



July 8, 2025

City Council Committee Report

TO: Mayor & Council

FR: Janis Pochailo, Director Planning and Building

RE: Telecommunications Site Agreement, Tbaytel

Recommendation:

That Council hereby authorizes the Mayor and Clerk to enter into a five (5) year lease agreement between the Corporation of the City of Kenora and Tbaytel for the use of municipal property located on Valley Drive; and further

That three readings be given to a by-law for this purpose.

Background:

In 2008, The Corporation of the City of Kenora entered a ten-year lease agreement with Tbaytel for real property located adjacent to the 'Valley Drive Water Tower', identified as PIN: 421730015, legally described as Part of Location 16V Jaffrey Part 1-4 23R-5391, excepting Part 2 on Plan 23R-9498; Kenora.

Under By-law 58-2019, the City agreed to extend the lease agreement in accordance with the terms of the agreement for one additional period of five (5) years, ending December 31, 2024.

Upon expiration, and prior to entering into a new agreement, Administration required a survey of the telecommunications site to clearly define and delineate the leased lands comprised of approximately 525 square feet, as to not encumber municipally owned lands. Tbaytel surveyed its infrastructure, which has been registered as parts 1, 2,3 and 4 on 23R-15185.

The Agreement is for five (5) years, for lands comprised of approximately 525 square feet. Rent shall be paid annually in the amount of \$10,465,38 plus HST and adjusted annually in accordance with the Consumer Price Index, Thunder Bay.

The adjacent city owned lands are designated ES-Established Area in the City of Kenora Official Plan, and zoned RU-Rural in the City of Kenora Zoning By-law. The land is greenfield and used by residents as a recreational trail network, connecting Ninth Street North and Beaver Brae Secondary School to Valley Drive. The lands are considered a long-term prospect within the scope of disposition as identified within the 2020 City of Kenora Vacant Land and Growth Analysis.

Risk Analysis: There is a low governance risk to entering into a new agreement with Tbaytel for the continued use of municipal lands providing telecommunication service to the

community. Surveying of the communication infrastructure clearly defines leased lands, supporting the long-term disposition prospect.

Communication Plan/Notice By-law Requirements: By-law

Strategic Plan:

Goal 1.1- Position Kenora for growth through proactive infrastructure planning

Goal 2.1- Promote new investment and development of City-owned and private lands in Kenora