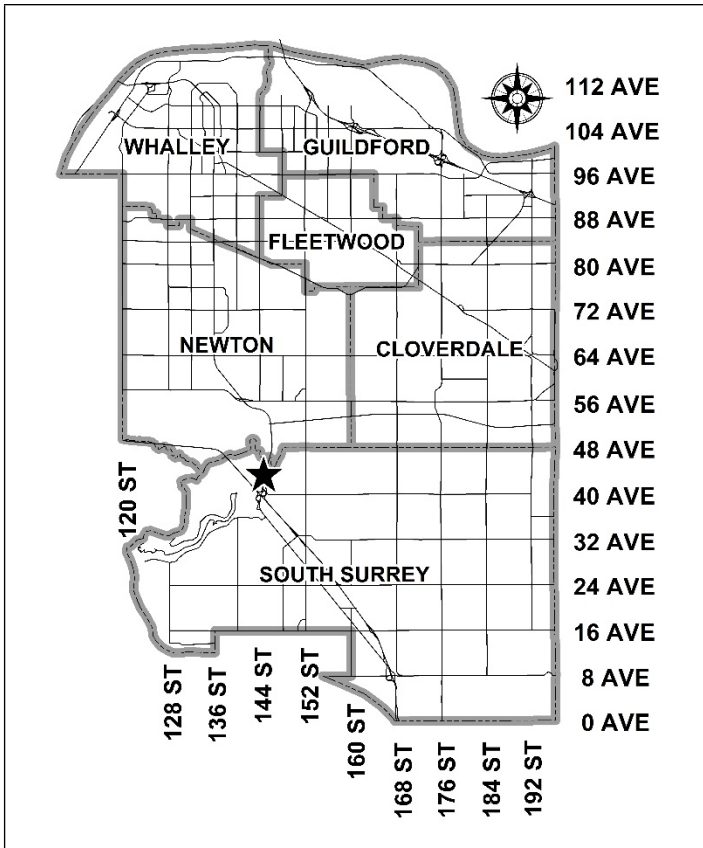


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0295-00

Planning Report Date: April 8, 2024



PROPOSAL:

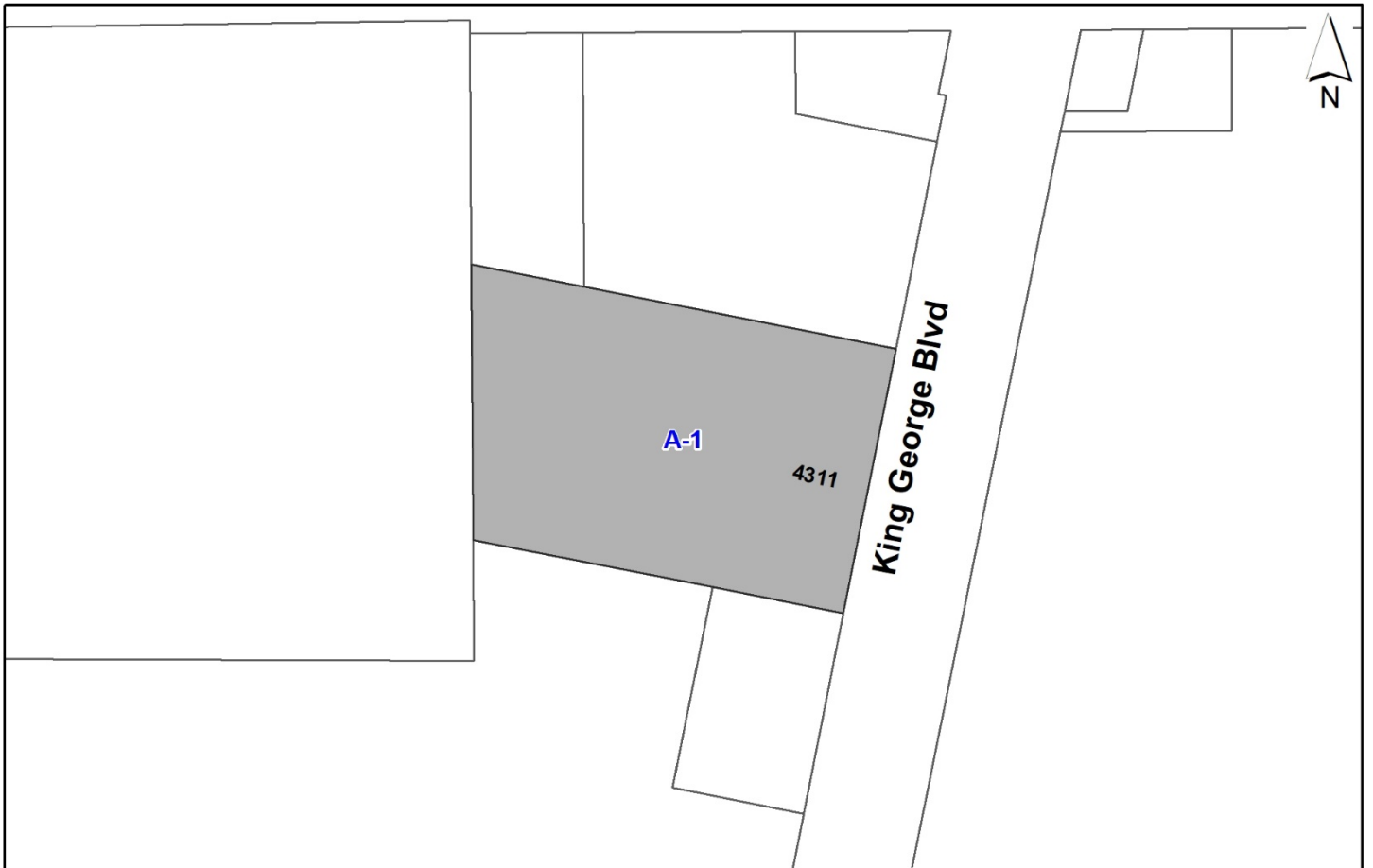
- **Development Variance Permit**

to increase the maximum height of a free-standing telecommunications antenna system from 12 metres to 41 metres.

LOCATION: 4311 King George Boulevard

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum height for a free-standing antenna system under Part 4 General Provisions of the Zoning Bylaw.

RATIONALE OF RECOMMENDATION

- The proposal complies with the criteria identified in the City's Antenna System Siting Policy (No. O-62).
- The applicant has provided information indicating that there are no existing structures of sufficient height that are suitable to mount an antenna system within a 500-metre (1,640 ft.) radius of the subject site.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to resolve to provide better service to existing and potentially new customers.
- In 2021, Council previously endorsed an increase in the maximum height of a free-standing telecommunications antenna system at the subject site under Development Application No. 7920-0209-00. The current Development Application No. 7923-0295-00 is intended to renew the lapsed variance as substantial construction has not occurred within two years of issuance.
- The public consultation process generated one (1) response in support from the adjacent properties and mailing addresses within 123 metres of the proposed antenna system.
- The proposed location of the antenna system is in the centre of a parcel within the Agricultural Land Reserve (ALR) operating as a garden centre and stonework business. The base of the antenna system is approximately 100 metres from the road frontage of King George Boulevard and over 50 metres from the southern property line.
- The Agricultural and Food Policy Committee (AFPC) voted to support Development Application 7923-0295-00 at the March 12, 2024 meeting, based on satisfaction of two conditions:
 - Utilization of the existing driveway access to the subject site as indicated on the revised site plan; and
 - Tower lights to be installed on top of the telecommunications tower to ensure airspace safety for low-flying aircrafts. This is shown on the elevation drawings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No.7923-0295-00 (Appendix II), to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system tower from 12 metres to 41 metres, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Art Knapp Garden Centre/ Bedrock Natural Stone	Agricultural (ALR)	A-1
North:	Art Knapp Garden Centre	Agricultural (ALR)	A-1
East (Across King George Boulevard):	Active Farmland	Agricultural (ALR)	A-1
South:	Peace Arch Nurseries/ Vacant Parcel	Agricultural (ALR)	A-1
West:	Active Farmland	Agricultural (ALR)	A-1

Context & Background

- The 1.6 hectare subject site is located within the Agricultural Land Reserve (ALR), designated "Agricultural" in the Official Community Plan (OCP), and zoned "General Agriculture Zone (A-1)".
- The Art Knapp Garden Centre and Bedrock Natural Stone currently operate on the subject site in conjunction with the abutting lots to the North, 14418 and 14448 – King George Boulevard.
- 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).
- In 2020, a 41 metre (134 ft.) tall telecommunication tower was proposed under Development Application No. 7920-0209-00 on the subject property. After it was determined that siting of antennas on nearby BC Hydro transmission towers would not be feasible, the subject site was chosen to enhance cell coverage in the area while limiting impact on area residents.
- Development Variance Permit No. 7920-0209-00 was issued at the Regular Council – Public Hearing meeting on May 10, 2021. The DVP has lapsed due to a lack in substantial start of construction work within two years after the date this DVP was issued.

DEVELOPMENT PROPOSAL

Planning Considerations

- Cypress Land Services Ltd. on behalf of Freedom Mobile is proposing to erect a 41-metre tall multi-carrier free-standing antenna system and equipment compound located in the centre of the subject site.
- The Zoning By-law allows for 12 metre tall free-standing antenna system in all zones.
- The applicant is proposing a Development Variance Permit to increase the maximum height of a free-standing antenna system from 12 metres to 41 metres.

Referrals

Engineering: The Engineering Department has no objection to the project

Agricultural and Food Policy Committee (AFPC) The proposal was referred to the AFPC for information purposes. The AFPC members had concerns regarding traffic safety along King George Boulevard in regards to a new driveway servicing the Art Knapps property through 4311 King George Boulevard. In response, the applicant clarified that access would be taken from the existing driveway on 4391 King George Boulevard and supplied a revised site plan to show this access.

The AFPC members had concerns on the potential impact of the proposed free-standing antenna system on nearby aircraft traffic. In response, the applicant supplied an elevation drawing showing a light placed on the tower for visibility and safety.

Natural Area Considerations

- The applicant retained a Qualified Environmental Professional (QEP) to assess the nearby watercourses under Development Variance Permit No. 7920-0209-00. A QEP summary letter was submitted in December, 2020, confirming that the base of the telecommunication tower will be more than 50 metres away from any watercourse within the vicinity.
- Due to the significant separation distance between the base of the proposed tower and the adjacent watercourses, a sensitive ecosystem development permit for streamside protection was not required.

POLICY & BY-LAW 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 antenna systems 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 free-standing antenna system is required for current and future network capacity upgrades. This proposal 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 free-standing antenna system is in the middle of the lot adjacent to existing farm buildings. This location should have minimal impact on agricultural land and current operations occurring on site.
- As the free-standing antenna system and equipment compound are setback more than 100 metres from the nearest public road and more than 50 metres from the south property line, no landscaping or screening is proposed.
- The proposed free-standing antenna system supports the City of Surrey's vision for building a strong economy.

City's Antenna System Siting Policy

- On February 22, 2021, Council approved the City's Antenna System Siting Policy (No. O-62), which replaced Policy No. O-49 Telecommunication Towers. Policy No. O-62 was developed by City staff in coordination with industry representatives to ensure that development of antenna systems throughout Surrey meet the needs of residents and conform to telecommunication industry best practices. The policy provides parameters on how free-standing antenna systems should be sited and designed.
- The subject application generally complies with the current Antenna System Siting Policy No. O-62 and is therefore being presented for Council's consideration.
- The following is an evaluation of the current proposal in relation to applicable components of Policy No. O-62:

Co-Location

- Co-location will generally result in taller and wider Towers, more antennas on each structure and physical limitations on how many antennas a single Antenna Supporting Structure can structurally support. The City recognizes that the objective of promoting Co-location and the objective of making Antenna Systems less noticeable may sometimes come into conflict.

The applicant has confirmed that TELUS will also locate on the proposed free-standing antenna system with Freedom Mobile. A total of 12 flush-mounted antennas are proposed on one transmission tower.

Location Preferences

- It is preferable that new free-standing antenna systems be sited in non-residential locations and preferably outside of agricultural areas unless other options are exhausted. If free-standing antenna systems are proposed on agricultural land, the proposal should ensure siting avoids farmland, and ensures maximum potential for farming on remainder of site.

The applicant was previously asked to explore siting antennas on the BC Hydro transmission towers to the west along Highway No. 99. BC Hydro is not supportive of co-location on these transmission towers.

The proposed location is within an agricultural area and is approximately 160 metres away from the nearest existing agricultural dwelling to the south. An in-stream Development Permit application (No. 7920-0192-00) proposes a new single family dwelling at 4253 – King George Boulevard which could result in an agricultural dwelling being located approximately 100 metres from the base of the proposed free-standing antenna system.

The applicant has indicated that they require a 41-metre high structure to achieve an expanded infill coverage area as shown in Appendix III.

The subject site is utilized as a garden centre and stone masonry business. The proposed free-standing antenna system will not negatively impact the site operations. The antenna enclosure will be located to the west of the nursery display area of the site currently used for storage.

Design Preferences

- The appropriate type of telecommunication Antenna Supporting Structure for each situation should be selected with the goal of making best efforts to blend with the nearby surroundings and minimizing the visual aesthetic impacts of the Antenna System on the community. The use of monopoles is strongly encouraged.

The applicant proposes a monopole design with flush mounted antennas which is considered appropriate for this situation.

- The City prefers that Towers be a maximum of 15 metres in height, except in industrial, mixed employment, commercial and agricultural areas. The City will consider increased height for a Tower when located in an Industrial or Mixed Employment Area, and preferably at a distance at least six times the height of the Antenna Supporting Structure away from Residential Areas.

The applicant has advised the increased height of the proposed tower is necessary to fill coverage gaps in the area. The proposed free-standing antenna system does include one carrier willing to co-locate, which often results in the need for a higher structure.

Application no. 7911-0141-00 proposed a 44 metre tall free-standing antenna system at 4121 - King George Boulevard, which is two properties to the south of the subject site. That application was ultimately denied by Council on March 12, 2012 due to a number of factors, including public opposition from the nearby manufactured home park to the east at 14601 - 40 Avenue.

The subject application proposes a free-standing antenna system further north with the intention of limiting visual impact on the manufactured home park to the southeast. The manufactured home park is located approximately 450 metres away from the base of the proposed free-standing antenna system, which is a distance of greater than six times the height of the free-standing antenna system.

- Landscaping shall be appropriately placed around telecommunication towers and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood. In all instances, the Proponent should mitigate negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques. The design of Antenna Systems should generally be unobtrusive and consistent with area guidelines. Towers and communication equipment should have a non-glare surface.

No landscaping is proposed for screening as the tower and compound are located in the centre of the property adjacent to existing farm buildings and setback approximately 100 metres from the road frontage. The base of the free-standing antenna system will be obscured from view from King George Boulevard by the existing buildings and structures located on site. The proposed free-standing antenna system meets all applicable setback requirements under the A-1 Zone.

There are several trees located on the property boundary with 4253 - King George Boulevard to the South. These existing trees will offer some level of screening for the future single family dwelling proposed on the neighbouring property. The base of the free-standing tower is anticipated to be approximately 100 metres away from any future home located at 4253 - King George Boulevard.

- Where Transport Canada and/or NAV Canada requires a structure to be lit, the lighting should be limited to the minimum number of lights and the lowest illumination allowable, and any required strobe lighting should be set to the maximum strobe interval allowed by Transport Canada

The applicant submitted revised elevation drawings confirming the placement of a tower beacon lighting on the proposed free-standing antenna system.

Public Consultation Process

- In accordance with policy No. O-62, the applicant sent out 19 notification packages on December 1, 2023 to the neighbouring property owners and mailing addresses within a notification area of 123 metres, which is approximately three times the height of the proposed tower.
- One (1) response in support was received by the applicant regarding the proposed tower.

Zoning By-law

- The applicant is requesting the following variance:
 - to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 41 metres.
 - The proposed variance meets the City's Antenna System Siting Policy (O-62) guidelines including, co-location and siting.
 - The proposed variance received support from one (1) resident and no opposition from adjacent property owners.
 - The proposed location of the free-standing antenna system will not negatively impact the site operations and should have minimal impact on agricultural land.
- The proposed free-standing antenna system and cabinet locations are compliant with the accessory building setbacks of the A-1 Zone.
- Staff support the requested variance to proceed for consideration.

TREES

- No trees will be impacted by construction or operation of the telecommunications tower and compound.

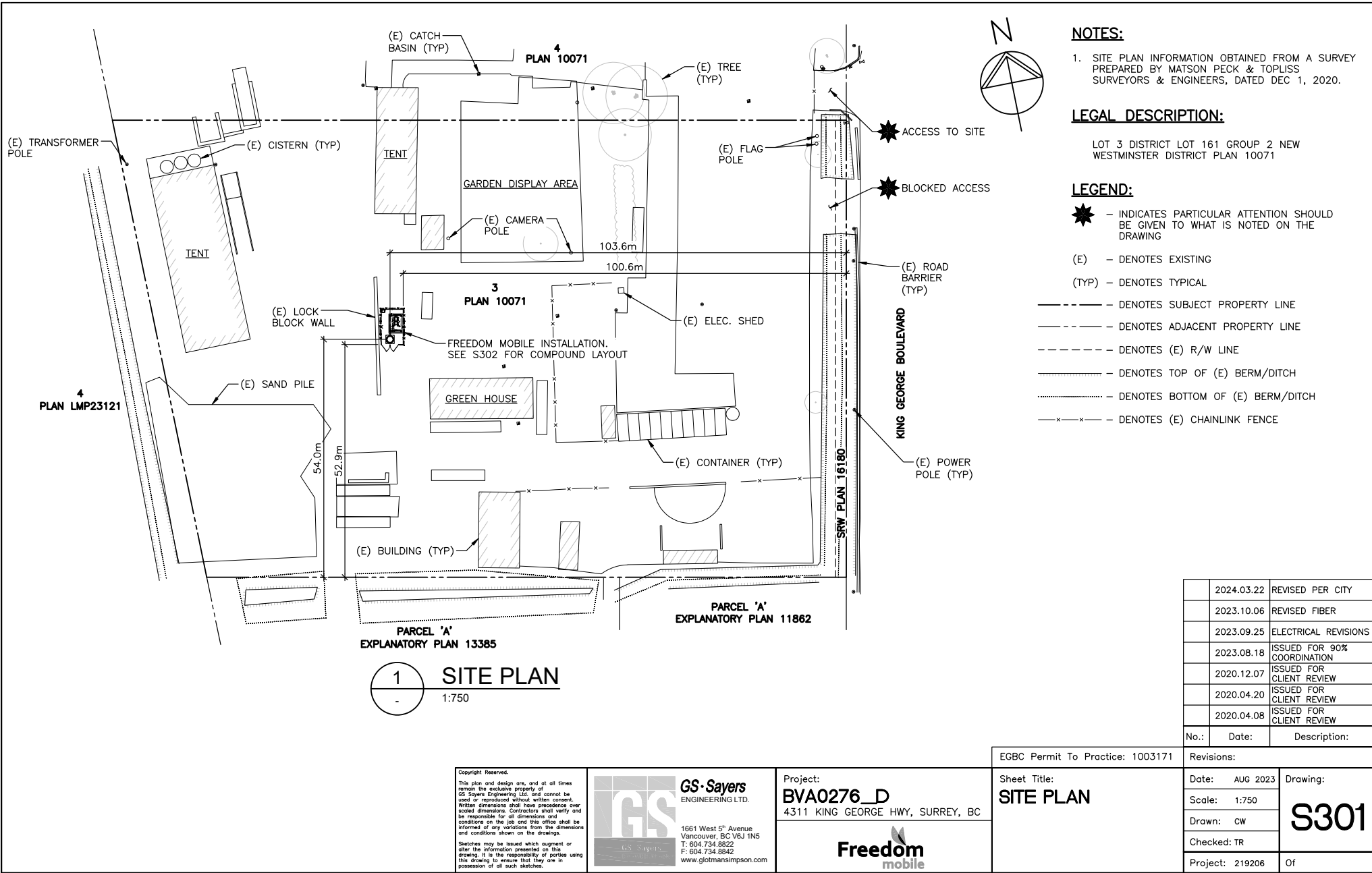
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan and Elevations
Appendix II.	Development Variance Permit No. 7923-0295-00
Appendix III.	Photo Renderings

approved by Shawn Low

Don Luymes
General Manager
Planning and Development



NOTES:
 1. SITE PLAN INFORMATION OBTAINED FROM A SURVEY PREPARED BY MATSON PECK & TOPLISS SURVEYORS & ENGINEERS, DATED DEC 1, 2020.

LEGAL DESCRIPTION:
 LOT 3 DISTRICT LOT 161 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 10071

- LEGEND:**
- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
 - (E) - DENOTES EXISTING
 - (TYP) - DENOTES TYPICAL
 - DENOTES SUBJECT PROPERTY LINE
 - DENOTES ADJACENT PROPERTY LINE
 - - - - - DENOTES (E) R/W LINE
 - DENOTES TOP OF (E) BERM/DITCH
 - DENOTES BOTTOM OF (E) BERM/DITCH
 - x-x-x- DENOTES (E) CHAINLINK FENCE

1 SITE PLAN
 1:750

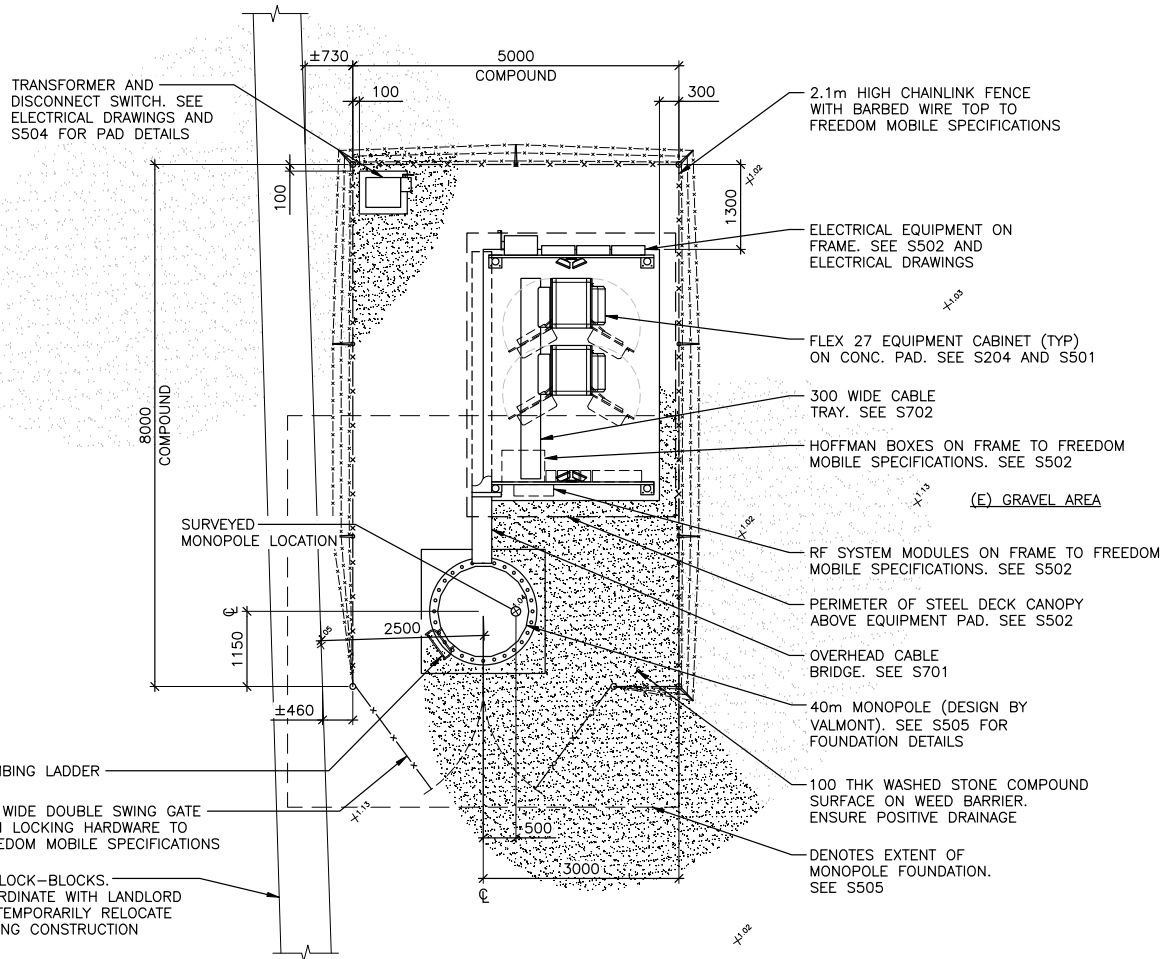
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2023.10.06	REVISED FIBER	
2023.09.25	ELECTRICAL REVISIONS	
2023.08.18	ISSUED FOR 90% COORDINATION	
2020.12.07	ISSUED FOR CLIENT REVIEW	
2020.04.20	ISSUED FOR CLIENT REVIEW	
2020.04.08	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

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Freedom mobile	Drawing: S301 Of



NOTES:

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- (TYP) - DENOTES TYPICAL
- X+0.0 - DENOTES (E) SPOT ELEVATION (m AMSL)



★ (E) LOCK-BLOCKS. COORDINATE WITH LANDLORD TO TEMPORARILY RELOCATE DURING CONSTRUCTION

1 COMPOUND LAYOUT
S301 1:75

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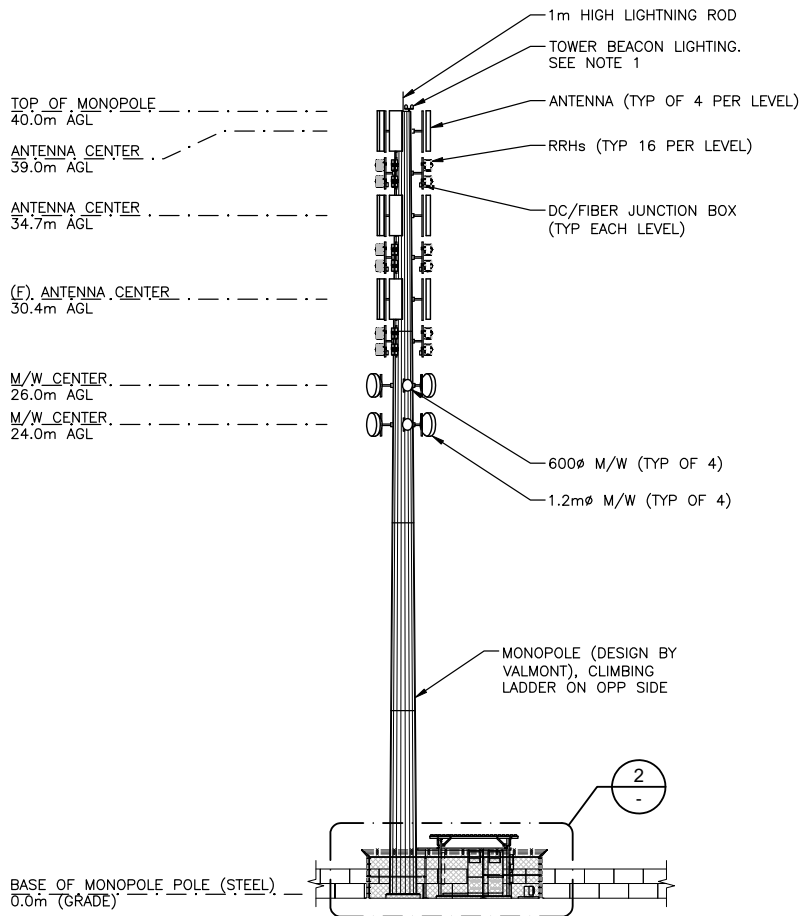
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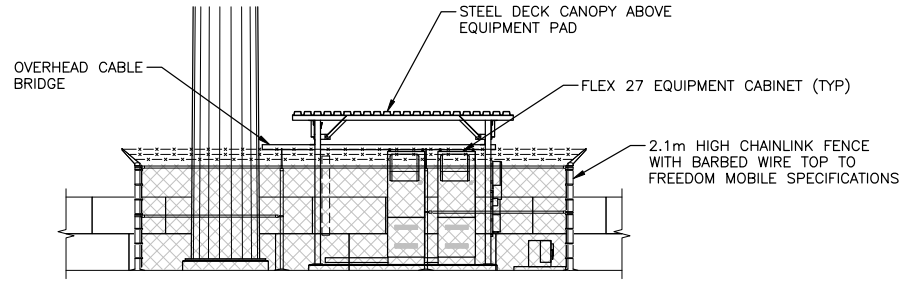
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Freedom mobile



1 EAST ELEVATION
S302 1:250



2 ENLARGED EAST ELEVATION
1:250

NOTES:

- 1. PROVIDE TOWER BEACON LIGHTING AS REQUIRED BY THE CITY OF SURREY.

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Sheet Title:
EAST ELEVATIONS

Revisions:

Date:	AUG 2023	Drawing:	S401
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Checked:	TR		
Project:	219206	Of	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0295-00

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: 009-236-635
LOT 3 DISTRICT LOT 161 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 10071
4311 King George Blvd

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sub-section B.1(a)ii.b. of Part 4 General Provisions, in the case of Antenna Systems that are free-standing (affixed directly onto the ground, rather than on a building) the height is increased from 12 metres to 41 metres.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7923-0295-00 (A) through to and including 7923-0295-00 (C) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the 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 COUNCIL, THE DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

NOTES:

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----- DENOTES SUBJECT PROPERTY LINE

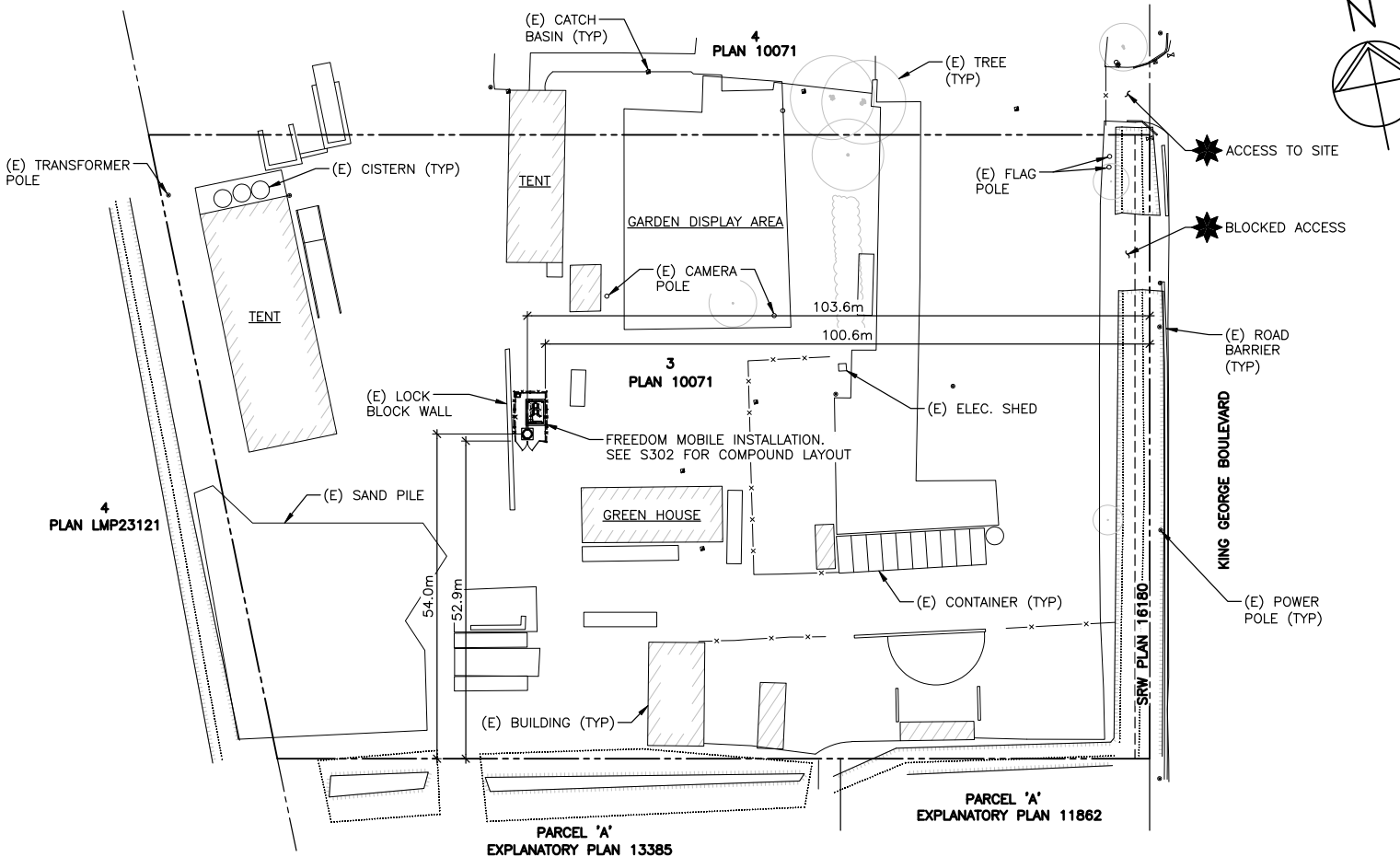
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1 SITE PLAN
- 1:750

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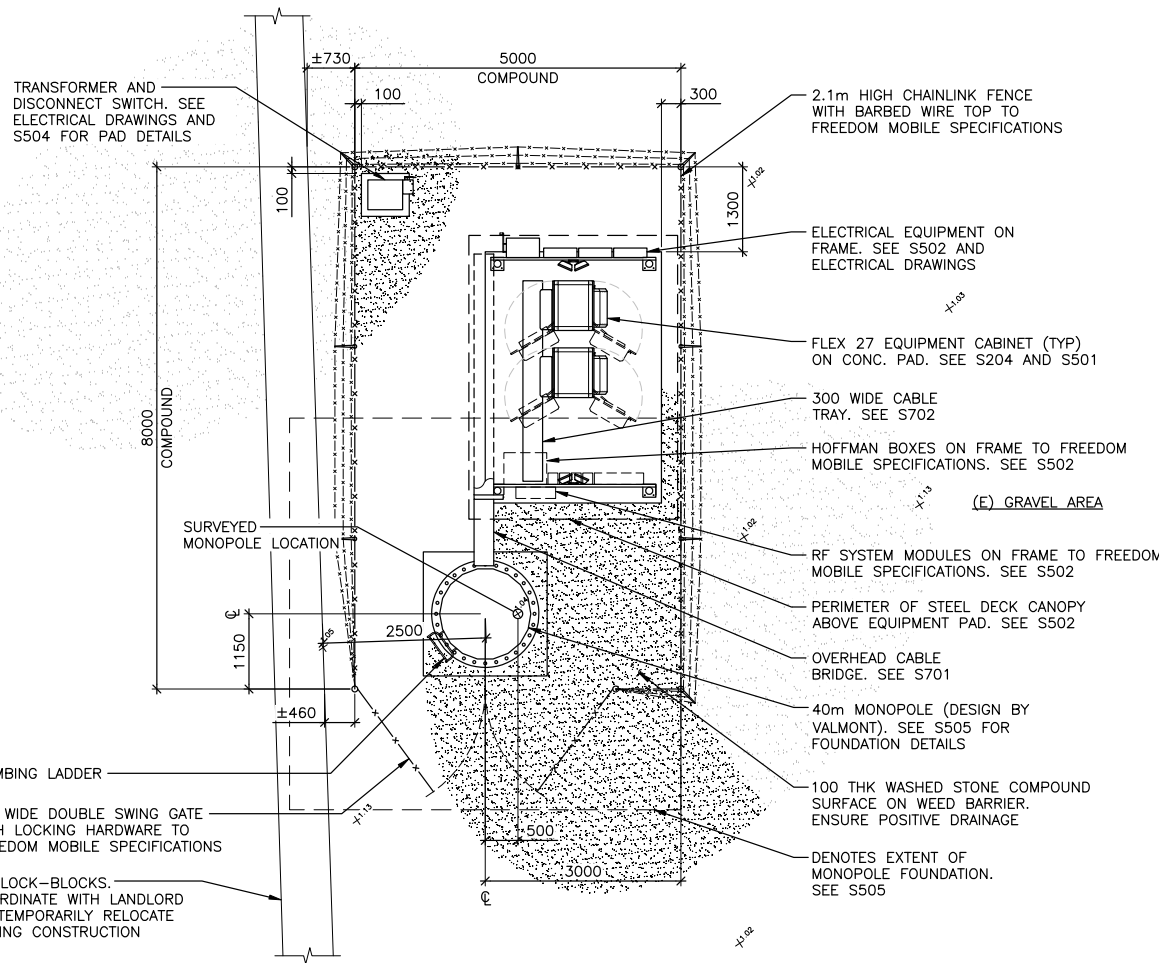
Freedom
mobile

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EGBC Permit To Practice: 1003171

Sheet Title:
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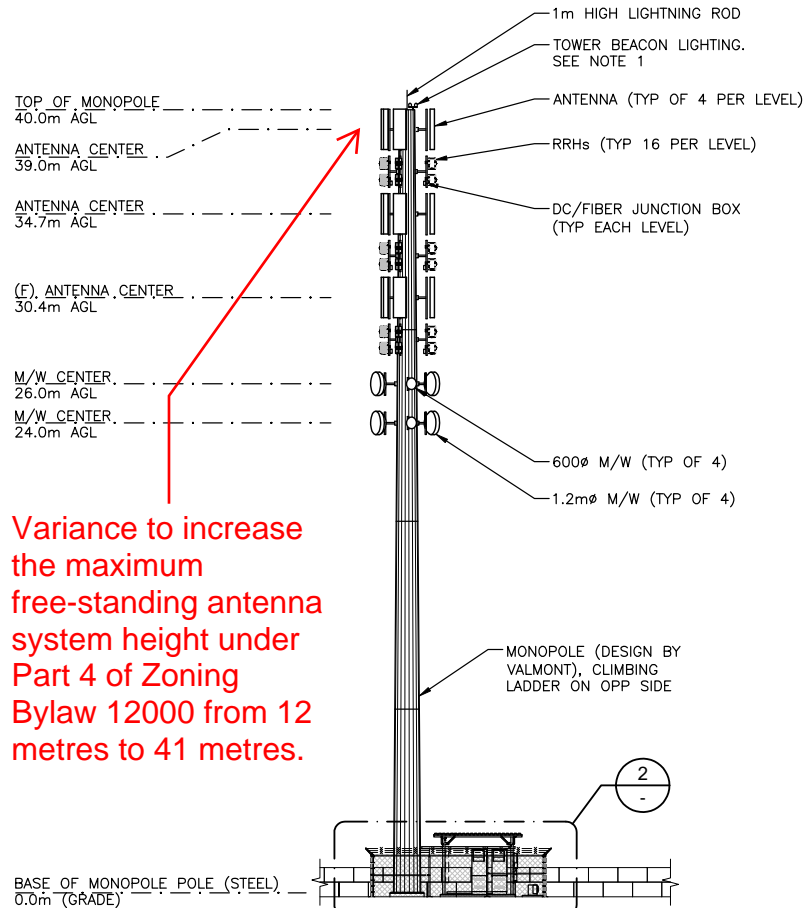
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NOTES:

1. PROVIDE TOWER BEACON LIGHTING AS REQUIRED BY THE CITY OF SURREY.

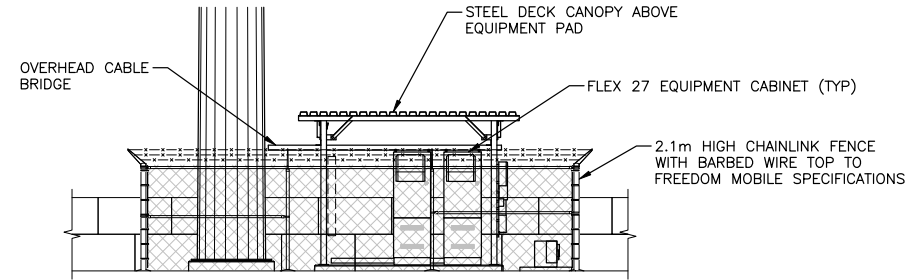
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- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL



Variance to increase the maximum free-standing antenna system height under Part 4 of Zoning Bylaw 12000 from 12 metres to 41 metres.

1 EAST ELEVATION
 S302 1:250



2 ENLARGED EAST ELEVATION
 1:250

2024.03.22	REVISED PER CITY	
2023.10.06	REVISED FIBER	
2023.09.25	ELECTRICAL REVISIONS	
2023.08.18	ISSUED FOR 90% COORDINATION	
2020.12.07	ISSUED FOR CLIENT REVIEW	
2020.04.20	ISSUED FOR CLIENT REVIEW	
2020.04.08	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

EGBC Permit To Practice: 1003171	Revisions:	
Sheet Title: EAST ELEVATIONS	Date: AUG 2023	Drawing:
	Scale: AS NOTED	S401
	Drawn: CW	
	Checked: TR	
	Project: 219206	Of

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**SCHEDULE C
PHOTO-SIMULATION**

Before



After

