



Subject: Telecommunications Facility Siting Agreement - Shared Tower Inc

To: Council

From: Office of the Chief Administrative Officer

Report Number: 2024-77

Meeting Date: June 25, 2024

Recommendation:

That Chief Administrative Office Report 2024-77 be received; and

That Council approve the lease agreement attached as Appendix B, being a lease agreement between the City of Port Colborne and Shared Tower Inc. regarding telecommunications equipment being located on a portion 2767 Vimy Ridge Road, as depicted in Appendix A; and

That the Director of Development and Government Relations is directed to bring a by-law for Council to approve the lease agreement, after the successful completion of the public engagement process.

Purpose:

The purpose of this report is to seek Council approval for a lease agreement between the City of Port Colborne and Shared Tower for their telecommunications equipment which would be located on a portion 2767 Vimy Ridge Road (next to the Scout Camp).

Background:

Shared Tower first contacted the City of Port Colborne Economic Development staff in December of 2023 regarding their interest in locating a tower in Port Colborne.

The applicant determined that a desirable location in Port Colborne would be 2767 Vimy Ridge Road, which is the location of the Scout Camp property, as shown in Appendix A. A meeting was held with Shared Tower representatives at the property on January 22, 2024.

Shared Tower was founded in 2021; prior to that, they were known as Shared Network. They are the fastest growing third party telecommunications developer in Canada, working closely with Rogers Communications and over 100 municipalities in Ontario.

The Shared Tower services team has facilitated the development of over 1,500 wireless sites across Canada. They have extensive experience in real estate, engineering, construction, and project management for wireless and wireline networks and have worked with for national, regional, and local carriers.

Shared Tower build traditional macro towers, microcells, and small cells in rural, urban, and suburban markets. They are focused on developing assets in markets where they can add the most value to their customers' networks.

Discussion:

The arrangement with Shared Tower is separate from the telecommunications tower erected by NWIC in 2023 and Rogers Communications in 2016. NWIC's equipment is situated on the Port Colborne Grain Terminal and the Rogers Communication's tower is located within the grain terminal property owned by the City.

Shared Tower has proposed an initial five (5) year lease agreement, with an automatic renewal of up to three (3) additional five (5) year terms, and they will provide the insurance coverage required by the City. The proposed site sits on city land at 2767 Vimy Ridge Road, close to the Scout Camp. The lease area is shown in Appendix A.

A draft lease between the City and Shared Tower has been developed regarding a telecommunications tower being permanently based on this City property. This project will assist in establishing better wireless and connectivity for residents of Port Colborne.

Internal Consultations:

The lease arrangement has been discussed with the Director of Corporate Services, the Manager of Roads and Parks, the Manager of Strategic Initiatives, and the Planning Department.

Comments provided by City staff:

Planning Department – The proponent will need to follow the City Consultation Process for Wireless Communications Facilities.

Public Works (Roads and Parks) – A culvert will need to be installed to City specifications as there will be an access path from the road.

Financial Implications:

The lease with Shared Tower will pay the City \$800 per month (\$9,600 per year). If additional carriers are added to the tower, the monthly rent would increase by \$200 per carrier per month. Future renewals would see an increase of 7.5% for each renewal term.

Public Engagement:

As per City Policy, Shared Tower will be required to follow the City Consultation Process for Wireless Communications Facilities, as excerpted below:

The City of Port Colborne shall hold a public consultation session to solicit public input on any proposed telecommunications facility. Notice for any such public consultation will be provided to property owners at least 30 days prior to the public consultation by regular mail to all property owners within at least 120 metres of the property on which the telecommunication facility is to be established. In addition, the Proponent will also send a notice, with the same circulation radius as the City's notice, which will be consistent with the requirements of Appendix 2 of Industry Canada's document entitled Radiocommunication and Broadcasting Antenna Systems. The City also reserves the right to require a larger circulation radius if, in the opinion of the Director, it is warranted.

Following the public consultation, Council of the City of Port Colborne will authorize Planning staff to provide the Proponent with the City's comments subject to any requirement or stipulations in accordance with the Municipal Freedom of Information and Protection of Privacy Act, including comments from the public. The City's comments will be provided to the Proponent no later than 30 days after Council's decision by regular mail, fax or electronic mail.

Once this lease agreement is approved in principle, Shared Tower and the City will begin the public consultation process described above.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
 - Sustainable and Resilient Infrastructure
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Conclusion:

Shared Tower contacted the City in December of 2023 regarding an interest in establishing a Wireless Communications tower on City property on a portion 2767 Vimy Ridge Road (Scout Camp). To improve wireless and connectivity for Port Colborne residents, staff recommend that Council authorize the Mayor and Acting City Clerk to sign the negotiated lease agreement and any other necessary documentation, pending the completion of the public engagement process.

Appendices:

- a. Shared Tower Inc. – location
- b. Shared Tower Inc. lease agreement

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.