



MUNICIPALITY OF THAMES CENTRE

REPORT NO. CS-003-24

TO: Mayor and Members of Council
FROM: Director of Community Services and Facilities
MEETING DATE: March 11, 2024
SUBJECT: Rogers Communications – 5G Tower

RECOMMENDATION:

THAT Report No. CS-003-24 be **RECEIVED** for information.

PURPOSE:

The purpose of this report is to provide Council with information regarding the 5G cellular tower that Rogers Communications Inc. (Rogers) is preparing to install at Dorchester Community Park in Spring 2024.

BACKGROUND:

In 2018, Rogers began to explore the opportunity to erect a cellular tower at Dorchester Community Park, including the development of a Site Plan (refer to first attachment).

In January 2020, a “Notice of Completion” was signed for this project by the Municipality and CRINS (Canadian Radiocommunications Information and Notification Service), as seen on the second page of the second attachment to this report. This Notice means that Rogers has completed their obligations for public consultation as outlined in the Federal requirements and as prescribed in the Protocol adopted by our Municipality. Pages 3 through 17 of the second attachment is the “Land Use Authority Recommendation Report” from CRINS in March 2020, signed by the Municipality in April 2020. This report details the review process for an application submitted through CRINS for the construction of an antenna system, as well as defining the Land Use Authority’s expectations relating to the location and design of the antenna system.

Nothing else developed with this project until February 2022, when the Municipality entered into an agreement with Rogers, renting them a small piece of land, sized 10m x 15m (32’ x 50’), located near the Parks & Facilities garage (refer to third attachment). This is the parcel of land that was identified in 2018 and approved in 2020. Terms of this lease include:

- 5-year term, beginning February 1, 2022
- Extension of the initial term of this agreement is granted to Rogers for 3 additional 5-year extension periods unless Rogers provides Thames Centre written notice of its intention not to extend. Rent shall be increased by 10% with each 5-year extension.
- Utilities for the operation will be the sole responsibility of Rogers, including installation of a separate hydro meter.

COMMENTS:

On January 30, 2024, Rogers reached out to discuss the project implementation. Updates from this meeting included:

- Rogers is currently receiving bids from contractors to install this tower.
- The tower will be 25 meters (82') tall and is already being manufactured.
- This tower is approved/cleared with London International Airport, NAVCAN and Transport Canada.
- The area that Rogers is renting for the tower (refer to third attachment) is currently covered with 16 trees. These trees will need to be removed, however Rogers has agreed to replace each on with a native tree (of our choosing) at alternate locations within Dorchester Community Park. These trees will be removed by their contractor before March 30, 2024, before the general nesting period begins. Staff will coordinate the planting of replacement trees at a more appropriate time of the year.
- Rogers is hoping to complete this project by June of this year. Foundation work should begin in April. They will work to get fiber and hydro fed from the road to their area before May (in advance of the start of baseball season).
- There will be a 6' chain link fence with 3 strands of barbed-wire across the top, with the fenced-in area taking up about 8m x 10m of their 10m x 15m space.
- This project is federally regulated and therefore requires no municipal permits.
- Rogers has provided the required Certificate of Insurance, with Thames Centre named as an additional insured.

Rogers has advised that co-locates are regular for towers (the practice of one cellular service provider allowing other cellular providers on their tower) with none set-up at this point for this tower, however this could change in the future.

FINANCIAL IMPLICATIONS:

The agreement specifies that Rogers will begin paying rent, in the amount of \$1,500 + HST, on the first day of the month following the beginning of construction.

STRATEGIC PLAN LINK

Pillar: *Economic Development*

Goal: *Retain and attract businesses into the community to enhance availability of local amenities and accessibility by active transportation*

CONSULTATION:

Marc Bancroft, Director of Planning & Development Services

REFERENCES:

None.

ATTACHMENTS:

Site Plan

Notice of Completion and Land Use Authority Recommendation Report

Rogers Tower Location

Prepared by: S. MacDonald, Director of Community Services & Facilities

Reviewed by: D. Barrick, Chief Administrative Officer