

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0296-00

Planning Report Date: April 6, 2020

**PROPOSAL:**

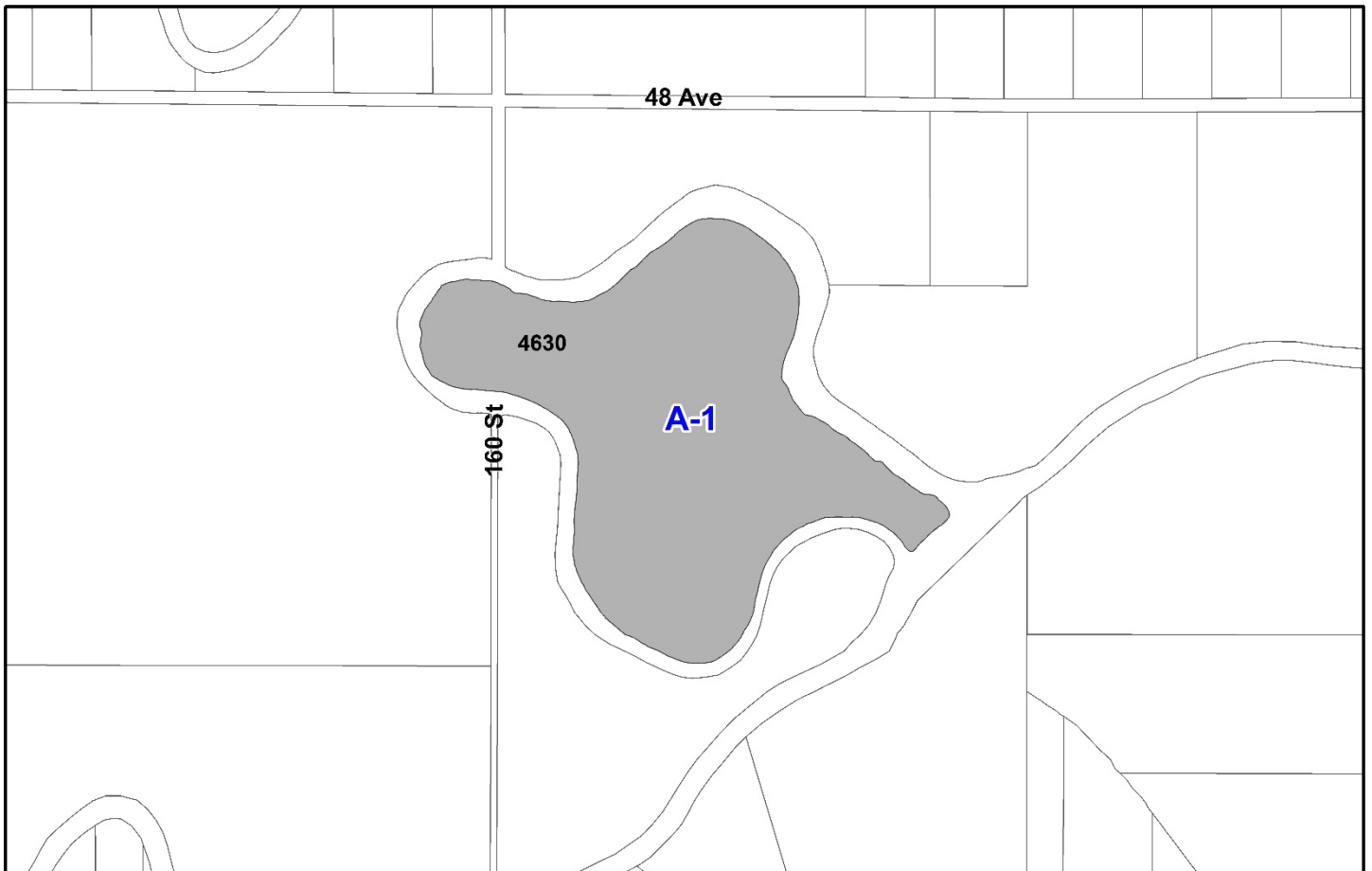
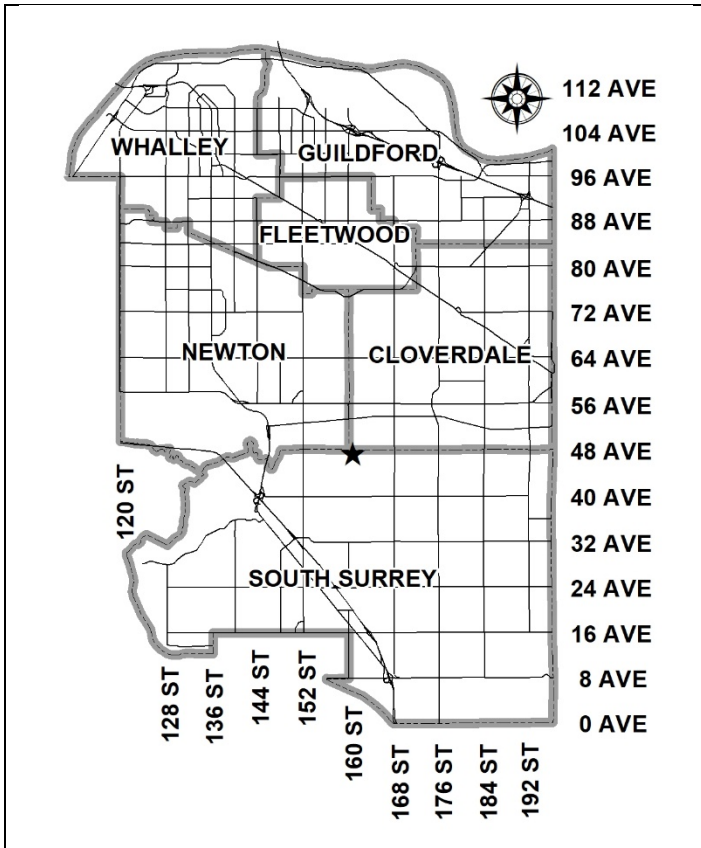
• **Development Variance Permit**

to increase the maximum height of a free-standing telecommunications tower from 12 metres to 40 metres.

**LOCATION:** 4630 - 160 Street

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



## **RECOMMENDATION SUMMARY**

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

## **DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Seeking a variance to the Zoning By-law to increase the maximum permitted height of a free-standing telecommunications tower from 12 metres to 40 metres.

## **RATIONALE OF RECOMMENDATION**

- The proposal generally complies with the criteria identified in the City's Policy for Telecommunications Towers.
- The applicant has provided information indicating that there are no existing structures that are suitable to mount telecommunication equipment within a 500-metre radius of the subject site.
- The proposed tower is to be located in the middle of a large agricultural lot and should have limited impact on adjacent properties.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0296-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres to 40 metres.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Farm buildings and agricultural land.	Agricultural	A-1
North:	Farm buildings and agriculture land.	Agricultural	A-1
East:	Agriculture land.	Agricultural	A-1
South:	Agriculture land.	Agricultural	A-1
West:	Farm buildings and agriculture land.	Agricultural	A-1

### Context & Background

- The subject property, located at 4610 and 4630 - 160 Street, is 25.6 hectares (63 ac.) in size and is currently used as a residence for the farm manager and includes a 22.3 hectare (55 ac.) farm.
- The property is designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)" and located within the Agricultural Land Reserve (ALR).
- The subject site is cloverleaf shaped and is encumbered by a Class A ditch running along the frontage of the property on 160 Street and a Class A channelized stream which runs around the perimeter of the property. The Class A Nicomekl River runs along the south property line.
- There is currently an existing single family dwelling, a second dwelling and accessory farm buildings located on the property. The second dwelling is used as a farm office.
- The surrounding properties to the north, south, east and west are designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agriculture Zone (A-1)" and located within the Agricultural Land Reserve (ALR).

- Previously, under the ALC Act, telecommunication equipment, buildings and installations were a permitted use within the ALR, as long as they did not exceed 100 square metres in area. Recent changes to the ALC Act have removed references to the telecommunication towers and associated compounds as they are federally mandated.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- Cypress Land Services Ltd. on behalf of Freedom Mobile and Rogers is proposing to erect a 40-metre tall multi-carrier telecommunications tower and equipment compound located in the centre of the subject site.
- The Zoning By-law allows for 12 metre tall telecommunication towers in all zones.
- The applicant is proposing a Development Variance Permit to increase the maximum height of a telecommunication tower from 12 metres to 40 metres.

### Referrals

Engineering: The Engineering Department has no objection to the project.

Agricultural and Food Policy Advisory Committee (AFPAC): AFPAC supports the proposed tower.

## POLICY & BYLAW CONSIDERATIONS

- Staff have conveyed to telecommunication companies the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations. Staff have also emphasized the importance of keeping the height of installations to a minimum without compromising the existing policy guidelines, especially tower proximity to residential areas and to ensure that an appropriate design is being considered.
- Improving high speed wireless service supports the growing high technology sector, high tech education, emergency services and broadens community consultation opportunities through social media.
- The proposed tower is required for current and future network capacity upgrades. This tower will provide increased service to the surrounding area. Many residents and businesses use wireless service as their primary means of communication and have come to expect it as an essential utility.

- The proposed location for the tower is in the middle of the lot adjacent to existing farm buildings. This location should have minimal impact on the agricultural land and farm operations.
- The proposed telecommunications tower supports the City of Surrey's vision for building a strong economy.

#### City's Telecommunications Strategy

- The subject application generally complies with the current Telecommunications Tower Policy No. O-49 and is therefore being presented for Council's consideration.
- The City policy on telecommunication towers was developed in conjunction with wireless providers and approved by Council on June 18, 2001 (Policy No. 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 proposal in relation to Policy No. 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 BC Hydro transmission line towers, utility poles, roof tops, etc.

*The applicant has indicated that they require a 40-metre high structure in order to achieve an expanded infill coverage area as shown in Appendix II.*

*The applicant has advised staff that there are no existing structures within a 500-metre radius from the proposed location of the telecommunication tower that have the necessary height to facilitate the increased coverage area.*

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

*The proposed location is located within an agricultural area and is approximately 250 metres away from an agricultural dwelling to the north and approximately 560 metres from another agricultural dwelling to the northeast.*

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

*The proposed location of the installation is within an agricultural area and is void of any natural or cultural features.*

- 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 40-metre tall wireless installation is located in the middle of an agricultural lot, approximately 300 metres from 160 Street.*

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

*The subject site currently has a few undersized trees that may offer partial screening of the bottom of the tower.*

- All applicants for free-standing telecommunication structures will be requested to identify any other structure (e.g. hydro transmission tower, existing telecommunication towers, etc.) within a radius of 500 metres 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).

*The applicant has advised that there are no suitable structures for mounting equipment within a 500-metre radius of the subject site that have the necessary height to facilitate the increased coverage area.*

#### 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".

*Rogers are proposed to co-locate on the proposed Freedom Mobile tower.*

#### Tower Design and Landscaping Criteria

- Towers and ancillary equipment shelters will be designed to fit their surroundings and to minimize their visual impact on surrounding properties.

*The proposed tower is located in the centre of a large agricultural property approximately 300 metres from any road. Due to the proposed 40-metre height of the tower, screening of the tower is not feasible.*

- The use of the monopole is encouraged. Where a tower is being constructed to accommodate a single user, a monopole design is required.

*The proposed tower is a monopole design.*

- Landscaping shall be appropriately placed around telecommunication towers and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood.

*No landscaping is proposed for screening as the tower and compound are located in the centre of a large agricultural lot. There are a few existing trees that may provide partial screening.*

## PUBLIC ENGAGEMENT

In accordance with City policy, the applicant sent out 18 notification packages on January 17, 2020 to property owners within a notification area of 240 metres, which is approximately six times the height of the proposed tower.

As a result of this notification, the applicant and staff received responses from 2 residents expressing concerns for the proposed tower with the following concerns (staff comments in italics):

- The residents would prefer a shorter design than the proposed 40-metre high tower.

*(The applicant has indicated that the proposed 40-metre tall design is required to allow both Rogers and Freedom Mobile to co-locate.)*

- All the land in the surrounding/catchment area is within the Agriculture Land Reserve and there are very few people living in the area. There is no need for a tower at this location.

*(Both Rogers and Freedom Mobile have stated that there is a need for a tower in this area to serve users in the catchment area.)*

- The tower should be relocated as far away from existing neighboring residents as possible.

*(The proposed location was chosen as it is adjacent to the existing farm site, will have minimal impact on farmland and is located away from all watercourses.*

*Electricity and access are already available at the proposed location and would need to be brought to other locations on the site should another location be considered which may further erode farmland.*

*The tower is located approximately 250 metres away from an agricultural dwelling to the north and approximately 560 metres from another agricultural dwelling to the northeast.)*

- The proposed tower could have detrimental effects on livestock and produce raised in the area as well as have a negative effect on migratory birds.

*(The proposed tower is required to be designed, constructed, and operated in adherence with the minimum standards set by Health and Industry Canada, including Safety Code 6.)*

## TREES

- No trees are proposed to be removed to accommodate either the compound or monopole.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7919-0296-00 (includes Site Plan and Tower Elevations)
- Appendix II. Coverage Map
- Appendix III. Map Showing the Location of Existing Towers in Area
- Appendix IV. Draft Agricultural and Food Policy Advisory Committee minutes of March 3, 2020

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0296-00

Issued To:

(the "Owner")

Address of Owner:

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: 013-218-611

Parcel "C" (Plan with Fee Deposited 21753E) North West Quarter Section 36 and of the North East Quarter Section 35 Township 1 New Westminster District

4630 - 160 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-section A.1(a)ii.b. of Part 4 General Provisions, the height of a telecommunication tower is increased from 12 metres to 40 metres.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7919-0296-00(A) through to and including 7919-0296-00(D) (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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

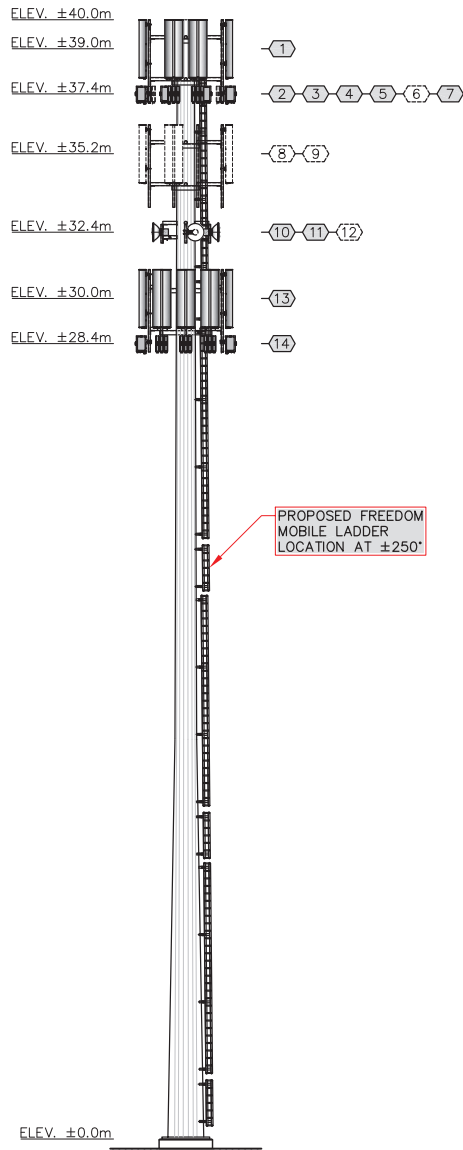
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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

Schedule A  
7919-0296-00(A)



#	ELEV. (m)	ANTENNA/EQUIPMENT			Tx LINE			OWNER	STATUS
		QTY.	MODEL	AZIMUTH(DEG.)	QTY.	MODEL	LENGTH		
1	±39.0	8	COMMSCOPE R2V4PX308R	±TBD°/±TBD°/±TBD°/±TBD°	96	JUMPERS	±3.0	FREEDOM	PROPOSED
2	±37.4	8	FRUJ	-	8/8	DC & FB JUMPER	±3.0	FREEDOM	PROPOSED
3	±37.4	8	AHBCC	-	8/8	DC & FB JUMPER	±3.0	FREEDOM	PROPOSED
4	±37.4	8	AHFIB	-	8/8	DC & FB JUMPER	±3.0	FREEDOM	PROPOSED
5	±37.4	8	AHLOA	-	8/8	DC & FB JUMPER	±3.0	FREEDOM	PROPOSED
6	±37.4	8	AHHB	-	8/8	DC & FB JUMPER	±3.0	FREEDOM	FUTURE
7	±37.4	1/1	DC/FB SPLITTER	-	1/1	DC/FB TRUNK	±44.9	FREEDOM	PROPOSED
8	±35.2	4	COMMSCOPE R2V4PX308R	±TBD°/±TBD°/±TBD°/±TBD°	48	JUMPERS	±3.0	FREEDOM	FUTURE
9	±35.2	1/1	DC/FB SPLITTER	-	1/1	DC/FB TRUNK	±42.2	FREEDOM	FUTURE
10	±32.4	4	2' M/W	±TBD°/±TBD°/±TBD°/±TBD°	TBD	TBD	TBD	FREEDOM	PROPOSED
11	±32.4	1	2' M/W	±TBD°	TBD	TBD	TBD	ROGERS	PROPOSED
12	±32.4	1	2' M/W	±TBD°	TBD	TBD	TBD	ROGERS	FUTURE
13	±30.0	9	PANEL ANTENNA	±TBD°/±TBD°/±TBD°	TBD	TBD	TBD	ROGERS	PROPOSED
14	±28.4	27	RRU	-	TBD	TBD	TBD	ROGERS	PROPOSED

JUMPERS = LDF4=1/2"    DC=1/2-3/4"    FIBER = 3/8"-1/2"

- NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
  2. ALL WORK TO CONFORM TO LATEST FREEDOM MOBILE SPECIFICATIONS.
  3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  4. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:



5		
4		
3		
2		
1		
0	LS	PRELIMINARY 15 JUL 19
NO. BY	DESCRIPTION	DATE



LOCATION:  
4610 & 4630 160 ST., SURREY, B.C.

TITLE:  
TOWER PROFILE

PROJECT NAME: NEW SITE- GREENFIELD    PROJECT NO: BVA0085C    DWG. NO: A01

1 TOWER PROFILE



APPROXIMATE LOCATION OF  
FREEDOM MOBILE 10m x 10m  
LEASE HOLD SPACE RIGHT OF  
WAY AREA

PROPERTY LINE  
(TYP.)

117.53m

127.23m



NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST LTD., DATED 06 FEB 19 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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NO. BY	DESCRIPTION		DATE

**ROEHAMPTON WEST**  
 744 WEST HASTINGS ST.  
 SUITE 219  
 VANCOUVER, BC V6C 1A5  
 TEL. (778) 300-1233  
 VANCOUVER - EDMONTON - CALGARY

LOCATION:  
4610 & 4630 160 ST., SURREY, B.C.

TITLE:  
PROPERTY PLAN

PROJECT NAME: NEW SITE- GREENFIELD	PROJECT NO: BVA0085C	DWG. NO: A02
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1 PROPERTY PLAN

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1 SITE PLAN

- NOTES:
1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST LTD., DATED 06 FEB 19 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
  2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:



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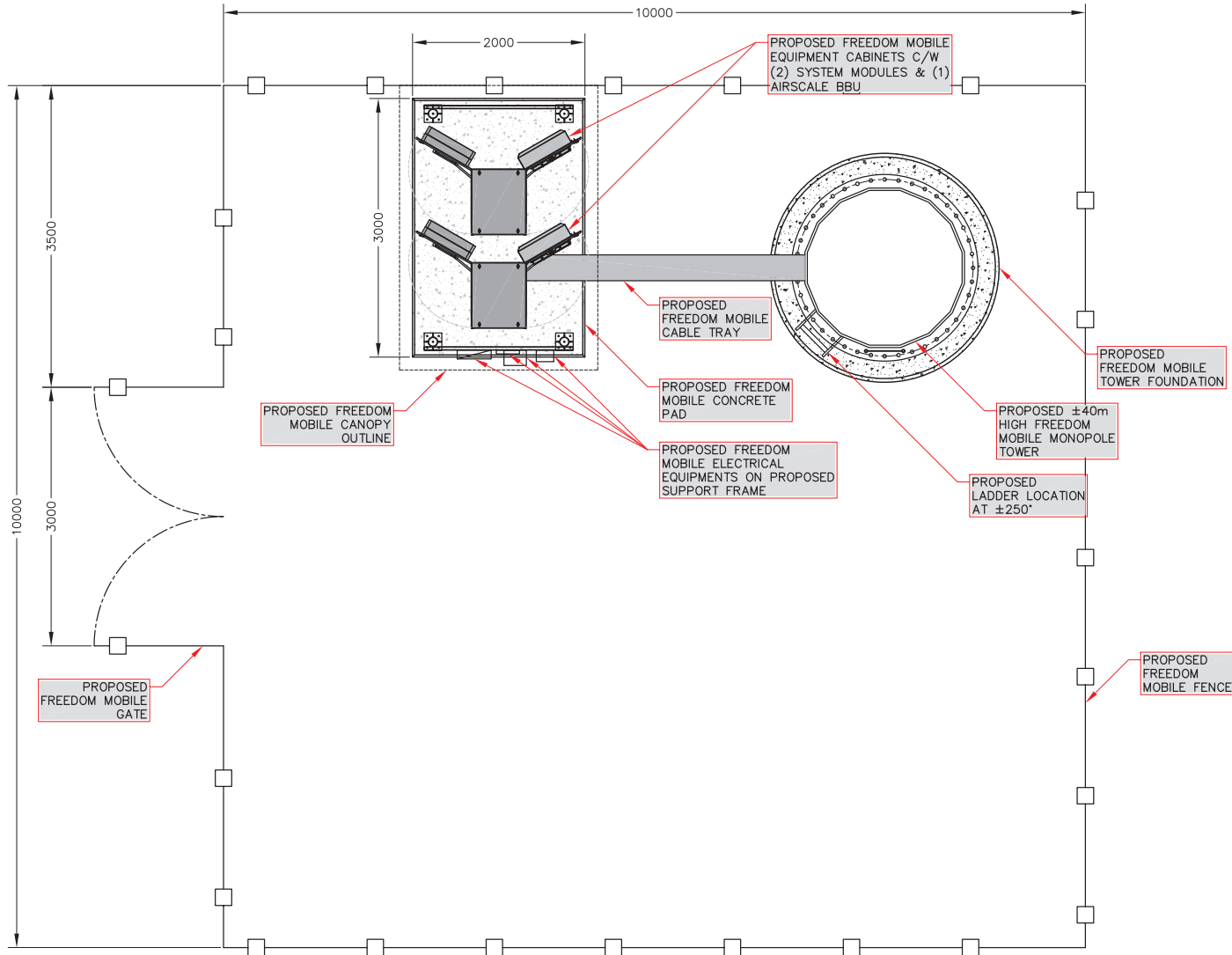
**ROEHAMPTON WEST**  
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 SUITE 219  
 VANCOUVER, BC V6C 1A5  
 TEL. (778)000-1233  
 VANCOUVER - EDMONTON - CALGARY

LOCATION:  
 4610 & 4630 160 ST., SURREY, B.C.

TITLE:  
 SITE PLAN

PROJECT NAME: NEW SITE- GREENFIELD PROJECT NO: BVA0085C DWG. NO: A03

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- NOTES:
1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST LTD. 06 FEB 19.
  2. COMPOUND LAYOUT SUBJECT TO CHANGE BASED ON FINAL TOWER DESIGN.

CLIENT:

CARRIER:

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0	LS	PRELIMINARY 15 JUL 19
NO. BY	DESCRIPTION	DATE

**ROEHAMPTON WEST**  
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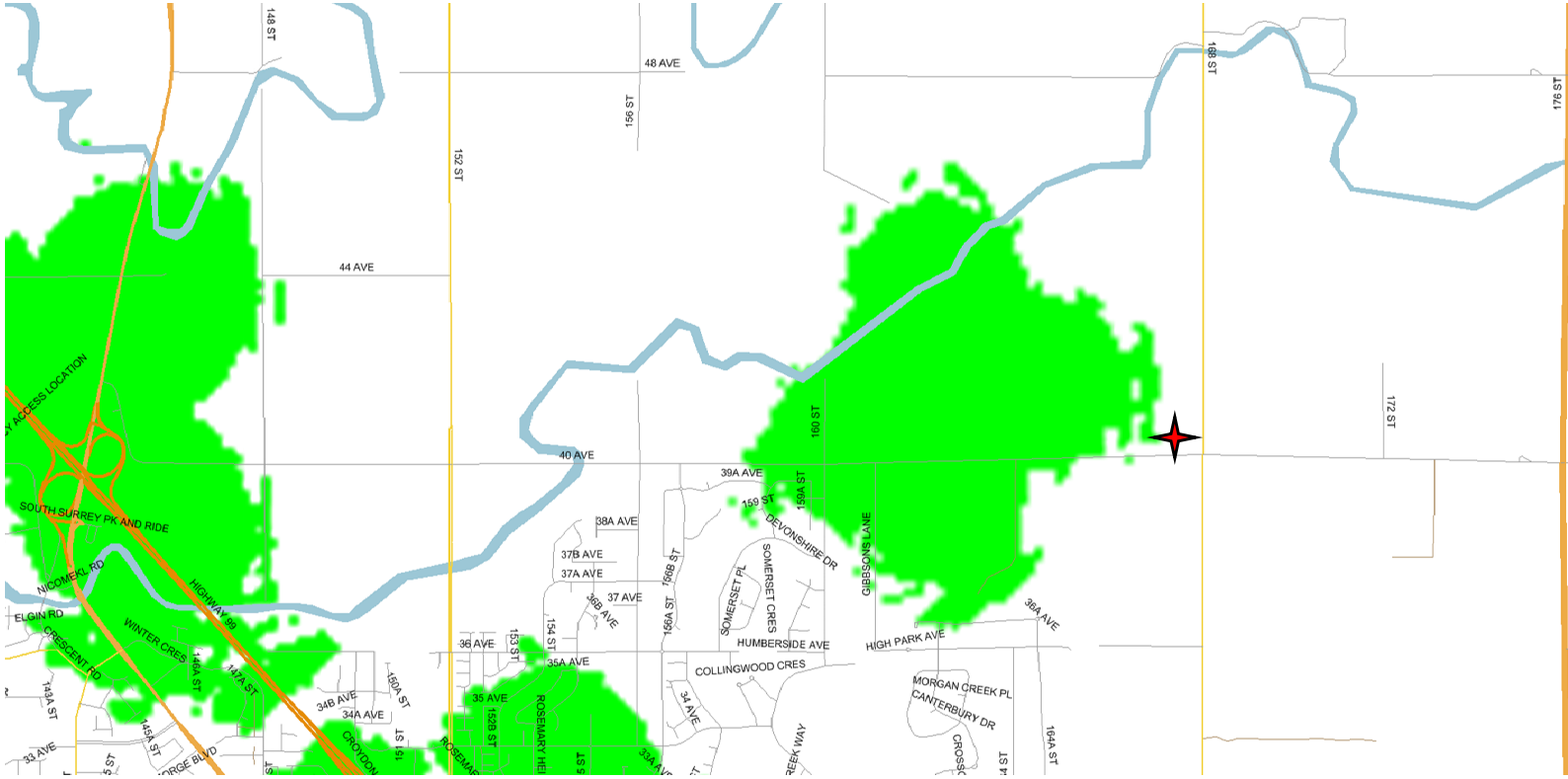
TITLE:  
 COMPOUND PLAN

PROJECT NAME: NEW SITE- GREENFIELD PROJECT NO: BVA0085C DWG. NO: A04

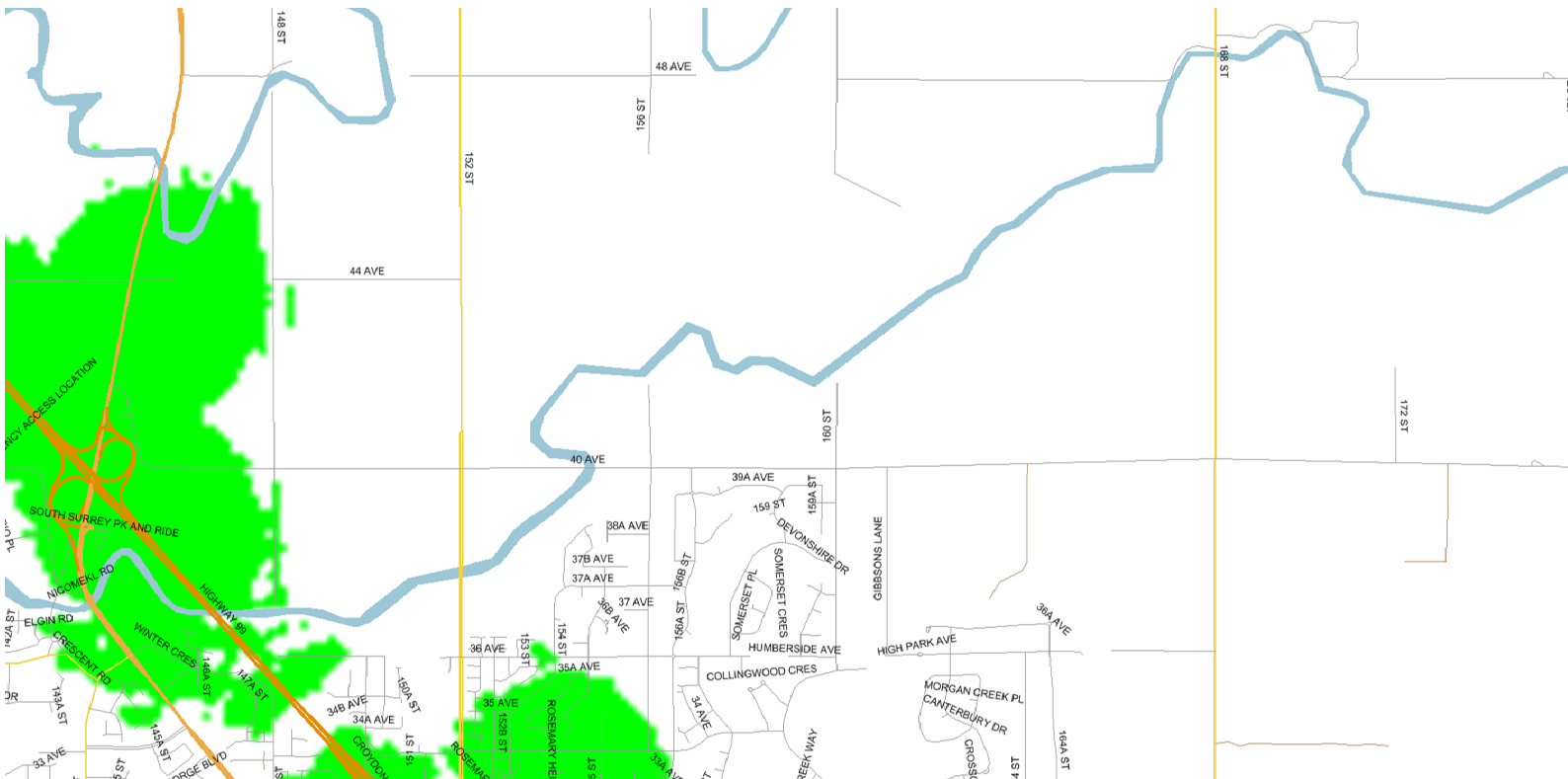
1 COMPOUND PLAN

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With BVA0085



Without BVA0085



# Canadian Cellular Towers Map

Geolocation

49.085316, -122.775567  
4610, 160 Street, Morgan Creek, Surrey, Metro  
Vancouver Regional District, British Columbia, V3Z 0L1,  
Canada

Click on tower icons for details  
[Help and more information](#)  
Data Updated: March 4, 2020

Legend:  Bell  Rogers  Telus  All Others



## AGRICULTURE AND FOOD POLICY ADVISORY COMMITTEE

TUESDAY, MARCH 3, 2020

**For the purposes of information only, minutes are subject to change.**

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**C. NEW BUSINESS****2. Development Application 7919-0296-00**

John Koch-Schulte, Planning Technician

File: 7919-0296-00

The proposal is to increase the height of a free-standing telecommunications tower.

- The subject property is designated Agricultural in the Official Community Plan, zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve (ALR). The site is currently classified as both residential and farmland under the *BC Assessment Act*.
- The site is encumbered by a Class A ditch running along the frontage of the property on Colebrook Road and a Class A channelized stream along the west property line. The Class A Nicomekl River runs along the south property line.
- It was suggested to have the tower placed closer to the roadway access, as opposed to the middle of the farmland. It was clarified that existing electrical will be used for access to the tower. Staff clarified a water assessment will be conducted. Staff clarified that towers are federally managed and not required to be submitted to the Agricultural Land Commission.
- The Committee expressed concerns on variances for telecommunication towers and it was suggested that City bylaws be amended to reflect height requirements.

The Committee requested that consultation feedback be included in the memorandums provided to the AFPAC and that the application indicate how the proposal benefits agriculture.

It was

Moved by J. Gibeau

Seconded by M. Bose

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7919-0296-00.

Carried

With P. Harrison, J. Werring, and Councillor Hundial opposed.