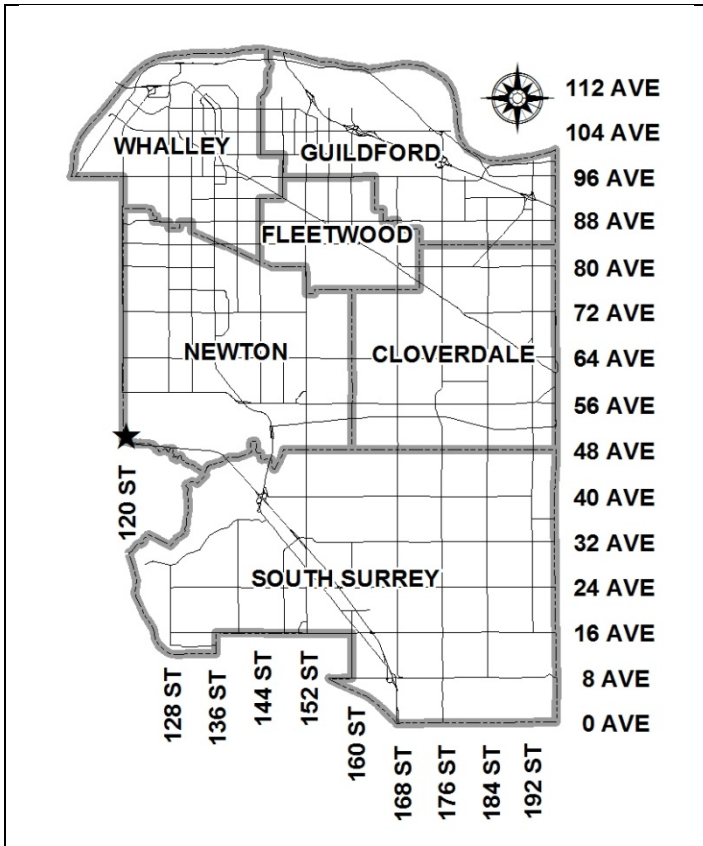


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0192-00

Planning Report Date: February 3, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to permit the construction of a 40 metre (131 ft.) free-standing telecommunication tower.

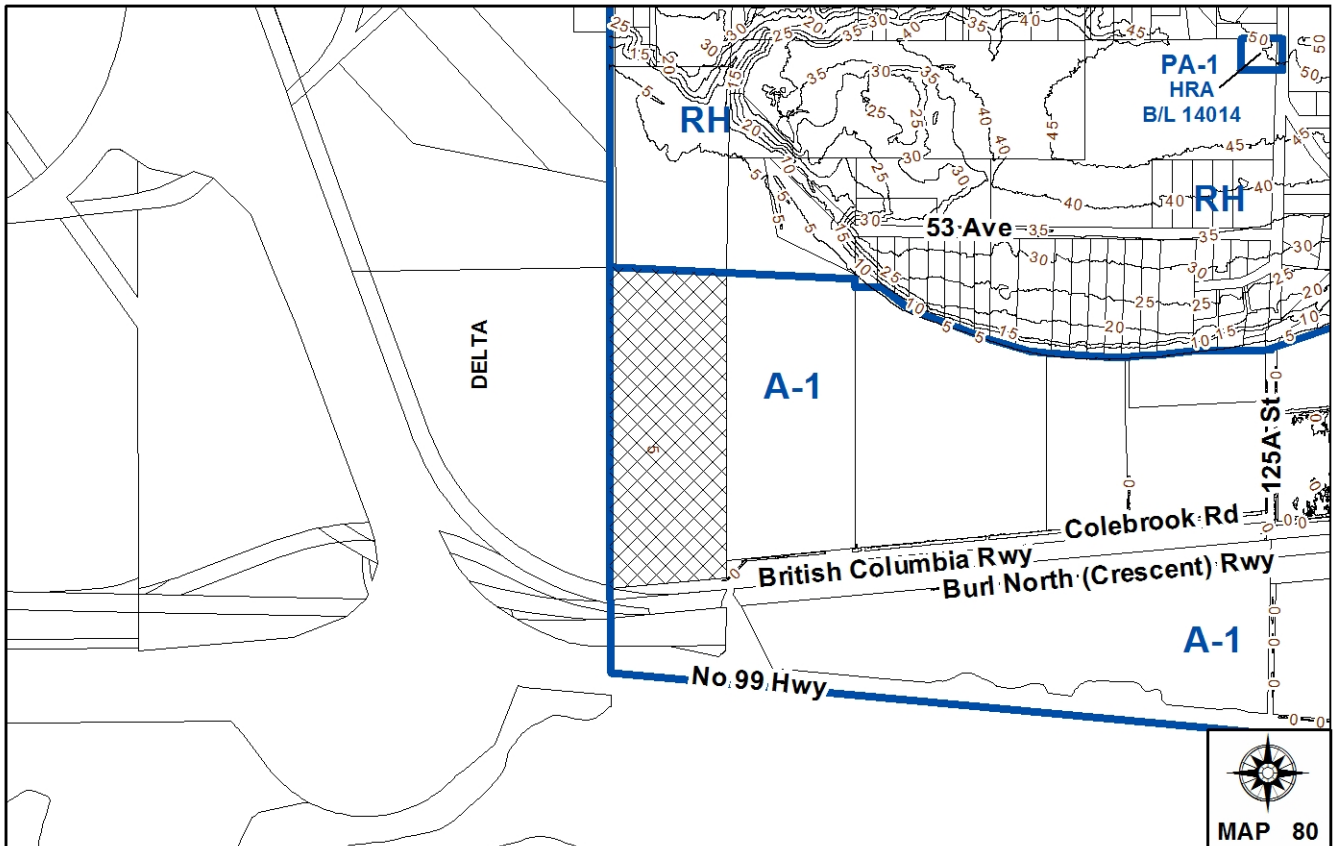
LOCATION: 12051 - Colebrook Road

OWNER: Inderjit S Dhaliwal
 Jaswinder S Dhaliwal

ZONING: A-1

OCP DESIGNATION: Agricultural

LAP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To vary the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 40 metres (131 ft.).

RATIONALE OF RECOMMENDATION

- The subject site is located in a relatively remote, non-residential area.
- The proposed monopole tower is not very visible from the residential area of West Panorama Ridge and from Joe Brown Park due to:
 - the mature trees in the area;
 - the distance between the proposed monopole tower and the residential area of West Panorama Ridge; and
 - the significant change in grade from north to south.
- The proposed variance has not triggered significant public opposition.
- There is a need for increased coverage in this area.
- Although no other carriers are interested in co-location on the proposed monopole at this time, the site is proposed to be developed as a co-location site to accommodate one other service provider in the future, thereby minimizing the number of installations required to service the area.
- The proposed telecommunication tower generally meets the City of Surrey's policy on telecommunication towers (Policy O-49 Telecommunication Towers).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7913-0192-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum height of a freestanding telecommunication tower from 12 metres (40 ft.) to 40 metres (131 ft.).
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) resolution of soil permit and associated bylaw infraction;
 - (b) submission of finalized landscape planting plan to the satisfaction of the City Landscape Architect; and
 - (c) submission of Securities for Landscape Works.

REFERRALS

Engineering:

The property must be brought into compliance with the previous soil permit such that the outstanding bylaw infraction is resolved. Engineering will not support the issuance of the Development Variance Permit until the above requirements are completed.

Agriculture and Food
Security Advisory
Committee (AFSAC):

The application was forwarded to the AFSAC, for information only, on November 7th, 2013.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant Metro Vancouver land.	Agricultural/Agricultural	RH
East:	Vacant land.	Agricultural/Agricultural	A-1
South (Across the Burlington Northern (Crescent) Railway):	Vacant land.	Agricultural/Agricultural	A-1
West:	Golf course (Corporation of Delta).	N/A	Corporation of Delta

DEVELOPMENT CONSIDERATIONSBackground/Proposal

- The subject site at 12051 - Colebrook Road is zoned "General Agricultural Zone (A-1)" and is designated Agricultural in the Official Community Plan (OCP). The subject property is approximately 10.7 hectares (26.6 acres) in size and is located within the Agricultural Land Reserve (ALR).
- The property owner has granted authorization to Standard Land (acting on behalf of Rogers Communications Inc., to apply for a Development Variance Permit (DVP) application to increase the maximum height of a free-standing telecommunication tower from 12 metres (40 ft.) to 40 metres (131 ft.).
- The proposal is to erect a 40 m (131 ft.) monopole installation with ancillary equipment cabinets at the base of the mast. The installation is to be located within a 10-metre (33 ft.) by 10-metre (33 ft.) fenced compound near the south west corner of the subject property, adjacent to Colebrook Road.
- Access to the site will be from Colebrook Road.
- The proposed monopole tower will be visible from Highways 91 and 99.
- There is a Class B (yellow-coded) watercourse (channelized stream) and a Class A/O (red-coded) watercourse (fish bearing stream) located adjacent to the south property line of the subject site, within the Colebrook Road road allowance.

- The proposed monopole and all structures will be located outside the 30 metre (98 ft.) setback from the top of bank of the watercourse that run adjacent to the south property line in accordance with the requirements of the Department of Fisheries and Oceans (DFO).
- There is a soil-related By-law infraction on the property. The applicant is prepared to bring the site into compliance, at which point the DVP may be issued.
- Although no other carriers are interested in co-locating on the proposed monopole at this time, the proposed structure can accommodate one additional carrier in the future.
- The purpose of the proposed communications infrastructure is to provide high quality 3G and 4G wireless service to communities in south Surrey, particularly to West Panorama Ridge and to the travelling public along Highway 99 and 91. Appendix II shows the existing coverage in the area and the increase in coverage as a result of this proposed monopole.

City's Telecommunication Tower Policy

- A City policy on telecommunication towers was developed in conjunction with wireless providers and approved by Council on June 18, 2001 (Policy O-49 Telecommunication Towers). The policy provides parameters on how the towers should be sited and designed.
- The following is an evaluation of the current tower proposal in relation to Policy O-49:

Location and Siting

- When considering the siting of telecommunication tower facilities, every effort should be made to locate new equipment on existing structures such as Hydro transmission line towers, utility poles, roof tops, etc.

The proposed monopole is not located within proximity to existing structures that are suitable for use.

- It is preferable that the new free-standing telecommunication towers be sited in non-residential locations and preferably in industrial areas.

The proposed monopole is located in an agricultural area.

- Towers on prominent natural and cultural features, environmentally sensitive areas or areas with historically significant buildings are discouraged.

The proposed location is not located near any significant cultural, environmental or historic areas and is not highly visible.

- New free-standing telecommunication towers should be located at a distance from the edge of an existing or future road allowance no less than the height of the tower.

The telecommunications facility is proposed to be located adjacent to the west terminus of Colebrook Road and approximately 140 metres (460 ft.) from Highway 99, which is consistent with the locational criteria for a telecommunication tower. Furthermore, the proposed location of the tower is sited so as to maximize the separation from the residential area of West Panorama Ridge to the north of the site.

- Location of telecommunication towers on sites with mature trees is encouraged.

The proposed tower is not sited amongst any significant tree stands, however due to the mature trees to the north of the site, there will be limited to no visibility of the proposed monopole tower from the residential area of West Panorama Ridge and from Joe Brown Park.

- All applicants for free-standing telecommunications structures will be requested to identify any other structure (i.e. Hydro transmission line towers, existing telecommunication towers, etc.) within a radius of 500 metres (1,640 ft.) from the proposed location and to provide reasons why other existing structures within that radius are not acceptable for use (i.e. structural capabilities, safety, available space or failing to meet service coverage needs).

As noted above, there are no existing structures that are suitable for use.

Co-location

- The carriers and other telecommunication tower owners are encouraged to work co-operatively in reaching agreements which allow for sharing of tower structures so as to minimize the total number of towers in the City. This practice is typically referred to as "co-location".

No other carriers are interested in co-locating on the proposed monopole at this time. However, based on the proposed 40 metre (131 ft.) height, the proposed monopole could accommodate one additional carrier in the future.

Tower Design

- Towers and ancillary equipment shelters will be designed to fit their surroundings and to minimize their visual impact on surrounding properties.
- The use of monopoles is encouraged. Where a tower is being constructed to accommodate a single user, a monopole design is required.
- Landscaping shall be appropriately placed around a telecommunication tower and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood.

The applicant is proposing a monopole design with ancillary equipment shelters at the base, which will be screened by a black chainlink fence and surrounded with shrubs.

PRE-NOTIFICATION

Pre-notification letters were sent by the applicant on or about September 13, 2013. The applicant mailed letters to an area encompassing 6 times the height of proposed tower (300 metres/984 feet).

The applicant also held a Public Information Meeting (PIM) on September 25th, 2013. 12 area residents attended the PIM.

The applicant received no comments in response to the mail out. The applicant received comments from four (4) area residents at the PIM, one of whom was supportive of the proposal. Staff received no comments.

The comments provided by area residents at the PIM are as follows:

- Concern about the visual impact of the proposed tower.
- Concern about the health effects related to the radiofrequency of the proposed tower.

The applicant has provided the following responses to the concerns:

- Concern about the health effects.

The site will operate within Industry Canada and Health Canada regulations. Industry Canada prohibits health concerns as a reason for denying a tower location.

- Concern about the visual impact.

The compound, equipment and structures will be enclosed within a black chainlink fence and will be surrounded with shrubs. The proposed location is not highly visible.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 40 metres (131 ft.).

Applicant's Reasons:

- The proposed telecommunication structure will provide increased coverage to customers in the area.
- The proposed tower will provide a co-location opportunity for one other wireless carrier in the future.

Staff Comments:

- The proposed telecommunication tower generally meets the City of Surrey's policy on telecommunication towers (Policy O-49 Telecommunication Towers).
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Map Showing Coverage Before and After Proposed Monopole Tower Installation
Appendix III.	Development Variance Permit No. 7913-0192-00
Appendix IV.	Aerial Map Showing Area Context

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/da

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DRV 1/30/14 10:25 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Rosa Morgan
 Standard Land Company Inc.
 Address: 688 - West Hastings Street, Suite 610
 Vancouver, BC V6B 1P1

 Tel: 604-687-1119 - Work
 604-687-1119 - Fax

2. Properties involved in the Application

- (a) Civic Address: 12051 - Colebrook Road

- (b) Civic Address: 12051 - Colebrook Road
 Owner: Jaswinder S Dhaliwal
 Inderjit S Dhaliwal
 PID: 009-253-297
 Lot 1 Except: Parcel J (Statutory Right of Way Plan 77275), District Lot 243 Group 2 New
 Westminster District Plan 23694

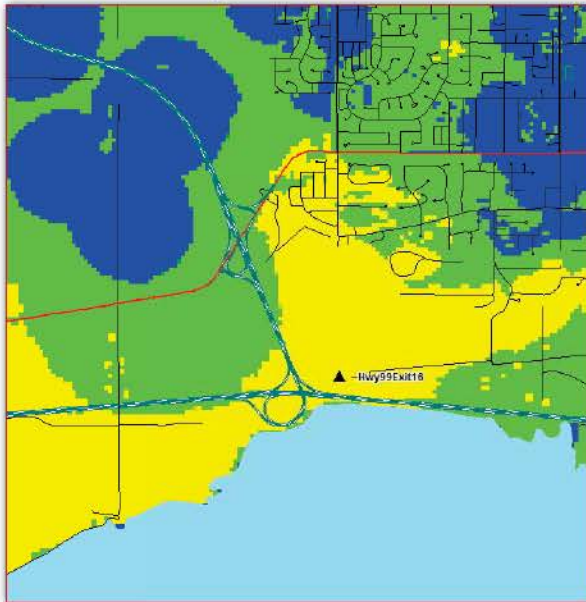
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7913-0192-00 and
 bring the Development Variance Permit forward for an indication of support by Council.
 If supported, the Development Variance Permit will be brought forward for issuance and
 execution by the Mayor and City Clerk once all the conditions have been met.

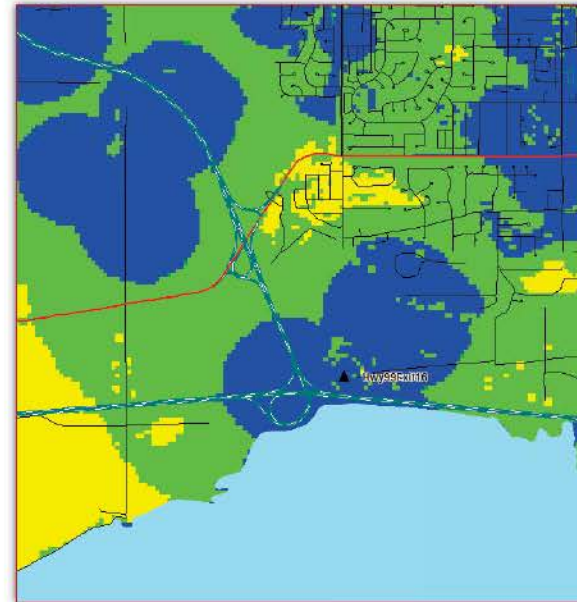
Why is the Structure Needed?

- Currently this area does not offer a high quality service that fully services Rogers customers.
- The purpose of the proposed structure is to provide dependable, high speed wireless service along the highways and to residents, businesses, emergency first responders in south Surrey.
- There is an existing TELUS tower over a kilometer away to the northwest of the proposed tower that is not in a suitable location to improve service to the Rogers network.

Coverage Before Structure



Coverage After Structure



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0192-00

Issued To: INDERJIT S DHALIWAL
("the Owner")

Address of Owner: 6838 - Clevedon Drive
Surrey, BC V3W 6H6

Issued To: JASWINDER S DHALIWAL
("the Owner")

Address of Owner: 13494 - 55A Avenue
Surrey, BC V3X 3B5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-253-297

Lot 1 Except: Parcel J (Statutory Right of Way Plan 77275), District Lot 243 Group 2 New Westminster District Plan 23694

12051 - Colebrook Road

(the "Land")

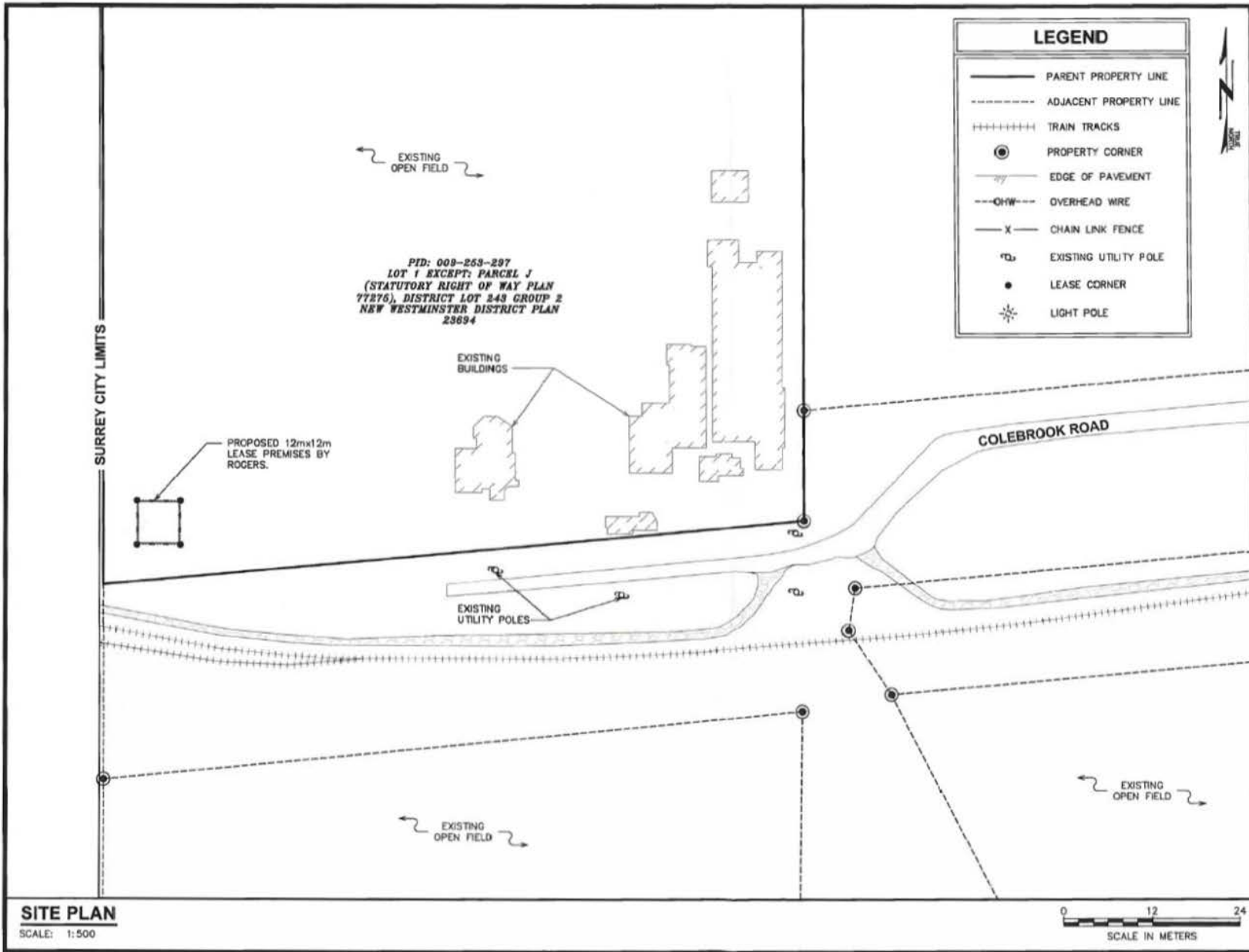
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunication tower is increased from 12 metres (40 ft.) to 40 metres (131 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7913-0192-00 (A) through to and including 7913-0192-00 (C) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6.
 - (a) The landscaping shall conform to drawings numbered 7913-0192-00 (C) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



PID: 009-253-297
 LOT 1 EXCEPT PARCEL J
 (STATUTORY RIGHT OF WAY PLAN
 77276), DISTRICT LOT 248 GROUP 2
 NEW WESTMINSTER DISTRICT PLAN
 23694

PLANS PREPARED FOR:

ROGERS

PROJECT INFORMATION:

SITE #: W3278
HWY 99 & EXIT 16

12051 COLEBROOK RD
 SURREY, BC V3S 0L2
 (CANADA)

PLANS PREPARED BY:

TEP CANADA

TEP CANADA, INC.
 PO BOX 44137
 BURNABY, BC V5B 4Y2
 OFFICE: (604) 629-7684

SEAL:

DEVELOPMENT
 DO NOT USE FOR
 CONSTRUCTION

0	06-10-13	DEVELOPMENT
REV	DATE	ISSUED FOR:
DRAWN BY: JK		CHECKED BY: DGL

SHEET TITLE:

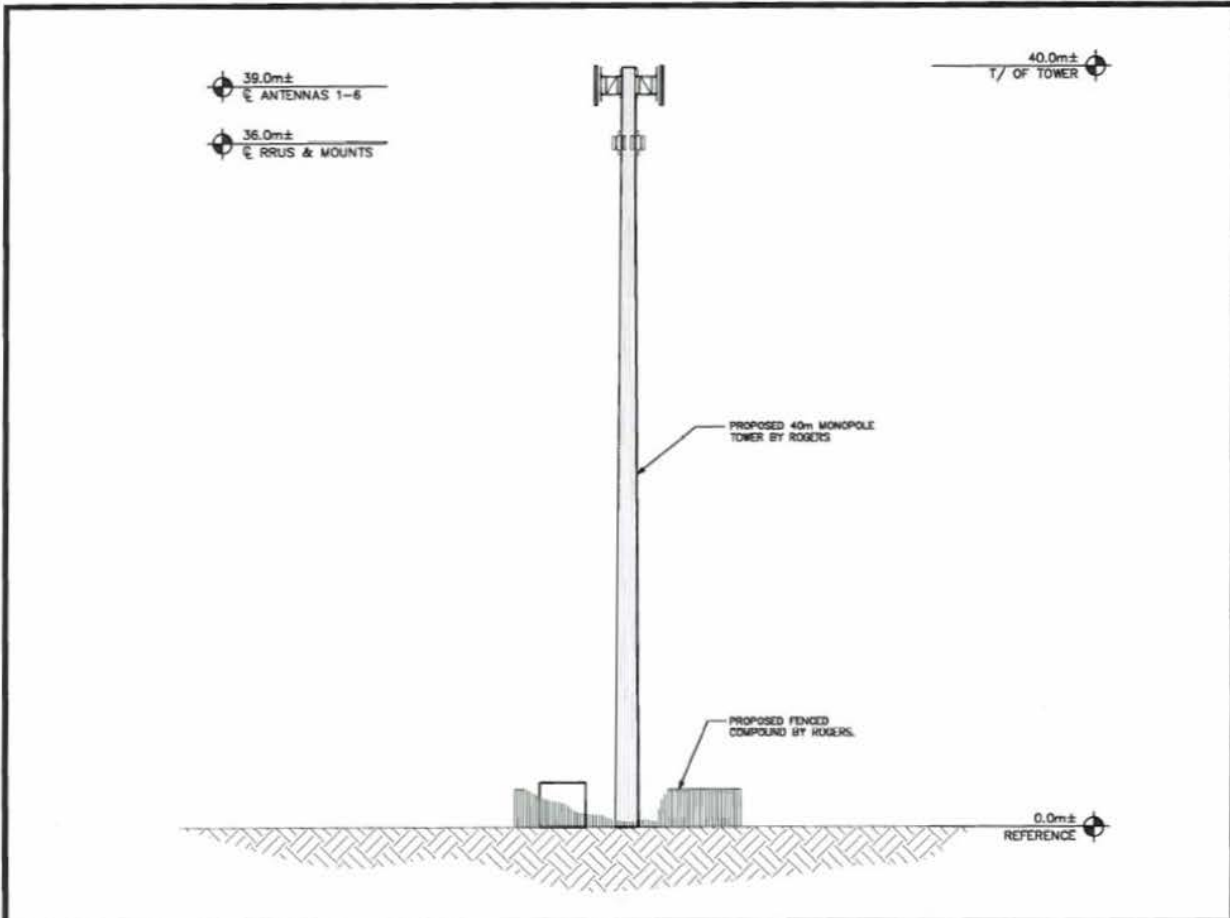
SITE PLAN

SHEET NUMBER: **C-1**

REVISION: **0**

TEP #: 47182.7023

SITE PLAN
 SCALE: 1:500



TOWER ELEVATION

SCALE: N.T.S.

ANTENNA/COAX SCHEDULE

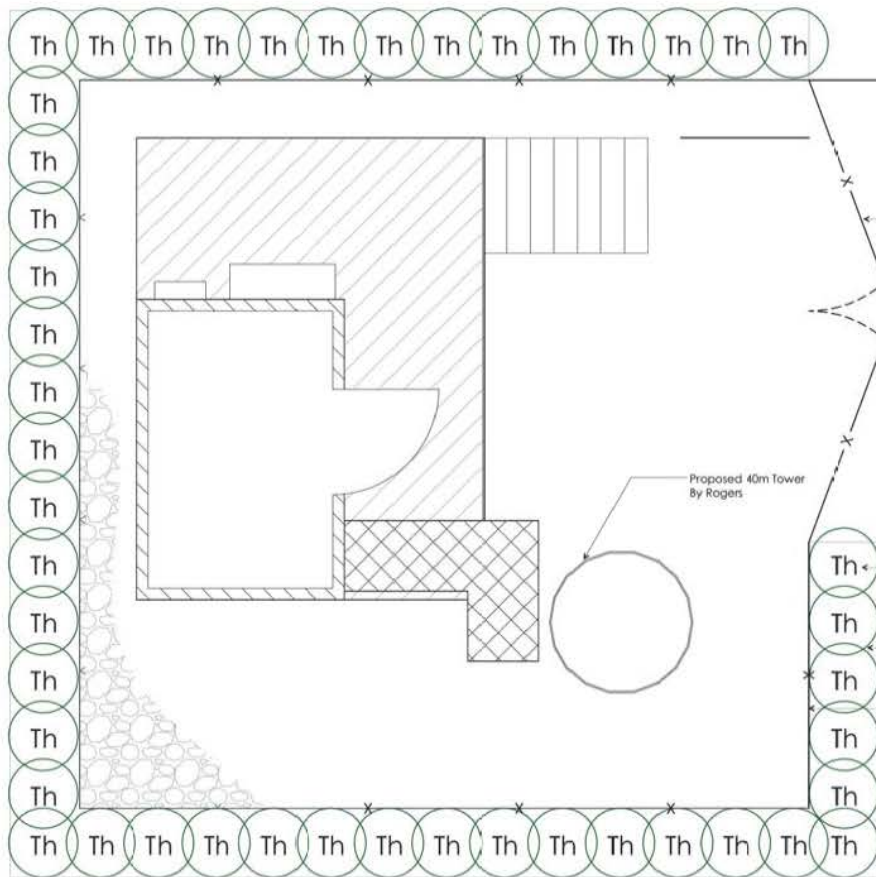
#	STATUS	ANTENNA ID		MANUFACTURER (MODEL #)	MOUNTING HEIGHT	# OF RRUS		JUMPER TYPES	AZIMUTH (TN)**	JUMPER LENGTH (m)	MECH. D-TILT
		TECHNOLOGY	LABEL			TOWER LOADING	INITIAL INSTALL				
1	INITIAL	UMTS	7J/7K/7L/7M/1J/1K	KRE 101 2065/1	CL Ø 39.0m ±	3	2	LDF4-50	40°	5m	0°
2	INITIAL	UMTS	8J/8K/8L/8M/2J/2K	KRE 101 2065/1	CL Ø 39.0m ±	3	2	LDF4-50	160°	5m	0°
3	INITIAL	UMTS	9J/9K/9L/9M/3J/3K	KRE 101 2065/1	CL Ø 39.0m ±	3	2	LDF4-50	280°	5m	0°
4	INITIAL	LTE	4L/4M/7L/7M	KRE 800 10622	CL Ø 39.0m ±	2	2	LDF4-50	40°	5m	0°
5	INITIAL	LTE	5L/5M/8L/8M	KRE 800 10622	CL Ø 39.0m ±	2	2	LDF4-50	160°	5m	0°
6	INITIAL	LTE	6L/6M/9L/9M	KRE 800 10622	CL Ø 39.0m ±	2	2	LDF4-50	280°	5m	0°
7-12	FUTURE	AWS	TBD	TBD	CL Ø 36.0m ±	TBD	TBD	TBD	40°	TBD	TBD
13-15	FUTURE	TBD	TBD	TBD	CL Ø 33.0m ±	TBD	TBD	TBD	160°	TBD	TBD
16-21	FUTURE	TBD	TBD	TBD	CL Ø 30.0m ±	TBD	TBD	TBD	280°	TBD	TBD

* - AZIMUTHS BASED ON TRUE NORTH (MAGNETIC DECLINATION = 17° EAST)

ANTENNA SCHEDULE

SCALE: N.T.S.

SHEET NUMBER: C-3 REV # 47/03/2023	REVISION: 0	TOWER ELEVATION	SHEET TITLE: TOWER ELEVATION	DRAWN BY: JK CHECKED BY: DGL	REV 0 DATE 06-10-13 ISSUED FOR: DEVELOPMENT		SEAL:	TEP CANADA, INC. PO BOX 44137 BURNABY, BC V5B 4V2 OFFICE (604) 629-7864		PLANS PREPARED BY:	PROJECT INFORMATION: SITE #: W3278 HWY 99 & EXIT 16 12951 COLERIDGE RD SURREY, BC V3S 0L2 (CANADA)	PLANS PREPARED FOR:
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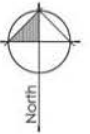


PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Size	Spacing
Th	47	Thuja occidentalis 'Smaragd'	Smaragd Cedar	1.5m ht., 8&8	0.5m o.c.

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition.
- 50mm of composted mulch to be placed on planting bed. Mulch must be well composted, free of weeds, and deleterious materials.



X Mmmb-11 Progress Plot
 no. | date | item
 Revisions:



Project:
Communication Tower
12051 Colebrook Road
Surrey, BC

Drawn by: GC

Checked by: PG

Date: Nov. 5, 2013

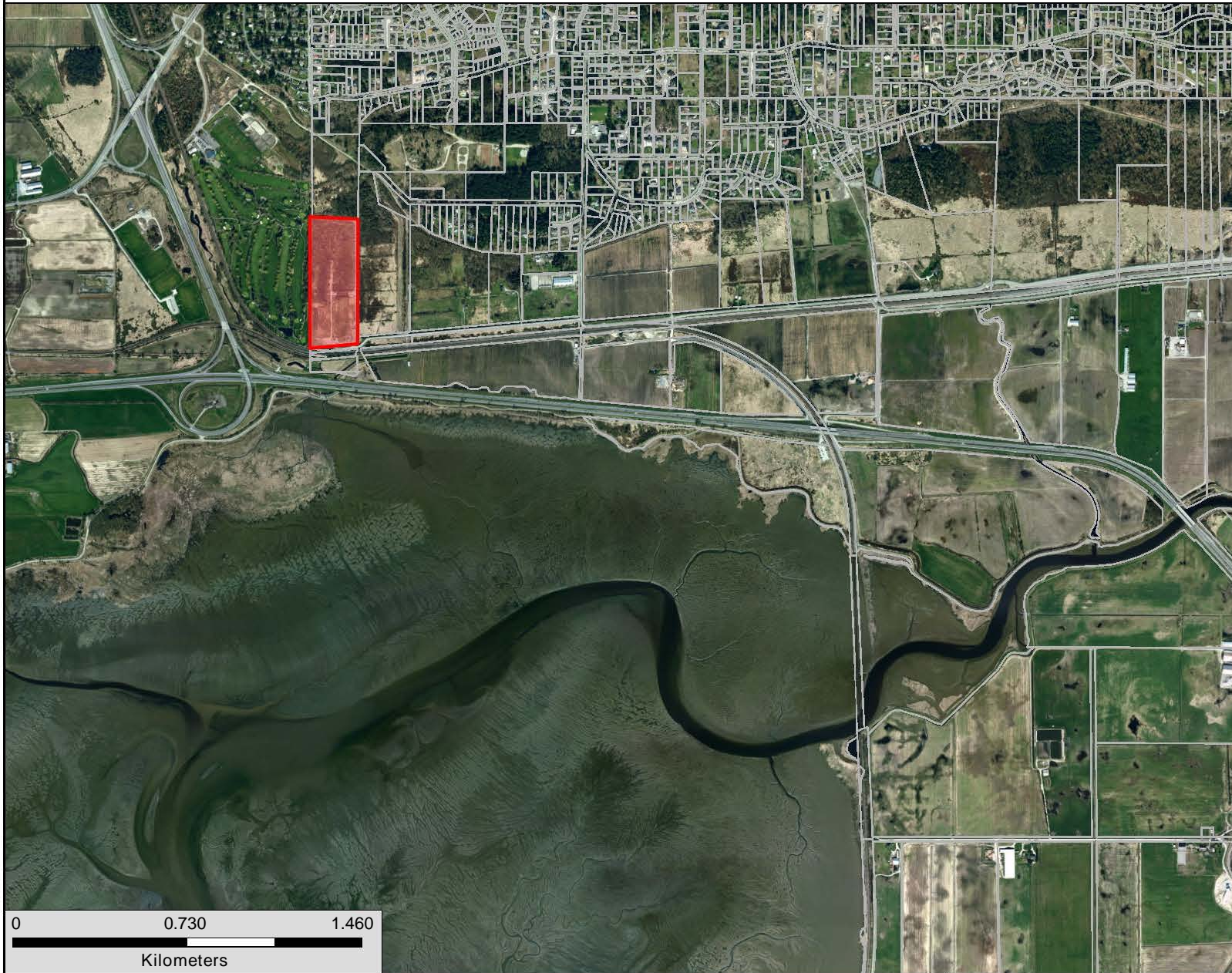
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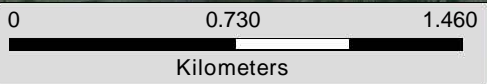
Landscape Plan

Project No:
13090

Sheet No:



- Legend**
- Lots (Outline)
 - Lots**
 - BC Gas
 - BC Hydro
 - BC Rail Standard Lot
 - BN Rail Standard Lot
 - CN Rail
 - City Land Standard Lot
 - City Land Strata
 - FRPA Foreshore Tenure
 - Federal Standard Lot
 - GVRD Standard Lot
 - Harbour Board Standard Lot
 - Park - City Dedicated
 - Park - City Purchased
 - Park - Provincial
 - Park - Regional
 - Private Standard
 - Private Strata
 - Provincial Standard
 - Road
 - School Standard Lot
 - Transit Standard Lot



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 24,340

Map created on: January-29-14