

To: Electoral Area Services Committee
From: Hayley Katan, Planning Technician

Date: 2025-02-13
File No: 6935-50 2024-04

Subject: SLI Towers Telecommunications Tower Referral at 53294 Yale Road, Area D

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board respond to the referral from Steward Logistics Inc. Towers for the installation of a new telecommunications tower at 53294 Yale Road, Area D with the following comments:

1. The scope of the public consultation is satisfactory to the Fraser Valley Regional District.
2. Steward Logistics Inc. Towers will provide documentation confirming the consultation is complete.
3. Steward Logistics Inc. Towers has provided information about the potential for other telecommunications companies to co-locate on the proposed tower.

BACKGROUND

Steward Logistics Inc (SLI) Towers is proposing to construct a 60 metre telecommunications tower on private property at 53294 Yale Road, Area D.

The tower will be within a 15 m x 15 m compound surrounded by a 6 ft fence on the northeast part of the property. The tower base is to be obscured by a 2.4 metre high board fence.

The purpose of this tower is to provide dependable wireless data and voice communication services in the area of Popkum and Bridal Falls, along Highway 1, service that can improve accessibility to 911 calls and other emergency services.

PROPERTY DETAILS

Address	53294 Yale Rd	Area	D
PID	008-965-820	Owner	Lynn & William Romeyn
Folio	733.06430.100	Agent	Steward Logistics Inc.
Lot Size	2.9 hectares		
Current Zoning	Rural 3 (R-3)	Proposed Zoning	No change
Current OCP	Agricultural (AG)	Proposed OCP	No change
Current Use	Residential & Farm	Proposed Use	No change (include telecommunications)
Development Permit Areas	Riparian Areas Development Permit Area 5-D		
Agricultural Land Reserve	Yes		
Rock Avalanche Hazard	1:10,000 – 1:16,000		

ADJACENT ZONING & LAND USES

North	^	Rural 3 (R-3) & Park 1 (P-1); Cheam lake wetlands
East	>	Rural 3 (R-3); Forest/vacant
West	<	Rural 3 (R-3); Agriculture
South	v	Rural 3 (R-3); Trans-Canada Highway, golf course

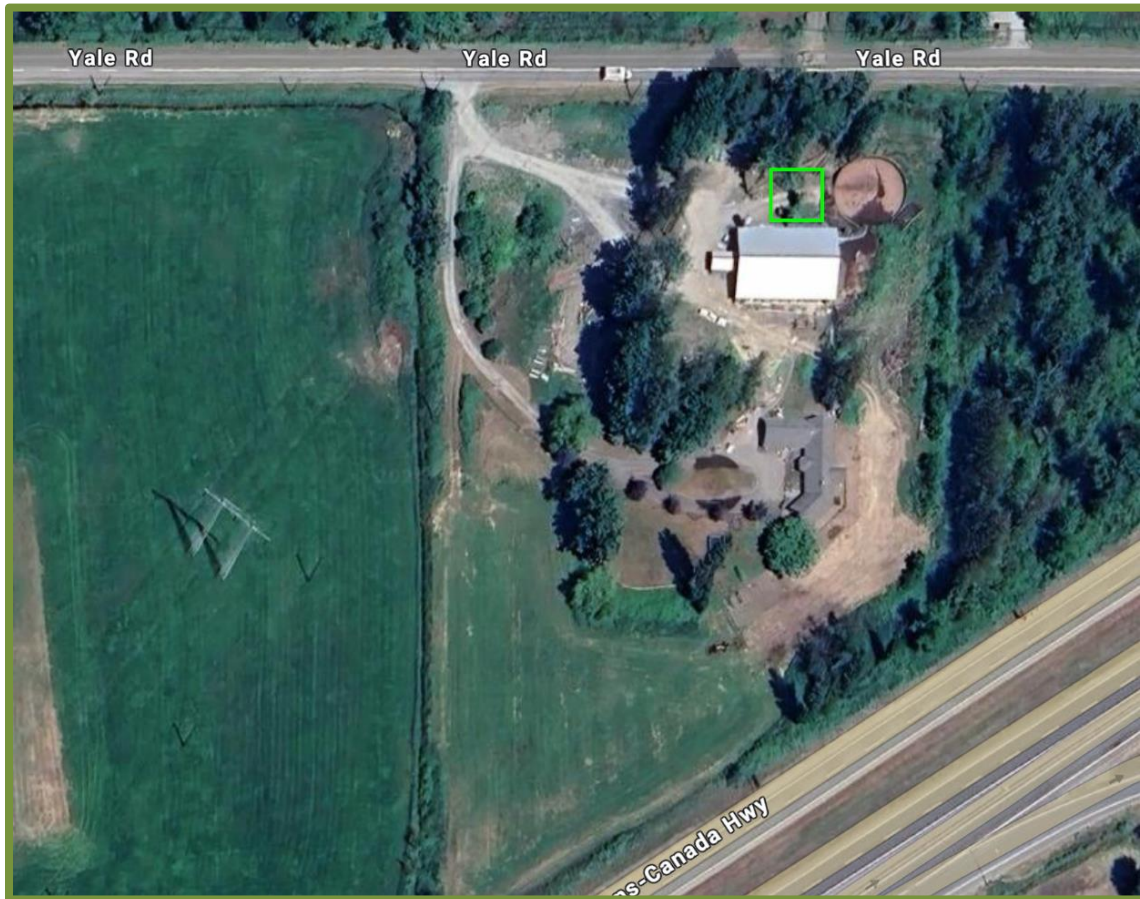
NEIGHBOURHOOD MAP



PROPERTY MAP



PROPOSED TOWER LOCATION



Source: SLI Towers Justification Report, September 27, 2024 page 11

DISCUSSION

Zoning

SLI Towers is proposing to locate a new telecommunications facility on private property which is zoned Rural 3 (R-3) under Zoning Bylaw No. 1638, 2021. A telecommunications facility is a public utility use, which is permitted in all zones and will adhere to zoning requirements.

Agricultural Land Reserve

The property is within the Agricultural Land Reserve. SLI Towers has stated that the Agricultural Land Commission has confirmed that the ALC will not need to be notified for the telecommunication tower and any associated access roads (see Appendix B).

Riparian Areas Development Permit Area 5-D

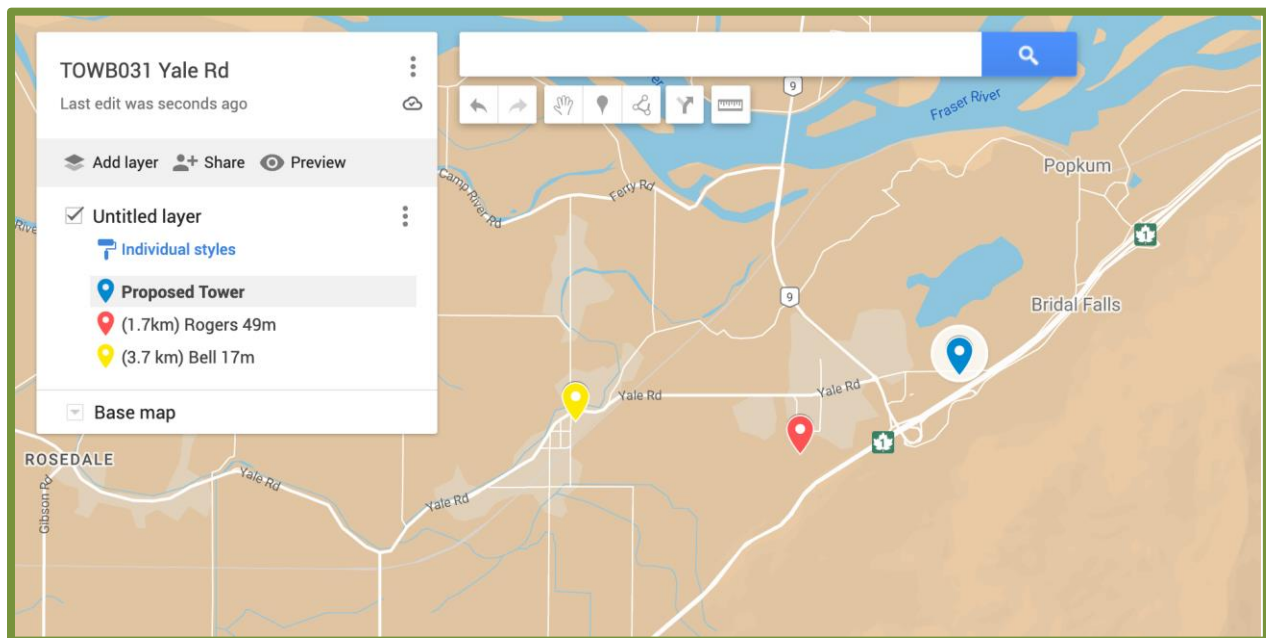
SLI Towers states that the proposed tower is outside of 30 meters from a watercourse and consequently will not require a Development Permit.

Building Permit

A building permit would not be required for the telecommunications facility as the BC Building Code does not apply to utility towers. As currently proposed, there are no proposed structures within the application.

Co-location Potential

SLI Towers contacted the FVRD to check the status of any upcoming tower applications in the area. As there are currently no applications in the area, SLI Towers concluded that there are no viable co-location options as the current closest towers are 1.7 km and 3.7 km away, as shown on the map below. SLI Towers states that the existing nearby towers are not covering the Highway 1 traffic and residential homes to the expected speeds and levels of service. Future towers are to consider this proposed tower for co-location potential.



Source: SLI Towers Justification Report, September 27, 2024 page 6

Public Consultation Processes

The FVRD does not have an adopted Telecommunications policy. Innovation, Science and Economic Development Canada (ISED) requires SLI Towers to consult with the local government and obtain a response to the telecommunication facility proposal.

The default ISED Public Consultation Process includes conducting a mailout notification to properties within a radius of three times the proposed tower height. Within that distance (180 meters), seven properties were notified. Additionally, a newspaper ad was placed in *The Chilliwack Progress* newspaper and ran in the December 27th edition (see Appendix C). SLI Towers received no public feedback from the mailout and newspaper advertisement. However, because the public notice cited the wrong address (shown as 2548 Sutherland Road, Agassiz rather than 53294 Yale Road, Rosedale), SLI Towers is re-running the ad in *The Chilliwack Progress* with the proper address and will extend the comment period to February 10th. After which, SLI Towers will provide a summary of public comments to the FVRD.

As this proposal is located on private property and not provincial Crown land, no additional **application to FrontCounter BC will be required. The tower will need to meet Health Canada's radio frequency exposure guidelines.**

COST

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

CONCLUSION

SLI Towers is proposing a new telecommunications facility at 53294 Yale Road, Area D and is conducting public consultation in accordance with Innovation, Science, and Economic Development **Canada's** default public consultation process. Staff recommend support of the proposal subject to positive consultation outcomes.