

To: Regional and Corporate Services Committee

Date: 2025-03-13

From: Christina Vugteveen, Manager of Parks

Subject: Trans Mountain Tower Site Licence Agreement - Sumas Mountain Regional Park

Reviewed by: Stacey Barker, Director of Regional Services/Deputy CAO

Jaime Van Nes, Director of Legislative Services

Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a five year Tower Site Licence Agreement with Trans Mountain Pipeline ULC for the purpose of continuing the placement of an existing communication tower located in Sumas Mountain Regional Park.

BACKGROUND

There are six communication tower sites within Sumas Mountain Regional Park on Taggart Peak and at the top Sumas Mountain. The lands which the towers are on is provincial public land; however, the Fraser Valley Regional District (FVRD) has a long-term lease with the Province that allows the FVRD to collect fees from tower owners for use of the site. The towers belong to Trans Mountain, Telus, BC Hydro, TRK, Freeway Communications and Fraser Valley Amateur Radio. The towers vary from sizable eifel (free-standing) towers serving large service providers such as BC Hydro and Telus, to smaller guyed towers of smaller companies and not-for-profit entities. Staff have been working with industry specialists and the tower owners to create updated agreements to reflect current rates and standards.

DISCUSSION

Staff have consulted legal and technical professionals regarding the current sites and the creation of an updated agreement template. This includes current safety and inspection requirements specific to the industry, more detailed diagrams and descriptions of the equipment, and information about additional users on each tower. During the legal and technical review process, staff reached out to contacts at other municipalities, regional districts, and the Province regarding their agreements, rates and practices, and were able to obtain assistance from those agencies.

The agreement with Trans Mountain has now expired. A review of rates indicated that the current value of this tower is \$17,910 + GST/year based on the location, size, and use. The new five year agreement will be set at this rate and will include an option to renew for an additional 5 years accounting for increases in the British Columbia Consumer Price Index.

COST

The annual fees from this agreement benefit and are reflected in the 735 Sub Regional Parks West Budget, which accounts for the operations and maintenance of Sumas Mountain Regional Park, Matsqui Trail Regional Park, and Glen Valley Regional Park. The City of Abbotsford and a small portion of Electoral Area G are members of this service area.

CONCLUSION

Staff recommend approval of a 5 year Tower Site License Agreement with Trans Mountain Pipeline ULC for the continuation of the placement of an existing communication tower in Sumas Mountain Regional Park.