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# Electoral Area Telecommunications Tower Policy

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## 1. Purpose and Intent

The purpose of this policy is to establish a clear, transparent, and consistent process for responding to referrals for Telecommunications Antenna System (TAS) proposals within the Electoral Areas of the Fraser Valley Regional District (FVRD).

This policy:

- Aligns with federal regulations under Innovation, Science and Economic Development Canada (ISED) and CPC-2-0-03;
- Provides local siting, design, and consultation guidelines to proponents;
- Establishes a fair process for public and FVRD Board input on TAS proposals;
- Encourages co-location and minimizes the number of new towers;
- Ensures the FVRD can issue informed statements of concurrence or non-concurrence.

## 2. Definitions

**Antenna Supporting Structure** – Any tower, roof-top, building-mounted pole, spire, or other freestanding structure; existing electric or utility tower or structure; streetlight pole; parking lot light pole; or combination thereof, including supporting lines, cables, wires, and braces intended for mounting telecommunications antennas.

**Co-location** – The shared use of an existing telecommunications antenna system or supporting structure by multiple service providers, thereby creating a shared facility.

**Height** – The distance from the lowest ground level at the base of an antenna supporting structure, including foundation, to the tallest point of the antenna system (including any antenna array, lightning rod, or attached device).

**Notification Distance** – The prescribed horizontal distance within which property owners, residents, and community groups must be notified of a proposed telecommunications antenna system. For the FVRD, this is the greater of 300 metres or three times the tower height.

**Proponent** – Any company, organization, or representative (including contractors or agents of telecommunications carriers) submitting a proposal to install or modify a telecommunications antenna system.

**Public Consultation Meeting** – A meeting organized by a proponent to inform and receive input from affected property owners and community members regarding a proposed telecommunications antenna system.

**Residential zones** – Residential zones as defined in Part 9 of the *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* as amended from time to time, and Residential zones as defined in Part 5 of the *Cultus Lake Park Zoning Bylaw No. 1375, 2016* as amended from time to time.

**Safety Code 6** – Health Canada's standards for acceptable human exposure to radiofrequency electromagnetic fields, as set out in the document *Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz*, as amended.

**Statement of Concurrence** – A formal letter issued by the Fraser Valley Regional District to the proponent of a proposed Telecommunications Antenna System, indicating the Regional District's position of concurrence (with or without conditions) or non-concurrence.

**Stealth Structure / Stealth Installation** – A telecommunications antenna structure designed and constructed to hide, camouflage, or integrate into an existing building, landscape, topography, or structure.

**Telecommunication Antenna** – A device licensed by the Federal Government used to receive or transmit radio-frequency (RF) signals, microwave signals, or other communications energy.

**Telecommunication Antenna Structure** – Any roof-top, building-mounted, or ground-mounted monopole, tri-pole, spire, lattice work, or other freestanding structure, including supporting lines, cables, wires, and braces, for mounting antennas. Also includes associated cabinets, shelters, or compounds required for equipment.

**Telecommunications Antenna System (TAS)** – Any exterior transmitting/receiving device used for wireless communications, including antennas, supporting towers, masts, or structures, and associated equipment shelters.

**Temporary Telecommunications Antenna System** – A telecommunications antenna system erected for special events, research, or emergency operations, for a duration not exceeding three months.

**Tower** – Any ground-mounted monopole, tri-pole, or lattice structure upon which telecommunications antennas are attached (excluding streetlight poles, parking lot light poles, or existing utility towers).

### 3. Jurisdiction and Roles

#### *A. Innovation, Science and Economic Development Canada*

Under the federal *Radiocommunication Act*, the Minister of Industry has sole jurisdiction over inter-provincial and international communication facilities. The final decision to approve and license Telecommunication Antenna Systems is made only by Innovation, Science and Economic Development

Canada (ISED). All technical aspects and siting of telecommunication and broadcasting services are regulated by the Federal government under the Radiocommunication Act. ISED has an established procedure, the Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular (CPC-2-0-03), which prescribes the process and review of proposed telecommunication structures. As part of the process, proponents are required to notify the local land-use authority and nearby residents. Moreover, the proponent is required to address public questions, concerns and comments through ISED's prescribed public consultation process.

### *B. Other Federal Jurisdiction*

With regard to public health, ISED refers to the standards set by Health Canada for determining acceptable levels of radiofrequency electromagnetic energy produced by telecommunication infrastructure. All telecommunication proponents are required to follow the guidelines outlined in **Health Canada's Safety Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz – Safety Code 6 (2009)**.<sup>1</sup> In addition to Health Canada's requirements, proponents must comply with the Canadian Environmental Assessment Act and any painting and lighting requirements for aeronautical safety prescribed by NAV Canada and Transport Canada.

### *C. Fraser Valley Regional District*

Local governments are referred applications for proposed telecommunications towers and are provided the opportunity to comment on the proposal. The role of the Fraser Valley Regional District (FVRD) is to issue a statement of concurrence or non-concurrence to the proponent and Innovation, Science and Economic Development Canada (ISED), based on the proposal's land-use compatibility, the responses of affected residents, and the proponent's adherence to this policy. FVRD may also provide guidance to proponents on local sensitivities, planning priorities, and community characteristics, and may establish siting and design guidelines or augment the public consultation process as permitted under ISED's *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular* (CPC-2-0-03). FVRD does not conduct public/stakeholder consultation respecting telecommunications towers; evaluate environmental, cultural, archaeological impacts of proposed telecommunication towers; or, assess compliance with the legislation and regulation of other agencies.

### *D. Role of the Proponent*

The Proponent is responsible for ensuring that all proposed Telecommunications Antenna Systems comply with federal and provincial legislation, including but not limited to the *Impact Assessment Act*, *Canadian Environmental Protection Act*, *Migratory Birds Convention Act*, and *Species at Risk Act* and the requirements of this policy. The Proponent is responsible for any investigations or assessments required to determine environmental, cultural, archaeological or health impacts as necessary. Prior to proposing a new tower or structure, the Proponent must investigate co-location opportunities by contacting existing carriers and infrastructure owners in the area and include written evidence of outreach and responses in their application. It is the responsibility of the Proponent to provide notice and consult with FVRD, indigenous governance bodies and the public in accordance with the procedures outlined in this policy, ISED's *CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems*, and any other applicable regulations. In addition, the Proponent must demonstrate that the proposal meets all applicable federal requirements, including Health Canada's *Safety Code 6*, NAV

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<sup>1</sup> The Regional District does not assess any submission for an Antenna System with respect to health and radiofrequency exposure issues or any other non-placement or non-design related issues. Any questions or comments the public may wish to make regarding health issues related to cell phones, cell towers and radiofrequency exposure guidelines (Safety Code 6) should be directed to Health Canada on-line at [healthcanada.gc.ca](http://healthcanada.gc.ca) and to the Proponent's representative.

Canada Requirements, applicable environmental legislation, and aligns with the siting, design, and consultation guidelines established by the FVRD.

## 4. Siting Requirements

This section outlines FVRD's preferred and discouraged locations of telecommunications antenna systems. The intent is to guide proponents toward siting practices that minimize land use conflicts, protect environmentally and visually sensitive areas, reflect community preferences and support co-location and efficient network planning. Siting should prioritize opportunities that integrate antenna systems into existing infrastructure, respect community character, and avoid adverse impacts on residential areas, public spaces, and natural environments.

### 4.1 Preferred Locations

Preferred locations are intended to guide proponents toward sites that minimize land-use conflicts and visual impacts while improving service coverage. These areas typically support compatible land uses, existing infrastructure, or natural screening that can accommodate telecommunications facilities with minimal disruption to the surrounding community or environment.

Telecommunications Antenna Systems (TAS) are preferred to be located within the following locations:

- i. Areas that allow for the co-location of dishes or other infrastructure on existing Telecommunication Antenna Systems.
- ii. Industrial and commercial areas.
- iii. Transportation and utility corridors.
- iv. Rooftops and existing tower structures (hydro poles, water towers, transmission towers).
- v. Institutional facilities (emergency services, federal and provincial facilities).
- vi. Infrastructure, buildings, or lands (excluding Community parks) owned by the regional district.
- vii. Sites that maximize separation from existing residential development, with a preferred minimum distance of 60 metres from existing dwellings, where technically feasible.
- viii. Sites that create as much separation as possible from parcel boundaries. For planning purposes, the FVRD encourages proponents to consider a lot-line separation equivalent to the height of the proposed tower, or approximately 60 metres, whichever is greater, recognizing that this is a guideline and may be varied where technical or operational constraints require.
- ix. Within agricultural areas where the proposed structure, and access route does not adversely affect agricultural operations or the long-term productivity of farmland.
- x. Crown land, particularly locations at an elevation with good line of sight to minimize visual obstructions and maximize coverage.

### 4.2 Discouraged Locations

Discouraged locations identify areas where telecommunications facilities are likely to conflict with community values, or environmental sensitivity. These sites should generally be avoided due to their proximity to residential neighbourhoods, scenic corridors, or ecologically significant areas where tower development could create adverse visual, land-use, or environmental impacts.

TAS are discouraged in the following locations:

- i. Residential zones as defined in Part 9 of the *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* as amended from time to time, And Residential zones as defined in Part 5 of the *Cultus Lake Park Zoning Bylaw No. 1375, 2016* as amended from time to time

- ii. Locations directly in front of doors, windows, balconies, or residential frontages.
- iii. Within 300m or three times the tower height, whichever is greater, of schools, daycares, or parks.
- iv. Within areas designated as Development Permit Areas for the protection of the natural environment, its ecosystems, and biological diversity, as identified in applicable Official Community Plans.
- v. Lands within or adjacent to riparian zones, streams, wetlands, lakes, or other watercourses identified under the *Riparian Areas Protection Regulation* (RAPR).

## 5. Design Guidelines

This section provides guidance on the visual design, form, and appearance of telecommunications antenna systems to ensure they are integrated sensitively into their surroundings. The intent is to minimize aesthetic and visual impacts through appropriate structure type, colour, screening, and landscaping.

TAS should meet the following guidelines where possible:

- i. New towers should be designed, wherever feasible, to support additional carriers and co-location opportunities.
- ii. Proponents are encouraged to consider accommodating space for FVRD public-safety or utility-communications equipment where technically feasible and where such co-location would not **interfere with the proponent's operations**.
- iii. Towers should use camouflage, colour matching, and stealth techniques making best efforts to blend the development in with the nearby surroundings and minimize the visual and aesthetic impacts of the structure on the community.
- iv. Landscaping and fencing are required to buffer and screen installations.
- v. Rooftop antennas should be set back and painted to match buildings.
- vi. Lighting limited to Transport Canada/NAV Canada requirements, using lowest intensity and maximum strobe interval.
- vii. To the extent possible, facilities located on rooftops should not be visible from the street.
- viii. To the extent possible, the use of guy wires and cables to steady, support, or reinforce a tower is discouraged.
- ix. The perimeter of a Telecommunication Antenna System development should be buffered and landscaped with solid fencing and/ or vegetation.

## 6. Referral Submission Requirements

All proponents must follow a structured, three-stage process, pre-submission review, public consultation, and formal submission, to ensure a complete and consistent review of Telecommunications Antenna System proposals.

### 6.1 Pre-submission review

Prior to beginning public consultation, the Proponent must contact the FVRD Electoral Area Planning Department to introduce the proposal and confirm the applicable submission and consultation requirements.

At this stage, the Proponent should provide:

- i. Site plan with setbacks, fencing, access, landscaping, and nearby TAS.
- ii. Elevation drawings and visual simulations/renderings.

- iii. Photographs of the site and area.
- iv. Coverage maps (existing, alternate, proposed).
- v. Co-location analysis with written evidence of outreach to carriers.
- vi. Title search and disclosure of all active covenants and easements.
- vii. Environmental, geotechnical, and wildfire assessments if applicable.
- viii. An outline of the proposed public consultation plan, and materials to be sent out to the public.
- ix. **Confirmation of the project's status under the *Impact Assessment Act (IAA)*** and any other applicable federal or provincial environmental legislation in accordance with Section 7.4 of CPC-2-0-03, including but not limited to the *Canadian Environmental Protection Act, Species at Risk Act, Migratory Birds Convention Act, and Water Sustainability Act*.
- x. Documentation demonstrating that all applicable NAV CANADA and Transport Canada aeronautical safety requirements have been reviewed and addressed, including height restrictions, lighting or marking obligations, and confirmation that no air-navigation hazards have been identified for the proposed structure.

At this stage, Planning Department staff will engage the Electoral Area Director for the electoral area in which the tower is proposed to be located to consider written notice requirements.

## 6.2 Public Consultation Process

Following pre-submission review with FVRD, unless exempt under Section 6.0 of CPC-2-0-03, all Proponents must complete public consultation before the proposal is brought forward to the FVRD Board for a concurrence or non-concurrence decision, and prior to the installation or modification of a Telecommunication Antenna System (TAS) as outlined in this Policy.

The public consultation process conducted by the proponents must include at minimum, the following components:

### 6.2.1 Written Notice

The Proponent must mail or hand-deliver written notice to all property owners and residents located within 300 metres of the proposed TAS location or three times the total height of the proposed tower, whichever distance is greater.

Where site conditions, topography, community sensitivities, or surrounding land-use patterns indicate that a proposed Telecommunications Antenna System may have broader community impacts, the Electoral Area Director and the Director of Planning & Development may, at their discretion, require an expanded notification distance and extended comment period timeline to ensure adequate opportunity for public awareness and comment.

All mailed, hand-delivered, and published notices shall include, at a minimum:

- i. Location, height, type, design, and colour of the proposed TAS, with a copy of the site plan.
- ii. Rationale for the proposal, including height and location requirements.
- iii. Where applicable, a statement of the projects status under the *Impact Assessment Act (IAA)* or other applicable environmental legislation. The notice must indicate whether the proposed installation is incidental to a designated project, or, if not, whether it is located on federal lands, as required under Section 7.4 of CPC-2-0-03.

- iv. Where applicable, a statement outlining any Transport Canada or NAV CANADA marking or lighting requirements.
- v. Clear statement that ISED is the sole approving authority for the siting of TAS, and that FVRD provides only a statement of siting concurrence or non-concurrence.
- vi. Direction that all comments and responses be sent to the proponent, who will forward them to both ISED and FVRD.
- vii. **Name and contact information for the proponent's representative.**
- viii. **Contact information for ISED's Pacific Region office.**

#### 6.2.2 Comment Period

The proponent, in consultation with the FVRD Electoral Area Planning Department must provide a minimum 30-day period during which written comments may be submitted to the proponent.

#### 6.2.3 Public Signage

The proponent must post a clearly visible on-site information sign for a minimum of 30 days prior to the close of the comment period. Signage specifications should conform to the sign requirements outlined Section 4.8 of *the Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016*.

#### 6.2.4 Newspaper Notice

The proponent must publish notice in two consecutive issues of a local newspaper circulating in the area.

#### 6.2.5 Public Information Meeting

The proponent shall chair a public information meeting for any proposed Telecommunication Antenna System exceeding 15 metres in height.

The meeting format may be open house or presentation style, at the discretion of the proponent, subject to the following:

- i. The date, time, and location of the meeting shall be determined in consultation with the FVRD Electoral Area Planning Department.
- ii. The meeting shall include a visual display of the proposal, including a site plan and aerial photo of the site.
- iii. All information presented must reflect localized content specific to the community.
- iv. The meeting shall not be scheduled less than seven (7) days prior to the close of the public consultation period.

#### 6.2.6 Consultation Summary Report

Upon completion of public consultation, the proponent must submit a Consultation Summary Report to FVRD and ISED that includes:

- i. Copies of all notices distributed and published;
- ii. A summary of the Public information meeting;
- iii. Record of all comments and concerns received; and

- iv. A comprehensive written response from the Proponent detailing how all issues raised through public consultation were reviewed, addressed, and, where appropriate, incorporated or mitigated in the final siting and design.

### 6.3 Formal Application for Letter of Concurrence

Upon completion of consultation, the Proponent may submit a Letter of Concurrence Request to the FVRD. This request will be reviewed by staff and presented to the FVRD Board for decision.

A complete submission package must include:

- i. Application form and fees (per *FVRD Development Application Fees Establishment Bylaw No. 1696, 2023*);
- ii. Detailed site plan showing tower location, setbacks, fencing, access, landscaping, and nearby existing TAS;
- iii. Elevation drawings and visual renderings depicting tower design, materials, and visual impact;
- iv. Photographs of the site and surrounding context;
- v. Coverage maps (existing, alternate, and proposed);
- vi. Co-location analysis, including correspondence with other carriers and written responses;
- vii. **Confirmation of the project's status under the *Impact Assessment Act (IAA)*** and any other applicable federal or provincial environmental legislation in accordance with Section 7.4 of CPC-2-0-03, including but not limited to the *Canadian Environmental Protection Act*, *Species at Risk Act*, *Migratory Birds Convention Act*, and *Water Sustainability Act*.
- viii. Documentation demonstrating that all applicable NAV CANADA and Transport Canada aeronautical safety requirements have been reviewed and addressed, including height restrictions, lighting or marking obligations, and confirmation that no air-navigation hazards have been identified for the proposed structure.
- ix. Consultation Summary Report, detailing notification methods, meeting records, comments received, responses provided, and any resulting design revisions.

## 7. Issuing Concurrence, Non-Concurrence, and Rescinding Concurrence

Once a complete Request for a Letter of Concurrence has been submitted, staff will prepare a report summarizing the proposal, the results of public and Indigenous consultation, relevant policy considerations, and any outstanding issues. This staff review is intended to support, not predetermine, the decision of the FVRD Board.

The FVRD Board retains full discretion to issue a Letter of Concurrence or Non-Concurrence. In exercising this discretion, the FVRD Board may weigh a range of local factors, including land-use compatibility, community input, site-specific sensitivities, alignment with FVRD planning objectives, and the **Board's** assessment of whether the proposal represents an appropriate balance between service needs and local impacts.

While this policy provides guidance for proponents and the public, it does not limit the **Board's** ability to determine, based on its deliberation, that concurrence is or is not appropriate in the circumstances. The Board may consider the degree to which a proposal aligns with the intent of the policy rather than treating any single criterion as determinative. The Board may also apply greater scrutiny or request clarification where local conditions or community context warrant.

The **Board's** decision represents the **Fraser Valley Regional District's official position under the** Innovation, Science and Economic Development Canada (ISED) concurrence process. It does not constitute land-use approval or imply compliance with other FVRD bylaws, Provincial, or Federal legislation

### *7.1 FVRD Board Authority and Scope of Consideration*

FVRD's authority is limited to providing input on land-use compatibility, preferred siting and design considerations, and the adequacy of the proponent's public consultation process. FVRD does not have regulatory authority to approve or refuse the location of a Telecommunications Antenna System, as siting approval rests exclusively with Innovation, Science and Economic Development Canada under the *Radiocommunication Act*.

Concurrence from FVRD does not imply that a proposed Telecommunications Antenna System complies with applicable federal or provincial legislation. Compliance with environmental, cultural, and health protection requirements falls under the jurisdiction of the responsible federal and provincial authorities, including Innovation, Science and Economic Development Canada (ISED), Health Canada, and agencies administering statutes such as the *Impact Assessment Act*, *Canadian Environmental Protection Act*, *Migratory Birds Convention Act*, *Species at Risk Act*, and *Heritage Conservation Act*.

Proponents must provide documentation demonstrating that all applicable federal and provincial requirements have been addressed to the satisfaction of ISED or the relevant authority. The role of the Fraser Valley Regional District under CPC-2-0-03 is limited to providing a local government position on the suitability of proposed telecommunications antenna systems. In exercising this role, the FVRD Board retains discretion to assess land-use compatibility, community acceptability, and alignment with local planning objectives. The FVRD Board may consider any relevant contextual factor or site-specific circumstance it determines to be in the public interest, while recognizing that matters of federal jurisdiction such as radiofrequency emissions, Safety Code 6 compliance, and spectrum licensing remain outside the scope of its decision-making authority. The FVRD Board's **review is therefore focused** on confirming that required documentation has been submitted, that local consultation and siting guidelines have been met, and that the proposal appropriately reflects the character, needs, and planning expectations of the affected community.

Accordingly, the Board may consider:

- Compatibility of the proposal with existing or planned land uses and zoning;
- Compliance with FVRD siting and design policies;
- Adequacy and completeness of the public consultation process in accordance with this policy;
- Confirmation that the proponent has provided documentation demonstrating that environmental and cultural requirements outlined by the appropriate federal or provincial agencies, or qualified professionals have been addressed.
- The extent to which community and stakeholder concerns have been considered and responded to.

The Board cannot consider or regulate:

- Radiofrequency emissions or health and safety standards regulated by Health Canada – *Safety Code 6*;
- Federal licensing, spectrum allocation, or operational authority matters, which are regulated exclusively by Innovation, Science and Economic Development Canada;

- Construction or operational details outside FVRD jurisdiction (e.g., carrier technology, power levels, or maintenance).
- The evaluation or determination of environmental, cultural, or heritage impacts, which remain under the jurisdiction of ISED, other federal or provincial authorities, and qualified professionals.

### *7.2 Decision Protocol*

To ensure timely and transparent decision-making, once staff have deemed an application complete and presented a recommendation, the Board shall issue a Letter of Concurrence or Letter of Non-Concurrence based on the information available at that time.

The Board may, after considering staff analysis, public input, and local planning objectives, issue concurrence or non-concurrence at its discretion. While staff recommendations support the decision-making process, the FVRD Board is not bound by them and may reach a different conclusion based on its assessment of community impact, **local sensitivities**, or the **adequacy of the proponent's** engagement efforts.

Requests by the Board for additional materials from the proponent or staff should be limited to instances where a substantial procedural error or material omission in the application has been identified. In such cases, the Board may defer the decision, specifying in writing:

- The precise information or clarification required; and
- A deadline by which the proponent must respond.

Following the receipt of the requested information, staff will provide an updated report, and the Board may render a final decision without further deferral.

This approach ensures procedural fairness while preventing repetitive exchanges between the Board, staff, the proponent and others.

### *7.3 Criteria for Issuing a Letter of Concurrence*

A Letter of Concurrence may be issued by the Board when the following criteria are met:

- The Proponent has completed all submission and consultation requirements under this Policy and CPC-2-0-03;
- **The proposal is consistent with FVRD's siting and design guidelines and all relevant bylaws;**
- The proposal demonstrates reasonable efforts to address community concerns and environmental considerations through siting, design, screening, or mitigation measures, recognizing that the evaluation of environmental, cultural, or health impacts remains under federal and provincial jurisdiction.

### *7.4 Criteria for Issuing a Letter of Non-Concurrence*

A Letter of Non-Concurrence may be issued by the Board when:

- The proposal does not conform to this Policy or applicable FVRD bylaws;
- Public consultation was incomplete, inadequate, or did not meet the requirements of this policy.
- Significant public or local government concerns remain unaddressed; or

- The proposal would result in undue environmental impacts, or land use conflicts inconsistent with community character.
- Proponent does not address concerns outlined from health Canada, ISED, NAV Canada, or administrator of environmental legislation.

Letters of Non-Concurrence must include clear reasoning and reference the specific deficiencies or unmitigated concerns leading to the decision.

### *7.5 Rescinding Concurrence*

The Board may rescind a previously issued Letter of Concurrence if:

- Construction has not commenced within three (3) years of the date of issuance;
- The proponent failed to disclose all the pertinent information regarding the proposal; or,
- The plans and conditions upon which FVRD issued the concurrence have not been complied with.

If the FVRD Board rescinds its concurrence, notification will be provided in writing to the proponent and ISED, including the reason(s) for the rescinding of its concurrence. In such cases, the Proponent must request a new Letter of Concurrence under this Policy.

### *7.6 Duration and Transfer*

A Letter of Concurrence remains in effect for a maximum period of three (3) years from the date of issuance.

If construction of the approved Telecommunications Antenna System has not commenced within three years, the concurrence automatically expires.

Once a concurrence has expired, a new submission including updated public consultation must be completed before any construction proceeds.

### *7.7 Extension of Concurrence*

Prior to expiry, the Proponent may apply to the FVRD for a one-time extension of up to two (2) years. A request for an extension must be submitted as a new Request for Letter of Concurrence, including applicable fees.

The Board may accept the public consultation previously undertaken as meeting the requirements of this policy and CPC-2-0-03 where:

- The proposed tower design, height, and location are unchanged;
- The consultation record remains complete and valid; and
- The surrounding land-use context remains substantially unchanged.

Where any material change has occurred, or where the FVRD Board determines that public expectations or community conditions have changed, additional public consultation may be required.

### *7.8 Transfer of Concurrence*

Letters of Concurrence are non-transferable between proponents or sites. Any change in ownership or relocation requires a new application.

## 8. Policy Limitations

Letters of Concurrence represent the Fraser Valley Regional District's official position under Innovation, Science and Economic Development Canada's (CPC-2-0-03) process. They do not constitute land-use approval, zoning compliance, or building permit authorization under the Local Government Act or any FVRD bylaw.

### Previous Amendments

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