



## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** APRIL 27, 2015 - PUBLIC HEARING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** TELECOMMUNICATION TOWER APPLICATION NO. 000001  
 (CYPRESS LAND SERVICES / TELUS / 20289 - 102 AVENUE)

**REPORT:** 15-47  
**FILE:** 09-02-0104

### PROPOSAL:

Application by Cypress Land Services to construct a 40 m (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue.

### RECOMMENDATION SUMMARY:

That Council consider Cypress Land Service's application, and advise Industry Canada (the Federal agency responsible for telecommunication towers) whether Council objects or not, to the proposed 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue.

### RATIONALE:

Although Cypress Land Services has complied with Council's Telecommunication Tower Master Plan Policy, the application and Council's recommendation must also be submitted to Industry Canada which has jurisdiction over telecommunication tower location and construction.



**RECOMMENDATIONS:**

**That** Council authorize staff to forward this report, the minutes of the telecommunication tower hearing and any accompanying correspondence from area residents, to Industry Canada for information;

**That** Council consider Cypress Land Services application to Industry Canada regarding a proposed 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue and adopt one of the following resolutions:

***“That** Council advise Industry Canada that it objects to Cypress Land Services Ltd. application to construct a 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue.”*

OR

***“That** Council advise Industry Canada that it does not object to Cypress Land Services Ltd. application to construct a 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue.”*

**EXECUTIVE SUMMARY:**

Cypress Land Services Ltd. has requested Council concurrence (to Industry Canada) regarding a proposed 40 metre (131 ft.) high telecommunication tower and an accessory compound at 20289 - 102 Avenue. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Master Plan Policy, which sets out the need for a public consultation process.

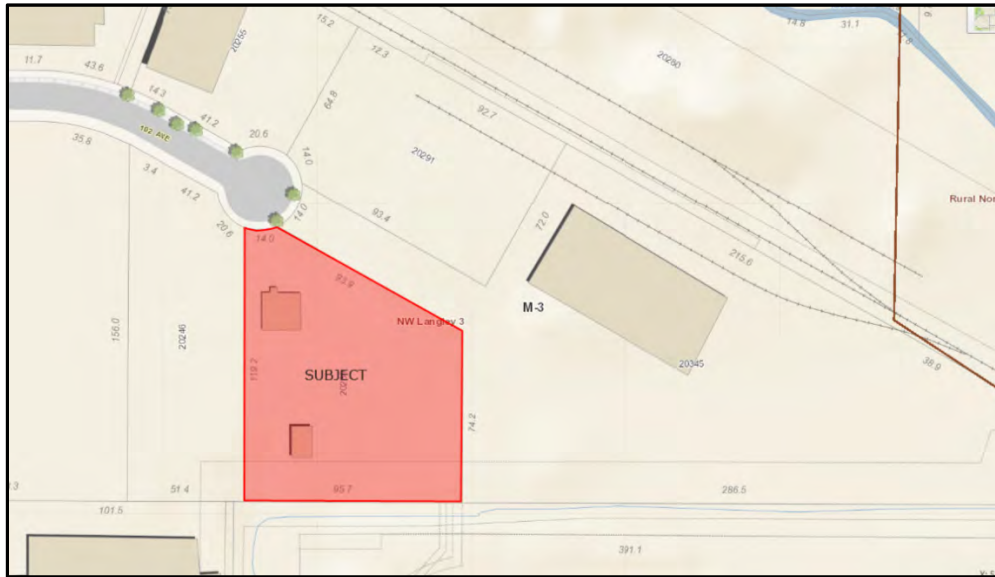
This application is being processed in accordance with the Township's Telecommunication Tower Master Plan Policy revised by Council on September 9, 2013, which, amongst other revisions, added a requirement for applications to undergo a petition process, prior to being considered by Council.

Staff note that the application was submitted prior to Council's December 8, 2014 amendment with respect to telecommunication towers taking the form of an appropriate type of tree native to the west coast. Accordingly, the application is being forwarded on the basis of the Policy in effect at that time. As required under Section 3.4 of the Township's Telecommunication Tower Master Plan Policy, staff advise that the Level of Public Support threshold of 80% has not been achieved.

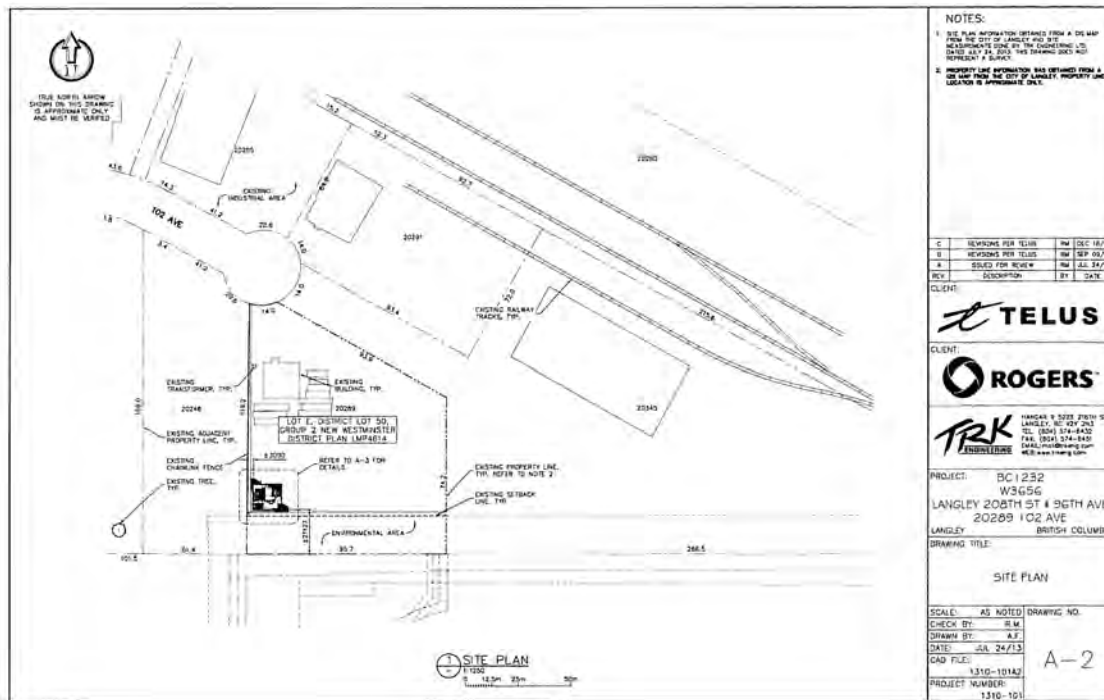
**PURPOSE:**

This report is to provide information concerning a proposed telecommunication tower at 20289 - 102 Avenue.





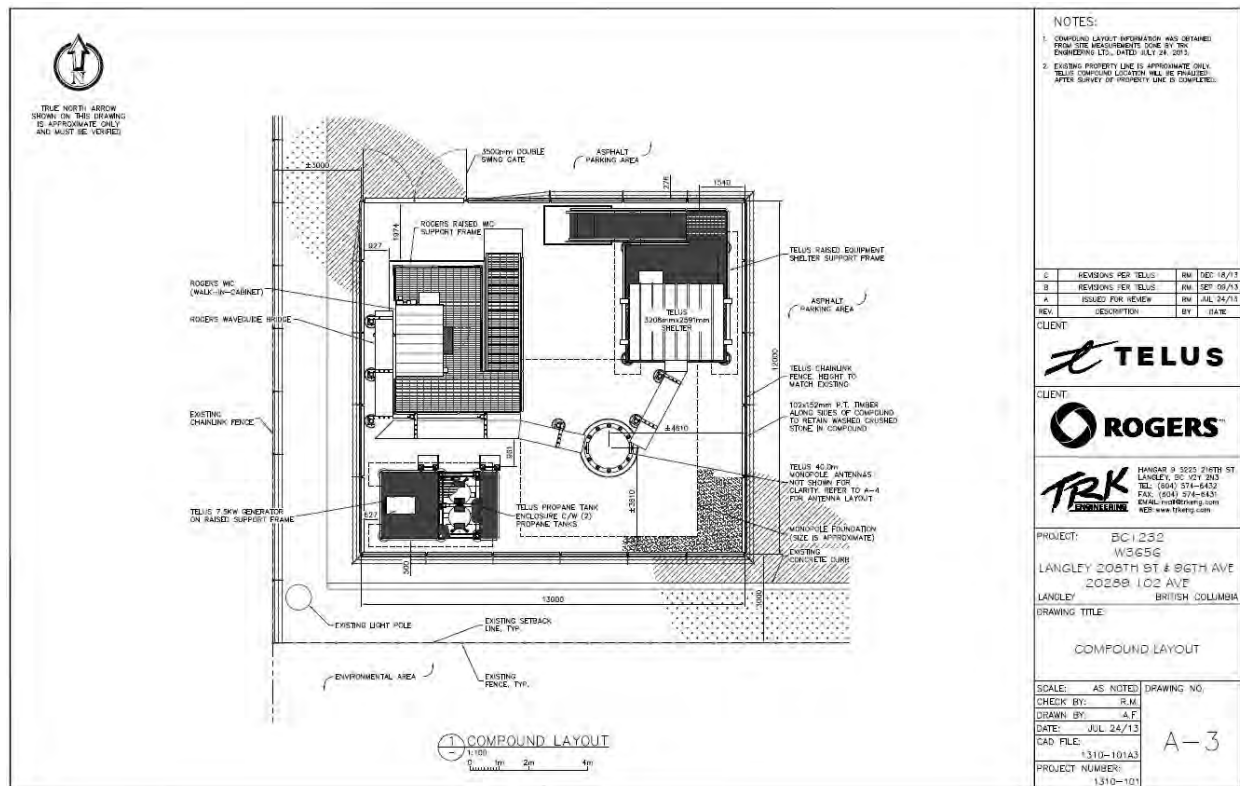
### ZONING BYLAW NO. 2500



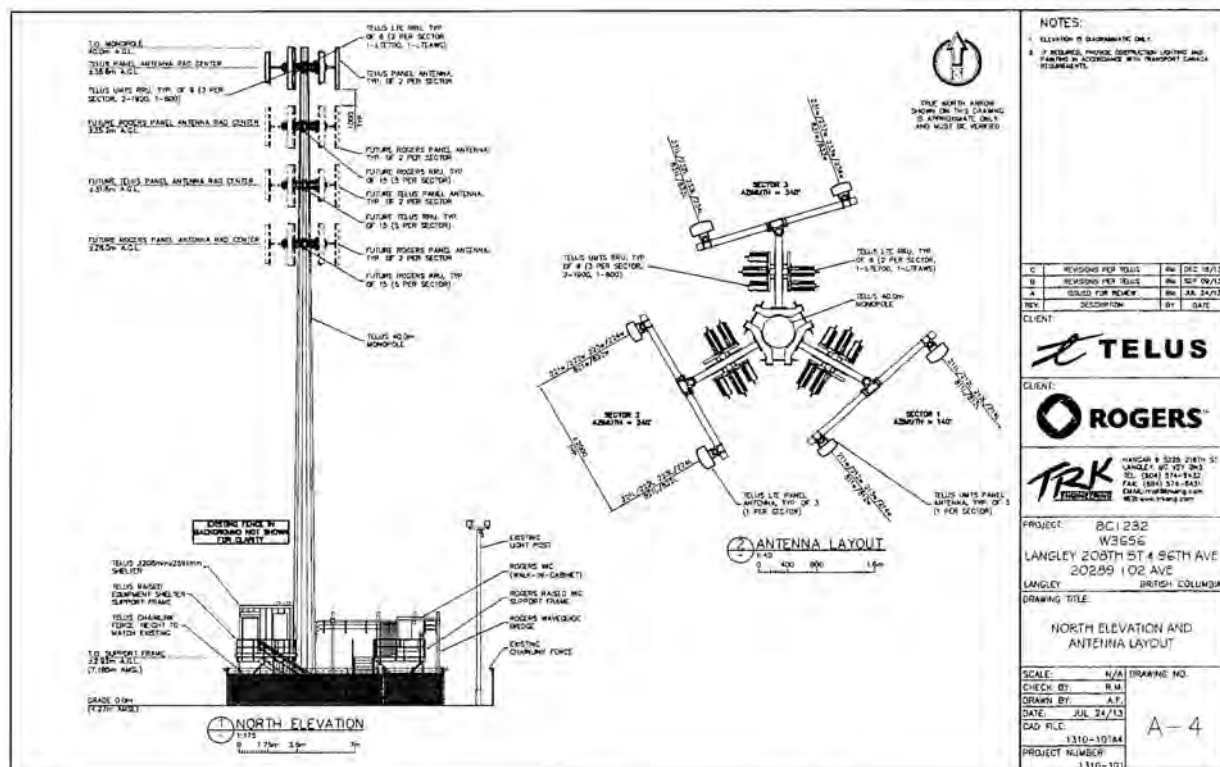
**Site Plan – SUBMITTED BY APPLICANT**



TELECOMMUNICATION TOWER APPLICATION NO. 000001  
(CYPRESS LAND SERVICES LTD. / TELUS / 20289 – 102 AVENUE)  
Page 5 . . .



## Compound Layout – SUBMITTED BY APPLICANT



## Tower Elevations / Antennas – SUBMITTED BY APPLICANT

**REFERENCE:**

<b>Owner:</b>	20289 102 Avenue Ltd. 4649 Hastings Street Vancouver, BC V5C 2K6
<b>Applicant / Agent:</b>	Cypress Land Services Ltd. #120 736 Granville Street Vancouver, BC V6Z 1G3
<b>Legal Description:</b>	Lot F District Lot 50 Group 2 New Westminster District Plan LMP46141
<b>Location:</b>	20289 - 102 Avenue
<b>Compound Area:</b>	156 m <sup>2</sup> (1,679 ft <sup>2</sup> )
<b>Zoning:</b>	Heavy Industrial Zone M-3
<b>Official Community Plan:</b>	Floodplain

**BACKGROUND/HISTORY:**

This application is being processed in accordance with the Township's Telecommunication Tower Master Plan Policy revised by Council on September 9, 2013, which, amongst other revisions, added a requirement for applications to undergo a petition process, prior to being considered by Council.

Although Council has adopted a Telecommunication Tower Master Plan Policy, final jurisdiction over the location of telecommunication antenna structures rests with the federal government (Industry Canada). Freestanding telecommunication installations are permitted in all zones of the Township. However, proposed installations not exempted from Industry Canada's requirements for consultation (i.e. installations 15 metres (49 feet) or more in height) are subject to the Township's public consultation process. Following this consultation, Council's recommendation with respect to the proposed tower is forwarded to Industry Canada for their consideration.

**DISCUSSION/ANALYSIS:**

Cypress Land Services Ltd. on behalf of Telus has proposed to install a 40 metre (131 ft.) high telecommunication tower at 20289 - 102 Avenue utilizing a monopole design. The applicant has delivered co-location offers to the various wireless carriers. Rogers has agreed to co-locate on the proposed tower at this time. The applicant has provided a letter (Attachment B) summarizing the application, with co-location offers and supporting information attached.

A 156 m<sup>2</sup> (1,679 ft<sup>2</sup>) chain-link fenced (2.0 metres in height) compound (to accommodate equipment cabinets associated with the tower) is proposed at the base of the tower. The tower and compound are proposed to be located at the southwest end of the site away from the street in order to maximize the screening of the tower. As required by the Policy and indicated by the applicant, the tower is proposed to be painted grey. Transport Canada regulations with regards to lighting on top of the tower (if required) will be addressed further upon approval.

The subject property is designated Floodplain in the Township's Official Community Plan and is zoned Heavy Industrial Zone M-3. The property is currently used in conjunction with the adjacent site to the east for industrial purposes and currently occupied by Trailer Wizards. All access to the site is from 102 Avenue. There are no watercourses located on the property. A red coded watercourse is located south of the subject property.

#### **Adjacent Uses:**

North: 102 Avenue beyond which is Clover Towing zoned Heavy Industrial Zone M-3;  
 South: An industrial property zoned (Costco Wholesale warehouse) Heavy Industrial Zone M-3;  
 East: An industrial property also occupied by Trailer Wizard, zoned Heavy Industrial Zone M-3; and  
 West: An industrial property occupied by FGI Truck and Trailer Equipment Sales, zoned Heavy Industrial Zone M-3.

#### **Telecommunication Tower Policy:**

Council adopted a revised Telecommunication Tower Policy (Attachment A) on September 9, 2013. The policy outlines the manner in which telecommunication tower applications are processed for Council's consideration.

On December 8, 2014 Council directed staff to amend the policy "...to permit only those telecommunication towers which take the form of an appropriate type of tree native to the West Coast." This language has been added into the telecommunication tower policy. Staff note that this application was submitted July 25, 2014 prior to the amendment to the policy and accordingly is being forwarded on the basis of the policy in effect at time of application.

#### **Co-location:**

The Telecommunication Tower Master Plan Policy encourages the co-location of telecommunication antennas on existing structures. Where co-location is not feasible, the applicant is required to identify all telecommunication tower structures within a 500 metre radius of the proposed location and provide a written explanation as to why co-location on these existing structures is not a viable alternative.

The applicant has indicated in their rationale that there are no existing structures in the area that meet the needs of the Telus equipment (Attachment B).

#### **Industry Preconsultation:**

Where co-location on existing structures is not feasible, the applicant is encouraged to make arrangements with other carriers for co-location on the new tower. The applicant has delivered co-location offers (Attachment B) to the major wireless carriers, Rogers has indicated an interest in co-locating on the proposed tower as indicated in the applicant's rationale (Attachment B).

#### **Community Consultation:**

Pursuant to the Telecommunication Tower Master Plan Policy, the applicant is responsible for hosting a public information meeting and mailing notifications to owners / occupants of properties located within 500 metres of the proposed tower. A notification of the public information meeting is also required to be placed in a local newspaper. The mailing information for owners / occupants was identified within the 500 metre notification area and was provided to Cypress Land Services by Township staff. A copy of the applicant's public information meeting mail-out notice and the newspaper advertisement is attached to this report (Attachment C).

The applicant hosted the public information meeting on October 14, 2014 at the Sandman Hotel. One (1) individual attended the public information meeting. The applicant has provided a summary of the public information meeting, and a copy of the sign-in sheet and comment forms received at the public information meeting (Attachment D).

In accordance with the Telecommunication Tower Master Plan Policy, staff has notified property owners / occupants within a 500 metre radius of the proposed tower of the Council meeting at which the proposed telecommunication tower will be considered.

#### **Petition Process:**

Consistent with the Township's Telecommunication Tower Master Plan Policy (Attachment A), following the developer consultation process the Township, at the applicant's expense, mailed a letter of petition to the owners of properties within 500 metres of the proposed tower to determine the level of support for the application. The owners of the property were deemed to support the application when they returned to the Township the petition form, indicating support for the application. Letters that were not returned to the Township were deemed as being opposed to the application. The following table summarizes the results of the petition:

<b>Number of Notices sent</b>	152
<b>Number Returned in favour</b>	11
<b>Number Returned opposed</b>	0
<b>Number not returned *</b> <b>(*Not returned also counted as opposition per policy)</b>	141
<b>Level of Public Support **</b> <b>(** # of notices / opposed and not returned)</b>	7.2%

As required under Section 3.4 of the Township's Telecommunication Tower Master Plan Policy, staff advise that the Level of Public Support threshold of 80% has not been achieved.

#### **POLICY CONSIDERATIONS:**

Jurisdiction with respect to the licensing of telecommunication towers rests with the Federal Government (Industry Canada). Council provides Industry Canada with a recommendation where telecommunication towers are proposed to exceed 15 metres (49 feet) in height. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Policy, which sets out the need for a public consultation process. The proponent has complied with the consultation requirements of this policy. Council's decision will be forwarded (along with accompanying information) to Industry Canada for its decision.

Respectfully submitted,

Colin Moore  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

CM/cm

ATTACHMENT A	Telecommunication Tower Policy
ATTACHMENT B	Applicant's application summary and co-location offers to other carriers
ATTACHMENT C	Applicant's public information meeting notification and newspaper advertisement
ATTACHMENT D	Applicant's October 14, 2014 public information meeting summary and comment forms / sign-in sheet



Township of  
Langley



Est. 1873

## POLICY MANUAL

**Subject: Telecommunication Tower Master  
Plan Policy**

<b>Policy No:</b>	<b>07-331</b>
<b>Approved by Council:</b>	Jan. 7/91
<b>Revised by Council:</b>	Apr. 26/99
<b>Revised by Council:</b>	June 11/01
<b>Revised by Council:</b>	Feb. 19/07
<b>Revised by Council:</b>	Sept. 9/13

### 1. Purpose

To set out the means by which public utility tower applications are managed for Council's consideration.

### 2. Background

The jurisdiction for the location of telecommunication antenna structures is with the Federal Government. Specifically, Industry Canada recognizes the importance of considering the potential impact of antennas and their supporting structures on their surroundings. As such, Industry Canada has instituted procedures for users of the radio frequency spectrum that gives consideration to the following three areas:

- i) The environment.
- ii) Health Canada's *limits of Exposure to Radio frequency Field at Frequencies from 10kHz to 300 GHz, safety code 6*.
- iii) Land use consultation.

In this regard, a number of concepts with respect to regulatory reform in the Township of Langley have been considered. These reforms are suggested as a result of extensive research on Canadian examples of zoning and siting regulations as well as research into the American zoning ordinances for similar practices. The following considerations are proposed.

### 3. Policy

- A. Freestanding telecommunication installations are permitted in all zones.
- B. Co-location shall be encouraged for new tower installations. Applicants for free standing structures will be required to identify any other such structure within a radius of 500 metres of the proposed location, and provide an explanation as to why co-utilization of the existing structure is not a viable alternative to a new structure.

- C. All transmission towers are to be painted gray except as required otherwise by Transport Canada. Telecommunication towers should also take the form of an appropriate type of tree native to the West Coast.
- D. Telecommunication installations that are not excluded by Industry Canada from the requirement to consult with the Township of Langley and the public, shall be the subject of a consultation process in accordance with the following guidelines.

### 3.1 PRECONSULTATION

- The Carrier will contact, in writing, the other Wireless Carriers, indicating their need, location and the potential siting area, and request information regarding other Carriers' interest in locating in the same area. The other Carriers will respond in writing to a request for interest within fourteen days.
- If the contacted Carrier(s) confirms a desire to co-locate in the area, a meeting will be scheduled between the carriers within fourteen days, to exchange further information and determine if co-utilization is possible.

### 3.2 CONSULTATION PROCESS (to be followed for both new single user tower locations and co-location tower locations, which necessitate community consultation).

- Carriers submit an application to the Township of Langley's Community Development Division which shall include the following items:
  - A completed application form
  - A title search
  - The application fee
  - Tower design plans
  - A letter of intent (including the identification of any other structures within a 500 m radius of the proposed location and an explanation as to why co-utilization of the existing structure is not a viable alternative)
  - Copies of the returned co-location offer letters (or copies of the original co-location offer letters if no response was received)
- Carriers will meet with Community Association Executives of the selected community (where such associations exist) or other community representatives as suggested by the Community Development Division to discuss the proposed installation.
- Carriers will be responsible for holding a community consultation meeting to provide the public with an opportunity to review and provide comments on the proposal. The carrier shall discuss the scheduling and location of the community consultation meeting with Community Development Division staff before notifying the public.
- Carriers will notify and invite Community Association Executive members (if one exists), Community Development Division staff, and property owners and residents within a 500 metre radius of the proposed tower location to the community consultation meeting. The notification shall be delivered at least 14 days before the meeting. A notice shall also be placed in the local newspaper not less than 3 and not more than 14 days before the meeting.
- The Community Development Division will inform Mayor and Council about the community consultation meeting.
- The Carrier(s) are responsible for the meetings, including the presentation of common content elements. The Carrier(s) should comply with general procedures set out by the Township of Langley with respect to public information meetings.
- The public shall be provided 21 days after the community consultation meeting to submit comments to the Carrier.

- At the conclusion of the public consultation process (21 days after the community consultation meeting), the Carrier(s) will provide the following to the Community Development Division:
  - A list of people who attended the community consultation meeting.
  - An accurate record of the community consultation meeting.
  - A copy of any comments / correspondence provided by the public up to the conclusion of the public consultation process.
  - An explanation of how issues were resolved.
  - An explanation of how remaining issues either will be resolved, or of the efforts made and reasons why they cannot be resolved.

### 3.3 PETITION PROCESS

- Following completion of the Consultation Process outlined in Section 3.2 of this policy, the Township will, at the applicant's expense, mail a letter of petition to the owners of the properties described in Section 3.2 of this policy to determine if they support the application.
- The owners of a property will be deemed to support the application when they return to the Township the petition form, signed by all of the registered owners of the property, indicating support of the application. Residents will be given 21 days from the date of the petition to complete and return it to the Township.
- Not earlier than four (4) weeks after the date of the Township's petition under Section 3.3 of this policy, the Township will determine the level of support for the application by dividing the total number of statements of support submitted to the Township, with only one per property, by the total number of separate properties described in Section 3.2 of this policy and converting that number to a percentage amount (Level of Public Support).

### 3.4 COUNCIL CONSIDERATION OF APPLICATION

Following completion of the Petition Process outlined in Section 3.3 of this policy, staff will forward a report to Council outlining the details of the application and the results of the Petition Process. As part of that staff report, staff will advise if an 80% threshold resulting from the petition process, has been achieved. The Township will mail or otherwise deliver notice to property owners (within the notification area outlined in Section 3.2 of this Policy) at least 10 days before Council's consideration of the application and will provide an opportunity for public input at the Council meeting at which the staff report is considered. After considering the staff report, the Level of Public Support, and any written submissions from the applicant and the public, Council may pass a resolution indicating its objection or non-objection to the application. The Township of Langley will then provide the carrier(s) and Industry Canada with a letter within 10 days of the Council meeting indicating Council's resolution.



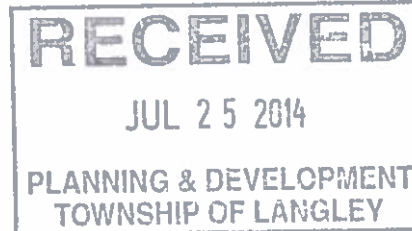
Cypress Land Services  
Suite 120 – 736 Granville Street  
Vancouver, BC V6Z 1G3

Telephone: 604.620.0877  
Facsimile: 604.620.0876  
Website : [www.cypresslandservices.com](http://www.cypresslandservices.com)

**C.1**  
**ATTACHMENT B**

July 25, 2014

Colin Moore, Planner  
Township of Langley  
20338 - 65 Avenue  
Langley, BC V2Y 3J1



Via Hand Delivery

Dear Mr. Moore:

**Subject:** TM Mobile Inc. ("TELUS") Telecommunications Facility Proposal  
Information Package (Letter of Intent)  
**Address or Legal:** 20289 – 102 Avenue, Langley, BC  
**PID:** 024-788-902  
**Coordinates:** 49° 11' 10.04" N, 122° 39' 34.94" W  
**TELUS Site:** BC1232 - Langley 208th St. & 96th Ave.

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#### Overview

Cypress Land Services, in our capacity as agent to TELUS Communications, is submitting this information package ("Information Package") to initiate the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the Township of Langley to identify a suitable site for a 40m tower in order to provide dependable wireless data and voice communication services. This Information Package is intended to formalize the consultation process.

#### Proposed Site

The proposed site location is identified as 20289 -102 Avenue (PID: 024-788-902) and located near Golden Ears Way and 102 Avenue in an industrial business park (**Schedule A: Tower Site Location**). TELUS is proposing to install a 40m monopole tower in the southwest corner of the property.

The property is privately owned and operates as a commercial vehicle storage and repair business with an office trailer on site. The subject site is an Industrial-zoned (M-3) property with industrial land uses situated to both the north and west of the site. Rural residential properties are located to the east and rural single family is located to the south. There is existing access to the site from 102 Avenue which will be utilized for access to and construction of the proposed cell tower.

## Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed communications tower.

The proposed site is a result of many considerations. Existing structures, including towers and rooftops, were initially reviewed during the site selection process. A map of all the existing towers within a 5km radius of the site has been plotted and prepared (attached as **Schedule B: Existing Structures**) along with a table which identifies why each structure is not available or suitable for use. After careful examination, it has been determined that there are no viable existing structures in the area that would be suitable, or available, for the operations of TELUS' network equipment.

TELUS has been able to negotiate an agreement with the property owner. The land agreement will be finalized when all appropriate approvals have been granted. TELUS' radio frequency engineering has identified that the proposed 40m tower will provide service coverage which extends into the Township of Langley.

The proposed location is considered to be appropriate and reflective of the objectives outlined in the Township of Langley's Telecommunication Tower Master Policy. The site is located in an industrial area and, largely, removed from residential uses. The tower will be minimally visible from the rural residential properties that are located to the east and a rural single family dwelling located to the south.

Rogers has expressed interest in co-locating on the tower and there antennas are included in this package. Mobilicity and WIND declined interest.

## Tower Proposal Details

TELUS is proposing to install a 40m monopole tower, located on privately owned at PID: 024-788-902, in order to improve and extend wireless and telecommunications services.

TELUS has completed preliminary design plans (**Schedule C: Preliminary Plans**) as well as a photo-simulation (**Schedule D: Photo-simulation**). These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking. The photo-simulation is for conceptual purposes only.

TELUS encourages comments from the Township of Langley regarding the proposed location and design of the tower.

Applications to both NavCanada and Transport Canada have been submitted. Comments from both are pending.



### **Consultation Process with the Township of Langley**

The Township of Langley has a "Telecommunications Tower Master Plan Policy" which outlines a detailed process under which tower applications are managed. This policy clearly outlines a defined review and consultation process.

As co-location is encouraged for new tower installations, TELUS has requested that other carriers respond to a written request for co-location. Rogers has expressed interest in co-locating on the tower; Mobilicity and WIND have declined interest. Copies of returned co-location letters will accompany the development application.

TELUS will meet with the local Community Association Executives, if one exists, as one of the initial steps in the consultation process, subsequent to the application submission.

TELUS will be responsible for holding a community consultation meeting, which will include notification to residents within 500m of the tower, the local community association, staff, and Mayor and Council. A map of the Notification Area (**Schedule E: Notification Area**) has been attached which outlines the properties that will be included in the 500m radius notification area. We approximate that approximately 145 properties will be notified as a result of the proposed facility. Subsequent to the public information meeting, TELUS will provide a summary of the meeting to the Township.

Subsequent to the meeting, the Township of Langley shall mail a letter of petition to all properties located within a 500m radius to determine if they are in support of the of the proposed tower. Staff will then prepare a report to Council along with a request for decision regarding concurrence.

### **Health and Safety**

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

### **Concurrence Requirements**

In order to complete the consultation process, TELUS will be requesting concurrence from the Township of Langley in a form acceptable to both the Township and to Industry Canada. We understand that, subsequent to the Council decision, the Township of Langley would be providing a letter of resolution.

**Conclusion**

Please consider this information package as the official commencement of Township of Langley's Telecommunication Tower Master Plan Policy. TELUS is committed to working with the Township of Langley and the community in determining an appropriate location and design for a telecommunications tower that will improve wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at [ingrid@cypresslandservices.com](mailto:ingrid@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

Sincerely,  
**CYPRESS LAND SERVICES**  
Agents for TELUS Communications Inc.

Ingrid Matthews  
Municipal Affairs

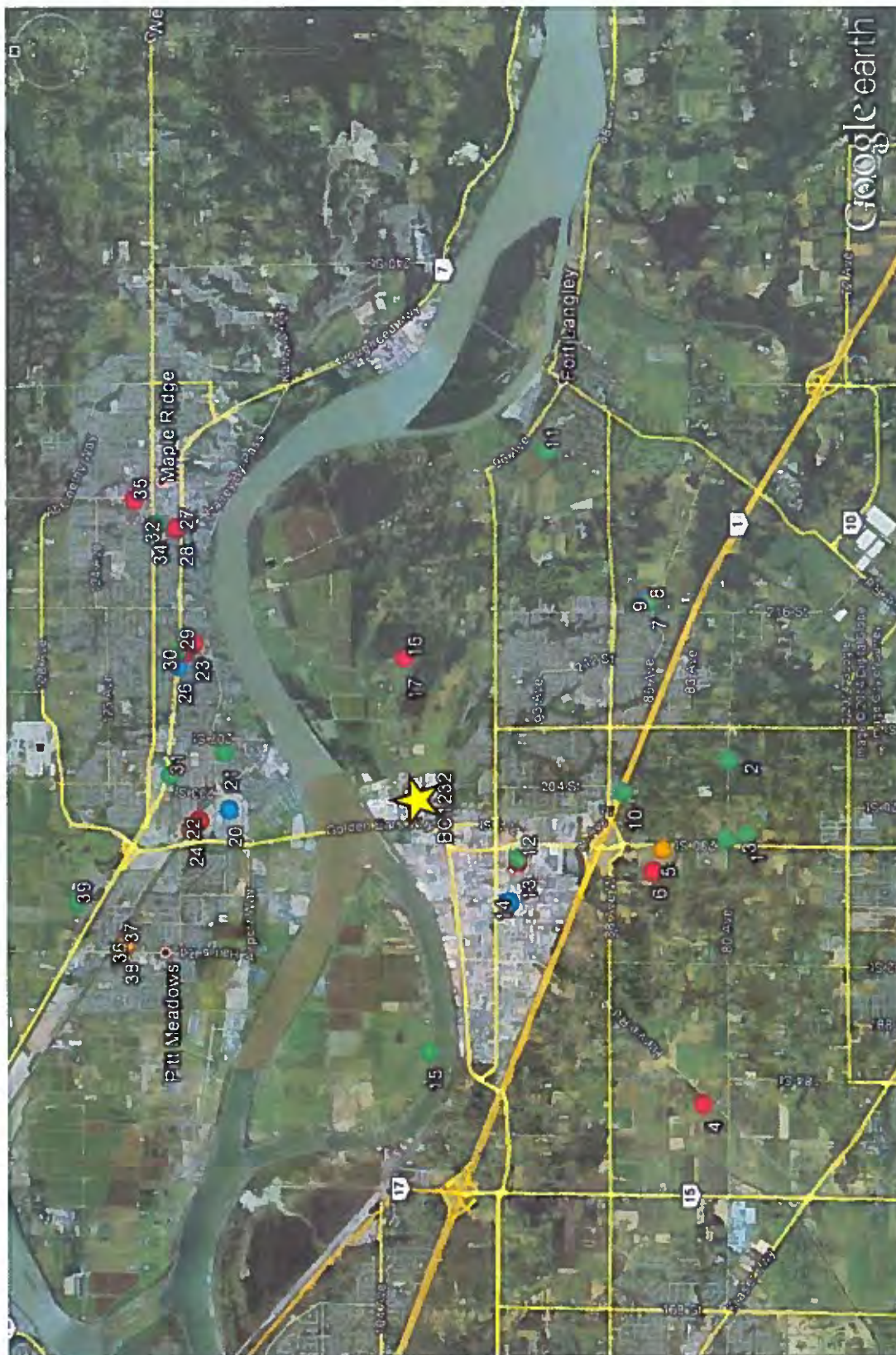
cc: Debra Pankratz, Sr. Real Estate & Government Affairs, TELUS

**SCHEDULE A  
TOWER SITE LOCATION**












































**SCHEDULE B  
EXISTING STRUCTURES - MAP**



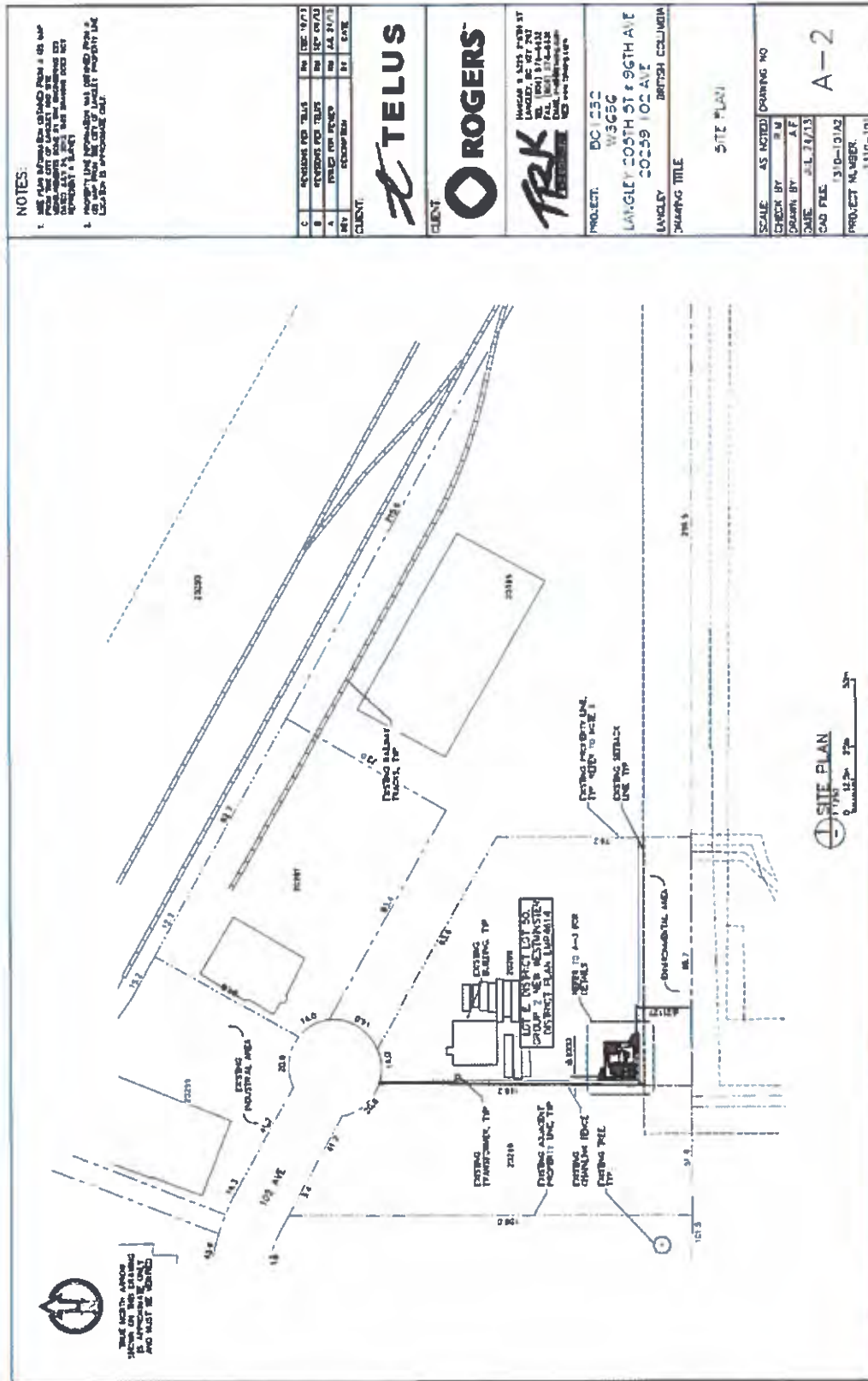
TELUS Site: BC1232

**SCHEDULE B  
EXISTING STRUCTURES - LEGEND**

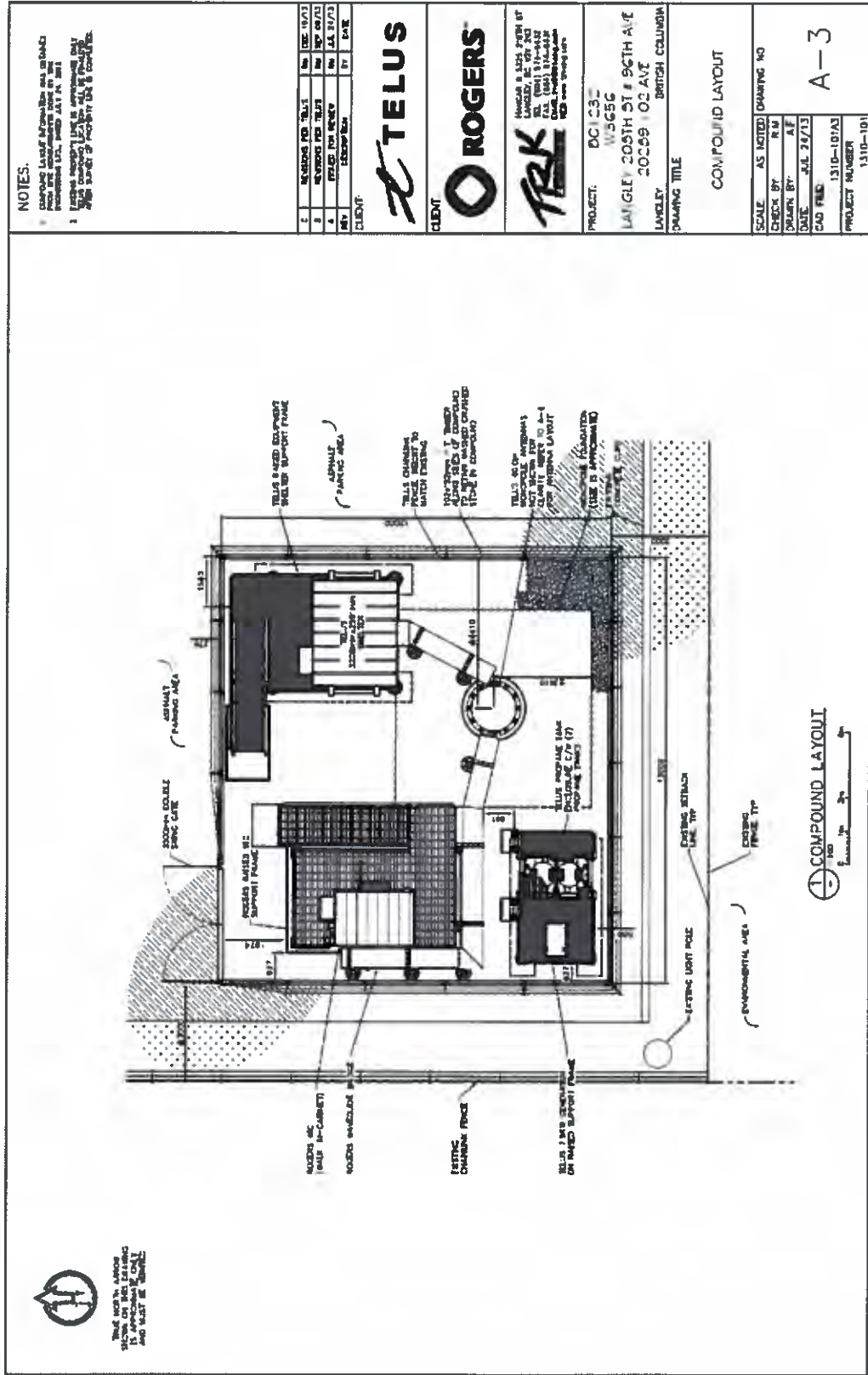
Label	Latitude (ddmmss)	Longitude (dddmmss)	Site Elevation (m)	Structure Height AGL (m)	Distance from Proposed Site (km)	Licensee Name	Reason Structure Not Suitable For Use
	491110	1223934	7	40	n/a	TELUS	Proposed tower location
 1	490845	1223958	75	75	4.5	TELUS	Outside search area
 2	490853	1223907	85	15	4.27	TELUS	Outside search area
 3	490854	1224001	73	15	4.24	TELUS	Outside search area
 4	490904	1224302	2	30	5.73	Rogers	Outside search area
 5	490922	1224008	46	13	3.41	Wind	Outside search area
 6	490926	1224023	682	12	3.36	Rogers	Outside search area
 7	490928	1223719	73	45	4.17	TELUS	Outside search area
 8	490929	1223717	60	42	4.17	Bell	Outside search area
 9	490929	1223717	71	47	4.17	Rogers	Outside search area
 10	490939	1223929	45	15	2.81	TELUS	Outside search area
 11	491014	1223535	7	21	5.13	TELUS	Outside search area
 12	491027	1224015	20	45	1.57	TELUS	Outside search area
 13	491027	1224017	20	46	1.59	Rogers	Outside search area
 14	491031	1224045	16	27	1.87	Bell	Outside search area
 15	491107	1224229	3	30	3.53	TELUS	Outside search area
 16	491118	1223757	11	59	1.97	Rogers	Outside search area
 17	491118	1223759	13	59	1.93	TELUS	Outside search area
 20	491237	1224229	7	20	4.44	TELUS	Outside search area
 21	491239	1223942	1	44	2.75	Bell	Outside search area
 22	491241	1223902	21	33	2.88	TELUS	Outside search area
 23	491253	1223950	5	45	3.2	Rogers	Outside search area
 24	491255	1223746	34	15	3.91	Rogers	Outside search area
 25	491257	1223956	9	35	3.33	Wind	Outside search area
 26	491259	1223753	30	15	3.94	Rogers	Outside search area
 27	491302	1223802	31	25	3.93	Bell	Outside search area
 28	491303	1223627	27	40	5.14	Bell	Outside search area
 29	491303	1223627	30	46	5.14	Rogers	Outside search area
 30	491303	1223751	33	15	4.06	Wind	Outside search area
 31	491303	1223752	34	25	4.05	TELUS	Outside search area
 32	491306	1223918	1	14	3.6	TELUS	Outside search area
 33	491311	1223623	35	36	5.37	TELUS	Outside search area
 34	491313	1223624	39	40	5.4	Wind	Outside search area
 35	491313	1223625	39	36	5.38	TELUS	Outside search area
 36	491322	1223606	27	30	5.85	Rogers	Outside search area
 37	491327	1224117	10	32	4.71	Wind	Outside search area
 38	491327	1224117	7	36	4.71	Rogers	Outside search area
 39	491327	1224118	1	29	4.72	Bell	Outside search area
 39	491349	1224048	6	45	5.13	TELUS	Outside search area



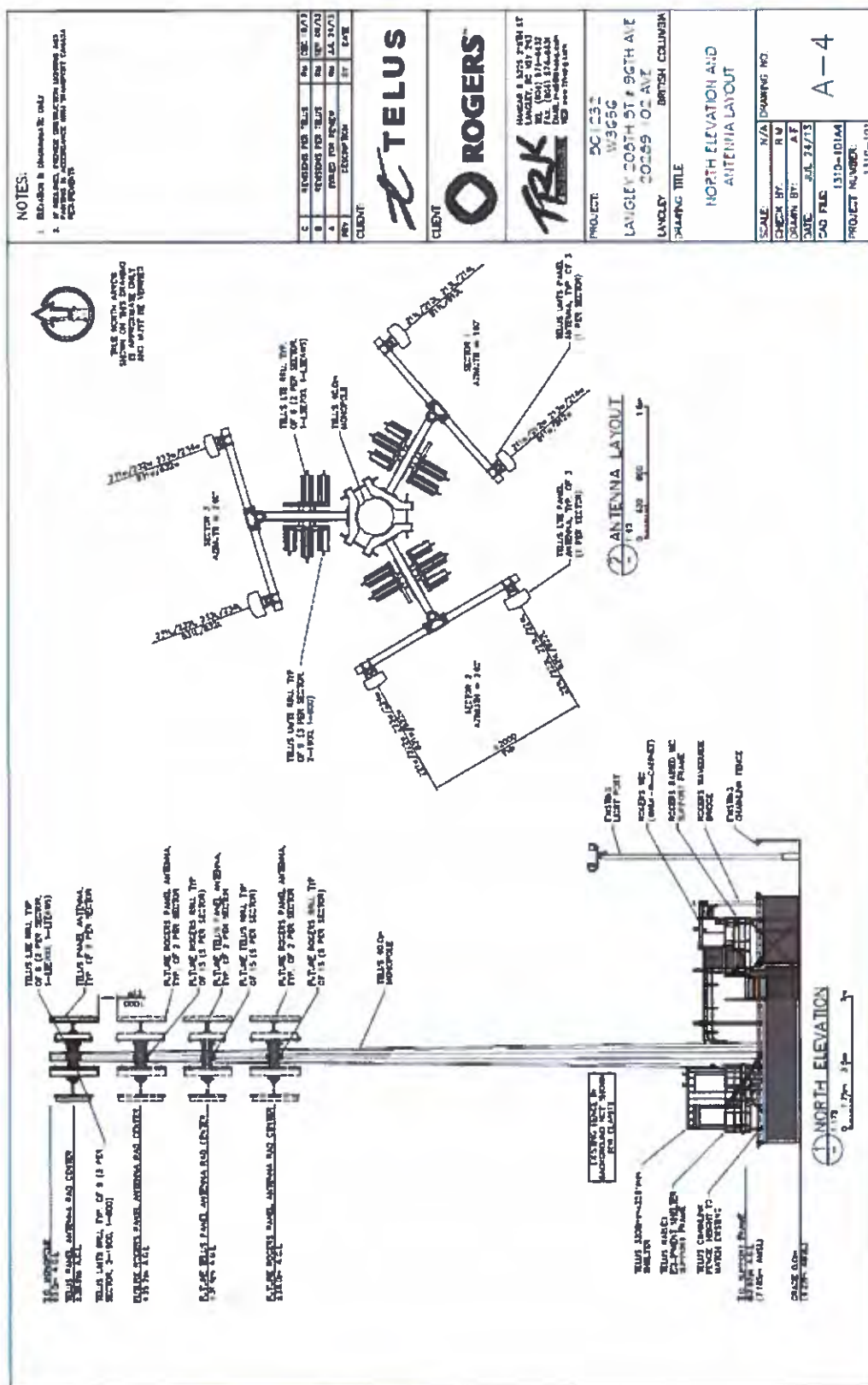
# SCHEDULE C PRELIMINARY PLANS – SITE PLAN



SCHEDULE C  
PRELIMINARY PLAN – COMPOUND LAYOUT



## SCHEDULE C



**SCHEDULE D  
PHOTO-SIMULATION  
BEFORE**



View: looking northwest from footpath behind houses.

**AFTER**

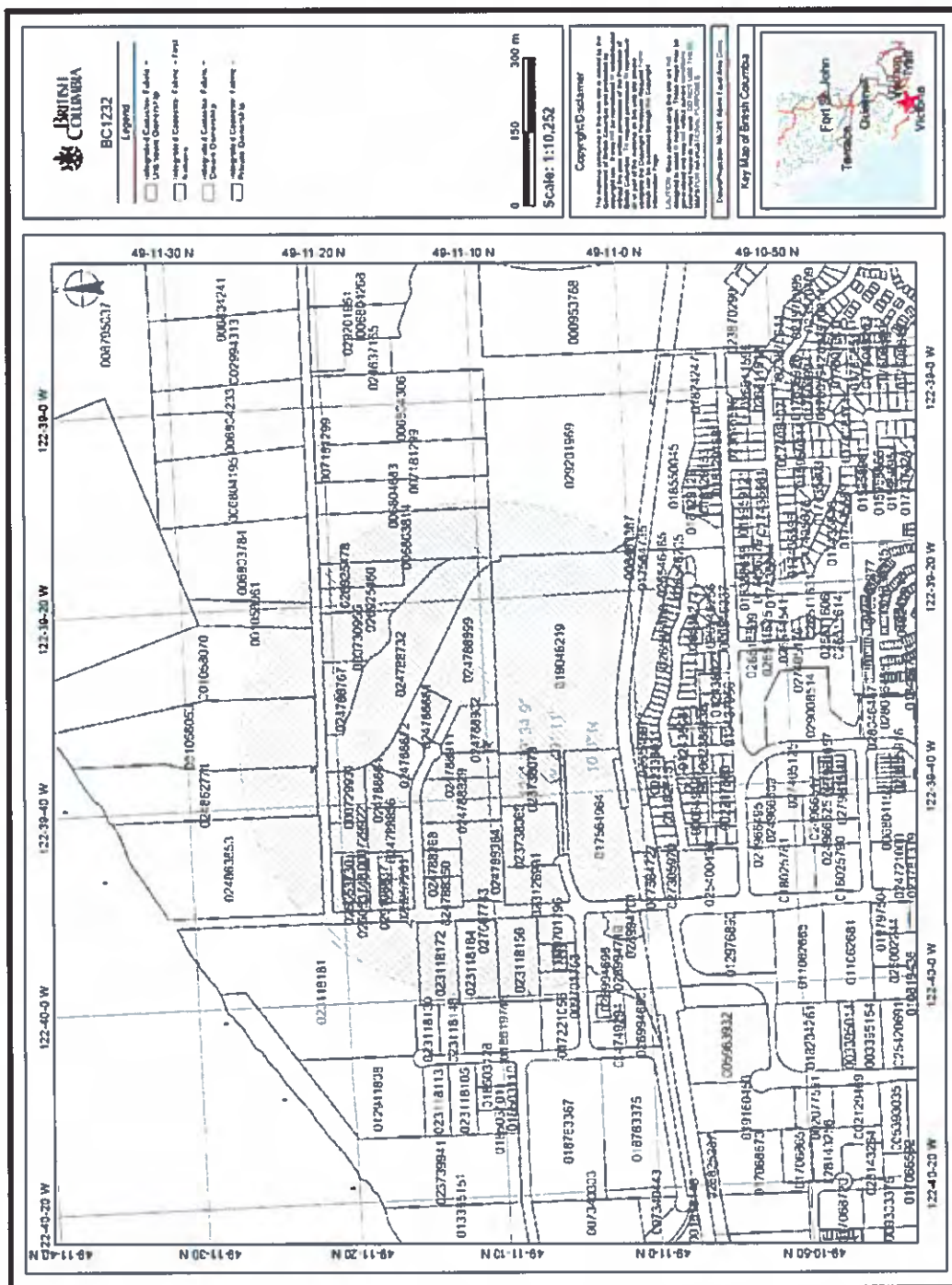


View: looking northwest from footpath behind houses.

Note: Photo-simulation is for conceptual purposes only.



## SCHEDULE E





Notification Area PIDs					
1	025400436	50	026546019	98	023118164
2	012437824	51	026546469	99	024788350
3	005592887	52	026546027	100	023126931
4	012437921	53	026546426	101	010398040
5	026545993	54	026546094	102	000649121
6	024788902	55	026546361	103	029234867
7	026546035	56	026546302	104	012438031
8	012437981	57	026546132	105	026546451
9	024788881	58	026546159	106	026546400
10	026546060	59	008463387	107	026546086
11	026546124	60	025957236	108	026546370
12	024788732	61	026053756	109	026546116
13	000940674	62	000729922	110	026546175
14	002217660	63	001058053	111	001058061
15	029234875	64	024788767	112	006803784
16	012437859	65	026925478	113	018159974
17	005956935	66	017564727	114	018159982
19	007724381	67	027305970	115	002386771
20	023738073	68	024788368	116	012437794
21	024788911	69	017564964	117	023738065
22	026545985	70	026546051	118	012436992
23	024788872	71	026546311	119	012437018
24	012437956	72	024788899	120	026546396
25	026546272	73	019046219	121	026546388
26	026546141	74	026053730	122	026546108
27	026925460	75	029108845	123	026546183
28	024862771	76	025957228	124	017564735
29	023118156	77	000729931	125	029108837
30	002165228	78	001058070	126	026053748
31	000758159	79	018159991	127	026053764
32	024788376	80	027305961	128	024863653
33	024788384	81	010627839	129	024788864
34	012437883	82	003747085	130	028994710
35	002386836	83	012436941	131	023118181
36	026546353	84	011827131	132	028994701
37	026546299	85	012437875	133	006803814
38	026546281	86	012437930	134	026546485
39	026546167	87	026546477	135	027087743
40	006804683	88	026546442	136	028994698
41	018160000	89	026546434	137	009701796
42	012437760	90	026546043	138	024788929
43	012437905	91	026546418	140	UNKNOWN
44	012437808	92	012438022	141	UNKNOWN
45	000628735	93	025957201	142	UNKNOWN
46	002333031	94	024788856	143	UNKNOWN
47	012437891	95	000730955	144	UNKNOWN
48	026545977	96	009701753	145	UNKNOWN
49	026546001	97	023118172		



## StandardLand

Standard Land Company Inc.  
 Suite 610, 688 West Hastings Street  
 Vancouver, British Columbia  
 V6B 1P1

Telephone: 604.687.1119  
 Facsimile: 604.687.1339  
 Email: [standard@standardland.com](mailto:standard@standardland.com)  
 Website: [www.standardland.com](http://www.standardland.com)

August 14, 2013

VIA EMAIL: [Mikky.Walker@rci.rogers.com](mailto:Mikky.Walker@rci.rogers.com)

Rogers Communications Inc.  
 1600, 4710 Kingsway  
 Burnaby, British Columbia  
 V5H 4W4

Attention: Mikky Walker, Project Manager, Rogers Communications Inc.

Dear Ms. Walker,

**RE: PROPOSAL TO CO-LOCATE OR ENTER A JOINT-BUILD AGREEMENT WITH TM MOBILE INC. (TELUS)**  
**SITE NAME: NORTH LANGLEY**  
**SITE LOCATION: 20345 - 102 AVENUE, LANGLEY, BRITISH COLUMBIA V1M 4B4**  
**TELUS REF: BC1232**

Standard Land Company Inc. is representing TELUS in acquiring land for a telecommunication facility in order to enhance wireless coverage in the north Langley area. A site location has been identified and land will soon be acquired for the purpose of building a new telecommunications tower.

Local land use authorities require telecommunication carriers' site-share whenever technically feasible. TELUS therefore wishes to confirm if other carriers hold an interest in co-locating or participating in a joint-build arrangement. Below, please find a brief description of the proposed site:

<b>Address:</b>	20345 - 102 Avenue, Langley, British Columbia V1M 4B4
<b>PID#:</b>	024-788-899
<b>Legal Description:</b>	LOT E DISTRICT LOT 50 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP46141
<b>Coordinates: (NAD 83)</b>	49.186122 -122.659706
<b>Proposed Tower Configuration:</b>	Monopole Approximately 40m
<b>Estimated Start Construction:</b>	2013

**RECEIVED**

JUL 25 2014

PLANNING & DEVELOPMENT  
 TOWNSHIP OF LANGLEY

NORTH LANGLEY (BC1232)

If this site location is compatible with the requirements of your network plan, and a co-location or joint-build is of interest, please sign below in acknowledgement. Land acquisition efforts will then continue on behalf of TELUS with the understanding that another carrier will be joining TELUS in sharing the tower site.

*In order to continue to progress with the project in a timely manner, please forward your confirmation and completed copy of the proposal to share form attached and any questions or comments in this regard no later than August 28, 2013 to tawnyv@standardland.com.*

Yours truly,

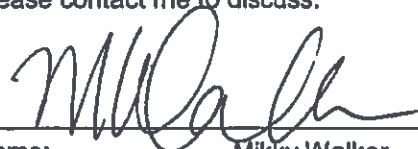
**STANDARD LAND COMPANY INC.**  
Agents for TELUS



Tawny Verigin  
Site Acquisition & Municipal Affairs Coordinator

cc: Chad Marlatt, Real Estate & Government Affairs, TELUS

By signing below I acknowledge a co-location or joint-build is of interest.  
Please contact me to discuss.



Name: Mikky Walker  
Company Name: Rogers Communications Inc.  
Date: August 28, 2013  
Site Reference #: Golden Ears Bridge

I decline to co-locate or joint-build.

Name: Mikky Walker  
Company Name: Rogers Communications Inc.  
Date: \_\_\_\_\_

Please forward the signed letter (and completed application form if applicable) to Standard Land, e-mail to tawnyv@standardland.com.

**From:** [Carmelina O'Connor](#)  
**To:** [Tawny Verigin](#)  
**Subject:** RE: Proposal to Co-locate with TELUS on a tower in Langley, BC (BC1232)  
**Date:** June 24, 2014 11:39:55 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

HI Tawny  
 Wind respectfully declines this offer to collocate.  
 Thanks  
 Carm

**Carmelina O'Connor PMP** Colocation Manager  
**WIND Mobile** 207 Queen's Quay West, Suite 710 Toronto, ON M5J 1A7

**Email:** CO'Connor@WindMobile.ca  
**Direct:** 647-700-3122



visit our website
 find us on Facebook
 follow us on Twitter

---

**From:** Tawny Verigin [mailto:tawny@cypresslandservices.com]  
**Sent:** Monday, June 23, 2014 7:04 PM  
**To:** Carmelina O'Connor  
**Subject:** RE: Proposal to Co-locate with TELUS on a tower in Langley, BC (BC1232)

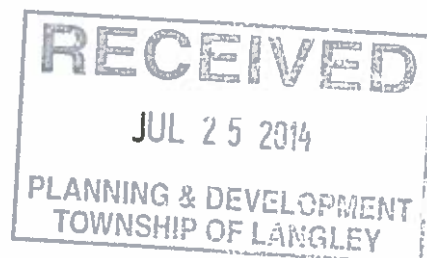
Good afternoon,

Please find attached a request for co-location on a proposed TELUS tower in Langley, BC. If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign the attached letter and return to me by June 30, 2014.

Many thanks,

**Tawny Verigin**  
 Municipal Affairs Specialist

**Cypress Land Services**  
 Suite 220, 119 West Pender Street | Vancouver, BC V6B 1S5  
 Cell: 604.657.8307 | Office: 604.620.0877 | Fax: 604.620.0876  
 E: [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com) | W: [www.cypresslandservices.com](http://www.cypresslandservices.com)



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**Tawny Verigin**

---

**From:** Melannie Stevens <melannie.stevens@mobilicity.ca>  
**Sent:** July 2, 2014 11:49 AM  
**To:** Tawny Verigin  
**Subject:** RE: Proposal to Co-locate with TELUS on a tower in Langley, BC (BC1232)

Hi Tawny,

I'm sorry I thought I responded, no there is no interest at this time.

Sorry again!  
 Mel

---

**From:** Tawny Verigin [mailto:tawny@cypresslandservices.com]  
**Sent:** July-02-14 2:48 PM  
**To:** Melannie Stevens  
**Subject:** RE: Proposal to Co-locate with TELUS on a tower in Langley, BC (BC1232)

Hi Mel,

Can you please confirm if Mobilicity has any interest in co-locating on this tower?

Thanks,

**Tawny Verigin**  
 Municipal Affairs Specialist

**Cypress Land Services**  
 Suite 120 – 736 Granville Street, Vancouver, BC V6Z 1G3 \*Please note our new address\*  
 Cell: 604.657.8307 | Office: 604.620.0877 | Fax: 604.620.0876  
 E: [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com) | W: [www.cypresslandservices.com](http://www.cypresslandservices.com)

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---

**From:** Tawny Verigin  
**Sent:** June 23, 2014 4:03 PM  
**To:** 'Melannie Stevens'  
**Subject:** Proposal to Co-locate with TELUS on a tower in Langley, BC (BC1232)

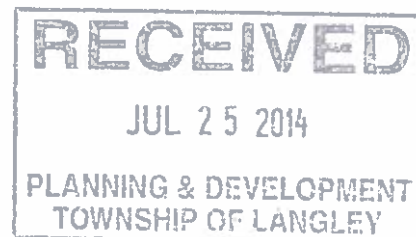
Good afternoon,

Please find attached a request for co-location on a proposed TELUS tower in Langley, BC. If this site location is compatible with the requirements of your network plan, and a co-location is of interest, please sign the attached letter and return to me by June 30, 2014.

Many thanks,

**Tawny Verigin**  
 Municipal Affairs Specialist

**Cypress Land Services**  
 Suite 220, 119 West Pender Street | Vancouver, BC V6B 1S5  
 Cell: 604.657.8307 | Office: 604.620.0877 | Fax: 604.620.0876  
 E: [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com) | W: [www.cypresslandservices.com](http://www.cypresslandservices.com)







**TELUS is inviting the public to a Community Consultation Meeting:**

**Date: Tuesday, October 14<sup>th</sup>, 2014**

**From: 5:30 pm to 7:00 pm**

**Meeting Location: Sandman Signature Hotel & Suites Langley,  
Murrayville Room, 8828 201 Street, Langley, BC V2Y 0C8**

October 3, 2014

Dear Property Owner / Occupant,

**Re:** Proposed 40m TM Mobile Inc. ("TELUS") Radiocommunications Facility  
**Address:** 20289 102 Avenue, Langley, BC V1M 4B9  
**PID:** 024-788-902  
**Coordinates:** 49° 11' 10.04" N, 122° 39' 34.94" W  
**TELUS Site #:** BC1232 - Langley 208th St. & 96th Ave.

### **What is TELUS Proposing?**

TELUS is proposing to install a 40m monopole structure on privately owned land at the above-noted coordinates. An aerial photo of the proposed location and a photo-simulation of the proposed tower are included as part of this notification package.

TELUS seeks to continue to provide high quality wireless telecommunications services to Canadians. Increasingly, Canadians depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. In response to demand for improved service in the North Langley area, TELUS is proposing the construction of a new radiocommunications installation.

### **Regulatory Authority**

While Industry Canada has exclusive jurisdiction over the approval and placement of radiocommunications installations, Telecommunication providers are required to consult with the local municipality and the general public regarding new installations.

The Township of Langley has a "Telecommunications Master Plan Policy" which outlines a detailed process under which tower applications are managed. TELUS is responsible for holding a community consultation meeting, which includes notification to residents within 500m of the tower, the local community association, staff, and Mayor and Council. A summary of the meeting will be provided to the Township. Subsequent to the meeting, the Township will mail a letter of petition to all properties located within the 500m radius to determine if they are in support of the proposed tower. Staff will then prepare a report to Council, which will include information related to an 80% support for the tower.



*Purpose*

The purpose of the proposed tower is to improve TELUS' wireless service within the industrial area of North Langley. Improved service will result in better voice and data services including faster download and upload speeds and improve voice access to the TELUS wireless network. Currently, there are no existing antenna support structures or other feasible infrastructure of adequate height that can be utilized for the purpose of installing wireless equipment; as a result, a new antenna support structure is required.

*Location*

The monopole structure is proposed to be located at 20289 102 Avenue, Langley, BC in the southwest corner of the property. The current access is via the adjoining property 20240 102B Street, which is in the same ownership.

*Safety Code 6*

Industry Canada requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS confirms that the wireless installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.

*Environment*

TELUS confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.

*Design*

This proposal is for a 40m monopole structure, related equipment area and fencing. A preliminary design of the site plan, compound plan and tower profile are included in this notification for your reference.

*Transport Canada*

The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.

*Structural Considerations*

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction. The facility will be built to the National Building Code as well as the BC Building Code.



#### *Local Municipality*

The Township of Langley has a “Telecommunications Master Plan Policy” which outlines a detailed process under which tower applications are considered and approved.

#### *General Information*

General information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/towers>

#### *Contacts*

##### **TELUS**

c/o Ingrid Matthews of Cypress Land Services Inc.

Agents for TELUS

Suite 120, 736 Granville Street, Vancouver, BC V6Z 1G3

Tel: 604-620-0877 | Fax: 604-620-0876 | E-mail: [publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com)

##### **Industry Canada**

Radio Licensing Spectrum Management

1700 – 13401 108th Avenue, Surrey, BC V3T 5V6

##### **Township of Langley**

c/o Colin Moore, Planner

Community Development Division

Township of Langley

20338 – 65 Avenue, Langley, BC V2Y 3J1

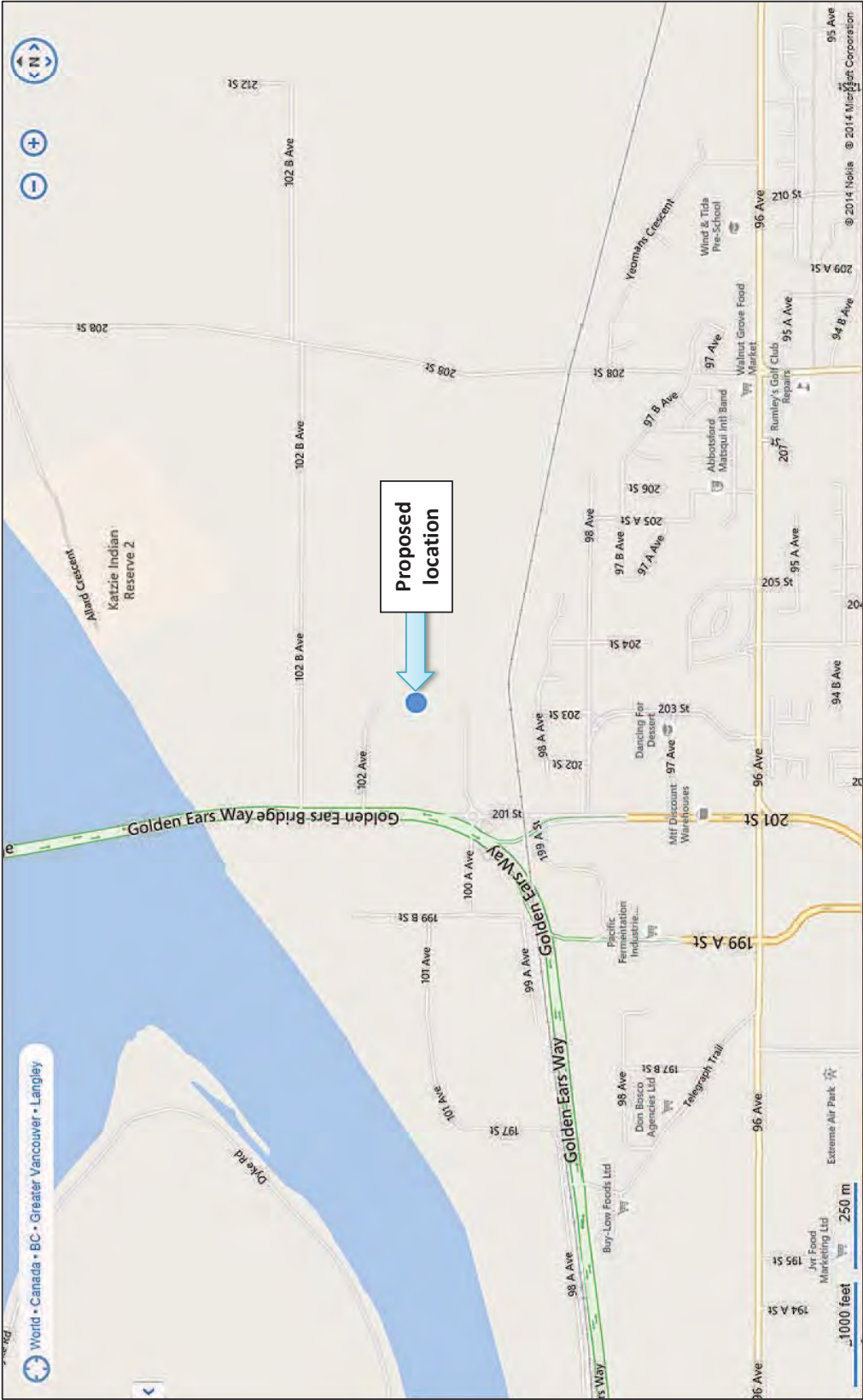
Tel: 604-532-7547 | E-mail: [cmoore@tol.ca](mailto:cmoore@tol.ca)

Should you have any specific questions regarding the proposal, please contact the above-listed herein, by e-mail: [publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com), or return the comment sheet via fax (604) 620-0876 or by mail to TELUS by **November 4, 2014**.





Proposed Location Plan – Aerial







## PHOTO SIMULATIONS

BEFORE

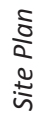


AFTER

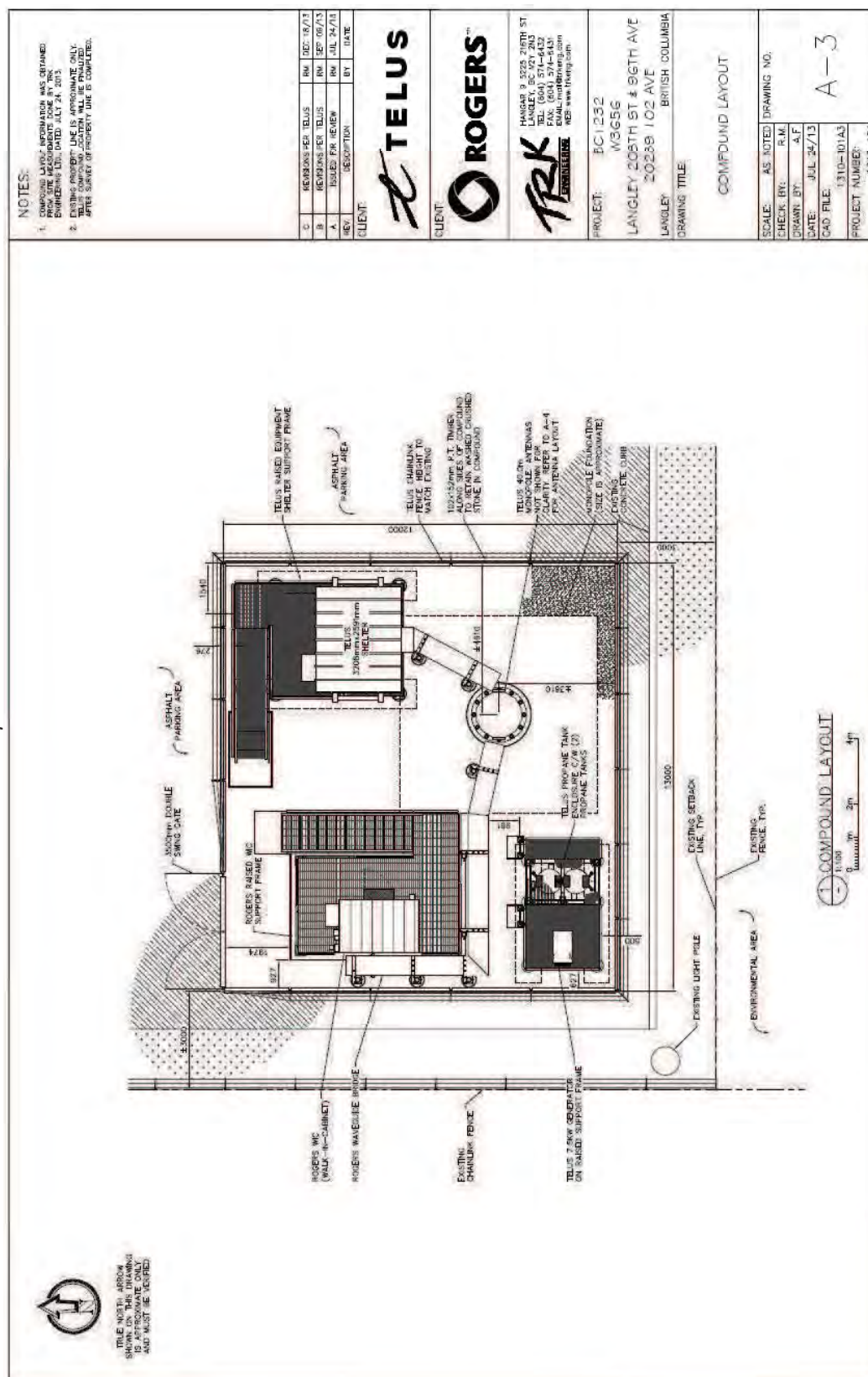


View: looking northwest from footpath behind houses on 98a Avenue.

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.  
Proposed design is subject to change based on final engineer plans  
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*



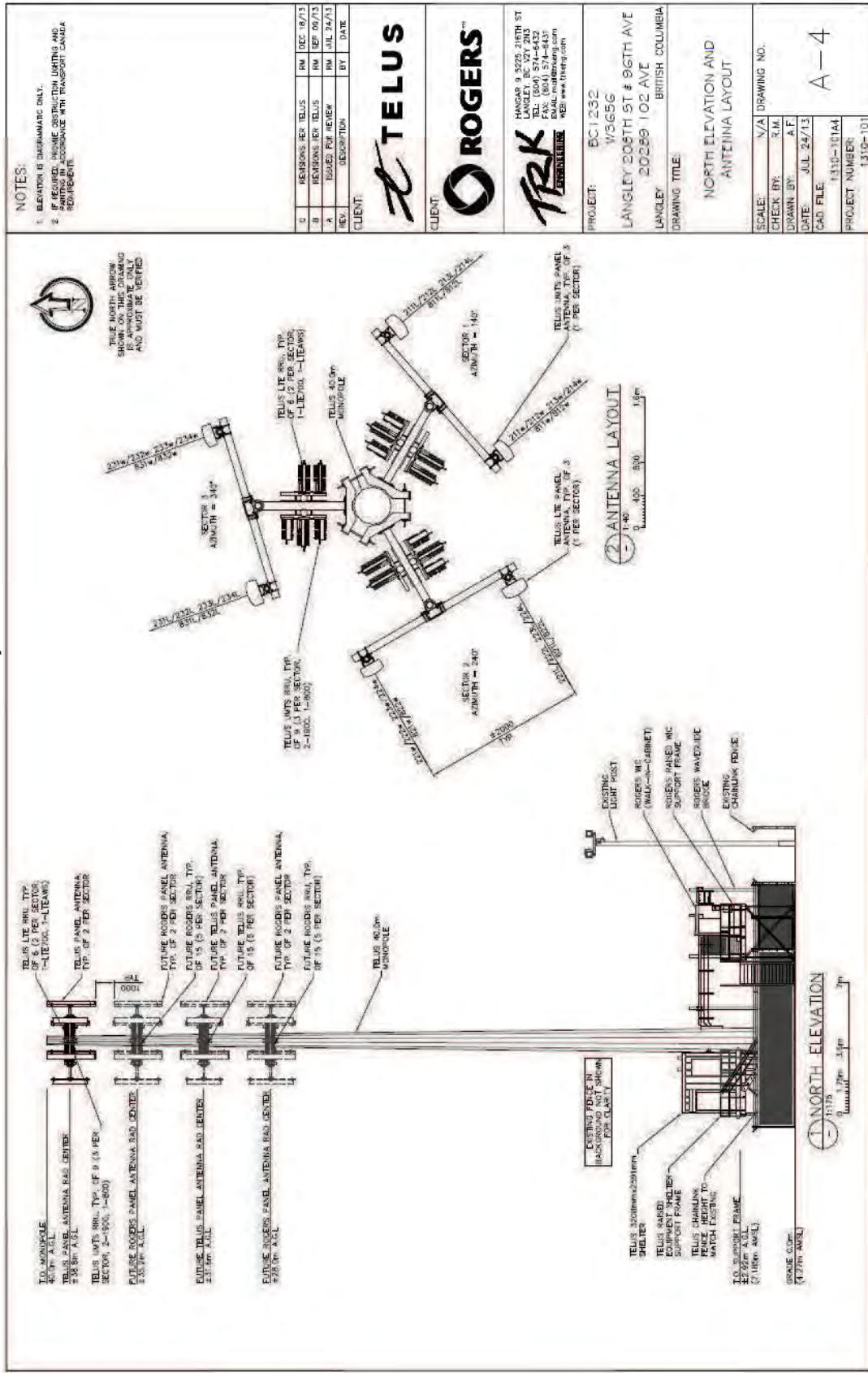








Tower Profile





**Comment Sheet**  
**Proposed Radiocommunications Tower**  
**20289 102 Avenue, Langley, BC V1M 4B4**  
**TELUS Site #: BC1232 - Langley 208th St. & 96th Ave.**

1. Do you feel this is an appropriate location for the proposed facility?

- ☐ Yes  
☐ No

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- ☐ Yes  
☐ No

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Additional Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will be only be used by TELUS in satisfying the Township of Langley's "Telecommunications Master Plan Policy" process.

Name \_\_\_\_\_  
 (Please print clearly)  
 Email Address \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TELUS c/o Cypress Land Services Inc.  
 Suite 120, 736 Granville Street, Vancouver, BC V6Z 1G3  
 Attention: Ingrid Matthews, Municipal Affairs Specialist  
 E-mail: [publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com) | Fax: (604) 620-0876  
*Thank you for your input.*

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**MARK WARAWA**  
MEMBER OF PARLIAMENT FOR LANGLEY

*See you at Cranberry Festival!*

*Come enjoy a fantastic event in our community!*

*Drop by my tent and pick up one of Diane's famous cranberry recipe cards!*

Dates: Saturday, October 11<sup>th</sup>  
Time: 10:00 am - 4:00 pm  
Location: Fort Langley

604-534-5755  
markwarawa.com  
mark.warawa@parl.gc.ca

QR code



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**Please for details.**

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## COMMUNITY CONSULTATION MEETING SUMMARY

<b>TELUS Site:</b>	BC1232
<b>Proposed Location:</b>	20289 102 Avenue, Langley, BC V1M 4B4 (PID: 024-788-902)
<b>Description:</b>	40m monopole
<b>Meeting Date:</b>	Tuesday, October 14 <sup>th</sup> , 2014
<b>Meeting Location:</b>	Sandman Signature Hotel & Suites Langley Murrayville Room – 8828 201 Street, Langley, BC V2Y 0C8
<b>Meeting Time:</b>	5:30pm – 7:00pm
<b>TELUS Representatives:</b>	Debra Pankratz, Siamak Kuchak-Khani
<b>Cypress Representatives:</b>	James Shaw, Tawny Verigin

### Meeting Details

Following the Township of Langley's "Telecommunications Master Plan Policy" Cypress Land Services held a Community Consultation Meeting for the proposed tower at 20289 102 Avenue, Langley, BC V1M 4B4 (TELUS site BC1232) on Tuesday, October 14<sup>th</sup> from 5:30 to 7:00pm. The meeting was held at the Sandman Signature Hotel & Suites Langley in the Murrayville Room at 8828 201 Street, Langley, BC. Representative from TELUS included Debra Pankratz and Siamak Kuchak-Khani and representative from Cypress included James Shaw and Tawny Verigin. Colin Moore, the planner from the Township of Langley also attended.

### Notification and Invitation

Notifications packages including an invitation to the open house were sent to approximately 215 owners, occupants and other recipients on October 3<sup>rd</sup>, 2014 (**please see Schedule 1: Affidavit**). A notice was also placed in the Langley times on October 7<sup>th</sup> inviting the public to the meeting (**please see Schedule 2: Tearsheet**).

### Attendance

One (1) nearby resident attended the Community Consultation meeting. She did not fill out a comment sheet while at the meeting, but did take one home with her and said she would submit it at a later date (please see **Schedule 3: Meeting Sign in**). She spoke of concerns about the towers location in proximity to her home and exposure to RF energy. Representatives of TELUS informed her that TELUS is required to follow the limits of Safety Code 6, but does not hold ownership of the regulation itself, however the proposed tower site will be fully compliant with Health Canada's Safety Code 6 regulations that are in place to protect Canadians from radio frequency exposure. Health Canada considers its exposure guidelines for radiofrequency (RF) energy, outlined in Safety Code 6 (updated in 2009), to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon a review of published peer-reviewed scientific studies on the health impacts of RF energy.

It was also explained that TELUS hears from people every year asking us to address gaps in coverage, and is proposing to move ahead with this project in response to the local demand. It is always TELUS' preference to



locate new sites on existing structures and demonstrated using a map of existing sites a review of all existing structures in the area in relation to the new site. Her residence is within 350m from the proposed tower location and she had no concerns about the visual impact.

#### Meeting Set Up

Upon arrival to the meeting guests were greeted at a welcome table where they were politely asked to sign in on the sign in sheets.

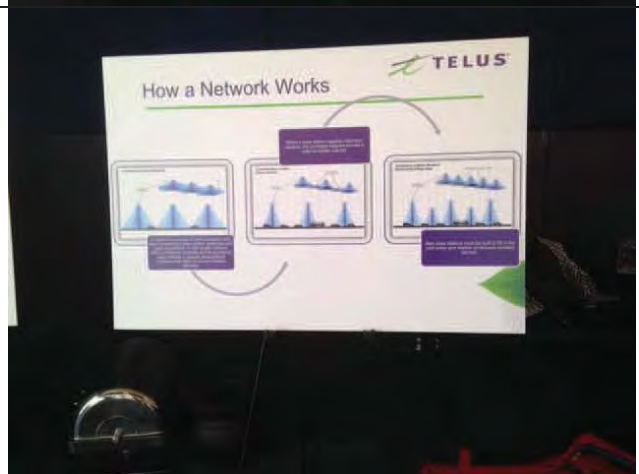
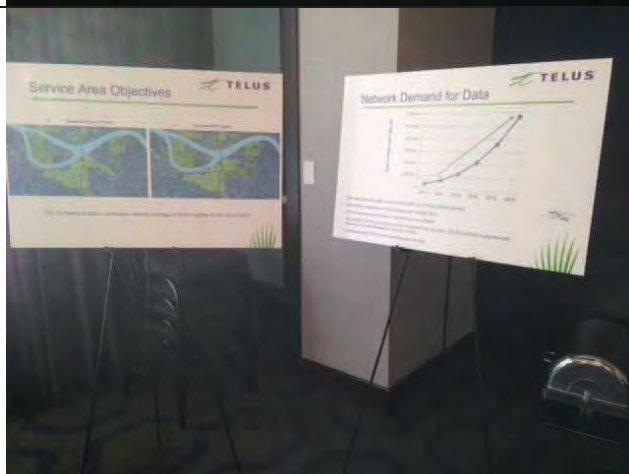
The room was set up with various story boards around the perimeter of the room explaining various aspect of the proposal (**please see Schedule 4: Story Boards**). In addition wireless literature was provided as take home materials should attendees need additional information. The literature provided included: Wireless Communication and Health, Connecting Canadians, CPC, CWTA Subscriber Facts, SC6 Fact Sheet & Myth busters, it's your Health, Statement of the Chief Medical Officer, Cell Towers in Your Community.

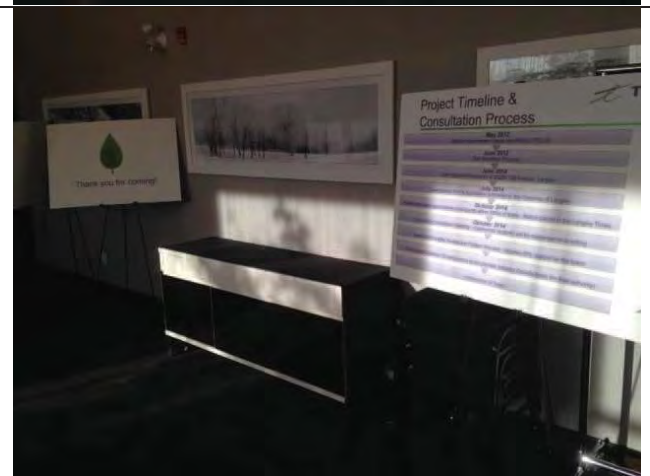
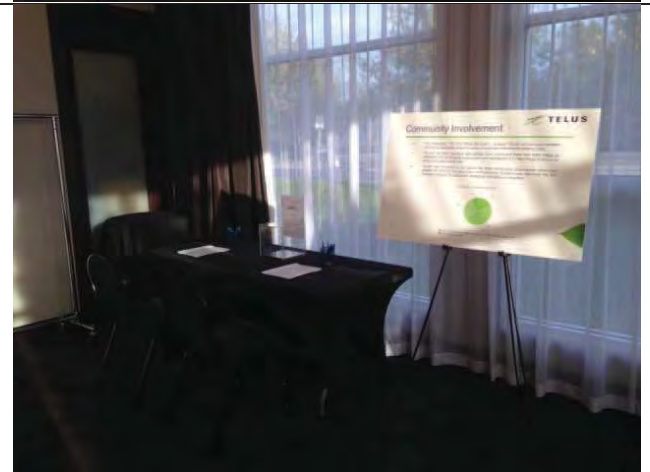
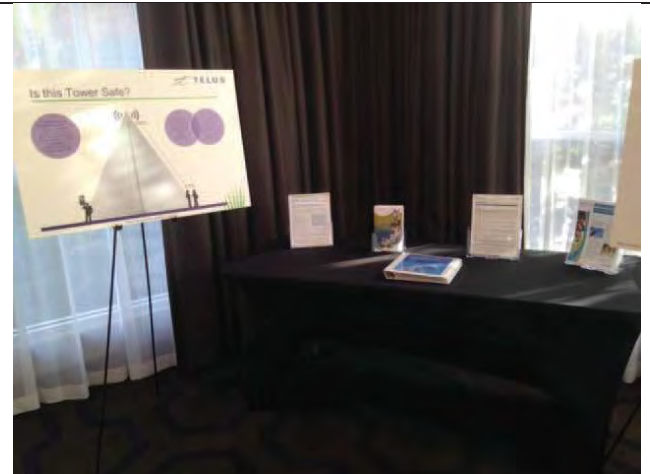
Schedule 5: Photos of Meeting are also provided in this summary for your reference.





## PHOTOS









Message Received	E-mail, Letter or Voice Message	Comment or Question	Category	Response to Comment or Question	Response sent to Resident (date)
13-Oct-14	E-mail	<p>RE: TELUS proposed Radiocommunications Tower @ 20289 102 Avenue, Langley, BC V1M 4B4 TELUS site #: BC1232 - Langley, 208th and 96th Avenue</p> <p>We recently received a package regarding the newly proposed 40m TM Mobile Inc. tower in our area. As residents of this area, we would like to be informed about the status of this proposal.</p> <p>&lt;contact information intentionally removed&gt;</p>	Information	<p>Good morning &lt;contact information intentionally removed&gt;, Thank you for taking the time to write us regarding the proposed TM Mobile Inc. (TELUS) tower at 20289 102 Avenue, Langley.</p> <p>TELUS is following the Township of Langley's "Telecommunications Master Plan Policy" which outlines a detailed process under which tower applications are managed and are currently in the public consultation phase of this process. I have attached a copy of the notification package which was mailed out on October 3rd to owners and occupant within 500m of the proposed site location containing information on the proposal as well as an invitation to a Community Consultation Meeting. The meeting will be held tonight, Tuesday, October 14th, 2014 from 5:30 pm to 7:00 pm at the Sandman Signature Hotel &amp; Suites Langley in the Murrayville Room located at 8828 201 Street, Langley, BC V2Y 0C8. TELUS representatives will be onsite to hear your feedback and answer any question about the proposal.</p> <p>Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	14-Oct-14
16-Oct-14	E-mail	<p>Dear Tawny,</p> <p>Thank you for your response. I did receive this publication on which the last page had an area to fill in our name and address should we like to receive any future information that may be sent out about this development. I trust that my email serves the purpose rather than mailing in that form.</p> <p>Best regards,</p> <p>&lt;contact information intentionally removed&gt;</p>	Information	<p>Hi &lt;contact information intentionally removed&gt;, Please know that we will forward any future correspondence related to the proposal.</p> <p>Thanks, Tawny</p>	20-Oct-14