

Telecommunications Development Overview

Rogers Proposed Telecommunications Tower Site: C9849 – Cedar Creek II

Proposed: 60m Self Support Telecommunications Tower
Coordinates: 43.337985°, -80.441848°
Part of PIN: 03848-0081 (LT)
Municipal Address: 280 Waydom Dr, Ayr, ON N0B 1E0

This project is a federal essential service undertaking under the Proponent's mandate to provide and/or improve coverage and capacity of the cell network in the region.

Like all areas of the province, your community is experiencing explosive demand for wireless services. As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, network improvements are required to ensure high quality voice and data services are available.

The prosperity of Canadians depends on telecommunications services to do their jobs, conduct business, learn new skills and build communities. These services play an important role in the lives of all Canadians, enabling them to participate in today's digital economy and to access health care, education, government, and public safety services.

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

http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html

Brief Site details:

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Abutting Municipalities: There are no abutting municipalities within 6x tower height of the proposed site.

Having no viable options for co-location or rooftop siting, the site is a separate stand-alone site. The proposed self support tower will be enclosed in a 15m x 15m (fenced) secured Compound and will replace the existing Rogers tower currently located at 7 Cochran Dr, Ayr, which needs to be removed. This proposed site will be built to accommodate antennas and equipment for future technology services and provide for colocation with other carriers.

The selected site for the tower is located in an area zoned Z.11 - Industrial. Zone 11, setback from residential zones, and sensitive uses and other area restrictions including wellhead protection sensitivity areas and GRCA regulation limits, ensuring minimal disruption to nearby residential uses and amenity areas. The closest residential zone is located 1832m away, providing a substantial buffer that mitigates potential impacts. Positioned within the industrial area, the site is accessible while unobtrusive to public roadways, and identified as a preferred location within the local protocol.

The tower is set back into the property, away from the road. Its position takes advantage of the existing access routes and industrial area to provide visual mitigation and blend into the surroundings. The tower is pushed back away from Waydom Dr and the 401, as well as being setback from dense trees and valuable green areas for existing visual mitigation, avoiding direct lines of sight from nearly every location on Hwy 118E. The telecom tower is sited in a location where other local infrastructure, including hydro poles and lines, helps it blend in with its surroundings.

Updates to Pre-Consultation:

Following the pre-consultation, requested updates have been made. The access to the proposed tower has been altered to come from Waydom Dr, rather than previously suggested as coming from Arnold Drive. The proposed hydro/fiber line has also been rerouted to ensure no impacts to the septic system, following finding out exactly where the septic tank and bed are located. Grading plan has also been provided which demonstrates no change to grade, other than to provide positive drainage away from the tower, shelters, and hydro pad towards the natural lope of the site. All runoff will drain to existing roadside ditches surrounding parent parcel and will not adversely affect surrounding parcels.

Protocol:

We have confirmed that The Township of North Dumfries does have a locally enacted land use protocol for Wireless Telecommunications Facilities, entitled the Township of North Dumfries *Telecommunication Tower and Telecommunication Antenna Preferred Location Protocol*.

Accordingly, **we are required to comply with procedures described in this local protocol**, which are aligned with **ISED Canada's default protocol CPC-2-0-03 Issue 6 (July 2022) "Radiocommunication and Broadcasting Antenna Systems"** and is adapted to include local concerns in the project justification and siting selection. One of the key concerns of this process is that such installations are deployed in a manner that considers the surroundings in exercising the mandate to deploy necessary infrastructure.

- **We note that the approval of this Site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada ("ISED"). The LUA has no jurisdiction in this matter other than as a commenting body to ISED and the Applicant.**

Other Municipal Considerations:

As telecommunication facilities are regulated under federal policy, provincial legislation such as the *Ontario Building Code* and the *Planning Act* including zoning by-laws, provincial conservation authority and site plan control **do not apply** to these facilities. The tower is exempt from the application of Clause 2.1.2.1(1)(c) which otherwise requires a designated structure to be designed in accordance with Part 4 of the OBC. As a federal undertaking, the tower structure design falls strictly under ISED's jurisdiction and the standards of CSA S37-01, not the OBC.

Public Notification:

In accordance with the Township of North Dumfries *Telecommunication Tower and Telecommunication Antenna Preferred Location Protocol*, under local protocol section 11. Public Consultation, we are to Organize and chair a community information session, as well as present the merits of the communication tower and antenna facility proposal at a formal Public Meeting before the Council of the Township of North Dumfries, Mail Notice of a proposed communication tower and communication antenna site is to be provided to all municipally assessed property owners located within a 120 metre radius of the subject property that is located in a designated settlement area and within a 240 metres radius of the subject property that is located in a designated rural area as well as a radius of the leased area boundaries that is equal to or greater than three (3) times of the proposed communication tower and communication antenna measured from its base, publish newspaper notice of a proposed communication tower and communication antenna site, where the proposed facility is more than 30 metres or more in height, synchronized with the distribution of the public notification package, and a minimum of 30 days before the community information session and the public meeting, and post notice on the subject property in a manner that is clearly visible and legible from a public highway or other place to which the public has access.

Telecommunications Tower Application

Attached you will find the following documents for Telecom Tower Siting Application:

- ☒ **Telecommunications Application**
- ☒ **Site Plan Survey (Updated)**
- ☒ **Site Grading and Stormwater Management Plan (with location of tile bed & septic tank)**

- ☒ **Site Selection & Justification Report**
- ☒ **Pre-consultation comment responses**
- ☒ **Site Overview PowerPoint, with superimposed images**
- ☒ **Public consultation notices for mailing**
- ☒ **Newspaper article template for posting in local newspaper**
- ☒ **Sign board template for posting on landlord site**