

To: Electoral Area Services Committee  
From: Julie Mundy, Planning Technician

Date: 2018-10-11  
File No: 6935-50 2018-05

**Subject: Telus Communications Tower Proposal for 59600 Lougheed Hwy, Electoral Area "B"**

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## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board respond to the referral from Telus Communications for the installation of a new communications tower at 59600 Lougheed Highway, Electoral Area "B" with the following comments:

1. The scope of proposed public consultation is satisfactory to the Fraser Valley Regional District, provided consultation with Skawahlook First Nation is undertaken. Telus Communications will provide documentation confirming the consultation is complete.
2. Telus Communications will obtain non-farm use approval from the Agricultural Land Commission.
3. Telus Communications will obtain a building permit prior to construction.
4. Telus Communications will provide information to 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

Telus Communications (Telus) is proposing to construct a 45 metre tall telecommunications tower, at 59600 Lougheed Hwy. The tower will have a 20 by 20 metre fenced area containing an accessory equipment shelter. The purpose of the tower is to improve network service in the Ruby Creek area.

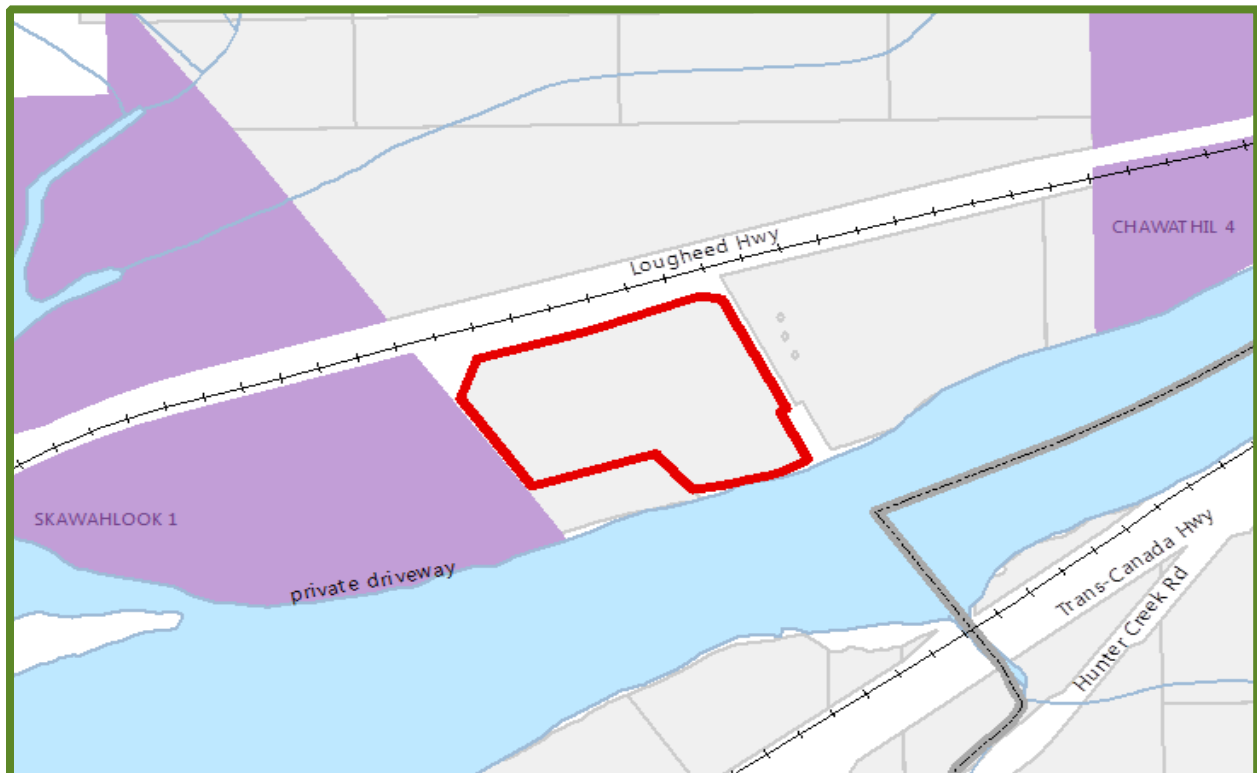
### PROPERTY DETAILS

<b>Electoral Area</b>	B		
<b>Address</b>	59600 Lougheed Hwy.		
<b>PID</b>	002-120-020		
<b>Folio</b>	732.00201.100		
<b>Lot Size</b>	30.86 acres		
<b>Owner</b>	JMBH Holdings Ltd.	<b>Agent</b>	Telus Communication Inc.
<b>Current Zoning</b>	Industrial (I-1)	<b>Proposed Zoning</b>	No change
<b>Current OCP</b>	Outside OCP	<b>Proposed OCP</b>	-
<b>Current Use</b>	Agricultural/Industrial	<b>Proposed Use</b>	Telecommunications Facility
<b>Development Permit Areas</b>	n/a		
<b>Agricultural Land Reserve</b>	Yes		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Rural 4 (R-4) / CPR Railway Line
<b>East</b>	>	Industrial (I-1) / Rural 4 (R-4)
<b>West</b>	<	Rural 4 (R-4) / First Nation - Skawahlook
<b>South</b>	v	Rural 4 (R-4) / Fraser River

### NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

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

### Proposal

Telus has identified 59600 Lougheed Highway as the potential location for the installation of a 45 metre tower. The site currently contains a commercial mushroom composting facility and an existing Rogers Telecommunications tower. The proposed tower will be sited in the northwest corner of the property next to the existing Rogers tower (see property map). Telus investigated using the Rogers tower and concluded there was no available capacity to add an antenna at an adequate height to enhance service in the area. The proposed tower design does not include capacity for other companies to co-locate in the future. In anticipation of future telecommunication needs, a tower design with co-location capacity may be preferred. Additional information on co-location potential is requested by FVRD staff.

The purpose of the tower is to improve service availability in the Ruby Creek area. This stretch of Lougheed Highway serves as an alternate route for travellers when Highway 1 is closed. Improved service will offer options to the immediate community, and help to improve safety for the travelling public.

## **Public Consultation Process**

Telus will be conducting a mailout to provide notification of the proposal to property owners within a 135 metre radius of the proposed tower (three times the height of the tower). A portion of Skawahlook 1 Reserve and four privately owned properties are within the notification area. The mailout is anticipated to occur in the first week of October with the comment period being open for 30 days. In addition, a newspaper ad will be placed in the local paper (Hope Standard and Agassiz Observer) to provide additional opportunities for public comment.

While FVRD does not have a formal telecommunications tower policy for private properties, the FVRD has historically requested telecommunication companies to notify private properties within three times the tower height. FVRD staff recommend the proposal be referred to Skawahlook First Nation for comment.

## **FVRD & Agricultural Land Commission Requirements**

The installation of the proposed tower and surrounding compound will require a building permit before construction is started. The site is within the Fraser River Floodplain, and has a required Flood Construction Level of approximately 32.8 metres. Electrical equipment or machinery damageable by flood waters must be constructed at or above the Flood Construction Level.

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

## **COST**

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

## **CONCLUSION**

Telus Communications has proposed a satisfactory public consultation process. FVRD recommends support of the proposal subject to a positive outcome from the consultation, and subject to provision of satisfactory information on co-location potential.

## **COMMENTS BY:**

**Graham Daneluz, Deputy Director of Planning & Development:** Reviewed and supported.

**Margaret Thornton, Director of Planning & Development:** Reviewed and supported

**Mike Veenbaas, Director of Financial Services:** No further financial comment.

**Paul Gipps, Chief Administrative Officer:** Reviewed and supported