

AGENDA ITEM NO: 7.10

MEETING DATE: November 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Shared Tower Inc.
Telecommunication Antenna Structures
/ 50450 Hack Brown Road DATE: November 7, 2023

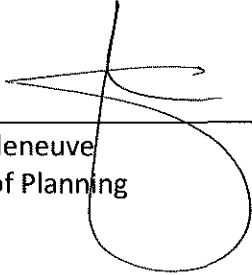
DEPARTMENT: Planning Department
TAS00005 PREPARED BY: Stacy Johnson / mb

1. SUMMARY OF ISSUE:

The applicant proposes to construct a new 40m monopole telecommunication antenna structure including 6 antennas, 1 microwave and an equipment shelter at the base located at 50450 Hack Brown Road.

2. RECOMMENDATION:

That Council direct staff to provide a letter of concurrence to be forwarded to Spectrum Management and Telecommunications by the applicant as outlined within Policy Directive G-22: Telecommunication Antenna Structures. (TAS0005)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON TELECOMMUNICATION ANTENNA STRUCTURES APPLICATION TAS00005

PREPARED BY: Stacy Johnson DATE: November 7, 2023
POSITION: Senior Planner DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant proposes to construct a new 40m monopole telecommunication antenna structure including 6 antennas, 1 microwave and an equipment shelter at the base located at 50450 Hack Brown Road.

2. BACKGROUND:

In June 2019, the City updated Policy Directive G-22: Telecommunication Antenna Structures (the Policy) to reflect current industry standards and legislative requirements for telecommunication facilities. In addition, the Policy created guidelines for preferred locations, design guidelines, co-location requirements and a detailed public consultation process in order to provide Council and the public with a clear guideline as to municipal authority and to outline an appropriate consultation method geared specifically to the City of Chilliwack.

Telecommunication Antenna Structures (TAS) are regulated by the Federal government under Innovation, Science and Economic Development Canada (ISED) and licensed by Spectrum Management and Telecommunications. Although municipalities are given the opportunity to create policy requirements as they relate to public consultation, preferred location and design guidelines, cities do not have any jurisdiction regarding the approval, licensing or installation of TAS or the ability to prohibit the installation of a TAS.

Based on Federal requirements, carriers are required to notify and consult with the relevant land use authority prior to being granted approval by Spectrum Management and Telecommunications to install a TAS. The municipality's role is to outline the mandatory public consultation process (through creation of a policy) which carriers must follow to ensure consultation is conducted in an appropriate manner and to provide an acknowledgement that the relevant municipal process has been satisfied through the provision of a letter of concurrence.

3. PROPOSAL:

The applicant proposes to construct a new 40m monopole telecommunication antenna structure including 6 antennas and 1 microwave and an equipment shelter at the base located at 50450 Hack Brown Road in close proximity to the Highway 1/Annis Road interchange.

In accordance with the Policy, the applicant (Shared Tower Inc.) has completed the required initial public consultation process and independent public information session. In response to the mandated public consultation process, the applicant received 8 responses in opposition to the proposal. In accordance with the Policy, as public opposition was received, a public information meeting was held at the request of staff. At the meeting, 3 attendees were in opposition to the proposal and 2 were neutral.

The TAS proposal has been evaluated against the criteria of the Policy with regards to location, design guidelines, co-location with existing towers and the public consultation process and all criteria, as outlined within the Policy, are considered to be met. As such, and in accordance with the Policy, Council is requested to direct staff to provide a letter of concurrence to be forwarded to Spectrum Management and Telecommunications.

A copy of the complete application package, antenna design and location rationale has been attached as "Schedule A". A summary of the applicant's engagement and Public Consultation Public Information Session Packages have been attached as "Schedule B" for information.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

That Council direct staff to provide a letter of concurrence to be forwarded to Spectrum Management and Telecommunications by the applicant as outlined within Policy Directive G-22: Telecommunication Antenna Structures. (TAS0005)

Substantiation:

As the applicant has completed all public consultation requirements as outlined within the Policy and the proposal meets the necessary design and location criteria, the proposed telecommunication antenna structure is considered to be consistent with the objectives and guidelines as detailed within Policy Directive G-22.

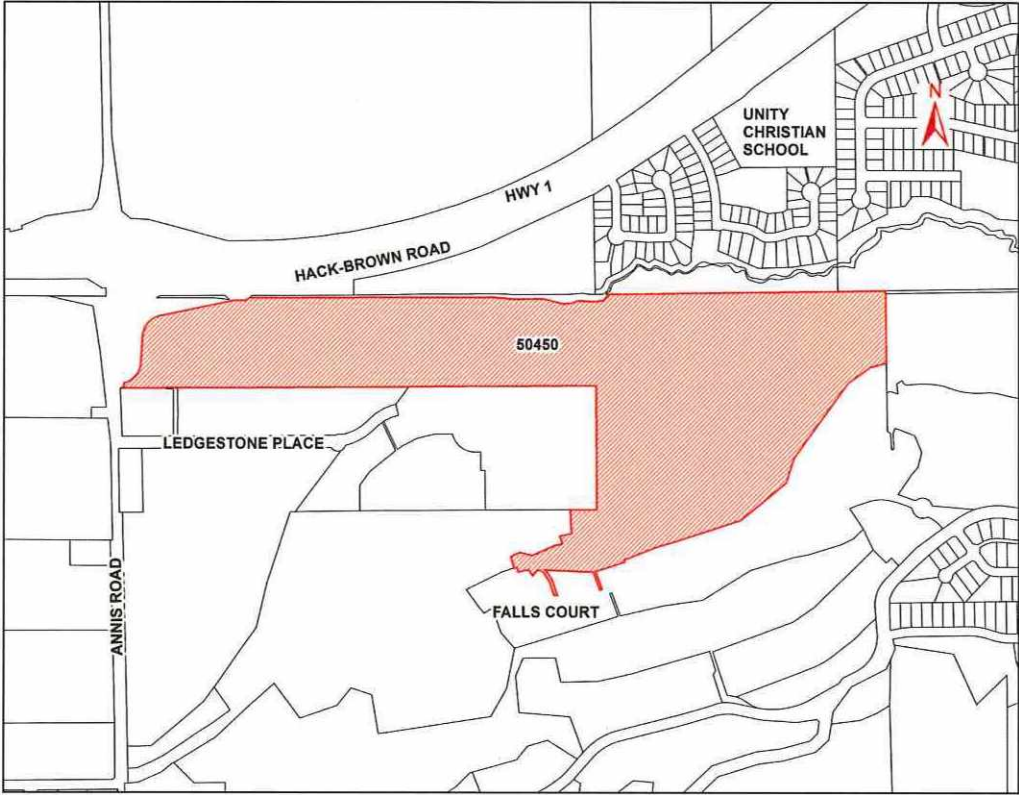
5. SOURCES OF INFORMATION:

- Telecommunication Antenna Structures Application (TAS0005) – September 29, 2023
- City of Chilliwack Policy Directive No. G-22 Telecommunication Antenna Structures

Attachments

- "Schedule A" – Application Package
- "Schedule B" – Applicants Summary of Engagement, Public Consultation Package & Public Information Session Package

Location Map



Ortho photo



“Schedule A”

Application Package


Letter of Rationale

For Proposed Telecommunication Antenna Structure

File No. STCB028

**50450 Hack Brown Road
Chilliwack, BC V4Z 0A7**

April 28, 2023

Prepared for: City of Chilliwack
 8550 Young Road
Chilliwack, BC V2P 8A4

Prepared by:  Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5



Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5

April 28, 2023

City of Chilliwack
8550 Young Road
Chilliwack, BC V2P 8A4

VIA EMAIL: leary@chilliwack.com

Dear Ms. Erin Leary, Manager of Development Planning,

Re: Proposed Telecommunication Antenna Structure at 50450 Hack Brown Road, Chilliwack, BC

Shared Tower Inc. (Shared Tower) is pleased to submit this Telecommunication Antenna Structure (TAS) application for a Letter of Concurrence to the City of Chilliwack (Chilliwack).

The proposed TAS is a 40-metre lattice tower structure designed to support three co-location opportunities. The TAS is proposed to be located at 50450 Hack Brown Road, Chilliwack, BC (Subject Site), on an approximately 66.78-acre, CD-25 zoned property, at The Falls Golf Club.

Although the Federal Government, through Innovation, Science and Economic Development (ISED) Canada is responsible for the final regulatory decision to approve the location of TAS, Shared Tower looks forward to working with Chilliwack to ensure that its community objectives are met.

Please do not hesitate to contact me directly if you have any questions or if we can provide any further information.

Sincerely,

Price Leurebourg, RPP MCIP AICP
Planning Manager, Western Canada
Shared Tower
(403) 417-9200
pleurebourg@sharetower.ca



Shared Tower

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Shared Tower

1. Introduction

The telecommunications industry plays an essential role, connecting Canadians with wireless communication services from coast to coast. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents, businesses, visitors and public institutions. Consumer connectivity, the economy, and health and safety services, all of which must operate simultaneously, depend in large part on strong, reliable, and accessible telecommunications infrastructure. As demand for telecommunications services continues to grow, more pieces must be introduced to the network.

Despite the importance of this infrastructure, there remains significant gaps in connectivity. Private investment and government partnerships will continue to play a major role in bridging this divide while driving economic and social benefits for all Canadians, and particularly those outside of a handful of major cities.

Shared Tower is proposing a new Telecommunications Antenna Structure (TAS) at 50450 Hack Brown Road in Chilliwack. The subject property is a Comprehensive Development-25 (CD-25) zoned site, approximately 270,250 square metres in area or approximately 66.78 acres. The intent of the proposed TAS is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.

2. Coverage Objective

Broadly, Shared Tower has identified a need for improved telecommunications network coverage in Chilliwack and surrounding areas. The proposed tower is a 40-metre monopole-style installation, engineered to accommodate initial and future loading for 3 cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area.

The location of the tower will ensure separation from the residential properties along with coverage and network capacity for all major wireless network providers. There are currently no TAS within 3 kilometres of the subject site. At 40 metres in height, the proposed tower is anticipated to reach a two to three-kilometre radius and address coverage issues for surrounding properties and along Highway 1.

As of date of this application, national wireless carriers have expressed interest in locating on the tower.



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3. Subject Site and Land Use Considerations

The Subject Site is located at 50450 Hack Brown Road in the City of Chilliwack, BC. Its parcel identifier number (PID) is 025-641-999, and it has a legal description of Lot A, Section 28 Township 2 and Section 30 Township 29, Range 29, West of 6th Meridian, New Westminster District, Plan BCP4847 Except Plan EPP80509.

The proposed location is comprised of approximately 66.78 acres of land zoned CD-25 and allows for a considerable setback from the majority of residents (360 metres).

Ground-level views of the Subject Site are enclosed as Figures 2-7. The viewpoints are at 8517 Bradshaw Place (770 metres), 1-50778 Ledgestone Place (420 metres) and 8330 Annis Road (120 metres). The Subject Site is located 420 metres from the nearest residential area.

Figure 1: Key Map Showing Subject Site and Viewpoint





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Figure 2: View of site from 8517 Bradshaw Place (Before)



Figure 3: View of site from 8517 Bradshaw Place (After)



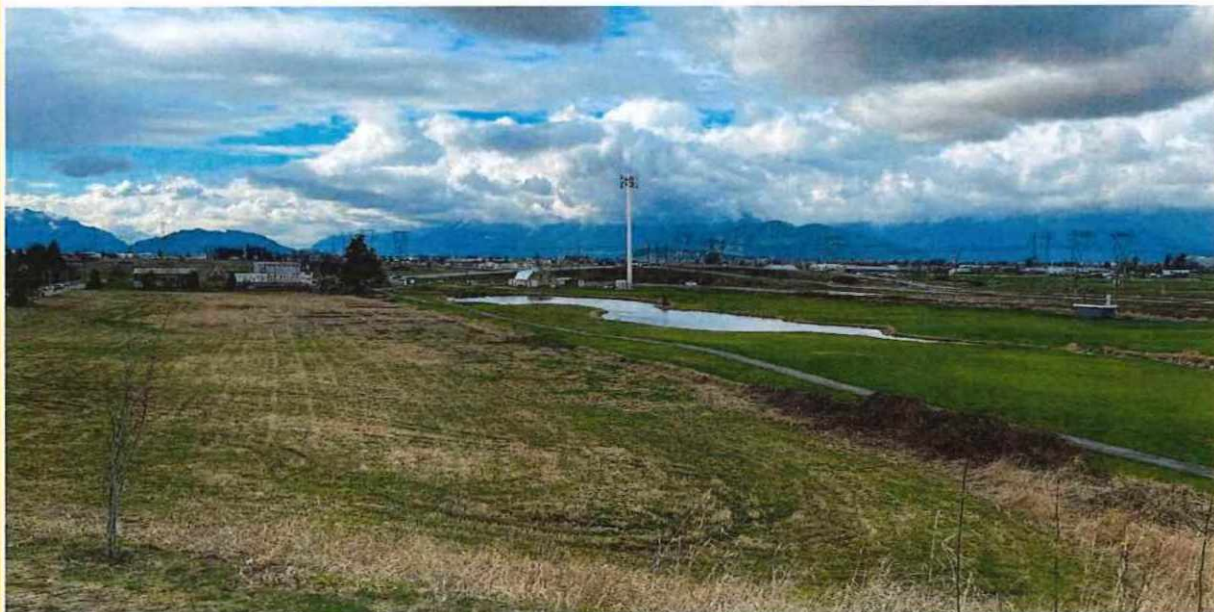


Shared Tower

Figure 4: View of site from 1-50778 Ledgestone Place (Before)



Figure 5: View of site from 1-50778 Ledgestone Place (After)





Shared Tower

Figure 6: View of site from 8330 Annis Road (Before)



Figure 7: View of site from 8330 Annis Road (After)





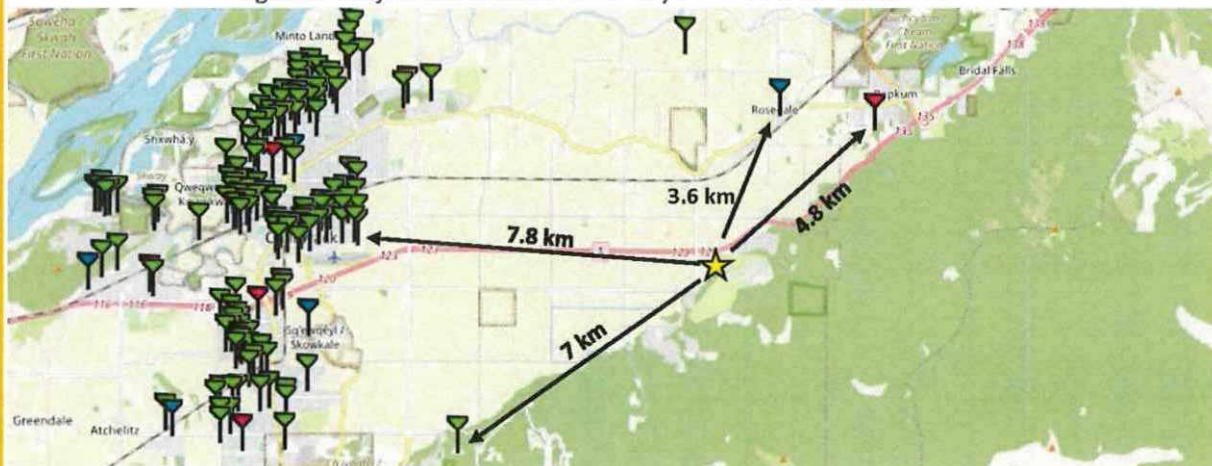
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4. Subject Site Selection Justification

Existing Telecommunications Towers

Prior to proposing a new TAS, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. As shown in Figure 8, the closest existing antenna structures to the proposed TAS are a Bell facility and a Rogers facility located approximately 3.6 km and 4.8 km to the northeast, respectively.

Figure 8: Subject Site Relative to Nearby Telecommunications Towers



Other Co-location Opportunities

A review for other suitable existing structures, such as rooftops, utility poles, and transmission towers for co-location opportunities was also undertaken. There were no rooftops or utility poles of sufficient height within the search radius to adequately provide additional network coverage.

Distance from Residential and Comprehensive Development Sites

The nearest residential use to the Subject Site is located approximately 120 metres to the south at 8330 Annis Road.

Land Use & Public Realm Considerations

The Subject Site is located on a golf course, as far as possible from the majority of the area’s residential development. The placement of the proposed TAS on the Subject Site is not anticipated to negatively affect any sensitive land uses, such as heritage sites, parks, areas of significant vegetation, shorelines, or water bodies.

Overall, the addition of the proposed TAS would result in little to no impact on the area’s current land uses nor would it detract from the overall public realm.



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5. Proposed Telecommunication Antenna Structure

Shared Tower is proposing to construct a 40-metre monopole tower on the Subject Site.

Preferred Tower Type

The monopole tower design has been selected as an efficient tower type to support equipment for three future co-location services and the elevation required to meet the aforementioned application objective. This tower type is proposed to limit the impact on vistas when compared to other tower types.

Preferred Tower Height

The proposed tower has been designed at a height of 40 metres. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed TAS in the future, which will limit the overall number of tower structures required in Chilliwack.

Control of Public Access

The tower and supporting equipment will be located within the fenced tower compound and with no public access. Shared Tower is proposing a 1.8 metre chain-link fence, topped with barbed wire. All service provider equipment cabinets will be monitored for unauthorized access.



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6. Federal Policy

The Federal Government, through Innovation, Science and Economic Development Canada (ISED) is responsible for the final regulatory decision to approve the location of TAS. ISED has adopted policy (CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems) which applies to anyone who is planning to install or modify a TAS. This policy has been reviewed to ensure Shared Tower's proposed TAS is in compliance. A review of the required public consultation process along with several required declarations follow.

CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems (2014)

Local Land Use Requirements

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

Public Consultation

ISED has established a default public consultation process that TAS proponents must follow in the absence of the local land use authority (i.e., Chilliwack) having an established and documented public consultation process. The City of Chilliwack has policy G-22 Telecommunications Antenna Structures under which this proposed TAS application will proceed. The City's public consultation process was reviewed to ensure the minimum requirements of both parties, City of Chilliwack and ISED, will be met by Shared Tower. As per the City's policy, the public notification period will last 21 days. Although ISED has exclusive jurisdiction in the licensing of telecommunication sites such as the proposed tower, the City of Chilliwack will review the proposal and make a recommendation to ISED and Shared Tower.

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 ISED Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISED 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

**Shared Tower**

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

Canadian Environmental Assessment Act

Shared Tower attests that the proposed TAS described in this Justification Report is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Tower Inc. attests that the radio antenna system described in this notification 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 made available for public review.

Engineering Practices

Shared Tower Inc. attests that the radio antenna system 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.

Innovation, Science and Economic Development Canada's Spectrum Management

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](#), or contact the local ISEDC office at:

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 Telecommunication [website](#).



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7. Conclusion

The Canadian telecommunications industry provides an essential service to Canadians. As demand for telecommunications services continues to grow, more infrastructure must be added to the network. The importance of telecommunications infrastructure cannot be understated; it is critical to improving consumer connectivity, the economy, and health and safety measures.

Shared Tower has proposed a new TAS in Chilliwack to strengthen the local telecommunications network. Prior to submitting this request, a thorough search for existing co-location opportunities was conducted, however, no feasible options were available.

Shared Tower believes this proposal:

- Works toward bridging the urban-rural connectivity divide by filling an identified network need in Chilliwack;
- Provides three co-location opportunities that will reduce the overall number of towers required in the community;
- Is designed to minimize impact on vistas as much as possible;
- Has no impact on the adjacent land uses or public realm;
- Is aligned with and supports several layers of municipal and federal policy; and,
- Justifies the issuance of a Statement of Concurrence by City of Chilliwack Council.

Although ISEDC is responsible for the final regulatory decision to approve the proposed TAS, Shared Tower is committed to effective and meaningful municipal and community consultation. We look forward to working with the City of Chilliwack to continue to build an efficient telecommunications network for the community while ensuring its objectives are met.

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
info@sharedtower.ca | (647) 362-0111

“Schedule B”

Applicant’s Summary of Engagement

1. Public Notice Signs Placed on Property on June 26, 2023:
 - Public notice signs were installed on the property to inform the public about the tower proposal
2. Initial Mailout sent on June 26, 2023:
 - Sent to 239 addresses
 - Only 3 properties are within 120 metres of the tower (3 times tower height radius), but the property covers 66.78 acres. The majority of mailout recipients are at least 30 metres from property lines and more than 350 metres away from the tower site
3. Response Deadline: July 17, 2023
 - Received 8 responses from 239 unique individuals/property owners (3%).
 - All 8 responses were in opposition to the proposal.
4. Director required a public information session, per the policy.
5. Public Information Session Mailout sent on September 29, 2023:
 - Sent to 239 addresses, along with Spectrum Management & Telecommunications, Transport Canada, and Health Canada.
 - Received 2 new responses and 3 responses from previous respondents from 239 unique individuals/property owners (Total respondents = 10 or 4% of 239; 1 new response in support of the application).
 - Receipt confirmation emails were received from Spectrum Management & Telecommunications, Transport Canada, and Health Canada.
6. Public Notice Signs Updated with Public Information Session Details on October 4, 2023
 - The public notice signs were updated with information about the upcoming public information session
7. Public Information Session held from 6-8pm on October 16, 2023, at Chilliwack Curling Club Banquet Hall (45550 Spadina Avenue).
 - 5 attendees were present from 3 properties, 3 attendees in opposition to the proposal, and 2 attendees were neutral.
 - Comment sheets were collected from attendees.
8. All consultation packages, correspondence, and public information session materials, and comment sheets were submitted to staff on October 18, 2023.

Public Consultation Package



Consultation Package Proposed Telecommunications Antenna Structure 8360 Annis Road, Chilliwack, BC Shared Tower Inc. File Number: STCB028

In order to improve wireless network coverage and capacity in this area of the city, Shared Tower Inc. is proposing a new telecommunications antenna structure (TAS) at 8360 Annis Road.

What Kind of Tower is Proposed?

Shared Tower is proposing to build a 40-metre monopole tower with supporting equipment. Shared Tower's preliminary design plans are subject to final engineered design and land survey. Exact models to be determined, the tower will include three (3) antennas such as the AIR 3258, three (3) antennas such as the T2008L6R034v03 and one (1) microwave. The tower is designed and intended to support multiple co-location opportunities beyond the previously identified equipment, thus improving coverage and service for multiple service providers. A tower profile of the proposed facility is included below.

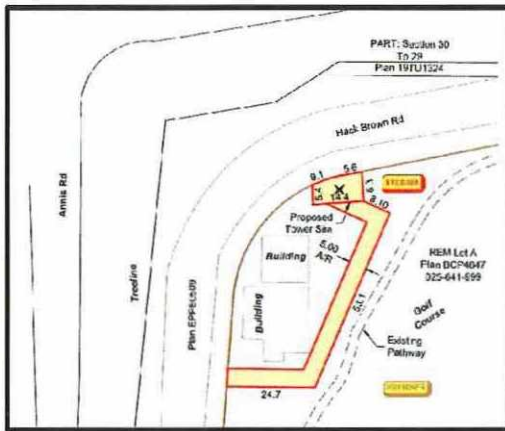


Figure 1: Compound layout



Figure 2: Tower Illustration



Tower Location

Municipal address: 8360 Annis Road, Chilliwack
 Coordinates: 49.153922, -121.829023

An aerial view of the compound location is illustrated below.



Figure 3: Tower/compound location (illustrated by yellow pin)

Why is this installation needed?

Shared Tower has identified a need for improved telecommunications network coverage in this area of the City. 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. As shown in Figure 4, the closest existing antenna structures to the proposed tower are a Bell facility and a Rogers facility located approximately 3.6 km and 4.8 km to the northeast, respectively. These locations provide limited collocation opportunities because of their heights and the distance from the subject area.

The map shown below illustrates the location of existing tower sites in the vicinity of the proposed tower.



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
municipalwest@sharedtower.ca

Municipal Contact Information:

Planning & Strategic Initiatives Department
 City of Chilliwack
 8550 Young Road
 Chilliwack, BC V2P 8A4
 604-793-2906

ANY PERSON may make a written submission to the individuals listed below by close of day **July 17th, 2023**, with respect to this matter. Please reference site **STCB028** in your correspondence.

Innovation, Science and Economic Development Canada

Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, is the governing body for installations of this type and can be contacted at:

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

Local Land Use Requirements

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

Public Consultation

ISED has established a default public consultation process that TAS proponents must follow in the absence of the local land use authority (i.e., Chilliwack) having an established and documented public consultation process. The City of Chilliwack has policy G-22 Telecommunications Antenna Structures under which this proposed TAS application will proceed. The City's public consultation process was reviewed to ensure the minimum requirements of both parties, City of Chilliwack and ISED, will be met by Shared Tower. As per the City's policy, the public notification period will last 21 days. Although ISED has exclusive jurisdiction in the licensing of telecommunication sites such as the proposed tower, the City of Chilliwack will review the proposal and make a recommendation to ISED 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. Shared Tower is proposing a 1.8 metre chain-link fence, topped with barbed wire. 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 ISED Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISED 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 radio antenna system 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.

Canadian Environmental Assessment Act

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

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Tower Inc. attests that the radio antenna system described in this notification 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 made available for public review.

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 parties, the Municipality and ISEDC.

Appendix A: Photo Simulation of the Proposed Tower



Figure 5: Key Map Showing Subject Site and Viewpoints



Figure 6: View 1 of site from 8517 Bradshaw Place (Before)



Figure 7: View 1 of site from 8517 Bradshaw Place (After)



Figure 8: View 2 of site from 1-50778 Ledgestone Place (Before)

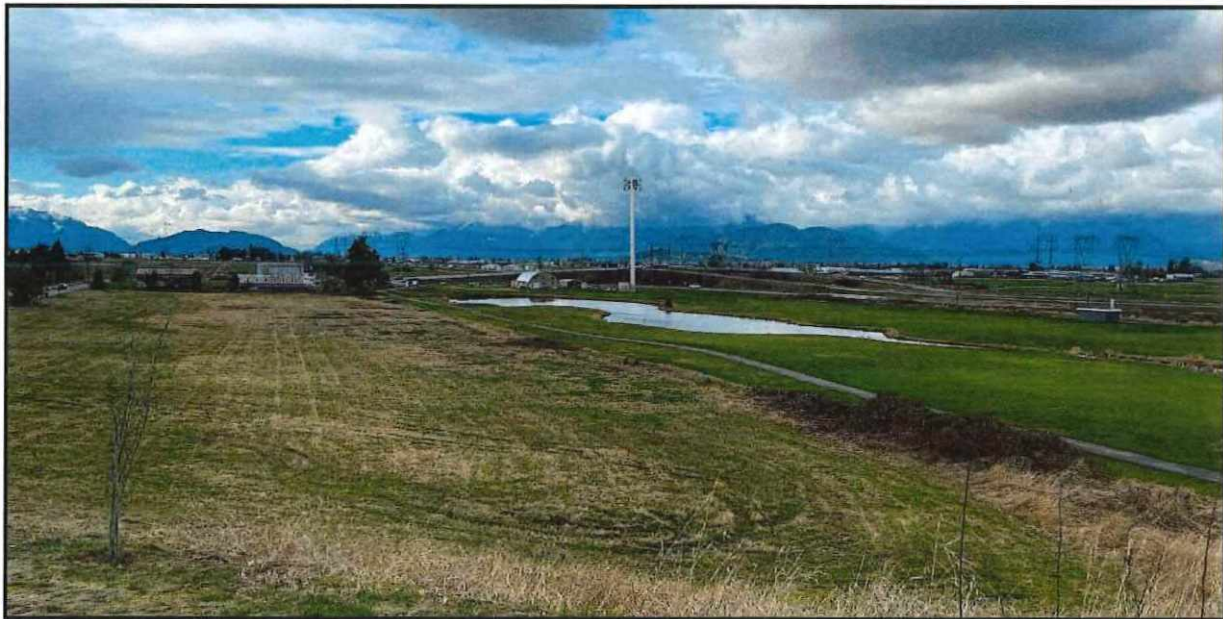


Figure 9: View 2 of site from 1-50778 Ledgestone Place (After)



Figure 10: View 3 of site from 8330 Annis Road (Before)



Figure 11: View 3 of site from 8330 Annis Road (After)

Public Information Session Package



Public Information Session - Consultation Package
Proposed Telecommunications Antenna Structure
8360 Annis Road, Chilliwack, BC
Shared Tower Inc. File Number: STCB028

In order to improve wireless network coverage and capacity in this area of the city, Shared Tower Inc. is proposing a new telecommunications antenna structure (TAS) at 8360 Annis Road. A Public Information Session will be hosted at the Chilliwack Curling Club Banquet Hall (45550 Spadina Avenue) on October 16, 2023, from 6:00-8:00 PM.

What Kind of Tower is Proposed?

Shared Tower is proposing to build a 40-metre monopole tower with supporting equipment. Shared Tower’s preliminary design plans are subject to final engineered design and land survey. Exact models to be determined, the tower will include three (3) antennas such as the AIR 3258, three (3) antennas such as the T2008L6R034v03 and one (1) microwave. The tower is designed and intended to support multiple co-location opportunities beyond the previously identified equipment, thus improving coverage and service for multiple service providers. A tower profile of the proposed facility is included below.

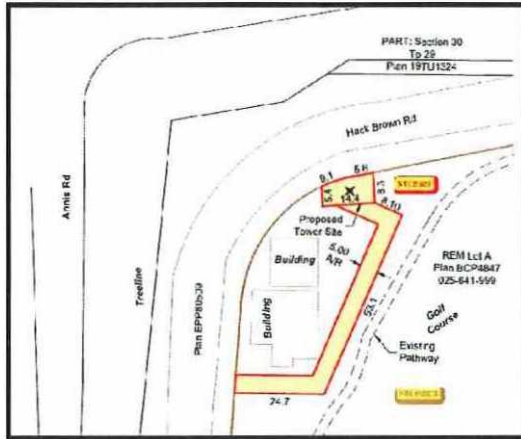


Figure 1: Compound layout



Figure 2: Tower Illustration



Tower Location

Municipal address: 8360 Annis Road, Chilliwack
Coordinates: 49.153922, -121.829023

An aerial view of the compound location is illustrated below.



Figure 3: Tower/compound location (illustrated by yellow pin)

Why is this installation needed?

Shared Tower has identified a need for improved telecommunications network coverage in this area of the City. 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. As shown in Figure 4, the closest existing antenna structures to the proposed tower are a Bell facility and a Rogers facility located approximately 3.6 km and 4.8 km to the northeast, respectively. These locations provide limited collocation opportunities because of their heights and the distance from the subject area.

The map shown below illustrates the location of existing tower sites in the vicinity of the proposed tower.

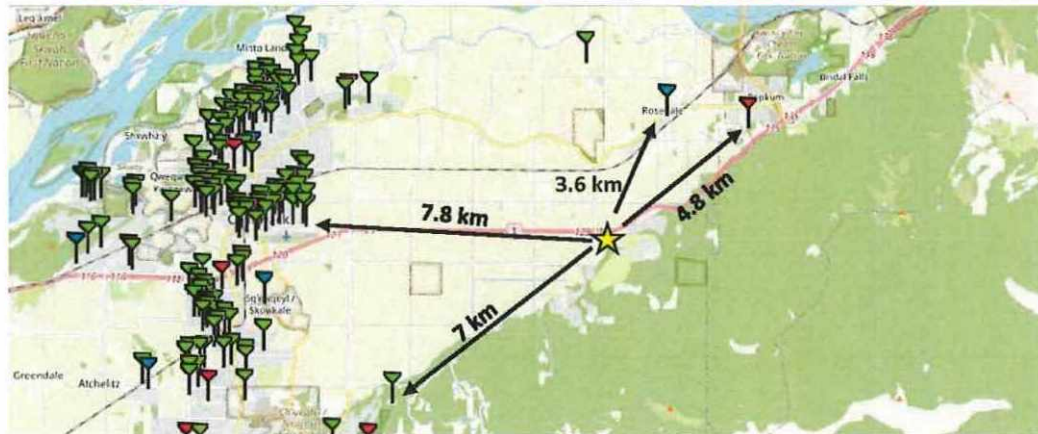


Figure 4: Existing telecommunications sites close to the proposed tower.

Public Information Session

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
municipalwest@sharedtower.ca

Municipal Contact Information:
 Planning & Strategic Initiatives Department
 City of Chilliwack
 8550 Young Road
 Chilliwack, BC V2P 8A4
 604-793-2906

A Public Information Session will be hosted at the Chilliwack Curling Club Banquet Hall (45550 Spadina Avenue) on **October 16, 2023**, from **6:00-8:00 PM**.

Innovation, Science and Economic Development Canada

Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, is the governing body for installations of this type and can be contacted at:

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

Local Land Use Requirements

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

Public Consultation

ISED has established a default public consultation process that TAS proponents must follow in the absence of the local land use authority (i.e., Chilliwack) having an established and documented public consultation process. The City of Chilliwack has policy G-22 Telecommunications Antenna Structures under which this proposed TAS application will proceed. The City's public consultation process was reviewed to ensure the minimum requirements of both parties, City of Chilliwack and ISED, will be met by Shared Tower. As per the City's policy, the public notification period will last 21 days. Although ISED has exclusive jurisdiction in the licensing of telecommunication sites such as the proposed tower, the City of Chilliwack will review the proposal and make a recommendation to ISED 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. Shared Tower is proposing a 1.8 metre chain-link fence, topped with barbed wire. 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 ISED Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISED 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 radio antenna system 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.

Canadian Environmental Assessment Act

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

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Tower Inc. attests that the radio antenna system described in this notification 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 made available for public review.

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 parties, the Municipality and ISEDC.

Appendix A: Photo Simulation of the Proposed Tower



Figure 5: Key Map Showing Subject Site and Viewpoints



Figure 6: View 1 of site from 8517 Bradshaw Place (Before)

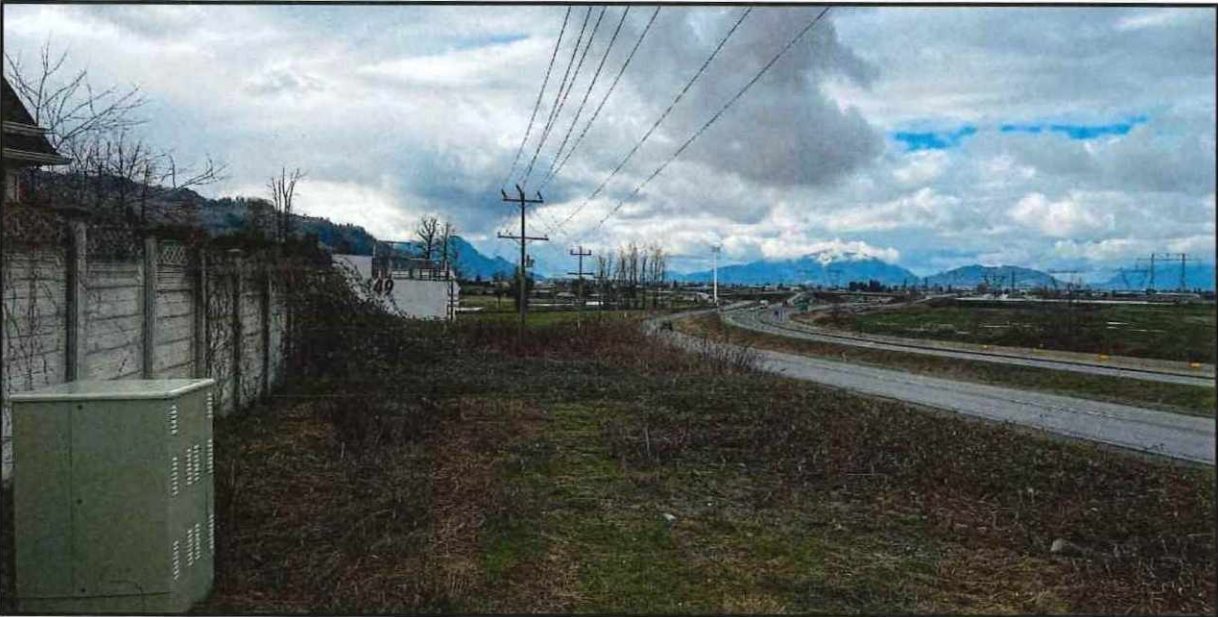


Figure 7: View 1 of site from 8517 Bradshaw Place (After)



Figure 8: View 2 of site from 1-50778 Ledgestone Place (Before)

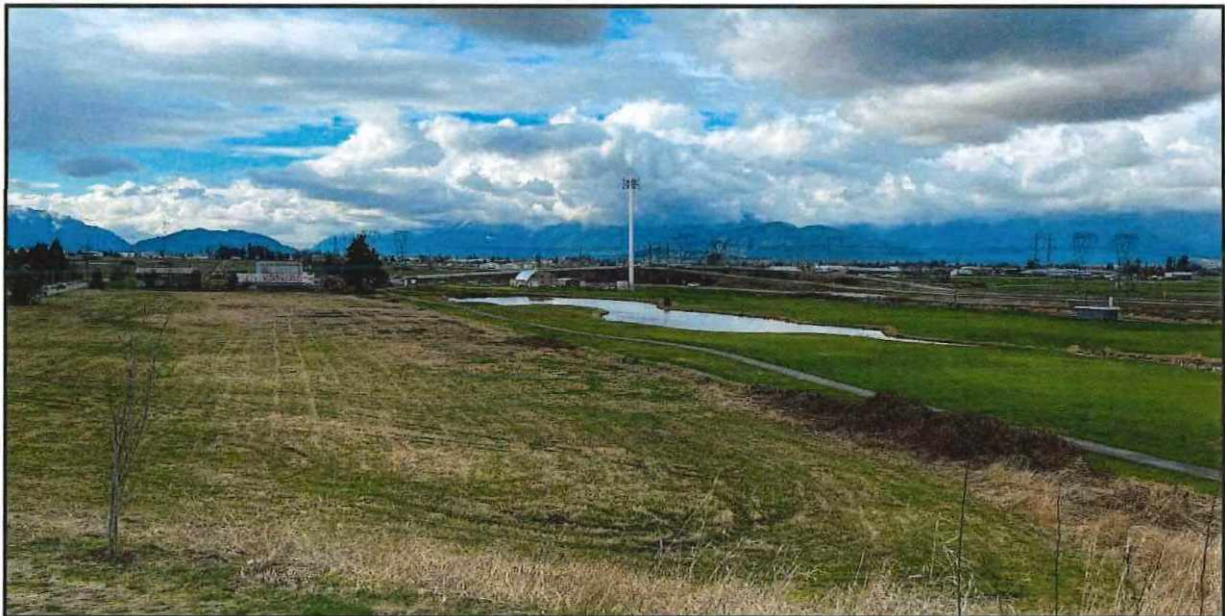


Figure 9: View 2 of site from 1-50778 Ledgestone Place (After)



Figure 10: View 3 of site from 8330 Annis Road (Before)

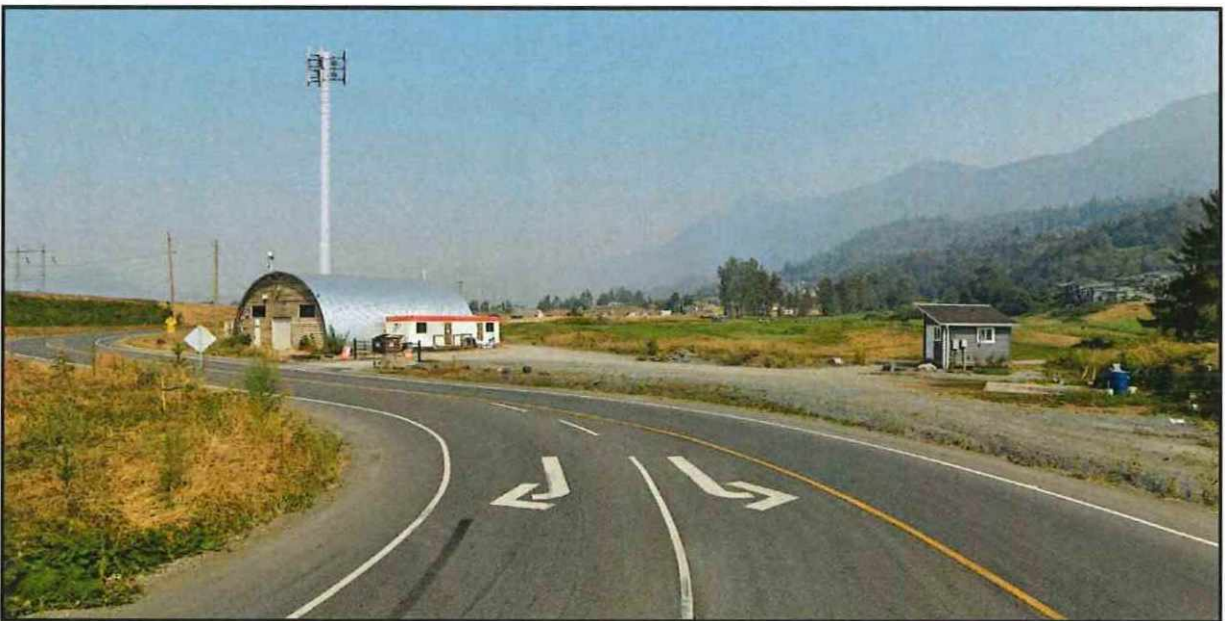


Figure 11: View 3 of site from 8330 Annis Road (After)

Appendix B: Survey Plan of Proposed Tower

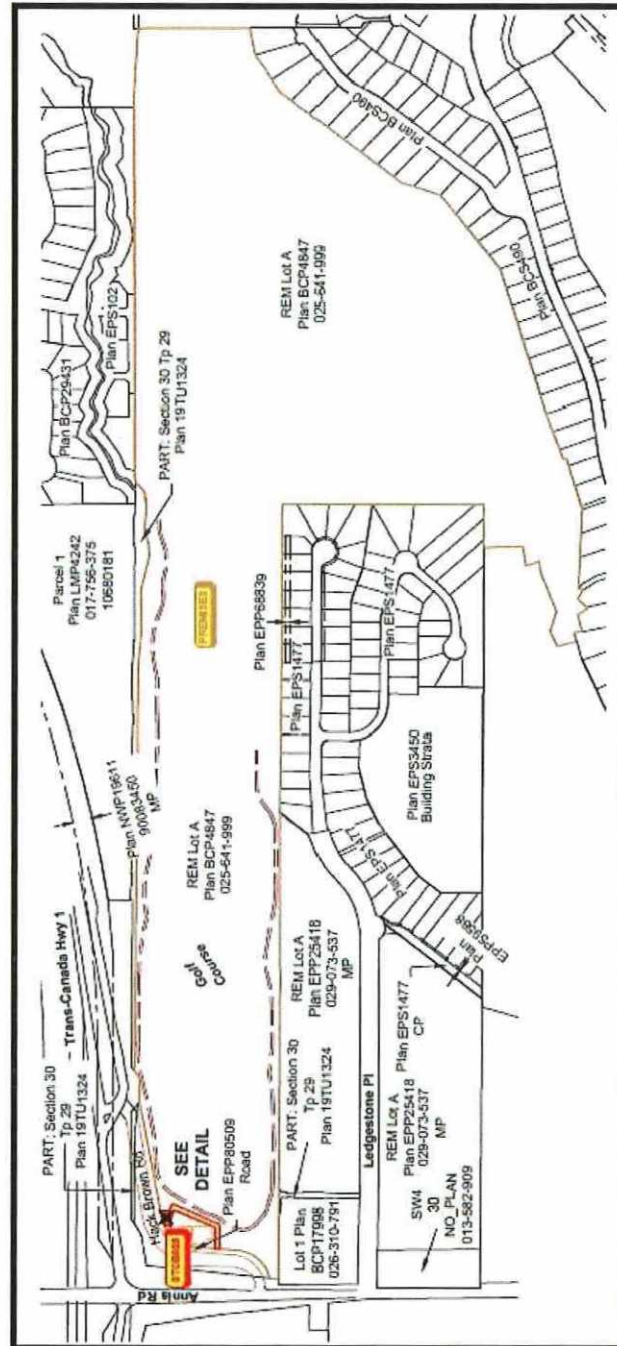


Figure 12: Survey Plan of Proposed Tower