



Cypress Land Services

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June 23, 2020

Via Email: aantifaeff@fvrd.ca

Fraser Valley Regional District (FVRD)
Andrea Antifaeff
Planner
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Ms. Antifaeff:

Subject:	Rogers Telecommunications Facility Proposal Information Package
Address:	52018 YALE RD ROSEDALE BC V0X 1X0
Legal:	PID: 031-050-255
Coordinates:	N 49.178795°, W 121.775073°
Rogers Site:	W2755 - Rosedale

Overview

Cypress Land Services, in our capacity as agent to Rogers, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility. Rogers is seeking to improve service in the Rosedale area. In order to provide improved, dependable wireless services a new facility is required. This information package is intended to formalize the consultation process.

Proposed Site

The property is comprised of a privately owned piece of land of approx. 18.5 acres. The Telecommunications Facility is proposed to be situated on the Southern border of the property of which the eastern three quarters is free of Hydro and Gas Right of Ways. This area of the property has a grouping of mature trees and it is proposed to situate the tower within the trees.

The proposed installation consists of a 50.0 metre self-support structure with nine (9) panel antennas, one microwave dish and an equipment compound occupying an area of 10.0 by 10.0 metres. Please see **Schedule A: Tower Site Location**.

Rationale for Site Selection

Rogers seeks to provide high quality, dependable wireless communications services and continually upgrades its network to ensure a high level of wireless service. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures.

Rogers investigated the area for collocation options on nearby tower sites, buildings, and other structures. Unfortunately, there is no nearby existing infrastructure in the vicinity of the proposed tower to collocate antennas on. The proposed tower has sufficient space and loading capacity for additional antennas should another carrier wish to apply to install equipment to support their network requirements at this location. Invitations to collocate have been sent to TELUS and Freedom Mobile; their responses are pending.

Availability of a willing property owner is a major consideration; Rogers has entered into a long-term agreement with the property owner to permit the installation.

Tower Proposal Details

Rogers has completed preliminary design plans (**Schedule B: Preliminary Plans**). 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; comments are pending.

Consultation Process with the Fraser Valley Regional District

It is our understanding that the Fraser Valley Regional District does not have an adopted Telecommunications policy. Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. Following ISED's requirements, Rogers would like to initiate Default Public Consultation Process (as described in the Industry Canada circular, CPC-2-0-03, issue 5, commonly referred to as the "CPC"). Information on the "CPC" consultation process may be found on-line at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>.

In order to obtain comments, concerns or questions in regard to the proposed tower site, the CPC requires Rogers to send out notification packages to all properties located within three times the height of the proposed tower (150 metres). A notice will also be placed in the local paper.

This comment period is a minimum of 30 days. We expect the public consultation process to commence in June 2020.

At the conclusion of the consultation process, Rogers will prepare a summary of comments received from the community as well as the replies provided by Rogers. Rogers is requesting that, subsequent to the completed consultation process a letter or resolution of concurrence will be issued by the City.

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

Concurrence Requirements

In order to complete the consultation process, Rogers will be requesting concurrence from the FVRD in a form acceptable to both the FVRD and ISED.

Conclusion

Please consider this information package as the official commencement CPC default consultation process. Rogers is committed to working with the RDNO staff and the Township in determining an appropriate location and design for a telecommunications tower that will provide wireless communication 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 tawny@cypresslandservices.com. Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for Rogers



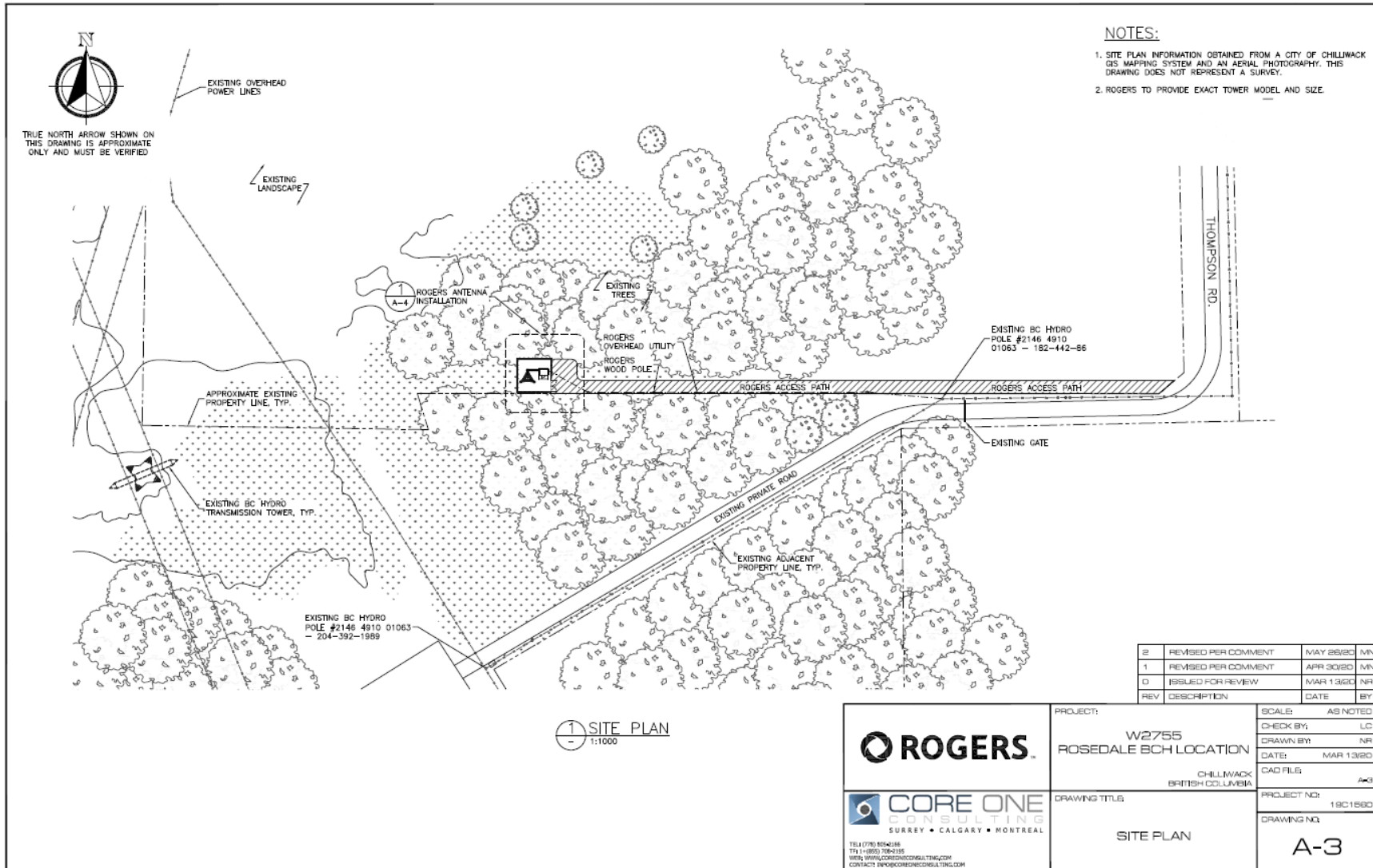
Tawny Verigin
Manager of Government Affairs

cc: Garth Jones, Project Manager, Rogers

**SCHEDULE A
TOWER SITE LOCATION**

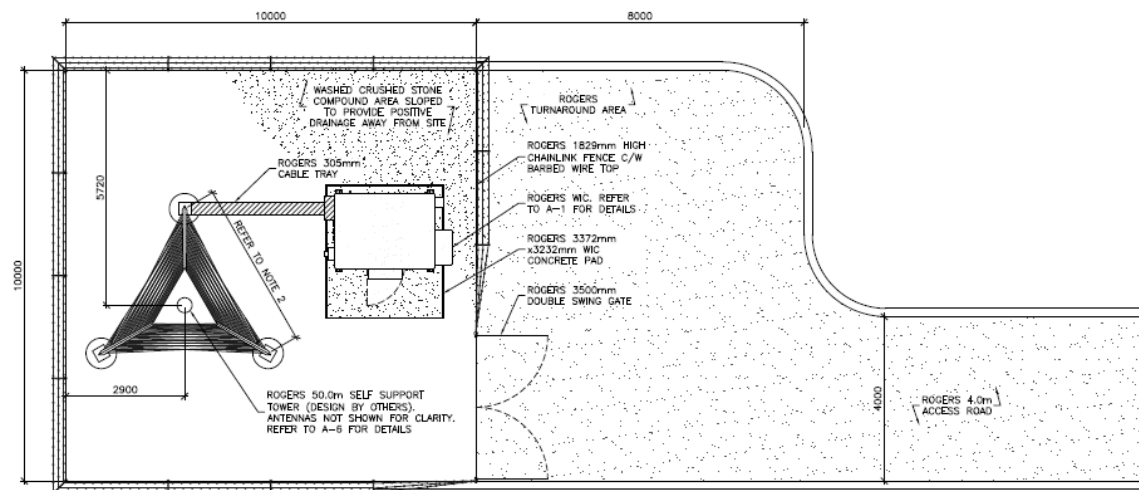


SCHEDULE B PRELIMINARY PLAN – SITE PLAN



NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM A CITY OF CHILLIWACK GIS MAPPING SYSTEM AND AN AERIAL PHOTOGRAPHY. THIS DRAWING DOES NOT REPRESENT A SURVEY.
2. ROGERS TO PROVIDE EXACT TOWER MODEL AND SIZE.



2	REVISED PER COMMENT	MAY 26/20	MN
1	REVISED PER COMMENT	APR 30/20	MN
0	ISSUED FOR REVIEW	MAR 13/20	NR
REV	DESCRIPTION	DATE	BY

1 COMPOUND LAYOUT
- 1:100



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PROJECT:
W2755
ROSEDALE BCH LOCATION
CHILLWACK
BRITISH COLUMBIA

DRAWING TITLE:

COMPOUND LAYOUT

SCALE:	AS NOTED
CHECK BY:	LC
CRAWN BY:	NR
DATE:	MAR 13/20
CAD FILE:	A=4
PROJECT NO:	19C1560

DRAWING NO:
A-4

SCHEDULE B PRELIMINARY PLAN – TOWER PROFILE

