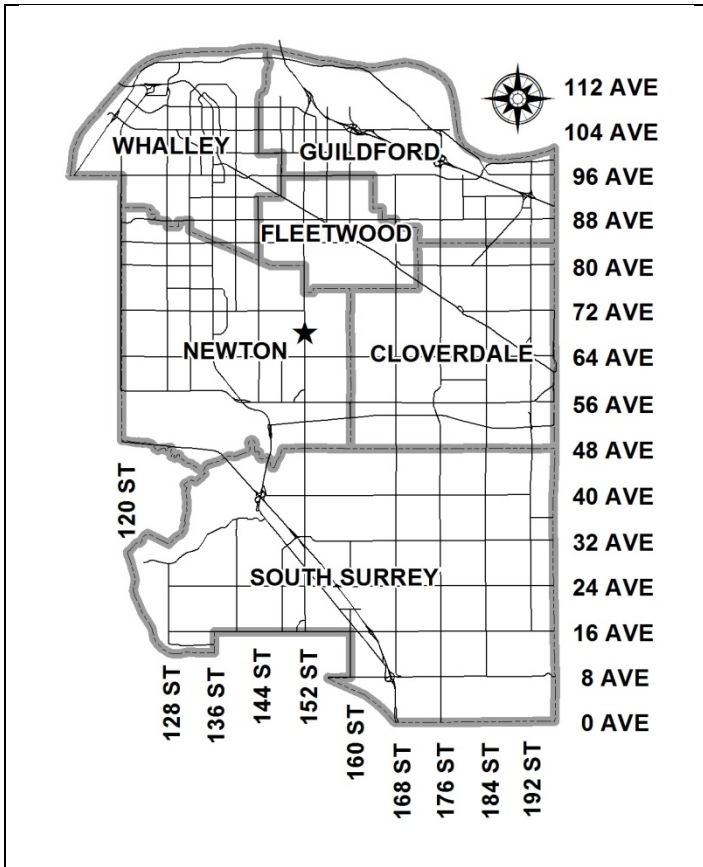


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0140-00

Planning Report Date: July 11, 2016

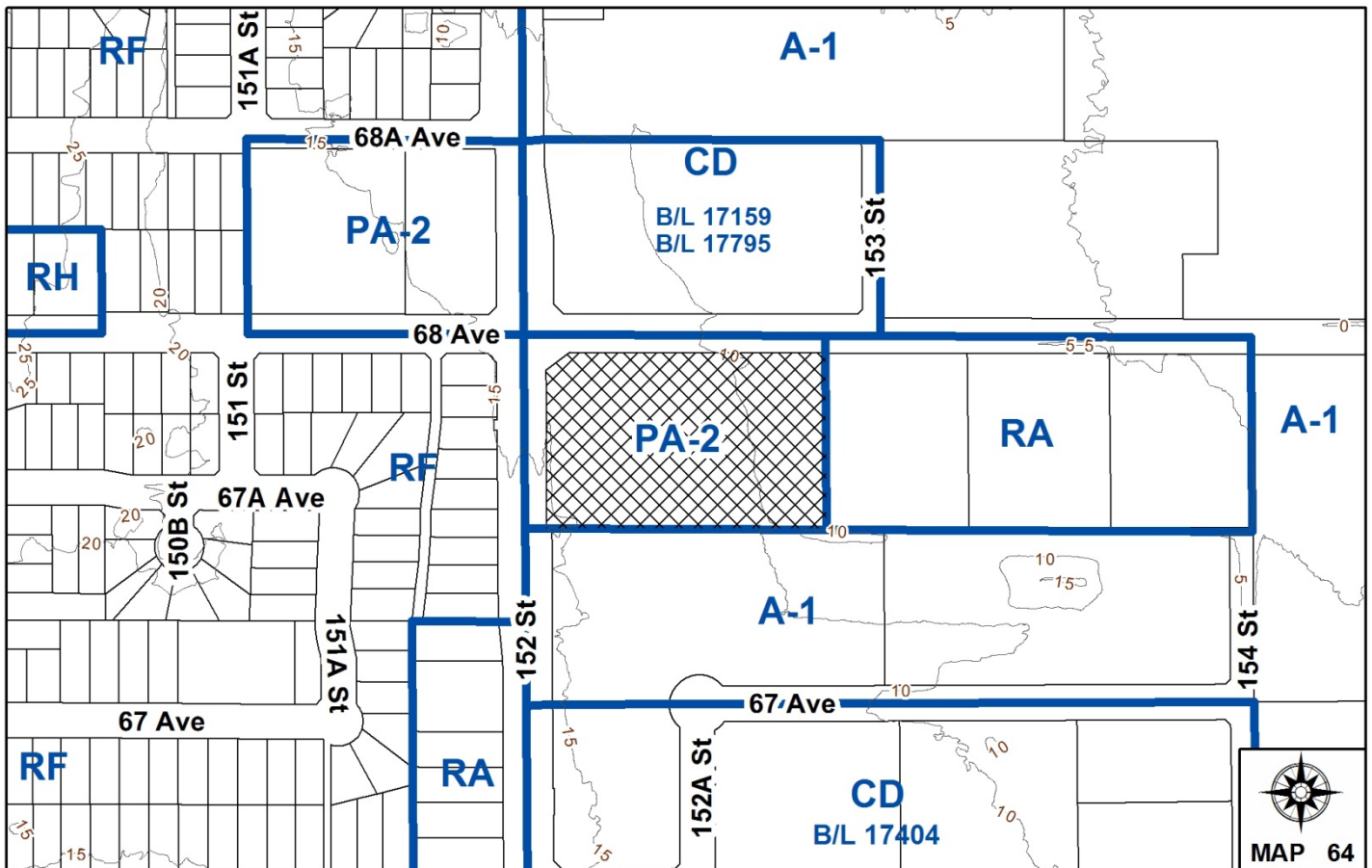


**PROPOSAL:**

- **Development Variance Permit**

to vary the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.) and to reduce the south side yard setback in order to permit the proposed tower and ancillary electrical equipment.

**LOCATION:** 6788 - 152 Street  
**OWNER:** Relate Christian Church  
**ZONING:** PA-2  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Existing Church



---

### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant has requested a variance of the Zoning By-law to increase the maximum permitted height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.) and to allow a reduction to the minimum south side yard setback from 3.6 metres (12 ft.) to 0.0 metres (0.0 ft.) for installation of the associated equipment compound.

### RATIONALE OF RECOMMENDATION

- The applicant has provided information indicating that there are no existing structures that are suitable within a 500-metre (1,640 ft.) radius of the subject site.
- The public notification for the proposal generated no comments from the 139 property owners within 120 metres (394 ft.) of the subject site.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carrier would like to resolve to attract new customers.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0140-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary Part 4 General Provisions of the Zoning By-law, to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.); and
  - (b) to reduce the minimum south side yard setback of the “Assembly Hall 2 Zone (PA-2)” from 3.6 metres (12 ft.) to 0.0 metres (0.0 ft.) for installation of an equipment compound.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Church

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68 Avenue):	Business Park	Mixed Employment/ Business Park	CD (By-law Nos. 17159, 17795)
East:	Single Family Residence/ Truck Parking	Mixed Employment/ Business Park	RA
South:	Truck Parking	Mixed Employment/ Business Park	A-1
West (Across 152 Street):	Single Family	Urban/Urban Single Family Residential	RF

DEVELOPMENT CONSIDERATIONSSite Context and Proposal

- The subject site, which is located on the east side of 152 Street, south of 68 Avenue, is designated Mixed Employment in the Official Community Plan (OCP), designated Existing Church in the East Newton Business Park Neighbourhood Concept Plan (NCP), and is zoned Assembly Hall 2 Zone (PA-2).

- SitePath Consulting Ltd. on behalf of WIND Mobile Corp. is proposing to erect a 20 metre (66 ft.) freestanding monopole telecommunications tower and equipment compound on the subject site, which is owned by the Relate Christian Church.
- The proposal will provide improved telecommunication coverage and capacity along 152 Street and in the immediate area from approximately 62A Avenue to 72 Avenue.
- The proposed monopole is 0.7 metres (2.3 ft.) in diameter at the base and tapers slightly towards the top.
- The proposed monopole and ancillary electrical equipment will be located in the south side yard of an existing church property and will be contained within an equipment compound enclosed by a 1.8-metre (6 ft.) high chain link fence with barbed wire on top. The compound is proposed to be approximately 6 metres (20 ft.) wide by 7 metres (23 ft.) deep for a total area of 72 square metres (452 sq. ft.). The proposed compound includes the monopole, two equipment cabinets and electrical equipment.
- The compound including monopole will be located approximately 50 metres (164 ft.) from 152 Street. It will be partially screened from view along 152 Street by the existing 2-storey church building, which is approximately 9 metres (30 ft.) in height, and by existing mature trees on 152 Street.
- The applicant is seeking a Development Variance Permit (DVP) to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.) and to reduce the south side yard setback of the PA-2 Zone from 3.6 metres (12 ft.) to 0.0 metres (0.0 ft.).

#### Telecommunications Policy

- The key message staff have relayed to telecommunication companies is the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations, without compromising the existing policy guidelines, especially proximity to residential areas and aesthetics being adequately addressed.
- Improving high speed wireless service supports the growing high technology sector, high tech education, emergency services and broadens community consultation opportunities through social media.
- The proposed telecommunications tower supports the City of Surrey's vision for building a strong economy.
- The subject application generally complies with the current Telecommunications Tower Policy No. O-49 and is therefore being presented for Council's consideration.
- The City policy on telecommunication towers was developed in conjunction with wireless providers and approved by Council on June 18, 2001 (Policy No. O-49 Telecommunication Towers). The policy provides parameters on how the towers should be sited and designed.
- The following is an evaluation of the current proposal in relation to Policy No. O-49:

### *Location and Siting*

- When considering the siting of telecommunication tower facilities, every effort should be made to locate new equipment on existing structures such as Hydro transmission line towers, utility poles, roof tops, etc.

*The applicant has indicated that they require a 20-metre (66 ft.) height in order to ensure an expanded coverage area along 152 Street between 62A Avenue and 72 Avenue.*

*The applicant has informed staff that there are no existing structures within a 500-metre (1,640 ft.) radius from the proposed location of the telecommunication tower that have the necessary height to facilitate the increased coverage area. There are also no existing telecommunications towers on which to co-locate within a 500-metre (1,640 ft.) radius of the subject site.*

*There is an existing tower located at 15596 – 64 Avenue, approximately 1,200 metres (3,937 ft.) from the subject site, which currently houses TELUS and Rogers equipment. The applicant has advised that this tower is located 800 metres (2,625 ft.) outside of WIND's core search area and that the existing tower does not have the capacity to accommodate a third carrier. For these reasons, co-location at this site has been disqualified as an option.*

- It is preferable that new free-standing telecommunication towers be sited in non-residential locations and preferably in industrial areas.

*The proposed location is within the East Newton Business Park NCP Area. While the site is designated Mixed Employment in the NCP, there is an existing residential area to the west across 152 Street, approximately 28 metres (92 ft.) away from the subject site, measured from the property line. The location of the proposed telecommunications facilities is approximately 75 metres (246 ft.) away from the residences on the west side of 152 Street.*

*The applicant has informed staff that additional coverage is required in this area to meet the needs of residential customers.*

- Towers on prominent natural and cultural features, environmentally sensitive areas or areas with historically significant buildings are discouraged.

*The proposed location of the installation is not located close to prominent natural or cultural features.*

- New free-standing telecommunications towers should be located at a distance from the edge of an existing or future road allowance no less than the height of the tower.

*The tower is proposed to be set back approximately 50 metres (164 ft.) from the west property line, which is more than twice the height of the proposed tower.*

- Location of telecommunication towers on sites with mature trees is encouraged.

*There are mature boulevard trees planted along 152 Street and large mature evergreen trees located in the north-west corner of the neighbouring property to the south, which help to screen the proposed installation from view.*

- All applicants for free-standing telecommunication structures will be requested to identify any other structure (e.g. hydro transmission tower, existing telecommunication towers, etc.) within a radius of 500 metres (1,640 ft.) from the proposed location and to provide reasons why other existing structures within that radius are not acceptable for use (i.e. structural capabilities, safety, available space or failing to meet service coverage needs).

*There are no suitable structures within a 500-metre (1,640 ft.) radius of the subject site that have the necessary height to clear natural obstacles such as topography, existing trees and adjacent buildings. Most other buildings within the proposed coverage area, which are primarily single family dwellings on the west side of 152 Street and business park/existing single family dwellings on the east side, have maximum building heights ranging from 9 metres (30 ft.) to 12 metres (40 ft.), which is lower than many trees in the area.*

#### Co-Location

- The carriers and other telecommunication tower owners are encouraged to work co-operatively in reaching agreements which allow for sharing of tower structures so as to minimize the total number of towers in the City. This practice is typically referred to as “co-location”.

*Co-location was explored by the applicant; however, the closest existing tower which currently houses TELUS and Rogers equipment, located at 15596 – 64 Avenue, is approximately 1,200 metres (3,937 ft.) from the subject site. This tower is located 800 metres (2,625 ft.) outside of WIND’s core search area and the existing tower does not have the capacity to accommodate a third carrier. For these reasons, co-location at this site has been disqualified as an option.*

- Each new free-standing tower built in a non-residential area shall be built to accommodate a minimum of two additional users.

*The proposed tower will be structurally designed to accommodate additional antennas, should other carriers wish to co-locate on the proposed tower in the future.*

#### Tower Design and Landscaping Criteria

- Towers and ancillary equipment shelters will be designed to fit their surroundings and to minimize their visual impact on surrounding properties.

*The proposed monopole tower has a slim design that measures 0.71 metre (2.3 ft.) in diameter at the base. The proposed equipment compound is to be located in the south side yard setback of the subject site and will be partially screened by the existing church building, which is approximately 9 metres (30 ft) in height, and by existing mature trees along 152 Street.*

- The use of the monopole is encouraged. Where a tower is being constructed to accommodate a single user, a monopole design is required.

*The proposed tower will be for a single carrier and is a monopole design.*

- Landscaping shall be appropriately placed around telecommunication towers and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood.

*The monopole and ancillary equipment will be contained within a chain link equipment compound that is proposed to be situated in the south side yard setback of the subject site. This area is currently used for storage. The applicant is not proposing any additional landscaping around the base of the tower or compound, as there are existing trees along 152 Street which will help to screen the proposed equipment.*

### PUBLIC CONSULTATION

In accordance with the City policy, the applicant sent out 139 information packages on April 25, 2016 to property owners within a notification area of 120 metres (394 ft.), which is six times the height of the proposed tower.

As a result of these notifications, no comments were received by staff concerning the proposed tower.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 4 General Provisions of the Zoning-By-law, to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

Applicant's Reasons:

- The applicant has submitted documentation demonstrating that there is a coverage gap in the area, which the proposed telecommunications tower would assist in resolving.
- The proposed 20 metre (66 ft.) height of the monopole is required to clear natural obstacles in the area including topography, existing trees and adjacent buildings.

Staff Comments:

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunications Towers. The proposed location is within a Business Park area, and while the subject site is located within close proximity to a residential area across 152 Street, the proposed monopole and equipment compound will be satisfactorily screened from view.
- No concerns have been expressed as a result of public notification.
- Staff support the requested variance proceeding to Public Notification.

## (b) Requested Variances:

- To reduce the minimum northeast side yard setback of the PA-2 Zone from 3.6 metres (12 ft.) to 0.0 metres (0.0 ft.) for a telecommunications equipment compound.

## Applicant's Reasons:

- The location of the equipment compound provides the best opportunity for screening on the subject site and is located in a portion of the site that is currently underutilized.
- The location of the proposed equipment compound along the south property line will allow for sufficient separation between the existing church building and the equipment compound to allow access for maintenance purposes.

## Staff Comments:

- Pursuant to Sub-section A.1(a)ii. of Part 4 General Provisions of the Zoning By-law, telecommunication towers shall comply to the setback regulations applicable to principal buildings for the Zone in which the said tower is located. The subject site is zoned PA-2, requiring a minimum side yard setback of 3.6 metres (12 ft.).
- The subject site, as well as the lands to the south, are designated Mixed Employment in the OCP. The Mixed Employment designation permits business park zones such as IB-3, which allows for 0.0 metre (0.0 ft.) setbacks on one side yard if the side yard abuts land which is designated Mixed Employment. Allowing a 0.0 metre (0.0 ft.) setback would be consistent with permitted setbacks in Mixed Employment areas.
- The proposed location of the equipment compound is partially screened from view by the existing church building and trees along 152 Street.
- Staff support the requested variance proceeding to Public Notification.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan and Tower Elevations
- Appendix III. Coverage Maps
- Appendix IV. Development Variance Permit No. 7916-0140-00

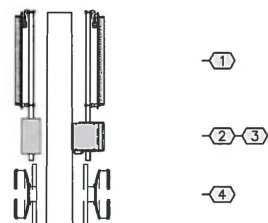
*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/dk



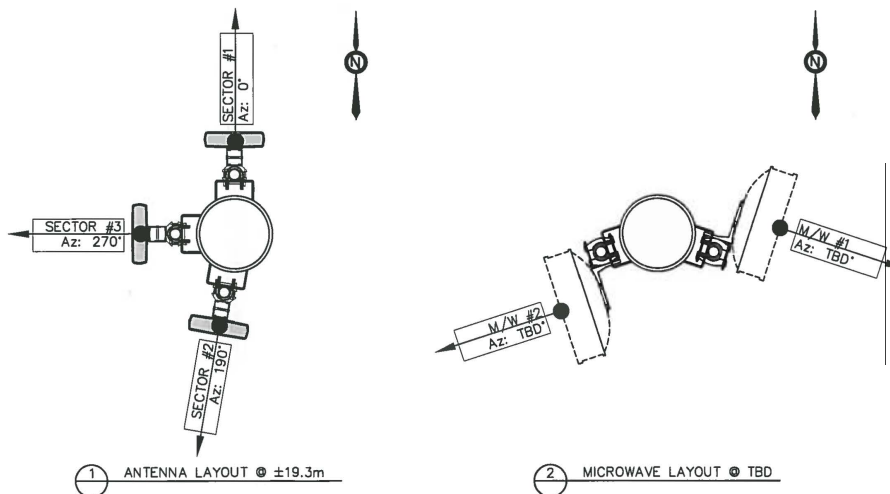
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PROPOSED WIND MOBILE 20m MONOPOLE AS PER TOWER MANUFACTURER

RADIO ANTENNA SCHEDULE								
#	ELEV. (m)	ANTENNA/EQUIPMENT			Tx LINE		OWNER	STATUS
		QTY.	MODEL	AZIMUTH(DEG.)	QTY.	MODEL		
1	19.3	3	KATHREIN 800-10727	0/190/270	-	-	WIND	PROPOSED
2	18.0	3	FRIE	-	1/1	DC/FB	WIND	PROPOSED
3	18.0	3	FRIJ	-	1/1	DC/FB	WIND	PROPOSED
4	17.0	2	2' M/W	TBD	-	-	WIND	FUTURE

JUMPERS = LDF4    DC=1/2-3/4"    FIBER = 3/8"-1/2"



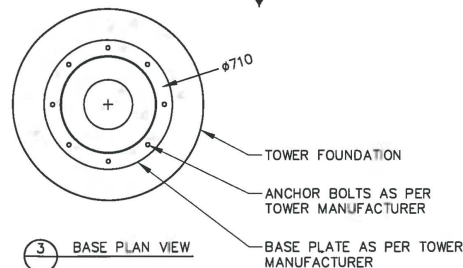
NOTE:  
TOWER DESIGN BY OTHERS

DESIGN SPECIFICATION:

LADDER: EXTERNAL  
ALL TRANSMISSION LINES INSIDE TOWER  
ANTENNA MOUNTS SHOWN ARE CONCEPTUAL - BOLTED OR GRIP MOUNTS MAY BE USED

MAXIMUM BASE REACTIONS (FACTORED AS PER CSA-S37-13):

DOWNLOAD: 34 kN  
MOMENT: 270 kNm  
SHEAR: 20 kN



ELEV.= 0.00m

1 TOWER PROFILE

- NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION. OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
  2. ALL WORK TO CONFORM TO LATEST WIND MOBILE SPECIFICATIONS.
  3. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
  4. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  5. DRAWINGS ARE NOT TO BE SCALED.

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**R** ROEHAMPTON COMMUNICATIONS LTD.  
744 WEST HASTINGS ST.  
SUITE 219  
VANCOUVER, BC V6C 1A5  
TEL (778)500-1233  
TORONTO, CALGARY, EDMONTON, VANCOUVER

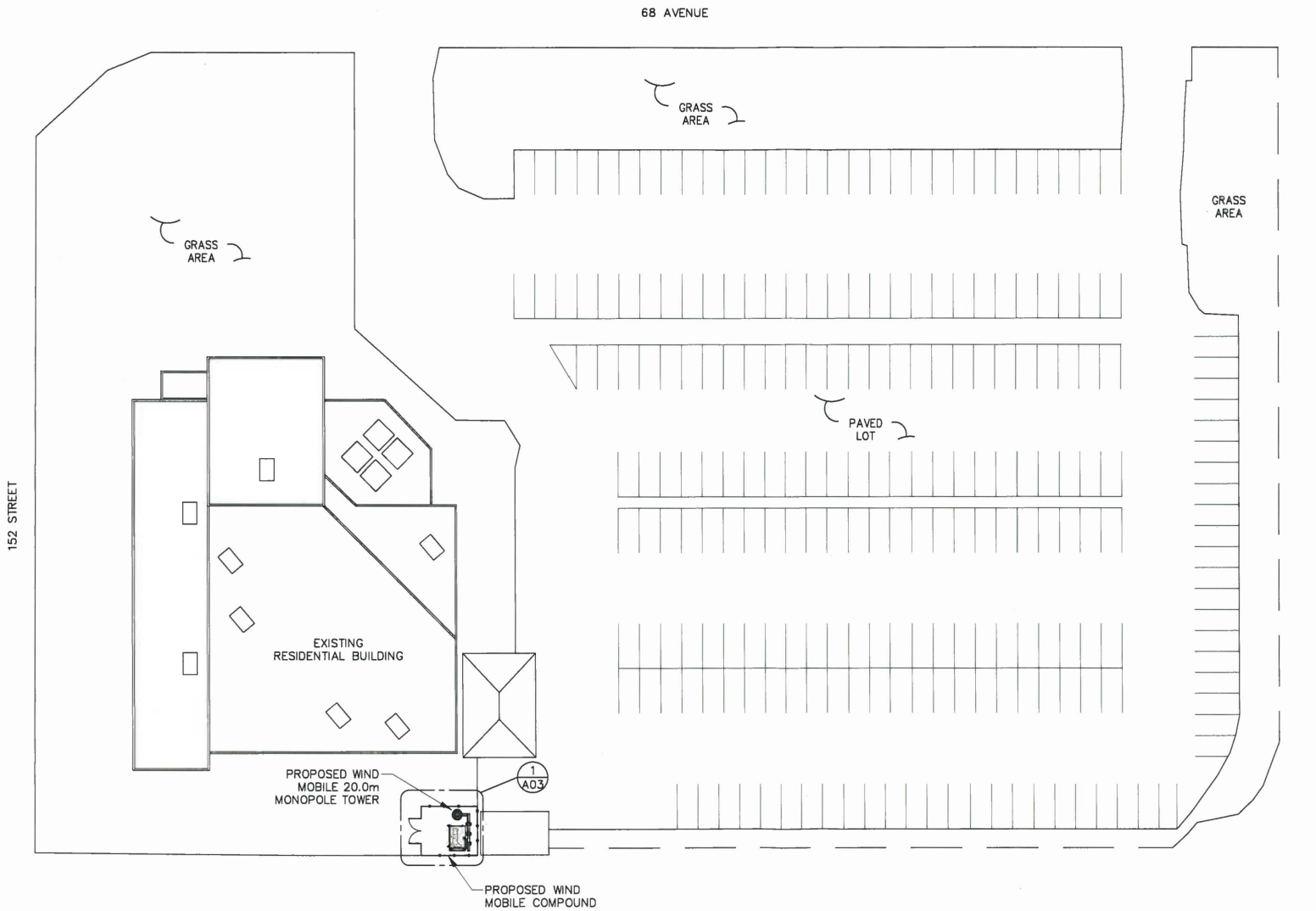
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6788 152 STREET, SURREY, BC

TITLE:  
TOWER PROFILE

SITE NAME: PROJECT NO: DWG. NO:  
NEW SITE BVA0562 A01

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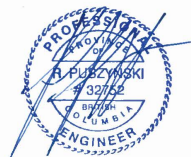
1 SITE PLAN

NOTES:

1. SITE PLAN OBTAINED FROM GOOGLE MAPS & SITE SURVEY BY WSP SURVEYS (BC). SURVEY REPORT BE COMPLETED ON LATER DATE

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NO.	BY	DESCRIPTION DATE



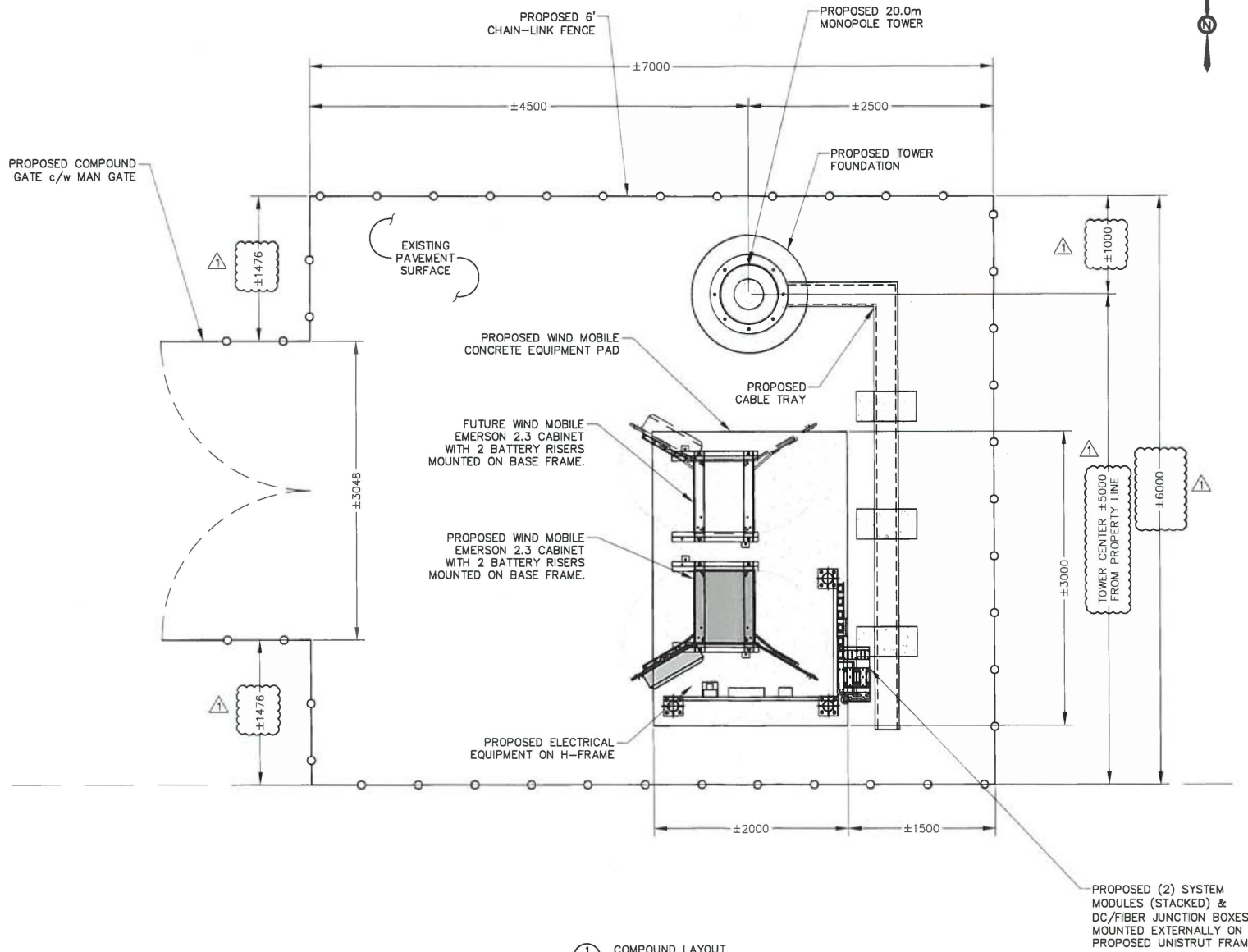
**ROEHAMPTON COMMUNICATIONS LTD.**  
 744 WEST HASTINGS ST.  
 SUITE 219  
 VANCOUVER, BC V6C 1A5  
 TEL: (778) 500-1233  
TORONTO - CALGARY - EDMONTON - VANCOUVER

LOCATION:  
 6788 152 STREET, SURREY, BC

TITLE:  
 SITE PLAN

SITE NAME: NEW SITE	PROJECT NO: BVA0562	DWG. NO: A02
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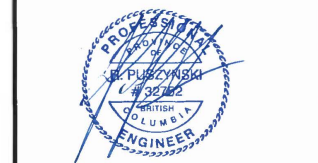


1 COMPOUND LAYOUT

PROPOSED (2) SYSTEM MODULES (STACKED) & DC/FIBER JUNCTION BOXES MOUNTED EXTERNALLY ON PROPOSED UNISTRUT FRAME

NOTES:  
1. COMPOUND PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON COMMUNICATIONS, DATED 23 SEPTEMBER 2015.

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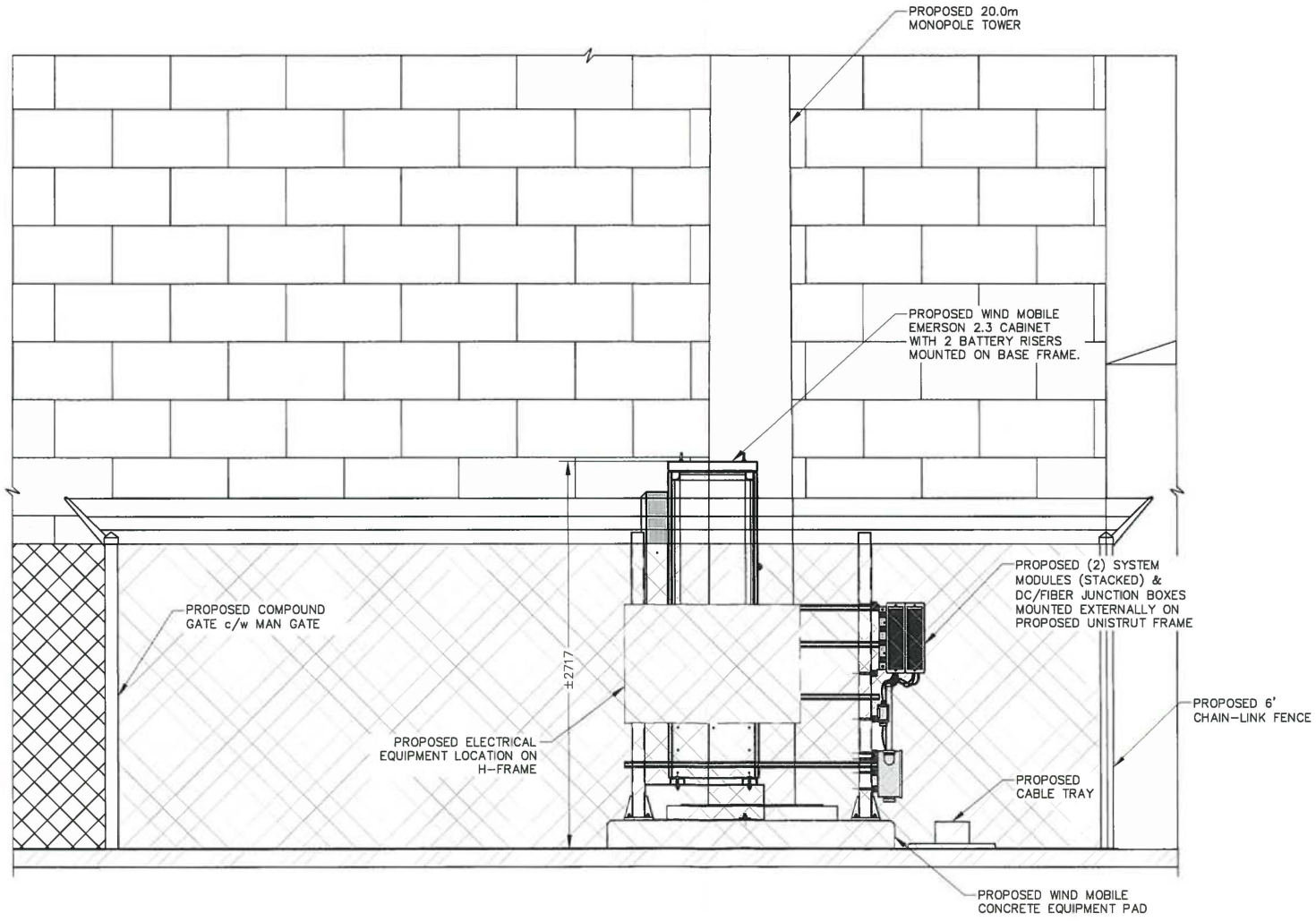
ROEHAMPTON COMMUNICATIONS LTD.  
744 WEST HASTINGS ST.  
SUITE 219  
VANCOUVER, BC V6C 1A5  
TEL: (778) 905-1233  
TORONTO, CALGARY, EDMONTON, VANCOUVER

LOCATION:  
6788 152 STREET, SURREY, BC

TITLE:  
COMPOUND LAYOUT

SITE NAME: NEW SITE PROJECT NO: BVA0562 DWG. NO: A03

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① SOUTH ELEVATION VIEW

NOTES:  
 1. COMPOUND PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON COMMUNICATIONS, DATED 23 SEPTEMBER 2015.

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NO. BY	DESCRIPTION	DATE

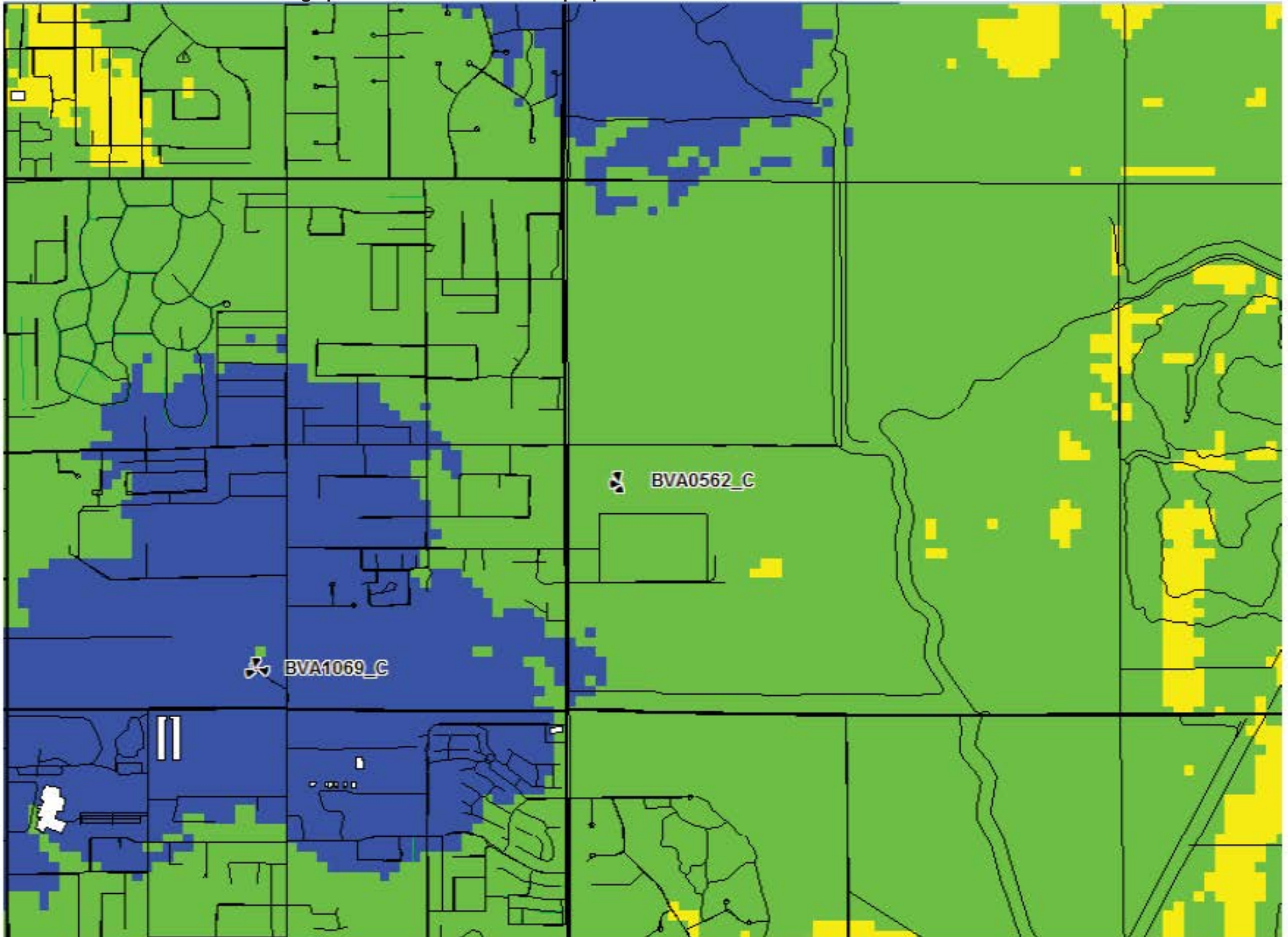
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TORONTO • CALGARY • EDMONTON • VANCOUVER

LOCATION:  
 6788 152 STREET, SURREY, BC

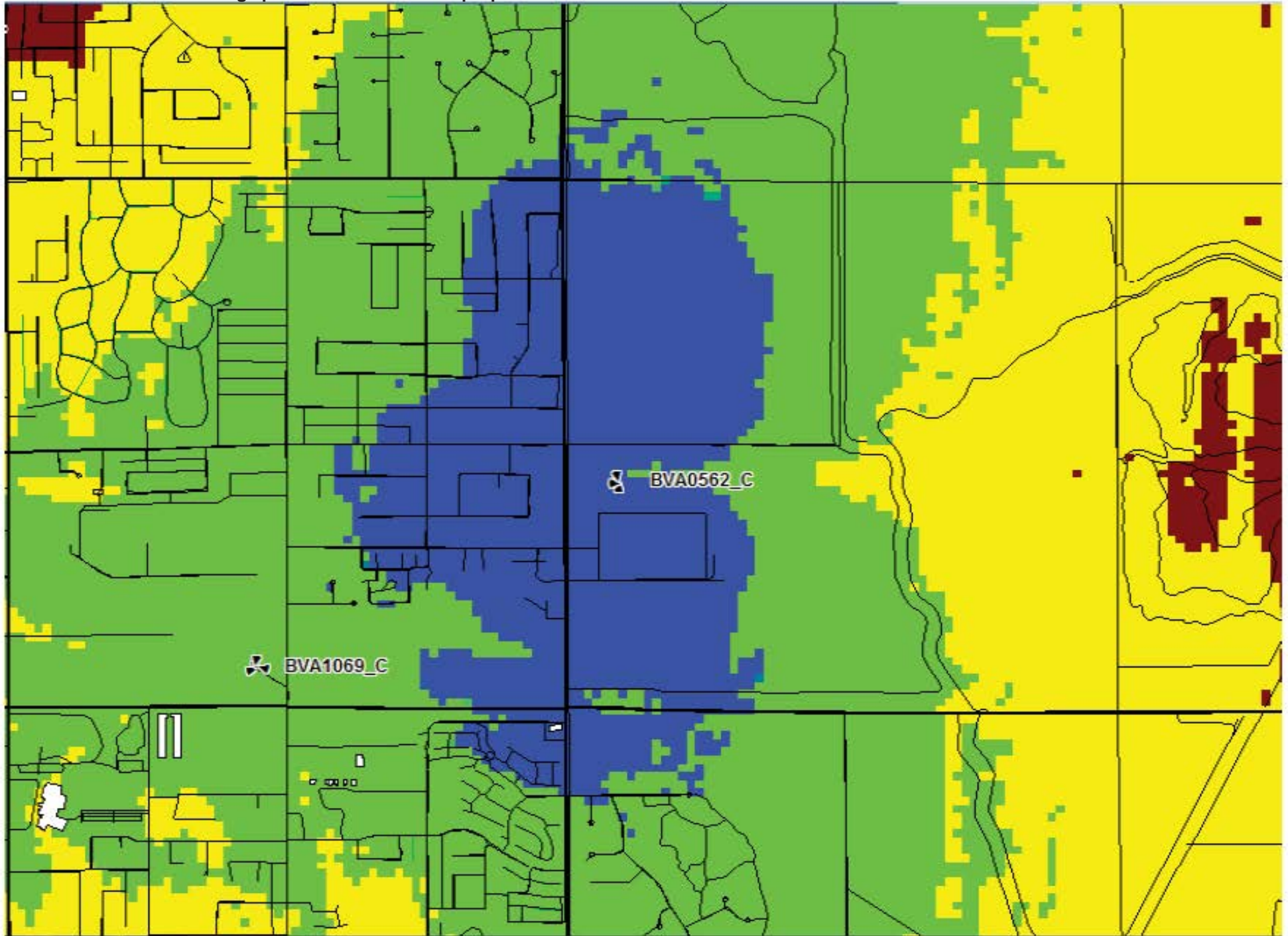
TITLE:  
 ELEVATION VIEW

SITE NAME: NEW SITE	PROJECT NO: BVA0562	DWG. NO: A04
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1. UMTS 1900 MHz current coverage prediction around BVA0562 proposed location



2. UMTS 1900 MHz coverage prediction for BVA0562 proposed location





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0140-00

Issued To: RELATE CHRISTIAN CHURCH

(the Owner)

Address of Owner: 6788 - 152 Street  
Surrey, BC V3S 3L4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-492-836

Lot 16 Section 14 Township 2 Plan 11278 New Westminster District Except Plan Parcel 'A'  
(Bylaw Plan 62482) & Part In Plan BCP15339.

6788 - 152 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-section A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunications tower is increased from 12 metres (40 ft.) to 20 metres (66 ft.); and
  - (b) In Part 32 Assembly Hall 2 Zone (PA-2) Section F. Yards and Setbacks, the minimum south side yard setback is varied from 3.6 metres (12 ft.) to 0.0 metres (0.0 ft.) for a telecommunications equipment compound.
4. The siting of structures shall be in accordance with the drawings numbered 7916-0140-00 (A) through to and including 7916-0140-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

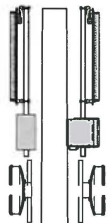
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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

ELEV.= 20.00m

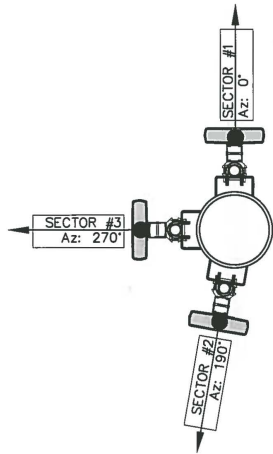


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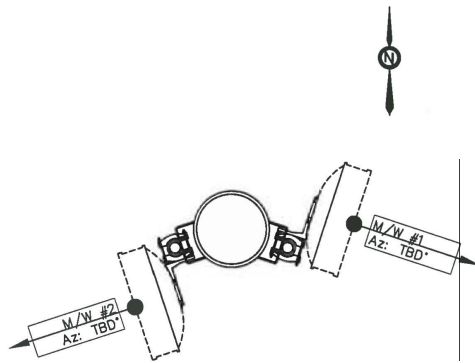
PROPOSED WIND MOBILE 20m MONOPOLE AS PER TOWER MANUFACTURER

RADIO ANTENNA SCHEDULE								
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		QTY.	MODEL	AZIMUTH(DEG.)	QTY.	MODEL		
1	19.3	3	KATHREIN 800-10727	0/190/270	-	-	WIND	PROPOSED
2	18.0	3	FRIE	-	1/1	DC/FB	WIND	PROPOSED
3	18.0	3	FRIJ	-	1/1	DC/FB	WIND	PROPOSED
4	17.0	2	2' M/W	TBD	-	-	WIND	FUTURE

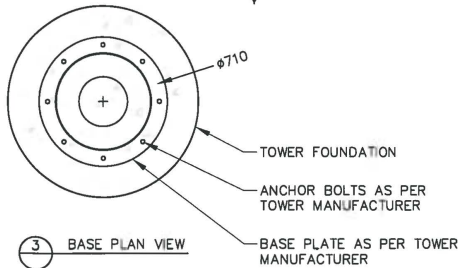
JUMPERS = LDF4    DC=1/2-3/4"    FIBER = 3/8"-1/2"



① ANTENNA LAYOUT @ ±19.3m



② MICROWAVE LAYOUT @ TBD



③ BASE PLAN VIEW

NOTE:  
TOWER DESIGN BY OTHERS

DESIGN SPECIFICATION:

LADDER: EXTERNAL  
ALL TRANSMISSION LINES INSIDE TOWER  
ANTENNA MOUNTS SHOWN ARE CONCEPTUAL - BOLTED OR GRIP MOUNTS MAY BE USED

MAXIMUM BASE REACTIONS (FACTORED AS PER CSA-S37-13):

DOWNLOAD: 34 kN  
MOMENT: 270 kNm  
SHEAR: 20 kN

ELEV.= 0.00m

① TOWER PROFILE

- NOTES:
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  2. ALL WORK TO CONFORM TO LATEST WIND MOBILE SPECIFICATIONS.
  3. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
  4. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  5. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:



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0	PB	PRELIMINARY-SCH B 25 JAN 16
NO. BY	DESCRIPTION	DATE

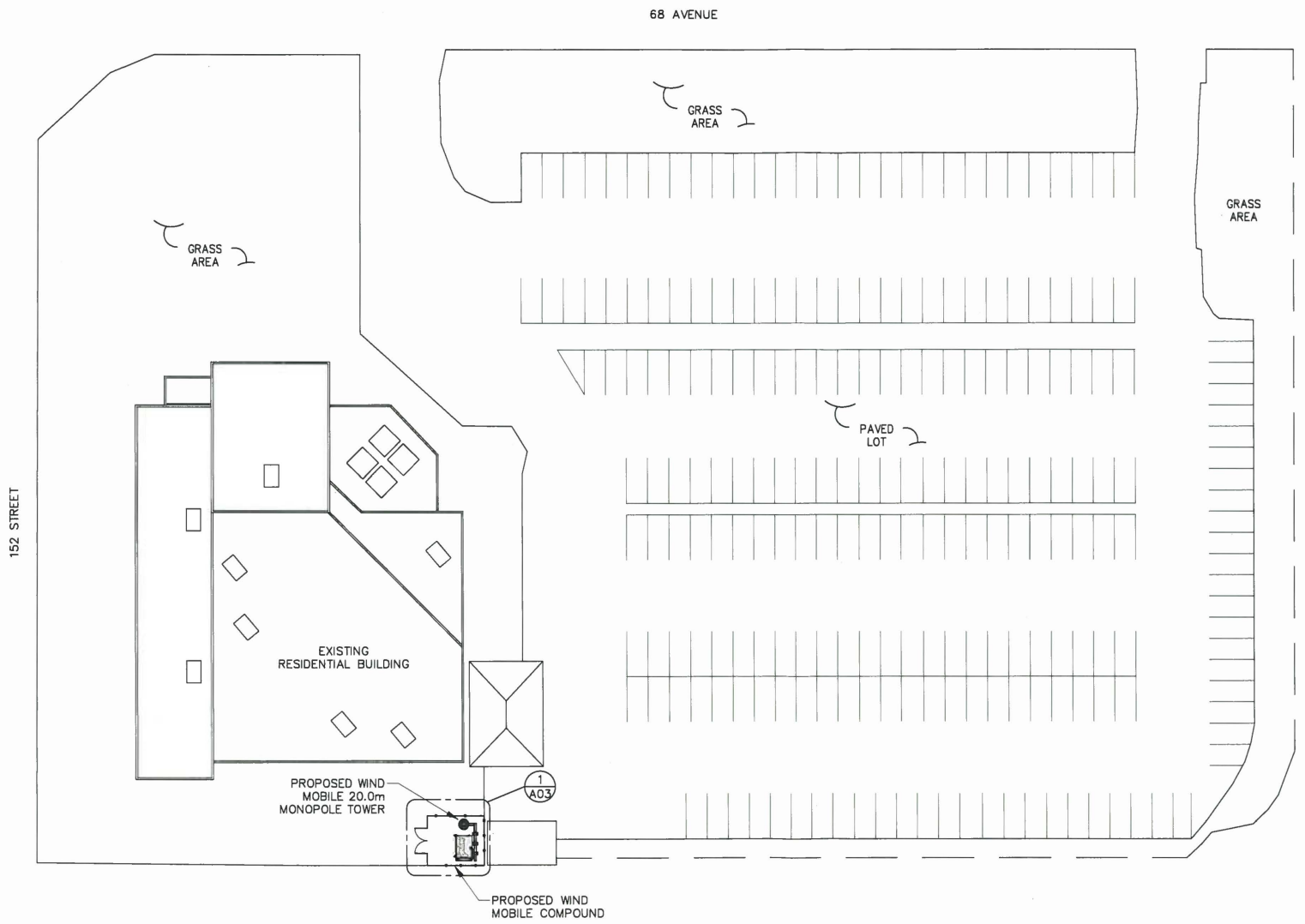
**R** ROEHAMPTON COMMUNICATIONS LTD.  
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VANCOUVER, BC V6C 1A5  
TEL: (778) 500-1233  
TORONTO, CALGARY, EDMONTON, VANCOUVER

LOCATION: 6788 152 STREET, SURREY, BC

TITLE: TOWER PROFILE

SITE NAME: PROJECT NO: DWG. NO:  
NEW SITE BVA0562 A01

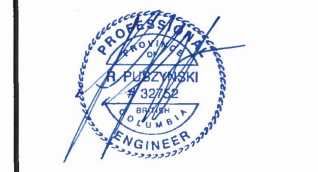
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1 SITE PLAN

NOTES:  
 1. SITE PLAN OBTAINED FROM GOOGLE MAPS & SITE SURVEY BY WSP SURVEYS (BC). SURVEY REPORT BE COMPLETED ON LATER DATE

CLIENT:



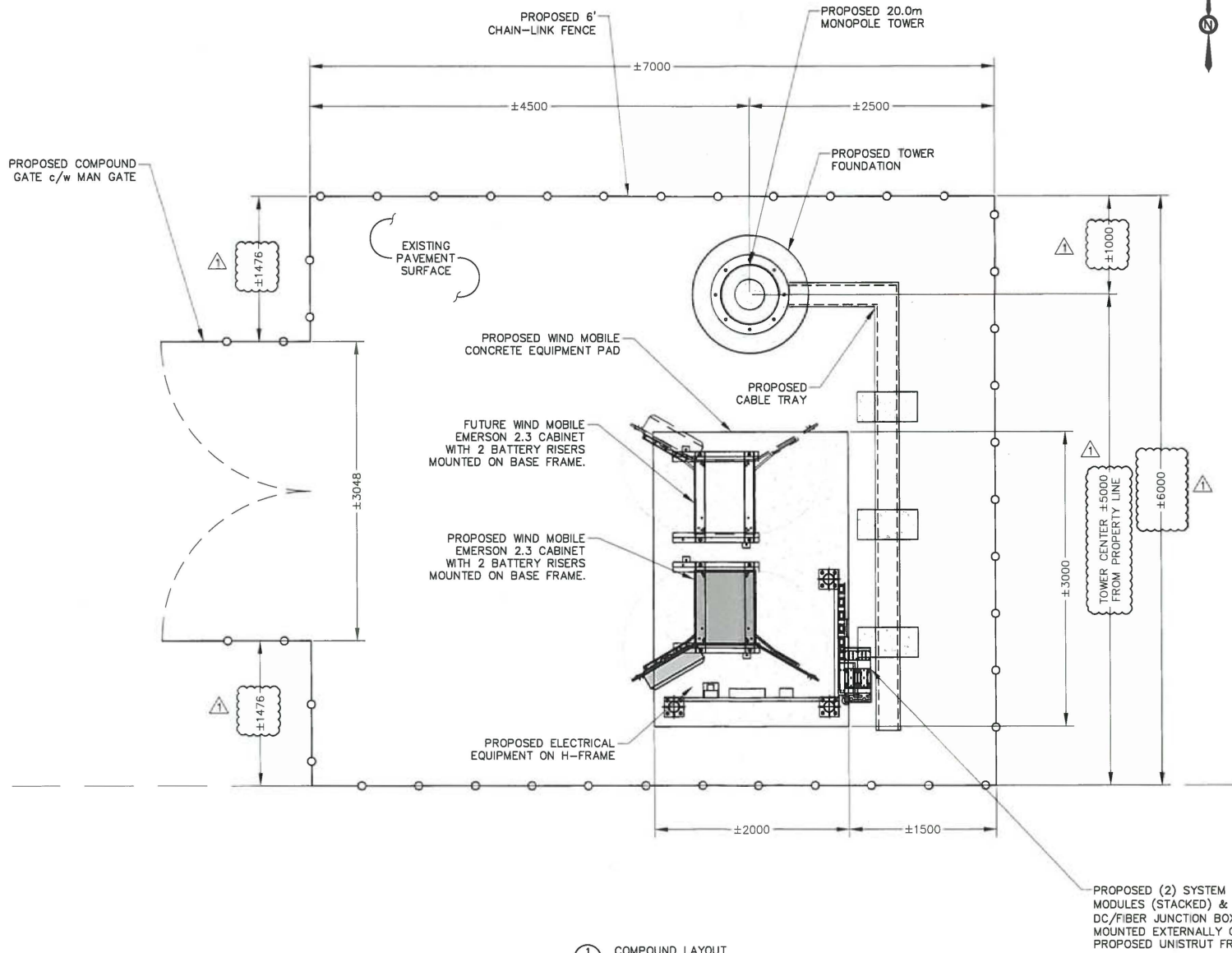
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0	PB	PRELIMINARY-SCH B
NO. BY	DESCRIPTION	DATE

**ROEHAMPTON COMMUNICATIONS LTD.**  
 744 WEST HASTINGS ST.  
 SUITE 219  
 VANCOUVER, BC V6C 1A5  
 TEL: (778) 500-1233  
TORONTO - CALGARY - EDMONTON - VANCOUVER

LOCATION:  
 6788 152 STREET, SURREY, BC

TITLE:  
 SITE PLAN

SITE NAME: NEW SITE	PROJECT NO: BVA0562	DWG. NO: A02
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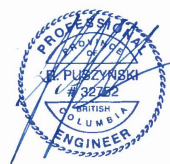


NOTES:

1. COMPOUND PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON COMMUNICATIONS, DATED 23 SEPTEMBER 2015.

CLIENT:

CARRIER:



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1	HS	CLIENT REVISION 01 APR 16
0	PB	PRELIMINARY-SCH B 25 JAN 16
NO. BY	DESCRIPTION	DATE

**R** ROEHAMPTON COMMUNICATIONS LTD.  
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 SUITE 219  
 VANCOUVER, BC V6C 1A5  
 TEL: (778) 500-1233  
 TORONTO, CALGARY, EDMONTON, VANCOUVER

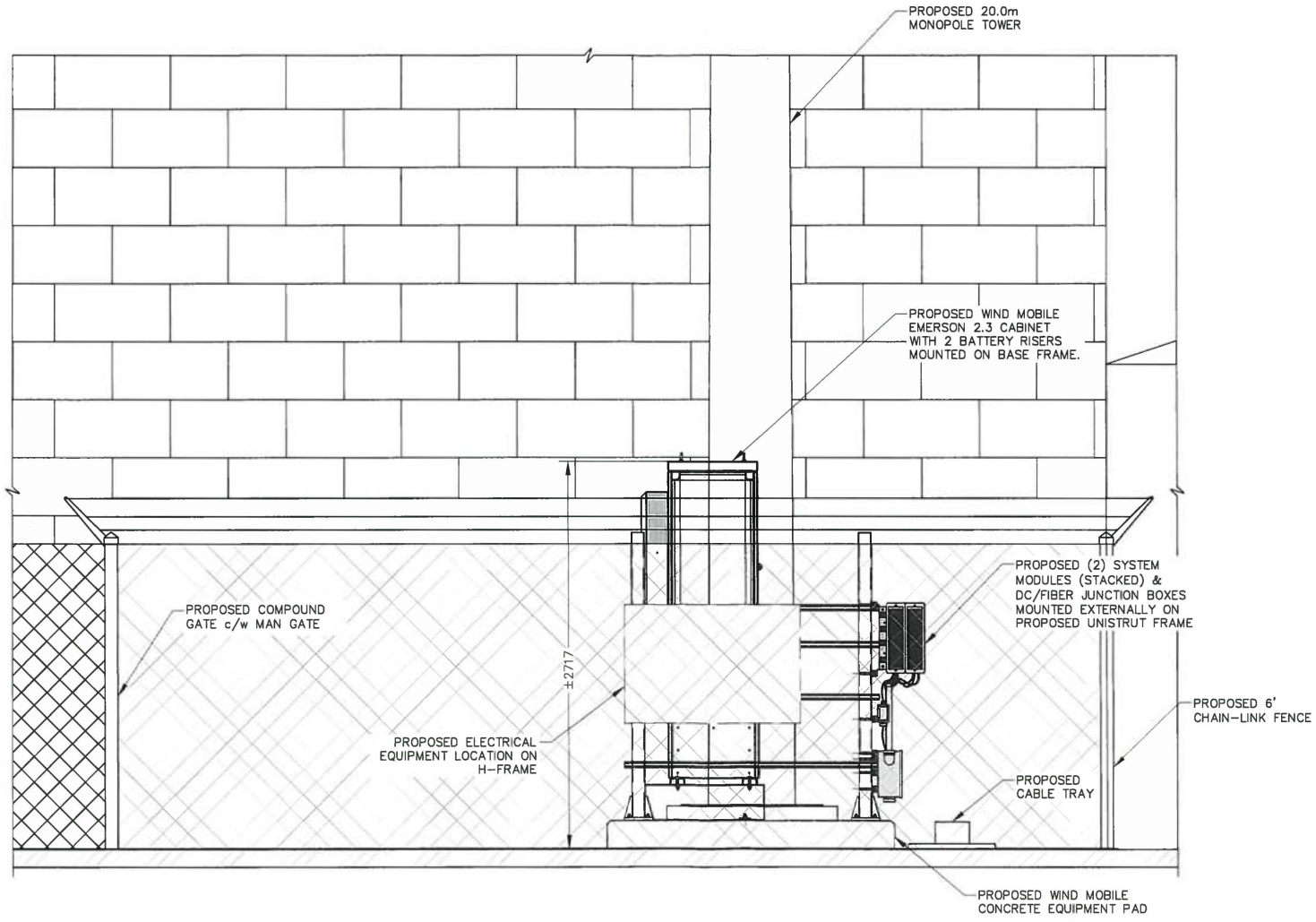
LOCATION:  
 6788 152 STREET, SURREY, BC

TITLE:  
 COMPOUND LAYOUT

SITE NAME: NEW SITE PROJECT NO: BVA0562 DWG. NO: A03

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1 COMPOUND LAYOUT



NOTES:  
 1. COMPOUND PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON COMMUNICATIONS, DATED 23 SEPTEMBER 2015.

CLIENT:  
 CAREER:



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0	PB	PRELIMINARY-SCH B 25 JAN 16
NO. BY	DESCRIPTION	DATE

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TORONTO • CALGARY • EDMONTON • VANCOUVER

LOCATION:  
 6788 152 STREET, SURREY, BC  
 TITLE:  
 ELEVATION VIEW  
 SITE NAME: PROJECT NO: DWG. NO:  
 NEW SITE BVA0562 A04

① SOUTH ELEVATION VIEW

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