



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Telecommunications Antenna Application  
TA 01-18  
20361 Duncan Way

File #: 6410.00

Doc #:

From: Roy Beddow, MCIP, RPP  
Deputy Director of Development Services

Date: July 11, 2019

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## RECOMMENDATION:

THAT the City support the application by LandSolutions LP for a 30.0 m, freestanding monopole telecommunications antenna tower at 20361 Duncan Way in accordance with the Telecommunications Antenna Policy and Innovation, Science and Economic Development Canada regulations.

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## PURPOSE:

To consider an application for a free-standing telecommunications antenna tower at 20361 Duncan Way.

## POLICY:

Telecommunications and related facilities are regulated and approved by the federal government under the *Radiocommunication Act*. Under the *Act* and its associated regulations, service providers are required to consult with local government "land-use authorities" as part of the approval process for proposed new antennae. In accordance with Innovation, Science and Economic Development Canada's (ISED) regulations, the City adopted a Telecommunications Antenna Policy in 2011 to establish public consultation requirements and recommended siting and design criteria for telecommunications antennae. The subject application is the second to be received under the City's Policy.

## COMMENTS/ANALYSIS:

### 1. Proposal

The applicant is proposing to construct a 30.0 metre telecommunications antenna tower in the northwest corner of the subject property adjacent to the Southern B.C. Railway line. The proposed facility is a freestanding monopole tower with various antennae attached for cellular telephone and data communication. At the base of the tower is a fenced area housing equipment cabinets required for the operation of the facility.

The proposed facility would be owned and operated by Rogers Communications Inc.

### 2. Public Consultation

The applicant sent notices to owners and occupiers of property located within 180 metres (6 times proposed tower height) of the proposed tower on October 16, 2018. The applicant also placed a public notice advertisement in consecutive editions of the *Langley Times Advance*. One response was received from the public and is included as one of the attachments to this report. A summary of the public notification process is attached to this report. The public consultation process conducted by the applicant was consistent with the Telecommunication Antenna Policy.

### 3. Aeronautical Approvals

NavCanada approved the proposed tower in writing on April 1, 2019. Transport Canada approved the proposed tower in writing on June 3, 2019.

### 4. Evaluation

The proposed development complies with the Telecommunication Antenna Policy as follows:

Co-Location of Facilities -	applicant evaluated opportunities to share existing facilities before proposing tower
Location of Tower -	proposed tower is located in a designated Industrial area in the Official Community Plan
Design Criteria -	monopole design reduces visual clutter, does not exceed maximum 30.0 metres height, unpainted grey finish to lower visual profile, site secured by fencing and target-hardened to prevent intrusion and vandalism

Public Consultation - applicant followed public consultation requirements as noted above

The applicant is proposing to screen the tower compound with vinyl slat fencing rather than a landscape buffer as called for in the design guidelines (Section 4. e). Staff support this deviation from the guidelines on the basis that the proposed tower compound is located at the rear of the site adjacent to a railway line.

#### 5. Municipal Telecommunications Infrastructure

The applicant has indicated that the City could request that space be made available (for a fee) on the proposed tower for City of Langley telecommunications infrastructure if required. City staff could pursue an agreement with the owner that provides for the City's future technical requirements should the tower be approved.

#### **BUDGET IMPLICATIONS:**

N.A.

#### **SUMMARY:**

The proposed facility is generally consistent with the City's Telecommunications Antenna Policy. Staff recommend support for this application.

#### **ALTERNATIVES:**

1. Do not support the application by LandSolutions LP for a 30.0 m telecommunications antenna tower at 20361 Duncan Way.

Respectfully Submitted,



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Roy M. Beddow, MCIP, RPP  
Deputy Director of Development Services

Concurrence:



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Rick Bomhof, P.Eng.  
Director of Engineering, Parks &  
Environment

Concurrence:



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Rory Thompson, Fire Chief

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer