



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 19, 2016

From: Wayne Craig
Director of Development

File: TE 16-721775
DV 16-721776

Re: **Application by TM Mobile Inc. (Telus) for a Development Variance Permit
and Telecommunications Antenna Concurrence at 17080 Cambie Road**

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Agriculture (AG1)" zoning district from 20 m (65.6 ft.) to 30 m (98.4 ft.) in order to permit the installation of a telecommunications antenna tower at 17080 Cambie Road; and
2. That Richmond City Council grant concurrence to the proposed telecommunications antenna tower for the site located at 17080 Cambie Road.


Wayne Craig
Director of Development

MM:blg
Att. (5)

Staff Report

Origin

TM Mobile Inc. (Telus) has applied to the City of Richmond for permission to vary Richmond Zoning Bylaw 8500 to increase the maximum height for an accessory structure in the “Agricultural (AG1)” zone from 20 m (65.6 ft.) to 30 m (98.4 ft.) in order to permit the installation of a telecommunications antenna tower on the site at 17080 Cambie Road. Telus has also applied to seek concurrence from the City for the proposed tower as provided under the City’s *Telecommunication Antenna Consultation and Siting Protocol Policy 5045*.

The subject property and the surrounding properties are located within the Agricultural Land Reserve (ALR). The subject site is a 30 ha. (75 acre) farm that is currently cultivated and includes accessory farm buildings and a single-family dwelling. The proposed use is permitted within the “Agricultural (AG1)” zone. The proposal also complies with the Agricultural Land Commission’s requirements for telecommunications towers and, thus, does not require approval for a non-farm use.

The proposed installation will consist of the proposed 30 m (98.4 ft.) antenna tower within a 100 m² (1,076 ft²) fenced compound containing related telecom equipment to be located within the footprint of an existing farm road near the south (rear) part of the subject property adjacent to Highway 91.

To continue to provide cellular coverage for East Richmond, the subject replacement tower needs to be located within the vicinity of an existing tower to be removed from 4060 No. 7 Road which is also located within the Agricultural Land Reserve. Telus has confirmed that the existing tower will be removed within its written public information package which was accompanied with an affidavit provided to the City.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, farms zoned “Agriculture (AG1)”.
- To the south, a golf course zoned “Golf Course (GC)”.
- To the east, farms zoned “Agriculture (AG1)”.
- To the west, farms zoned “Agriculture (AG1)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the design issues and other staff comments identified as part of the review of the subject Development Variance Permit

application. In addition, the proposal complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Agriculture (AG1)" zone except for the zoning variance noted below.

Telecommunication Antenna Consultation and Siting Protocol Policy 5045 (Protocol) requires that those constructing telecommunications towers over 15 m (49.2 ft.) also submit applications to seek concurrence from City Council. For such proposals also requiring a zoning variance, the City's Protocol provides that the application be reviewed by the Development Permit Panel. Innovation, Science and Economic Development Canada (ISED), the federal agency that grants approvals for telecommunications installations, requires that proponents seek concurrence from local governments prior ISED considering approval for installations.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Agriculture (AG1)" zoning district from 20 m (65.6 ft.) to 30 m (98.4 ft.).

Staff do not have concerns with the proposed height variance as the proposed tower replaces an existing 26m (85.3 ft.) tall lattice frame tower located at 4060 No. 7 Road which includes a larger compound and will free up that land for farming when removed from the ALR. The proposed tower is also a more slender monopole-style antenna tower which would be similarly visible to a 20 m (65.6 ft.) tower as permitted under the zoning.

Analysis

Conditions of Adjacency

- The subject property is located within an area of East Richmond; with large farms located within the ALR.
- A Riparian Management Area (RMA) with a 15.0 m (49.2 ft.) setback straddles the south property line with Highway 91.

Urban Design and Site Planning

- The proposed tower is a relatively slender monopole design instead of more obtrusive lattice frame towers.
- The antennas attached to the proposed tower are flush mounted, as opposed to a "pinwheel" type of installation; with more visible, expansive antennas extending up to 3.0 m (9.8 ft.) out from the monopole (see photo simulations in Attachment 2).
- The proposed tower compound is located 12.5 m (41.0 ft.) from the southern property line, and just outside of the RMA setback so as to limit interference with the farm operations. The applicant has obtained a qualified environmental professional (QEP) report that reviews the proposal and ensures that there are no impacts on the adjacent RMA.
- The vegetation within the RMA also provides screening of the 100 m² (1,076 ft²) tower compound.
- The proposal also includes the planting of 2.5 m (8.2 ft.) high Cedar hedge plants adjacent to the chain link fence that surrounds the compound.

Public Consultation

The City's Protocol requires that the applicant undertake pre-application consultation to seek public comments and that the proposed installation be referred to the City's Agricultural Advisory Committee (AAC) for comment.

As required by the Protocol, the applicant's pre-application public consultation included the following:

- Written notices were sent to owners and occupants of properties within a radius of six (6) times the tower height from the base of the antenna pole prior to the City's Development Variance Permit (DVP) application notification. On this basis, notices were direct-mailed to owners and occupiers within a 180 m (591 ft.) radius of the proposed antenna location based on a mailing list provided by the City.
- Advertisements were placed in the *Richmond News*, notifying the public of the proposed telecommunications facility being published February 12, 2016 and February 19, 2016. The public consultation period commenced at the time of second advertisement; with the public provided 31 days to comment up to March 21, 2016.

Following the above process, Telus has confirmed that no public correspondence or comments had been received (Attachment 3) during the comment period.

The application was also referred to the February 4, 2016 meeting of the Agricultural Advisory Committee (AAC), which passed the following recommendation:

That the DVP application be supported subject to ensuring that no future limitation to the agricultural activity by the establishment. (see Attachment 4 for the full AAC minutes).

The applicant followed up on the above recommendation and subsequent questions from the AAC Chair regarding the proposed tower possibly interfering aircraft used for spraying of nearby cranberry farms and the use of an "un-published" air strip located immediately to the east of the subject site.

Telus engaged an agrologist, Upland Consulting, who prepared a report dated April 13, 2016 (Attachment 5). The report concludes that the proposed tower would not have a serious negative impact on the ability of nearby cranberry fields to receive aerial application of fertilizer. The consultant received input from a fixed-wing aircraft operator and cranberry producer familiar with the site (Todd May), NAV Canada staff, and a neighbouring cranberry producer (Columbia Cranberry Ltd.). It should be noted that no other comments were received as a result of the applicant's initial mail notification to nearby property owners/occupiers or the two (2) newspaper advertisements.

Nav Canada has also confirmed with Telus that they have no comments and jurisdiction in regards to the subject air strip.

In addition to the above consultation required under the Protocol, the City's standard 50 m (164 ft.) notification radius from sites with Development Variance Permit (DVP) applications, the DVP notice was sent to all owners and occupiers to the above-noted larger 180 m (591 ft.) radius from the antenna tower.

Conclusions

The proposed scheme attached to this report has satisfactorily addressed the siting and consultation requirements of the City's Protocol identified previously as part of the review of the subject Development Variance Permit application. In addition, the proposed tower installation complies with the "Agricultural (AG1)" zone except for the proposed accessory structure height variance.

Furthermore, staff support the revised application as the Telus proposal has been located so as to be not impact agriculture while being located outside of the Riparian Management Area (RMA). Therefore, staff recommends that the proposed Development Variance Permit be supported and forwarded to Council for consideration of issuance and providing concurrence following the City's *Telecommunication Antenna Consultation and Siting Protocol Policy 5045*.



Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

The following are to be met prior to forwarding this application to Council for approval:

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- Final review of the applicant's qualified environmental professional report to ensure protection of the adjacent Riparian Management Area to the satisfaction of Environmental Sustainability staff.



City of Richmond

Development Application Data Sheet

Development Applications Division

TE16-721775 / DV16-721776

Attachment 1

Address: 17080 Cambie Road

Applicant: TM Mobile Inc. (Telus)

Owner: Daniel and Donna Keefer

Planning Area(s): East Richmond

Floor Area Gross: 100 m² compound area

Floor Area Net: 100 m² compound area

	Existing	Proposed
Site Area:	100 m ² compound area	100 m ² compound area
Land Uses:	Agricultural	Agricultural
OCP Designation:	Agriculture	Agricultural
Zoning:	Agricultural (AG1)	Agricultural (AG1)
Number of Units:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	<0.6	none permitted
Lot Coverage:	Max. 35%	<35%	none
Setback – Front Yard: Accessory Structure	Min. 7.5 m	>7.5 m	none
Setback – Side Yard: Accessory Structure	Min. 4.5 m	>4.5 m	none
Setback – Side Yard: Accessory Structure	Min. 4.5 m	>4.5 m	none
Setback – Rear Yard: Accessory Structure	Min. 4.5 m	>4.5 m	none
Height (m): Accessory Structure	Max. 20 m	30 m	Variance to increase to 30 m
Lot Size:	30.0 ha.	30.0 ha.	none
Off-street Parking Spaces – Regular/Commercial:	2	2	none
Off-street Parking Spaces – Accessible:	n/a	n/a	none
Total off-street Spaces:	n/a	n/a	none
Tandem Parking Spaces	n/a	n/a	none
Amenity Space – Indoor:	n/a	n/a	none
Amenity Space – Outdoor:	n/a	n/a	none



Schedule A – Photo Simulations

Looking East along Highway 91 (approx. 670m west of proposed tower location)



Looking West along Highway 91 (approx. 445m east of proposed tower location)



Looking Northeast from Highway 91 (approx. 70m southwest of proposed tower location)





City of Richmond

Minutes

AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Thursday, February 4, 2016 (7:00 pm)

M.2.002

Richmond City Hall

In Attendance:

Todd May(Co-Chair); Doug Wright; Scott May; Janet Langelaan; Kyle May; Teresa Murphy; Robert Savage; Councillor Harold Steves; Minhee Park (Policy Planning); Terry Crowe (Policy Planning); Dieter Geesing (Ministry of Agriculture)

Regrets:

Steve Easterbrook(Co-Chair); Krishna Sharma; Colin Dring; Tony Pellett (Agricultural Land Commission)

1. Election of AAC Co-Chairs

Members nominated Todd May and Stephen Easterbrook to serve as AAC co-chairs for 2016. No additional nominations were forwarded. As a result, the following motion was passed:

That Todd May and Stephen Easterbrook serve as Agricultural Advisory Committee co-chairs for 2016.

Carried unanimously

2. Adoption of the Agenda

Information item about the George Massey Tunnel Replacement project was added as item 5.1 to the agenda. The February 4, 2016 AAC Agenda was adopted as amended.

3. Development Proposal – Telecommunication Tower 17080 Cambie Road

Staff provided an overview of the Development Variance Permit application to relocate an existing telecommunication tower located on the property at 4060 No. 7 Road to the subject property at 17080 Cambie Road. Staff noted that, as the proposed footprint area of the building and equipment does not exceed 100 m², a non-farm use application to the ALC is not required.

The Committee invited the proponent to the table. The proponent provided a handout which showed the location of existing infrastructure and other potential locations considered:

The Committee had the following questions and comments:

- In response to Committee's question about the reason for the proposed relocation, the proponent explained that the contract with the owner is up for renewal, and the owner decided not to renew the contract.
- Committee asked if the current location would be remediated and returned to farming. The proponent said he could not speak for the owner but believed that it was the owner's intention to return it to farming.
- Committee asked how often maintenance would be required. The proponent explained that it will require maintenance a few times a year and the internal road will be used for access.
- Committee asked about the height of the proposed tower compared to the existing one. The proponent noted that the height of the existing tower is 26.8m and the height of the proposed tower is 30m which is in line with other existing structures in the area. The proponent also noted that the design will change to a monopole tower so there will be less visual impact.
- Committee asked if there would be any farming activities that may be impacted by the installation of the tower, and if there is any aerial operation conducted by the farmer. The proponent said they ensure the safe distance from the compound and they have no authority except for the area they are allowed to be utilized for the tower.
- Committee asked the proponent to provide clarification on the regulations of aerial application and requested Transport Canada's regulations around the proposed tower construction and its impact on current agricultural practices be provided.

As a result of discussion, the Committee passed the following motion:

That the DVP application be supported subject to ensuring that no future limitation to the agricultural activity by the establishment.

Carried Unanimously

The Committee noted that if the limitation exceeds the compound area, the application should return to the AAC for reconsideration.

4. Development Proposal – Rezoning 8480 No. 5 Road

Staff provided a brief overview of the rezoning application at 8480 No. 5 Road to develop a new Buddhist temple. The Chair invited the applicants and the project architect to the table.

The Committee had the following questions and comments:

- The Committee asked further information about the site context and properties around the site.



Real Estate and Government Affairs
 TELUS | Wireless Network – BC
 3 – 4535 Canada Way, Burnaby, BC V5G 1J9
 jon.leugner@telus.com
 604 828 7859 Mobile

March 31, 2016

Mark McMullen
 Senior Coordinator
 Planning and Development
 City of Richmond
 6911 No. 3 Road
 Richmond, BC
 V6Y 2C1

Dear Mr. McMullen:

RE: Summary of intent to relocate existing Telecommunications Infrastructure from 4060 No 7 Road to 17080 Cambie Road – TELECOMMUNICATIONS ANTENNA CONSULTATION AND SITING – RESULTS OF PUBLIC CONSULTATIONS
Site Coordinates: 49° 10' 39.1" N, 123° 01' 57.5" W
Telus File: BC2871 – Cambie/No. 7 Rd

Pursuant the TM Mobile Inc. (TELUS) submission dated January 13, 2016, which officially commenced Innovation, Science and Economic Development Canada's (ISED) (formerly Industry Canada) recommended 120-day consultation period for a relocation of a telecommunications antenna installation, TELUS is pleased to notify the City of Richmond that it has completed the prescribed public consultation requirements by ISED and by the City of Richmond.

We have attached for your reference:

1. the list of owners/occupants who were mailed notification packages for the proposed tower, which list was provided by the City of Richmond;
2. an affidavit confirming those notifications were sent and a copy of the notification; and
3. tear sheets of the advertisements placed in the Richmond News, notifying the public of the proposed telecommunications facility being published February 12th and 19th, 2016.

Officially the public consultation process commenced on the last of the two advertisements placed in the Richmond News, being February 19th, 2015 where TELUS provided the public 31 days to respond or comment on the proposal.

Following the publishing of the public notices and posting of the notifications sent to neighbouring properties, TELUS can confirm that no correspondence of any nature was received by the public or neighbouring properties during the consultation period.

TELUS is requesting that the City of Richmond proceed to have the proposal considered at its next DP panel meeting to allow for the 30m monopole structure, being requested is a 10m variance over the



accessory structure height allowance under AG-1 zoning and have the City conduct its notification procedure for such a variance application pursuant to the City's Telecommunication Antenna Consultation and Siting Protocol.

Should you have any questions or concerns regarding the above and enclosed, please feel free to contact me directly at 604-828-7859.

Thank you,

A handwritten signature in black ink, appearing to read 'Jon Leugner'.

Jon Leugner
TELUS Real Estate and Government Affairs

Encls. Affidavit, Notification Package, List of Properties notified, Public Notices published in the Richmond News

CC: Daniel Stanley Keefer and Donna Keefer, (Owners) and Arthur Lo, ISED

Affidavit of TM MOBILE INC. ("TELUS Communications Inc.")

I, Jonathon Leugner, Real Estate Manager in the City of Burnaby in the Province of B.C., make an Oath and Say:

1. THAT I caused to be sent by regular mail a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on February 12th, 2016.



Jonathon Leugner, Real Estate Manager

TELUS Communications Inc.

Sworn/Affirmed/Declared before me at the City of Burnaby, in the Province of B.C., this 29th day of March, 2016.



(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

Debra S. Pankratz
Commissioner for Taking Affidavits
in British Columbia
2-3500 Gilmore Way, Burnaby, BC
V5G 4W7
Expires: June 30, 2018

(Commissioner's stamp or printed name and expiry date)

BC2871

Appendix A: Notification Letter



February 12, 2016

Dear Resident/Landowner,

Subject: Proposed Relocation of TELUS Radiocommunications Facility (30m Monopole Tower)

Coordinates: 49° 10' 39.1" N, 123° 01' 57.5" W

Civic/Legal Description of Site: 17080 Cambie Road in the City of Richmond and legally described as WEST HALF SECTION 36 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 24332 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN NWP88278 NEW WESTMINSTER DISTRICT
TELUS FILE: BC2871 – Cambie/No. 7 Road

Wireless technology is becoming increasingly important as many Canadians rely on their mobile devices for communication, work, and personal safety and security, including travel safety. TELUS is planning a relocation of a telecommunications tower currently located at 4060 No. 7 Road, Richmond to the property having a civic address of 17080 Cambie Road in order to maintain wireless coverage in the area as well as along Highway 91.

Proposal

The proposed site is located north of Highway 91 with access from Cambie Road in the City of Richmond and located at the following coordinates: 49° 10' 39.1" N, 123° 01' 57.5" W. The new location and site will replace the existing 26.8m lattice tower with a 30m triangular lattice tower. The facility will include an equipment building and compound chain link fence around the tower itself. The site will be powered by existing power to the property that would be trenched underneath existing roadways on the property to the site.

Authority

Innovation, Science and Economic Development Canada (formerly Industry Canada) regulates the placement of wireless telecommunications facilities. The requirements for carriers are set out in Industry Canada's circular, CPC-2-0-03 (CPC) for telecommunications carriers. The process can be found on-line at:

[http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc2003-issue4e.pdf/\\$FILE/cpc2003-issue4e.pdf](http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc2003-issue4e.pdf/$FILE/cpc2003-issue4e.pdf)

Consultation

The CPC notes that carriers are to follow the Land Use Authority's process for telecommunications sites. The City of Richmond (the City) is the land use authority in this instance where the City has its own telecommunications siting protocol, named the "Telecommunication Antenna Consultation and Siting Protocol" – a copy of which may be obtained by directly contacting the City. TELUS, as the carrier, is required as form of consultation to follow the Land Use Authority's protocol insofar that jurisprudence will allow for.



Under the City process, TELUS must consult with the land use authority (the City), the general public via a public notice in the local paper for two consecutive weeks, and with any property owners within six times the tower height or adjacent property owners if no other property is located within 6 times the height of the tower. You are being notified of this proposed relocation of a telecommunications facility from a mailing address list provided to TELUS by the City.

The public at large will be notified via a public notice in the Richmond News which will circulate for 2 consecutive weeks. Representatives from the City and Innovation, Science and Economic Development Canada have also been notified as part of our application.

The public will then have 30 days from the publication date of the second notice to submit comments and questions to TELUS. We will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received during the 30 day period and our responses are then submitted to Innovation, Science and Economic Development Canada.

Site Details

1. *Purpose* – The purpose of the proposed tower is to relocate an existing tower in TELUS' wireless network in the city of Richmond from 4060 No. 7 Road to the proposed location.
2. *Location* – The tower will be located on the property of 17080 Cambie Road, being legally described as WEST HALF SECTION 36 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 24332 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN NWP88278 NEW WESTMINSTER DISTRICT. No existing antennas or towers have been identified to meet the coverage objectives for this relocation, thus a new structure is required to be constructed. The geographical coordinates of the site are 49° 10' 39.1" N, 123° 01' 57.5" W. Please see **Appendix 1** for the Site Location, **Appendix 2** for the Tower Profile, **Appendix 3** for the Site Plan and **Appendix 4** for the Enlarged Site Plan and **Appendix 5** for the Site Layout.
3. *Safety Code 6* – Innovation, Science and Economic Development Canada requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS affirms that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 including combined effects with the local radio environment, as may be amended from time to time.
4. *Site Access* – Access to the site will be available through existing access from Cambie Road and existing access roads on the property to the site. Please refer to Appendix 3 for the access route.
5. *Canadian Environmental Assessment Act* – TELUS affirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.
6. *Design* – The site is for a 30m monopole tower. The monopole tower will receive power from existing supply on the property but rerouted by trenching below existing access roads to the site.



7. *Transport Canada* – The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.
8. *Structural Considerations* – TELUS affirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.
9. *Contacts*

TELUS:

Jon Leugner
Real Estate and Government Affairs Manager
3-4535 Canada Way
Burnaby, BC, V5G 1J9
(604) 828-7859
Email: Jon.leugner@telus.com

Innovation, Science and Economic Development Canada:

Arthur Lo
Spectrum Manager
(604) 930-8691 ext.117
Email: Arthur.lo@canada.ca

Regional District of Mount Waddington

Mark McMullen
Senior Coordinator – Major Projects
Development Applications
City of Richmond
(604) 276-4173
Email: MMcMullen@richmond.ca

Should you have any specific questions regarding the proposal, please be in touch with any of the above mentioned contacts, or return the comment sheet by mail to TELUS.

Sincerely,

Jon Leugner
TELUS Real Estate and Government Affairs

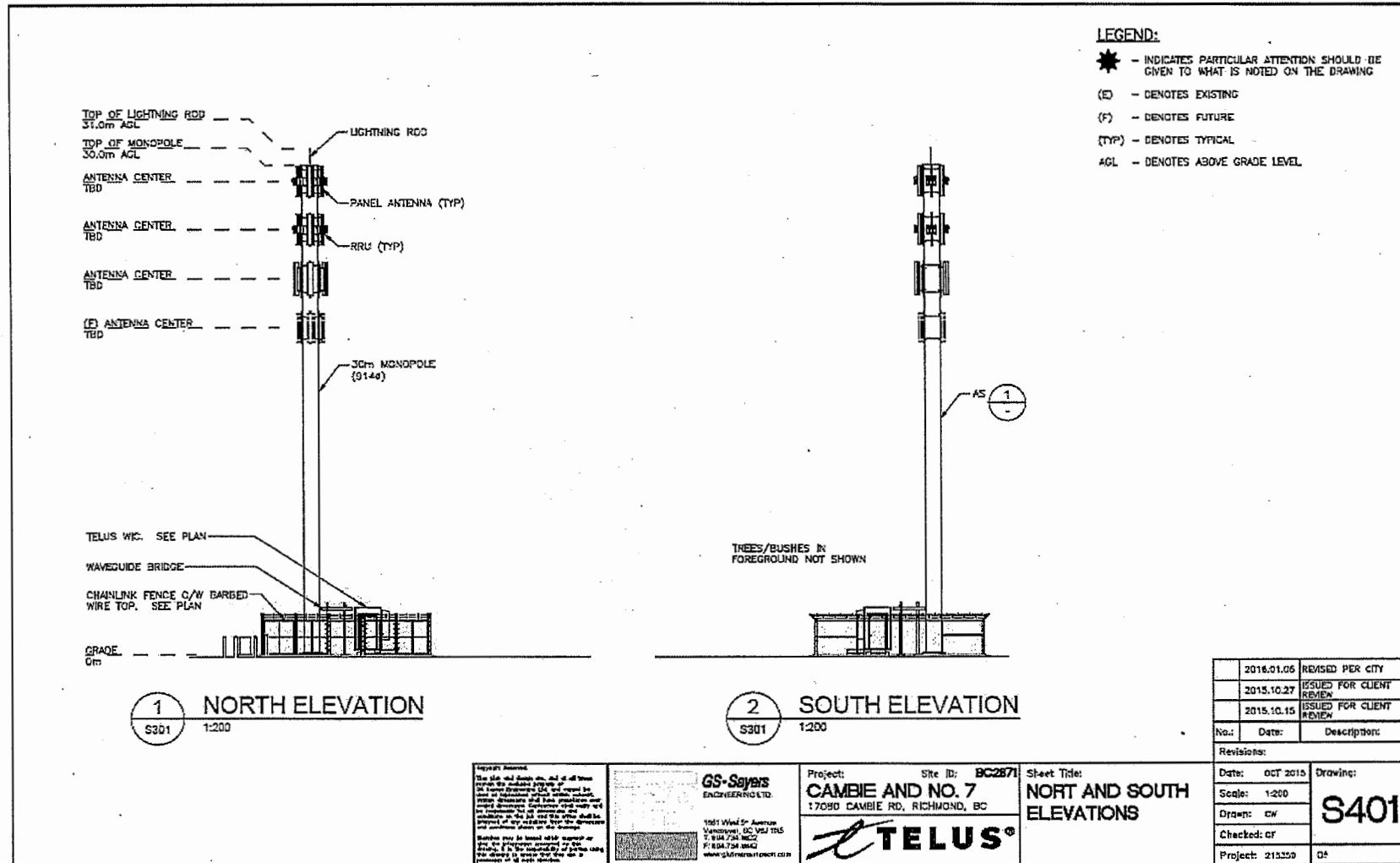


Appendix 1 –

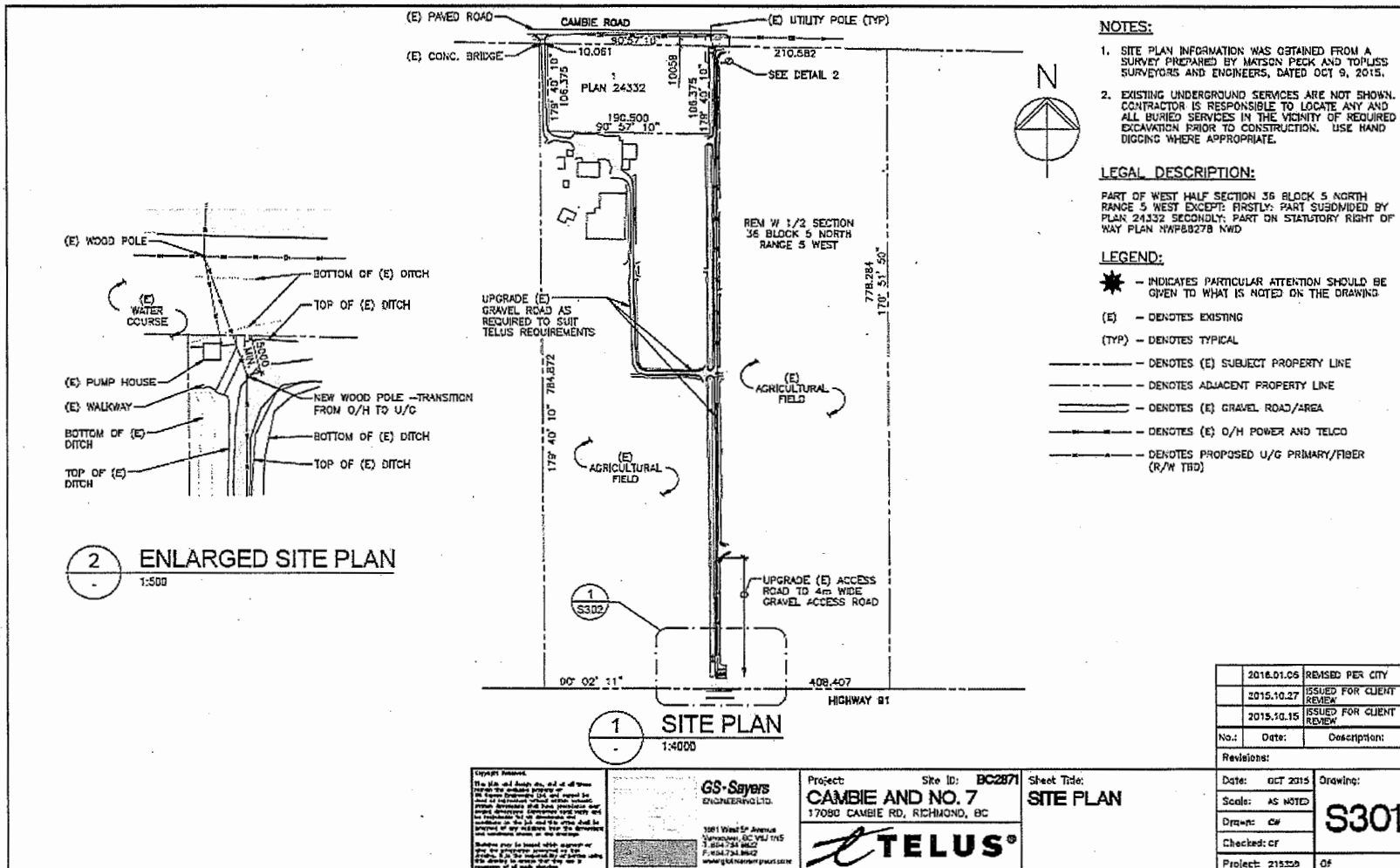
- Existing Site Location - Labelled « BC1046 – Existing Location »
- New Site Location – Labelled « BC2871 - 49° 10' 39.1" N, 123° 01' 57.5" W »



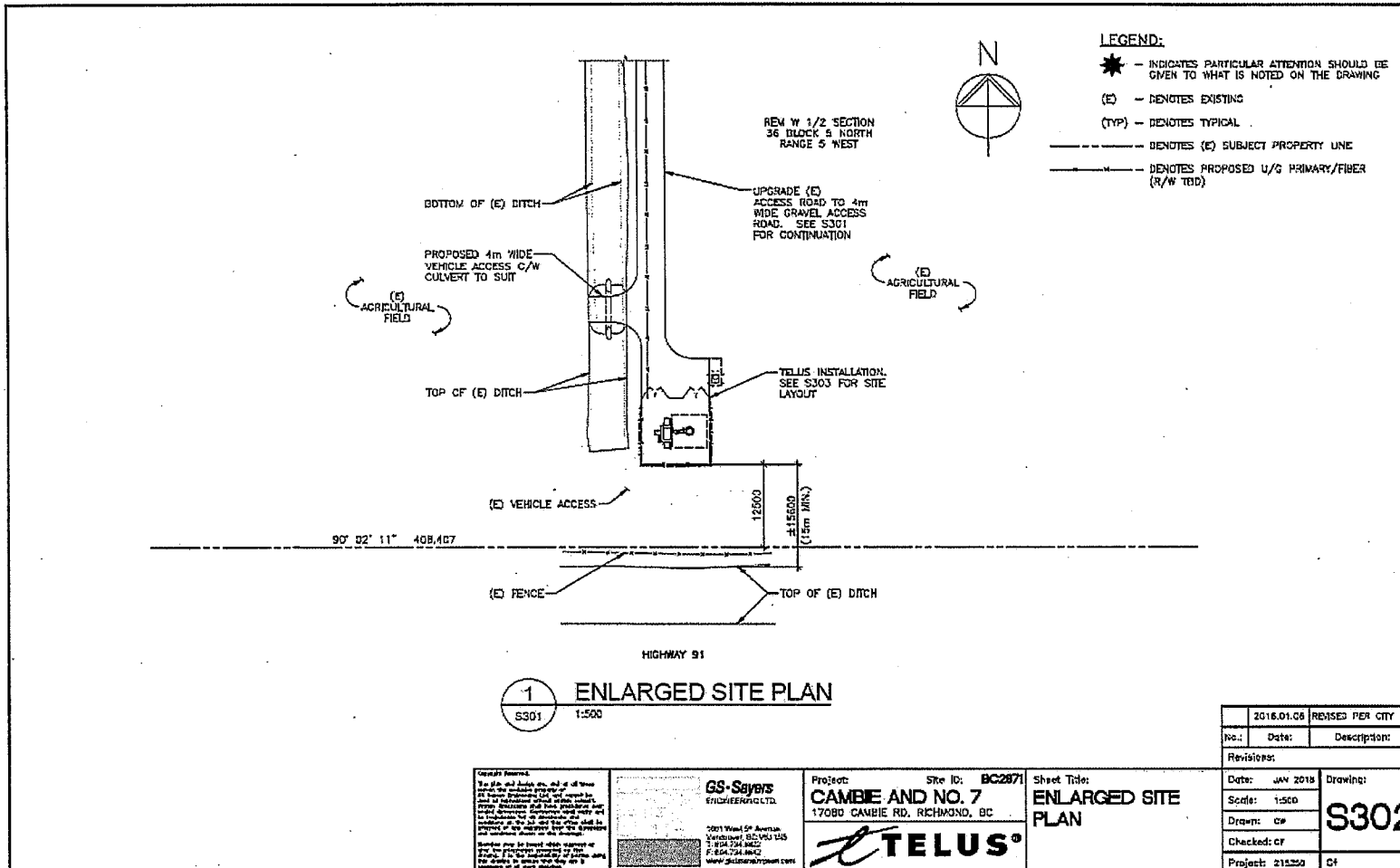
Appendix 2 – Tower Profile



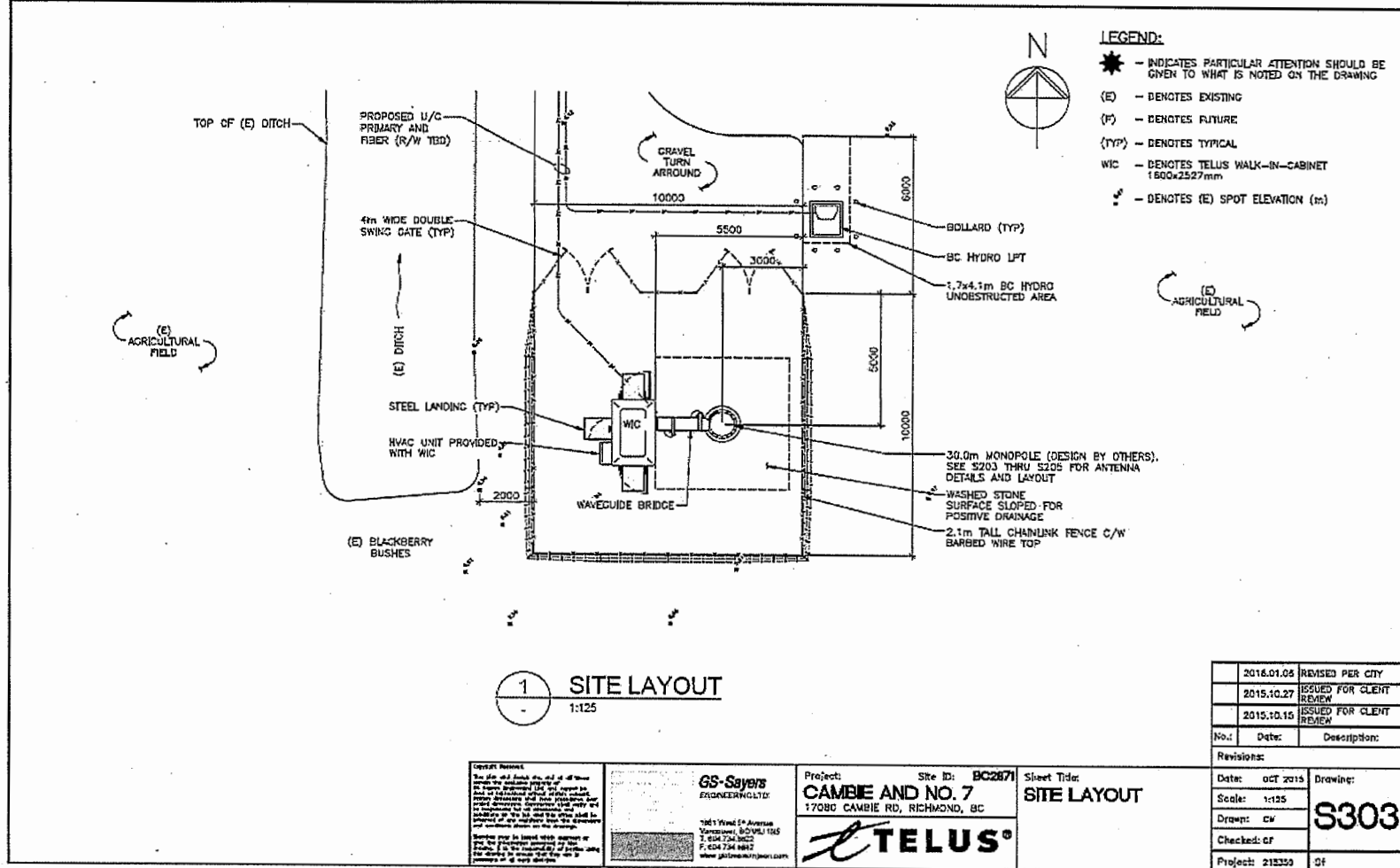
Appendix 3 – Site Plan



Appendix 4 – Enlarged Site Plan



Appendix 5 – Site Layout





COMMENT SHEET

PROPOSED TELECOMMUNICATIONS TOWER

49° 10' 39.1" N, 123° 01' 57.5" W
City of Richmond

TELUS FILE: BC2871 – Cambie/ No.7 Road

1. Are you a cellular phone or wireless device user?

☐ Yes

☐ No

2. Do you feel this is an appropriate location for the proposed facility?

☐ Yes

☐ No

Comments _____

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

☐ Yes

☐ No

Comments



Additional Comments:

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes;

Name: _____

(Please print clearly)

Mailing Address

Email: _____

Please mail to 3-4535 Canada Way, Burnaby, BC, V5G 1J9

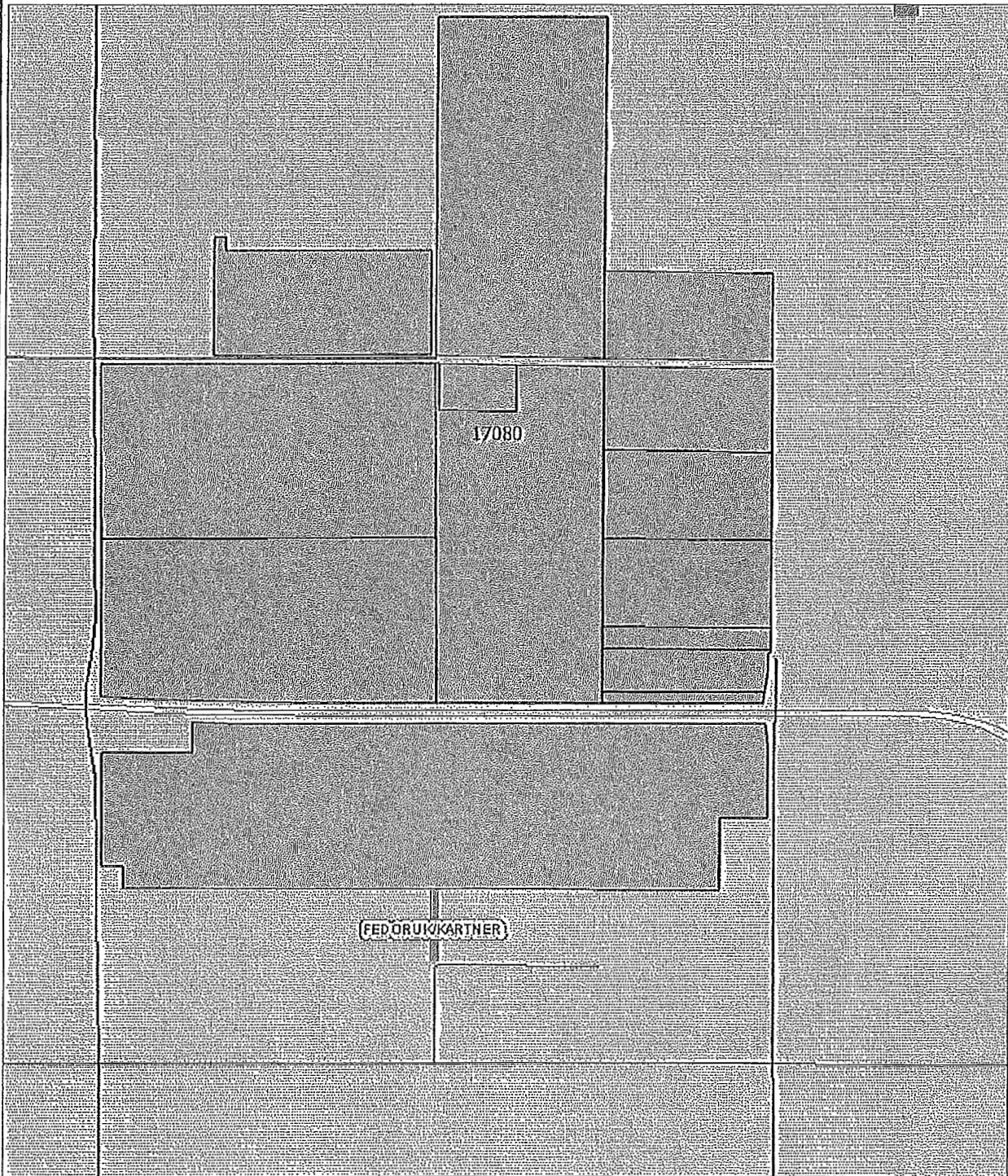
ATTENTION: Jon Leugner

Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

Property RSN	Property Roll	Property Address	Property type	Owner type	Name1	Name2	Address1	Address2	Postal
58994	014575001	5400 NO 7 RD	Property	A	1007665 BC LTD		1030 GEORGIA ST W	VANCOUVER BC	V6E 2Y3
1982	044354433		No Access Property	R	MAYBOG FARMS LTD		15411 CAMBIE RD	RICHMOND BC	V6V 1T3
130561	043564878	16200 CAMBIE RD	Additional Address	O	OCCUPANT		16200 CAMBIE RD	RICHMOND BC	V6V 1H1
67397	043564878	16280 CAMBIE RD	Additional Address	O	OCCUPANT		16280 CAMBIE RD	RICHMOND BC	V6V 1H1
1562	038000099	16351 CAMBIE RD	Property	O	OCCUPANT		16351 CAMBIE RD	RICHMOND BC	V6V 1G9
1977	043564878	16200 CAMBIE RD	Property	R	A R SAVAGE FARMS LTD		16400 CAMBIE RD	RICHMOND BC	V6V 1H1
1977	043564878	16200 CAMBIE RD	Property	R	ATCHISON FARMS LTD		16400 CAMBIE RD	RICHMOND BC	V6V 1H1
67399	043880193	17040 CAMBIE RD	Additional Address	O	OCCUPANT		17040 CAMBIE RD	RICHMOND BC	V6V 1H1
1979	043880193	17040 CAMBIE RD	Property	R	KEEFER DANIEL S	KEEFER DONNA	17080 CAMBIE RD	RICHMOND BC	V6V 1H1
1978	043879000	17100 CAMBIE RD	Property	R	MAY RICHARD G	MAY SHERRY D	17100 CAMBIE RD	RICHMOND BC	V6V 1H1
1552	037407086		Property	R	GLEN MAY FARMS LTD		17100 CAMBIE RD	RICHMOND BC	V6V 1H1
1977	043564878	16200 CAMBIE RD	Property	R	SAVALE FARMS LTD		4060 NO 7 RD	RICHMOND BC	V6V 1R5
1976	043247563	4500 NO 7 RD	Property	A	SAVAGE HOLDINGS LTD		4291 NO 7 RD	RICHMOND BC	V6V 1R6
1977	043564878	16200 CAMBIE RD	Property	A	RHONDALE FARMS LTD		4491 NO 7 RD	RICHMOND BC	V6V 1R6
1976	043247563	4500 NO 7 RD	Property	O	OCCUPANT		4500 NO 7 RD	RICHMOND BC	V6V 1R5
52530	044434092	4811 NO 8 RD	Property	O	OCCUPANT		4811 NO 8 RD	RICHMOND BC	
58994	014575001	5400 NO 7 RD	Property	O	OCCUPANT		5400 NO 7 RD	RICHMOND BC	V6V 1R7
76438	014575001	5460 NO 7 RD	Additional Address	O	OCCUPANT		5460 NO 7 RD	RICHMOND BC	V6V 1R7
1549	036854166		Property	R	COLUMBIA CRANBERRY	ATTN: ALLEN G MAY SEC	16785 27 AVE	SURREY BC	V3Z 9X1

17080 Cambie Road



608.8 0 304.40 608.8 Meters

© City of Richmond

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



April 13, 2016

To: Mr. Jon Leugner
Real Estate and Government Affairs
TELUS | Wireless Network – BC
3-4535 Canada Way, Burnaby, BC V5G 1J9

Re: Agricultural Impact Assessment for Proposed TELUS Communications Tower at 17080 Cambie Rd.

Mr. Leugner,

Please accept this Agricultural Impact Assessment (AIA) on behalf of Upland Agricultural Consulting Ltd. This memo outlines results from an investigation regarding potential impacts to aerial fertilizer application to cranberry fields as a result of a proposed communications tower at 17080 Cambie Rd (Keefer Farms and Greenhouse).

The consultant visited the property and conducted interviews with the owner of Keefer Farms & Greenhouse, local aerial application operators, a local cranberry operator, and Ministry of Agriculture staff. We have determined that the proposed tower poses no significant concerns for the ability of the farm to continue to receive helicopter applications of fertilizer, or for farms in the area to continue to receive aerial applications of fertilizer. However, consideration should be given to the existence of an unpaved fixed wing aircraft runway that extends into Mr. Keefer's corn fields. This consideration may include continuing conversations between Mr. Keefer and the owner/operator of the private runway. It remains unclear as to whether the users of the unpaved runway would be impacted by the proximity of the proposed tower. Other tall structures, such as hydro poles, trees, and golf course netting, were noted in the vicinity of the proposed site. Determining whether aircraft operation and aviation safety could be impacted by the proposed tower location was outside the scope of this assessment.

Details of this assessment are outlined in the attached memo. If you require any further information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink that reads "Ione Smith". The signature is stylized, with the first letters of the first and last names being capitalized and prominent.

Ione Smith, BSc, MSc, PAg
Director
Upland Agricultural Consulting Ltd
778-999-2149
ione@uplandconsulting.ca



Re: Agricultural Impact Assessment for Proposed TELUS Communications Tower at 17080 Cambie Rd.

Scope of Agricultural Impact Assessment

TELUS requested the services of a Professional Agrologist to provide an Agricultural Impact Assessment (AIA) regarding the potential erection of a communications tower (Development Impact Inquiry BC 2871). The scope of the assessment was specific: attention was only given to identify whether the aerial fertilizer application practices of nearby cranberry fields and other agricultural uses would be affected by the location of the proposed tower. Any determination of potential impacts to aviation safety with regard to the proposed tower location was outside the scope of this assessment.

Site Location

The proposed site is located at Keefer Farms & Greenhouse, located at 17080 Cambie Rd (east of No. 7 Rd) in Richmond, BC.

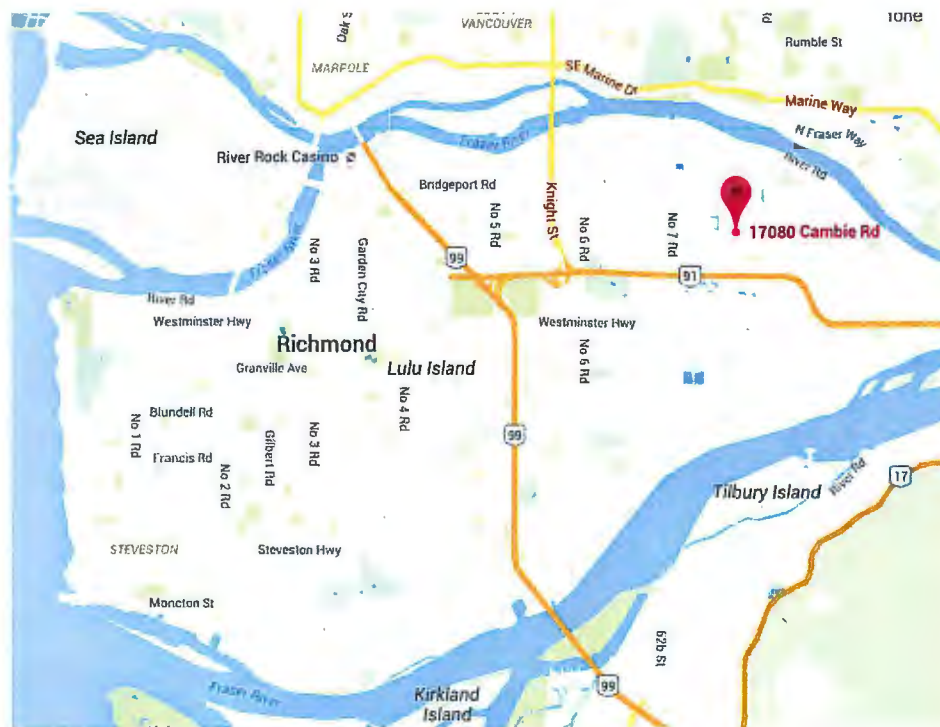


Figure 1. Location of property investigated.

The specific location of the proposed tower would be along the southern boundary of the parcel, abutting Highway 91. According to site plans provided by TELUS, the perimeter fencing around the tower would be set back approximately 12.5 m from the southern lot line and at least 15.0 m from the ditch along the north end of Highway 91. The tower would be approximately 30 m tall. The coordinates of the centre of the proposed tower site are approximately: 49.177528°N and -123.032639°W (Figure 2).

Current Land Uses on the Site

The site was visited by Ione Smith, PAg, on Wednesday March 23, 2016. A tour of a portion of the farm was provided by the owner and operator, Dan Keefer. Mr. Keefer indicated the TELUS right of way (access road) and the proposed tower site. The land was ground truthed by the consultant and photos were obtained. At the time of the visit crops on either side of the proposed tower site were corn (harvested). There were cranberry fields to the north of corn fields as indicated in Figure 3. Along the southern boundary of the property many mature trees were also noted, as well as hydro poles. Mayfair Lakes Golf and Country Club is located directly across the highway and there were nets erected to prevent balls from reaching the highway.



Figure 2. Proposed location of the tower on the property.

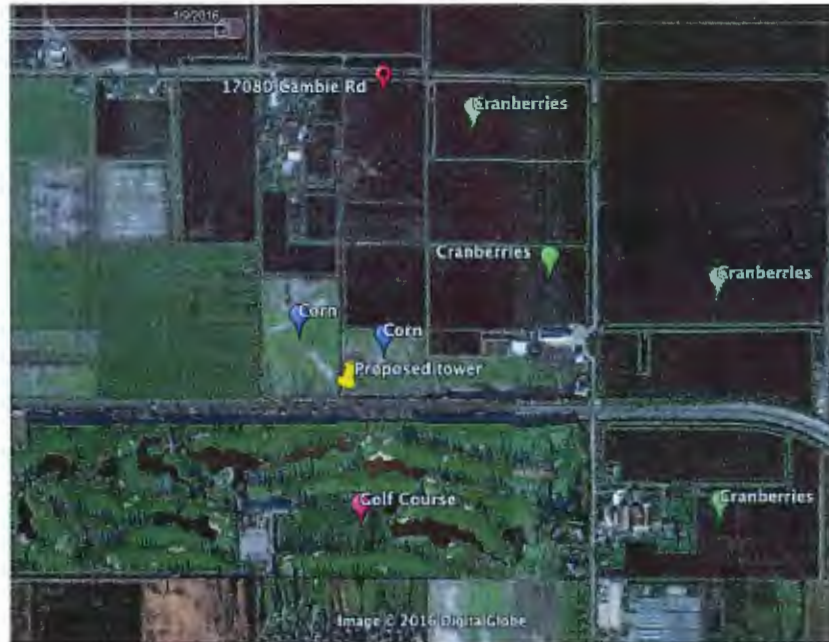


Figure 3. Land uses near to the proposed tower site. Note corn, cranberries, Highway 91, and golf course in close proximity.



Figure 4. View of proposed tower site looking South towards Highway 91. The access road is roughed in previously by Mr. Keefer and the tower would be placed approximately 15 m back from the highway. Note the trees and the golf course netting in the background. Corn fields are located on either side of the proposed site.

Potential Impacts to Aerial Fertilizer Application

Aerial application of fertilizers (and sometimes pesticides) is a common practice around the world. First developed in New Zealand, it is used in North America to fertilize large areas of canola in the Prairies and cotton fields in the US midwest.

Mr. Orlando Schmidt, Coast Regional Manager of the Sustainable Agriculture Management Branch at the BC Ministry of Agriculture in Abbotsford, was contacted to discuss the types of crops that typically receive aerial fertilizer application in the Richmond area. To the best of his knowledge cranberry fields are the only crops that receive aerial application of fertilizers in the South Coast (Fraser Valley and Metro Vancouver) region¹. The use of heavy equipment, such as tractors, is not suited to cranberries, which are typically cultivated in wet bogs. Therefore, aerial application is preferred. This practice is further described in resources published by the B.C. Cranberry Growers' Association, such as their document entitled *Normal Farming Practices for Cranberries in British Columbia*, which outlines procedures for aerial spraying.

Cranberry fields on Keefer Farms & Greenhouse receive aerial applications of fertilizer using a helicopter twice a year by Michel Lamarche of Bajo Reef Helicopters². Mr. Lamarche stated that the proposed tower would not have any impact on his ability to perform aerial fertilizer applications³. He said that best practices are to remain at least 10 m (30 ft) away from the parcel boundaries when conducting the applications by helicopter. The fact that there are no guyed wires included in the tower design is important to Mr. Lamarche, as these wires can sometimes cause visibility problems for helicopter operators. The proposed tower is a monopole (no wires), therefore this is not a concern for this site.

Another cranberry producer, Columbia Cranberry Ltd, was contacted for their thoughts on the possible impact of a communications tower in the area on their ability to aerially apply fertilizers to their cranberry fields. Columbia Cranberry Ltd is located at 16351 Cambie Rd., just north of Keefer Farms & Greenhouse. The contact at Columbia Cranberry Ltd stated that their fields are also fertilized using a helicopter and they have not had any adverse impacts due to communications towers⁴. There is currently an existing TELUS tower located across the road from their fields which is 27 m tall (this tower will be taken down if the proposed relocation site is confirmed). They did not feel that an additional tower would have a negative impact. Hydro wires are more likely to cause adverse impacts to the aerial applicator, in their opinion.

Mr. Todd May, a third-generation local cranberry farmer, was contacted for his opinion on the possible impacts that the proposed communications tower may have on the ability to provide fixed wing aerial application services in the area. Mr. May explained that there is an unpaved (grassed) runway located parallel to Highway 91 along No. 8 Rd that extends westward into approximately the midpoint of Mr.

¹ Orlando Schmidt, Coast Regional Manager, Sustainable Agriculture Management Branch, BC Ministry of Agriculture. Personal communication, 2016.

² Dan Keefer, Owner and operator of Keefer Farms. Personal communication, 2016.

³ Michel Lamarche, Owner of Bajo Helicopters. Personal communication, 2016.

⁴ Columbia Cranberry Ltd. Personal communication, 2016.

Keefer's property (Figure 5). The property line is approximately 50 m to the south of the west end of the runway. Mr. May expressed concern regarding the proximity of the runway to the proposed tower site.

This unpaved runway is used year-round, but most heavily during the growing season, by small fixed wing aircraft to provide aerial fertilizer application support services to other cranberry operations in the vicinity. Fixed wing aircraft approach the runway to land and take off from either the East or West and then turn North. Approximately 1,500 to 2,000 acres are serviced to the West, Northwest, North, Northeast, East, and Southeast of the runway.

The Canadian Aviation Regulations are the guiding regulations for the use and operation of the grassed runway. Communications between TELUS and NAV Canada indicate that there are no registered aerodromes (a location from which aircraft flight operations take place) in that location⁵. This is based on the Canada Flight Supplement (CFS), the official publication that contains all the aerodromes with instrument procedures and/or NAVAIDS listed by Transport Canada. There are no criteria for NAV Canada to include aerodromes that are based on visual flight rules in their review. According to NAV Canada, aircraft using an unpublished strip (such as the runway used by Mr. May) would be flying under visual flight rules and subject to ensuring that they themselves remain clear of any obstacle(s). The unpaved runway falls within this category, as it is unregistered (not listed in the CFS) and is used for aircraft flying under visual sight rules.

It is worth reiterating that any determination of aircraft operation and aviation safety with regard to the proposed tower location was outside the scope of this assessment. Comments by Mr. May and NAV Canada are included here without additional examination into possible impacts that the proposed tower might have on the ability of the fixed wing aircraft to continue to use the runway.



Figure 5. The unpaved (grassed) runway is located parallel to Highway 9 and north of the property line. It is visible as a light green strip between dark green corn fields in this satellite image.

⁵ Steven Coyle, NAV Canada. Email correspondence. April 12, 2016.



Figure 6. Existing berm between corn and cranberry fields at Keefer Farms & Greenhouse.



Figure 7. Columbia Cranberry Ltd located at 16351 Cambie Rd.



Figure 8. Existing TELUS communications tower located across the road from Columbia Cranberry Ltd.

Summary

The site of a proposed TELUS communications tower at 17080 Cambie Rd., Richmond, BC was assessed to determine if any impacts to aerial fertilizer applications of cranberry fields (or other crops) would be affected by the tower. A tour of the site was conducted with the owner/operator of Keefer Farms & Greenhouse (Mr. Dan Keefer).

The following individuals provided input for this assessment:

- A helicopter operator familiar with the site (Mr. Michel Lamarche);
- A fixed wing operator and cranberry producer familiar with the site (Mr. Todd May);
- A NAV Canada representative (Mr. Steve Coyle);
- A neighbouring cranberry producer (Columbia Cranberry Ltd); and
- Ministry of Agriculture staff (Mr. Orlando Schmidt).

Neither observations made during the site visit nor discussions with the above-mentioned individuals raised serious concerns regarding the proposed communications tower's impact on aerial fertilizer applications to cranberries or other crops in the area.

Consideration should be given to the existence of an unpaved fixed wing aircraft runway that extends into Mr. Keefer's corn fields. It remains unclear as to whether the user(s) of the unpaved runway would be impacted by the proximity of the proposed tower. Other tall structures, such as hydro poles, trees, and golf course netting, were noted in the vicinity of the proposed site. Determining whether aircraft operation and aviation safety could be impacted by the proposed tower location was outside the scope of this assessment.

It is my professional opinion that the construction of the proposed communications tower at 17080 Cambie Rd. would not have serious negative impacts on the ability of nearby cranberry fields to continue to receive aerial applications of fertilizer.

Sincerely,

A handwritten signature in blue ink that reads "I. Smith".

Ione Smith, BSc, MSc, PAg
Director
Upland Agricultural Consulting
778-999-2149
ione@uplandconsulting.ca



City of Richmond

Development Variance Permit

No. DV16-721776

To the Holder: TM MOBILE INC. (TELUS)
Property Address: 17080 CAMBIE ROAD
Address: C/O JOHN LEUGNER
3 - 4355 CANADA WAY
BURNABY, BC V5G 1J9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum accessory structure height of the "Agriculture (AG1)" zoning district from 20 m (65.6 ft.) to 30 m (98.4 ft.) in order to permit the installation of a cellular antenna tower as shown on Plans #DV16-721776-1 to #DV16-721776-2 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

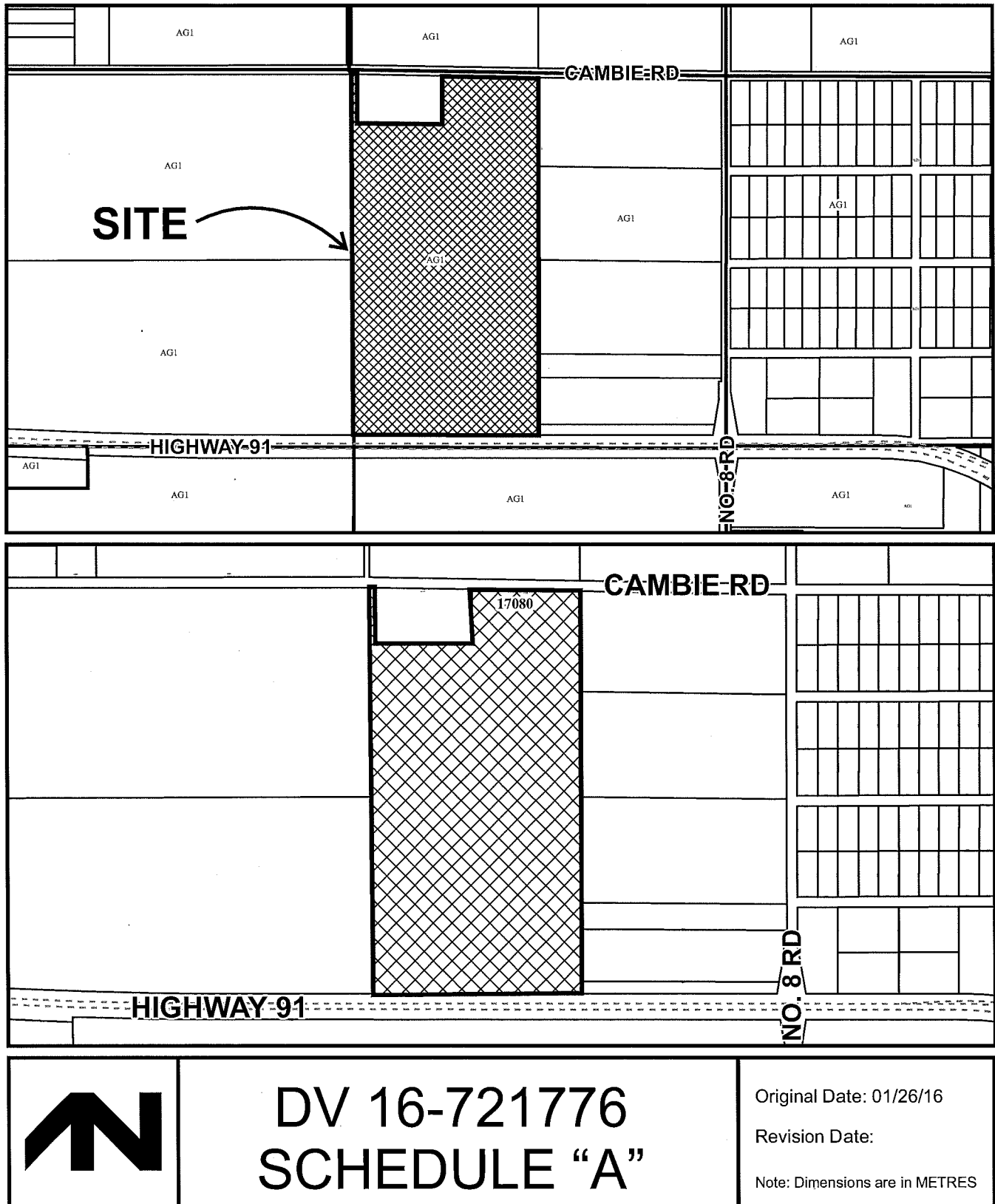
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

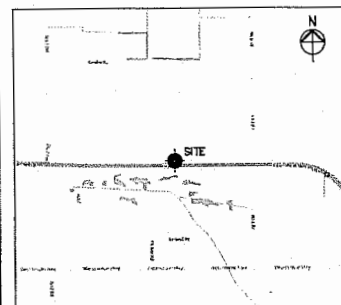
DELIVERED THIS DAY OF

MAYOR

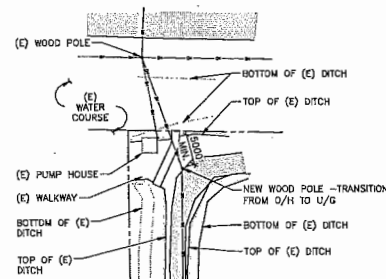


NOTES:

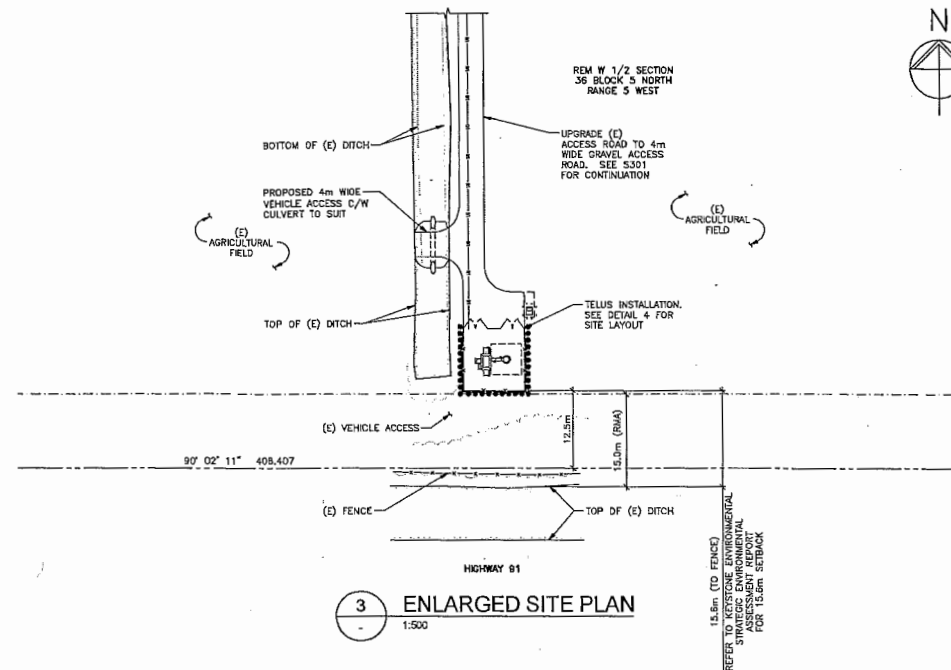
1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY WATSON PECK AND TOPLESS SURVEYORS AND ENGINEERS, DATED OCT 9, 2015.
2. EXISTING UNDERGROUND SERVICES ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING WHERE APPROPRIATE.



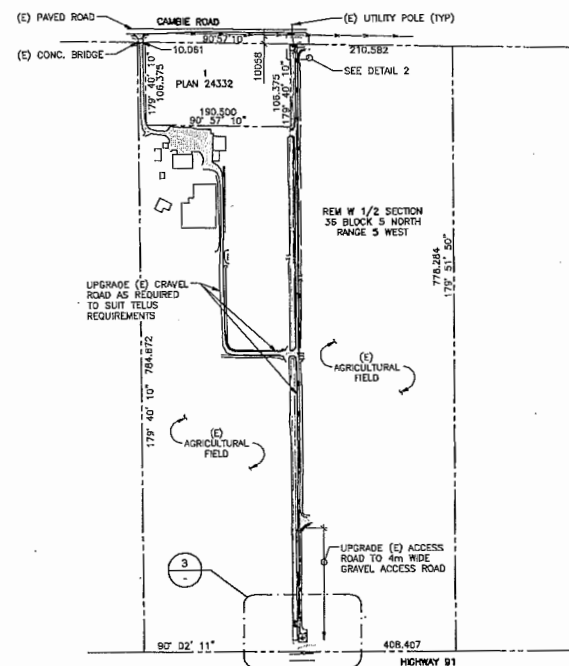
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LONGITUDE: -123° 03' 33" W



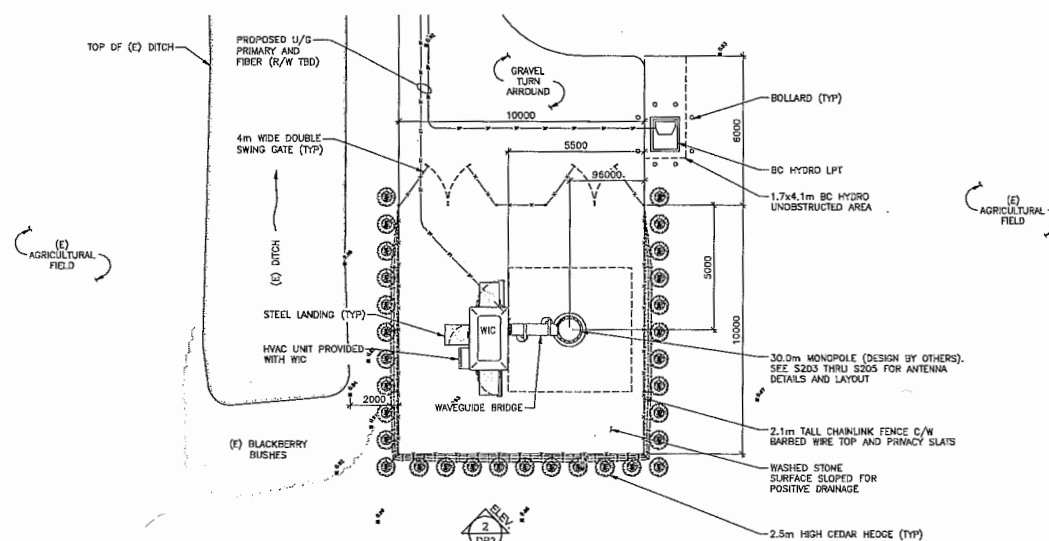
2 ENLARGED SITE PLAN
1:500



3 ENLARGED SITE PLAN
1:500



1 SITE PLAN
1:4000



4 SITE LAYOUT
1:125



LEGAL DESCRIPTION:

PART OF WEST HALF SECTION 36 BLOCK 5 NORTH RANGE 5 WEST EXCEPT; FIRSTLY: PART SUBDIVIDED BY PLAN 24332 SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN NWP88278 NWO

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- - DENOTES (E) SUBJECT PROPERTY LINE
- - DENOTES ADJACENT PROPERTY LINE
- - DENOTES (E) GRAVEL ROAD/AREA
- - DENOTES (E) O/H POWER AND TELCO
- - DENOTES PROPOSED U/G PRIMARY/FIBER (R/W TBD)
- WIC - DENOTES TELUS WALK-IN-CABINET 1600X2527MM
- - DENOTES (E) SPOT ELEVATION (M)

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2016.04.13	ISSUED FOR CLIENT REVIEW	GF
2015.01.13	ISSUED FOR CLIENT REVIEW	GF
No.:	Date:	Description:
Revisions:		By:

Client:

TELUS®

Consultant:

GS-Sayers
ENGINEERING LTD.
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8802
F: 604.734.8842
www.goldsimpson.com

Seals:

Sheet Title:
SITE AND COMPOUND
PLANS

Project:
RICHMOND
CAMBIE AND NO. 7
17080 CAMBIE RD, RICHMOND BC
Site ID: BC2171

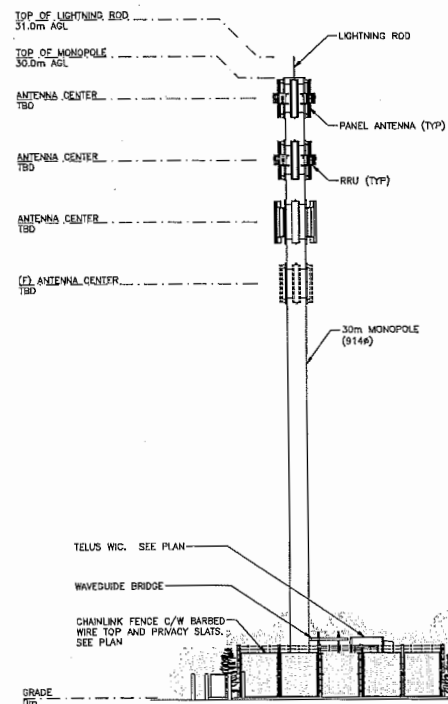
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Drawn: CW
Checked: GF

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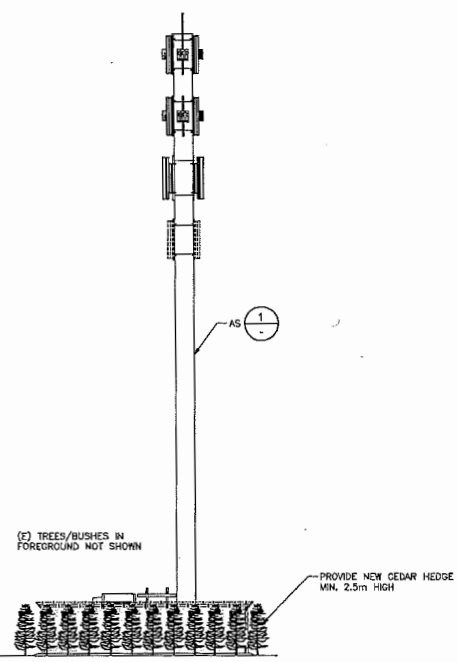
DP1

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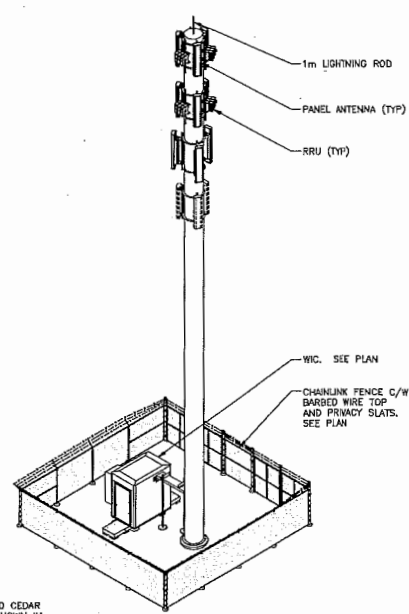
OV 16-721710-1



1 NORTH ELEVATION
DP1 1:200



2 SOUTH ELEVATION
DP1 1:200



3 SITE ISOMETRIC
NTS

NOTES:

1. SITE ISOMETRIC IS SCHEMATIC ONLY AND IS INTENDED TO DEPICT THE GENERAL SITE ARRANGEMENT. EXISTING CONDITIONS MAY NOT BE EXACTLY AS SHOWN.

LEGEND:

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- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

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2016.04.13	ISSUED FOR CLIENT REVIEW	OF
2016.01.13	ISSUED FOR CLIENT REVIEW	OF
No.:	Date:	By:
Revisions:		

Client:

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Consultant:

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ENGINEERING LTD.

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Seals:

Sheet Title:

SITE AND COMPOUND PLANS

Project:

**RICHMOND
CAMBIE AND NO. 7
17080 CAMBIE RD, RICHMOND BC
Site ID: BC2871**

Date: JUN 2015

Scale: AS NOTED

Drawn: CW

Checked: GF

Project: 215359 Sheet No.:

DP2

OF