



## NOTICE OF PUBLIC MEETING

### Proposed Telecommunication Tower File No: TC-01/25 280 Waydom Drive, Township of North Dumfries

**TAKE NOTICE** that the Township of North Dumfries has received an application for a proposed Telecommunications Tower for the property located at 280 Waydom Drive in the Township of North Dumfries (subject property). A location map showing the extent of the subject property is included on the next page of this Notice.

**AND TAKE NOTICE** that Township Council will hold a **Public Meeting** in accordance with the *Telecommunication Tower and Telecommunication Antenna Preferred Location Protocol* to consider the merits of the Telecommunication Tower application (File No: TC-01/25) filed by Rogers Communications Inc.

**Please note that this will be a hybrid Council Meeting. Interested members of the public have the option of either attending the meeting in-person or alternatively connecting to the meeting through a virtual electronic platform.**

**Information in terms of how to register and participate through the virtual meeting platform, if that engagement option is selected, is included as Appendix 'A' to this Notice. Please refer to Appendix 'A' so that you can be engaged and have the ability to directly participate in this upcoming Statutory Public Meeting if you wish to participate in the meeting through a remote connection.**

<b>Application(s)</b>	<b>Telecommunications Tower Application File No: TC-01/25</b>
Related Application(s)	N/A
Owner(s):	Frankor Capital Corporation
Applicant / Agent	Victoria McKay (Contractor for Rogers Communications Inc.)
Legal Description:	LT 49-50 PL 1408 NORTH DUMFRIES; S/T WS579409; NORTH DUMFRIES
Civic Address:	280 Waydom Drive, North Dumfries
Assessment Roll No:	300102000605357
<b><u>Public Meeting:</u></b>	<b><u>Monday August 11<sup>th</sup>, 2025, at 6:00 pm</u></b>
<b>Location:</b>	<b>In-Person Participation:</b> 2958 Greenfield Road, North Dumfries Community Complex, Dumfries Room, Ayr <b>Virtual Meeting Participation:</b> See Appendix "A" as to how to participate in the virtual meeting.

#### **Purpose of Statutory Public Meeting:**

The purpose of the Public Meeting is to present background information and to receive public and agency input on the proposal. Any person may participate in the hybrid Statutory Public Meeting by attending in-person or virtually (see Appendix A to this Notice for directions to participate

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virtually) and/or provide written comments on the proposal and/or may make verbal representation at the time of the meeting.

**LOCATION OF THE PROPOSED DEVELOPMENT**

The subject property is known municipally as 280 Waydom Drive and is located at the intersection of Waydom Drive and Arnold Drive, as represented on the Location Map below.

Presently, the property contains an existing industrial building and vehicle storage areas. The proposed tower will be enclosed within a fenced, 15m x 15m secured compound located at the northwest corner of the property. This proposed tower is intended to be a replacement for the currently existing Rogers tower at 7 Cochran Drive, which requires removal.

**Location Map**



## **PURPOSE AND EFFECT OF THE PLANNING APPLICATION**

The applicant is proposing to erect a Self Support Telecommunications Tower that is 60 metres in height. A 15 x 15 metre fenced-in compound is also proposed to surround the base of the proposed tower. As per the submitted Planning Justification Report, the proposed tower is a replacement tower for the existing Rogers tower site which is going to be decommissioned. The report states that the tower would ensure that there is not a large gap in service for the Highway 401 corridor and industrial area, as there are no other active telecom towers within a 2km radius of the site.

Please note that Telecommunication towers are regulated exclusively by Federal Legislation under the “Federal Radiocommunication Act” and administered by Industry Canada. The Township’s Zoning By-law does not apply to the proposed telecommunication tower facility.

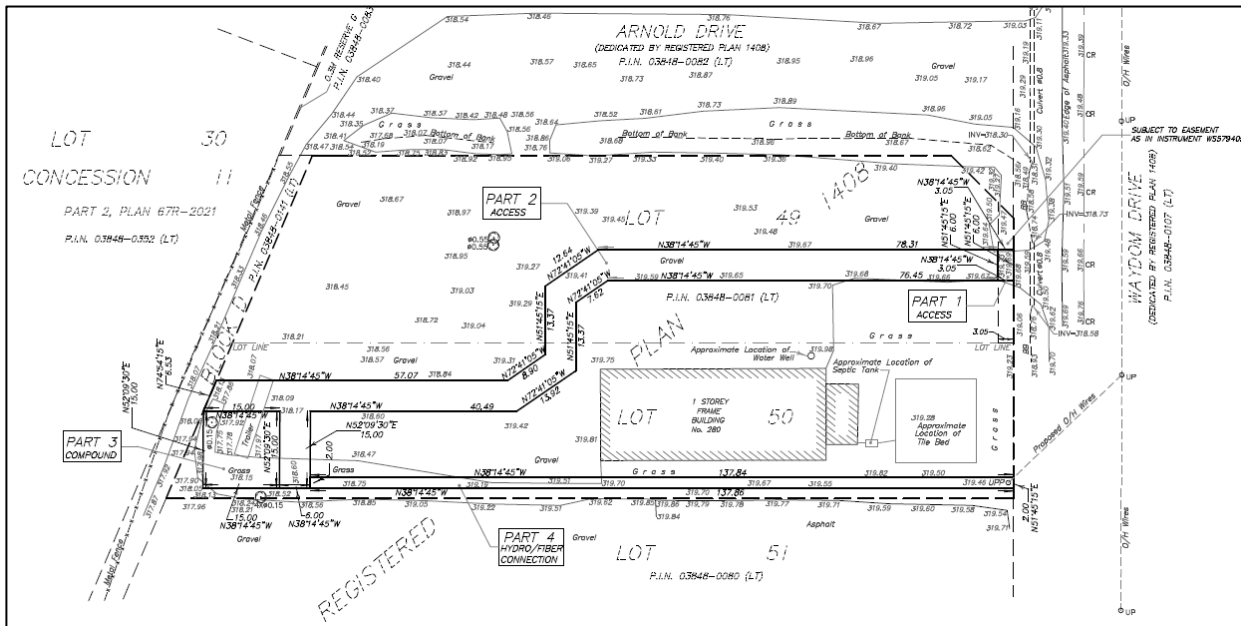
The Communication Tower Protocol requires that the Applicant hold a *public information session*, as well as present the merits of the communication tower proposal at a formal Public Meeting before the Council. The public information session is scheduled to be held by the Applicant on August 7<sup>th</sup>, 2025, at the North Dumfries Community Complex (Dumfries Room) from 6:00pm to 7:00pm. The *Public Meeting* will then be held following this public information session, with the *public meeting* taking place on August 11<sup>th</sup>, 2025, at 6:00 pm.

Following this public consultation process being completed, the Township will inform the Applicant and Industry Canada through a letter that the local land-use consultation process has been completed in accordance with the Township of North Dumfries – Communication Tower and Communication Antenna Preferred Location Protocol and will include recommendations regarding the proposal and forward comments raised during the public consultation process for Industry Canada to resolve.

The proposed concept plan is provided on the following page.

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**Concept Plan**



**FOR MORE INFORMATION**

Members of the public are encouraged to contact Township staff to obtain more information about the proposals and/or to learn more about the Public Meeting process and how to be engaged in the review / decision making process.

The supporting technical documents submitted by the Applicant for the proposed Telecommunication Tower application has been posted on the Township's website at <https://www.northdumfries.ca/en/doing-business/current-planning-applications.aspx>

The "Telecommunications Tower – 280 Waydom Drive (TC-01/25)" icon will be one of those listed under the "Current Planning Applications" tab.

For more information about this matter, please contact Brock Linklater by Phone: (519) 632-8800 ext. 129, or E-Mail: [blinklater@northdumfries.ca](mailto:blinklater@northdumfries.ca) during regular business hours, Monday to Friday, between 8:30 am and 4:30 pm.

**PROVIDING COMMENTS AND REQUESTING FURTHER NOTIFICATION**

The purpose of the public meeting is to present information and to receive input on the proposal. Any person or agency may attend the meeting, provide written comments on the proposal and/or may make verbal representation at the time of the meeting.



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You may provide comments about the application in writing to the Township. Any comments received **on or before 4:30 p.m. Monday August 11<sup>th</sup>, 2025** will be presented at the Public Meeting.

This information is collected and maintained for creating a record that is available to the public. Please note that while the Township may redact personal information such as your email addresses and phone number, your submissions will otherwise be made public in its entirety.

Should you wish to be notified of future meetings, reports or a decision regarding these applications, please:

- Submit a written request, noting that you wish to be kept informed, to the Township of North Dumfries Planning Department, 106 Earl Thompson Road, 3<sup>rd</sup> Floor, P.O. Box 1060, Ayr, ON, N0B 1E0.
- Email your request noting that you wish to be kept informed to Brock Linklater, Senior Planner at [blinklater@northdumfries.ca](mailto:blinklater@northdumfries.ca).

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Dated: July 21<sup>st</sup>, 2025

## **APPENDIX “A”**

### **PARTICIPATION IN A VIRTUAL STATUTORY PUBLIC MEETING**

The Public Meeting scheduled for August 11<sup>th</sup>, 2025, to deal with a Telecommunication Tower Application TC-01/25 will be a hybrid meeting. Members of the Public can decide whether to attend in-person or appear virtually.

Below is information on how you can submit comments, view or participate in the meeting in a virtual manner. You may also contact the Clerk by sending an email to [clerk@northdumfries.ca](mailto:clerk@northdumfries.ca) or by phone at 519-632-8800 ext.122 if you have any questions.

### **HOW TO PARTICIPATE**

If you decide to attend the Statutory Public Meeting virtually rather than in-person, you can view or participate in the meeting as follows:

1. Watch the livestream via the Township of North Dumfries YouTube site. Members of the public are invited to view this open meeting electronically by accessing the meeting stream at: <https://calendar.northdumfries.ca/council>. Under the Video column, click on the link for the meeting date that you wish to watch. Note – you do not need a YouTube account to watch the livestream. You cannot directly participate in the Public Meeting via the livestream YouTube feed. This is for viewing only.
2. To participate directly in the Public Meeting, please **REGISTER** with the Committee of Adjustment Secretary-Treasurer **on or before 5 pm on Monday August 11<sup>th</sup>, 2025**. To register, please email [clerk@northdumfries.ca](mailto:clerk@northdumfries.ca) or phone 519-632-8800 ext.122. When registering you must provide your name, phone number, email address and the application number you would like to comment on. Once you are registered, the Committee Secretary-Treasurer will forward information on how to connect to the Zoom meeting (ie: Zoom meeting link or conference call number).

If you are unsure whether or not you would like to speak at the Public Meeting but want to listen and have the option to comment on a particular application, please register with the Committee Secretary-Treasurer. You will not be required to speak if you do not want to.

3. If you would like to comment on a particular application but are not available to attend the Public Meeting virtually, you can submit a letter by mail; deliver the letter to the Township Municipal Office or, submit an email to [clerk@northdumfries.ca](mailto:clerk@northdumfries.ca). Any correspondence submitted will be provided to the Committee of Adjustment and will form part of the public record.