Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 17, 2025 - REGULAR MEETING	**REPORT:**	25-187
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-29-0049
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000013 (SHARED TOWER INC. / 22851 RAWLISON CRESCENT)		

PROPOSAL:

Application by Shared Tower to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

RECOMMENDATION SUMMARY:

That Council consider Shared Tower Inc.'s application and advise Innovation, Science and Economic Development (ISED) Canada whether: a) it does not object, or b) it objects to a proposed 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

RATIONALE:

Although Shared Tower Inc. 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 Shared Tower Inc.'s application to Innovation, Science and Economic Development Canada regarding a proposed 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent and adopt one of the following resolutions:

a) **That** Council advise Innovation, Science and Economic Development Canada that it does not object to Shared Tower's application to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Shared Tower's application to construct a 40.0 m (131.23 ft) high telecommunication tower and elevated equipment platform at 22851 Rawlison Crescent.

EXECUTIVE SUMMARY:

Shared Tower Inc. has requested Council concurrence (to ISED Canada) regarding a proposed 40.0 m (131.23 ft) high telecommunication tower and an elevated equipment platform at 22851 Rawlison Crescent. 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 (Attachment A).
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 associated equipment are permitted in all zones and the applicant has followed the procedural components of the Township's Telecommunication Tower Policy No. 07-331.

The tower and elevated equipment platform are proposed to be located in a location discouraged by the Township's Telecommunication Tower Policy and the proposed design is inconsistent with the policy's established design preferences.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 22851 Rawlison Crescent.

REFERENCE:

Owner:	Garnet Farms Ltd. PO Box 922 Stn Fort Langley Langley, BC V1M 2S3
Applicant / Agent:	Shared Tower Inc. 101, 1300 Cornwall Road Oakville, ON L6J 7W5
Legal Description:	Lot 1 District Lot 322 Group 2 New Westminster District Plan LMP30638 Except Plan EPP114310
Location:	22851 Rawlison Crescent
Area:	15.73 ha (38.87 ac)
Existing Zoning:	Rural Floodplain Zone RU-4
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:

- Shared Tower has proposed to construct a 40.0 m (131.23 ft) high telecommunications tower at 22851 Rawlison Crescent. The equipment is located on a 10 m × 10 m (33 ft × 33 ft) platform elevated at 4.8 m (16 ft) to be above the flood construction level.
- The property is located within the Agricultural Land Reserve and is currently used for agricultural purposes. The Salmon River traverses and meanders through the property. The proposed site is located in the Fraser River floodplain as shown in Map 13 – Floodplain, which are lands subject to hazardous conditions as per Section 3.15 of the Official Community Plan (OCP).
- The tower and its associated elevated equipment platform are proposed to be located on the western portion of the site adjacent to Glover Road.
- Staff note the following inconsistencies with Council's Telecommunication Tower Policy No. 07-331:
    - *3.1 Location Preferences*
        "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"*

The proposed tower site is located beside Glover Road without screening noting that a 2017 traffic count on Glover Road at Rawlison Crescent measured the average daily traffic at approximately 13,500 vehicles per day. Glover Road is one of the original roads in Langley connecting Fort Langley, Milner and Langley City, breaking the rules of the grid system established in the 1960s. The Salmon River also served as an early transportation link within the Township.

The proposal is sited within a floodplain (an area of environmental concern) in close proximity to the Salmon River channel (a riparian area) adjacent to Glover Road and at the entrance to Fort Langley (a location of high visual and community sensitivity). The proposal's characteristics correspond with several discouraged locations identified in the Township's Telecommunication Tower Policy. Accordingly, the proposed siting is inconsistent with the intent of the policy to minimize visual and environmental impacts and to preserve the character of significant community gateways.

- *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."*

The proposal includes an elevated platform with a height of approximately 4.8 m (16 ft) and 10 m × 10 m (33 ft × 33 ft) which is discouraged by the policy that encourages the installation of telecommunication antenna system towers that are as unobtrusive and inconspicuous as possible.

- The proponent has provided information in support of their application included as Attachment C.
- 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:

  "June 21, 2024: Notification was sent to 1 property owner within a 120-metre radius (three times the height of the proposed tower).

  June 26, 2024: The public consultation period began, with advertisements placed in both French and English in the June 26, 2024, edition of the Langley Advance Times.

  July 27, 2024: The 30-day public consultation period concluded on July 27, 2024. Throughout this period, no responses were received via email, phone, or mail, indicating an absence of public concerns regarding the proposed tower."

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	The Salmon River, beyond which is one property with existing farm	Agricultural/Countryside	Rural Floodplain Zone RU-4
South:	Rawlison Crescent, beyond which are two properties with existing dwellings and one vacant property	Small Farms/Country Estates and Salmon River Uplands	Rural Zone RU-1 and Suburban Residential Zone SR-1
East:	Two properties with existing farms	Agricultural/Countryside	Rural Floodplain Zone RU-4
West:	Glover Road, beyond which is one property with an existing golf course	Agricultural/Countryside	Rural Golf Course Zone RU-10

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.

The tower and elevated equipment platform are located in an area discouraged by the location and design preferences outlined in the Policy. While the elevated platform raises the equipment compound above the Flood Construction Level, it results in a visually prominent structure that conflicts with the Policy's guidance for unobtrusive and well-screened designs.

Should Council choose not to object to the application and the proposal be approved by ISED, a building permit will be required. This permit must include confirmation of access to Glover Road, verification of senior government approvals for the site with respect to the riparian area, and registration of a restrictive covenant holding the Township harmless from any flood-related damage.

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

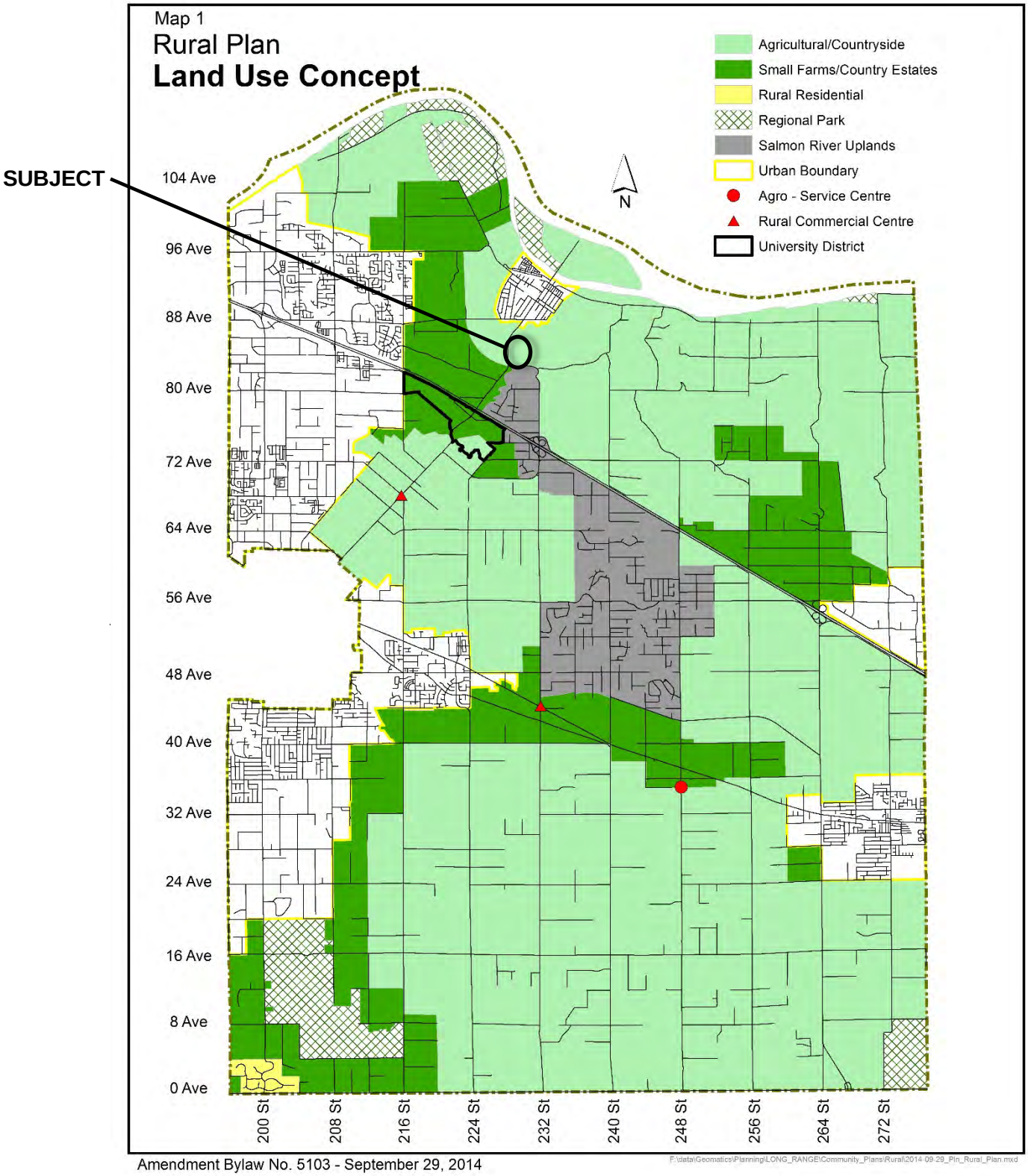
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Revised	1999-04-26
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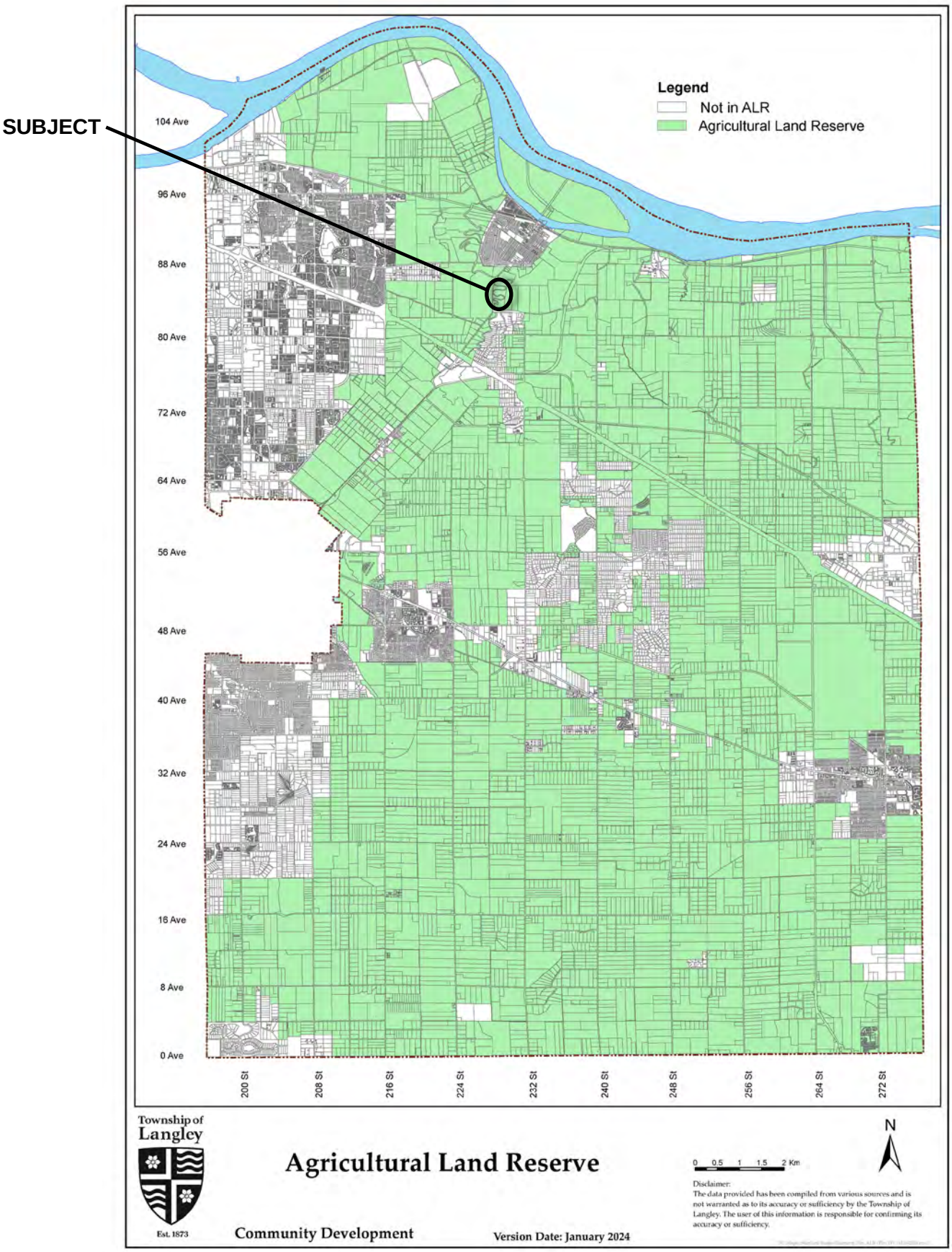
ATTACHMENT B

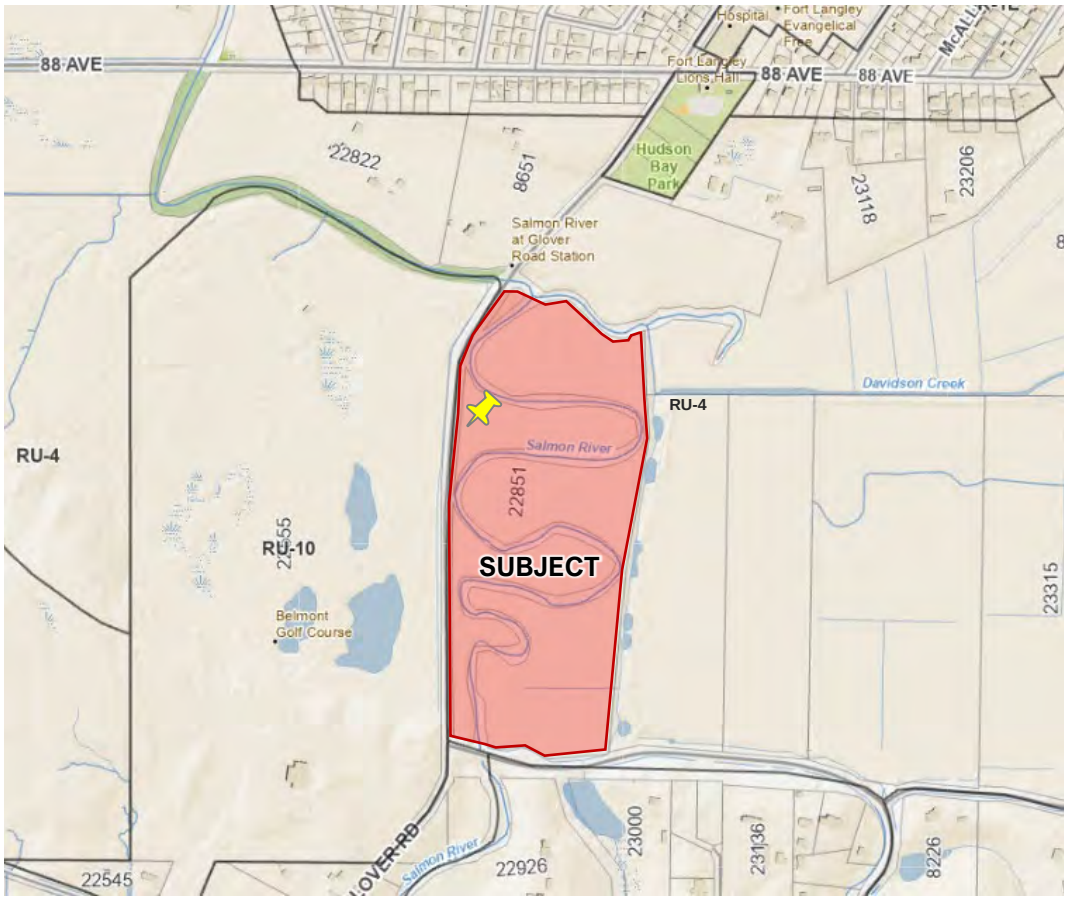


Proposed Tower Location

AERIAL CONTEXT MAP

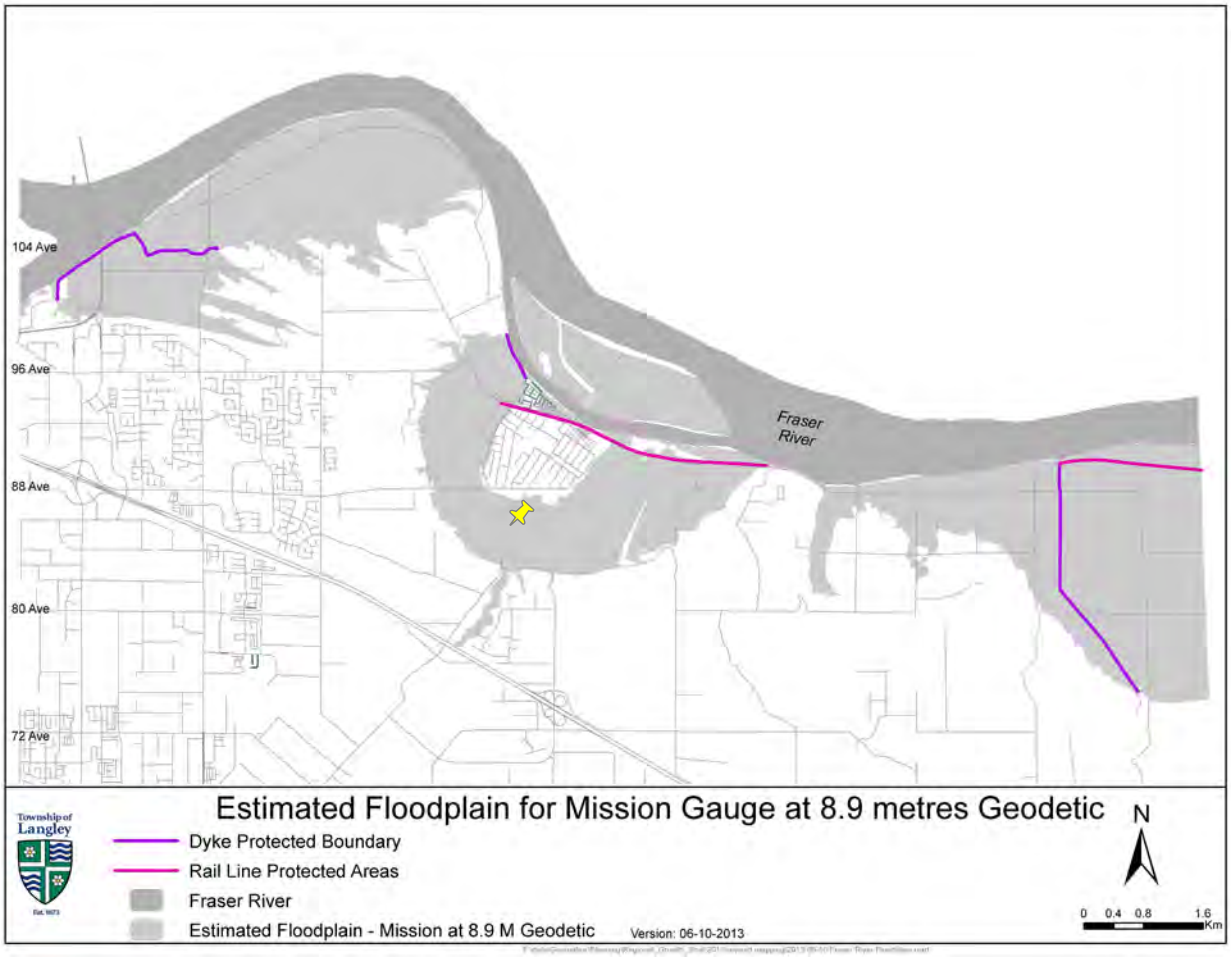

Map 1
Rural Plan
Land Use Concept
SUBJECT
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
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
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


SUBJECT
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
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
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.



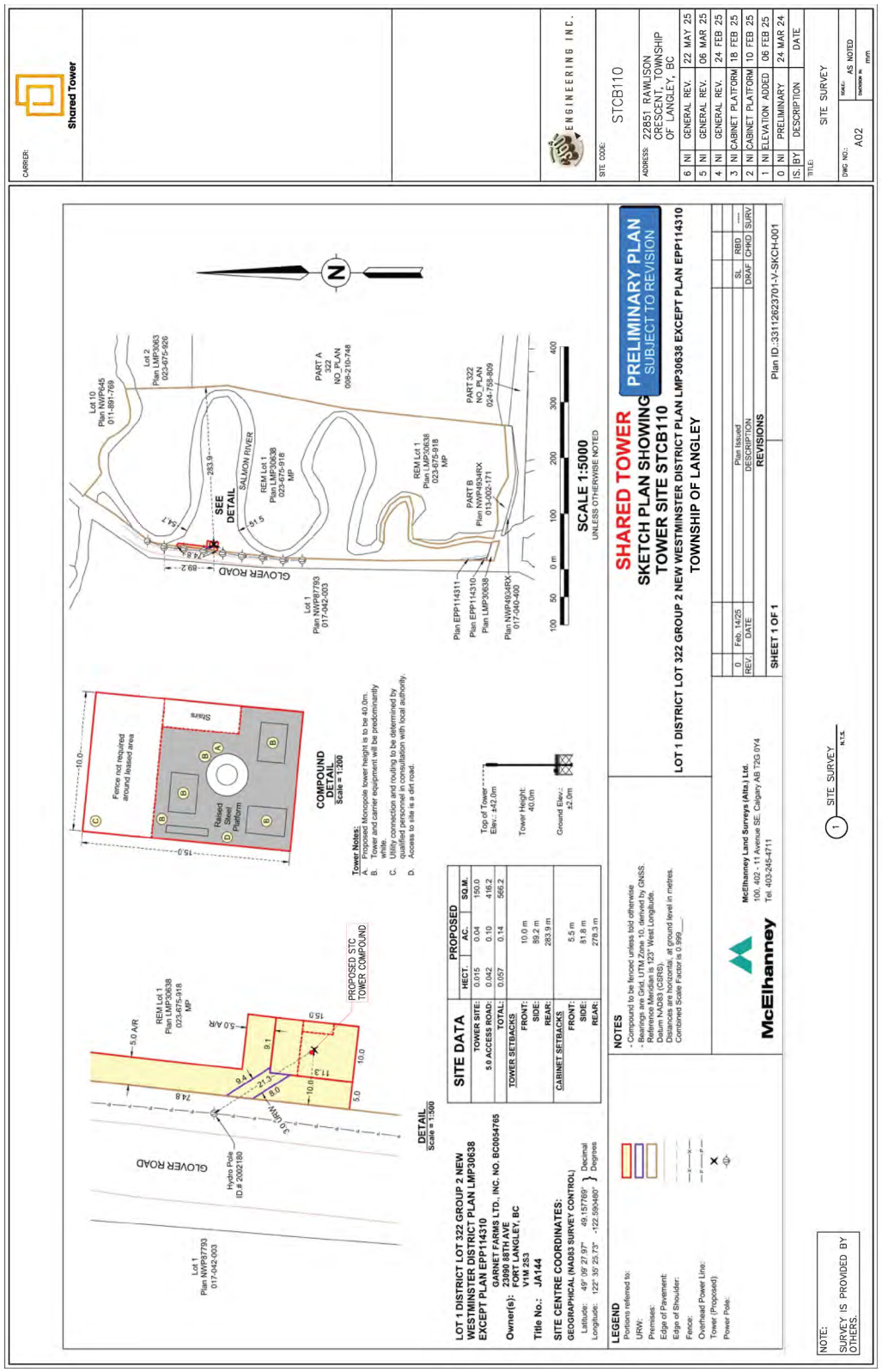
📌 Proposed Tower Location

ZONING BYLAW NO. 2500

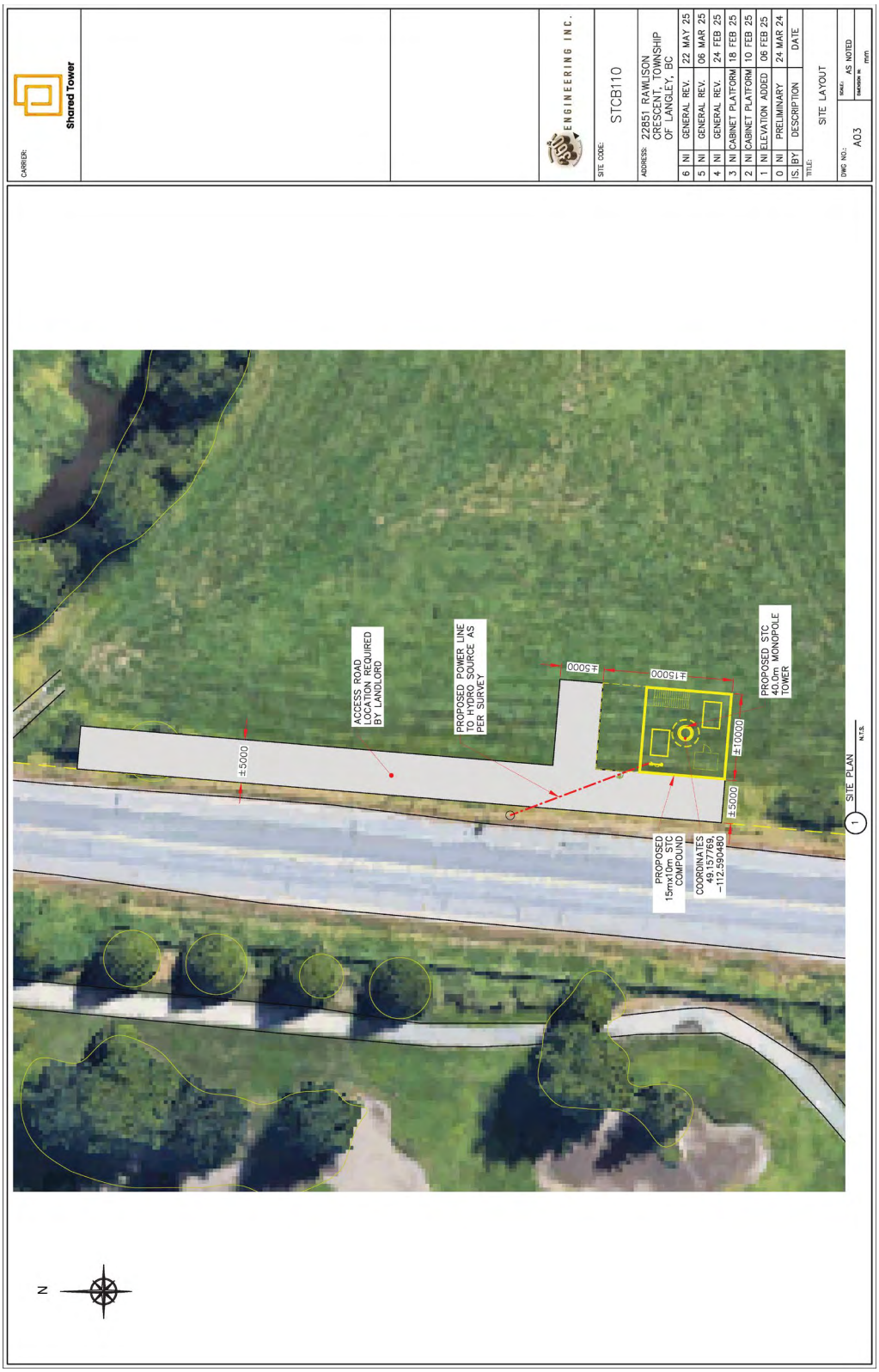


Proposed Tower Location

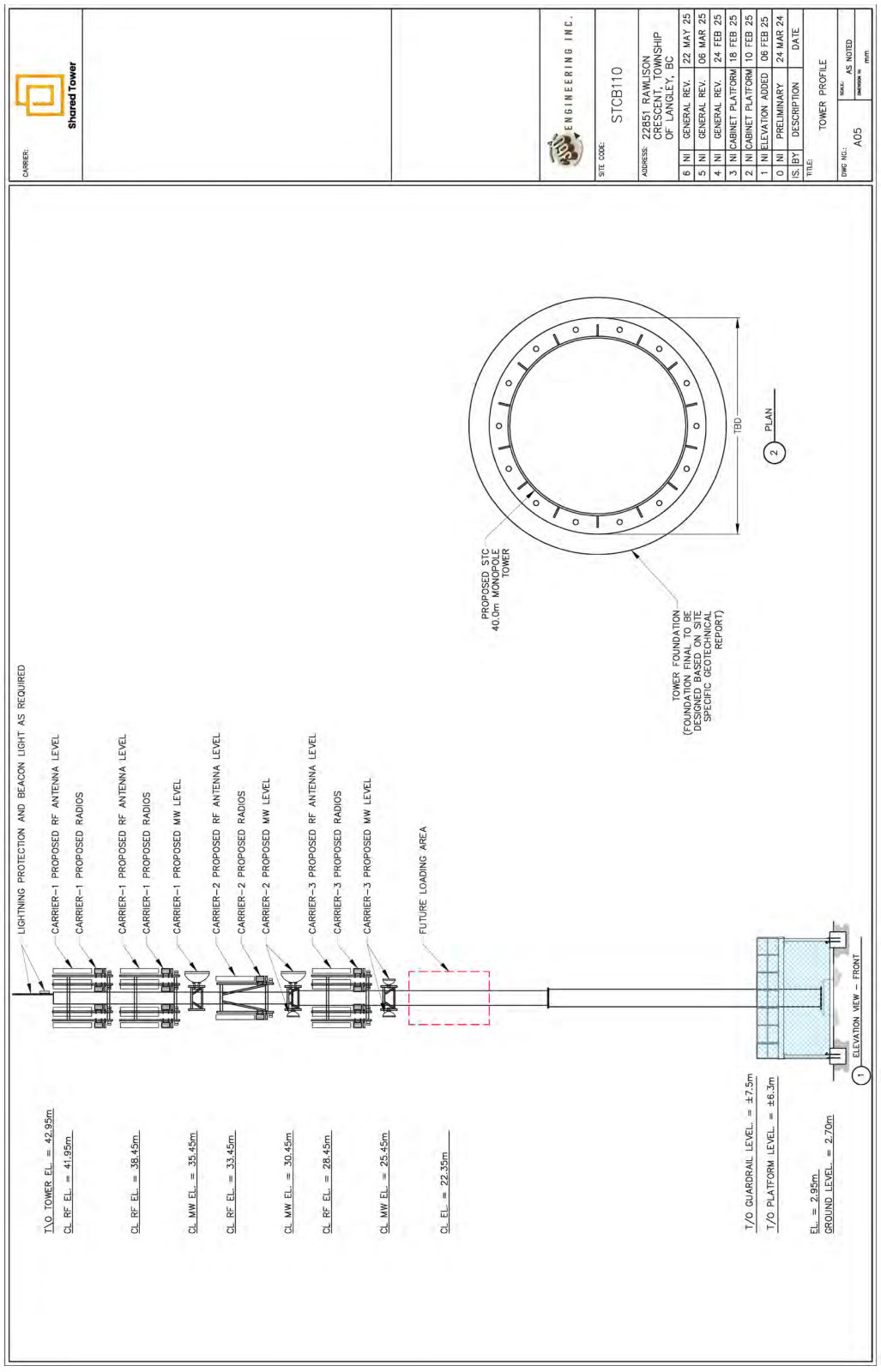
MAP 13 - FLOODPLAIN - OFFICIAL COMMUNITY PLAN



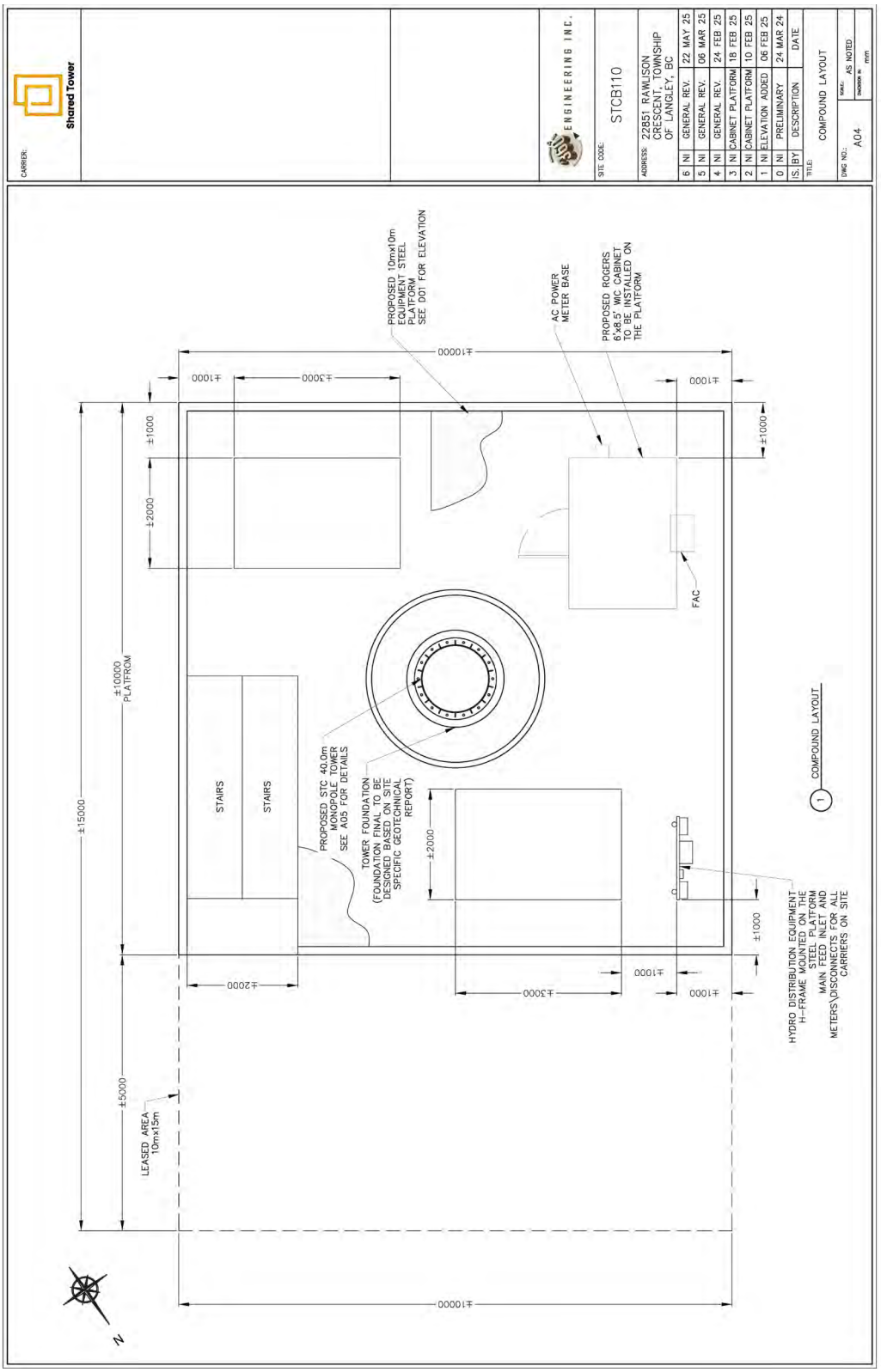
GENERAL PLAN – SUBMITTED BY APPLICANT



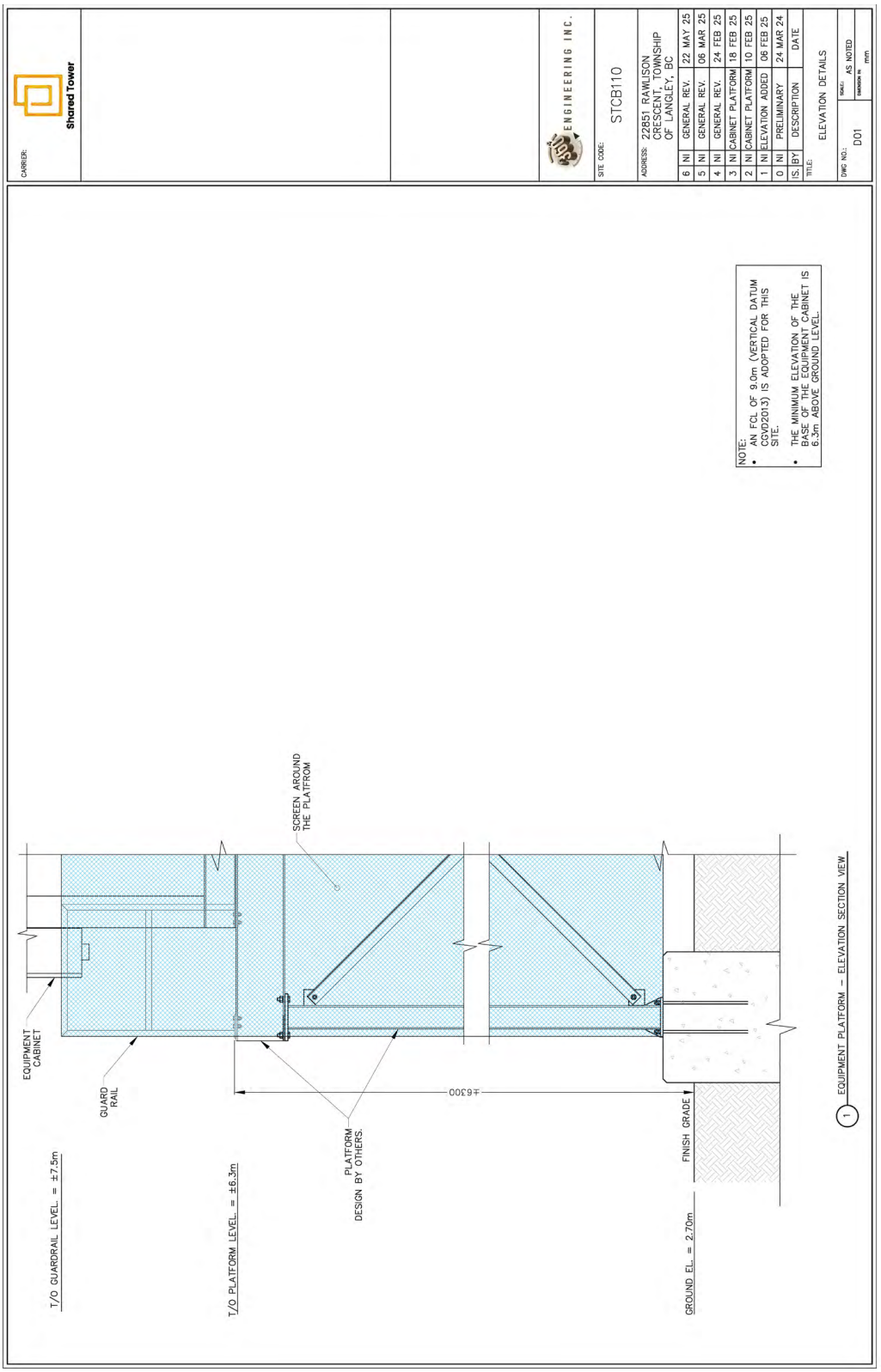
SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT



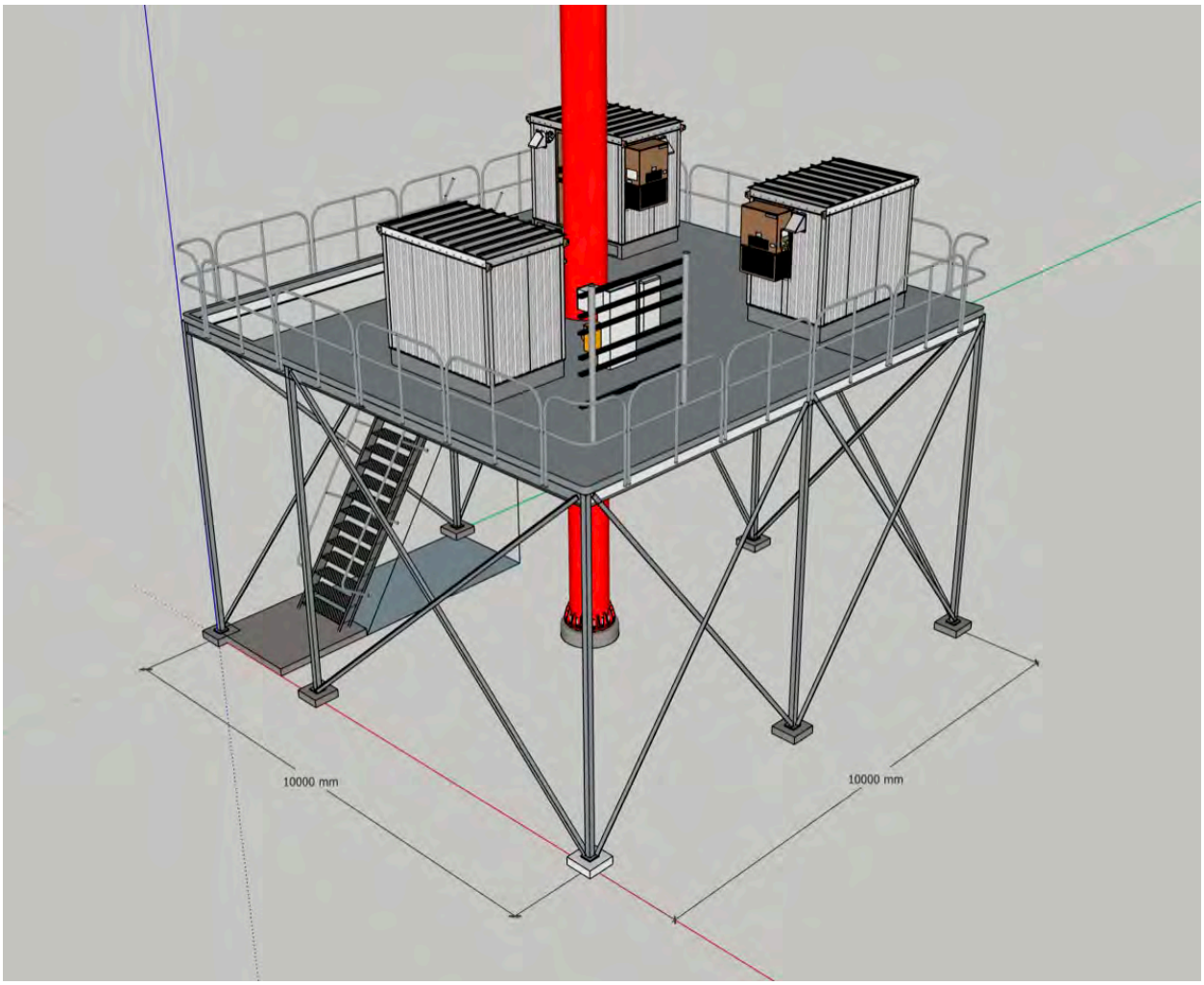
ELEVATION VIEW – SUBMITTED BY APPLICANT



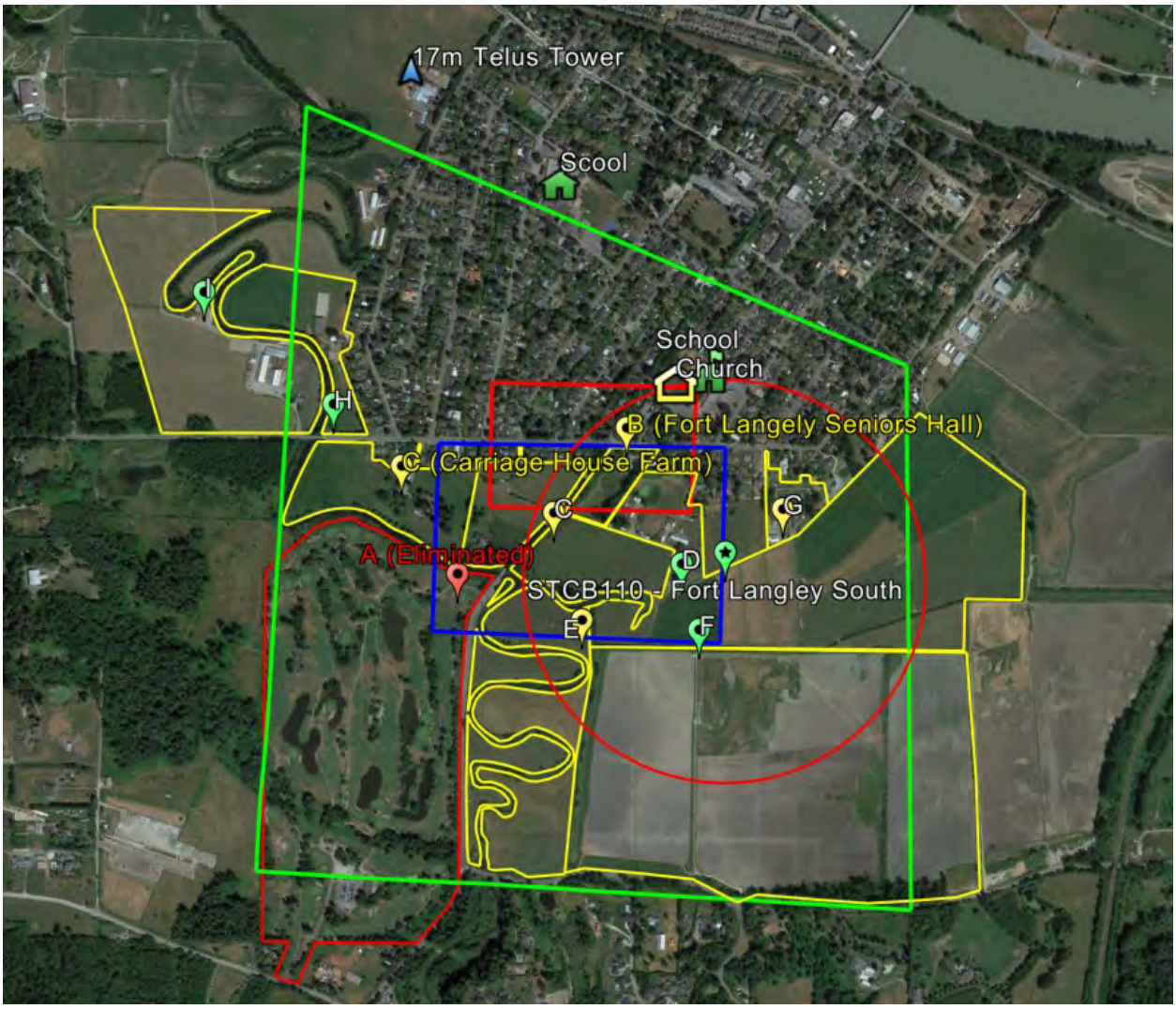
COMPOUND LAYOUT – SUBMITTED BY APPLICANT



EQUIPMENT PLATFORM ELEVATION – SUBMITTED BY APPLICANT



EQUIPMENT PLATFORM PERSPECTIVE – SUBMITTED BY APPLICANT



SITE SELECTION AREA – SUBMITTED BY APPLICANT



PHOTO SIMULATION KEY MAP – SUBMITTED BY APPLICANT



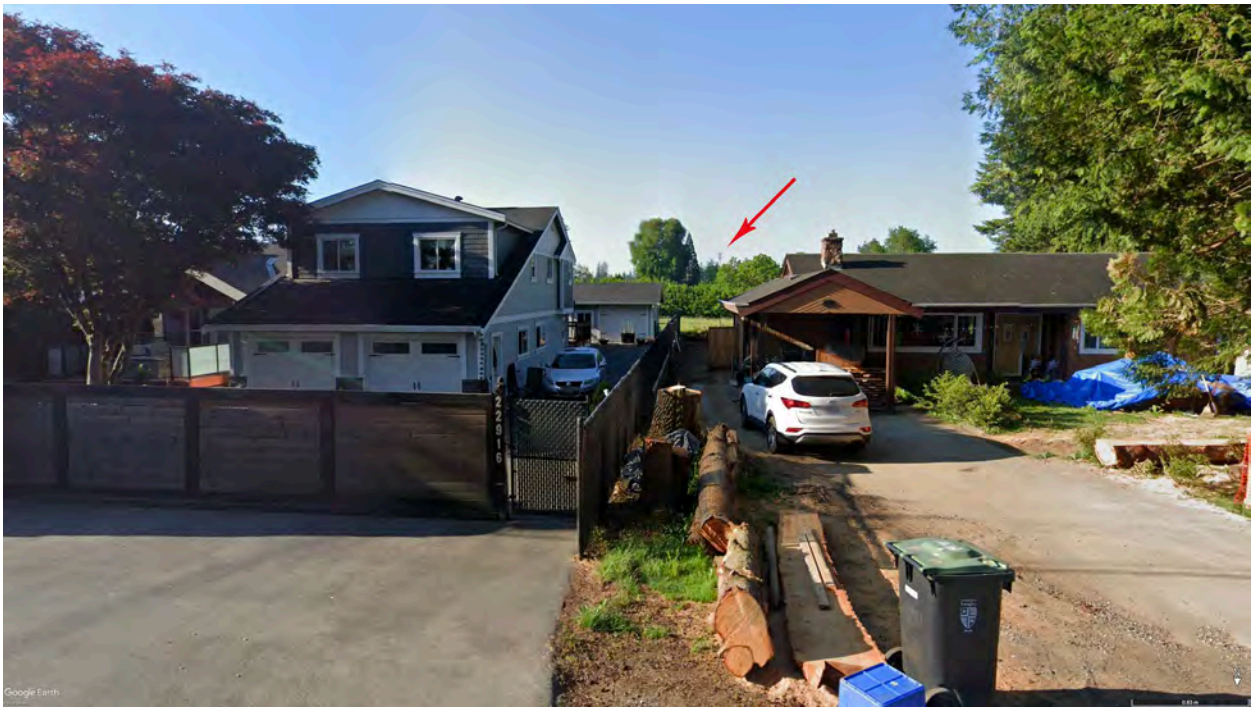
VIEW 1 – SUBMITTED BY APPLICANT



VIEW 2 (GREEN) – SUBMITTED BY APPLICANT



VIEW 2 (BLACK) – SUBMITTED BY APPLICANT



VIEW 3 – SUBMITTED BY APPLICANT

Shared Tower

May 13, 2025

ATTACHMENT C

Community Development
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Report on Proposed Telecommunications Tower Location

This report outlines the site selection process for the proposed telecommunications tower, focusing on **closing a significant coverage gap** in the southern portion of Fort Langley and the Forest Knolls area. The objective is to provide service to multiple carriers from a **single tower**, reducing the need for **two or three separate installations**.

The need for improved coverage in this area is well established. The nearest existing towers are located **2.25 km to the west, 1.61 km to the north, 4.10 km to the east, and 2.49 km to the south**, leaving a substantial area without reliable service. **Multiple service providers** have **expressed strong interest** in addressing this gap through a **shared infrastructure solution**.

Shared Tower has been actively engaged in this area since early 2023, conducting outreach to all nearby property owners both in 2023 and again in 2025. To date, only one landowner has been willing to move forward with a lease. While future changes in property ownership are always possible, Shared Tower must base its planning and investment decisions on current land availability and willingness to lease. Delaying action in hopes of a future landowner expressing interest introduces significant uncertainty and fails to address an immediate infrastructure need. This proposal is based on the best available option today, following years of cumulative outreach by Shared Tower and other service providers.

Following public notification efforts—including mailouts and newspaper advertisements—**no negative feedback** has been received.

The findings show that, despite challenges, the selected site remains the only viable location for moving forward with the application. Additionally, after discussions with Township staff, Shared Tower has adjusted the site plan to align with the recommendations in the flood hazard assessment (FHA).

Alignment with the Township's Policy

Preferred Locations

The Township of Langley has outlined location preferences for telecommunications towers, including:

- **Industrial and Mixed-Employment Areas**
- **Other Non-Residential Areas Where Appropriate**
- **Areas That Maximize Distance from Residential Areas**
- **Areas with Mature Landscaping for Screening**

The selected site meets these preferences as follows:

- **Industrial and Mixed-Employment Areas:** The only industrial-zoned property within 2 km of the search area already hosts a telecommunications tower supporting one of the intended carriers. As a result, no viable industrial options remain.
- **Non-Residential Location:** The selected site is a non-residential property, ensuring minimal direct impact on residential areas while meeting service coverage objectives.
- **Maximizing Distance from Residential Areas:** The site was chosen specifically to provide optimal coverage while being as far as possible from nearby residential properties.
- **Mature Landscaping for Screening:** The location benefits from existing mature trees, which help screen the tower from view in several directions, although visibility remains from some angles.

Discouraged Locations

The Township has identified locations where telecommunications towers should generally be avoided, including:

- **Locations of Environmental Concern**
- **Riparian Lands**
- **Heritage Areas**
- **Areas That Negatively Impact Public Views and Vistas**

The selected site has been carefully evaluated against these criteria:

- **Locations of Environmental Concern:** The site is within the Fraser River floodplain, which is identified in the Official Community Plan (OCP) as an environmental consideration. However, all properties assessed for this project fall within the "Fraser River oxbow and surrounding high ground under flooding conditions" (Figure 2.2 of the Flood Hazard Assessment). To address this, the project includes a flood mitigation strategy in alignment with section 3.15 of the OCP.
- **Riparian Lands:** The proposed location meets federal regulations regarding watercourse setbacks, maintaining a minimum distance of 51 metres from any riparian areas.
- **Heritage Areas:** Shared Tower recognizes the historical significance of Glover Road, which has long served as a transportation route, including in pre-contact times. In planning this project, we have taken care to respect the area's cultural heritage while addressing the critical need for improved telecommunications infrastructure. Shared Tower has carefully evaluated the site and surrounding area in light of existing disturbances. The TransMountain pipeline runs through properties located to the south of the subject site, an indication of the level of industrial and infrastructure development already in place in the vicinity. To the west, a golf course serves as another example of land use in this developed area. The subject property, a long-standing agricultural field, has been actively worked for many years, further reducing concerns about the environmental impact of this project. This agricultural use demonstrates that the land has been modified and developed over time, making it suitable for infrastructure development with minimal impact on pristine natural environments.

Risk Mitigation Strategies

1. **Visual Impact:**

   The proposed tower has been strategically positioned to minimize its visual impact on the surrounding area. By leveraging existing mature trees for natural screening and selecting a slim-line monopole design, the tower blends harmoniously with the environment. While the tower will be visible from a small section of Glover Road, the visual impact is brief and limited. This careful attention to visual considerations aligns with the Township's preference for minimizing visual disruption while still achieving the necessary telecommunications coverage.

2. **Environmental Impact:**

   The project has incorporated the recommendations of the Flood Hazard Assessment (FHA) to mitigate potential flooding risks, including elevating high-value equipment above the flood construction level (FCL) to protect against flood damage during extreme events. Additionally, a 15-metre riverine setback from the Salmon River has been implemented, further ensuring that the project adheres to environmental protection measures. These proactive strategies demonstrate Shared Tower's commitment to reducing environmental risks, protecting the surrounding area, and complying with the Township's flood hazard policies.

3. **Heritage/Historical Impact:**

   Understanding the historical value of Glover Road, Shared Tower has worked closely with the Township's Heritage Planning team. Their review confirmed no high archaeological potential at the site, but we have committed to following the Township's "Chance Find" protocols should any archaeological materials be uncovered during excavation. This approach ensures the project will respect the area's heritage while addressing the need for improved telecommunications infrastructure

Summary of Considered Locations

Proposed Location:

- After extensive outreach and evaluation, the selected site remains the most viable option for the tower. While discussions took place regarding potential adjustments to the exact placement, no alternative locations on the property were deemed feasible. Other locations reviewed did not offer the same technical viability.

Analysis of Other Sites:

1. **Floodplain and Landowner Support:** Several sites considered are within the floodplain, posing environmental and permitting challenges. Additionally, outreach efforts over the years have confirmed that landowners of these sites are not interested in pursuing lease agreements, making them unfeasible options.
2. **Proximity to Residential Areas and Floodplain Constraints:** Some sites were found to be closer to residential areas, raising concerns about potential community impact. These locations are also situated within the floodplain, further limiting their suitability for the project.



3. **Proximity to Existing Infrastructure:** One site fell outside the search area due to its close proximity to existing telecommunications infrastructure. This proximity would limit the tower's effectiveness, making it an impractical location for the project.

After multiple outreach efforts by Shared Tower, other consultants, and service providers over the years, the selected site is the only location where a lease agreement has been reached and an application can proceed.

Flood Hazard Assessment (FHA) and Environmental Considerations

Floodplain Mapping: All the properties considered for the tower site are included in the "Fraser River oxbow and surrounding high ground under flooding conditions" map (Figure 2.2 of the FHA). These areas are exposed to potential flooding from both the Fraser and Salmon Rivers. The flood hazard assessment indicates that the Fraser River poses the most significant flood risk to the site.

FHA for the selected site: The flood hazard assessment confirms that the selected site is located within the floodplain of the Fraser River. While the site is protected by existing embankments and dikes, these structures may not be adequate to prevent flooding during extreme events. The recommended flood construction level (FCL) for the site is 9.0 meters, with the possibility of floodwaters reaching depths of up to 5.7 metres during a major flood event. Despite these risks, the site is the most viable option due to its strategic location outside the direct residential areas while still meeting the telecommunications networks' needs.

Flood Hazard Mitigation: The flood hazard report recommends elevating high-value equipment above the FCL to avoid damage during flooding events. Furthermore, a riverine setback of 15 metres from the top of the bank is recommended to reduce erosion risks along the Salmon River.

Public Consultation and Communication Efforts

Engagement with Property Owners: Shared Tower, along with other consultants and service providers, has contacted all relevant property owners multiple times over the years. The selected site is the only location where a lease proposal has been accepted, and it remains the only location that has progressed to the application stage.

30-Day Notification Period: The required 30-day notification period has already been completed. No comments or concerns were received during this time.

Visual and Community Impact

Visibility of Sites: The proposed tower will have very limited visual impact from Fort Langley and Rawlison Crescent. Our rendering artist has shown that the tower is most visible in the few hundred metres on Glover Road immediately before and after the site. In these areas, the impact is brief. The positioning of the tower between treelines and its slim profile help reduce visual intrusion, ensuring the tower integrates as seamlessly as possible with the environment while maintaining the necessary coverage for the project.

Shared Tower

Conclusion

Despite the floodplain location and potential visual impact, the selected site remains the **only viable option at this time** for the telecommunications tower. Shared Tower has been working in this area **since 2023**, conducting **multiple rounds of outreach**, with no other landowners agreeing to a lease. Shared Tower has been working in this area since 2023, conducting multiple rounds of outreach, with no other landowners agreeing to a lease. While future ownership changes are always possible, infrastructure projects must be based on present realities.

Importantly, this proposal directly responds to **the intent of Council's newly updated Telecommunications Tower Policy**, which was adopted to facilitate the deployment of critical infrastructure and close service gaps in the community. The selected site aligns with the majority of the Township's stated location and design preferences, addresses a well-documented coverage need, and enables co-location for multiple carriers—reducing visual impact and land use redundancy

Council has made clear its desire to see improved telecommunications infrastructure delivered in a thoughtful and community-sensitive manner. This proposal delivers exactly that. Shared Tower remains committed to working with the Township and community to deliver this important public service while ensuring full compliance with all regulatory requirements.

Shared Tower

Appendix A: Applicant's Policy Justification – Council Policy 07-331 (Telecommunication Tower)

Appendix A: Applicant's Policy Justification – Council Policy 07-331 (Telecommunication Tower)

The following table has been prepared by the applicant to demonstrate how the proposed telecommunications tower aligns with the Township of Langley's Council Policy 07-331. This review reflects the applicant's interpretation of how the proposal meets the policy's stated goals, preferences, and technical requirements, for Council's consideration.

The following definitions apply to the evaluation of policy alignment:

Consistent	**Generally Consistent**	**Inconsistent**
The proposal fully aligns with the specific direction and intent of the policy section.	The proposal aligns with the general intent of the policy section, notwithstanding minor contextual limitations or planning constraints.	The proposal does not align with the intent or direction of the policy section.

Policy	Review Finding
Location Preferences (Section 3.1.2)	Generally Consistent The site is located on a non-residential parcel and was selected following an extensive search of all viable properties in the area. Although not in an industrial zone, the only industrial parcel within a 2 km radius already contains a tower supporting one of the target carriers. The proposed location maximizes distance from residential areas and leverages mature treelines for partial screening. While the policy indicates a preference for industrial areas, this proposal reflects the best available site under real-world constraints. The proposal delivers on the intent of Council's policy by enabling critical telecommunications infrastructure where it is most needed.

Discouraged Locations (Section 3.1.3)	Generally Consistent
	• The entire area surrounding Fort Langley lies within the Fraser River floodplain, including all sites capable of addressing the identified coverage gap.
	• A full **Flood Hazard Assessment (FHA)** has been completed, with mitigation measures implemented, including:
	  o Raising the equipment cabinet above the Flood Construction Level, and
	  o Maintaining a 51m setback from nearby watercourses, exceeding regulatory standards.
	• The proposed tower site is located along a stretch of **Glover Road that is outside the areas identified for special treatment or**

	protection in the following Township planning documents: o **Township of Langley Heritage Strategy** o **Official Community Plan (OCP)** o **Fort Langley Community Plan** o **Fort Langley Tourism Strategy** (as referenced in the Rural Community Plan Bylaw) o **Agricultural Viability Strategy** o **Arts & Cultural Services Plan** • This portion of **Glover Road is not designated as a "Country Road"** under the Township's Country Roads program—a collaborative initiative by Heritage Planning, Transportation Engineering, and Parks. o Country Roads are identified based on a blend of functional, environmental, and cultural criteria such as vegetation, views, cycling and equestrian linkages, and historic character. o While Glover Road has historic significance as the former Langley Trunk Road (built in 1875 and later renamed for Lieut. F.W. Glover), this section does not meet the criteria for Country Road designation and is instead treated as a standard provincial highway corridor. • Based on the **Fort Langley Community Plan**, this section of Glover Road is anticipated to lose its role as a major through-route following the eventual closure of the Fort Langley ferry. This will reduce future traffic volume and strategic transportation relevance. • The Township's Heritage Planning team has confirmed the site has **low archaeological potential**, and **Chance Find protocols** will be followed if needed. • The tower is **sited between two treelines**, is well outside the core tourism and heritage enhancement areas, and has been designed to minimize visual impact on the landscape. • The proposal **avoids all other discouraged characteristics** outlined in Council Policy 07-331 and includes appropriate mitigation where overlaps exist.
Design Preferences (Section 3.2)	Consistent The proposal meets all design expectations. The tower is a slim-line monopole with no lattice or guy wires. It is sited between mature treelines and designed to support co-location. These elements minimize visual impact and align with Township preferences.
Co-Location (Sections	Consistent The tower is designed to accommodate multiple carriers. By consolidating carrier needs into a single structure, the proposal avoids the need for two

3.1.1 & 3.2.3)	or more separate installations, reducing infrastructure duplication and long-term land-use impacts.
Application Requirements (Section 3.3)	Consistent All application materials required by the policy have been provided, including site drawings, co-location confirmations, and technical plans. Pre-application engagement occurred with Township staff and led to revisions aligning the site plan with flood mitigation requirements and visual sensitivities.
Public Consultation (Section 3.4)	Consistent A 30-day consultation period was completed in accordance with Innovation, Science and Economic Development Canada (ISED) and Township policy. The mailout and newspaper advertisement received no public objections. The public consultation summary has been prepared for Council and ISED.
Council Consideration (Section 3.5)	Pending The application is now before Council. All technical and consultation requirements have been satisfied. This proposal aligns with the objectives of Council's recently updated policy, which was intended to guide and enable the development of telecommunications infrastructure in precisely the type of service-limited area addressed by this application.

Shared Tower

Appendix B: Consultation Summary Letter (August 22, 2024)

Shared Tower

August 22, 2024

Community Development
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Re: Proposed Telecommunications Antenna Structure at 22851 Rawlison Crescent

Shared Tower Inc. has successfully completed the public consultation process outlined in the Township of Langley's Telecommunication Tower Policy 07-331. Shared Tower Inc. is now seeking concurrence from the Township for the proposed installation of a 40-metre monopole tower at 22851 Rawlison Crescent.

Tower Specifications

- **Type of Tower**: Monopole
- **Height**: 40 metres
- **Location**: 22851 Rawlison Crescent, Township of Langley
- **Coordinates**: 49.157769, -122.590480
- **Design:** The tower is designed to support the co-location of up to three carriers, promoting shared use and minimizing the need for additional towers in the area.

Summary of the Public Consultation Process

- **May 28, 2024**: Submission of the application package, which included a Letter of Intent, Consultation Package, Site Plan, and other relevant supporting documents.
- **June 21, 2024**: Notification was sent to 1 property owner within a 120-metre radius (three times the height of the proposed tower).
- **June 26, 2024**: The public consultation period began, with advertisements placed in both French and English in the June 26, 2024, edition of the Langley Advance Times.
- **July 27, 2024**: The 30-day public consultation period concluded on July 27, 2024. Throughout this period, no responses were received via email, phone, or mail, indicating an absence of public concerns regarding the proposed tower.

Summary of the Public Consultation Process

Shared Tower Inc. respectfully requests that the Township of Langley grants concurrence for the proposed 40-metre monopole tower at 22851 Rawlison Crescent, based on the successful completion of the public consultation process and the lack of objections from the public.

Consultation Package

Proposed Wireless Communications Facility

22851 Rawlison Crescent, Township of Langley

Shared Tower Inc. File Number: STCB110

To improve wireless network coverage and capacity in the Fort Langley area, Shared Tower Inc. is proposing a new wireless communication facility (cellular tower) at 22851 Rawlison Crescent.

What Kind of Tower is Proposed?

Shared Tower is proposing to build a 40-metre monopole along the west boundary of the property. Shared Tower has completed preliminary design plans. The tower will include multiple antennas such as the AIR 3258. These design plans are subject to final review and approval. The tower is designed and intended to support the co-location of 3 carriers, thus improving coverage and service for multiple service providers. A tower profile of the proposed facility is included below.

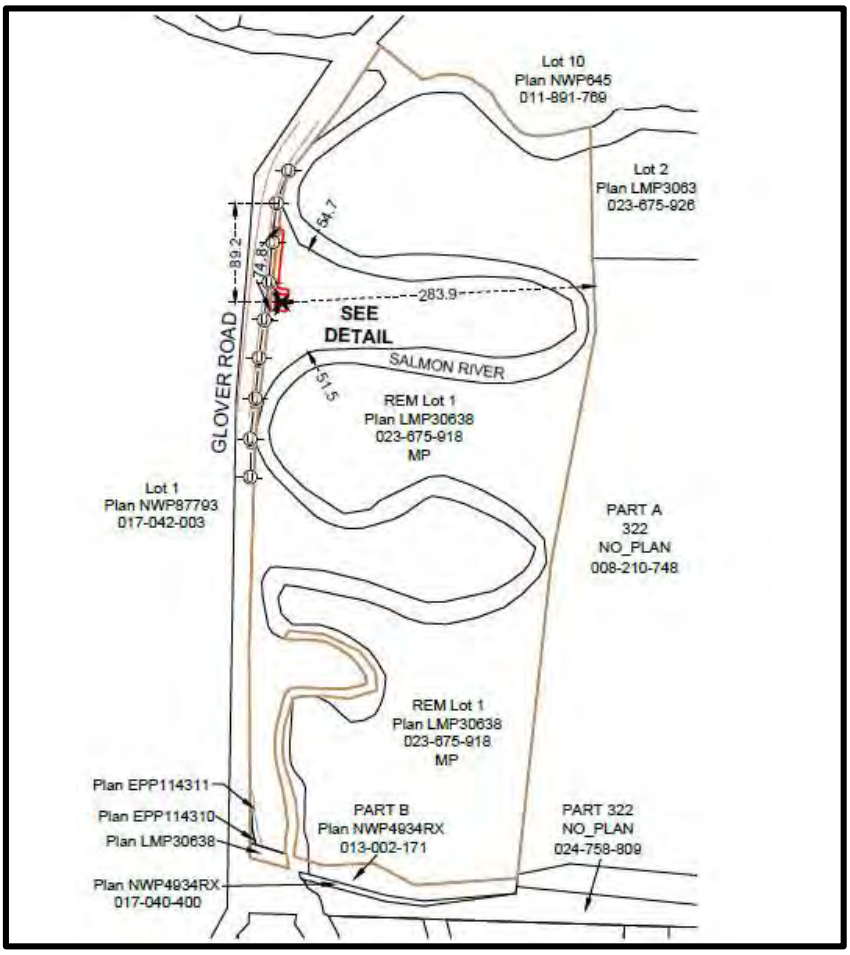


Figure 1: Compound layout

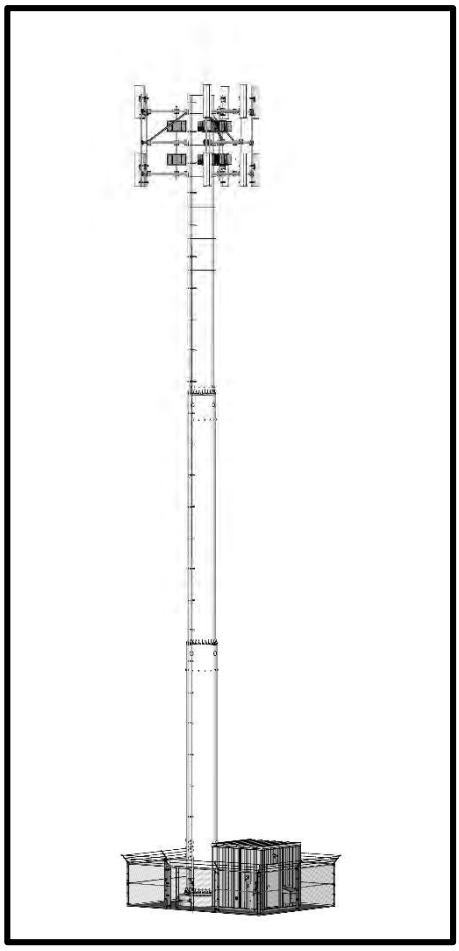


Figure 2: Tower profile

Tower Location

Municipal address: 22851 Rawlison Crescent, Township of Langley
Coordinates: 49.157769, -122.590480

An aerial view of the compound location is illustrated below.



Figure 3: Tower/compound location

Why is this installation needed?

Shared Tower has identified a need for improved telecommunications network coverage in the Fort Langley area. As a carrier-neutral tower developer, our towers allow for multiple cellular carriers to co-locate and share equipment, thereby reducing the need for additional facilities in the area. The proposed tower design has sufficient space and loading capacity for additional antennas should other carriers wish to apply to install equipment to support their network requirements at this location.

Prior to proposing a new telecommunications facility, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. The map shown in Figure 4 illustrates the locations of existing tower sites in the vicinity of the proposed tower. The following facilities have been assessed for their co-location potential, including: a Telus small-cell antenna on a streetlight located 929 metres northeast of the site; a 50-metre tower accommodating Telus and Rogers, located 2.17 kilometres south of the site; a 48-metre tower accommodating Rogers, located 2.26 kilometres west of the site; and a 46-metre tower accommodating Telus and Bell, located 2.30 kilometres west of the site.

The noted towers and other structures were not deemed to provide sufficient coverage in the Fort Langley area due to limited elevations, lack of co-location opportunities, and distances from

the subject area.



Figure 4: Existing telecommunications sites close to the proposed tower.

Commenting on This Proposal

The public is welcome to request additional information or provide written comments to:

Applicant Contact:
Planning Manager
Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
(403) 417-9200
Email: municipalwest@sharedtower.ca

Municipal Contact Information:
Development Services Department
Township of Langley
20338 – 65 Avenue
Langley BC V2Y 3J1
(604) 533-6034
Email: cdinfo@tol.ca

ANY PERSON may make a written submission to the individuals listed below by close of day **July 27, 2024**, with respect to this matter. Please reference site **STCB110** in your correspondence.

Innovation, Science and Economic Development Canada

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISEDC's public consultation guidelines, including CPC-2-0-03, please visit this website (https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html), or contact the local ISEDC office:

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: ic.spectrumsurrey-surreyspectre.ic@canada.ca

General information relating to antenna systems is available on ISEDC's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/towers.

Local Land Use Requirements

Radio-communication tower/antenna systems are exclusively regulated by Federal legislation under the Radio-communication Act and administered by ISEDC. Therefore, Provincial legislation such as the Local Government Act, including land use bylaws, do not apply to these facilities. It is important to understand that ISEDC mandates that proponents follow the radio-communication guidelines and will make a decision on the feasibility of the construction of a tower.

Public Consultation

ISEDC has established a default public consultation process that Telecommunications Antenna Systems ("TAS") proponents must follow in the absence of the local land use authority (i.e., Township of Langley) having an established and documented public consultation process. The Township of Langley has policy 07-331 Telecommunications Tower under which this proposed TAS application will proceed. The township's public consultation process was reviewed to ensure the minimum requirements of both parties, Township of Langley and ISEDC, will be met by Shared Tower. As per the township's policy, the public notification period will last 30 days. Although ISEDC has exclusive jurisdiction in the licensing of telecommunication sites such as the proposed tower, the Township of Langley will review the proposal and make a recommendation to ISEDC and Shared Tower.

Control of Public Access

The tower and supporting equipment will be located within the fenced tower compound and with no public access. All service provider equipment cabinets will be monitored for unauthorized access.

Health Canada's Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians and the Department has undertaken

responsibility in researching and investigating any possible health effects associated with exposure to electromagnetic energy. Health Canada has developed guidelines for safe human exposure to RF energy, which is commonly known as Safety Code 6.

Safety Code 6 has been adopted by industry ISEDC Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISEDC Canada requires all proponents and operators to ensure that their installations and apparatus comply with the Safety 6 at all times.

Shared Tower Inc. attests that the TAS described in this report will comply with Health Canada's Safety Code 6 limits, as 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.

For more information on Safety Code 6, please visit the following Health Canada site: www.healthcanada.gc.ca.

Engineering Practices

Shared Tower Inc. attests that the TAS as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards for telecommunications tower sites and comply with good engineering practices including structural adequacy.

Impact Assessment Act

Shared Tower attests that the proposed TAS described in this notification package is excluded from environmental assessment under the Impact Assessment Act.

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Tower Inc. Canada attests that the TAS described in this consultation package will comply with Transport Canada / NAV Canada aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to the municipality.

Public Disclosure of Comments

Submissions received shall form part of ISEDC's Public Consultation Process under the Spectrum Management and Radiocommunications Client Procedures Circular CPC-2-0-03, Issue 6, and may be made public as part of a report issued to interested partied, the Municipality and ISEDC.



Food is always a big part of the Canada Day festivities, wherever the events are held. This year a few groups are joining forces to host fun in Aldergrove at the legion on July 1. (Langley Advance Times files)

Legion, fair join in festivities

Aldergrove comes together to celebrate Canada's 157th birthday

Kyler Emerson
Black Press Media

This year, Aldergrove Fair volunteers have partnered with the Royal Canadian Legion's Aldergrove branch to host Canada Day celebrations on Monday, July 1.

It's the first year the legion and fair volunteers have joined forces to host Canada Day festivities, with the hope to expand on the legion's Canada Day celebration, explained fair president Karen Long.

"We value our community partners and wanted to support and expand the legion's current Canada Day program," she said.

There will be games, live music, and cultural performances, as well as hotdogs and drinks, a photo booth by the Aldergrove Elks, facepainting, Canada Day cake, and more from 11 a.m. to 3 p.m.

At 1 p.m. sharp a flag raising ceremony will be held at the branch.

The legion will be serving barbecue steak and hotdogs from 2 to 6 p.m., and dancing in the lounge will go until 7 p.m.

Donations will also be accepted in the parking lot for the Aldergrove Food Bank, Langley Meals on Wheels, Alder Grove Heritage Society, among other associations.

Long shared her thanks to Heritage Canada, the Township of Langley for the community grant, and MP Tako van Popta for providing a new Canada flag.

While this will be the second year a Canada Day parade is not held due to high costs of traffic management, Long said the fair is open to hosting it in the future if more funding and sponsorships becomes available.

Aldergrove legion is located at 26607 Fraser Hwy.

There will also be a Canada Day celebration at Loft Country Farms from 10 a.m. to 5 p.m. throughout the day on Monday, July 1.

The farm is at 2640 248 St.

Langley Township is hosting celebrations at McLeod Athletic Park from 11 a.m. to 5 p.m., and a drone light show at Willoughby Community Park starting at 10:15 p.m.

Bandits show pride

Team unveils special Terry Fox jerseys

Vancouver Bandits have unveiled a special edition jersey featuring Terry Fox and his Marathon of Hope.

Proceeds from each jersey sold will be donated to the Terry Fox Foundation in support of cancer research across Canada, and the Bandits' roster will wear the jersey at the club's upcoming Canada Day match-up versus the Niagara River Lions, which tips off at 5 p.m. on Monday, July 1, at Langley Events Centre.

Terry's brother, Fred Fox, said basketball was his sibling's favourite sport.

"He thought of himself as an average athlete and would often say he had to work harder than others to make the team," Fred recalled.

"We are delighted to partner with the Vancouver Bandits on this special initiative and appreciate their support to help realize Terry's dream of a world without cancer."

Each jersey features the number 4, the number worn by Terry during his 1977 season with Simon Fraser University.

Bandits' president Dylan Kular called them "a special tribute to the legacy of a remarkable hero [who] continues to inspire us daily."

PUBLIC NOTICE

PROPOSED SHARED TOWER 40m MONOPOLE TOWER
TELECOMMUNICATION FACILITY INSTALLATION

SUBJECT:

- Type: Wireless 40m tall monopole tower
- Location: 22851 Rawlison Crescent
- Coordinates: 49.157769, -122.590480
- Facility: The facility will include a 40-metre monopole tower and supporting equipment in a fenced compound.
- Purpose: The site space for improved wireless voice and data services in the surrounding area.

Innovation, Science and Economic Development Canada (ISEDC) is the governing body for installations of this type or telecommunication antenna installation and can be contacted at:

ISEDC – 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

ANY PERSON may make a written submission to the individuals listed below by close of day **July 27th, 2024**, with respect to this matter. Please reference site **STCB110** in your correspondence. General information relating to antenna systems is available on ISEDC's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/towers

Further information may also be obtained through the following contacts:

Applicant Contact
Planning Manager
Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
(403) 417-9200
municipalwest@sharedtower.ca

Municipal Contact Information
Development Services Department
Township of Langley
20338 – 65 Avenue
Langley BC V2Y 3J1
(604) 533-6034
cdinfo@tol.ca

AVIS PUBLIC

PROJET DE PYLÔNE UNIPOLAIRE SHARED TOWER INC. DE 40 MÈTRES
INSTALLATION DE TOUR DE TÉLÉCOMMUNICATIONS SANS FIL

OBJET:

- Type : Pylône unipolaire de 40 mètres pour les communications sans fil.
- Site : 22851 Rawlison Crescent
- Coordonnées : 49.157769, -122.590480
- Installation : L'installation comprendra un pylône unipolaire de 40 mètres avec des abris pour accueillir l'équipement de l'entreprise de télécommunication.
- But : L'objectif du site est d'améliorer les services de voix et de données sans fil dans la région environnante area.

Innovation, Sciences et Développement économique Canada (ISDEC) est l'organisme de réglementation pour les installations de ce type d'antenne de télécommunication, et peut être contacté à l'adresse suivante :

ISDEC – Bureau de district du Lower Mainland
13401, 108e Avenue, bureau 1700
Surrey BC V3T 5V6
Téléphone : 1-800-667-3780 ou 604-586-2521
Télécopieur : 604-586-2528
Courriel : spectrumsurrey-surreyspectre@ised-isde.gc.ca

TOUTE PERSONNE peut soumettre une contribution écrite aux personnes énumérées ci-dessous avant la fin de la journée du **27 juillet 2024**, concernant cette question. Veuillez faire référence au site **STCB110** dans votre correspondance.

Des informations générales concernant les systèmes d'antennes sont disponibles sur le site Web de Gestion du spectre et des télécommunications:
http://www.ic.gc.ca/tours

Des informations supplémentaires peuvent également être obtenues auprès des contacts suivants :

Personne-ressource de la demande
Responsable de la Planification Shared Tower Inc. 1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5 (403) 417-9200
municipalwest@sharedtower.ca

Personne-ressource municipale
Département des services de développement
Canton de Langley
20338 – 65 Avenue
Canton de Langley, BC V2Y 3J1
(604) 533-6034 cdinfo@tol.ca