Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 17, 2025 - REGULAR MEETING	**REPORT:**	25-185
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-14-0062
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000019 (CYPRESS LAND SERVICES / 20098 – 22 AVENUE)		

PROPOSAL:

Application by Cypress Land Services to construct a 47.0 m (154 ft) high telecommunication tower and accessory equipment compound for Telus at 20098 – 22 Avenue.

RECOMMENDATION SUMMARY:

That Council consider Cypress Land Services' application and advise Innovation Science and Economic Development (ISED) Canada whether: a) it does not object, or b) it objects to a proposed 47.0 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

RATIONALE:

Although Cypress Land Services has complied with Council's Telecommunication Tower Policy No. 07-331 with respect to public notice and consultation, the application must also be submitted to ISED Canada, which has jurisdiction over telecommunication tower locations and construction.

RECOMMENDATION:

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 47 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue and adopt one of the following resolutions:

a) **That** Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 47 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 47 m (154 ft) high telecommunication tower and accessory equipment compound at 20098 – 22 Avenue.

EXECUTIVE SUMMARY:

Cypress Land Services has requested Council concurrence (to ISED Canada) regarding a proposed 47 m (154 ft) high telecommunication tower and an accessory equipment compound for Telus at 20098 – 22 Avenue. Information available to Council in considering a

recommendation as part of a referral to ISED Canada includes the Township's Telecommunication Tower Policy No. 07-331.

While jurisdiction with respect to licensing of telecommunication towers rests with the Federal Government (ISED Canada). Council is provided the opportunity to provide comments to ISED Canada with a recommendation (for towers not excluded under ISED's regulations and requirements) to either support or reject the application based on information available to Council in considering a recommendation. Telecommunication towers and accessory compounds are permitted in all zones and the applicant has followed the procedural components of the Township's Telecommunication Tower Policy No. 07-331.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 20098 – 22 Avenue.

REFERENCE:

Owners:	The B.C. Conference of the Mennonite Brethren Churches 20098 – 22 Avenue Langley, BC V2Z 1X4
Applicant / Agent:	Cypress Land Services 1051, 409 Granville Street Vancouver, BC V6C 1T2
Legal Description:	Lot 13 Section 14 Township 7 New West District Plan 20205
Location:	20098 – 22 Avenue
Area:	1.22 ha (3.02 ac)
Existing Zoning:	Civic Institutional Zone P-1
Brookswood-Fernridge Community Plan:	Institutional
Fernridge Neighbourhood Plan:	Institutional

BACKGROUND/HISTORY:

- The application is being processed in accordance with the Township's Telecommunication Tower Policy No. 07-331 (Attachment A).
- Council has adopted a Telecommunication Tower Policy. However, the federal government (ISED Canada) has final jurisdiction over the location of telecommunication antenna structures.
- Freestanding telecommunication installations are a permitted use in all zones.
- Proposed installations not exempted from ISED Canada's requirements are subject to the public notice and consultation requirements. Following consultation, Council's recommendation with respect to the proposed telecommunication tower is forwarded to ISED Canada for their consideration.

DISCUSSION/ANALYSIS:

- Cypress Land Services, on behalf of Telus, have proposed to construct a 47.0 m (154 ft) high telecommunications tower and accessory compound at 20098 – 22 Avenue.
- The property is designated Institutional within the Fernridge Neighbourhood Plan and is currently occupied by a place of worship.
- The proposed monopole and associated compound are to be located along the east property line, within the rear yard (northerly portion) of the property (Attachment B).
- Staff note the following inconsistencies with Council's Telecommunication Tower Policy No. 07-331:
    - *3.1 Location Preferences*

        "3.1.2 When new telecommunication antenna system towers must be constructed, where technically feasible, the following locations are preferred:

        - *Industrial and Mixed Employment areas*

- *Other non-residential areas where appropriate*
- *Areas that maximize the distance from residential areas…".*

"3.1.3 The siting of telecommunication antenna system towers is discouraged in the following locations:

- *…Areas that negatively impact public views and vistas of important natural or constructed features".*

Siting the tower on the subject site in a residential neighbourhood is inconsistent with the Township's Telecommunication Tower Policy, which seeks to maximize the distance from residential areas and prevent negative impacts on public views and vistas of important natural or constructed features.

- The applicant has provided the following rationale for site location and tower proposal details:

  "…The radiofrequency engineers at TELUS have determined that improved services are needed in this area.

  …Existing structures, including towers and rooftops, are typically initially reviewed during the site selection process. In this instance, TELUS reviewed the area within 500m as per the Township's Telecommunication Tower Policy No. 07-331 (Policy) and has determined that there are no towers within 500m of the proposed location to review for colocation… TELUS has cell sites to the north, south and west that do not service this area. The area currently has poor service and a new tower is the only way to improve services.

  The property is relatively large and well treed to screen the tower from view in all directions. The tower height and design is largely driven by the height of the trees in the area. Given that the trees are 36m plus the tower height needs to be increased to 45m (with a 3m lighting rod) so the antennas at the top have clear line of site..."

- As noted by the applicant: *"Colocation letters were sent to Freedom Mobile and Rogers Communications. Neither carrier has responded at this time."*

- With regards to Section 3.4 Public Notice and Consultation, the applicant has adhered to the public notice requirements outlined in the Township's Telecommunication Tower Policy No. 07-331 and provided a summary of public consultation process. As outlined in Attachment C, the applicant has reported the following in reference to the requirements of Section 3.4 of the policy:

  - *"On April 2nd, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location…*
  - *In June 2025, Notification Packages were issued to residents who fell within three times the structure height (36 notifications were mailed out) per the Township's 'Telecommunication Tower Policy 07-331. Copies of the Notification Package were additionally sent to ISED…*
  - *In co-ordination with the Notification Packages a Public notice was placed in the Langley Advance Times on June 25th, 2025…*
  - *On July 31st, 2025, the consultation comment period closed. During the consultation period, sixteen (16) residents provided a written comments.*

- *What We Heard: The sixteen (16) residents who opposed the project expressed concern regarding the health and safety of the tower and made comments regarding the visual aspects of the tower. TELUS reminded residents that these installations are safely installed across the country, as TELUS is required to follow Safety Code 6 as developed by Health Canada. Additionally, TELUS is deploying a monopole design in this location which is one of their more stealth design options."*

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	Suburban Residential properties that contain a private lake	SSMUH 1	Suburban Residential Zone SR-1
South:	Fernridge Crecent beyond which are suburban Residential properties	Fernridge Crescent Area	Suburban Residential Zone SR-2
East:	Suburban Residential properties	Fernridge Crescent Area	Suburban Residential Zone SR-2
West:	Suburban Residential properties and a private lake beyond which is 200 Street	SSMUH 1 and SSMUH 3	Suburban Residential Zone SR-1 and Suburban Residential Zone SR-2

Policy Considerations:

Jurisdiction with respect to the licensing of telecommunication towers rests with the Federal Government (ISED Canada). Council provides ISED Canada with a recommendation where telecommunication towers are not excluded under ISED's regulations and requirements. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Policy. Noting that the applicant has adhered to the procedural components of this Policy, Council's decision will be forwarded (along with accompanying information) to ISED Canada for its decision.

Respectfully submitted,

Lindsay Roberts
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy 07-331 Telecommunication Tower
ATTACHMENT B	Maps and Graphics
ATTACHMENT C	Applicant's Letter of Intent, Notification Package and Summary of Public Consultation

Township of Langley

Est. 1873

ATTACHMENT A

COUNCIL POLICY

TELECOMMUNICATION TOWER

POLICY NUMBER: 07-331
EFFECTIVE DATE: 1991-01-07

1. Purpose

1.1 To establish a procedure for telecommunication antenna system tower applications and local land use consultation in the Township of Langley, pursuant to Innovation, Science and Economic Development (ISED) Canada regulations and requirements.

2. Background

2.1 The jurisdiction for the location of telecommunication antenna structures is with the Federal Government, ISED Canada. The Client Procedures Circular ("CPC") 2-0-03, *Radiocommunication and Broadcasting Antenna Systems* policy document includes roles and responsibilities for site sharing, land-use consultation and public consultation, as well as other important obligations including: compliance with Health Canada's Safety Code 6 guideline for the protection of the general public, compliance with radio frequency immunity criteria, notification of nearby broadcasting stations, environmental considerations, Transport Canada aeronautical safety responsibilities, and NAV Canada air navigation facilities.

2.2 For the purposes of this policy, an "antenna system" and a "telecommunications carrier" have the same meaning as set out in CPC-2-0-03.

3. Policy

3.1 Location Preferences

3.1.1 The co-location of telecommunication antenna systems on towers is encouraged. Before submitting an application, the proponent must:

- contact, in writing, all telecommunication carriers of existing telecommunication antenna system towers within 500m of the base of the proposed location to request co-location on the existing tower; and
- supply a copy of the written request and all responses regarding the co-location request, including the reasons provided by the existing telecommunications carriers for declining co-locating with the proponent's application.

3.1.2 When new telecommunication antenna system towers must be constructed, where technically feasible, the following locations are preferred:

- Industrial and Mixed Employment areas
- Other non-residential areas where appropriate
- Areas that maximize the distance from residential areas
- Areas with mature landscaping screening

3.1.3 The siting of telecommunication antenna system towers is discouraged in the following locations:

- Locations of environmental concern that are identified in the Official Community Plan (OCP), that in the opinion of the Township, the placement of a telecommunication antenna system towers will have an adverse impact on these areas
- Riparian lands. The proposed location must adhere to federal regulations including, but not limited to, setbacks from watercourses and wetlands
- Heritage areas
- Areas that negatively impact public views and vistas of important natural or constructed features

3.2 Design Preferences

3.2.1 Telecommunication antenna system towers should be sited and designed to respect local sensitivities and preferences as identified by the Township. The Township encourages the installation of telecommunication antenna system towers that are unobtrusive and as inconspicuous as possible including:

- Slim line monopoles
- The mitigation of negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques, etc.

3.2.2 The following designs are discouraged:

- Lattice work towers
- The use of cables or guy wires to steady, support, or reinforce freestanding telecommunication antenna system tower

3.2.3 This policy acknowledges that the objective of promoting co-location as described in Subsection 3.1.1, and the objectives of making the telecommunication antenna structure less noticeable, as described in Section 3.2.1 may sometimes come into conflict. Nevertheless, the Township intends to review each submission on its own individual merits with a view to promoting both objectives and, where necessary, determining the appropriate balance between them.

3.3 Application

3.3.1 Proponents of a new telecommunication antenna system tower are encouraged to consult with staff at an early stage of the site evaluation process, including pre-application.

3.3.2 Telecommunication carriers that are not excluded under Section 3.4.1 must submit an application to the Township of Langley's Community Development Division pursuant to Township of Langley Development Application Procedures Bylaw No. 5760 as amended which shall include the following items:

- A completed application form
- A title search
- The application fee
- Tower design plans
- A letter of intent (including the identification of any other structures within a 500m radius of the proposed location and an explanation as to why co-utilization of the existing structure is not a viable alternative)
- Copies of returned co-location offer letters (or copies of the original co-location offer letters if no response was received

3.4 Public Notice and Consultation

3.4.1 Telecommunication antenna system installations that are not excluded under the ISED exclusion criteria in CPC-2-0-03 Section 6 are not subject to the public consultation process in this policy. Notwithstanding the ISED exclusion criteria, proponents are asked to inform the Township of all new antenna system installations within the Township's boundaries.

3.4.2 Subject to 3.4.1, the application for all telecommunication antenna system tower installations, including co-locations, are subject to public consultation.

3.4.3 Where public consultation is required, consultation with the public should be completed within 120 days of the proposal being accepted as complete by the Township.

3.4.4 Subject to any additional requirements of this policy, public consultation shall occur in accordance with ISED's default public consultation process in CPC-2-0-03 Section 4.2.

3.4.5 At the conclusion of the public consultation process proponents are required to provide a summary report that includes all correspondence between the public and the proponent, copies of all notifications, and any other related information pertaining to public consultation. The summary report must be sent to the Community Development Division.

3.5 Council Consideration of Application

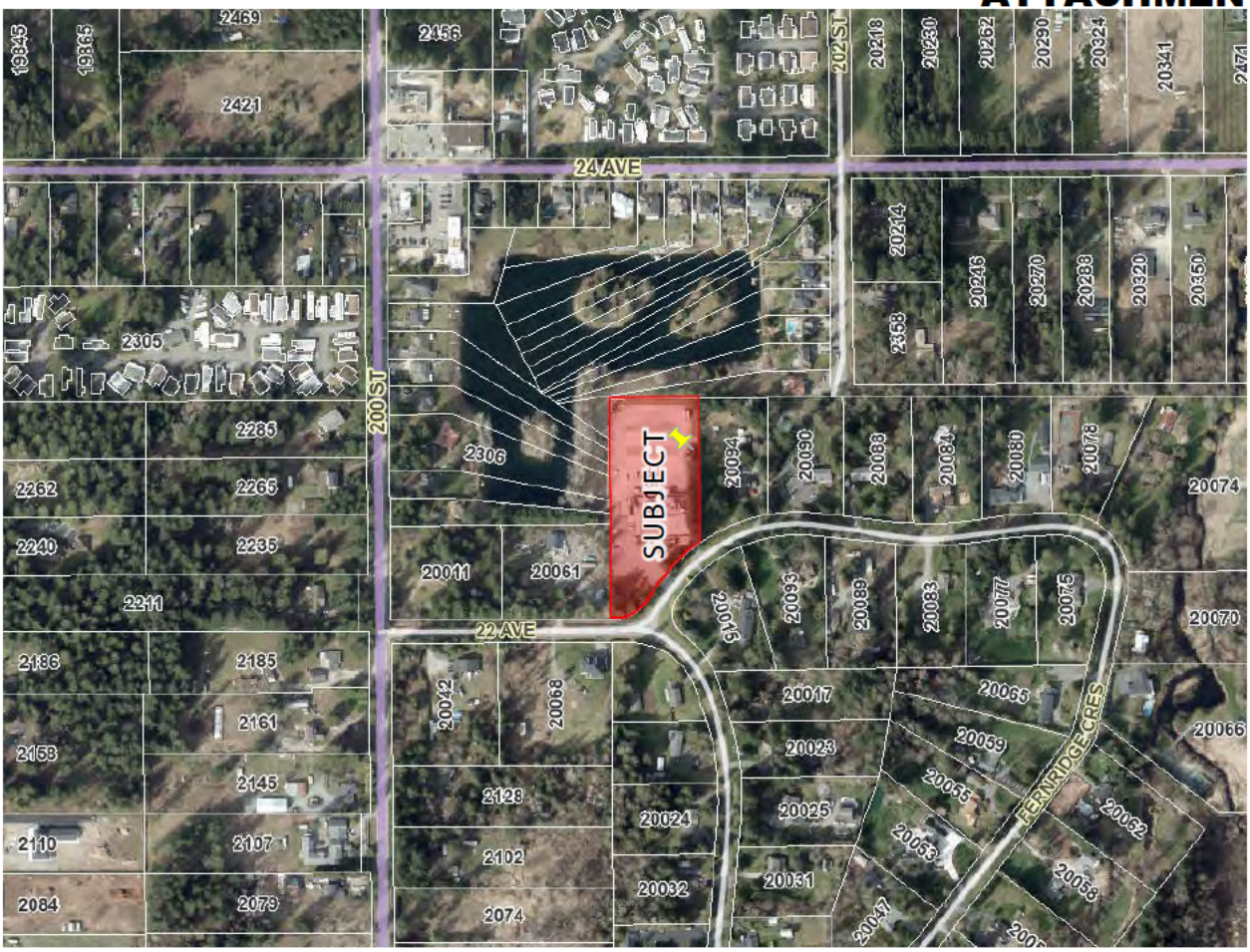
3.5.1 Following the completion of the public consultation and provision of the summary report outlined in Section 3.4.5, staff will draft a report to Council for their consideration and include the summary report.

3.5.2 Council may pass a resolution indicating its objection or non-objection for the application. The Township of Langley will then provide the telecommunication carrier(s) and ISED with a letter within 10 days of approval of the Council meeting minutes indicating Council's resolution.

Approval History

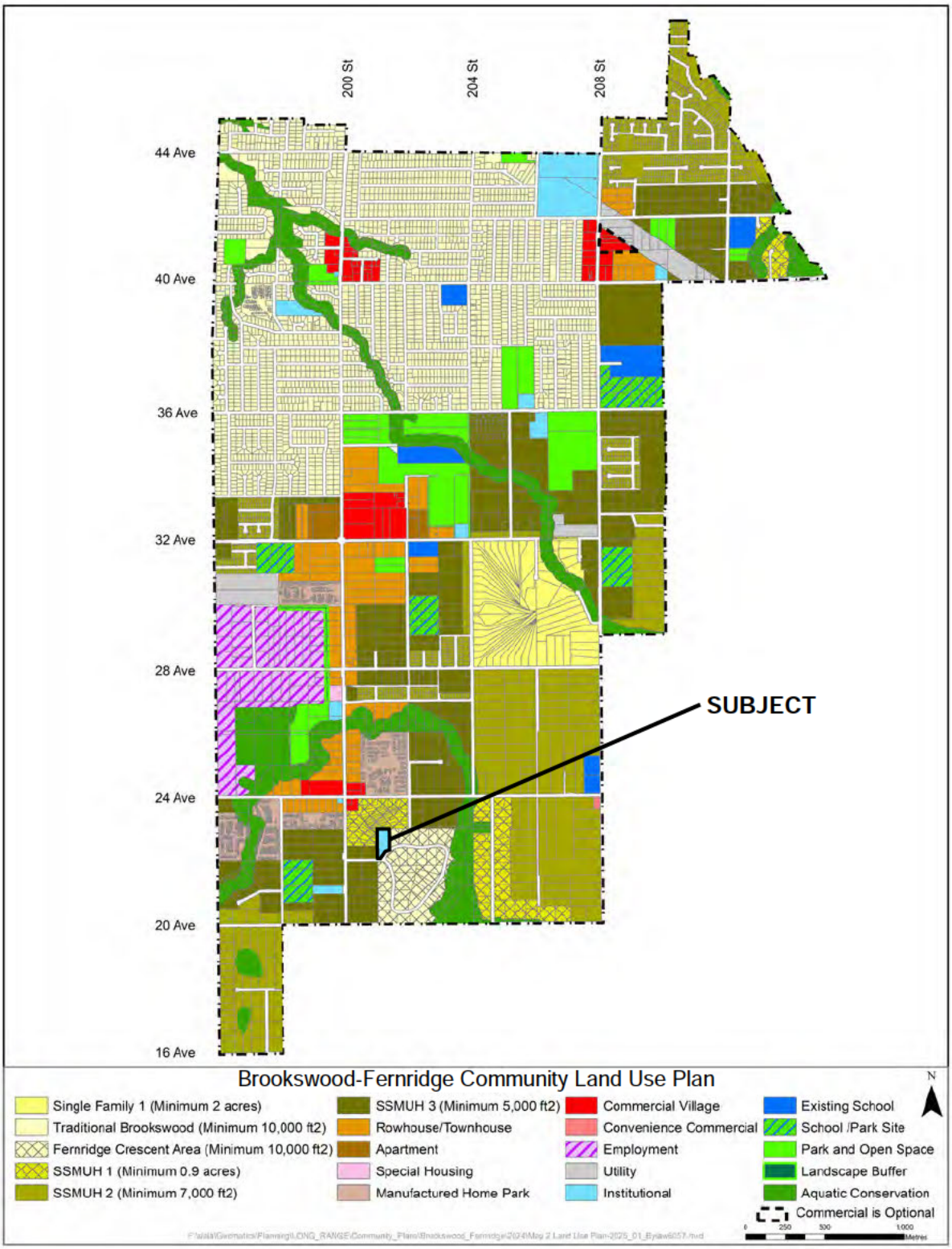
Approved	1991-01-07
Revised	1999-04-26
	2007-02-19
	2013-09-09
	2014-12-08
	2016-05-30
	2023-12-18

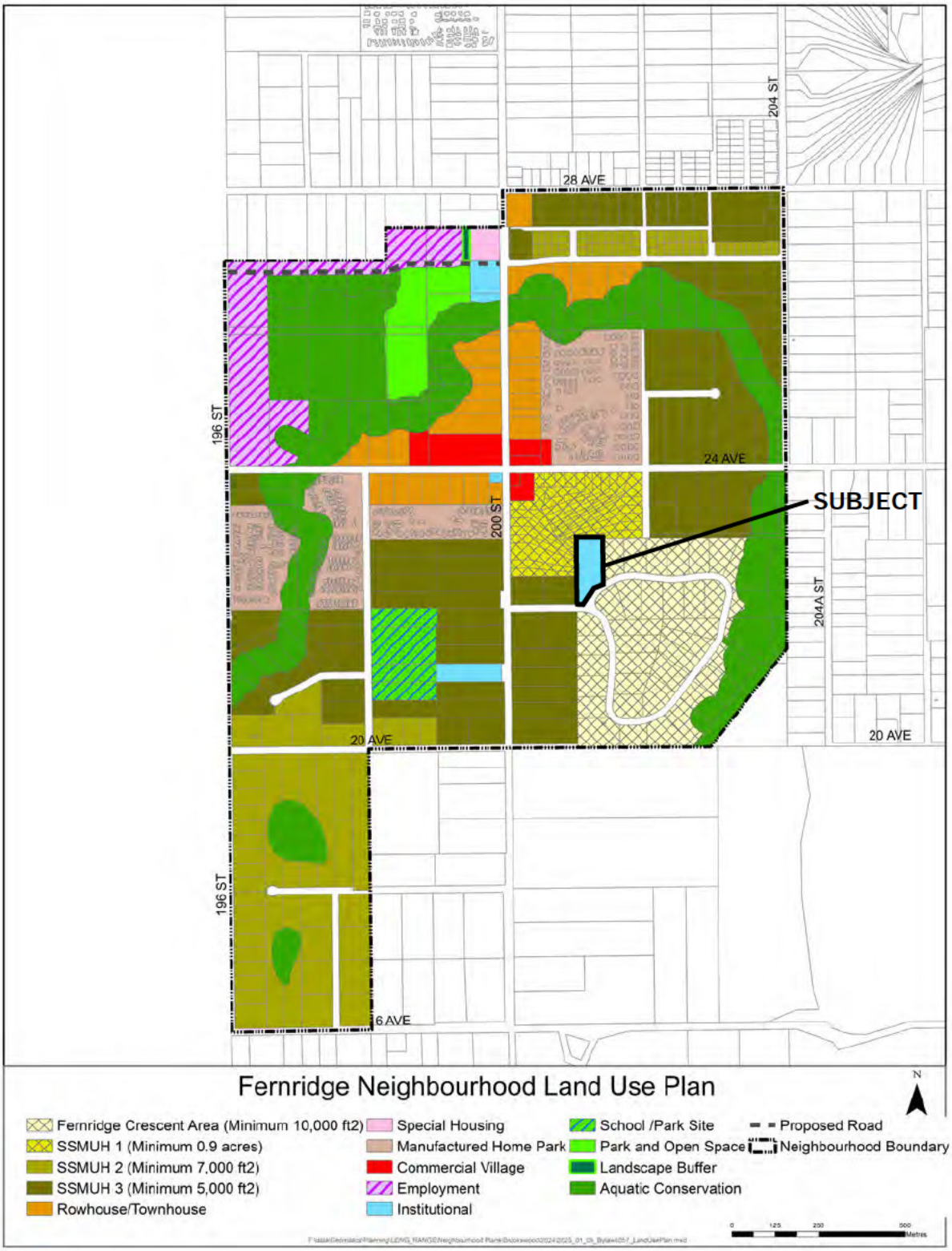
ATTACHMENT B



Proposed Tower Location

AERIAL CONTEXT MAP

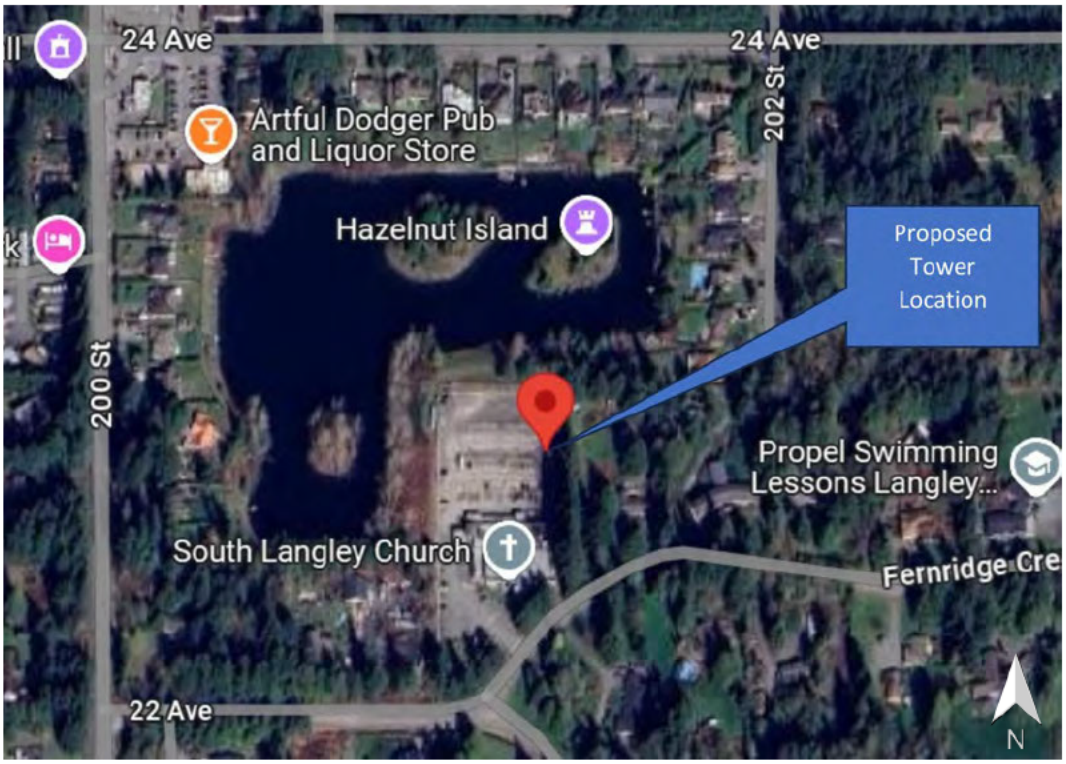

200 St
204 St
208 St
44 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
16 Ave
SUBJECT
Brookswood-Fernridge Community Land Use Plan
N
Single Family 1 (Minimum 2 acres)
Traditional Brookswood (Minimum 10,000 ft2)
Fernridge Crescent Area (Minimum 10,000 ft2)
SSMUH 1 (Minimum 0.9 acres)
SSMUH 2 (Minimum 7,000 ft2)
SSMUH 3 (Minimum 5,000 ft2)
Rowhouse/Townhouse
Apartment
Special Housing
Manufactured Home Park
Commercial Village
Convenience Commercial
Employment
Utility
Institutional
Existing School
School /Park Site
Park and Open Space
Landscape Buffer
Aquatic Conservation
Commercial is Optional
0
250
500
1,000
Metres


204 ST
28 AVE
196 ST
24 AVE
SUBJECT
200 ST
204A ST
20 AVE
20 AVE
196 ST
6 AVE
Fernridge Neighbourhood Land Use Plan
N
Fernridge Crescent Area (Minimum 10,000 ft2)
SSMUH 1 (Minimum 0.9 acres)
SSMUH 2 (Minimum 7,000 ft2)
SSMUH 3 (Minimum 5,000 ft2)
Rowhouse/Townhouse
Special Housing
Manufactured Home Park
Commercial Village
Employment
Institutional
School /Park Site
Park and Open Space
Landscape Buffer
Aquatic Conservation
Proposed Road
Neighbourhood Boundary
0
125
250
500
Metres



Proposed Tower Location

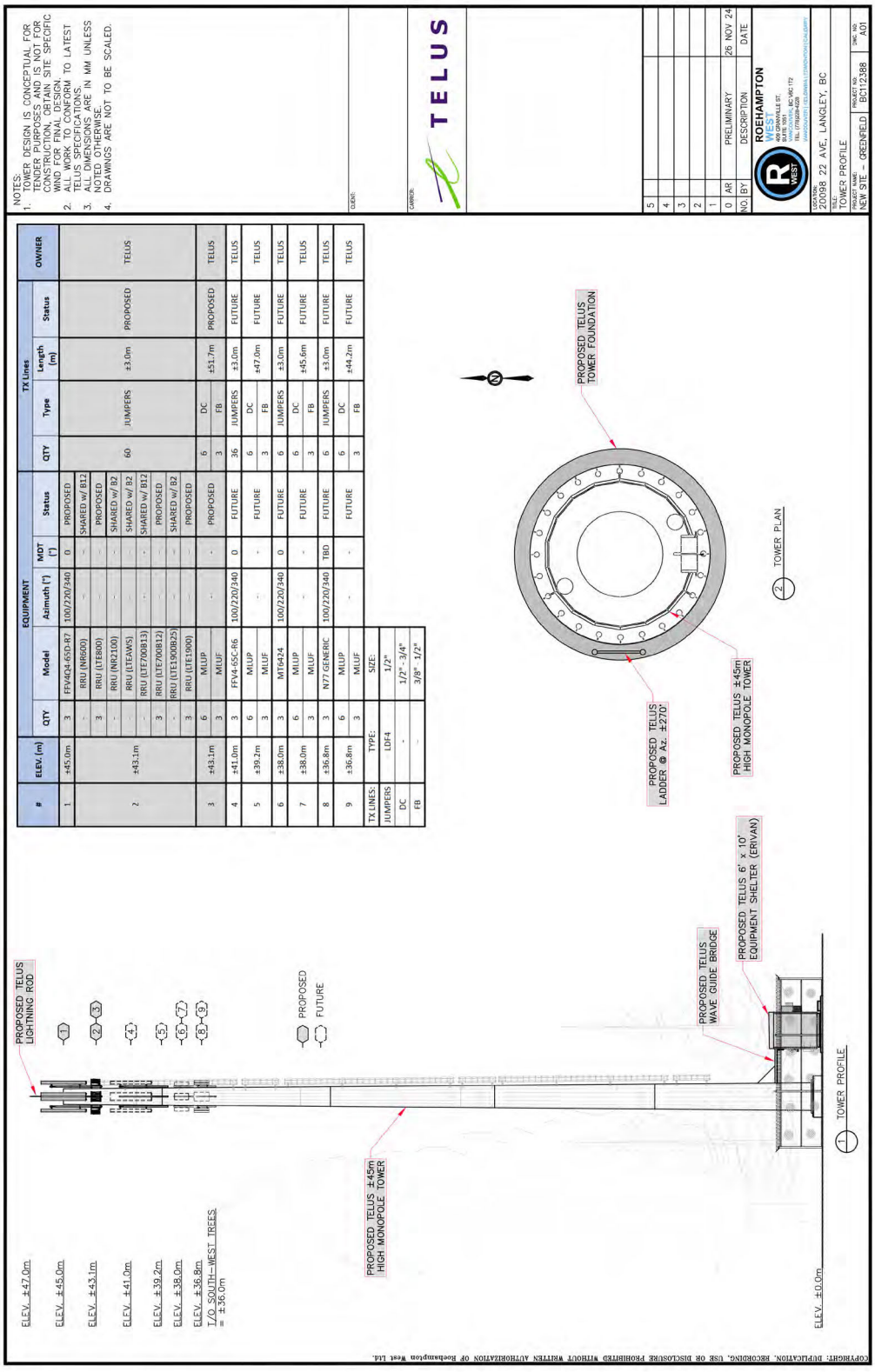
ZONING BYLAW NO. 2500



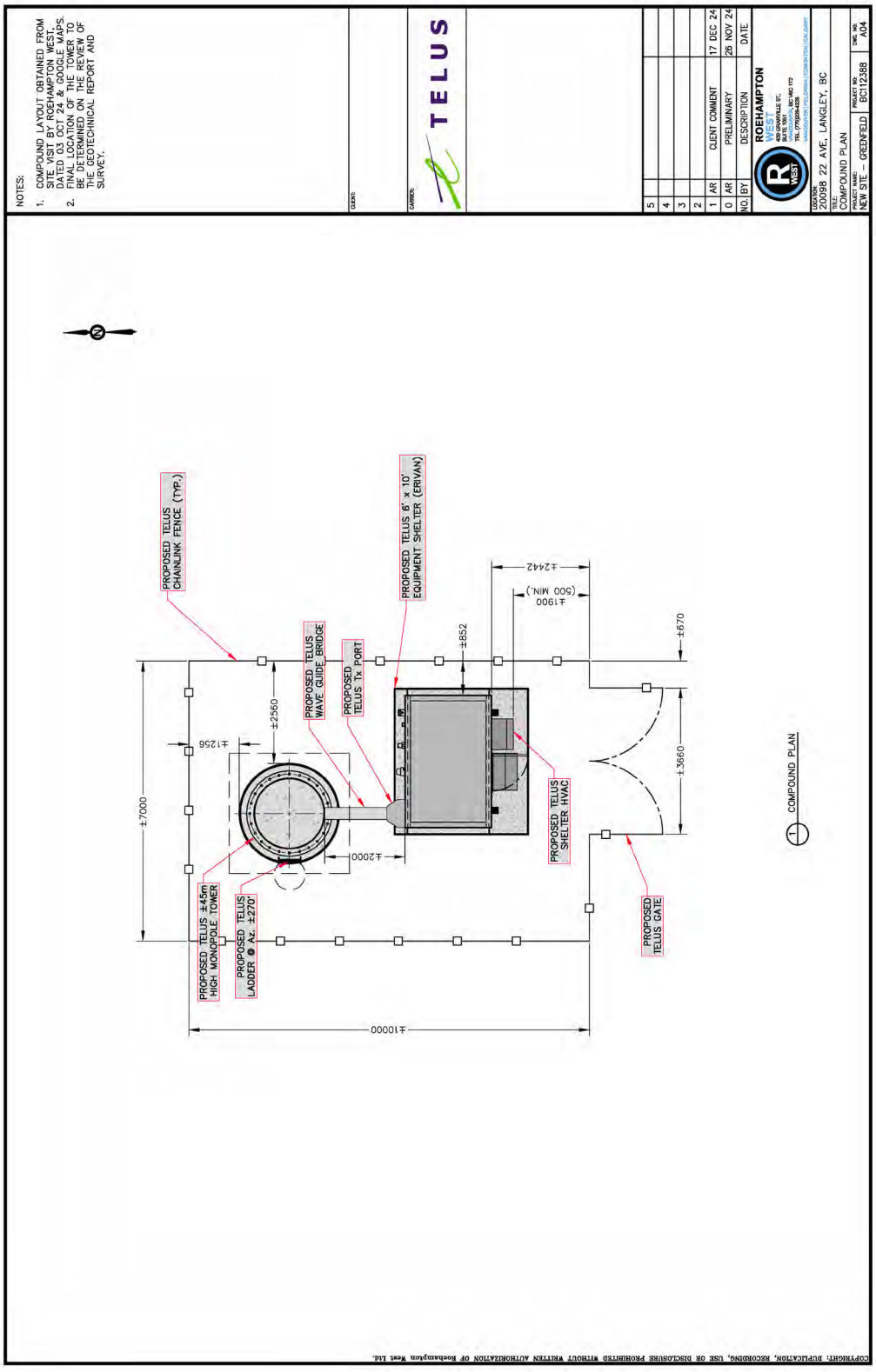
SITE PLAN – SUBMITTED BY APPLICANT



SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



COMPOUND LAYOUT – SUBMITTED BY APPLICANT

Looking Southwest From 200th Street just south of 24th approx. 300m away



PHOTO SIMULATION FROM 200th STREET – SUBMITTED BY APPLICANT

BEFORE



AFTER



View: Looking northeast at proposed tower

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans

PHOTO SIMULATION FROM 22nd AVENUE – SUBMITTED BY APPLICANT

Cypress Land Services Inc.
Suite 1055 – 409 Granville Street
Vancouver, BC V6C 1T2
Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

ATTACHMENT C

September 4th, 2025

VIA: cdinfo@tol.ca

Planning & Development
Township of Langley

Subject:	**Request for Concurrence for a TELUS Telecommunications Tower**
Address:	**20098 22 Ave, Langley, BC.**
PID:	**008-692-831**
Coordinates:	**49.043463 N, -122.665711 W**
TELUS Site:	**BC112388**

Please be advised that following the Township of Langley's *Telecommunication Tower Policy No. 07-331* Telus Communications Inc ("TELUS") has completed the public consultation process and is respectfully requesting concurrence for the proposal to build a 47m monopole tower and equipment installation. Enclosed please find evidence of the following efforts regarding this consultation process:

- On April 2nd, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location. Please see **Appendix 1: Information Package.**

- In June 2025, Notification Packages were issued to residents who fell within three times the structure height (36 notifications were mailed out) per the Township's *"Telecommunication Tower Policy No. 07-331."*. Copies of the Notification Package were additionally sent to ISED. Please see **Appendix 2: Notification Package.**

- In co-ordination with the Notification Packages a Public notice was placed in the Langley Advance Times on June 25th, 2025. Please see **Appendix 3: Public Notice.**

- On July 31st, 2025, the consultation comment period closed. During the consultation period, sixteen (16) residents provided written comments. Please see **Appendix 4: Public consultation.**

- **What We Heard:** The sixteen (16) residents who opposed the project expressed concern regarding the health and safety of the tower and made comments regarding the visual aspects of the tower. TELUS reminded residents that these installations are safely installed across the country, as TELUS is required to follow Safety Code 6 as developed by Health Canada. Additionally, TELUS is deploying a monopole design in this location which is one of their more stealth design options.

- Telus reached out to Freedom Mobile and Rogers Communications Inc (Rogers) regarding potential colocation to this site. However, Freedom Mobile declined, and Rogers have not responded to the offer.

TELUS is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact us at 604-620-0877 or by e-mail at hannah@cypressslandservices.com.

Hannah Taylor
Land Use Planner, Cypress Land Services
Agents for TELUS Communications Inc.

Appendix 1: Information Package

Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website: www.cypresslandservices.com

April 2nd, 2025

Township of Langley
Planning and Development

Subject:	**TELUS Facility Proposal - Development Application**
Location:	**20098 22 Ave, Langley, BC**
PID:	**008-692-831**
Coordinates:	**49.043463, -122.665711**
TELUS Site:	**BC112388**

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS Communications Inc. (TELUS), is submitting this Letter of Intent to initiate the consultation process related to the installation and operation of a telecommunications facility in the Township of Langley. The new facility will improve wireless services in the area (South Langley north of Cambell Valley Regional Park). This Letter of Intent forms part of the Telecommunications Tower Development Application. This proposal is the result of a thorough investigation of wireless solutions for the area.

Proposed Site

The proposed site location is identified as **49.043463, -122.665711**, located on a civic institutional property (South Langley Church) (**Schedule A: Tower Site Location**). The property is privately owned and TELUS has entered into an agreement with the landowner.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services to Canadians. The radiofrequency engineers at TELUS have determined that improved services are needed in this area. In order to improve network performance, TELUS is seeking to add the proposed communications tower.

The proposed site is a result of many considerations. Existing structures, including towers and rooftops, are typically initially reviewed during the site selection process. In this instance, TELUS reviewed the area within 500m as per the Township's Telecommunication Tower Policy No. 07-331 (Policy) and has determined that there are no towers within 500m of the proposed location to review for colocation. Please see **Schedule B: Other Installations Nearby.** TELUS has cell sites to the north, south and west that do not service this area. The area currently has poor service and a new tower is the only way to improve services.

Tower Proposal Details

TELUS is proposing to install a 47m flush-mounted monopole with an initial 3 antennas and associated equipment cabinet at the base, all occupying an area of 10m x 7m. The property is relatively large and well treed to screen the tower from view in all directions. The tower height and design is largely driven by the height of the trees in the area. Given that the trees are 36m plus the tower height needs to be increased to 45m (with a 3m lighting rod) so the antennas at the top have clear line of site. TELUS has completed preliminary design plans that have been submitted with this application. See **Schedule C: Photo Simulation,** for a rendering of the proposed tower.

Colocation

The tower may have adequate space for third party equipment, should another carrier apply to colocate once the tower is built. Colocation letters were sent to Freedom Mobile and Rogers Communications. Neither carrier has responded at this time. Please see **Appendix 1: Colocate Letters.**

Consultation Process

Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. The Township of Langley has adopted Council Policy 07-331, which closely resembles ISED's default process. TELUS utilizes ISED's Default Public Consultation Process (as described in the CPC-2-0-0-03 – Radiocommunication and Broadcasting Antenna Systems, commonly referred to as the "CPC") when a land use authority has not adopted their own policy.

Information on the "CPC" consultation process developed by ISED may be found online at:

CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems - Spectrum management and telecommunications

In order to obtain comments, concerns or questions in regard to the proposed tower site, the Township of Langley requires TELUS to send out notification packages to all properties located within three (3) times the height of the proposed tower. A notice in the local paper is also required in order to allow for public comment on the proposed site. This comment period is a minimum of 30 days.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process and report to Council, a letter or resolution of concurrence is issued by the Township.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

TELUS is committed to working with the Township and the community throughout this consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at hannah@cypresslandservices.com.

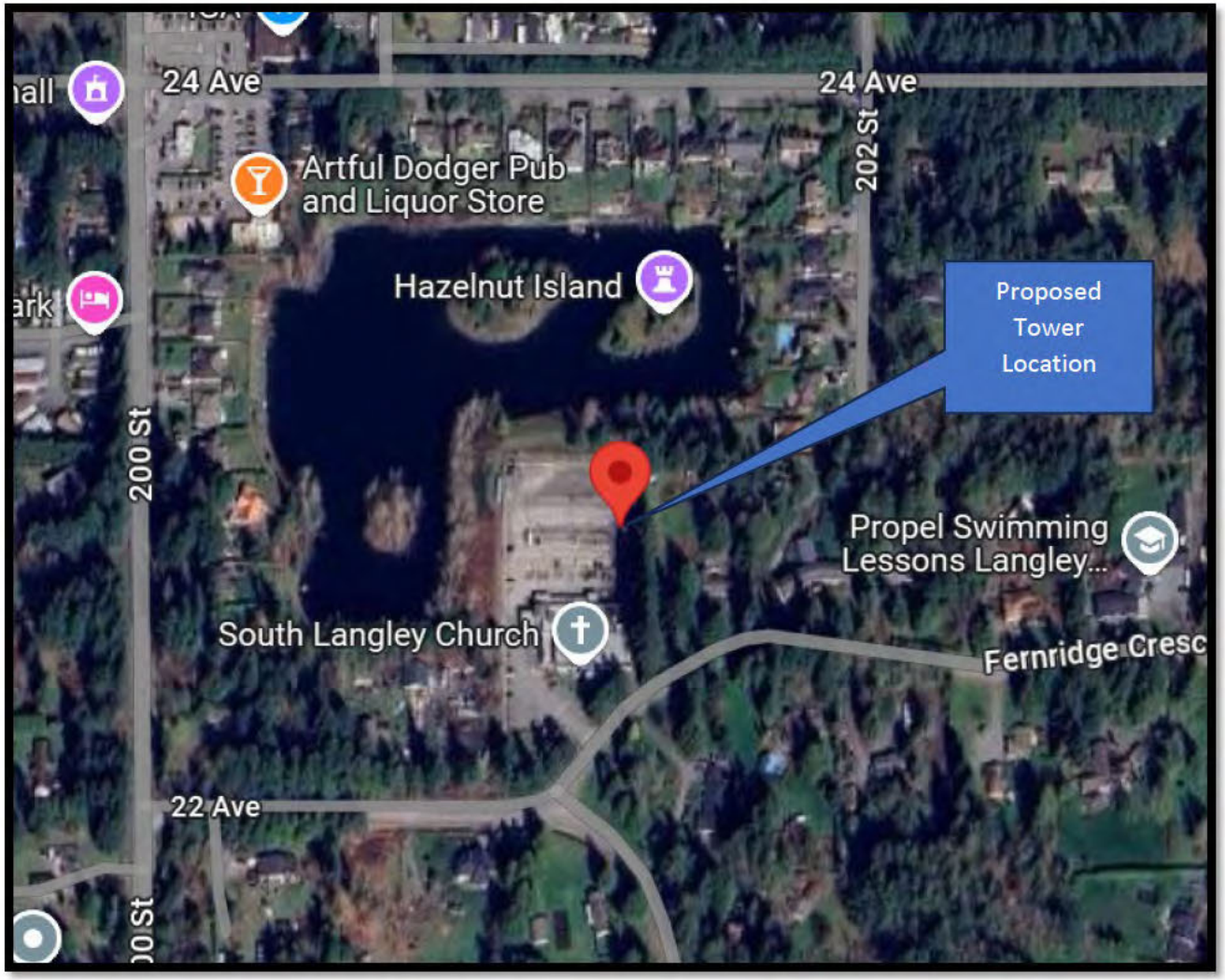
Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES
Agents for TELUS Communications Inc.

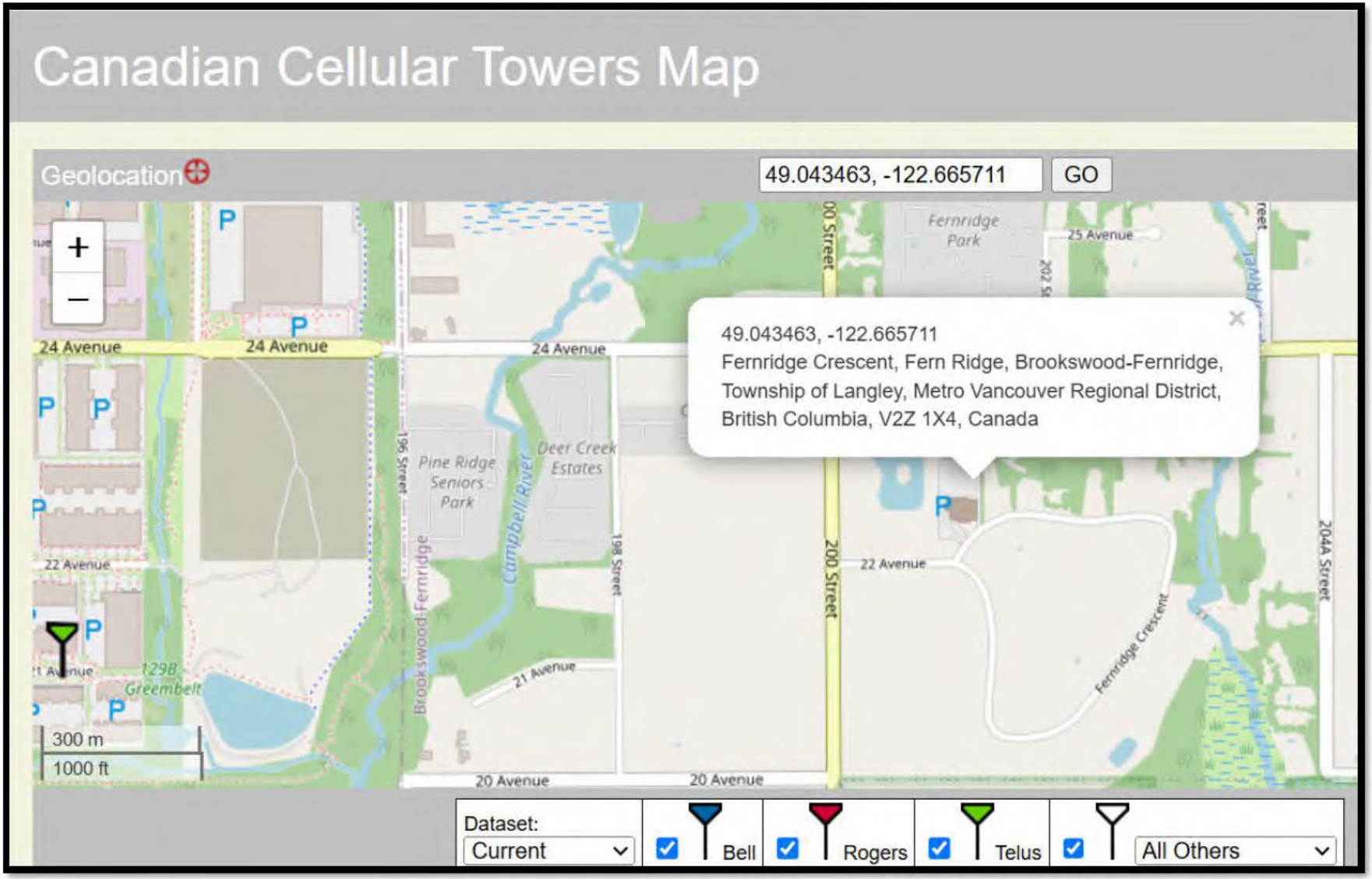
Hannah Taylor
Land Use Planner

SCHEDULE A
TOWER SITE LOCATION



SCHEDULE B

OTHER INSTALLATIONS NEARBY



SCHEDULE C
PHOTO SIMULATIONS

BEFORE

AFTER

View: Looking northeast at proposed tower
Photo Simulation is a close representation and is for conceptual purposes only – not to scale. *Proposed design is subject to change based on final engineer plans*

APPENDIX 1
COLOCATE LETTERS

Cypress Land Services
Suite 1051 – 409 Granville Street
Vancouver, British Columbia V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876

March 17th, 2025

VIA EMAIL: garth.jones@rci.rogers.com

Garth Jones
Rogers Communications Inc.

Dear Garth Jones,

RE: PROPOSAL TO COLOCATE WITH TELUS COMMUNICATIONS INC.
Site Location: Langley
Site ID: BC112388

Cypress Land Services Inc. is representing TELUS Communications Inc. in acquiring land for a telecommunications facility in order to enhance wireless coverage in the Township of Langley. A site location has been identified and land will soon be acquired for the purpose of building a new telecommunications tower.

Local land use authorities require telecommunication carriers' site-share whenever technically feasible. TELUS Communications Inc. therefore wishes to confirm if other carriers hold an interest in collocating. Please find a brief description of the proposed opportunity below:

Address:	20098 22 Ave, Langley, BC
PID#:	008-692-831
Approximate Coordinates:	49.043463, -122.665711
Proposed Tower Height:	47m monopole
Proposed Tower Configuration:	Flush mounted antennas
Estimated Start Construction:	2026

If Rogers is interested in colocation but requires further information, please reach out to TELUS directly. Cypress Land Services is only facilitating the signing of documentation for the purpose of making land use applications. Cypress Land Services will not partake in other discussions or negotiations between carriers regarding this matter.

In order to continue to progress with the project in a timely manner, please forward your confirmation and completed copy of the form on the following page no later than March 31st, 2025, to hannah@cypresslandservices.com

Yours truly,

Cypress Land Services Inc.

By signing below, I **acknowledge** a collocate is of interest.

Please contact TELUS to discuss.

_____

Name: Garth Jones
Company Name: Rogers Communications Inc.

Date: _____

Site Reference #: _____

I **decline** to collocate.

_____

Name: Garth Jones
Company Name: Rogers Communications Inc.

Date: _____

Please forward the signed letter to Cypress Land Services Inc., ***hannah@cypresslandservices.com***

Cypress Land Services
Suite 1051 – 409 Granville Street
Vancouver, British Columbia V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876

March 17th, 2025

VIA EMAIL: annie.gagnon@videotron.com

Annie Gagnon
Freedom Mobile | Videotron

Dear Annie Gagnon,

RE: PROPOSAL TO COLOCATE WITH TELUS COMMUNICATIONS INC.
Site Location: Langley
Site ID: BC112388

Cypress Land Services Inc. is representing TELUS Communications Inc. in acquiring land for a telecommunications facility in order to enhance wireless coverage in the Township of Langley. A site location has been identified and land will soon be acquired for the purpose of building a new telecommunications tower.

The Township of Langley requires signed colocation offer letters from other carriers as part of TELUS' land use application. TELUS Communications Inc. therefore wishes to confirm if other carriers hold an interest in collocating. Please find a brief description of the proposed site below:

Address:	20098 22 Ave, Langley, BC
PID#:	008-692-831
Approximate Coordinates:	49.043463, -122.665711
Proposed Tower Height:	47m monopole
Proposed Tower Configuration:	Flush mounted antennas.
Estimated Start Construction:	2026

If Freedom is interested in colocation but requires further information, please reach out to TELUS directly. Cypress Land Services is only facilitating the signing of documentation for the purpose of making land use applications. Cypress Land Services will not partake in other discussions or negotiations between carriers regarding this matter.

In order to continue to progress with the project in a timely manner, please forward your confirmation and completed copy of the form on the following page no later than March 31st, 2025, to hannah@cypresslandservices.com

Yours truly,

Cypress Land Services Inc.
Agents to TELUS Communications Inc.

BC112388

By signing below, I **acknowledge** a collocate is of interest. *Please contact TELUS to discuss.*

_____

Name: Annie Gagnon
Company Name: Freedom Mobile | Videotron

Date: _____

Site Reference #: _____

I **decline**. A collocate is not of interest at this time.

_____

Name: Annie Gagnon
Company Name: Freedom Mobile | Videotron

Date: _____

Please forward the signed letter to Cypress Land Services Inc., ***hannah@cypresslandservices.com***

Appendix 2: Notification Package

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

TELUS
let's make the future friendly

To: Property Owner / Current Resident

Re: Proposed 47m monopole tower
Location: 20098 22 Ave, Langley, BC.

TELUS File: BC112388 – South Langley Church
Coordinates: 49.043463, -122.665711

Fast Answers:

Why am I receiving this letter?
Your home or business is located within our notification area.

What is this letter about?
TELUS is proposing a new tower in your area.

Why is this letter so technical?
Innovation, Science & Economic Development Canada (ISED) (who oversees this process), requires us to disclose technical information.

Dear Member of the Langley community,

TELUS would like to bring improved cellular service to your community and we want to include you in the conversation. We are proposing the addition of a new communications tower at 20098 22 Ave. This notification package is the first part of the consultation process that includes the following steps:

Public notification: Our first step is to reach out to the Langley community to share our proposal and gather feedback from community members such as yourself. TELUS has sent a copy of this package to all residents and businesses in a 141m radius from the tower location.

Local government consultation: At the same time that TELUS consults with members of the public, we have engaged the Langley in land use consultation. At the end of the full consultation process, TELUS will request land use concurrence from the Township of Langley Council.

In this document, you'll find a lot of information. We are required to provide community members Information on our proposal as well as the tower siting process, including:

- An explanation of how we determine where a new tower is needed.
- A description and specs of the tower itself, as well as where the tower will be located.
- Safety information

We encourage you to review all of the documentation we've provided, to learn more about the proposed telecommunications site facility proposed at 20098 22 Ave, Langley, BC.

We are excited to provide this information to you to start the discussion on wireless improvements to your community. We welcome any questions you may have about this process and a list of contacts will be provided at the end of this document.

Yours sincerely,

Hannah Taylor
Land Use Planner, Cypress Land Services

Who is Cypress Land Services? *When a new tower is needed, TELUS hires independent contractors like us, to help discuss these plans with the communities. As such, we are pleased to share the attached information notification package with you that will explain the details for the necessary hardware with you and your community.*

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

TELUS
let's make the future friendly

TELUS's proposal

TELUS is proposing to construct a 47m flush mounted monopole tower on a Civic Institutional lot at 20098 22 Ave, Langley, BC.

- All the equipment necessary to operate this facility will reside within a compound located at the base of the tower.
- The proposed facility is to be located on a privately owned Civic Institutional lot.
- The tower, if constructed, will provide improved wireless high-speed internet access and cell phone service to the Township of Langley.



Artist's rendering of tower on current landscape.

Regulatory authority for cell tower placement

ISED—Innovation, Science and Economic Development Canada, (formerly Industry Canada) is the governing body that has exclusive jurisdiction over the placement of wireless telecommunications facilities in Canada. As such, **ISED requires a carrier like TELUS to consult with the applicable local government and the general public regarding new installations.**

The public consultation process is intended to provide an opportunity for community members to have questions addressed while respecting federal jurisdiction of this process.

ISED's Client Procedure Circular 2-0-03 (CPC): *In cases where a local government does not have a telecommunications policy in effect, TELUS must follow the default public and land use authority process outlined in the CPC.*

The CPC provides information on the required scope and timelines of a tower consultation, issues and topics that are defined as reasonable and relevant to the consultation, health and safety guidelines and other relevant information.

Public consultation process

(as prescribed by Innovation, Science and Economic Development of Canada and the Township of Langley)

STEP 1: PUBLIC NOTIFICATION

The Township of Langley has an established and documented public consultation process applicable to tower siting Council Policy 07-331, which closely resembles ISED's default process, TELUS is required to follow the ISED Default Public Consultation Process outlined in the CPC policy.

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

TELUS
let's make the future friendly

Why are you getting this letter? TELUS is required to provide notification packages to property owners/occupants and within a radius of 3x the proposed tower height, measured from the tower base or the outside perimeter of the supporting structure. The required notification radius in this instance is 141m. As your property falls within this notification radius, TELUS is consulting with you on this tower. We are inviting you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. This notification will also be submitted to the Township of Langley and ISED as part of our application for land use concurrence.

In addition, members of the broader public will be invited to comment on the proposed site in response to a public notice that will be placed in the Langley Advance Times. The public notice will run for 1 week on June 25th 2025. The public will then have 30 days to submit comments and questions to myself on behalf of TELUS.

I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to the Township of Langley.

STEP 3: TOWNSHIP OF LANGLEY LAND USE CONCURRENCE

Following the public consultation process, TELUS will provide the details of correspondence with community members including TELUS' responses to both ISED and the Township of Langley. Finally, TELUS will request a resolution of land use concurrence from The Township of Langley Council which will enable TELUS to proceed with planning for wireless upgrades in the community.

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

TELUS
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Site details

PURPOSE

The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed internet services in the Township of Langley.

Currently, there are no suitable existing antenna support structures or other feasible structures that can be used and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed and access to emergency 911 services for those in the vicinity of the facility.

LOCATION AND LAND USE

The tower is proposed to be located at 20098 22 Ave, Langley Twp, BC V2Z 1X4, coordinates 49.043463, -122.665711.

SAFETY CODE 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 including combined effects with the local radio environment, as may be amended from time to time.

SITE ACCESS

TELUS is proposing to access the site via the existing entrance to the south from Fernridge Crescent. TELUS' compound will be contained within a chain link fence to mitigate public access.

ENVIRONMENT

TELUS confirms that the installation is excluded from environmental assessment under the Impact Assessment Act.

DESIGN

This proposal is for a 45m as well as a 2m tall lightning rod, (47m of total height including the lightning rod). A preliminary design of the tower profile and compound plan is included in this notification for your reference. Initially, the tower is planned to support 3 panel antennas in support of a variety of communication technologies.

TRANSPORT CANADA

The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.

STRUCTURAL CONSIDERATIONS

TELUS attests that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.

LAND USE AUTHORITY

The Township of Langley has an established and documented public consultation process applicable to tower siting Council Policy 07-331, which closely resembles ISED's default process, and as such we are applying ISED's Default Public Consultation process in consultation with Township of Langley staff.

CO-LOCATION

TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols.

GENERAL INFORMATION

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

TELUS
let's make the future friendly

CONTACTS

Cypress Land Services
1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: 604-620-0877
Email: publicconsultation@cypresslandservices.com

Township of Langley
Civic Facility
20338-65 Avenue, Langley, BC. V2Y 3J1
Email: cdinfo@tol.ca
604-532-7599

ISED - Lower Mainland District Office
13401 – 108 Avenue, Suite 1700
Surrey BC V3T 5V6
Telephone: 1-800-667-3780 or 604-586-2521
Fax: 604-586-2528
Email:
spectrumsurrey-surreyspectre@ised-isde.gc.ca
(By appointment only)

Do you have questions or comments about this proposal? We value your feedback.

Written comments posted on or before July 31st, 2025 will be included in the formal submission package.

Please contact our office to discuss the proposed facility with representatives from Cypress Land Services.

Phone: 604-620-0877
Email:
PublicConsultation@cypresslandservices.com

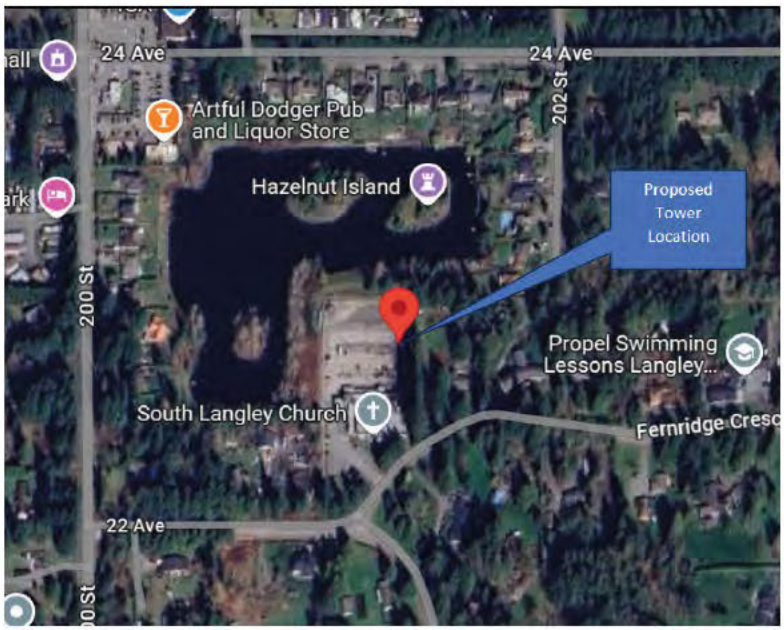
Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **July 31st 2025.**

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

Map of proposed tower

(for discussion purposes only.)



Site plan



TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

Physical tower profile (for discussion purposes only.)

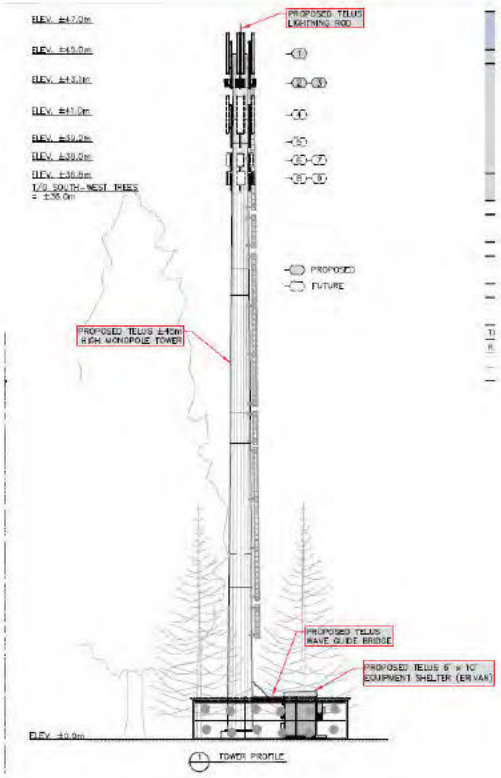


Photo simulations (for discussion purposes only.)



Current view, looking northeast.



View of proposed tower, looking northeast.

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

TELUS
let's make the future friendly

Comment sheet – BC112388

If you would like to share your comments, please submit them either by:

Fax: 604-620-0876
Phone: 604-620-0877
Email: PublicConsultation@cypresslandservices.com
Mail: 1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 20098 22 Ave, Langley Twp,, BC.

1. Are you a cellular telephone or wireless internet user? ☐ Yes ☐ No
2. Is the location of the proposed facility acceptable? ☐ Yes ☐ No

If no, why? _____

_____

3. Are you satisfied with the design of the proposed facility? ☐ Yes ☐ No

Comments: _____

_____

_____

4. Other comments (please attach pages if more space is needed):

_____

_____

_____

_____

_____

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: _____

Address: _____

Phone: _____ Email: _____

Appendix 3 : Public Notice



Fencing

Arrow Fencing
Residential, Chain Link & Repairs. **778-855-1973**

Home Improvements

SEMI-RETIRED contractor small concrete jobs Patios, sidewalks driveways Re & re old or damaged concrete Ken 604-307-4923 or Gary 604-218-7089

VECTOR RENOVATIONS
Public / Strata Renovations
Repairs & Improvements
Fences, Decks, Fascia & Trim, Painting, Concrete, Sheds & Additions.
Handyman Services.
vectorrenos.ca
604-690-3327

Moving & Storage

ABE MOVING & Delivery & Rubbish Removal
$50/hr. per Person • 24/7
604-999-6020

Pressure Washing

POWER WASHING/ GUTTER CLEANING
Same Day Service Avail.
Call Ian 604-724-6373

Roofing & Skylights

info@glroofing.ca Re-Roof New & Repair, Leaf Guards & Clean $200. 6042405362

Real Estate

WE BUY HOMES
www.webuyhomesbc.com
604-626-9647

Rentals

ALDERGROVE 55+
Adult bldg, 1&2 bdrm apts.
Central Location.
604-317-1926 or 309-4904

Brookswood
Beautiful, bright & professional Suite.
Private bedroom with a Full bathroom.
Private Entrance.
Prefers single person.
Laundry, A/C, Dishwasher & Fireplace.
On Acreage
Available from July
Call or text
778-554-7158

MAKE AN ANNOUNCEMENT

Legal Notices

NAME CHANGE

I, Ramandeep Kaur Bains, daughter of Major Singh Lidhar, resident at VPO. Nilon Kalan Teh: Samrala District Ludhiana, Punjab India, and presently residing at 19974 36A Avenue, Langley, BC V3A 5M2, do hereby change my name from Ramandeep Kaur Bains to Ramandeep Kaur Lidhar with immediate effect.

Warehouseman's Lien Act

By virtue of the Warehouseman's Lien Act whereas, Brent Earnshaw is indebted to Greg Collett for storage and towing on a 1977 International Scout **VIN # G0102GGD16514**. The vehicle was placed in storage on July 19, 2017. There is presently an amount due and owing of $6,070.00 plus any additional cost of storage seizure and sale. For more Info contact info@repobc.com. The vehicle will be sold after July 25, 2025.



Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 47.0-Meter Tall Monopole Tower Structure Projet D'Installation De Télécommunications TELUS Structure de Tour Monopole de 47,0 Mètres de Hauteur

Proposed Structure:

Structure Proposée :

Tower Location/Emplacement de la Tour :

Coordinates/Coordonnées :



TELUS Contact / Coordonnées du Représentant de TELUS :

TELUS

Read it. Live it. Love it!
....the Classifieds!

Appendix 4 : Public Consultation

Outlook

RE: Communications Tower at 20098 22nd ave Langley

From Chad Marlatt <chad@cypresslandservices.com>
Date Fri 2025-05-30 10:34 AM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22 thanks for your comments. TELUS has entered into an agreement with the Church to improve services to the community. The location you suggest at 27th and 200 Street is too far north to utilise. Can you share the pump station location details? I am not familiar with where this is. We did choose the spot at the church as it allows the pole to be painted green and blend in with the mature trees immediately beside it. Did you hear about the project from the newspaper advertisement?

Regards,

CYPRESS LAND SERVICES

Chad Marlatt
Director, Government Affairs
604.910.7310
chad@cypresslandservices.com
cypresslandservices.com
1051 – 409 Granville Street, Vancouver, BC V6C 1T2

Disclaimer: The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies.

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: May 29, 2025 8:05 AM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Communications Tower at 20098 22nd ave Langley

Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important

As a resident of FOIPPA s. 22 I am opposed to constructing the tower on the church property. There are better locations, preferable on township land , 27 ave and 200 st or 20 ave and 200 st pump station . These locations have better access for construction and long term maintenance. The Fernridge cres. area has been recently rezoned to 1/4 acre residential. Constructing the tower on the church property is not a good idea with rezoning change Also the church offers a day care program , the construction of a tower will hamper there day care program.
Please consider a different location.
Thank you
FOIPPA s. 22

Outlook

RE: 20098 22nd ave, Langley cell tower

From Chad Marlatt <chad@cypresslandservices.com>
Date Mon 2025-06-09 9:54 AM
To FOIPPA s. 22 ; Public Consultation <publicconsultation@cypresslandservices.com>
Cc Hannah Taylor <Hannah@cypresslandservices.com>

FOIPPA s. 22 Were you leaving voicemails? We apologise Hannah is away till tomorrow. We are monitoring her email while she has been away the last 10 days. I can give you a call to discuss the project. What is a good time to call?

Regards,

Chad Marlatt
Director, Government Affairs
604.910.7310
chad@cypresslandservices.com
cypresslandservices.com
1051 – 409 Granville Street, Vancouver, BC V6C 1T2

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From: FOIPPA s. 22
Sent: June 8, 2025 4:44 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Re: 20098 22nd ave, Langley cell tower

Some people who received this message don't often get email from FOIPPA s. 22 . Learn why this is important

Hello,

It's been brought to my attention that your firm and representative are not responding to emails sent to you by concerned residents who live close to the proposed cell tower at the South Langley Church at 20098 22nd Ave in Langley.

I want someone from your firm to contact me within 48 hours. If my request is ignored I will bring this matter to the authorities having jurisdiction regarding this proposal at Langley Township and Telus. According to the newspaper article your suppose to communicate with concerned residents. Please start doing your job.

Regards,

FOIPPA s. 22
FOIPPA s. 22

Phone: FOIPPA s. 22
Email: FOIPPA s. 22

Outlook

RE: Tower

From Chad Marlatt <chad@cypresslandservices.com>
Date Mon 2025-06-09 10:00 AM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22 we apologize for not responding to the voicemails - Hanya has been away for the last 10 days. We did not see an email though. That said, I can give you call to discuss the project - what is a good time?

Regards,

CYPRESS LAND SERVICES

Chad Marlatt
Director, Government Affairs
604.910.7310
chad@cypresslandservices.com
cypresslandservices.com
1051 – 409 Granville Street, Vancouver, BC V6C 1T2

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-----Original Message-----
From: FOIPPA s. 22
Sent: June 9, 2025 9:22 AM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Tower

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Sent from my iPad. Regarding the proposed Telus cell tower at the South Langley Mennonite Church at 20098 22 Ave Langley. We have left five messages on Hannah Taylor's extension starting May 29 and also an email to Cypress Land Services . We have yet to receive any response from anyone. We"d like more information about this proposed project.
FOIPPA s. 22

Outlook

TEUS TOWER 20098 22nd

From FOIPPA s. 22
Date Mon 2025-06-09 4:37 PM
To mayorcouncil@tol.ca <mayorcouncil@tol.ca>; Public Consultation <publicconsultation@cypresslandservices.com>

Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important

As a resident o FOIPPA s. 22. I am opposed to constructing the tower on the church property.

There are better locations, preferable on township land , 27 ave and 200 st or 20 ave and 200 st pump station . These locations have better access for construction and long term maintenance.

The Fernridge cres. area has been recently rezoned to 1/4 acre residential. Constructing the tower on the church property is not a good idea with rezoning change Also the church offers

a day care program , the construction of a tower will hamper there day care program.

Please consider a different location.

Thank you

FOIPPA s. 22

FOIPPA s. 22

Outlook

Re: Re: Your Telus Tower on 22nd Avenue in Langley

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Tue 2025-06-17 12:49 PM
To FOIPPA s. 22 ca>; Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

There is already a TELUS antenna installation in the industrial area and another installation is required to improve services.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Monday, May 26, 2025 3:34 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Re: Your Telus Tower on 22nd Avenue in Langley

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Telus:

We do not want a Telus Tower in our neighbourhood. They are unsightly. We do not want our beautiful neighbourhood to have to look at this everyday. They are a health risk. We have two daycares on our street and a preschool.

A better spot for this Telus Tower would be over in Campbell Valley Industrial area.

Sincerely,

FOIPPA s. 22

Outlook

Re: Proposed Telus cell tower @ 20098 22nd Ave TOL

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Tue 2025-06-17 12:56 PM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

TELUS appreciates the fact that you do not want to see the infrastructure but it is needed to improve services in the area. TELUS has designed the tower so that it is less visually impactful by making it a taper green monopole with flush mounted antennas that will help it blend in with the green trees adjacent to it.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Monday, June 09, 2025 3:19 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Proposed Telus cell tower @ 20098 22nd Ave TOL

Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important

Attention: Hannah Taylor

Good Afternoon,

I am writing to express my direct opposition and my husband's opposition to the proposed construction of a Telus cell tower located at 20098 22nd Ave, Township of Langley. This 155 ft tower would be an absolute eyesore clearly seen from our backyard which we currently enjoy. There are also potential health issues associated with living within close proximity of cell towers, particularly RF radiation which also concern us. This tower would be better suited to an industrial or commercial area rather than a single family home neighbourhood.

Kind regards,

FOIPPA s. 22
Langley, BC
FOIPPA s. 22

FOIPPA s. 22

Outlook

Re: South Langley cell tower

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Tue 2025-06-17 12:57 PM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

The Public notice published in the Langley Advance Times was issued mistakenly prior to Notification Packages being mailed out to residents within a 141m radius of the proposed tower as per ISED legislation.

However, we will be issuing Notification Packages this week that detail the proposal, along with another newspaper notice.

Once the full suite of information has been received please feel free to contact us again with any further comments or questions you may have.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Monday, June 09, 2025 3:54 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: South Langley cell tower

Some people who received this message don't often get email from FOIPPA s. 22 . Learn why this is important

To Hannah Taylor

I am writing to object to the proposed installation of a cell tower at 20098 22nd Avenue, Langley, BC. As a resident of this neighbourhood and a concerned member of the community, I believe this proposal raises serious concerns that need to be addressed.

I am concerned about the potential negative health impacts associated with exposure to electromagnetic radiation. While some studies suggest minimal health risks, there is no proof that it is safe, and the precautionary principle warrants careful consideration, especially in a residential area where children and families reside. I do not understand how a responsible and caring person could want a cell tower in a residential neighbourhood, at a church, and a preschool and child care facility.

Another great concern is the proximity to a lake that is a habitat for birds, otters, raccoons, dragonflies, damselflies, frogs and fish as well as migratory birds. The lake is also is a home of the Western Toad, a blue-listed species designated as of special concern under Canada's *Species at Risk Act*. The lake is as close as 45 metres from the proposed location and only 185 metres at its furthest. There is significant evidence that cell towers pose a serious risk to birds and in particular migratory birds.

Also of concern is the impact on our residential neighbourhood's aesthetic appeal and property values. The proposed tower will detract from the visual landscape and discourage potential buyers, leading to a decrease in property values.

We live within 500 metres (in fact, less than 200 metres) of the proposed site and we have not been contacted or polled on this matter as is required by the Township of Langley.

Thank you for taking these concerns into consideration

FOIPPA s. 22

Outlook

Re: The South Langley Church at 20098 22nd ave with Telus Cell tower proposal

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Tue 2025-06-17 1:23 PM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

The Public notice published in the Langley Advance Times was issued mistakenly prior to Notification Packages being mailed out to residents within a 141m radius of the proposed tower as per ISED legislation.

However, we will be issuing Notification Packages this week that detail the proposal, along with another newspaper notice.

Once the full suite of information has been received please feel free to contact us again with any further comments or questions you may have.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

Thank you
Hannah

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: June 15, 2025 8:36 AM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: The South Langley Church at 20098 22nd ave with Telus Cell tower proposal

[Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello Hannah Taylor and whom ever else is involved in the decision making
My name is FOIPPA s. 22
My family have owned and lived on FOIPPA s. 22 ch
FOIPPA s. 22
On behalf of our whole family and the majority of our neighbours.
We strongly disagree and oppose any proposal for a cell tower in our neighbourhood not only is it unsightly and ugly, and will reduce our property values. The radio frequency (RF) non-ionizing radiation. Is detrimental to any and all humans and wild life living around the tower. Especially young children and the elderly. Increasing the risk
Of various physical and mental health problems.
We sympathize with the church and Telus for wanting to generate more money for them selves. Both Entities are businesses that are Motivated by profits.

For the families that live around the Neighbourhood, renting or owning !
The risks are to great....
Our property values will decline and more importantly our health will be compromised.
Please don't let this tower in our jem of a neighbourhood
The tower should be built in an industrial area not a residential neighbourhood
Kind regards
FOIPPA s. 22

Sent from my iPad

Outlook

Re: Cell tower located at the South Langley Church...20098 22nd ave Langley

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Wed 2025-06-18 11:45 AM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>; FOIPPA s.22(1)

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

CYPRESS LAND SERVICES

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1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: June 17, 2025 11:44 PM

To: Public Consultation <publicconsultation@cypresslandservices.com>; FOIPPA s. 22

Subject: Fwd: Cell tower located at the South Langley Church...20098 22nd ave Langley

Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important

Attached Letter

Subject: Cell tower located at the South Langley Church...20098 22nd ave Langley
To: publicConsultaton@cypressLandServices.com <publicConsultaton@cypresslandservices.com>
CC: mayorandcouncil@tol.ca <mayorandcouncil@tol.ca>

To whom it may concern, and Hannah Taylor:

I am writing this letter to express my concerns with the proposed cell tower at the address of 20098 22nd avenue on the Church property of the South Langley Church.
Our house is Address is FOIPPA s. 22. FOIPPA s. 22 where the proposed Cell tower is going to be located.
So yes, we have a very big concern regarding the visual effects we will be faced with. FOIPPA s. 22 FOIPPA s. 22 where there are large wildlife components.
There are fish in the lake, deer born on the islands and home to many birds ranging from song birds to ducks, geese, owls, and eagles!
So it is a very active natural habitat. I am not sure of all the effects that cell towers play on wild life.
More importantly there are approximately 25 other residences that also back directly onto the lake, which means they also face into the church parking lot where the cell tower is purposed to go. It is my understanding that those that are aware are also very upset and concerned. There is also a preschool on the church property (Sun Shine Street preschool) where many young children attend.
My knowledge is limited but it has been brought to my attention that radio frequency emitted by these towers (RF) non-ionizing radiation do have health implications on young Children, as they are more vulnerable to RF radiation.
Adults can also suffer from health issues. There are also many other residents located within the area of the church. (including 4 Retirement communities located on Manufacted homes)
For this reason, I feel this is not an appropriate location for an 11-storey cell tower.
There is literally an industrial area (Cambell Heights) one kilometer away. Where there is limited wild life , No Children , No seniors , No residents No one's back yards. This would be an ideal place.

I have already spoken with my Major Eric Woodward and some of our councillors. (Township of Langley)

I will be forwarding this letter to my MLA , Harman Bangu. I hope that Telus will reconsider the location of this cell tower, as there are many areas that are not in the backyards of residents.

Respectfully submitted

FOIPPA s. 22 Thank You for hearing my concerns
FOIP PA s.
Langley BC
FOIPPA s. 22

Outlook

Re: 20098 22 Ave, Langley cell tower

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Thu 2025-06-19 11:33 AM
To FOIPPA s. 22

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

If you feel the safety standards are incorrect it may be worth contacting Health Canada directly as they are responsible for the safety regulations and standards.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Thursday, June 19, 2025 10:03 AM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Subject: Re: 20098 22 Ave, Langley cell tower

You don't often get email from FOIPPA s. 22. Learn why this is important

Hi Hannah,

Unfortunately the data that you have been given is not sufficient. You have not supplied me with any proof that my family and all my neighbours safety will be ensured, and I will be holding the president of Telus liable.

An article on Health Canada's website, called *Understanding Safety Code 6: Health Canada's radiofrequency exposure guidelines*, states the following:
"The exposure limits in Safety Code 6 are consistent with the standards used in other parts of the world, including: Japan, Australia, New Zealand, the United States, the European Union." Thus, Health Canada's Safety Code 6 is comparable to the United States of America's Federal Communications Commission (FCC) guidelines where written by telecommunications lobbyists, and set up fraudulently at the outset, the United States of America's Telecommunications Act of 1996 (TCA), Section 702, Subpart iv, based on known harm to biological life, specifically restricts radio frequency radiation emissions from Wireless Communications Facilities (WCFs) to a Maximum Permissible Exposure (MPE) of time- averaged 6-minute intervals for

occupational/controlled exposure or time-averaged 30-minute intervals for general population / uncontrolled exposure; however, the TCA allows no provisions for the FCC to oversee every WCF to enforce MPE compliance, thus virtually every WCF is non-compliant, operating endlessly, and grossly exceeding allowable durations, thereby causing harm.

That since the FCC set up said guidelines, they acknowledge that there is harm caused from exposure, but, at the same time, they also know that there is going to be continuous exposure, and they intentionally allow it: “It is important to note that for general population/uncontrolled exposures it is often not possible to control exposures to the extent that averaging times can be applied. In those situations, it is often necessary to assume continuous exposure.” Source: FCC Bulletin 65, Edition 97-01, August 1997: “Evaluating Compliance with FCC Guidelines for Human Exposure to Radio frequency Electromagnetic Fields”

There is evidence of birds and bees instantly dying en masse in proximity to the IoT-IoB AI-controlled wireless energy grid, and 5G infrastructure in particular, in numerous places across the Earth.

The cancer clusters have been found near cell towers, including, but not limited to: Westin Elementary School in Ripon, California, where Sprint shut off the tower; Belo Horizonte, Brazil; San Diego State University; and the Staple Hill suburb of Bristol, England. There is a daycare at this proposed installation site in my back yard.

The current safety standard for exposure to microwave energy in Canada and elsewhere was established in 1953 by Herman P. Schwan, a World War II German scientist who worked for Adolf Hitler’s National Socialist government of the German Reich; this safety standard was, and still is, based solely on thermal (heating of the subject) analysis, and omits any other data pertaining to the effects of non-ionizing microwave energy on living and/or non-living entities.

A 2020 comment by Dr. Lennart Hardell and Michael Carlberg, MSc, published in the international journal Oncology Letters titled “Health risks from radio frequency radiation, including 5G, should be assessed by experts with no conflicts of interest” states: “The evaluation of RF radiation health risks from 5G technology is ignored in a report by a government expert group in Switzerland and a recent publication from The International Commission on Non-Ionizing Radiation Protection. Conflicts of interest and ties to the industry seem to have contributed to the biased reports. The lack of proper unbiased risk evaluation of the 5G technology places populations at risk. Furthermore, there seems to be a cartel of individuals monopolizing evaluation committees, thus reinforcing the no-risk paradigm. We believe that this activity should qualify as scientific misconduct.

The Criminal Code of Canada describes the criminal liability of fraud by the false pretence, to wit:

Criminal Code (R.S.C., 1985, c. C-46) False pretence

361 (1) A false pretence is a representation of a matter of fact either present or past, made by words or otherwise, that is known by the person who makes it to be false and that is made with a fraudulent intent to induce the person to whom it is made to act on it.

I do not consent to the 5G tower installation at 20098 22 Ave, Langley since you have not supplied any proof that it is safe.

Sincerely,

FOIPPA s. 22

On Tuesday, June 17, 2025, 12:51:14 PM PDT, Hannah Taylor <hannah@cypresslandservices.com> wrote:

FOIPPA s. 22

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.
With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world’s most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave.

No risk assessment is completed. The proposed site will operate in compliance with Health Canada's Safety Code 6 at all times. TELUS holds commercial liability insurance.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Wednesday, June 11, 2025 10:04 AM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Subject: 20098 22 Ave, Langley cell tower

You don't often get email from FOIPPA s. 22 Learn why this is important

Good morning,

I would like to voice my concern about a 155 ft cell tower that is being proposed at the South Langley Church located at 20098 22 Ave, Langley. FOIPPA s. 22 FOIPPA s. 22 from me and my family. Where there is one tower there will be many due to all the carries needing their own towers.

I am opposed to this installation until you can prove that this technology is not detrimental to our health. Please send me the studies that prove that 5G technology is safe. The rates of cancer and autism is skyrocketing,

Please also send me the risk assessment that has been completed.

Please send me the name of who is holding the liability incase of injuries. Is this bonded?
The towers themselves are not the danger, it is the type of radiation that is being transmitted that is in question. This must be changed. Until that is done I do not consent to having this technology in my vicinity.

FOIPPA s. 22

Outlook

Re: Cell tower T South Langley Church

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Thu 2025-06-26 8:36 AM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22 >
Sent: Wednesday, June 25, 2025 11:31 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Cell tower T South Langley Church

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

My name is FOIPPA s. 22 I am the owner and resident of FOIPPA s. 22 in Langley. I am opposed to the cell tower being proposed at South Langley Church 20098 22ave Langley.
Thanks
FOIPPA s. 22

Sent from my iPhone

Outlook

Re: BC112388 Cell Tower at South Langley Church

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Mon 2025-06-30 8:57 AM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

TELUS appreciates the fact that you do not want to see the infrastructure, but it is needed to improve services in the area. TELUS has designed the tower so that it is less visually impactful by making it a taper green monopole with flush mounted antennas that will help it blend in with the green trees adjacent to it.

When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

CYPRESS LAND SERVICES
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604-620-0877
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cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FO
Sent: June 27, 2025 6:06 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: BC112388 Cell Tower at South Langley Church

Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important

I strongly disagree with the proposed cell tower at this location. Cell towers don't belong in residential neighbourhoods. This tower would be better placed at the intersection of 16Th ave and 200Th street. The tower would be an eyesore and will affect property values in the area around it. My house will be directly insight of the tower where it will dominate the skyline.
That church is a bad neighbour. It's bad enough we have to put up with their countless ways of raising money by leasing the property out to various companies, but each incident usually only lasts for a day

or two. The tower will be there forever.

Thanks, FOIPPA s. 22 Langley

Outlook

Re: Proposed tower at 20098 22ave langley twp

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Thu 2025-08-21 2:11 PM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FOIPP
A
Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
236-268-4533
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC, V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: Hannah Taylor <Hannah@cypresslandservices.com>
Sent: Wednesday, July 02, 2025 8:49 AM
To: FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Re: Proposed tower at 20098 22ave langley twp

FOIPP
A s. 22
Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

The location you suggest at the firehall on 200 Street is likely too far north to utilise to improve services to the north, but we are investigating the feasibility of that option. There is already a TELUS antenna installation in the industrial area and another installation is required to improve services. Telus did choose the spot at the church as it allows the pole to be painted green and blend in with the mature trees immediately beside it.

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC, V6C 1T2
In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: F
Sent: Monday, June 30, 2025 4:09 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Proposed tower at 20098 22ave langley twp

[Some people who received this message don't often get email from FOIPPA s. 22 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi,

See attached,

Thanks,

FOI
PPA

Comment sheet – BC112388

If you would like to share your comments, please submit them either by:

Fax: 604-620-0876
Phone: 604-620-0877
Email: PublicConsultation@cypresslandservices.com
Mail: 1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 20098 22 Av BC.

1. Are you a cellular telephone or wireless internet user? ☑ Yes
2. Is the location of the proposed facility acceptable? ☐ Yes

If no, why? - too tall in residential area, generates noise that ca local lake wildlife, daycare that is in church, unknown radio (headache, dizziness, potential neurological issues

3. Are you satisfied with the design of the proposed facility? ☐ Yes

Comments: Again, needs to be placed in more ind area. Near the church, there's sensitive wild l zoned to be made for more housing.

4. Other comments (please attach pages if more space is needed):

I think it is better to relocate to a more b like the new firehall on 200 st, Or the b parks.

This information will not be used for marketing purposes; however, your comments wi

appropriate Land Use Authority for their file. Please write legibly. Thank you

Name: FOIPPA s. 22

Address: FOIPPA s. 22 Langley

Phone: FOIPPA s. 22 Email: FOIPPA s. 22

TELUS File: BC112388

Outlook

Re: against the cell tower at the Langley church (20098 22 Ave)

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Fri 2025-07-18 9:18 AM
To FOIPPA s. 22 Public Consultation <publicconsultation@cypresslandservices.com>

FO
IP

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22 Ave. We have noted your comments and these will be added to the public record.

TELUS appreciates the fact that you do not want to see the infrastructure, but it is needed to improve services in the area. TELUS has designed the tower so that it is less visually impactful by making it a taper green monopole with flush mounted antennas that will help it blend in with the green trees adjacent to it.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

CYPRESS LAND SERVICES

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Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

From: FO
Sent: Thursday, June 26, 2025 10:05 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: against the cell tower at the Langley church (20098 22 Ave)

Some people who received this message don't often get email from FOIPPA s. 22. Learn why this is important

To whom it may concern,

Please find the letter attached.
It is the residential area and the Township of Langley neighborhood plan shows there will be more houses on smaller lots in the future.
The tower should not be in a residential area due to negative health impacts especially when there is a nursery school at the church.

Thank you for taking these concerns into consideration.

FO
IP
PA

TELUS Communications Inc.

June 16th 2025
Subject: Public Notification: 47m monopole tower

TELUS
let's make the future friendly™

Comment sheet – BC112388

If you would like to share your comments, please submit them either by:

Fax: 604-620-0876
Phone: 604-620-0877
Email: PublicConsultation@cypresslandservices.com
Mail: 1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 20098 22 Ave, Langley Twp,, BC.

1. Are you a cellular telephone or wireless internet user? ☑ Yes ☐ No
2. Is the location of the proposed facility acceptable? ☐ Yes ☑ No

If no, why? The facility shouldn't be in residential area due to negative health impacts associated with exposure to electromagnetic radiation specially for children

3. Are you satisfied with the design of the proposed facility? ☐ Yes ☑ No

Comments: too tall. It will stand out too much I would rather live with a bit weak cell reception than looking at the ugly structure everyday.

4. Other comments (please attach pages if more space is needed):

The structure is too close to the lake that is a habitat for birds, otters, raccoons, dragonflies, frogs and fish as well as migratory birds. There is significant evidence that cell towers pose a serious risk to birds and in particular migratory birds.

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: [redacted]

Address: [redacted], Langley

Phone: [redacted] Email: [redacted]

TELUS File: BC112388

Outlook

Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Thu 2025-08-21 1:55 PM
To FOIPPA s. 22
Cc Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>

FOIPPA s. 22

Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
236-268-4533
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: Hannah Taylor <Hannah@cypresslandservices.com>
Sent: Friday, June 20, 2025 1:02 PM
To: FOIPPA s. 22
Cc: Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>
Subject: Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877

hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

From: FOIPPA s. 22
Sent: June 20, 2025 12:51 PM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Cc: Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>
Subject: Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

We have today received a letter from Telus showing the exact location of the proposed tower. The location if installed will be HIGHLY VISIBLE from our back garden. We again reiterate that the sight of this monstrosity would greatly interfere with the pleasure of using our premises and the view we currently have.

We again request that this ugly tower be located away from our residential area.

We would like to thank Mayor Eric Woodward for his input into this situation and hope that Council and Telus can be persuaded to build it elsewhere.

Thank you.
Sent from my iPhone

> On Jun 18, 2025, at 11:42 AM, Hannah Taylor <Hannah@cypresslandservices.com> wrote:
>
> FOIPPA s. 22
>
> Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.
>
> All concerns and comments raised by the public will be included in the submission to Township of Langley for them to assess and inform their decision making.
>
> <Outlook See the so.png>
>
> **Hannah Lorna Taylor, MSc, MRTPI**
> Land Use Planner / Government Relations Manager
>
> <Outlook Receiver o.png>
> 604 620 0877
>
> <Outlook Envelope w.png>

hannah@cypresslandservices.com

<Outlook-Internet w.png>
cypresslandservices.com
<Outlook-Marker wit.png>

1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: June 17, 2025 5:18 PM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Cc: Public Consultation <publicconsultation@cypresslandservices.com>; mayorcouncil@tol.ca <mayorcouncil@tol.ca>
Subject: Re: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

You don't often get email from FOIPPA s. 22 Learn why this is important

Hannah,

Thank you for your email dated June 17, 2025. It was very disappointing to hear that you are in full favour of the cell tower being erected on 22nd Avenue, and are supporting Telus in their application. Is this a foregone conclusion, and it will be erected despite all objections?

We have noted your comments regarding the safety of EMF's and respectfully disagree. Non ionizing EMF's are "thought" not to damage cells or DNA, but research is still ongoing in this field. Scientists are still actively researching the potential health effects of EMF's to improve risk assessments and evaluate protection programs. Some studies suggest a possible link between long term exposure to EMF's and certain health issues, like childhood leukemia and other cancers. These studies recommend people minimize exposure and reduce proximity to EMF sources.

In the 1950s asbestos was thought to be a "perfectly harmless" and wonderful product and was used extensively in homes and other construction. Much later it was proven to cause asbestosis/lung cancer, and its use was discontinued.

The same applies to tobacco, which was also thought to be "perfectly harmless" and was touted as "good for the lungs". We now know that quite the opposite is true.

We ought to allow scientists the time to fully research the adverse effects of cell phone towers and their emissions before they are erected in such close proximity to residential subdivisions, such as ours.

We are existing long term Telus customers and have had no problem with our cell phone reception or wifi in this area, so dispute the need for a new tower in the proposed location on 22nd Avenue. Further, this monstrosity would be erected right next to our property. Would you like such an ugly and potentially harmful structure next to your backyard? We think not.

Please forward our concerns to all involved. We do not want this tower in our residential neighbourhood and FOIPPA s. 22

Please build it somewhere else, as we've already suggested.

FOIPPA s. 22

On Tue, Jun 17, 2025 at 12:53 PM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

The notification was released early and further information about the project will be mailed to your home. We appreciate that you have suggested alternative locations that have been passed along to TELUS engineers for assessment.

One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html

There are thousands of existing cell sites operating safely in rural areas across Canada. These sites ensure vital communications services while coexisting with the surrounding environment. They have a small physical footprint and emit very low levels of energy. Specific to birds, there are no guyed wires (or other apparatus on the tower) that would pose physical impacts to birds in flight.

<Outlook-See the so.png>

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager

<Outlook-Receiver o.png>
604-620-0877

<Outlook-Envelope w.png>
hannah@cypresslandservices.com

<Outlook-Internet w.png>
cypresslandservices.com
<Outlook-Marker wit.png>
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Monday, June 09, 2025 2:04 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Cc: mayorcouncil@tol.ca <mayorcouncil@tol.ca>
Subject: Objection to proposed Telus Telecommunications 47-metre tall monopole at 20998 22 Avenue, Langley, BC

Some people who received this message don't often get email from FOIPPA s. 22 t. Learn why this is important

Good afternoon:

As the owners of FOIPPA s. 22, Langley, BC, we vehemently object, as allowed by Government legislation, to Telus Communications installing an ugly 47 metre monopole structure on the property of South Langley Church, 20098 22 Avenue, Langley, BC.

FOIPPA s. 22, and the installation would be highly visible from our property. This eyesore would sorely affect the value of our property and affect any future sale.

In addition, the harmful radiation and microwaves emitted by this tower could affect physical and mental health, including being carcinogenic. Children living in the area of the tower would be particularly vulnerable as radiation could affect them during their growing years. This concern has been raised by the group "Canadians for Safe Technology". In addition, the generators which run such towers have been known to malfunction, causing a high pitched squeal, to the annoyance of neighbours.

There is a strata lake FOIPPA s. 22, which is shared by over 20 properties next to the proposed site. It is inhabited annually by wildfowl who nest and rear their young. This tower could also have an adverse effect on them. The lake is also used by Canada Geese on their annual migrations north and south. Many other animals, birds and bats are seen in this location also. The owners of this strata lake take great care in maintaining the health of the lake and surroundings, and do not want anything to harm it in any way.

While we realize that more cell towers are going to be needed in the coming years, we would suggest to Telus that they consider installing their tower on land far away from populated areas. It could be installed in a remote corner of nearby Campbell Valley Park away from all trails. The fee paid by Telus annually could then be used by the Parks Department for the benefit of the park.

Another suggestion is to install the tower beside the new fire hall under construction on 200 Street north of 24 Avenue. There is ample land there for such a structure, and the fee paid by Telus could be paid to Langley Township.

A third suggestion would be to install it on farm property well away from any populace.

If the Church is in such dire need of funds as to allow this installation on their consecrated ground, they should seriously consider exploring other non-intrusive options.

In conclusion, we very strongly object to this proposed installation, and hope our concerns will be seriously taken into account.

Yours truly,

FOIPPA s. 22 FOIPPA s. 22

FOIPPA s. 22

FOIPPA s. 22

Outlook

Re: Fernridge Cell Tower

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Thu 2025-09-04 2:23 PM
To FOIPPA s. 22

FOIPPA s. 22

The Campbell Valley Park is too far south and TELUS are looking at adding some other towers off 16th avenue.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
236-268-4533
Envelope with solid fill hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

From: FOIPPA s. 22
Sent: August 21, 2025 2:01 PM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Subject: Re: Fernridge Cell Tower

Thank you for looking taking my suggestions to the parties involved.

What are the alternative sights for the tower, other than in our residential area?

Did the Campbell Valley park area make it to the table ?

Thank you,
FOIPPA s. 22

On Thu, Aug 21, 2025 at 1:54 PM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA s 22(1)

Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
236-268-4533
hannah@cypresslandservices.com
cypresslandservices com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Wednesday, June 18, 2025 11:42 AM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Subject: Re: Fernridge Cell Tower

You don't often get email from FOIPPA s. 22 Learn why this is important

Hello Hannah,

Your reply is greatly appreciated. The race track that used to exist in Campbell Vally Park was located at 997 208th st. It is a large, unoccupied area that could be the ideal location for a tower. There are no residences in close proximity which eliminates the concerns previously mentioned.

Thank you,
FOI
PPA
22

On Wed, Jun 18, 2025 at 11:34 AM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA
s. 22

> Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.
>
> One of the most frequently asked questions we get about new towers is about increased radio frequency (RF) energy as it relates to Health and Safety.
>
> With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements at 22nd Ave. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.
>
> When it comes to property value impact, TELUS does not have any data on this. Most information is anecdotal. ISED has explicitly indicated that property value concerns are not considered a relevant concern. That said, it is understood that towers can have impacts on properties.

The location you suggest at 27th and 200 Street is too far north to utilise and the Campbell Valley Park location is too far south to improve services to the north. Can you share the pump station location details? I am not familiar with where this is. We did choose the spot at the church as it allows the pole to be painted green and blend in with the mature trees immediately beside it.

See the source image

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604-620-0877
hannah@cypresslandservices.com
cypresslandservices com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Monday, June 09, 2025 7:06 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Fernridge Cell Tower

[Some people who received this message don't often get email from FOIPPA s. 22
Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello Hannah Taylor

It has been brought to my attention that a cell tower is proposed for our neighbourhood in Fernridge.

I am adamantly opposed to the tower in close proximity to my home and neighbourhood.
The health concerns are paramount in my opposition. High level of RF frequencies and RF radiation are a real concern.

The visual effects to the neighbourhood are also a negative attribute. Myself and my neighbours don't want to look at an 11 story eye sore. The negative consequences of the visuals of a commercial tower are detrimental and may hinder our ability to sell our properties in the future. Property values may also be hurt.
I would like to propose alternative areas to build a tower. Campbell Valley park has 1100 acres of land where the erection of a tower would go virtually unseen and would not have In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.the above mentioned negative effects. The old race track in the park comes to mind as a possible site.

The new fire hall site on 200th st could also be a great location. The industrial and commercial properties in the vicinity would be unaffected by a commercial tower of this nature.

Thank you for your consideration in this matter.

Sincerely,
FOIPPA s. 22

Thank you,
FOIPPA s. 22

Outlook

Re: Re: Cell tower on South Langley Church property

From Hannah Taylor <Hannah@cypresslandservices.com>
Date Thu 2025-08-21 1:54 PM
To FOIPPA s. 22

FOIPPA s. 22

Following your suggestion that the tower be located at the new fire hall site Telus approached the Township to see if this was feasible. However, the Township of Langley confirmed they have no interest in the tower at the fire hall.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
236-268-4533
hannah@cypresslandservices.com
cypresslandservices.com
1055 - 409 Granville Street, Vancouver, BC. V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Friday, July 25, 2025 9:31 AM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Subject: Re: Re: Cell tower on South Langley Church property

The exact address for the fire hall is 2700 200 street .Horne Pit Site.

On Thu, Jul 24, 2025 at 4:10 PM FOIPPA s. 22 > wrote:

> It is being built at 200th and 28th avenue.
>
> On Thu, Jul 24, 2025 at 10:52 AM Hannah Taylor <Hannah@cypresslandservices.com> wrote:
>
> FOIPPA s. 22
>
> Would you be able to confirm the location of the fire hall that you refer to?
>
> Thank you
>
> See the source image
>
> **Hannah Lorna Taylor, MSc, MRTPI**
> Land Use Planner / Government Relations Manager
> Receiver outline 604 620 0877
> Envelope with solid fill hannah@cypresslandservices.com
> Internet with solid fill cypresslandservices.com

Marker with solid fill 1055 409 Granville Street, Vancouver, BC V6C 1T2

From: FOIPPA s. 22
Sent: Wednesday, June 18, 2025 5:48 PM
To: Hannah Taylor <Hannah@cypresslandservices.com>
Cc: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Re: Cell tower on South Langley Church property

You don't often get email from FOIPPA s. 22 . Learn why this is important

Thank you for your response.

On Wed, Jun 18, 2025 at 1:59 PM Hannah Taylor <Hannah@cypresslandservices.com> wrote:

FOIPPA s. 22

Thank you for your feedback and comments relating to the proposed telecommunications tower at 20098 22nd Ave. We have noted your comments and these will be added to the public record.

We will look into the firehall option with TELUS engineers to determine if it could work and if so approach the Township.

CYPRESS LAND SERVICES

Hannah Lorna Taylor, MSc, MRTPI
Land Use Planner / Government Relations Manager
604 620 0877
hannah@cypresslandservices com
cypresslandservices.com
1055 409 Granville Street, Vancouver, BC V6C 1T2

In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.

From: FOIPPA s. 22
Sent: Tuesday, June 10, 2025 8:53 AM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Cell tower on South Langley Church property

Some people who received this message don't often get email from FOIPPA s. 22 . Learn why this is important

From FOIPPA s. 22 .
We are strongly opposed to construction of this tower. Among our concerns are the health risks imposed and the aesthetic degradation such a structure would bring to the area. Perhaps a more logical site for the tower would be where the new fire hall is under construction. Sincerely,
FOIPPA s. 22