



## STAFF REPORT

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

Date: 2025-12-04  
File No: 6935-50 2025-04

Subject: SLI Towers Telecommunications Tower Referral at 43241 Vedder Mountain Road, Area H

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

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board indicate **Non-Concurrence** for the installation of a new telecommunications tower at 43241 Vedder Mountain Road, Area H, with the following comments:

1. The Fraser Valley Regional District finds the public consultation to be unsatisfactory. Although the proponent has indicated that the tower design will be revised in response to public feedback, affected residents were not informed of the updated proposal and were not given an opportunity to comment on the newly proposed stealth, slim-line structure. As a result, the public has not been provided with complete information nor with a meaningful opportunity to understand how their concerns were addressed.

### BACKGROUND

Steward Logistics Inc (SLI) Towers is proposing to construct a 29.9-meter self-support style telecommunications tower on private property at 43241 Vedder Mountain Road, Area H.

The tower will be within a 12m x 12m compound, with the tower base to be obscured by a 2.4-meter-high board fence.

The purpose of this tower is to provide dependable wireless data and voice communication services in Yarrow and along Vedder Mountain Road. The proposed tower would provide improved accessibility for 911 calls and other emergency services.

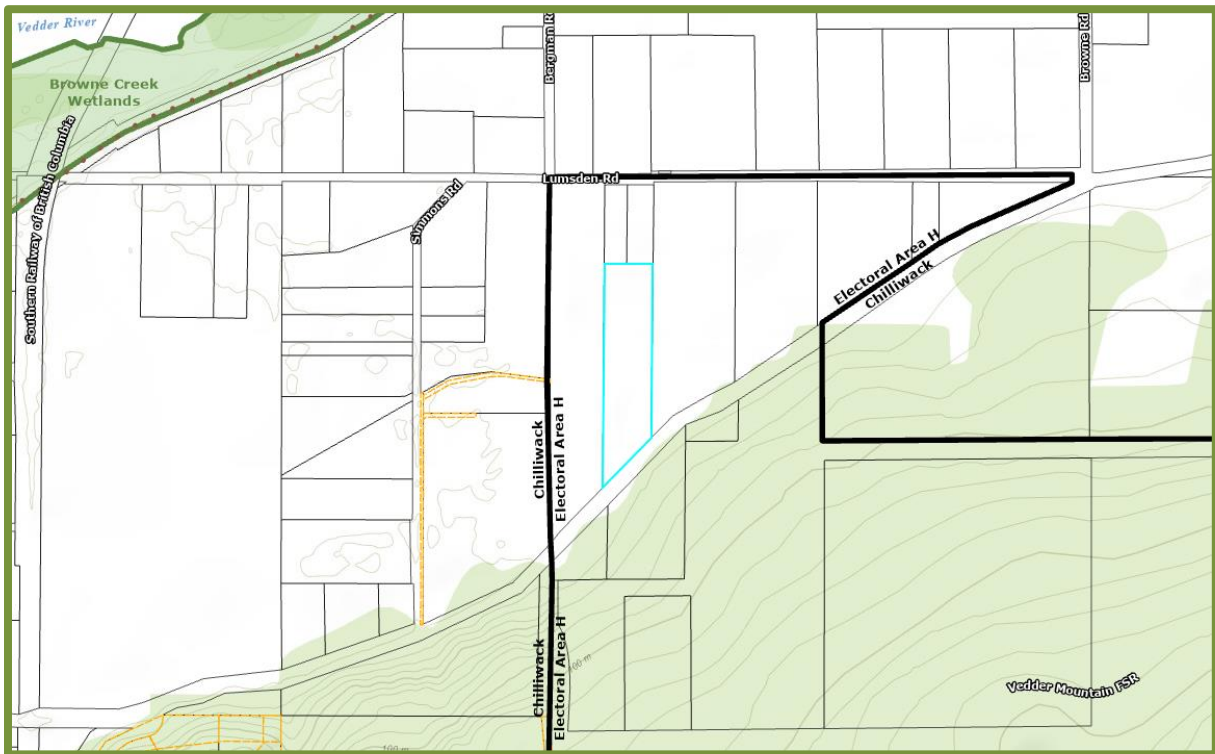
**PROPERTY DETAILS**

Address	43241 Vedder Mountain Road	Area	H
PID	010-528-903	Owner	Linda-Lou Marks
Folio	733.03165.000	Applicant	SLI Towers Inc.
Lot Size	5.46 acres (2.21 hectares)	Agent	Dom Claros, SLI Towers Inc.
Current Zoning	Rural 3 (R-3)	Proposed Zoning	No change
Current OCP	Agricultural (AG)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change (include telecommunications)
Development Permit Areas	Riparian Area DPA 5-E		
Agricultural Land Reserve	Yes		

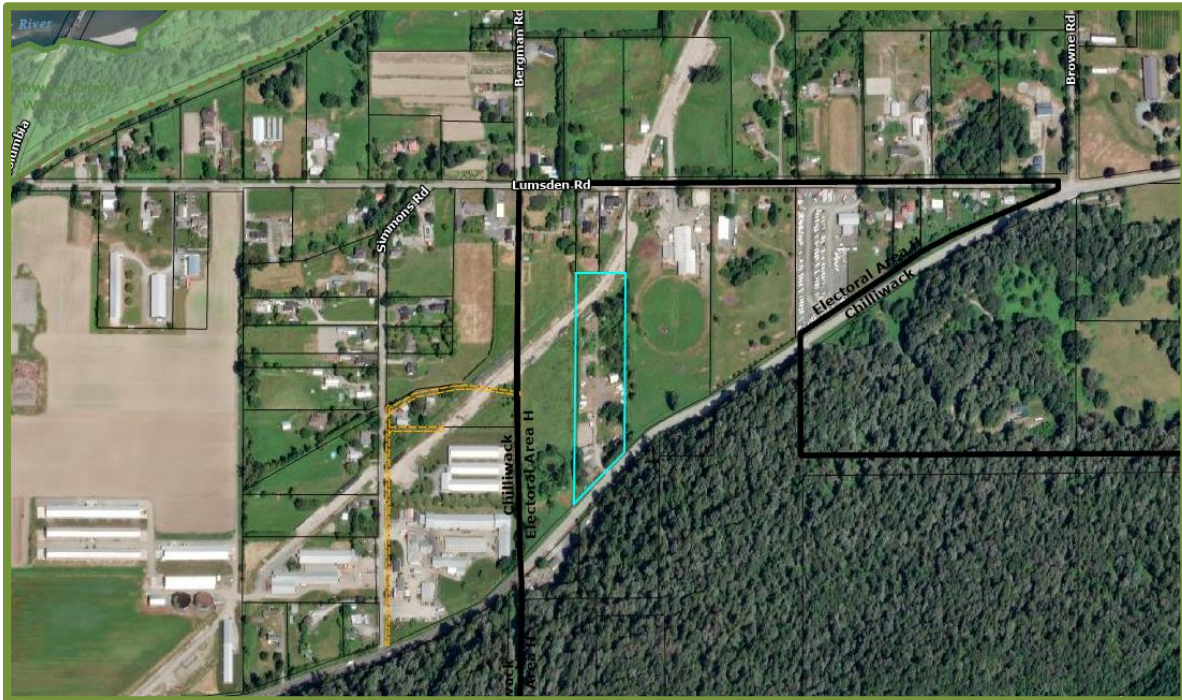
**ADJACENT ZONING & LAND USES**

North	^	Rural 3 (R-3); Residential
East	>	Rural 3 (R-3); Residential
West	<	Rural 3 (R-3); Residential
South	v	Limited Use (LU); Residential

**NEIGHBOURHOOD MAP**



PROPERTY MAP



PROPOSED TOWER LOCATION



Source: SLI Towers: Exhibit B: Conceptual Sketch with Proposed Leased Area, October 9, 2025, page 10

## 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. The tower would 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 on a past project that the ALC will not need to be notified for telecommunication tower proposals and any associated access roads for future similar projects (see Appendix B).

### Riparian Areas Development Permit Area 5-E

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

### FVRD Floodplain Management Bylaw No. 1669, 2022

The proposed tower location is within the Fraser River floodplain and setback 30 m from the natural boundary of the Vedder River. However, the bylaw is silent on telecommunication tower elevation and setback requirements. Despite this, the applicant has stated that the elevation at this site is approximately 15 meters, which is elevated above the required 12 m G.S.C. that would be required of a structure on this lot, therefore meeting the requirements of this bylaw.

### Building Permit

A building permit would not be required for the telecommunications facility, as the BC Building Code does not apply to utility towers. No other structures are proposed.

### Bylaw Enforcement

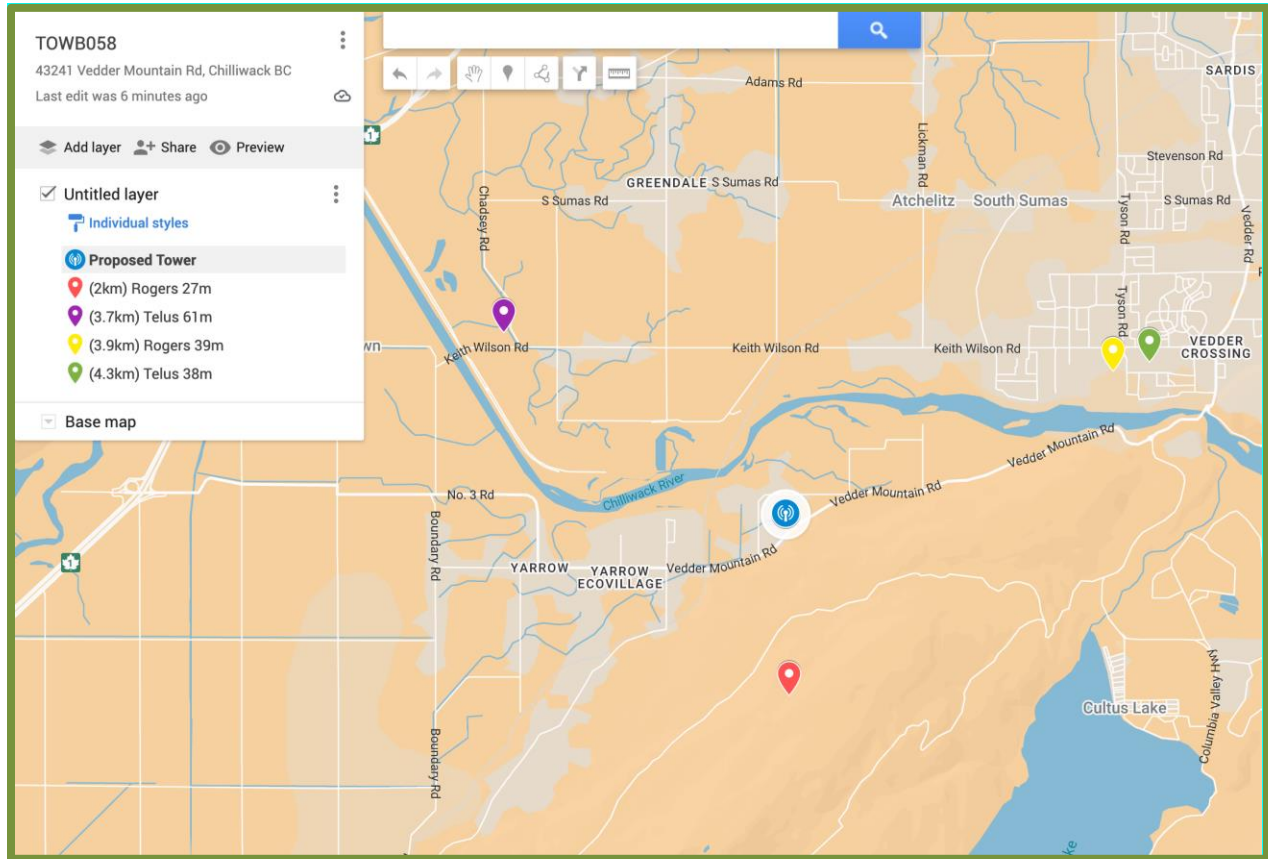
There is an ongoing bylaw enforcement matter related to unauthorized land use, which also **constitutes a breach of the Agricultural Land Commission's regulations. The FVRD Bylaw Enforcement** team has been working closely with the ALC on this file; however, the property owner has not taken steps toward compliance. The siting of a telecommunications tower at this location does not further exacerbate non-compliance with FVRD or ALC land use regulations.

### 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 2 km, 3.7 km, 3.9 km, and 4.3 km away, as shown on the map below. SLI Towers states that the existing nearby towers are not close enough to the target

area and are not tall enough for the expected speeds and levels of service that this proposed 29.9-meter tower could provide. It is unclear how, or if, this tower design would be considered for future co-location potential.

### NEARBY TELECOMMUNICATIONS TOWERS



Source: SLI Towers: Proposed New Telecommunications Installation, October 9, 2025, page 5

### Public Consultation Processes

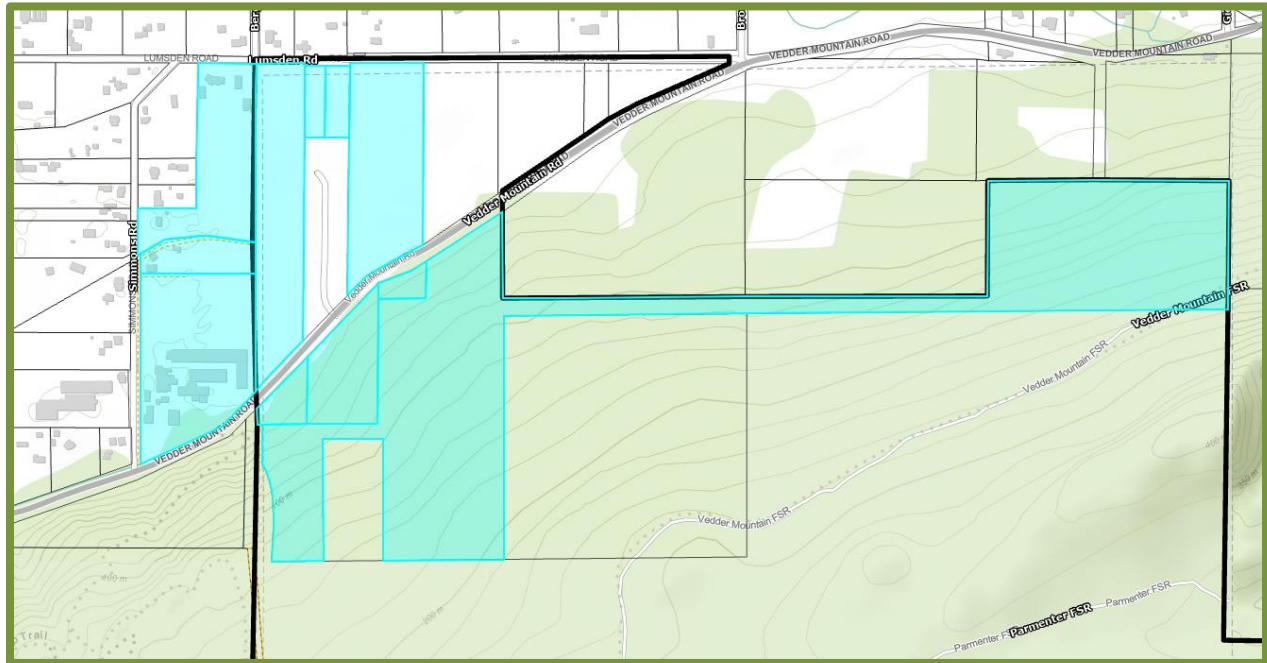
Innovation, Science and Economic Development Canada (ISED) requires SLI Towers to consult with the local government and obtain a response to the telecommunication facility proposal.

The default ISED Public Consultation Process includes conducting a mail-out notification (see Appendix C) to properties within a radius of three times the proposed tower height (89.7 meters). The public notification was sent on September 26, 2025, to allow for enough time for a public consultation period until October 27, 2025. Due to the Canada Post strike and the delay of many receiving the mail-out, SLI Towers extended the feedback deadline to November 26, 2025.

Since the proposed tower is less than 30 meters tall, public notification in a newspaper is not required under CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems: Public Notification requirements.

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.

#### MAILOUT NOTIFICATION RADIUS OF 89.7 METERS



#### Public Consultation Response

SLI Towers received feedback through four emails and one petition, representing a total of 12 distinct properties. The feedback came from properties in the following areas:

- Electoral Area H: 5 property responses/signatures
- City of Chilliwack (Yarrow): 5 property responses/signatures
- Unknown/Unverified Addresses: 2 property responses/signatures

All the feedback voiced opposition to the proposed tower. The feedback that provided a rationale for opposing the tower included one or more of the following reasons:

- Tower proximity to residential dwellings, and the suggestion that a tower should be located farther from residential areas
- Visual character of the neighbourhood
- Enjoyment and values of homes
- Long-term health and safety effects
- Disturbance caused by a new project in the neighbourhood

Attached to the feedback, SLI Towers provided a consultation summary package that included details on the tower design and location to be less intrusive to neighbouring properties (See Appendix D). In response to the comments, SLI Towers identified they will revise the design to a more stealth, slim-line

tower to still provide the connectivity in the area but be less of a visual disturbance. The applicant has not indicated if the revised design will be brought forward for additional public review.

## COST

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

## CONCLUSION

SLI Towers is proposing a new telecommunications facility at 43241 Vedder Mountain Road, Area H.

As the FVRD does not have a Telecommunications Tower Policy, FVRD staff are limited in what we can require an applicant to do in response to public consultation outside of directing the applicant to **follow the Innovation, Science, and Economic Development Canada's default public consultation** process. However, the Local Government can determine if the scope of the public consultation is satisfactory.

SLI Towers have completed the following:

1. Proposed a tower where there are no land use issues.
2. Conducted a public consultation period exceeding 30 days for the public to respond.
3. Provided documentation confirming the consultation is complete, including the response of changing the design to a more stealth, slim-line tower.
4. Provided information about the lack of potential to co-locate with existing towers.

However, there are some outstanding issues with the consultation processes, as SLI Towers has:

1. Revised the tower design after the consultation period closed.
2. Not re-engaged or notified the public regarding the revised design.
3. Not provided written responses to the concerns raised during consultation.
4. Not submitted the updated design materials to FVRD staff.

In conclusion, FVRD staff believe that SLI Towers should continue to engage and work with the public before recommending concurrence.

## OPTIONS

Option 1 - Non-Concurrence: (Staff Recommendation)

**THAT** the Fraser Valley Regional District Board indicate **Non-Concurrence** for the installation of a new telecommunications tower at 43241 Vedder Mountain Road, Area H, with the following comments:

1. The Fraser Valley Regional District finds the public consultation to be unsatisfactory. Although the proponent has indicated that the tower design will be revised in response to public feedback, affected residents were not informed of the updated proposal and were not given an opportunity to comment on the newly proposed stealth, slim-line structure. As a result, the public has not been provided with complete information nor with a meaningful opportunity to understand how their concerns were addressed.

Option 2 - Concurrence:

**THAT** the Fraser Valley Regional District Board indicate **Concurrence** for the installation of a new telecommunications tower at 43241 Vedder Mountain Road, Area H, with the following comments:

1. SLI Tower has submitted a tower proposal that conforms with the FVRD land use requirements.
2. SLI Towers has provided documentation confirming the consultation is complete and has met the requirement for a period of 30 days.
3. SLI Towers has provided information about the lack of potential to co-locate with existing towers.