

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0082-00

Planning Report Date: December 21, 2020

PROPOSAL:

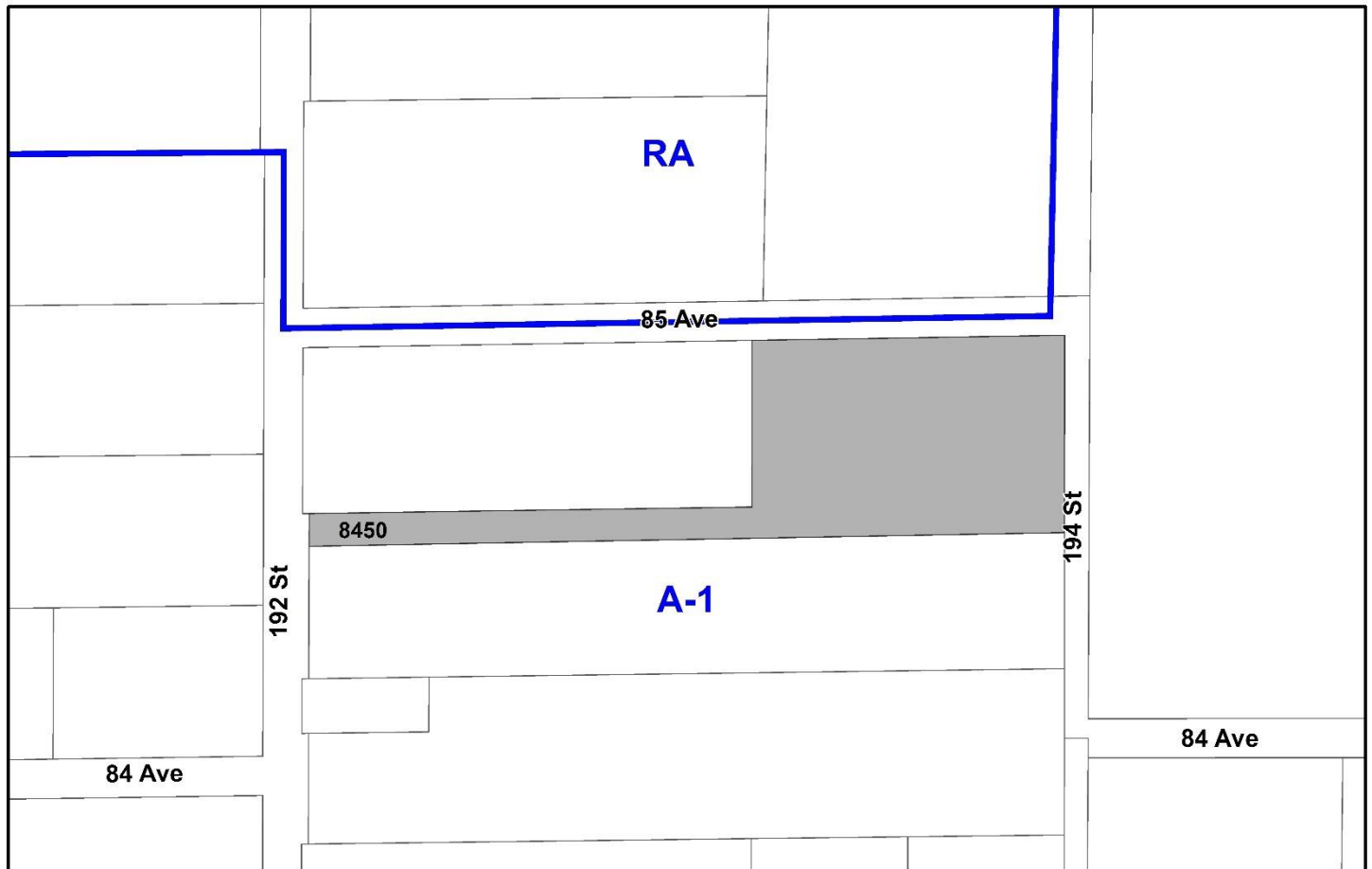
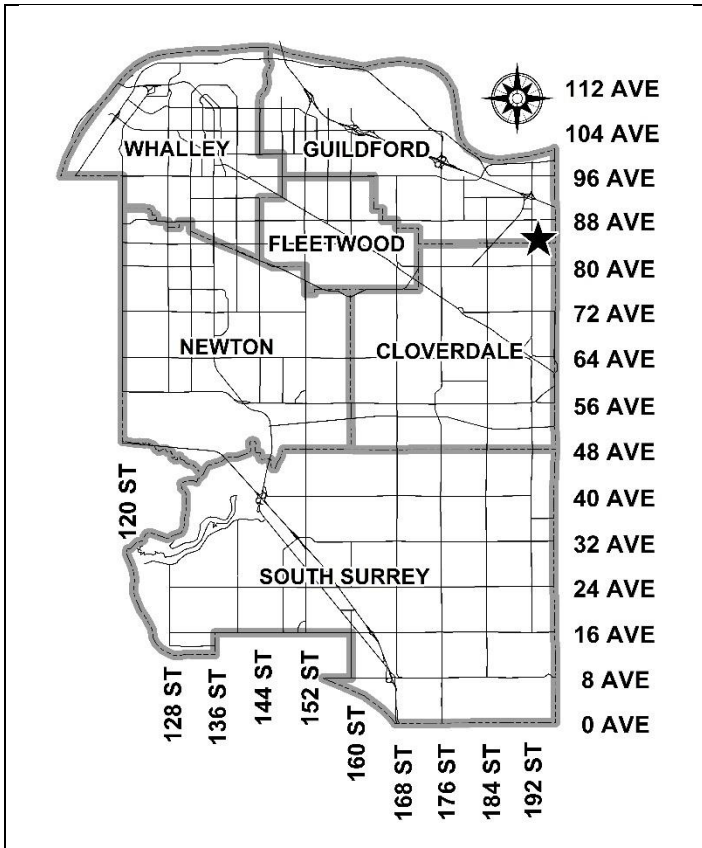
• **Development Variance Permit**

to increase the maximum height of a free-standing telecommunications tower from 12 metres to 43 metres and to decrease the setbacks to the tower and associated equipment compound.

LOCATION: 8450 - 192 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 Bylaw to increase the maximum permitted height of a free-standing telecommunications tower from 12 metres to 43 metres and to reduce the south (side) and east (rear) yard setbacks for the tower and associated equipment compound.

**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 at the rear of a large agricultural lot and therefore should have limited impact on adjacent properties.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0082-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing telecommunications tower from 12 metres to 43 metres.
  - (b) to reduce the minimum south side yard setback of the A-1 Zone from 13.5 metres to 10 metres for the telecommunication tower and to 0.2 metres for the associated equipment compound and to reduce the minimum east rear yard setback of the A-1 Zone from 12 metres to 6.0 metres for the telecommunication tower and to 0.2 metres to the associated equipment compound.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Panhandle acreage within the ALR	Agricultural	A-1
North (Across an unopened road):	Port Kells Park and Latimer Creek within the ALR	Agricultural	RA
East (Across an unopened road):	Primarily wooded acreage with a dwelling within the ALR	Agricultural	A-1
South:	Agricultural lot with a barn within the ALR	Agricultural	A-1
West:	Agricultural Lot within the ALR	Agricultural	A-1
West (Across 192 Street):	Acreage lots with dwellings.	Suburban-Urban Reserve	A-1

### Context & Background

- The subject property is a panhandle lot located at 8450 - 192 Street. It is 15.7 hectares in size.
- The property is designated "Agricultural" in the Official Community Plan (OCP), is zoned "General Agricultural Zone (A-1)" and is located within the Agricultural Land Reserve (ALR).
- There is currently an existing single family dwelling, a second dwelling and accessory farm buildings located on the property.

- The surrounding privately owned properties to the east, west and south are designated "Agricultural" and "Suburban-Urban Reserve" in the Official Community Plan (OCP), and are zoned "General Agriculture Zone (A-1)" and "One Acre Residential Zone (RA)". To the north is Port Kells Park. The properties to the north, south and east are located within the Agricultural Land Reserve (ALR).
- A previous application No. 7918-0456-00 proposed a 43-metre tower located at the rear of 19399 – 82A Avenue approximately 250 metres to the south. Due to community concerns the applicant closed that application and explored alternate locations.
- 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 Telus and Rogers is proposing to erect a 43-metre tall multi-carrier telecommunications tower and a 225 square metre (15 metre by 15 metre) equipment compound located in the southeast corner of the subject site.
- The Zoning Bylaw permits 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 43 metres and reduce side and rear yard setbacks for the siting of the tower and compound.

### Referrals

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

Agricultural and Food Policy Advisory Committee (AFPAC): AFPAC supports the proposed telecommunications tower and associated equipment compound.

### Natural Area Considerations

- The applicant engaged a Qualified Environmental Professional (QEP) to complete a watercourse analysis for watercourses in the vicinity. The QEP has confirmed that the Latimer Creek is a red-coded creek and wetland approximately 85 metres to the north and confirmed a yellow-coded Class B Tributary to Latimer Creek approximately 118 metres to the east. Due to the distance from the proposed development, streamside protection measures are therefore not required on the subject site.

- The proposed tower/compound location is substantially beyond the required 30-metre setback to the top-of-bank (see Appendix IV). As such, it has been determined that a Sensitive Ecosystem Development Permit is not required.

## **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 southeast corner of the lot. 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 43-metre high structure in order to achieve an expanded infill coverage area.*

*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 280 metres away from a dwelling to the east and approximately 300 metres from dwellings to the west, aside from the existing dwellings on the property.*

- 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 43-metre tall wireless installation is located at the southeast corner of an agricultural lot, approximately 6 metres from the unopened 194 Street.*

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

*The subject site will be partially screened by trees to the east and west, and north within Port Kells Park.*

- 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 Telecommunications is proposed to co-locate on the proposed Telus 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 at the southeast corner of an agricultural property approximately 380 metres from 192 Street. Due to the proposed 43-metre height of the tower, full 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 on a large agricultural lot. There are existing trees to the east and west, and trees in Port Kells Park to the north, that will provide partial screening.*

### **BYLAW VARIANCES AND JUSTIFICATION**

(a) Requested Variances:

- To vary Part 4 General Provisions of the Zoning Bylaw, to increase the maximum height of a free-standing telecommunications tower from 12 metres to 43 metres; and
- to reduce the minimum south (side) yard setback of the A-1 Zone from 13.5 metres to 10 metres for the telecommunication tower and to 0.2 metres for the associated equipment compound and to reduce the minimum east (rear) yard setback of the A-1 Zone from 12 metres to 6.0 metres for the telecommunication tower and 0.2 metres for the associated equipment compound.

Applicant's Reasons:

- The applicant has submitted documentation demonstrating that there is a coverage gap in the area, which the proposed telecommunications tower would assist in resolving.
- There are limited options for locating cell towers in the area.
- The proposed location within the site is located at the rear of the existing agricultural lot.

## Staff Comments:

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunications Towers.
- The proposed setback variances are not anticipated to adversely impact the adjacent agricultural properties.
- Staff support the requested variances.

**PUBLIC ENGAGEMENT**

In accordance with City policy, the applicant sent out 18 notification packages on August 12, 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 3 residents with 2 expressing support for the proposed tower and one resident neutral. The following concerns were expressed (staff comments in italics):

- Will there be sound and light in the evening from the proposed tower? How will maintenance of the proposed tower effect neighbours?

*(No lighting is proposed on the tower and no sound will be emitted from the tower. Maintenance typically occurs once or twice a month and is conducted by two Telus technicians with a pickup truck.)*

- A tower is needed in the area as reception is currently poor.

*(Telus concurs that reception needs to be improved in the area.)*

**TREES**

- Max Rathburn and Maddy MacDonald, ISA Certified Arborists of Diamond Head Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	8	1	7
<b>Coniferous Trees</b>			
Cedar	1	0	1
Douglas fir	3	0	3
Eastern White Cedar	9	0	9
Western Red Cedar	4	0	4



Tree Species	Existing	Remove	Retain
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>17</b>	<b>0</b>	<b>17</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)			
		<b>nil</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>24</b>	
<b>Contribution to the Green City Program</b>			
		<b>Nil</b>	

- The Arborist Assessment states that there is a total of 17 mature trees on the site, excluding Alder and Cottonwood trees. Eight existing trees, approximately 33% of the total trees on the site, are Alder trees. It was determined that 24 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The one alder tree proposed to be removed is off-site within the unopened road right-of-way.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with an additional 6 off-site trees to be retained with no contribution to the Green City Fund but compensation must be paid to Parks for the removal of the alder within the unopened road.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7920-0082-00 (includes Site Plan and Tower Elevations)
- Appendix II. Map Showing the Location of Existing Towers in Area
- Appendix III. Draft Agricultural and Food Policy Advisory Committee minutes of September 8, 2020
- Appendix IV. Watercourse maps
- Appendix V. Arborist summary and tree survey

*approved by Ron Gill*

Jean Lamontagne  
 General Manager  
 Planning and Development

JKS/cm

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0082-00

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: 018-418-716  
Lot 1 Section 27 Township 8 New Westminster District Plan LMP11740  
8450 - 192 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 43 metres; and
  - (b) In Section F. Yards and Setbacks of Part 10 General Agriculture Zone (A-1) the south side yard setback is reduced from 13.5 metres to 10.0 metres for the telecommunication tower and to 0.2 metre for the associated equipment compound and the east rear yard setback of the A-1 Zone is reduced from 12 metres to 6.0 metres for the telecommunication tower and to 0.2 metres for the associated equipment compound.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7920-0082-00(A) through to and including 7920-0082-00(E) (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 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



# NEW MONOPOLE TOWER SITE

## Project Information

**Client:** TELUS MOBILITY

**Site:** BC001969 'SURREY – 80TH AVE/192ND ST'

**Site Location:** 8450 192ND ST, SURREY, BC

**Coordinates:** LAT: 49.156688  
LONG: -122.685267

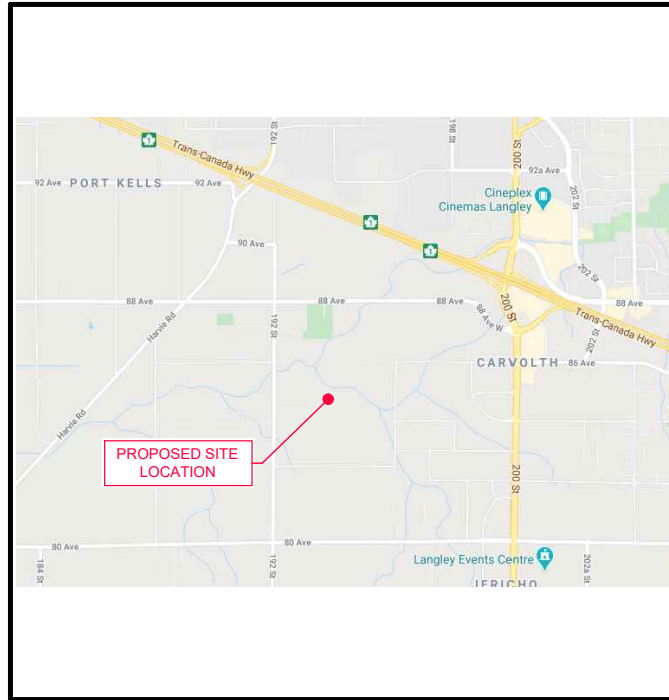
**Structure:** MONOPOLE STRUCTURE

**Job No:** E3535

**Date:** 10MAR2020

**Revision:** 2

**Purpose:** ISSUED FOR PRELIMINARY REVIEW



IMA-E SOURCE-OO-LE MAPS

S □ □ □ □ L □ □ □ □ □ □ □ □	
S □ □ □ □ N □ □ □ □ □	S □ □ □ □ □ □ □ □ □ □ □ □
General	
P00.0	TITLE PAGE
Architectural	
P01.0	SITE LAYOUT
P02.0	COMPOUND LAYOUT
P03.0	SITE ELEVATION
P04.0	PROPOSED & FUTURE EQUIPMENT LEVELS

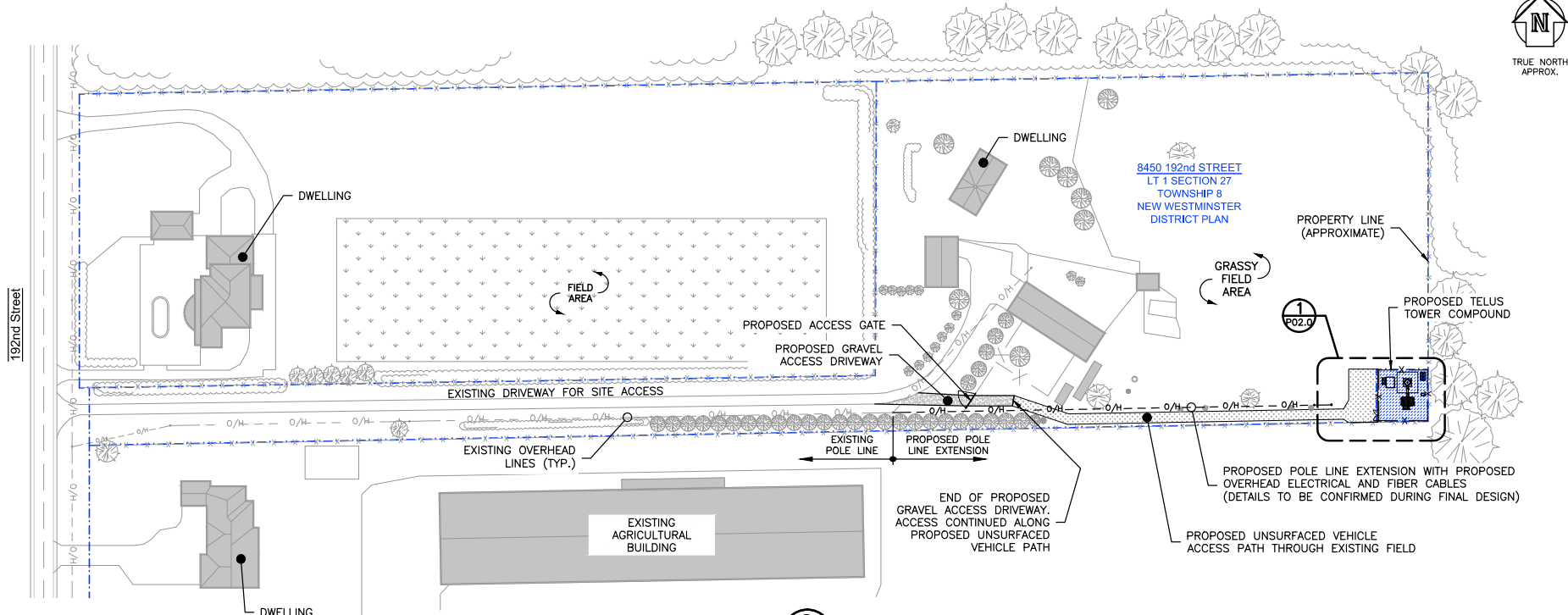
### Abbreviations

- |                            |                          |                              |
|----------------------------|--------------------------|------------------------------|
| AGL = ABOVE GROUND LEVEL   | F/S = FAR SIDE           | O/D = OUTER DIAMETER         |
| ANT. = ANTENNA             | HDG = HOT DIP GALVANIZED | OPP. = OPPOSITE              |
| AZ. = AZIMUTH              | HT. = HEIGHT             | QTY = QUANTITY               |
| BCD = BOLT CIRCLE DIAMETER | MECH. = MECHANICAL       | SIM. = SIMILAR               |
| C/L = CENTRE LINE          | M/W = MICROWAVE          | S.S. = STAINLESS STEEL       |
| EQ. = EQUAL or EQUIVALENT  | N/S = NEAR SIDE          | TYP. = TYPICAL               |
| EX. = EXISTING             | O/C = ON CENTRE          | UNO = UNLESS NOTED OTHERWISE |



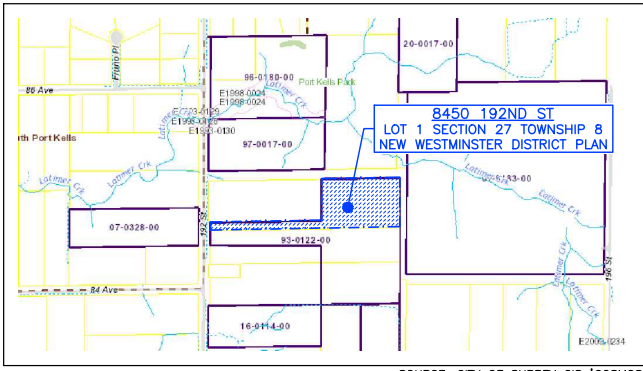
25-1610 Derwent Way  
Delta, BC, V3M 6W1  
Phone: (778) 919-3441  
Fax: (888) 310-1669  
info@alsettech.com

**COPYRIGHT NOTICE:**  
THIS DOCUMENT IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE COPIED, DUPLICATED, OR REPRODUCED IN ANY MANNER, OR FOR ANY PURPOSE, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF THE COPYRIGHT HOLDER, ALSET TECHNICAL CONSULTANTS.



**2** SITE PLAN  
PLAN VIEW

SCALE (APPROX.)  
0m 10m 20m 30m 40m 50m



SOURCE: CITY OF SURREY GIS 'COSMOS'

**1** KEY MAP

NOTE:  
SITE LAYOUT IS BASED ON INFORMATION PROVIDED BY OTHERS. NO LEGAL SURVEY HAS BEEN COMPLETED. RESULTS ARE PRELIMINARY ONLY.

**TELUS**  
mobility™

**ALSET**  
TECHNICAL CONSULTANTS

25-1610 Dravert Way  
Delta, BC V3M 6W1  
Phone: (778) 919-3441  
Fax: (888) 310-1669  
info@alsettech.com

CLIENT: TELUS MOBILITY

SITE: BC001969 'SURREY - 80TH AVE/192ND ST'

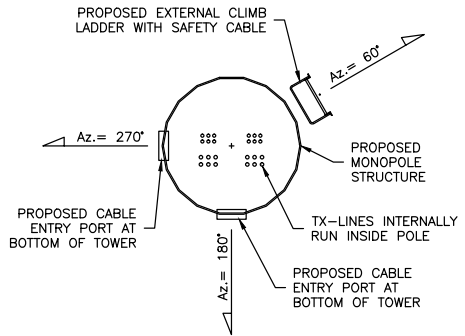
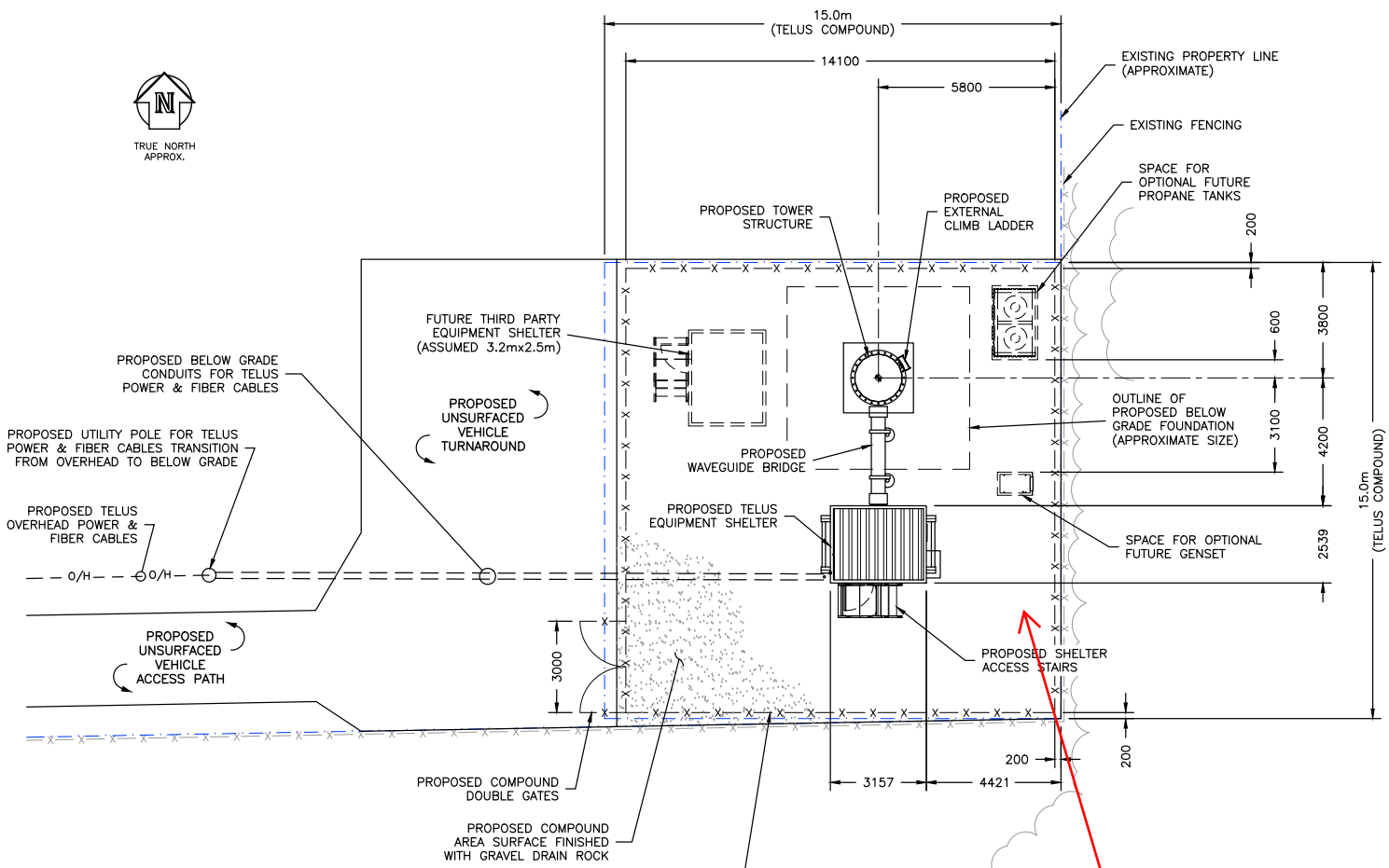
PROJECT: NEW MONOPOLE TOWER SITE

JOB No: E3535 LOCATION: 8450 192ND ST, SURREY, BC

DRWG TITLE: SITE LAYOUT

DRWG: P01.0

REV	DATE	DESCRIPTION
2	10MAR2020	ISSUED FOR PRELIMINARY REVIEW
1	09MAR2020	ISSUED FOR PRELIMINARY REVIEW
0.1	27FEB2020	ISSUED FOR PRELIMINARY REVIEW



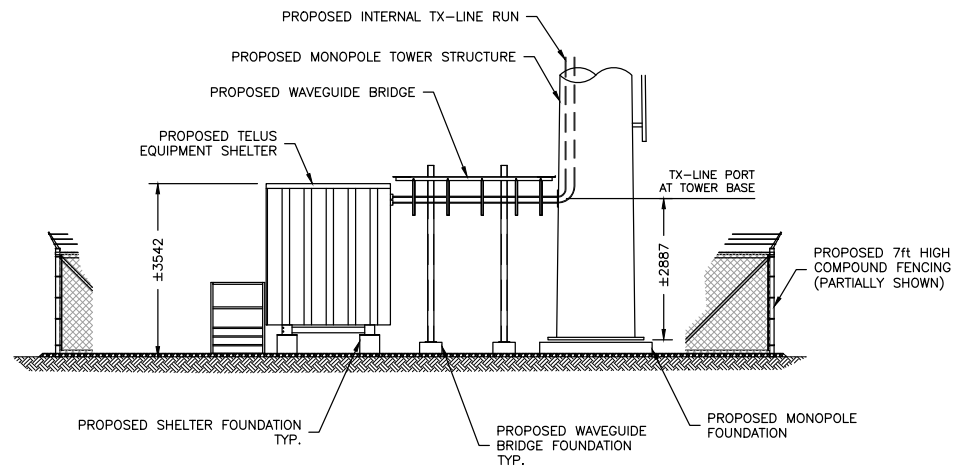
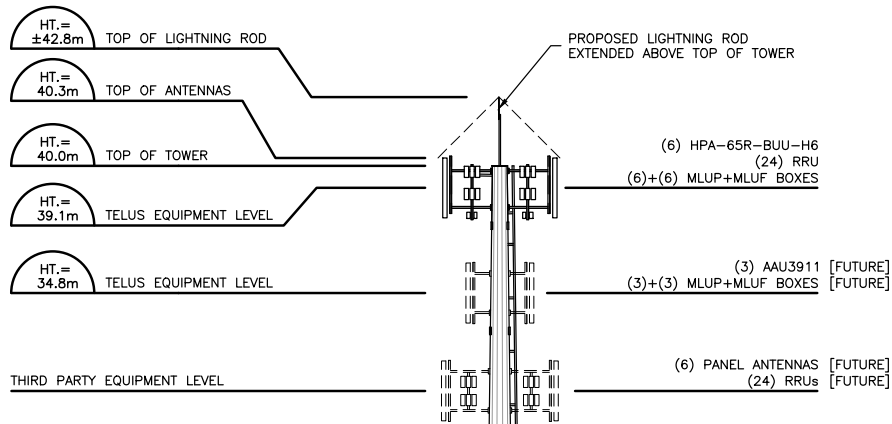
**2** TOWER SECTION  
- PLAN VIEW

to reduce the minimum south side yard setback of the A-1 Zone from 13.5 metres to 10 metres for the telecommunication tower and to 0.2 metres for the associated equipment compound and to reduce the minimum east rear yard setback of the A-1 Zone from 12 metres to 6.0 metres for the telecommunication tower and to 0.2 metres to the associated equipment compound.



CLIENT:		TELUS MOBILITY	
SITE:		BC001969 'SURREY - 80TH AVE/192ND ST'	
PROJECT:		NEW MONOPOLE TOWER SITE	
JOB No:	E3535	LOCATION:	8450 192ND ST, SURREY, BC
DRWG TITLE:	COMPOUND LAYOUT		DRWG: P02.0

REV	DATE	DESCRIPTION
2	10MAR2020	ISSUED FOR PRELIMINARY REVIEW
1	09MAR2020	ISSUED FOR PRELIMINARY REVIEW
0.1	27FEB2020	ISSUED FOR PRELIMINARY REVIEW

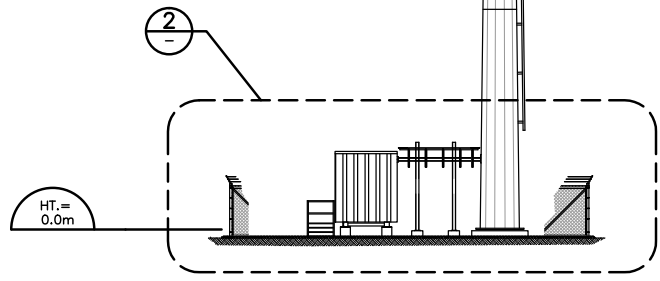


**2** COMPOUND ELEVATION  
ELEVATION VIEW

**TOWER NOTES:**  
 TOWER SHOWN FOR CONCEPTUAL DESIGN PURPOSES ONLY. DETAILED TOWER DESIGN TO BE COMPLETED BY TOWER SUPPLIER, BASED ON FINAL ANTENNA LOADING SPECIFIED BY CLIENT.  
 TOWER & ASSOCIATED COMPONENTS TO BE DESIGNED IN ACCORDANCE WITH LATEST EDITION OF TELUS CONSTRUCTION SPECIFICATIONS.  
 TOWER STRUCTURAL DESIGN, AND THE DESIGN OF ALL ASSOCIATED COMPONENTS, TO CONFORM TO THE LATEST EDITION OF CSA/CAN-S37, AND OTHER APPLICABLE CODES & STANDARDS. SPECIFIED WIND LOAD TO BE IN ACCORDANCE WITH ENVIRONMENT CANADA SITE SPECIFIC WIND REPORT.  
 TOWER MUST CONFORM TO THE REQUIREMENTS OF CSA/CAN-S37-18 ANNEX N 'TOWER DYNAMIC EFFECTS AND FATIGUE'.  
 DESIGN PARAMETERS:  
 RELIABILITY CLASS: I  
 IMPORTANCE FACTOR: 1.0  
 SERVICEABILITY FACTOR: 1.0  
 TOWER MARKING & LIGHTING REQUIREMENTS TO BE IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

DVP to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing telecommunications tower from 12 metres to 43 metres.

TOWER SIZE & SHAPE SHOWN ON THIS DRAWING IS FOR GENERAL SCHEMATIC PURPOSES ONLY. THE ACTUAL TOWER SIZE, SHAPE, AND TAPER MAY BE DIFFERENT DEPENDING ON FINAL DESIGN BY TOWER SUPPLIER.



**1** TOWER PROFILE & SITE ELEVATION

ANTENNA LOADING CHART

HEIGHT		ANTENNA			TX-LINE		STATUS	OWNER
(ft)	(m)	QTY	DESCRIPTION	AZIMUTH	QTY	TYPE		
128.3	39.1	6	HPA-65R-BUU-H6	0/150/250	--	JUMPERS	PROPOSED	TELUS
		24	RRUs	--	--	JUMPERS		
		6+6	MLUP & MLUF DISTRIBUTION BOXES	--	6+6	POWER + FIBER		
114.2	34.8	3	AAU3911	0/150/250	--	JUMPERS	FUTURE	TELUS
		3+3	MLUP & MLUF DISTRIBUTION BOXES	--	3+3	POWER + FIBER		
TBD	TBD	6	PANEL ANTENNAS [TO BE CONFIRMED]	(TBD)	--	JUMPERS	FUTURE	THIRD PARTY CARRIER
		24	RRUs [TO BE CONFIRMED]	--	6+6	POWER + FIBER		

NOTE: SPECIFIED LOADING IS PRELIMINARY ONLY AND IS SUBJECT TO REVISION PER FINAL RF DESIGN.

2	10MAR2020	ISSUED FOR PRELIMINARY REVIEW
1	09MAR2020	ISSUED FOR PRELIMINARY REVIEW
0.1	27FEB2020	ISSUED FOR PRELIMINARY REVIEW
REV	DATE	DESCRIPTION

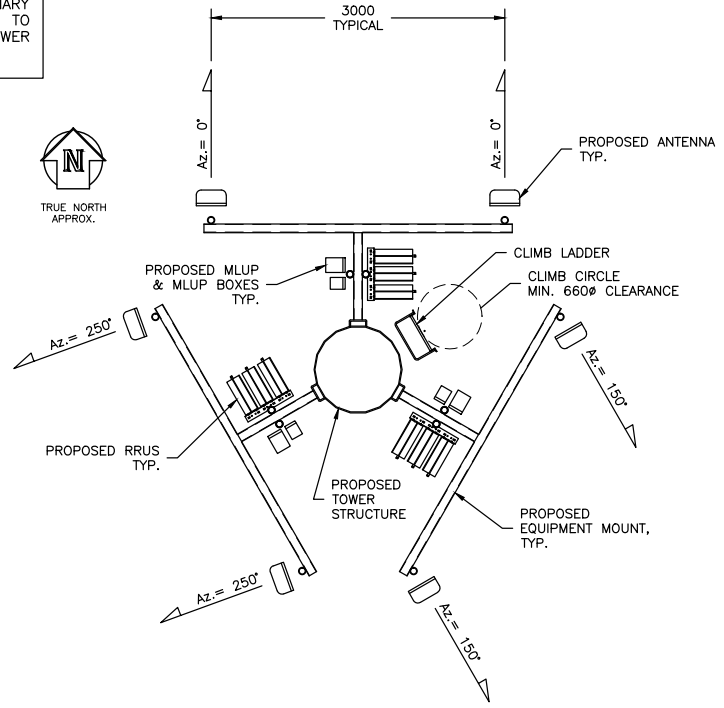
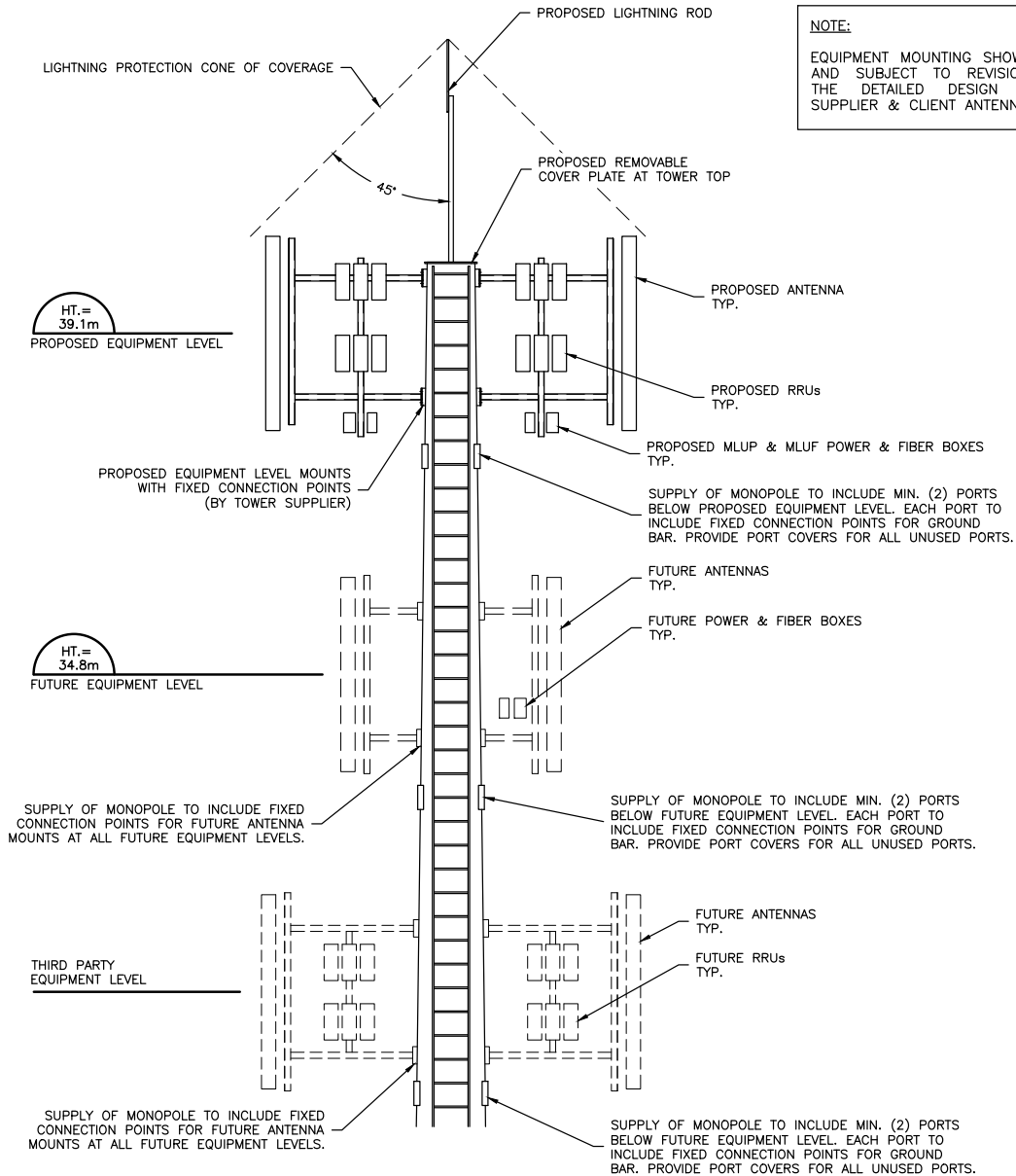
**TELUS**  
mobility™

**ALSET**  
TECHNICAL CONSULTANTS

25-1610 Dravent Way  
Delta, BC V3M 6W1  
Phone: (778) 919-3441  
Fax: (888) 310-1669  
info@alsettech.com

CLIENT: TELUS MOBILITY  
 SITE: BC001969 'SURREY - 80TH AVE/192ND ST'  
 PROJECT: NEW MONOPOLE TOWER SITE  
 JOB No: E3535 LOCATION: 8450 192ND ST, SURREY, BC  
 DRWG TITLE: SITE ELEVATION DRWG: P03.0

**NOTE:**  
EQUIPMENT MOUNTING SHOWN IS PRELIMINARY AND SUBJECT TO REVISION ACCORDING TO THE DETAILED DESIGN BY THE TOWER SUPPLIER & CLIENT ANTENNA LOADING.



REV	DATE	DESCRIPTION
2	10MAR2020	ISSUED FOR PRELIMINARY REVIEW
1	09MAR2020	ISSUED FOR PRELIMINARY REVIEW
0.1	27FEB2020	ISSUED FOR PRELIMINARY REVIEW

**TELUS**  
mobility™

**ALSET**  
TECHNICAL CONSULTANTS

25-1610 Drurwent Way  
Delta, BC V3M 6W1  
Phone: (778) 919-3441  
Fax: (888) 310-1669  
info@alsettech.com

CLIENT: TELUS MOBILITY

SITE: BC001969 'SURREY - 80TH AVE/192ND ST'

PROJECT: NEW MONOPOLE TOWER SITE

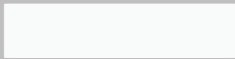
JOB No: E3535 LOCATION: 8450 192ND ST, SURREY, BC

DRWG TITLE: PROPOSED & FUTURE EQUIPMENT LEVELS

DRWG: P04.0

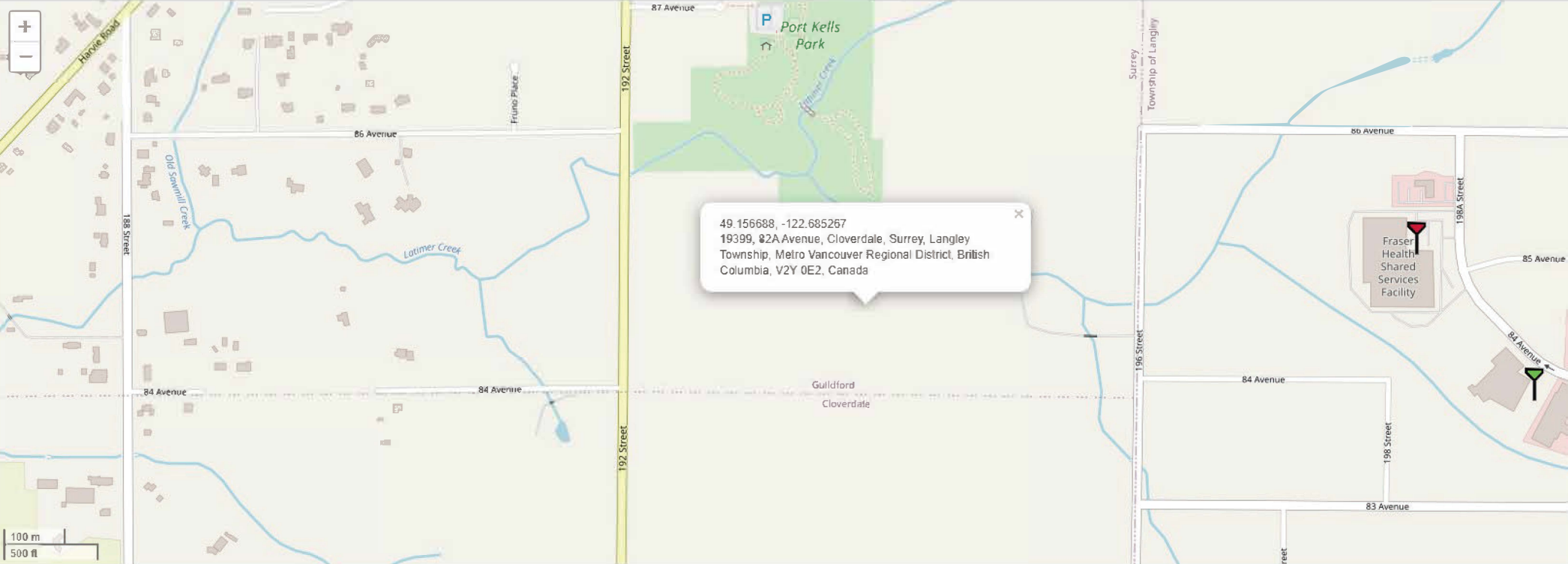


# Canadian Cellular Towers Map



Geolocation

49.156688, -122.685267



49.156688, -122.685267  
19399, 82A Avenue, Cloverdale, Surrey, Langley  
Township, Metro Vancouver Regional District, British  
Columbia, V2Y 0E2, Canada



Bell  Rogers  Telus  All Others

Click on tower icons for details  
Help and more information  
Data Updated: December 1, 2020



# Agriculture and Food Policy Advisory Committee Minutes

Location: Virtual  
TUESDAY, SEPTEMBER 8, 2020  
Time: 6:00 p.m.

**Present:**

Councillor Hundial, Chair  
M. Bose, Vice-Chair  
B. Sandhu  
D. Arnold  
J. Werring  
M. Hilmer  
P. Harrison  
R. Brar  
S. VanKeulen  
S. Rai

**Agency Representative:**

N. Mori, Ministry of Agriculture

**Regrets:**

J. Gibeau

**Staff Present:**

C. Baron, Drainage Manager  
C. Stewart, Senior Planner  
J. Koch-Schulte, Planner  
S. Johal, Planner  
S. Robertson, Planner  
C. Eagles, Administrative Assistant

**A. ADOPTIONS****1. Adoption of the Agenda**

It was Moved by M. Bose  
Seconded by B. Sandhu  
That the Agriculture and Food Policy  
Advisory Committee adopt the agenda.  
Carried

**2. Adoption of the Minutes**

It was Moved by P. Harrison  
Seconded by B. Sandhu  
That the Agriculture and Food Policy  
Advisory Committee adopt the July 7, 2020 AFPAC minutes, as presented.  
Carried

**B. DELEGATIONS****1. Sources Food Hub**

Ava Reeve, Operations Coordinator and Deirdre Goudriaan, Leadership Team,  
Sources Food Hub

The delegation provided a Power-Point presentation on how the Sources Food Hub is working with Surrey businesses and farmers to reduce waste across the food system. The following information was highlighted:

- It was noted that food waste across the food system is primarily from processing and manufacturing. There is approximately 370 million pounds of wasted food each year. It was noted that 7% of Surrey residents do not have enough food to eat.

- Sources Food Hub rescues food from distributors, processors and farms. The organization is working primarily with retailers to determine how to best repurpose foods that retailers cannot sell. The organization will rescue and redistribute food to residents, feed livestock and compost. The organization is not able to rescue food from residential households.

In response to a question from the Committee, the organization noted that there is no collaboration with the CDA (rescue surplus food).

The Chair asked that any follow up reports or updates be provided to the Committee. More information can be found online at Sourcesfoodhub.ca

## C. NEW BUSINESS

### 1. Development Application 7920-0098-00

Sarah Robertson, Planner

File: 7920-0098-00; 5691 156 Street

Proposal for a Development Permit for Farm Protection in order to construct a single family dwelling.

- The subject property is designated Suburban in the Official Community Plan and zoned Half Acre Residential Zone (RH). The property is located outside of the ALR and is not classified as farmland under the *Assessment Act*. The site is currently vacant.
- A Section 219 Restrictive Covenant will be registered on the property, should the proposal be supported, which will include language to inform any future purchasers that farm operations take place in the area and that normal farm practices produce noise, odour, and dust that may impact their property.

It was

Moved by M. Bose

Seconded by M. Hilmer

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Proposal 7920-0098-00.

Carried

### 2. Development Application 7920-0170-00

Sharon Johal, Planner

File: 7920-0170-00; 5330 160 Street

Proposal for a Development Variance Permit (DVP) to vary the flanking side yard setback for an agricultural barn from 30.0 metres to 18.8 metres.

- The subject property is designated Agricultural in the Official Community Plan, zoned General Agriculture Zone (A-1), and located within the Agricultural Land Reserve (ALR). The site is classified as farmland under the Assessment Act and is adjacent to a Class a/o watercourse which the applicants are required to complete a Sensitive Ecosystem Development Permit before construction of the single-family dwelling.
- Members expressed concerns on minimizing the loss of productive farmland and noted that the side yard setback is good at 18 metres.
- Members expressed concerns on the large barn size. Staff noted that the barn is to support agricultural activity on the property. Staff clarified that the land is not in production and noted the DVP did not require a farm plan under the qualifications.
- One of the farming Committee members noted that the barn size seems suitable as farming equipment and produce storage can take up more space than expected.

The Chair requested validation on what will be produced on the property.

It was

Moved by M. Bose

Seconded by B. Sandhu

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Proposal 7920-0170-00.

Carried

**3. Development Application 7920-0082-00**

John Koch-Schulte, Planner

File: 7920-0082-00; 8450 192 Street

Proposal for a Development Variance Permit to increase the height of a free-standing telecommunications tower.

- The subject property is a panhandle lot and is currently used as a residence.
- Members expressed concerns regarding the pole location and if it will remain in the corner of the property. Members expressed concerns on destroying good agriculture land. A checklist for telecommunication towers was suggested.
- In response to a question from the Committee, staff advised that the tower will not be decorated or include any kind of tree branch toppings.

The Chair requested information on the steps involved on telecommunication tower placements and how staff determine suitable locations. Staff advised that a report will be going to Council in the fall surrounding updated guidelines and policies for telecommunication towers.

It was Moved by M. Hilmer  
Seconded by P. Harrison  
That the Agriculture and Food Policy  
Advisory Committee recommend to the General Manager of Planning  
and Development to support Development Proposal 7920-0082-00.  
Carried

#### D. OUTSTANDING BUSINESS

##### 1. Application with delays in green house construction

Remi Dube, Manager, Building Division

A memorandum was distributed to the Committee summarizing the key issues of existing non-permitted fill and proposed grading plan associated with development of three green houses and a processing plant on the subject property.

Staff do not have concerns with greenhouses; however, greenhouses must be constructed at-grade.

Staff noted that the primary issue on the proposal is the proposed filling creating possible flooding to neighbours. The proposed works need to be at grade to match area ARDSA criteria for drainage. To help achieve ARDSA drainage criteria the rest of the flood plain ground levels are maintained to natural elevations or Designated Ground Elevation (DGE).

The Chair noted that he visited the site and advised that the City has been generous for items such as building a fence on the side of the property and that Staff are working with the property owner and agent.

##### 2. Development Application 7920-0003-00; 7130 152 Street

Staff provided an update on the subject proposal and noted that a “farming in perpetuity” covenant steps outside the bounds of the statutory framework, among other things. The purpose of the ALC regulatory framework is to reserve land for farming. The Act and Regulation does allow land owners to apply for non-farm uses and allows property owners to apply to request ALR exclusion. Staff expressed concerns that a covenant would limit the ability of a property owner to make these applications, violating the intent of the *ALC Act* and Regulations and that it would put the City in a position that would go beyond its legislative authority.

##### 3. Development Application 7920-0011-00; 14571 44 Avenue

Staff provided an update on the subject proposal and noted the Planning Department chose to forward the Planning Report to Council recommending that the application be forwarded to the ALC. The Planning Report indicated that AFPAC did not support the proposal. Council agreed with the Staff recommendation to forward the application to the ALC.

**E. ITEMS REFERRED BY COUNCIL**

This section has no items to consider.

**F. CORRESPONDENCE**

This section has no items to consider.

**G. INFORMATION ITEMS**

**1. Environmental Sustainability Advisory Committee (ESAC) Update**

J. Werring provided an update from the July 29, 2020 ESAC meeting and noted that a presentation was provided by The Pollinator Project requesting that Surrey designate itself as a BeeCity. He noted there was lengthy discussions on the tree protection bylaw and 5G.

**H. INTEGRITY OF THE AGRICULTURE LAND**

This section has no items to consider.

**I. OTHER BUSINESS**

This section has no items to consider.

**J. NEXT MEETING**

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on Tuesday, October 6, 2020.

**K. ADJOURNMENT**

It was Moved by M. Bose  
Seconded by J. Werring  
That the Agriculture and Food Policy  
Advisory Committee meeting is adjourned.

Carried

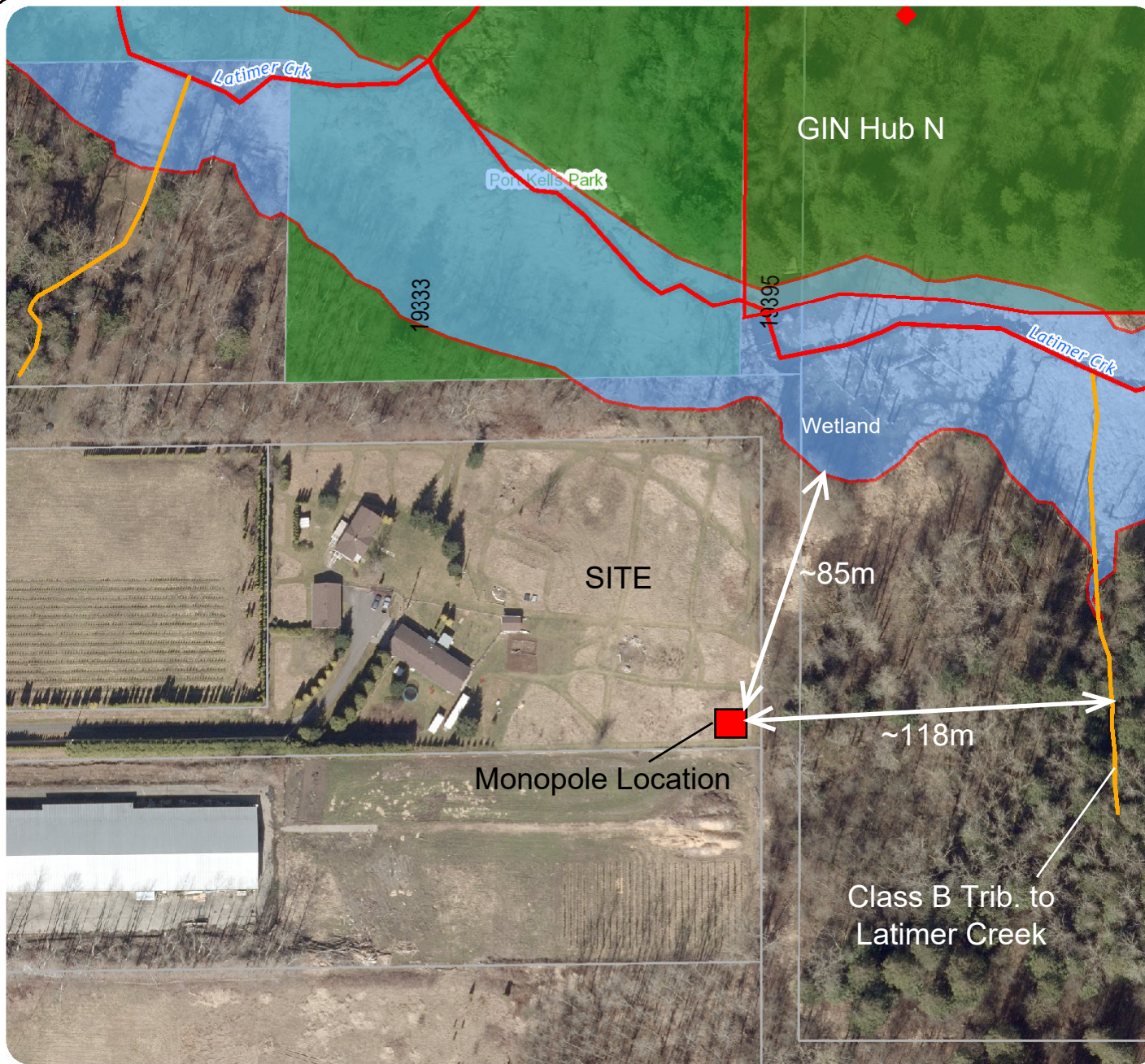
The Agriculture and Food Policy Advisory Committee adjourned at 7:18 p.m.

---

Jennifer Ficocelli, City Clerk

---

Councillor Jack Hundial, Chair



**Legend**

**Fish Class (Open Channels)**

- A
- - - AO
- B
- C
- Unknown

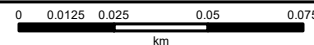
**Fish Class (Water Bodies)**

- A
- AO
- B
- C
- Green Infrastructure Network Corridors
- Green Infrastructure Network

COSMOS Figure

Scale: 1:2,000

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



Map created on: 2020-04-06

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number:

Site Address: 8450 192<sup>nd</sup> Street Surrey BC

Registered Arborist: Max Rathburn

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>25</b>
<b>Protected Trees to be Removed</b>	<b>1</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>24</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	<b>1</b>
<b>Replacement Trees Proposed</b>	<b>TBD</b>
<b>Replacement Trees in Deficit</b>	<b>1</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>-</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by

Signature of Arborist



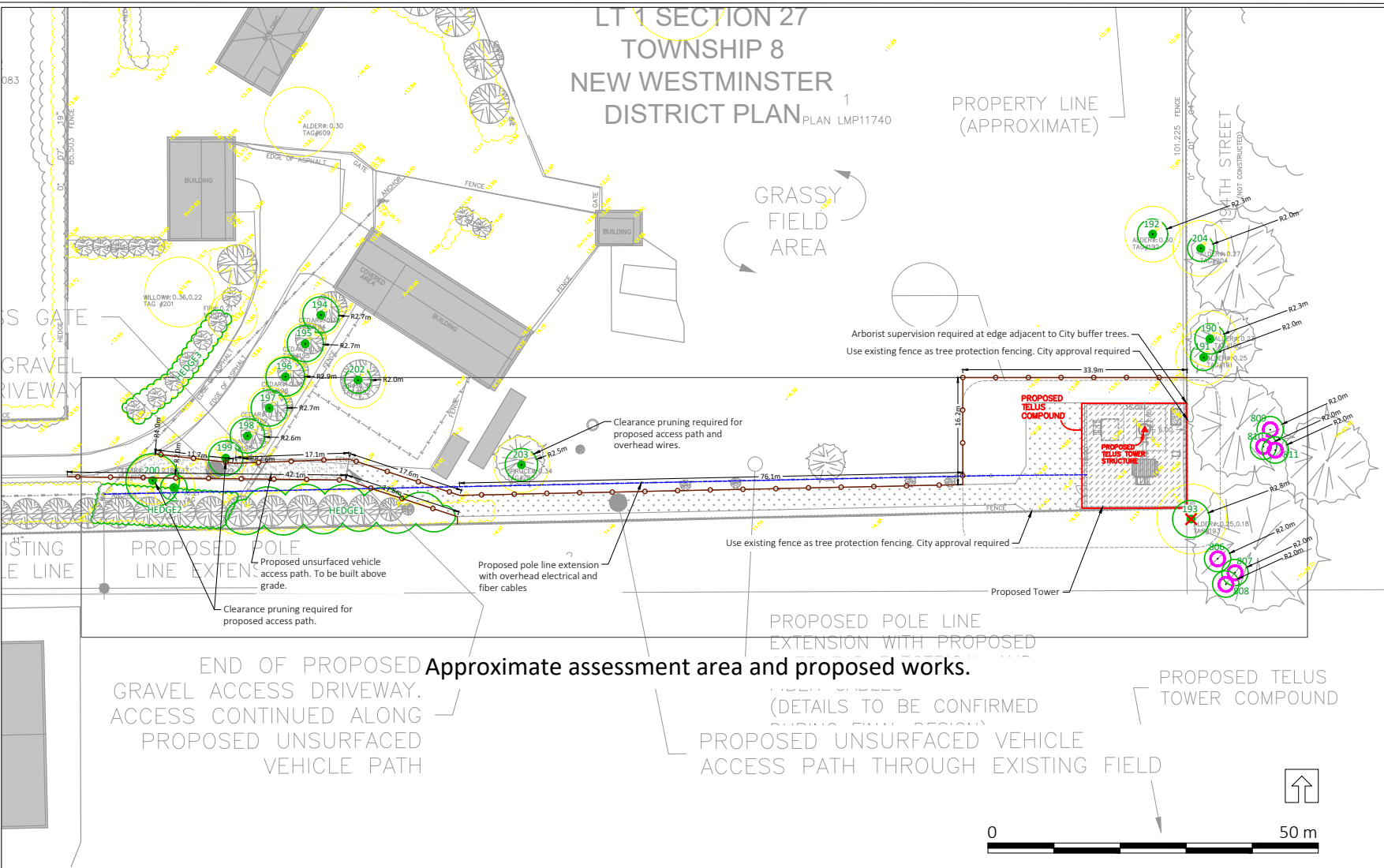
Date: November 19 2020



LT 1 SECTION 27  
TOWNSHIP 8  
NEW WESTMINSTER  
DISTRICT PLAN PLAN LMP11740

PROPERTY LINE  
(APPROXIMATE)

GRASSY  
FIELD  
AREA



Approximate assessment area and proposed works.

PROPOSED UNSURFACED VEHICLE ACCESS PATH THROUGH EXISTING FIELD

PROPOSED TELUS TOWER COMPOUND

- LEGEND**
- CRITICAL ROOT ZONE
  - O/H Pole Line Extension
  - TREE PROTECTION ZONE AND FENCING
  - SURVEYED TREE TO BE RETAINED
  - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
  - ✗ TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by: MATSON PECK & TOPLISS



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan  
Project address: 8450 192nd Street Surrey BC  
Client: Cypress Land Services Inc

Drawing No: 01  
Date: 2020/11/19  
Drawn by: MM  
Page Size: TABLOID 11"x17"

Page #  
1 of 1