



Staff Report

Report Title: Bell Mobility Meso Pole Proposal

Prepared By: Michele Barr, Deputy Chief Building Official

Department: Building and Planning

Date: Jun. 5, 2023

Report Number: BLDG-2023-05-10

File Number: C11 BLDG 23

Attachments: Draft Wireless Telecommunications Lease

Recommendation:

THAT Committee of the Whole receives for information Report Number 2023-05-10 prepared by Michele Barr, Deputy CBO;

AND approves in principle with the Site Layout design, dated July 22, 2022 for a Meso Pole tower located at 344 Lake Range Drive;

AND FURTHER approves in principle with the Draft Wireless Telecommunications Tower Lease as presented.

Background:

Canacre Ltd has made a request to the Township of Huron Kinloss to lease lands and construct a Meso Pole, Bell Mobility tower on Township lands being 344 Lake Range Drive. The proposed site was circulated to Staff, and no concerns were noted. The applicant provided the Township with a draft lease agreement, legal has reviewed the contents and wording. The completed agreement will be brought back to Council for finalization regarding financial or otherwise.

Agreement in principle is required, from Council, for both the site location and wording of the draft agreement in order to proceed with the application to Canadian Radiocommunications Information and Notification Service (CRINS).

Discussion:

On September 12, 2022 Council heard a delegation from Canacre Ltd. on the proposed location of a new Bell Mobility telecommunications installation. The tower will improve network coverage at the lakeshore area. At the time of the presentation

there were several sites being looked at along the lakeshore. During the process staff communicated with Canacre Ltd representatives and the preferred site was noted to be at the Community Centre in Point Clark being 344 Lake Range Drive.

The applicant has prepared a site layout design that indicates access to the compound where the Meso Pole type Tower, being 22m in height, is proposed to be constructed. Details of the compound and the tower are included on the layout. Schedule B of Draft Agreement.

A draft Wireless Telecommunications Lease Agreement is attached to provide information, of the terms and conditions, to Council. The draft lease agreement was sent to legal for review. A majority of the comments and concerns have been addressed there is one outstanding clause that remains outstanding at the time of writing the report (a verbal update will be given). Schedule C of the attached agreement indicates the proposed rent of \$10,000 per year for five years. Also Schedule C indicates the proposed rent for Extended Terms.

Once Council agrees in principle with the draft lease agreement and the selected site the applicant will make a complete submission to CRINS (copy to the Township).

February 2017 the Township entered into an agreement with Canadian Radiocommunications Information and Notification Service (CRINS) to manage the processing of all Radiocommunications applications within the jurisdiction of the Township of Huron Kinloss. Internal Procedure Policy 3.11 outlines the procedure for cell tower applications. The township has access to monitor all applications.

As part of the application there is a consultation process. The process differs pending the classification by CRINS framework criteria "low" "medium" or "high". All of the classifications require a mailout of 120m to neighbours and the consultation period runs for 30 days where members of the public can submit comments and questions.

CRINS works with Industry Canada and is the lead advisor on the siting process.

The lease agreement will be brought back to Council for finalizing financial or otherwise prior to Township sign off of the project.

Financial Impacts:

Application Fee as per Consolidated Rates and Fees By-law. Applicant will be Subject to any financial payments related to final lease agreement as per Schedule C. Applicant will reimburse the Township for legal review and registration up to \$2,000.

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

Respectfully Submitted By:

Michele Barr, Deputy Chief Building Official

Report Approved By:

Mary Rose Walden, Chief Administrative Officer