



Rogers Communications Inc  
Request for Municipal Concurrence  
30m Monopole Telecommunication Facility  
October 23, 2018

Attn: Roy Beddow, Deputy Director  
20399 Douglas Crescent  
Langley, BC  
V3A 4B3

**To Whom it May Concern:**

LandSolutions LP, on behalf of Rogers Communications Inc. (Rogers) is pleased to submit to you the captioned package for your review and consideration. This is a request for Municipal Concurrence.

<b>Rogers File:</b>	W4442 204 <sup>th</sup> and Logan Avenue
<b>Municipal Address:</b>	20361 Duncan Way, Langley, BC
<b>Legal Land Description:</b>	Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917
<b>Coordinates:</b>	LAT: 49°06'40.5864", LONG: -122°39'33.4728"

LandSolutions LP is in compliance with the Langley Telecommunications Antenna Policy and Innovation, Science and Economic Development Canada's Spectrum Management and Telecommunications Client Procedure Circular for Radiocommunication and Broadcasting Antenna Systems CPC-2-0-03-i5 (CPC). As per CPC protocols, Langley Development Officer, MP, Innovation, Science and Economic Development Canada and affected stakeholders within a 180m radius have been notified of the proposal. Rogers is proposing a new telecommunications Facility to be placed at 20361 Duncan Way, Langley, BC

In consideration of LandSolutions LP's site acquisition process and the municipal process, the proposed facility is in the most suitable location and has been designed with consideration to proposed land uses. When complete, the facility will provide continuous wireless coverage and added cellular capacity for the surrounding area.

Sincerely,  
**LandSolutions LP**

**Clym Atkin**  
*Municipal and Stakeholder Relations Specialist*  
**LandSolutions LP**  
600, 322 11th Avenue SW  
Calgary, Alberta, T2R 0C5  
p. (403) 290-0008  
f. (403) 290-0050  
e. [clyma@landsolutions.ca](mailto:clyma@landsolutions.ca)

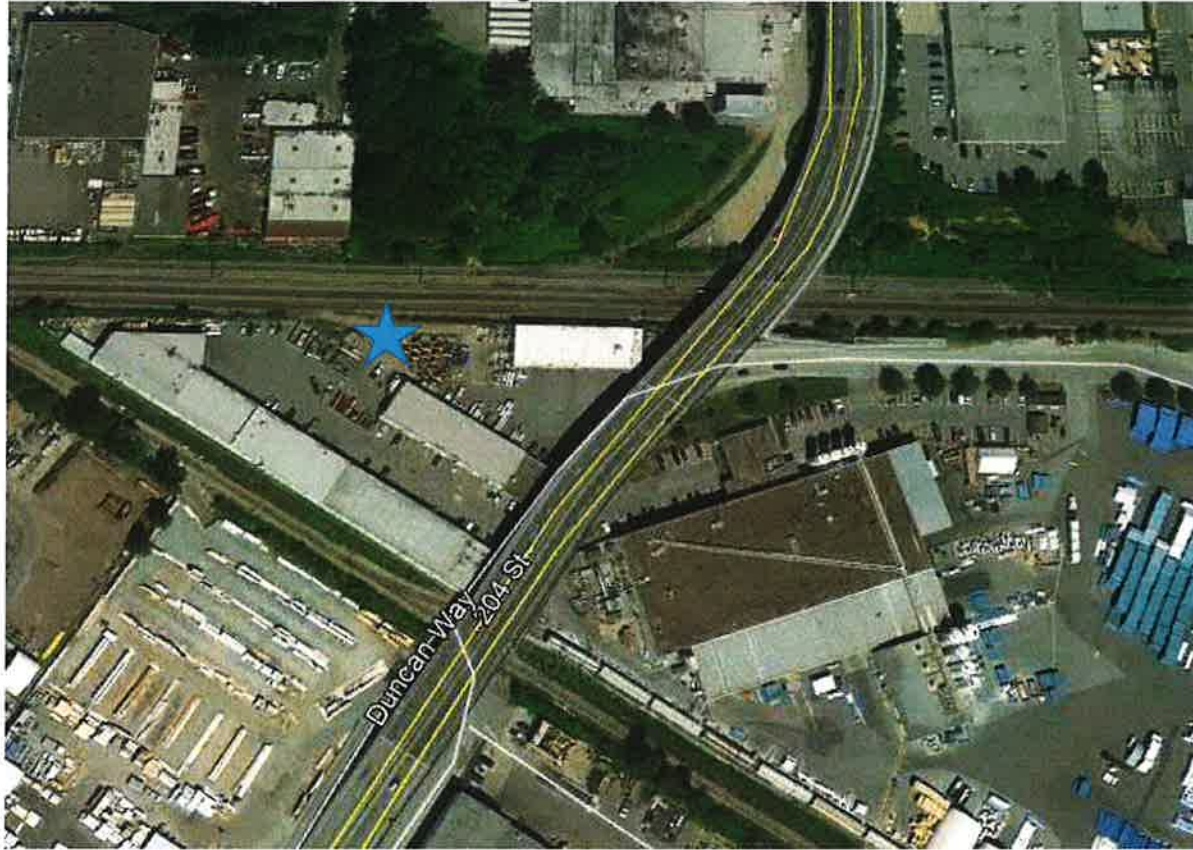


Rogers Communications Inc  
Request for Municipal Concurrence  
30m Monopole Telecommunication Facility  
October 16, 2018

For your consideration we have taken the liberty of providing the following information within the Request for Municipal Concurrence Package:

1. Application Fee cheque
2. Telecommunication Antenna Structure Application
3. Site photos
4. Property Title
5. Letter of Authorization from property owner
6. Facility survey
7. Copies of Notifications to Member of Parliament, and ISED
8. Copy of notification to be sent to property owners
9. Copy of notification posted in the local paper for 2 consecutive weeks

### Review of Location and Surroundings:



Google Earth aerial image of Municipal Address 20361 Duncan Way, Langley, BC  
LAT: 49°06'40.5864", LONG: -122°39'33.4728"

### Monopole Telecommunications Facility

The facility is proposed to be a 30m telecommunications facility within the leased premises. Lighting and painting requirements are to be determined by Transport Canada. At this time, Rogers does not expect to include tower lighting (top) due to the height of the proposed facility. Once requirements are received, Rogers will undertake providing said requirements through a notification to all stakeholders who request to be notified of said requirements.

### Equipment Shelter

Rogers proposes to install an equipment shelter to house equipment necessary for the operation of the telecommunications facility within the fenced compound. The shelter is armed with a 24-hour alarm system to ensure protection from vandalism and to warn of environment concerns such as fire. Power will be supplied via connection to the public utility networks.

### Site Access

For construction, access will be from the existing ~~church~~ parking lot on the property.

### Construction and Maintenance

The construction period will last two to four weeks and once completed the facility will remain unoccupied. The only Rogers traffic generated at this site will be for routine monthly maintenance visits.

LandSolutions LP, on behalf of Rogers attests that the installation will respect good engineering practices including structural adequacy.



Rogers Communications Inc  
Request for Municipal Concurrence  
30m Monopole Telecommunication Facility  
October 16, 2018

### Aeronautical Approvals

All necessary Transport Canada and NAV Canada approvals will be obtained by LandSolutions LP and provided upon request to any members of the community.

### Antenna Systems

It is proposed that Panel Style Antennas will be mounted on the proposed facility, operating between 700-2600 Mhz frequency.

### Notification to Langley Development Officer and Member of Parliament

A notification of the proposed telecommunications facility will be sent to the Langley Development Officer and ~~Langley - Aldergrove~~ Member of Parliament, ~~Mark Warawa~~. Facility location, environmental health standards and site drawings will be disclosed.

*John Aldag*

### Environmental Health Standards / Safety Code 6 Guidelines

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the CEAA (Canadian Environmental Assessment Act) and local environmental assessment requirements where required by the CEAA.

LandSolutions LP, on behalf of Rogers, attests that the radio antenna system described in this notification is not on Federal Land and does not qualify as a Designated Project under the CEAA (Canadian Environmental Assessment Act). All Rogers antenna systems are installed and operated in a manner that respects the local environment and that complies with other statutory requirements.

Innovation and Science and Economic Development Canada manages the radio communications spectrum in Canada. Among other requirements, Innovation and Science and Economic Development Canada requires cellular telecommunications facilities to comply with guidelines established by Health Canada to protect people who live or work near these facilities.

These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All Rogers facilities meet or exceed these standards. LandSolutions LP, on behalf of Rogers attests that the radio installation described in this notification package, will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment.

### Conclusion

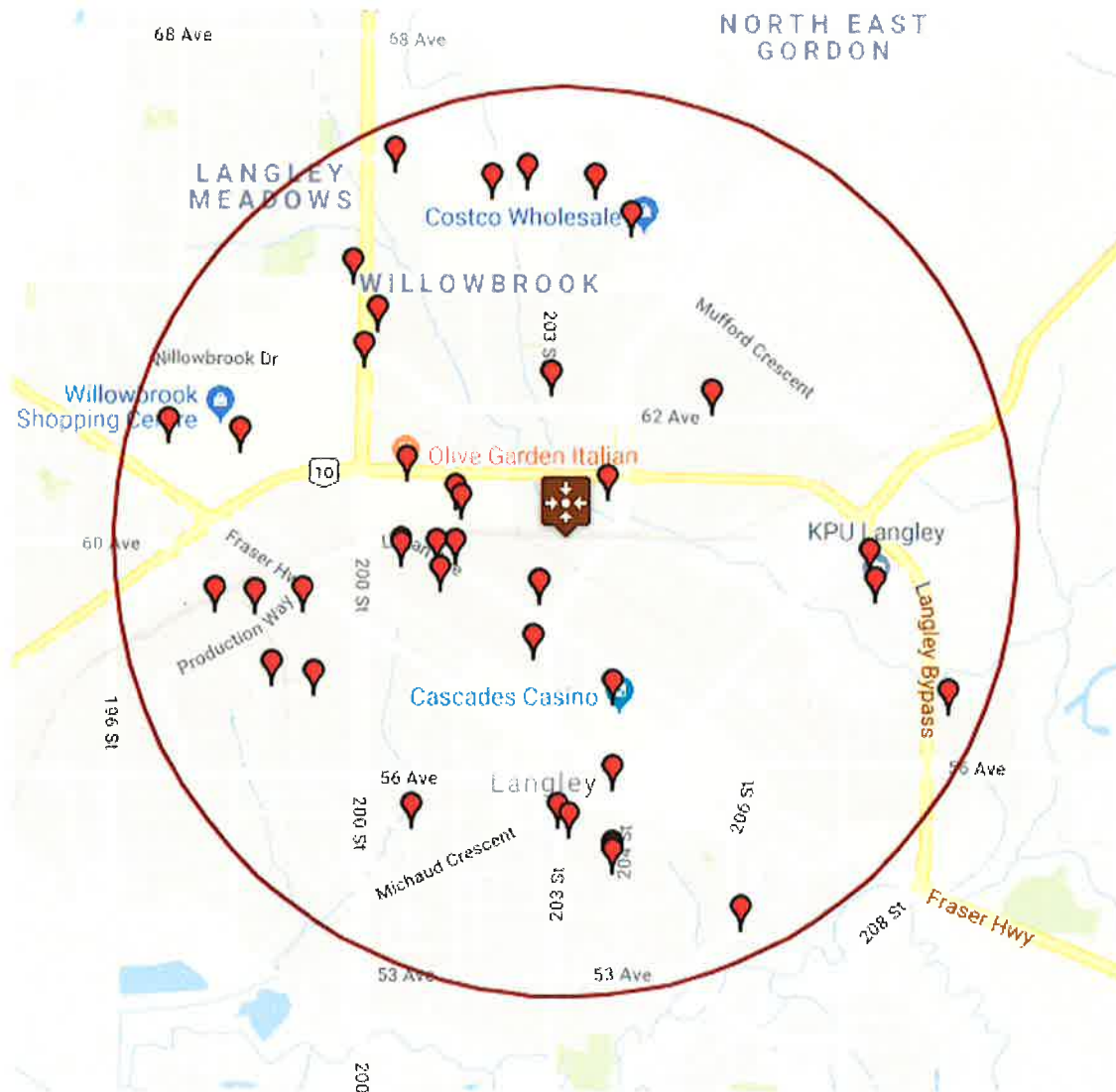
Wireless communications contribute to the quality of everyday life. This proposal will satisfy demand for service to future subscribers in the area. Additionally, this facility will provide expanded cellular coverage to reach emergency services such as paramedics, police officers and fire fighters, and offer an alternate to conventional landlines.



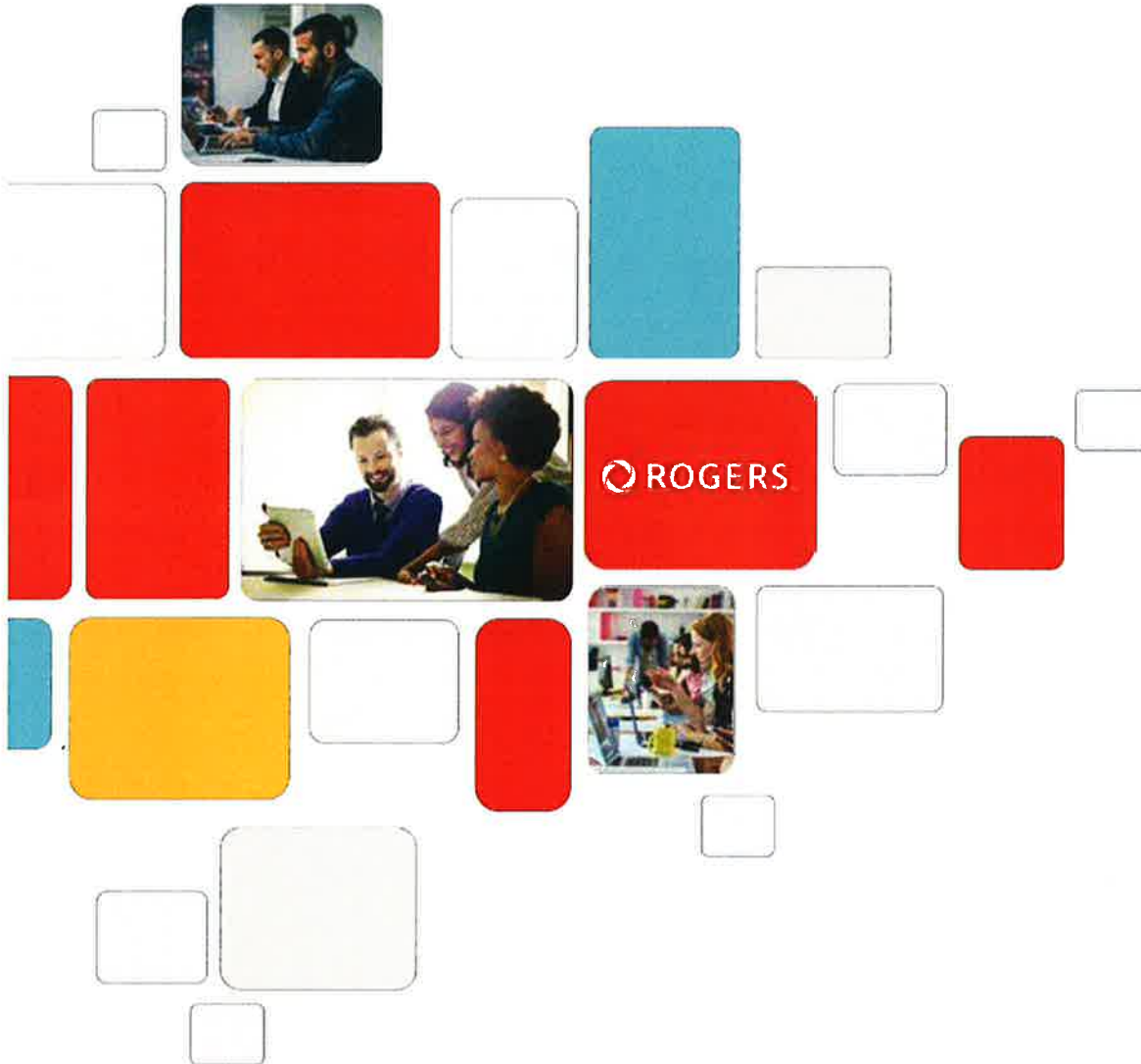


Rogers Communications Inc.  
Co-locate opportunities facilities within 1500m  
30m Monopole Telecommunications Facility  
January 14, 2019

Location	Reason
49.1105, -122.666917	30m Freedom tower – does not offer the required elevation
49.1091, -122.6735	30m Roger Tower
49.110278, -122.645556	1 km from proposed site, would not meet coverage objectives



W4442 – 204<sup>th</sup> and Logan Ave



**Public Notification Package for  
Proposed Wireless Communications Installation  
20361 Duncan Way, Langley, BC  
Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917  
Rogers Site: W4442 204<sup>th</sup> and Logan Avenue**

**LandSolutions LP** | Suite 600, 322 11<sup>th</sup> Avenue SW Calgary, AB T2R 0C5  
Clym Atkin | Municipal & Stakeholder Relations Specialist | 403-290-0008

**Rogers Communications Inc.** | Suite 700, 500 4<sup>th</sup> Avenue SW Calgary, AB T2P 2V6

## 1. Introduction

Rogers Communications is proposing to construct a new wireless communications tower at 20361 Duncan Way, Langley, BC (the “**Proposed Installation**”) in order to fill significant wireless coverage gaps in the area and meet the rising demand for wireless voice and data services

This notification package sets out the pertinent details about the Proposed Installation and invites the public to submit their written comments and concerns about the Proposed Installation.

## 2. Purpose of Proposed Installation and Site Selection

Based on recent feedback we have received from subscribers, as well as data we have collected on dropped calls and call quality in the area, we have determined that there are significant wireless coverage deficiencies North to the Langley Bypass, South to 56<sup>th</sup> Avenue, West to 200<sup>th</sup> Street and East to 206<sup>th</sup> Street. The proposed installation will correct these deficiencies and allow us to provide much better service to our subscribers, including residences, businesses, schools, government agencies and emergency first responders.

Designing a wireless network would be similar to assembling a 3D jigsaw puzzle. Cell towers and antenna installations must be located near one another so that they are able to provide contiguous service without any holes or gaps in coverage. They must also be set at elevations that are high enough to deliver the signals to a wide service area.

Following a survey of the area, we identified the Proposed Installation – adjacent to the Fabrikem Warehouse - as the most viable candidate to meet our network coverage requirements. It will provide connectivity for an area that is currently experiencing below-average service levels and cannot be served by existing antenna sites as they are too distant and overloaded.

The location for the Proposed Installation offers technical and operations advantages, including viable access for construction and maintenance, hydro connections, etc., thus reducing the need for further impact on the area. The Proposed Installation will not result in any interference or impact to the current use of the property.

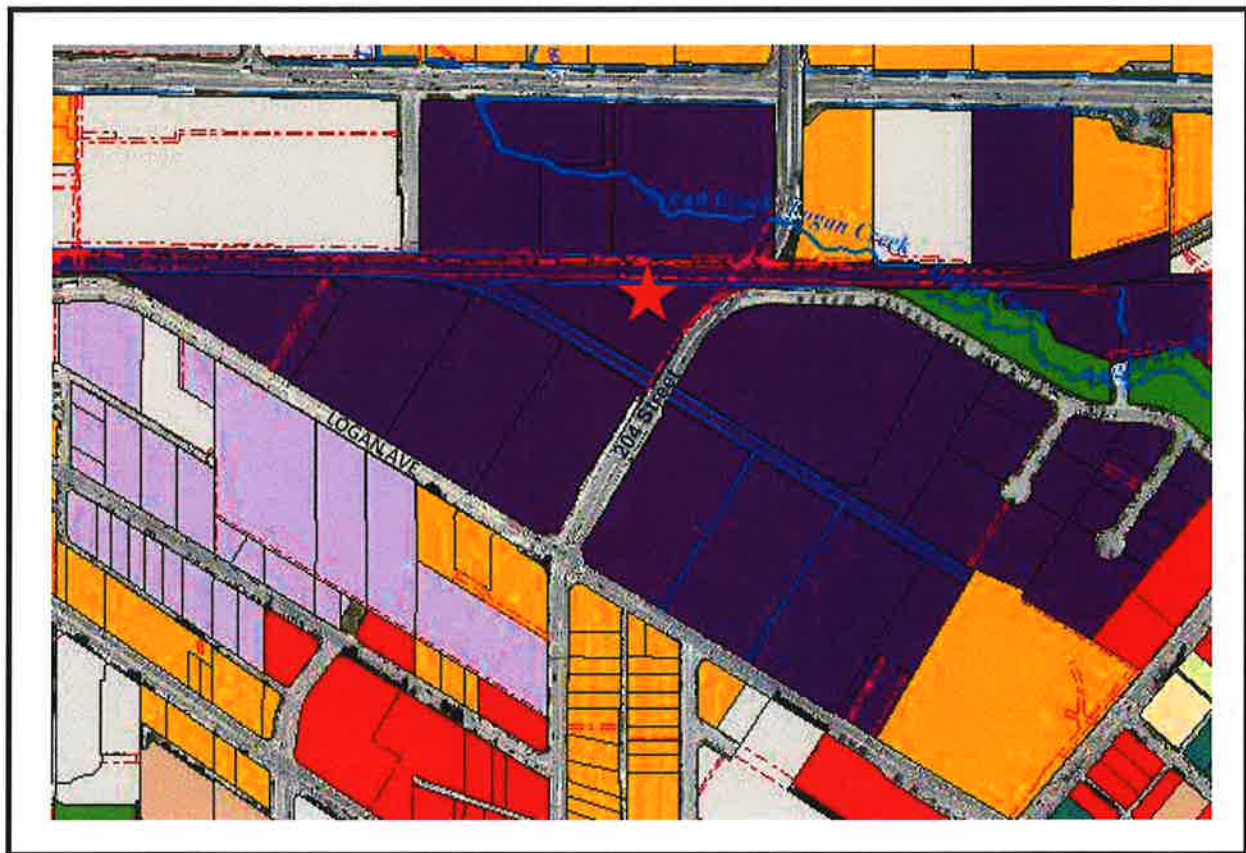
### 3. Location of Proposed Installation

The location of the Proposed Installation is described below:

Municipal address:	20361 Duncan Way, Langley, BC
Legal description:	Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917
Geographic coordinates:	LAT: 49°06'40.5864", LONG: -122°39'33.4728"
Land Usage:	Industrial

The Proposed Installation tower profile is shown on the following page.

***Map showing Proposed Installation***





***Aerial photo showing Proposed Installation located at 20361 Duncan Way***



#### 4. Description of Proposed Antenna System

##### a) Structure

The Proposed Installation is a 30m Monopole style tower. Rogers has made every effort to decrease the size and visibility of the Proposed Installation. The height requirement for any installation is based in maintaining a "line of sight" signal with our users and other surrounding towers.

##### b) Antenna system

It is proposed that pinwheel Style Antennas will be mounted on the proposed facility, operating between 700-2600 Mhz frequency.

##### c) Compound

In an effort to minimize the impact on the property's current use as well as the visual impact on surrounding properties, the physical ground compound area will be located in the corner of the property.

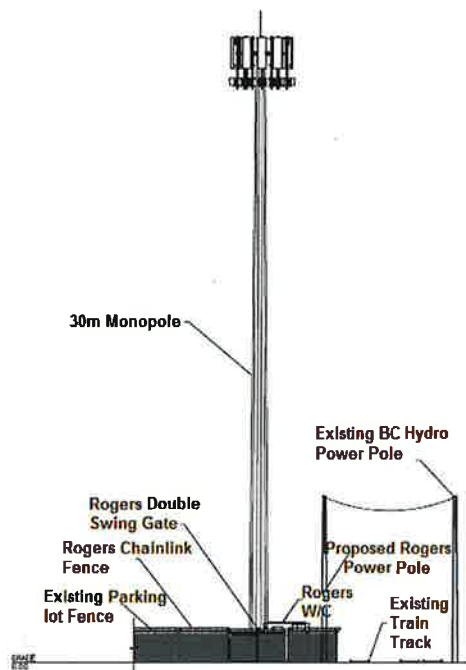
The Proposed Installation will occupy a ground compound area of 100 square metres and will include a 30m monopole, an alarmed and electronically monitored walk-in equipment cabinet surrounded by a 1.8 m high security fence with a locked gate access point. The compound will also contain backup battery power, maintenance tools, manuals and first aid kit.

Additional landscaping will be provided as necessary in accordance with the direction of the City of Langley.

##### d) Areas accessible to the public and measures to control public access.

The cell tower premises will be enclosed by a fence. Rogers will install an equipment cabinet within the fenced portion of the premises. The cabinet will be armed with a 24-hour alarm system to ensure protection from vandalism and to warn for environmental concerns such as flooding or fire.

**Drawing Showing  
Proposed Tower Profile**



## 5. Federal Regulatory Requirements

### (a) *Rogers is regulated by Innovation, Science and Economic Development Canada*

As a federal undertaking, Rogers is regulated by *Innovation, Science and Economic Development Canada* (ISED) under the *Radiocommunication Act*. While the City of Langley has a significant role to play in the approval of a tower or antenna installation, the ultimate decision to approve a tower or antenna systems lies with ISED.

Because wireless services are federally-regulated, municipal by-laws and regulations that purport to govern the location and operation of cell towers and antenna systems do not apply. However, ISED has established a clear set of rules which wireless carriers must follow when seeking to install or modify a tower or antenna system (the “ISED Rules”).<sup>1</sup>

### (b) *Consider using existing towers*

Under the ISED Rules, before proposing a new tower or antenna installation, a wireless carrier must first consider locating its antennas on existing towers or other structures that are located within the specific geographical area and have sufficient height and structural integrity to allow the additional equipment.

In the case of the Proposed Installation, we looked at a variety of nearby towers and structures before we determined conclusively that none of them were suitable or feasible for our needs. That is why we are pursuing the Proposed Installation at this location.

We have conducted an extensive review of all existing structures in the surrounding area and have determined that none of these sites would provide the coverage we require, which can only be provided by the Proposed Installation.

In addition, Rogers welcomes future tower sharing opportunities on this proposed tower as per Innovation, Science and Economic Development Canada guidelines. Rogers will respond to a request to share in a timely fashion and will negotiate in good faith to facilitate sharing where feasible following standard collocation procedures.

### (c) *Consult with the municipality*

The ISED Rules also require us to contact the applicable municipality in order to understand its local consultation requirements and any preferences it may have for tower-siting and/or design. The City of Langley concerns, preferences and suggestions are important elements to be considered when planning a new tower or antenna system.

Rogers has discussed the location of the Proposed Installation with the City of Langley

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<sup>1</sup> CPC-2-0-03 - *Radiocommunication and Broadcasting Antenna Systems*.

Development Department to understand the City's preliminary concerns prior to submitting our formal application for approval.

## **Public Consultation**

The City of Langley has established its own tower-siting protocol (the "**Protocol**") which sets out, among other things, the requirements for Rogers to engage and consult with public about the Proposed Installation.

In accordance with the Protocol, we are providing this information package and invitation to all property owners located within a radius of 180 metres from the base of the Proposed Installation.

Copies of this Notification Package, as well as any correspondence between Rogers and the public, will be provided to the City of Langley.

After the public consultation process has been completed and we have addressed and resolved all reasonable and relevant concerns (and the public has not provided further comment), we will forward a final report setting out the details of the public consultation to the City of Langley and ISED. It is at this point that we will request that the City of Langley provide its concurrence to allow the Proposed Installation to proceed.



## 6. Other Regulatory Requirements

### (a) Safety Code 6

Rogers attests that the radio antenna system for the Proposed Installation will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6* limits as it may be amended from time to time, for the protection of the general public, including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

### (b) Environmental assessment

Rogers attests that the Proposed Installation is not located within federal lands. Nor is it incidental to, or form part of, projects that are designated under the *Regulations Designating Physical Activities* or by the Minister of the Environment as requiring an environmental assessment.

In accordance with the *Canadian Environmental Assessment Act, 2012*, the Proposed Installation is excluded from assessment.<sup>2</sup>

### (c) Aeronautical obstruction marking requirements

Rogers attests that the Proposed Installation will be installed and operated on an ongoing basis in compliance with Transport Canada and NAV Canada aeronautical safety requirements. Pending Transport Canada's approval, Rogers anticipates that the Proposed Installation will not require lighting or markings pursuant to the *Canadian Aviation Regulations Standard 621 - Obstruction Markings and Lighting*.

Rogers will submit the necessary applications to the appropriate parties to obtain required approvals.<sup>3</sup>

### (d) Engineering practices

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the Canadian Standard Association, and will respect good engineering practices, including structural adequacy.

## 7. Innovation, Science & Economic Development Canada

For information on the ISED Rules, please consult ISED at:

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<sup>2</sup> Detailed information on the *Canadian Environmental Assessment Act* can be found at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

<sup>3</sup> For additional detailed information, please consult Transport Canada at: <http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

[www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html](http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html) or contact the applicable local office of ISED:

## **Innovation, Science and Economic Development Canada**

### **British Columbia Lower Mainland District Office**

Innovation, Science and Economic Development Canada

13401 108 Avenue, Room 1700

Surrey, British Columbia V3T 5V6

Telephone: 604-586-2521

Fax: 604-586-2528

Email: [ic.spectrumsurrey-surreyspectre.ic@canada.ca](mailto:ic.spectrumsurrey-surreyspectre.ic@canada.ca)

(By appointment only)

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website:

[www.ic.gc.ca/epic/site/smt-gst.nsf/en/home](http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/home)

## **Invitation for Public Comment**

Members of the public are invited to provide their comments to Rogers about the Proposed Installation by mail, email, phone or fax.

Please send your comments to the address below by the close of November 12, 2018

<b>LandSolutions LP</b> Attn : Clym Atkin, Municipal and Stakeholder Relations Specialist 600, 322 – 11 Avenue SW Calgary, AB. T2R 0C5 p. (403) 290-0008 e. <a href="mailto:comments@landsolutions.ca">comments@landsolutions.ca</a>	<b>City of Langley</b> Attn: Development Officer 20399 Douglas Crescent Langley, BC. V3A 4B3 p. (604) 514-2800
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All comments and questions received will form part of a report of consultation provided to the City of Langley in accordance with the Protocol and the ISED Rules.

To be considered part of this consultation, comments must be received by close of business day on November 12, 2018. Please send your comments to the following contact at LandSolutions LP on behalf of Rogers:

Clym Atkin  
Municipal and Stakeholder Relations Specialist  
Suite 600, 322 11<sup>th</sup> Avenue SW  
Calgary, AB T2R 0C5  
Phone: 403-290-0008  
Email: [comments@landsolutions.ca](mailto:comments@landsolutions.ca)  
Fax: 403-290-0050

Information requested on this form shall form part of ISED's Public Consultation Process CPC-2-0-03, Issue 5, and will be collected in compliance with the *Personal Information Protection and Electronic Documents Act*. This information will be used to assist Rogers Communications Inc. in responding to comments or concerns about this proposal. Any personal information such as name, address, telephone number, and property location included in a submission from the public, becomes part of the public record for this matter.



Rogers Communications Inc.  
Consultation Summary  
30m Monopole Telecommunications Facility  
January 14, 2019

**Addresses within 180m of proposed Telecommunications Facility**

20350 Langley Bypass	Langley, BC	V3A 5E7
20380 Langley Bypass	Langley, BC	V3A 5E7
20410 Langley Bypass	Langley, BC	V3A 5E7
20460 Langley Bypass	Langley, BC	V3A 5E7
20351 Duncan Way	Langley, BC	V3A 7N3
20331 Duncan Way	Langley, BC	V3A 4L8
20165 Duncan Way	Langley, BC	V3A 4L5
20329 Logan Ave	Langley, BC	V3A 4L8
20460 Duncan Way	Langley, BC	V3A 4A3

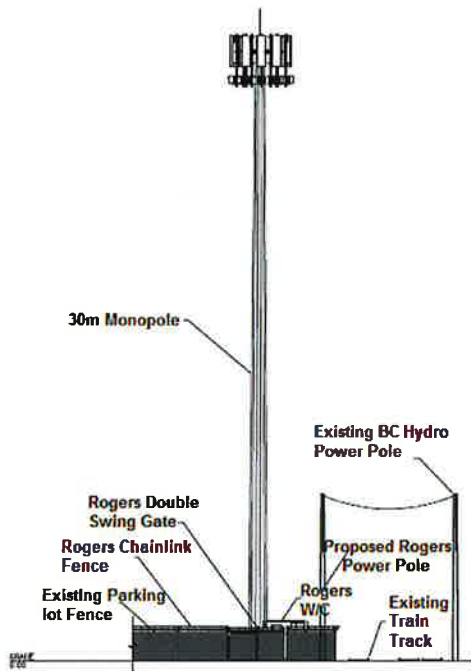
LandSolutions mailed Notifications of the proposed telecommunications facility located at 20361 Duncan Way, October 16, 2018 to the above addresses. We received no feedback regarding the proposed development.



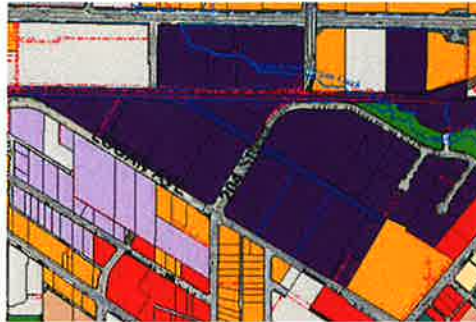
# PUBLIC NOTICE

## PROPOSED 30m WIRELESS TELECOMMUNICATIONS MONOPOLE INSTALLATION

TOWER PROFILE



SITE LOCATION MAP



With respect to this matter, the public is invited to provide written comments by **November 12, 2018** to the contact information shown below. Please include a return address.

**LandSolutions LP**

Clym Atkin

*Municipal Stakeholder Relations Specialist*

600, 322 – 11 Avenue SW

Calgary, AB. T2R 0C5

p. (403) 290-0008

e. [clyma@landsolutions.ca](mailto:clyma@landsolutions.ca)

**SUBJECT:**

- 30m Monopole tower
  - Location: **Lot 2 District Lot 309 Group 2 New Westminster District Plan 59917**  
LAT: 49°06'40.5864"  
LONG: -122°39'33.4728"  
The proposed tower will be located at 20361 Duncan Way, Langley, BC
- Among the factors considered during the site selection process are expected usage patterns of wireless service, local terrain, interaction with existing radio base stations, and line of sight requirements for high quality communication. Each site that is investigated must go through an internal review by radio frequency, transmission and civil engineering groups in order to qualify.

Further information may also be obtained through the following contacts:

**City of Langley**

Development Officer

20399 Douglas Crescent

Langley, BC. V3A 4B3

P: (604) 514-2800



**LANDSOLUTIONS**  
*by the experts*



Serving a world in motion  
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April 1, 2019

Your file  
ACA0193 - W4442 - 204th and Logan Ave  
Our file  
19-0075

Ms. Karly Cussigh  
Rogers Communications Inc.  
700-500-4 Avenue S.W  
Calgary, AB  
T2P 2V6

**RE: Communication: Monopole - Langley, BC**  
**(N49° 6' 40.6692" W122° 39' 33" / 98.4252' AGL / 141.0761' AMSL)**

Ms. Cussigh,

NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted.

NAV CANADA does not require notification of construction; however, if you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at [landuse@navcanada.ca](mailto:landuse@navcanada.ca).

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Yours truly,

A handwritten signature in black ink, appearing to read "Olivier Meier".

**Olivier Meier | NAV CANADA**  
Manager - Land Use and NOTAM Office

cc PACR - Pacific Region, Transport Canada  
CYNJ - LANGLEY REGIONAL

## Shannon Gardner

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**From:** Currie, Alexandra <Alexandra.Currie@tc.gc.ca>  
**Sent:** Monday, June 3, 2019 10:30 AM  
**To:** Shannon Gardner  
**Subject:** [EXTERNAL]AAR-Service Request Receipt-Avis de réception de demande de service.txt

Thank you for submitting an Aeronautical Assessment Form to Transport Canada Civil Aviation. You have met the requirement under Canadian Aviation Regulation 601.24 to notify the Minister of a potential obstacle to air navigation. This notification is valid for 18 months, if your obstruction is not built within this timeframe please notify us.

Where the obstruction is located on land governed by Airport Zoning Regulations, your submission must include a Legal Land Survey attesting to the height and location of the obstruction as it relates to the Zoning Regulations. More information can be found at your local Land Titles office and Advisory Circular 602-003  
<https://www.tc.gc.ca/eng/civilaviation/opssvs/managementservices-referencecentre-ac-600-602-003-2156.htm>

\*\*\*Le texte français suit l'anglais.\*\*\*

Thank you for submitting a request to Transport Canada Civil Aviation.

**Date Received:**

Your request was received on 2019-06-03 and has been entered into our workflow tracking system.

**Processing Times:**

Your request will be processed in accordance with the Civil Aviation Service Standards (<http://www.tc.gc.ca/eng/civilaviation/opssvs/servicestandards-549.htm>) and you should expect a response no later than 2019-08-28.

Actual processing times can vary depending on the complexity and completeness of the request.

Reference No.: ATS-19-20-00014308. Please quote this reference number when contacting us.

**Sub Activity:**

15.21-OBSTACLE ASSESSMENT / ÉVALUATION DES OBSTACLES

**Activity Summary:**

49 06 40.6692N -122 39 33W - LANGLEY REGIONAL AIRPORT - NEW WESTMINSTER,BC-  
AGL 30M - MONOPOLE TELECOMMUNICATIONS FACILITY - W4442

Fee Amount: \$N/A.

NOTE – On April 1st of each year, Transport Canada will adjust some of its regulatory fees for inflation as per the Service Fees Act. For the period of April 1, 2019 to March 31, 2020, an inflation rate of 2.2% will be applied. No changes to fees for applications received and paid on, or before, March 31, 2019.