



Subject: Recommendation Report for a Proposed Communication Tower at 650 Lorraine Road, File D27-11

To: Council

From: Planning and Development Department

Report Number: 2022-24

Meeting Date: February 8, 2022

Recommendation:

That Planning and Development Department Report 2022-24 be received;

That Council resolves that it has no adverse comments to the proposed communication tower at 650 Lorraine Road; and

That Innovation, Science and Economic Development Canada and Canacre Ltd. be notified of Council's decision.

Purpose:

Under the direction of the Director of Planning and Development, the purpose of this report is to provide Council with a recommendation regarding a proposed communications tower at 650 Lorraine Road.

Background:

Xplornet Communications Inc. is proposing to construct a new 45-metre self-support telecommunication tower on the property at 650 Lorraine Road. The proposed tower will be a lattice-style tower which will support equipment upgrades and provide expanded wireless internet capabilities for residents in the vicinity (Appendix A).

A formal application from Xplornet Communications Inc. through its agent, Canacre Ltd., was received on November 18, 2021.

Notices for the Public Consultation Period were circulated by staff by December 16, 2021 via the Niagara This Week newspaper and regular mail to property owners within 120m of the subject property (Appendix B).

The consultation period was held for a period of 30 days, ending on January 15, 2022. No comments or questions were received by any members of the public by either Canacre Ltd. or Planning staff.

Discussion:

In October 2008, Council adopted a “Consultation Process for Wireless Telecommunication Facilities” (Appendix C). The Policy includes requirements for consultation with the City for comments; however, no formal approval is required from the City.

Although Innovation, Science and Economic Development Canada (ISED) is the approval authority for telecommunication towers, the City’s Policy requires that the municipality is to be consulted by proponents with the aim of:

- Discussing site options;
- Ensuring the local processes related to antenna systems are respected;
- Addressing reasonable and relevant concerns from both the land use authority and the community they represent; and
- Obtaining land use authority concurrence in writing.

A Public Information Session was held from 5-7 p.m. on January 10, 2022. The proponent and staff were both available for questions and comments at this time. No members of the public attended the information session.

Internal Consultations:

No comments were received from any internal departments.

Financial Implications:

There are no financial implications.

Public Engagement:

As mentioned above, Notices were circulated via the newspaper and regular mail. No comments were received from any member of the public.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - City-Wide Investments in Infrastructure and Recreational/Cultural Spaces
 - People: Supporting and Investing in Human Capital
 - Governance: Communications, Engagement, and Decision-Making
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Conclusion:

Based on the information provided within this report, Planning staff are satisfied that the City's Policy (Consultation Process for Wireless Telecommunication Facilities) and its objectives have been followed. Therefore, staff recommend that no adverse comments be provided to ISED Canada.

Appendices:

- a. Description of Proposal, Site Plan and Renderings
- b. Notices of Public Consultation Period
- c. Port Colborne Telecommunication Policy

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.