Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 9, 2026 - REGULAR MEETING	**REPORT:**	26-25
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-02-0072
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000022 (ROGERS / CYPRESS LAND SERVICES / 5100 BLOCK OF 248 STREET)		

PROPOSAL:

Application by Cypress Land Services to construct a 15.05 m (50.85 ft) high telecommunication tower and accessory compound for Rogers in the 5100 Block of 248 Street.

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 15.05 m (50.85 ft) high telecommunication tower and accessory compound in the 5100 Block of 248 Street.

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 15.05 m (50.85 ft) high telecommunication tower and accessory compound in the 5100 Block of 248 Street 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's application to construct a 15.05 m (50.85 ft) high telecommunication tower and accessory compound in the 5100 Block of 248 Street.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services's application to construct a 15.05 m (50.85 ft) high telecommunication tower and accessory compound in the 5100 Block of 248 Street.

EXECUTIVE SUMMARY:

Rogers, through Cypress Land Services, is proposing to install a telecommunication antenna by replacing an existing 11.0 m (36.08 ft) BC Hydro utility pole with a 15.05 m (50.85 ft) pole. The replacement pole will continue to serve BC Hydro purposes but will add a Rogers antenna panel at the top of the pole with associated equipment attached to the pole.

Pole replacement authority rests solely with BC Hydro. Because the height increase exceeds 25% (37% proposed), the installation falls under ISED Canada's land use and public consultation process.

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.

Should Council provide concurrence and the proposal receive ISED approval, a Highway Use Permit will be required at the Building Permit stage.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower in the 5100 Block of 248 Street.

REFERENCE:

Applicant / Agent:	Cypress Land Services Inc 1051, 409 Granville Street Vancouver, BC V6C 1T2
Legal Description:	Part shown as Road on New Westminster District Plan NWP65455
Location:	5100 Block of 248 Street
Existing Zoning:	Rural Zone RU-3
Rural Plan:	Agricultural/Countryside

BACKGROUND/HISTORY:

- The application is being processed in accordance with the Township's Telecommunication Tower Policy No. 07-331 (Attachment A).
- Although Council has adopted a Telecommunication Tower Policy, final jurisdiction over the location of telecommunication antenna structures rests with the federal government (ISED Canada).
- 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 Rogers has proposed to construct a 15.05 m (50.85 ft) high telecommunications tower and accessory compound in the 5100 Block of 248 Street within the public road allowance of 248 Street.
- The site is located within the Agricultural Land Reserve, near the western property line of 5190 – 248 Street, adjacent to 248 Street.
- Rogers has engaged with BC Hydro to install a telecommunications antenna by replacing an existing 11.0 m (36.08 ft) utility pole with a 15.05 m (50.85 ft) pole to support the required antenna and associated equipment. The provision of agreements for use of BC Hydro's pole top space is solely under BC Hydro's jurisdiction through its Pole Attachment and Pole Top Wireless programs.
- Consistent with ISED Canada requirements and the Township's Telecommunication Tower Policy, the proposed installation is subject to the local land use and public consultation process because the increase in pole height exceeds 25% (37% proposed) of the original structure and the telecommunications carrier requires Council's concurrence as part of the ISED process.
- A Highway Use Permit will be required at the Building Permit stage should Council grant concurrence and the proposal receive ISED approval.

- The proponent indicates:

  "Existing structures, including towers and rooftops, are typically initially reviewed during the site selection process. In this instance, Rogers reviewed the area within 500m and has determined that there are no towers within 500m, as per the Township's Telecommunication Tower Policy No. 07-331."

- As noted by the applicant:

  "On July 14th, 2025, Colocation offer letters were sent to TELUS and Freedom. While co-location offer letters are required under Township policy, the proposed tower's technical constraints and height limitations do not allow for additional carriers."

- While a monopole form is consistent with the Township's Telecommunication Tower Policy, the proposal includes a custom design with external radio/electrical equipment on the pole. As noted by the applicant:

  "No trees are to be removed and, like any BC Hydro ROW any vegetation that is required to be trimmed or maintained will be done so by BC Hydro to ensure its right of way and operational needs are met as well as any third party."

- 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 28th, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation process for the proposed tower location.*
  - *On September 8th, 2025, Notification Packages were issued to residents who fell within a radius of three times the tower height (46m) of the proposed location. In total, 5 notification packages were mailed out.*
  - *On October 10th, 2025, the consultation period concluded. During the consultation period, we received no comments."*

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	52 Avenue, beyond which are properties with existing dwellings and agricultural buildings	Salmon River Uplands	Suburban Residential Zone SR-1
South:	Properties with existing dwellings and agricultural buildings	Agricultural/Countryside	Rural Zone RU-3
East:	One property with existing agricultural building	Agricultural/Countryside	Rural Zone RU-3
West:	248 Street, beyond which are agricultural properties, including one with existing agricultural buildings and accessory commercial activity	Salmon River Uplands	Suburban Residential Zone SR-1

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.

Agreements for the use of BC Hydro's pole top space fall solely under BC Hydro's authority through its Pole Attachment and Pole Top Wireless programs. Consistent with ISED Canada requirements and the Township's Telecommunication Tower Policy, the proposed installation is subject to the local land use and public consultation process because the increase in pole height exceeds 25% of the original structure and the telecommunications carrier requires Council's concurrence as part of the ISED process. Should Council provide concurrence and the proposal receive ISED approval, a Highway Use Permit will be required at the Building Permit stage.

Respectfully submitted,

Mohammad Nemati
PLANNING TECHNICIAN
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

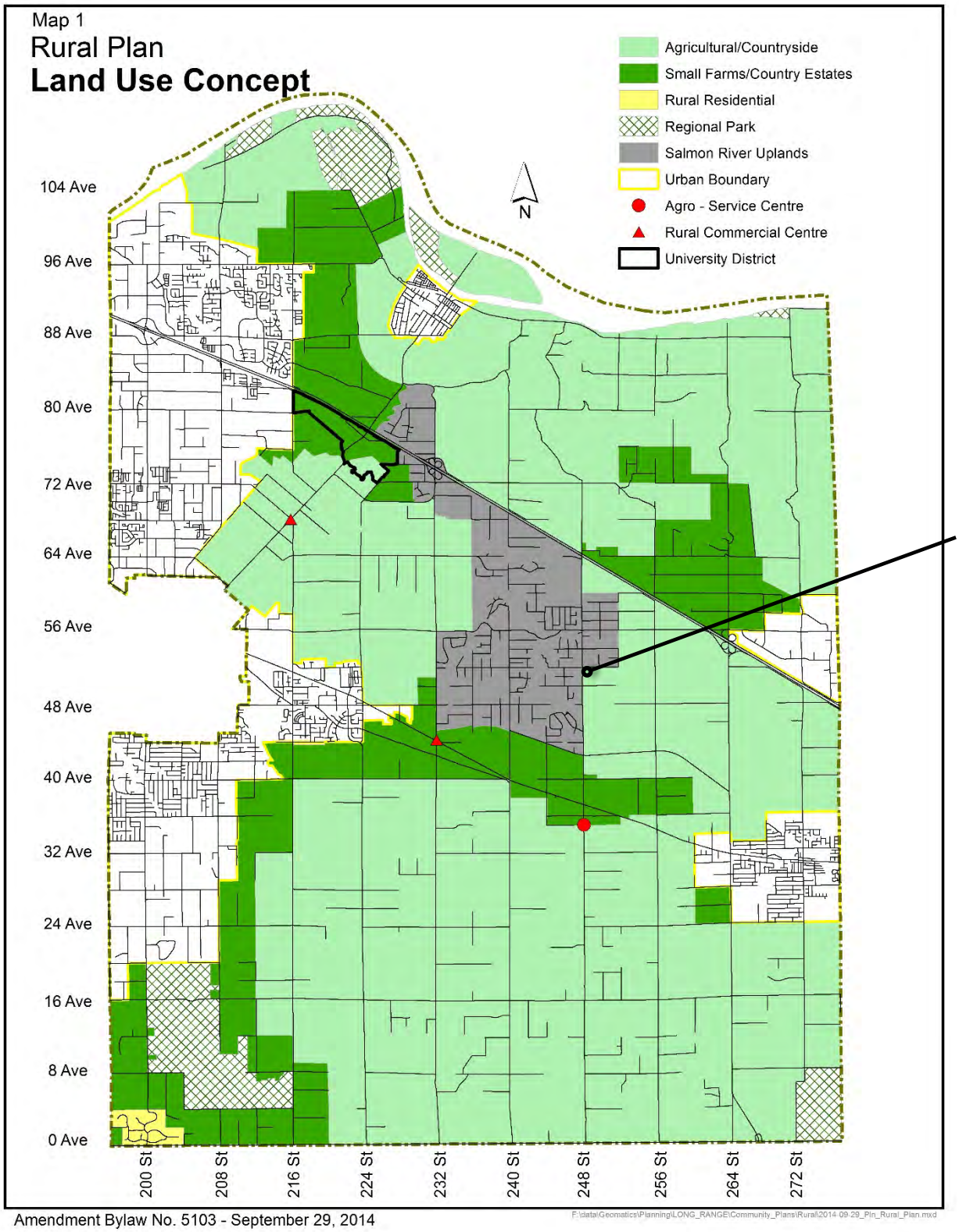
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Revised	1999-04-26
	2007-02-19
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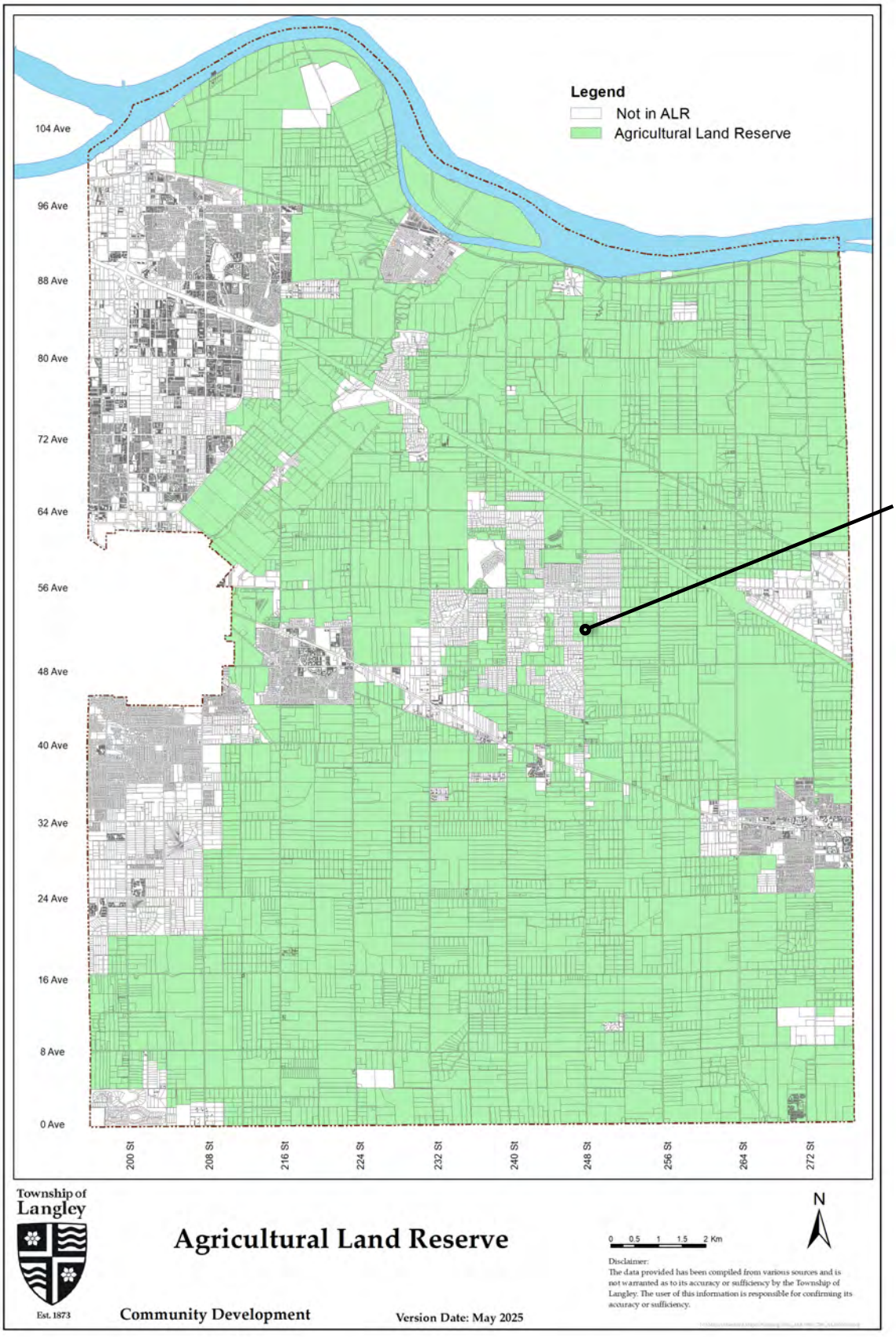
ATTACHMENT B

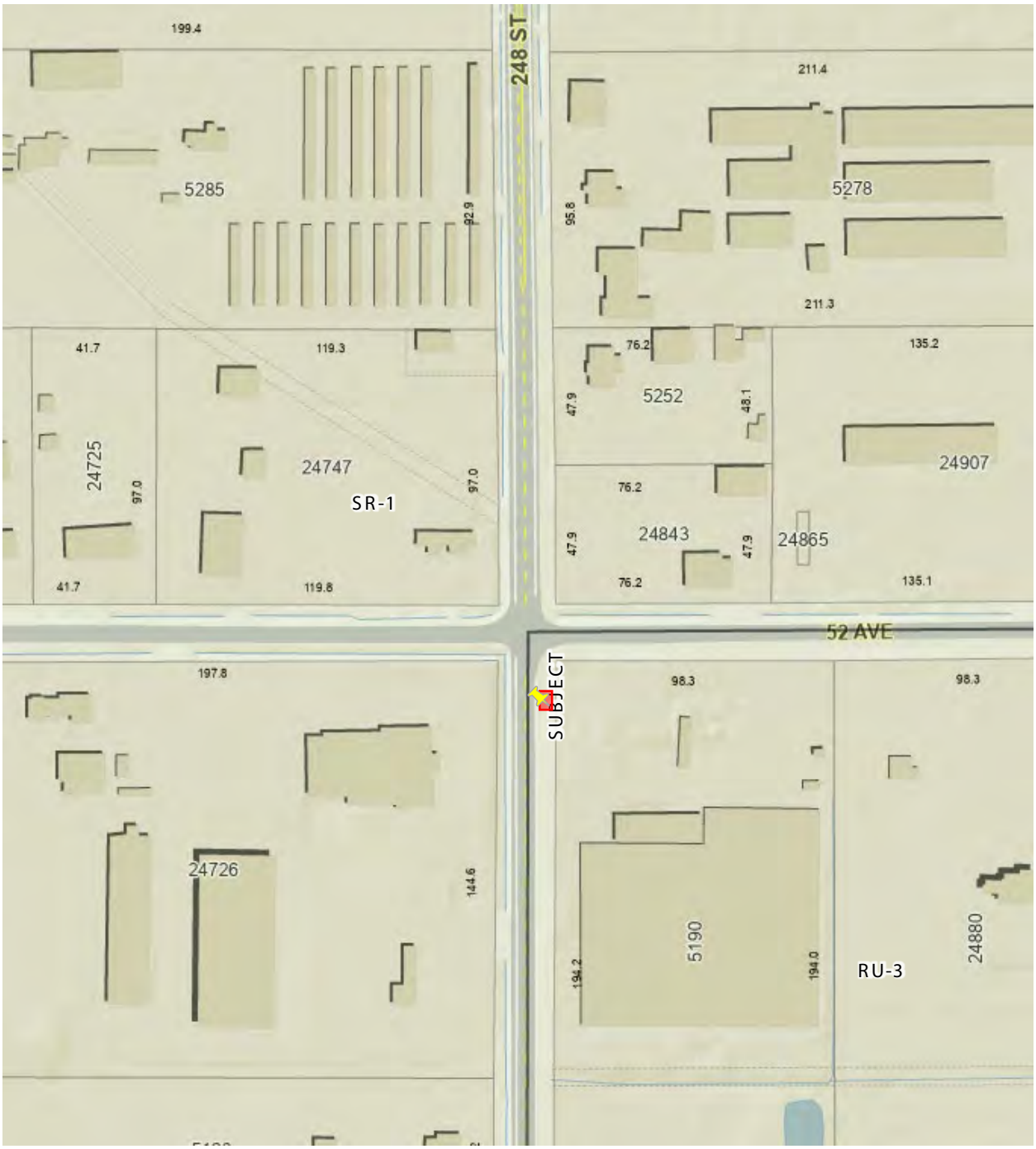


Proposed Tower Location

AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.

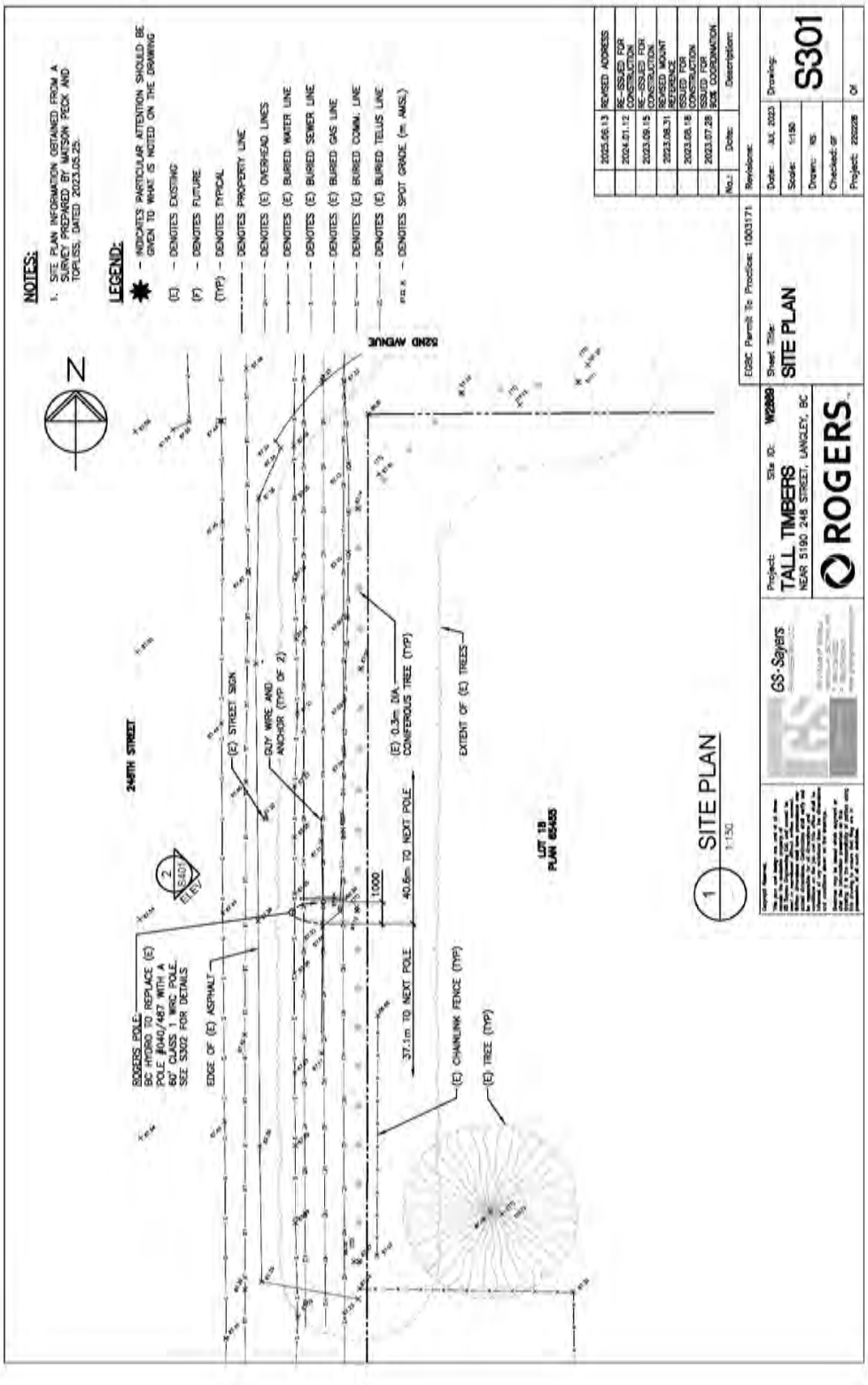


Proposed Tower Location

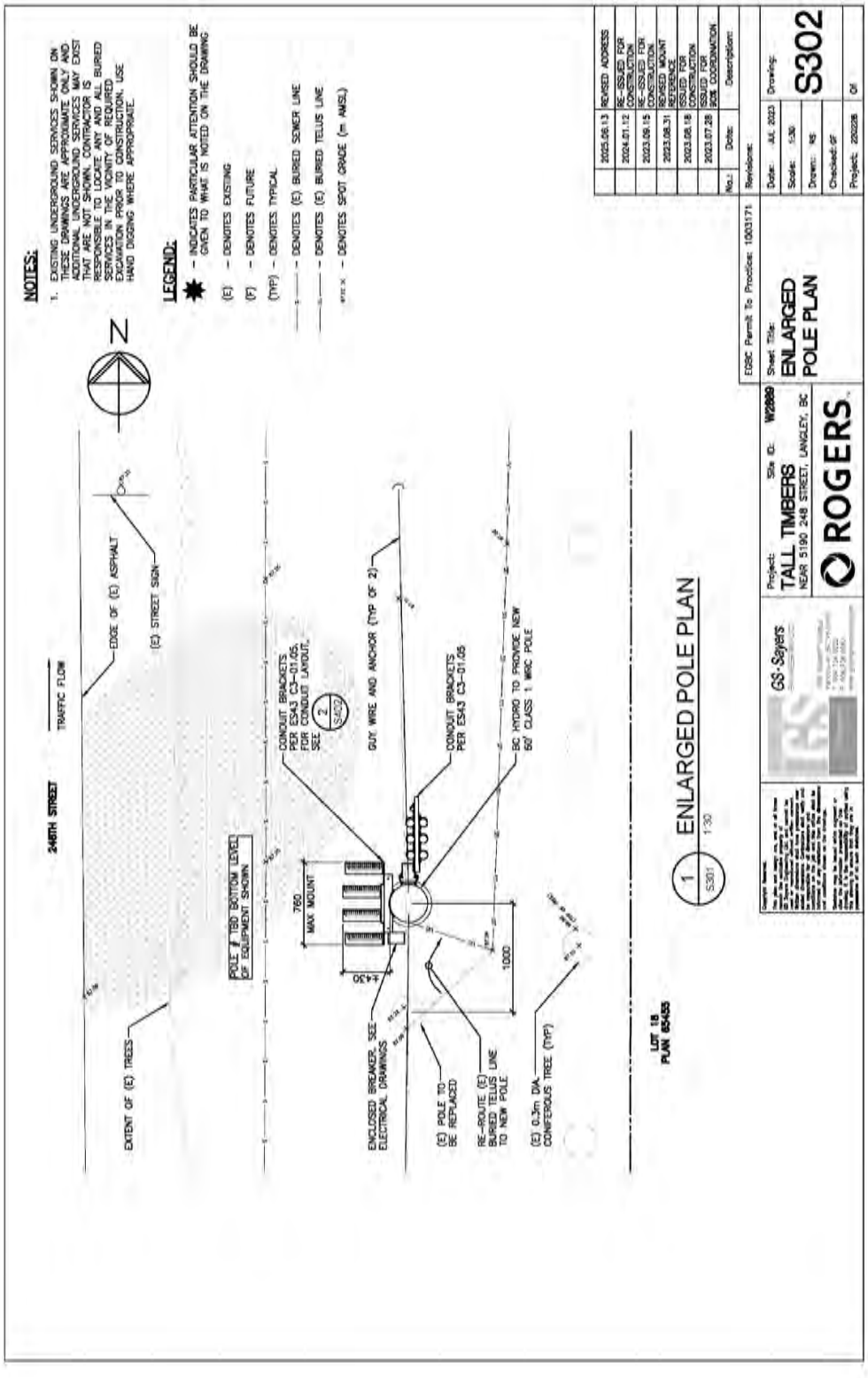
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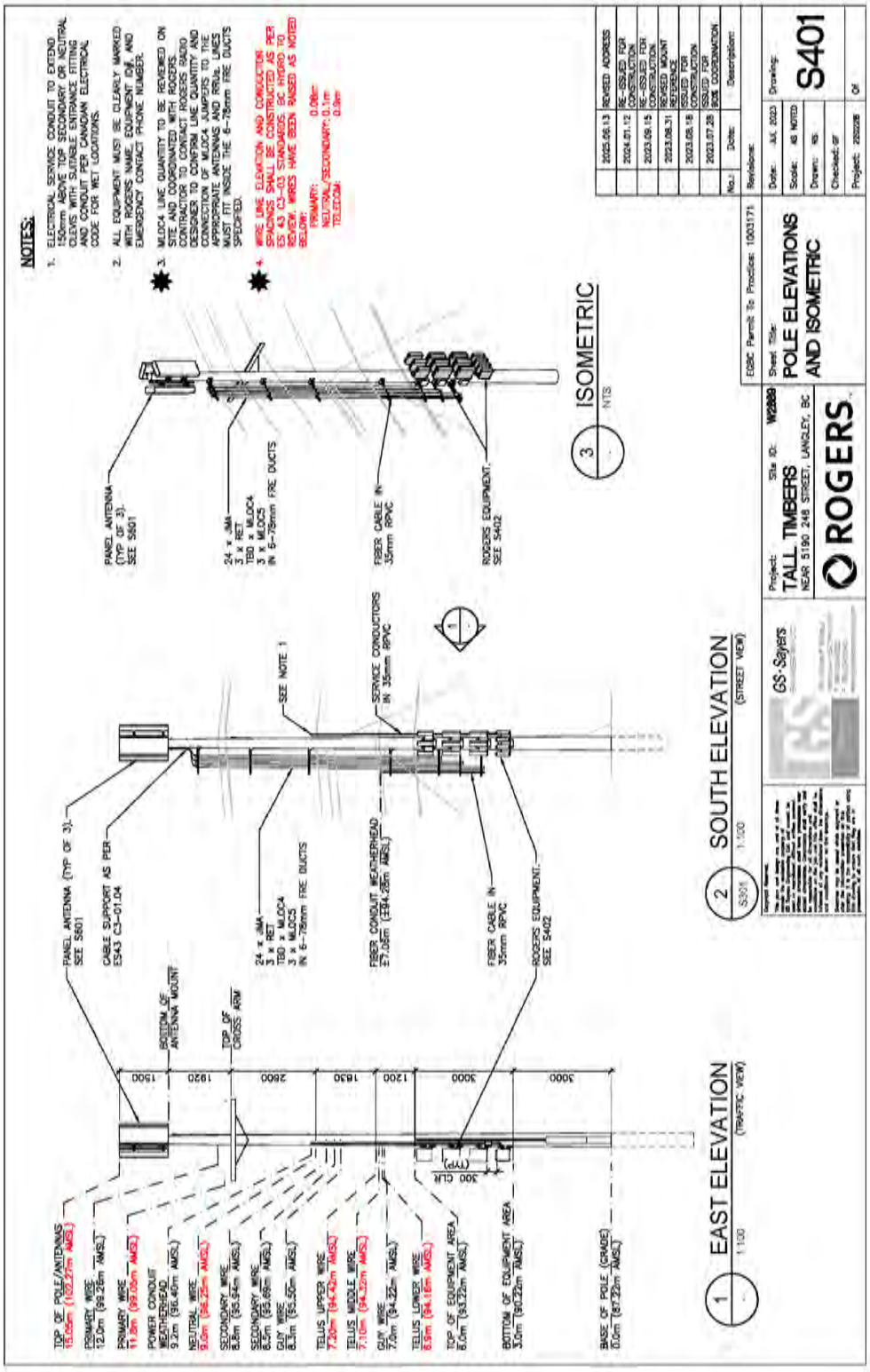
SITE PLAN – SUBMITTED BY APPLICANT



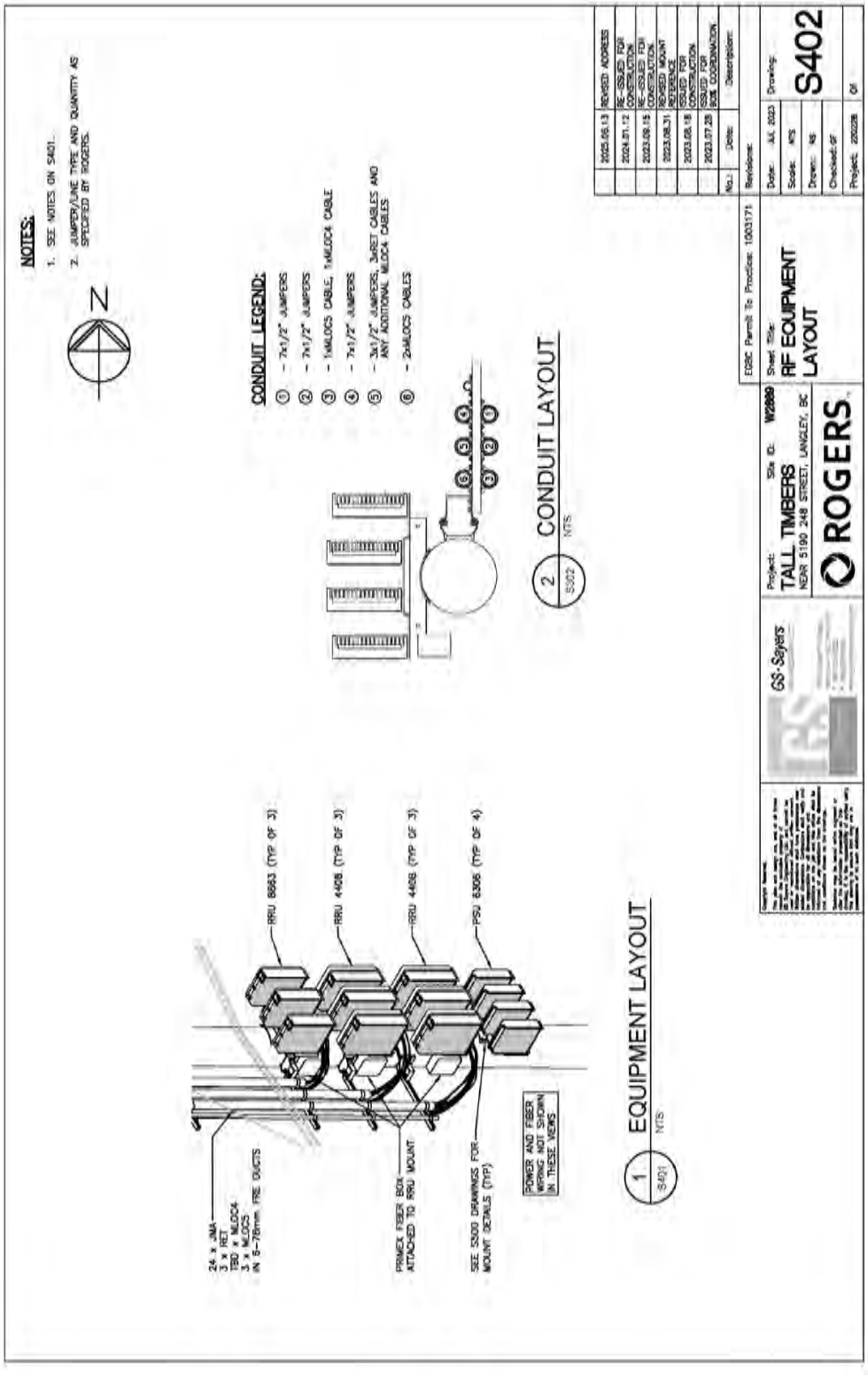
SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT



ENLARGED POLE PLAN– SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



EQUIPMENT LAYOUT – 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

October 20, 2025

Planner, Current Planning
Township of Langley

Subject:	**Request for Concurrence for Rogers Wireless Facility**
Location:	**Near 5190 248 St, Langley, BC**
Coordinates:	**49.096350 N, -122.536901 W**
Rogers Site:	**W2889**

Please be advised that following Innovation, Science and Economic Development Canada (ISEDs) consultation process commonly referred to as the CPC, Rogers Communications ("Rogers") has completed the public consultation process and is respectfully requesting concurrence for the proposal of a 15.05m utility wood pole installation to improve wireless services. This installation will replace the existing 11m BC Hydro wood utility pole with a new pole 15.05 metres in height. Enclosed please find evidence of the following efforts regarding this public notification process:

- On April 28th, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation process for the proposed tower location. Please see **Appendix 1: Information Package**
- On July 14th, 2025, Colocation offer letters were sent to TELUS and Freedom. While co-location offer letters are required under Township policy, the proposed tower's technical constraints and height limitations do not allow for additional carriers

- On September 8th, 2025, Notification Packages were issued to residents who fell within a radius of three times the tower height (46m) of the proposed location. In total, 5 notification packages were mailed out. Please see **Appendix 2: Notification Package.**

- On October 10th, 2025, the consultation period concluded. During the consultation period, we received no comments.

Rogers is committed to working with the community to improving service within the Township of Langley. Should you require any additional information, please do not hesitate to contact me at 250-460-2522 or by e-mail at tamera@cypressslandservices.com.

Tamera Mills
Project Manager

Tamera Mills

Cypress Land Services
Agents for Rogers

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 24, 2025

Township of Langley
Planning and Development Department

Subject:	**Rogers Telecommunication Tower Proposal - Information Package**
Location:	**Near 5190 248 St, Langley, BC**
PID:	**N/A**
Coordinates:	**49.096350 N, -122.536901 W**
Rogers Site:	**W2889 – Township of Langley**

Overview

Cypress Land Services Inc., in our capacity as agents to Rogers Communications Inc. (Rogers), is submitting this information package (Information Package) to initiate the consultation process related to building a 15.05m pole top wireless installation near 5190 248 St, Langley, BC. This facility is required to provide much-needed voice and data mobile service improvements to the area. This Information Package is intended to formalize the consultation process.

Proposed Site

The proposed site is located near 5190 248 St, Langley, at the coordinates **49.096350 N, -122.536901 W** (Schedule A: Tower Site Locations). The pole is owned by BC Hydro, and the facilities are proposed to be located along east side on 248th St. Rogers has rights with BC Hydro to install the radio equipment.

Rationale for Site Selection

Rogers seeks to maintain and improve high quality, dependable network services to Canadians. In order to improve network performance, Rogers 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, Rogers reviewed the area within 500m and has determined that there are no towers within 500m, as per the Township's Telecommunication Tower Policy No. 07-331 (Policy). Please see **Schedule B: Map of Existing Towers.**

Tower Proposal Details

Rogers is proposing to place a 15.05m wood pole, which will replace the existing 11.0m BC Hydro wood utility pole. There will be 3 antennas placed at the top of the pole and radio equipment 3m above grade attached to the pole. All equipment will be on the pole and no equipment on the ground. Rogers has completed a plans of the proposed facilities – Please see **Schedule C: Preliminary Plans** and a **Photo-simulation, Schedule D**.

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. Rogers 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 Rogers to send out notification packages to all properties located within three (3) times the height of the proposed tower (48 metres). This comment period is a minimum of 30 days.

At the conclusion of the consultation process, Rogers will prepare a summary of comments received from the community as well as the replies provided by Rogers. Rogers 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

Concurrence Requirements

The Township of Langley has adopted Council Policy 07-331, which will be followed.

Conclusion

Please consider this Information Package as the official commencement of the consultation process for this site. Rogers is committed to working with the Township of Langley and the community throughout the consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 250-460-2522 or by email tamera@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

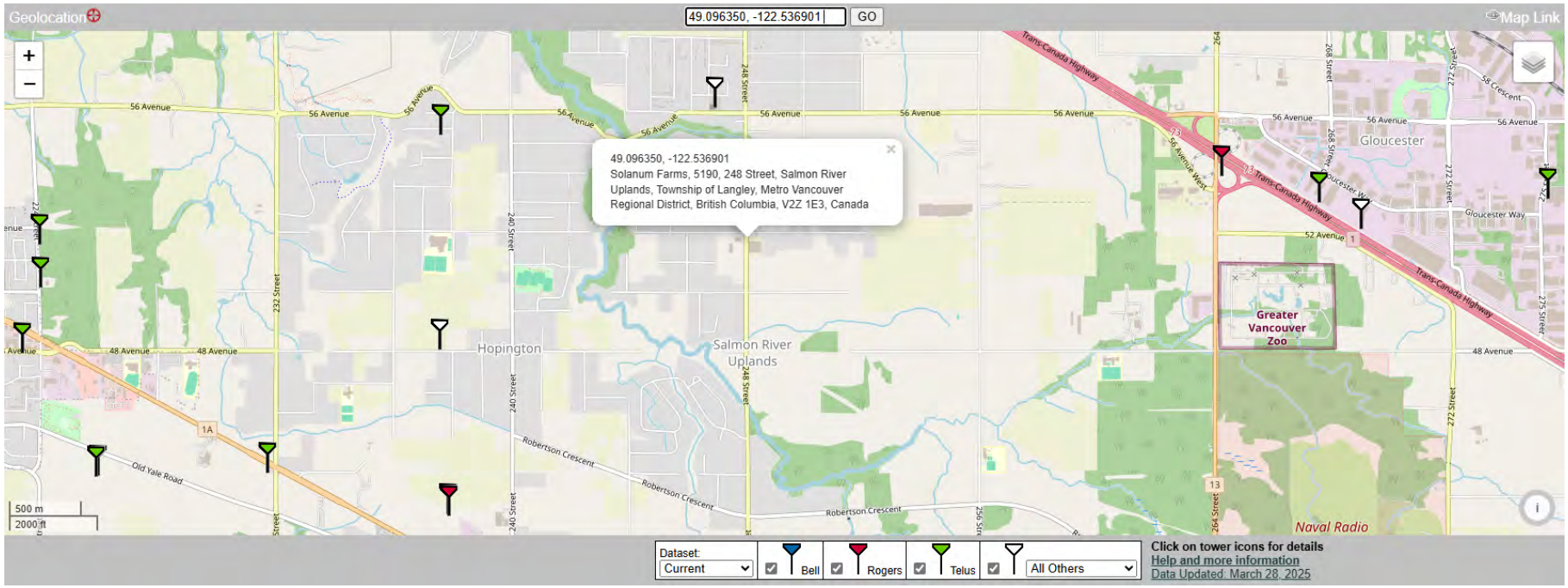
Sincerely,

CYPRESS LAND SERVICES
Agents for Rogers Communications Inc.
Tamera Mills
Project Manager, Land Use

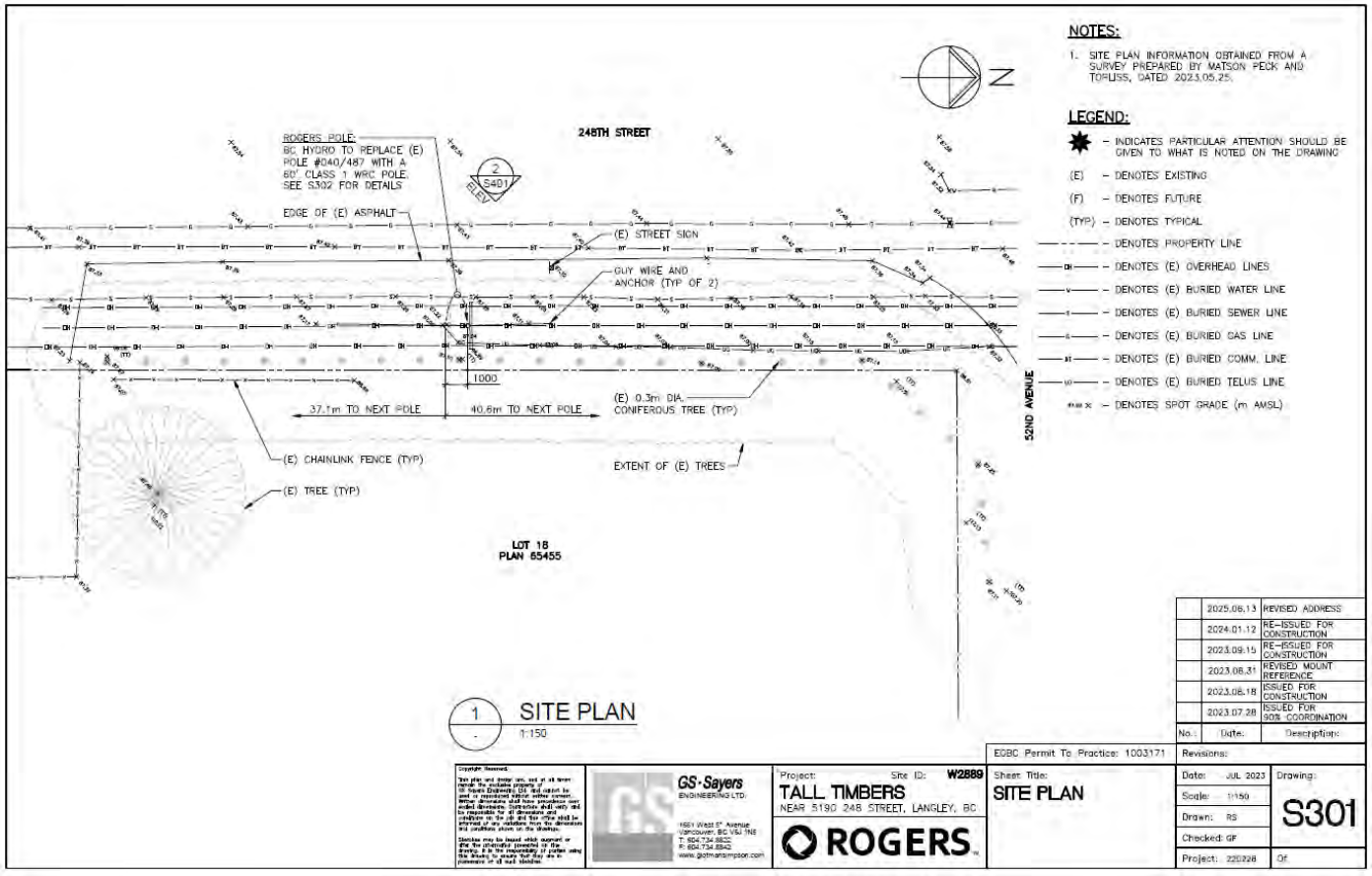
SCHEDULE A – TOWER SITE LOCATION



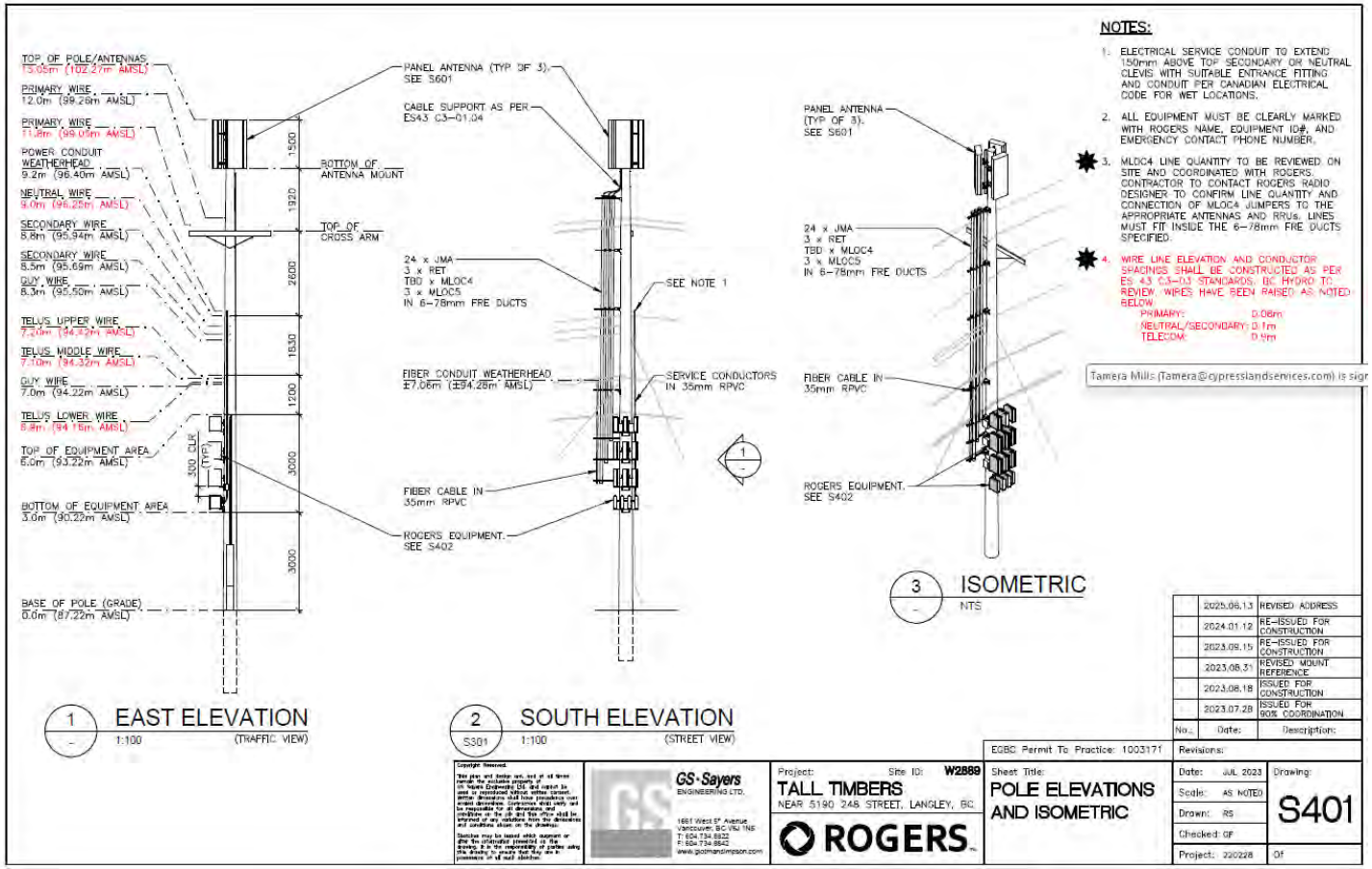
SCHEDULE B – Map of Existing Towers



SCHEDULE C – PRELIMINARY PLANS – SITE PLAN



SCHEDULE C – PRELIMINARY PLANS – TOWER PROFILE



SCHEDULE D
PHOTO-SIMULATION

BEFORE



AFTER



View: Looking South at site

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 2: Notification Package

PUBLIC CONSULTATION
CONSULTATION DU PUBLIC

September 8, 2025
8 septembre 2025

Dear Community Member,

Rogers Communications Inc. (''Rogers'') is expanding its wireless network and would like to share with you its current plan in the Township of Langley.

We are consulting residents and businesses of this area regarding this proposed project. Details of this project are included in the present notification file. We invite you to take note of the proposed project and to provide us with any questions or comments in writing by the **close of business day October 10th 2025**, after which we will answer your concerns. You will then have the opportunity to submit further comments if you require additional clarifications.

Cher membre de la communauté,

Rogers Communications Inc. (''Rogers'') étend son réseau sans fil et souhaite partager avec vous son plan actuel dans la municipalité de Langley.

Nous consultons les résidents et les entreprises de cette région concernant ce projet proposé. Les détails de ce projet sont inclus dans le présent fichier de notification. Nous vous invitons à prendre note du projet proposé et à nous faire part de vos questions ou commentaires par écrit **avant la fin de la journée de travail du 10 octobre 2025,** après quoi nous répondrons à vos préoccupations. Vous aurez ensuite l'opportunité de soumettre d'autres commentaires si vous avez besoin de clarifications supplémentaires.

Cypress Land Services Inc.
Suite 1055 - 409 Granville Rue, Vancouver, BC V6C 1T2
PublicConsultation@cypresslandservices.com

W2889

PUBLIC NOTIFICATION

Proposed Wireless Telecommunications Installation

1. Purpose of the Proposed Installation

Rogers is proposing to build a new wireless communications installation near 5190 248 St, Langley BC, (the "**Proposed Installation**") to improve wireless coverage to your community and to meet rising demands for wireless services.

The Proposed Installation will ensure continuous and uninterrupted coverage between existing telecommunications sites and maintain our commitment to provide fast and reliable cellular service, both indoors and outdoors.

2. Details of the Proposed Installation

Address: Near 5190 248th St, Langley, BC

Geographic coordinates: 49.096350 N, -122.536901 W

Location on the lot: This pole is within a road allowance and will replace the existing BC Hydro wood utility pole with a new pole. The lines will be reattached, and three antennas will be added at the top of the structure and radio/electrical equipment will be installed near the bottom of the pole (on the pole).

Land Use Policies: Township of Langley 07-331 Telecommunications Policy / CPC-2-0-03 Default Consultation

3. Description of the Proposed Antenna System

Type of tower and details: BC Hydro pole

Height: 15.05m

Details:

Rogers will install the following equipment on the proposed tower. Please note that the height of the antennas may vary slightly but the overall scale will be respected.

Number of antennas	Approximate Dimensions in mm (Length x Width x Depth)	Height on Tower (m)	Technology (4G or 5G)
3	1499 X 498 X 197	15.05	4G-5G

4. Aeronautical obstruction marking requirements and land use specifications

Given this is an existing structure to be replaced, Rogers will not be making applications to Transport Canada and NAV CANADA to review for Obstruction Marking and Lighting per Canadian Aviation Regulations (CARs) requirements.

5. Respect of engineering ethics and code of practice

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the structural standards contained in *CSA S37-18 (*Canadian Standard Association), and will respect good engineering practices, including structural adequacy.

6. Health Canada's Safety Code 6

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

Additional information from the Government of Canada and from other credible sources:
https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers/radiofrequency-energy-and-safety

https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html

https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/cell-phones-towers.html

https://www.who.int/news-room/questions-and-answers/item/radiation-5g-mobile-networks-and-health

7. Environmental assessment - Impact Assessment Act

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

Detailed information on the Impact Assessment Act (S.C. 2019, c. 28, s. 1) can be found at:
https://laws-lois.justice.gc.ca/eng/acts/I-2.75/page-1.html

8. Innovation, Science and Economic Development Canada's Regulatory Framework

The telecommunications industry is exclusively regulated under the Federal Radiocommunication Act and administered by Innovation, Science and Economic Development Canada. It has established a clear set of rules that wireless carriers must follow when looking to install or modify a tower or antenna system (*Client Procedures Circulars* - CPC 2-0-03, Radiocommunication and Broadcasting Antenna Systems).

Furthermore, Rogers must consult with representatives of the Township of Langley as the Land-Use Authority, and refer to their applicable local land-use and consultation requirements and any preferences it may have for tower-siting and/or design. General information relating to antenna systems is available on ISED's website: https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers

9. Public Consultation and Local Processes

The Township of Langley has adopted the *"Township of Langley 07-331 Telecommunications Policy"* which is being followed in this consultation process.