

To: Electoral Area Services Committee

Date: 2020-07-14

From: Andrea Antifaeff, Planner 1

Subject: Rogers Communications Tower Proposal for 52018 Yale Road, Electoral Area D

RECOMMENDATION

THAT the Fraser Valley Regional District Board respond to the referral from Rogers Communications for the installation of a new communications tower at 52018 Yale Road, Electoral Area D with the following comments:

1. The scope of the proposed public consultation is satisfactory to the Fraser Valley Regional District provided consultation with Cheam First Nation is undertaken.
2. Rogers Communications will provide documentation confirming that consultation is complete.
3. The proposed communications tower would be in the Agricultural Land Reserve and it requires the approval of the Agricultural Land Commission.
4. Rogers Communications will obtain a building permit prior to construction.
5. Rogers Communications will provide information to the FVRD on the potential for other telecommunication companies to co-locate on the proposed tower.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Foster a Strong & Diverse Economy

Provide Responsive & Effective Public Services

BACKGROUND

Proposal Description

Rogers Communications is proposing to construct a 50-metre tall telecommunications tower at 52018 Yale Road. The purpose of the tower is to improve network service in the Rosedale/Popkum area.

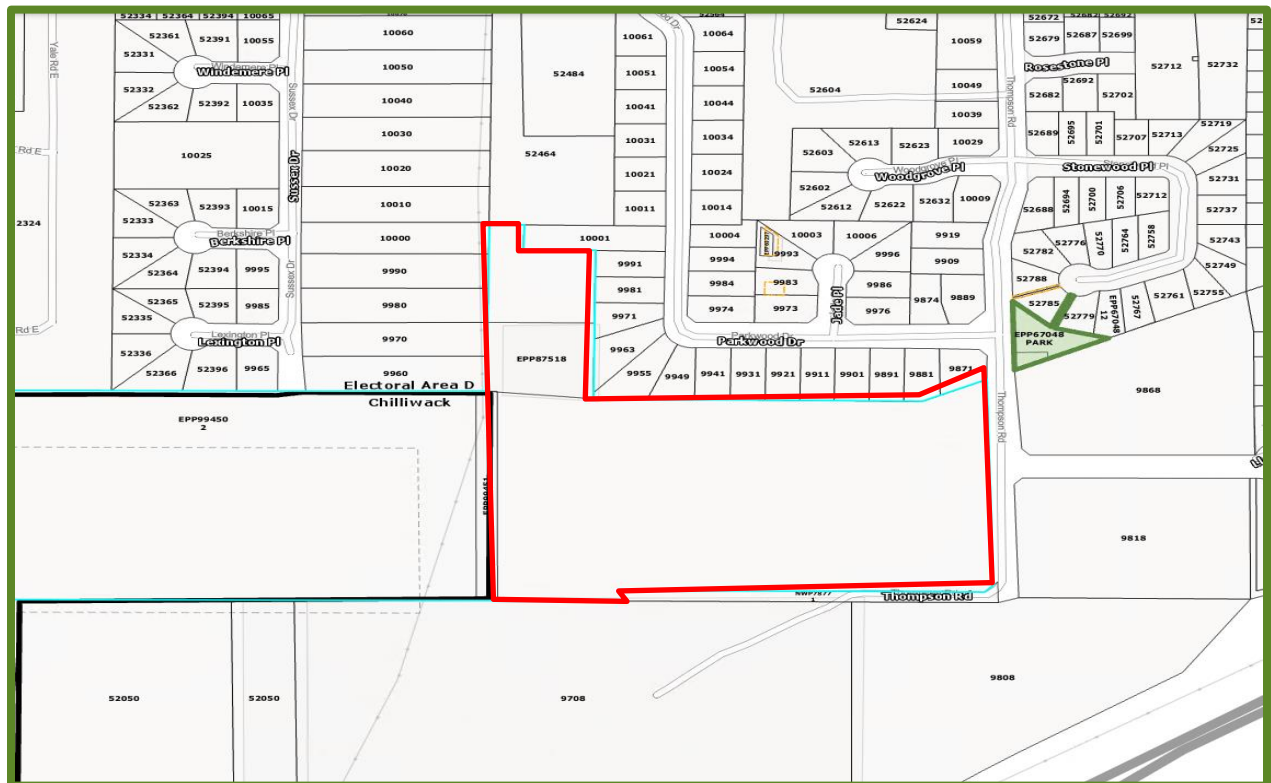
PROPERTY DETAILS	
Electoral Area	D
Address	52018 Yale Road
PID	031-050-255
Folio	733.06652.018
Lot Size	19 acres

Owner	John & Erica Rimschneider	Agent	Cypress Land Services – Tawny Verigin
Current Zoning	Rural (R)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)/Agricultural Large Holding (AG-L)	Proposed OCP	No change
Current Use	Vacant Land	Proposed Use	Telecommunications Facility
Development Permit Areas	4-D Agricultural Protection; 6-D Riparian Areas		
Agricultural Land Reserve	Yes		

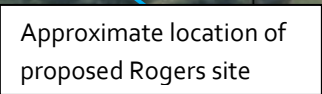
ADJACENT ZONING & LAND USES

North	^	Suburban Residential 2 (SBR-2); Single Family Residential
East	>	Country Residential (CR)/Rural 2 (R-2); Single Family Residential/ Agricultural
West	<	City of Chilliwack Boundary/Single Family Residential
South	v	Rural (R); BC Hydro Lands

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Innovation, Science and Economic Development Canada (Federal Government), formerly Industry Canada, requires Rogers Communications to consult with local governments and to obtain a response to the proposal.

Proposal

Rogers Communications has identified 52018 Yale Road as the potential location for the installation of a 50-metre self-support tower with nine panel antennas, one microwave dish and an equipment compound occupying an area of 100 square metres. The site is within a privately owned 19-acre vacant piece of land. Rogers Communications has entered into a long-term agreement with the property owner respecting the installation.

The telecommunications facility is proposed to be situated on the southern border of the property outside of existing BC Hydro and Gas right of ways. This area of the property has a grouping of mature trees, and the tower is proposed to be located within the trees to reduce visual impacts. The site location is outside of the 7.6 metre covenanted no-build area on the property and is located within the Agricultural Land Reserve.

Rogers Communications investigated the area for co-location options on nearby tower sites, buildings and other structures. Unfortunately, there was no nearby existing infrastructure in the vicinity of the

proposed tower to co-locate 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. Rogers Communications has sent invitations to co-locate to Telus and Freedom Mobile; their responses are pending.

Public Consultation Process

Rogers Communications will be conducting a mail-out to provide notification of the proposal to property owners within a 150-metre radius of the proposed tower (three times the height of the tower). Cheam First Nation is on the boundary of the 150-metre radius, and staff recommend that Rogers Communications also consult with Cheam First Nation in regards to the proposal. In addition, there are 91 privately owned properties within the notification area. The mail-out is anticipated to occur in early July 2020, with the comment period open for 30 days. Further, a newspaper ad will be placed in the local paper (Chilliwack Progress) to invite public comment.

While the FVRD does not have a formal telecommunications tower policy for private properties, it has historically requested telecommunication companies to notify private properties within three times the tower height in keeping with federal standards.

Zoning

The subject property is zoned Rural per *Zoning Bylaw for Electoral Area D, 1976 of the Regional District of Fraser-Cheam*. A telecommunications facility (public utility use) is permitted in all zones.

Draft Official Community Plan for Area D

Improvements to the cellular coverage range and provider choices were concerns identified by residents during community consultation for the Area D Official Community Plan. The draft Official Community Plan for Electoral Area D includes the following policies regarding utilities and communication services:

- The FVRD Board will support improvements to existing cellular coverage and opportunities for expansion of high-speed internet services for residents;
- Utilities and cellular tower infrastructure shall be designed and situated in a location which reduces visual impacts on neighbouring businesses and residents;
- Cellular towers and telecommunication facilities should provide future co-location and expansion opportunities in order to reduce the overall number of towers in the community; and,
- New utility and cellular developments should undertake community engagement early in the project to obtain and address community input.

The above policies have been sent to Cypress Land Services, agent for Rogers Communications. The proposal generally satisfied these policies.

Building Permit

The installation of the proposed tower and surrounding compound will require a building permit before construction is started.

Agricultural Land Commission

The proposed tower is in the Agricultural Land Reserve and will require a non-farm use application and approval from the Agricultural Land Commission.

COST

There is no fee or cost recovery on telecommunication tower referrals.

CONCLUSION

Rogers Communications has provided a satisfactory public consultation process. FVRD recommends support of the proposal subject to a positive outcome from the consultation, non-farm use approval from the Agricultural Land Commission and subject to provision of satisfactory information on co-location potential.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development:

Reviewed and supported.

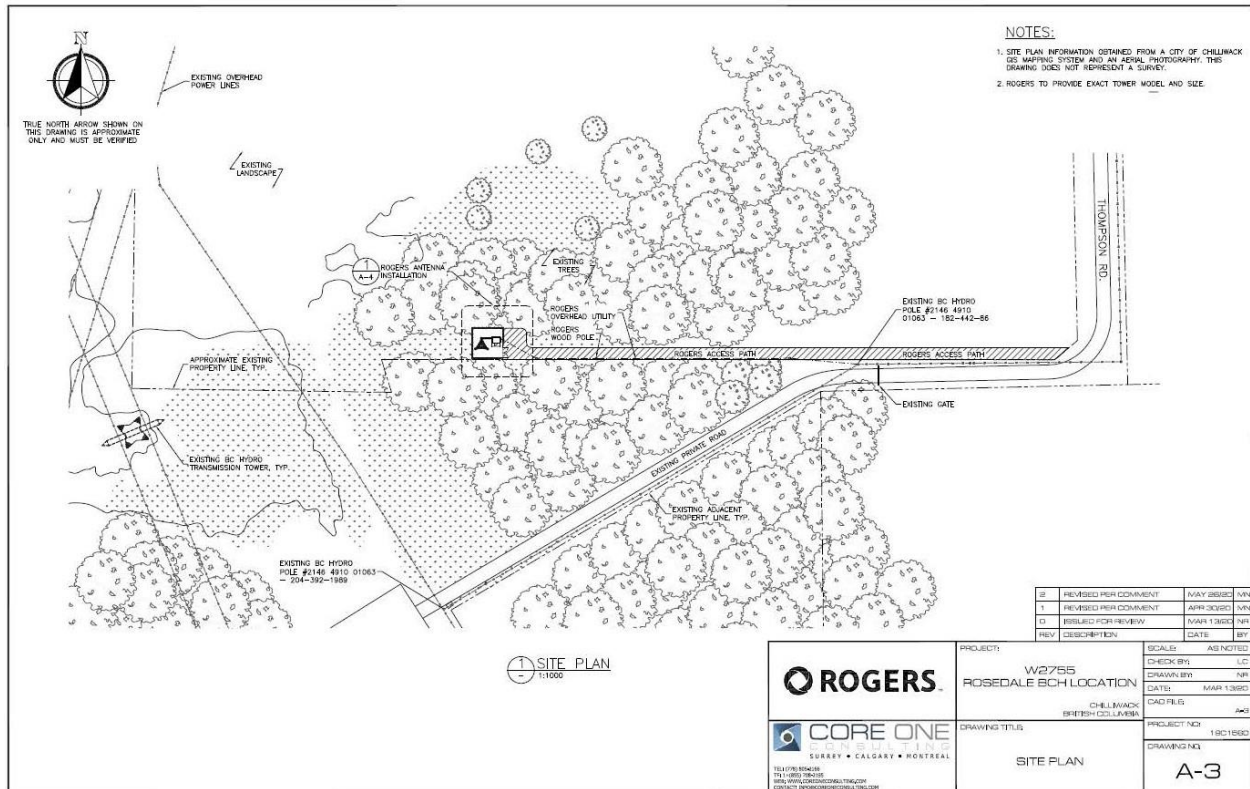
Kelly Lownsborough, Chief Financial Officer/ Director of Financial Services:

Reviewed and supported.

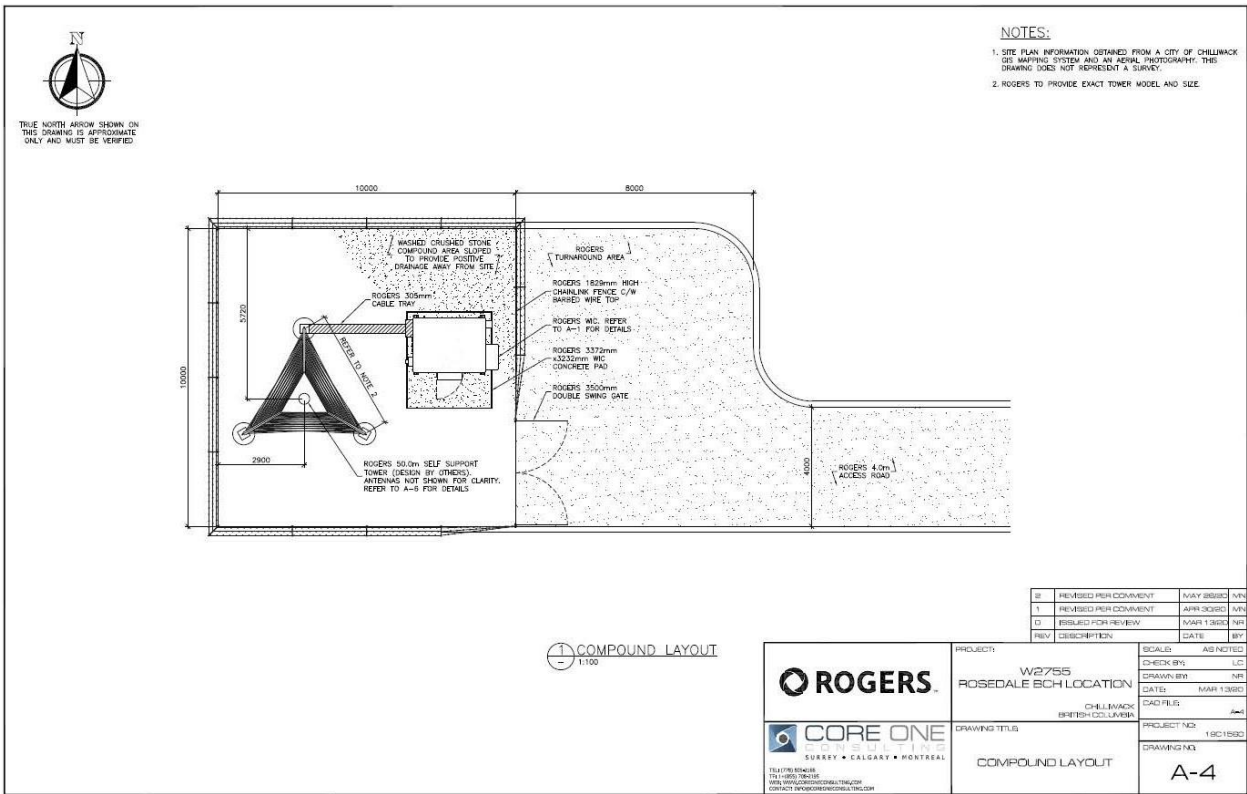
Jennifer Kinneman, Chief Administrative Officer:

Reviewed and supported.

Appendix A Preliminary Site Plan



Appendix B
Preliminary Compound Plan



Appendix C
Preliminary Tower Profile

