmes,

I am forwarding along a copy of the notification package that will be used as a part of the Industry Canada process regarding public notification for the proposed telecommunications installation.

This is not the final version as we have yet to settle on dates for a commenting period or a publication for the public notice. This notice covers all requirements as set forth by the CPC document appendix 2, please take a moment to look it over and let me know of any comments you may have.

Mr. Jorden, have you had a chance to review some of those issues we discussed at our meeting and subsequent email discussions? We would like to begin the notification period sometime soon as it can take a few months itself.

Please let me know any comments or questions you may have regarding the notice or the issues we discussed previously.

Thank you,

SEAN OGILVIE
Tel: 289.400.3231 Fax: 888.622.4939
Email: sean@summit-tel.com
2645 Royal Windsor Drive
Mississauga, Ontario L5J 1K9
www.summit-tel.com





[Date]

[Recipient]
[Address]

Dear [Recipient]:

Summit Telecom Services is sending out this package on behalf of Rogers Communications Inc. to notify you of the proposed installation of a Rogers Communications Inc. wireless telecommunications tower. Through the federally regulated Industry Canada process for radio communication and broadcasting antenna systems we are required to notify any owners of property within a 300m radius of the proposed tower location.

The documents included in this package are intended to provide you with information on the proposed location of the tower, tower type, tower description and the attestation to abide by or exceed all standards as set forth by Industry Canada.

Included in this package is the letter of notification explaining the basics of the tower (location, purpose, regulations) and a copy of the public notice to appear in local publication _____.

The purpose of this package is to allow for comments by the local community and for Summit Telecom, the Planning Department of Melancthon and Industry Canada to address all questions and concerns before moving ahead with the project.

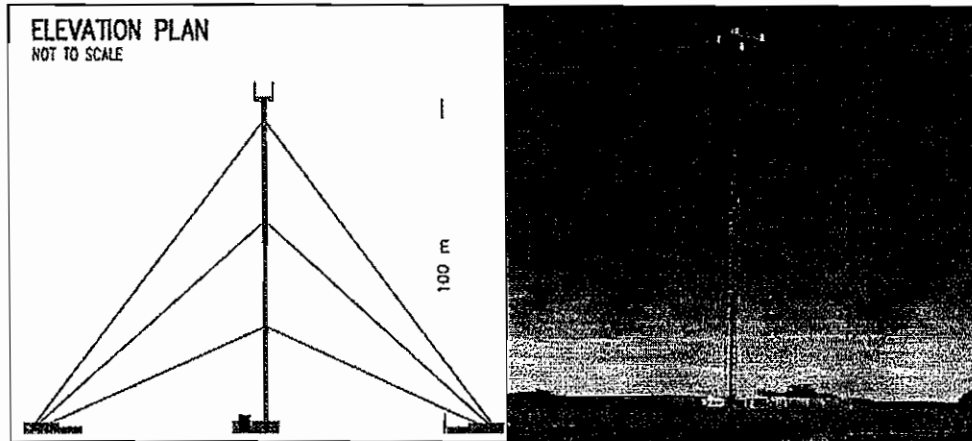
The appropriate contact information can be found at the end of the Letter of Notification and/or Public Notice and comments may be submitted until the closing date of _____.

Sincerely,

Sean Ogilvie
Summit Telecom Services Inc.

Installation Description:

- The compound will feature a 100m tall guyed-tower with a radio cabinet. The compound including access will occupy approximately 3.344 ha. The site will feature initial directional UMTS/HSPA services with space reserved for future technologies.



EXAMPLE OF 100M GUYED-TOWER ELEVATION DRAWING AND APPLICATION

Land-use Requirement:

- In lieu of a municipal protocol governing radio-communications and broadcasting antennas Summit Telecom Services will be following Industry Canada's default process as set out in their Spectrum Management and Telecommunications CPC-2-0-03 (Issue 4)

Industry Canada:

- General information relating to antenna systems is available through Industry Canada's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/antenna>)

Closing date for submission of public comments is [insert dates]

Contact:

Summit Telecom Services
Cyrus Ghassabeh
25645 Royal Windsor Drive
Mississauga, Ontario L5J 1K9
Tel: 905.808.0073
Fax: 888.279.7863
Email: cyrus@summit-tel.com

Industry Canada
Suite 1112
451 Talbot Street
London, Ontario N6A 5C9
Tel: 519.457.4826
Fax: 519.645.5073
spectrum.london@ic.gc.ca

Township of Melancthon
Denise Holmes
Tel: 519.925.5525
Fax: 519.925.1110
157101 Highway 10 R.R. #6
Shelburne, ON L0N 1S9
dholmes@melancthontownship.ca

March 18, 2011

VIA EMAIL

Mr. Sean Ogilvie
Summit Telecom Services Inc.
2645 Royal Windsor Drive
Mississauga, ON L5J 1K9

Dear Mr. Ogilvie:

**Proposed Rogers Communications Tower
581099 County Road 17, Pt. Lot 7, Conc. 7, S.W.T.S.R.
Township of Melancthon**

Thank you for your March 3rd, 2011, material. The following comments are provided in response to the information provided under each of the topic areas covered in that material. I also provide some comments concerning the draft notification pack and the Township's next steps in this consultation process.

Search Area & Coverage Data

Thank you for the "before" and "after" coverage maps. These towers appear to have a rather small coverage area. It is in the best interest of all involved to minimize the number of towers required. It is, therefore, rather surprising to learn that a 100 metre tower provides optimal coverage to an area extending only approximately 3 kilometres from the tower. Please confirm that there is no possibility of avoiding a new tower by increasing the signal strength from the tower to the east near Shelburne to serve the current search area.

Electrical Interference

Thank you for the information on the potential for electrical interference between the tower and the nearby wind turbine or other local transmission facilities. This is not a matter that directly affects the Township and I don't anticipate requiring any further information on it.

Falling Ice

While we are in agreement that ice falling from the tower and landing on the public road would be a rare occurrence, my interest and concern remains. I do appreciate your confirmation that you are not aware of any complaints concerning such a situation with any of the towers on which your company has worked. In light of your comments, I would suggest that we can conclude our discussion on this point. I would welcome any related documentation in the form of studies or research that you may have or obtain, and I would note that the municipality will almost certainly want the concern with regard to ice fall to be noted on the consultation record.

Light Sequencing

Although a commitment to “look into” this matter is not particularly strong, I am interpreting your comments to mean that, unless there are overriding technical or regulatory requirements to the contrary, your firm and/or Rogers Communications will coordinate the lighting sequence on the tower preferably with that of the wind turbines or with other towers in the area or with both if they are currently coordinated.

Part 1 of the Land Survey

If the lease on the lands shown as Part 1 on the November 12th, 2010, survey is to extend for a period of twenty one years or more, it would appear that the approval of the Township’s Committee of Adjustment will be required.

Notification Pack

The draft material for the notification package is satisfactory. As a minor comment, I would note that the legal description of the site in the Public Notice and in the letter of notification should reference Conc. 7, SWTSR, not SWTS. The contact person for the Township will be Denise Holmes, CAO/Clerk-Treasurer.


Next Steps

This letter concludes my comments during this pre-consultation process. However, I do not have the authority to confirm concurrence and support on behalf of the Township for your proceeding to the full public consultation phase.

By next Monday I will provide all of the information on this matter to the Township for Council’s consideration. If that material is then included with the agenda for Council’s meeting next Thursday, March 24th, 2011, Council should be in a position to comment further on proceeding to full public consultation.

Either Ms. Holmes or I will advise you further subsequent to that meeting.

Sincerely,


G. W. Jorden, RPP

cc: Denise Holmes