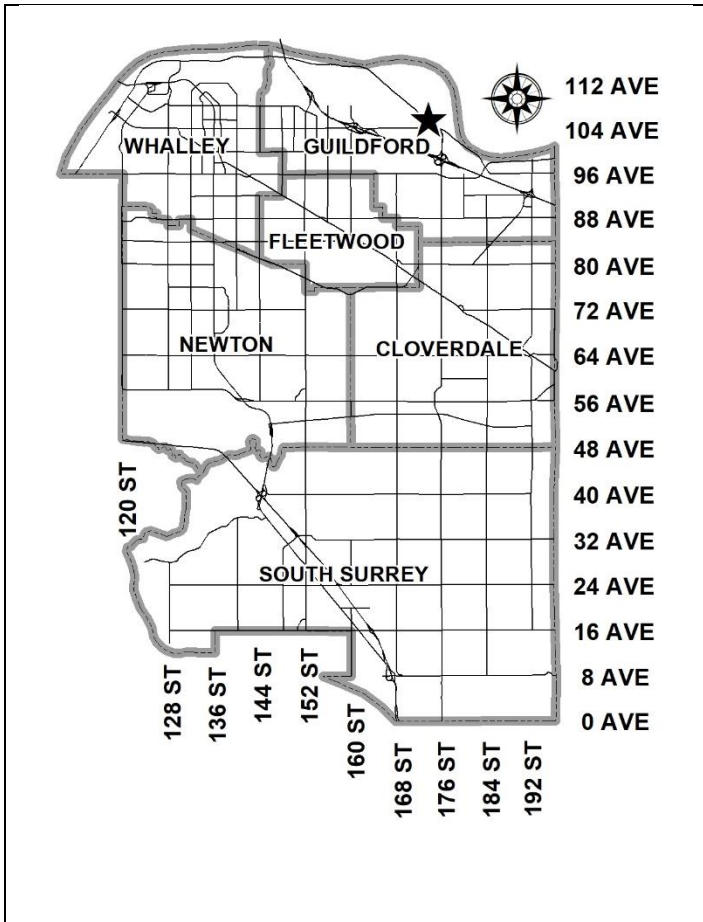


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0050-00

Planning Report Date: July 8, 2024



PROPOSAL:

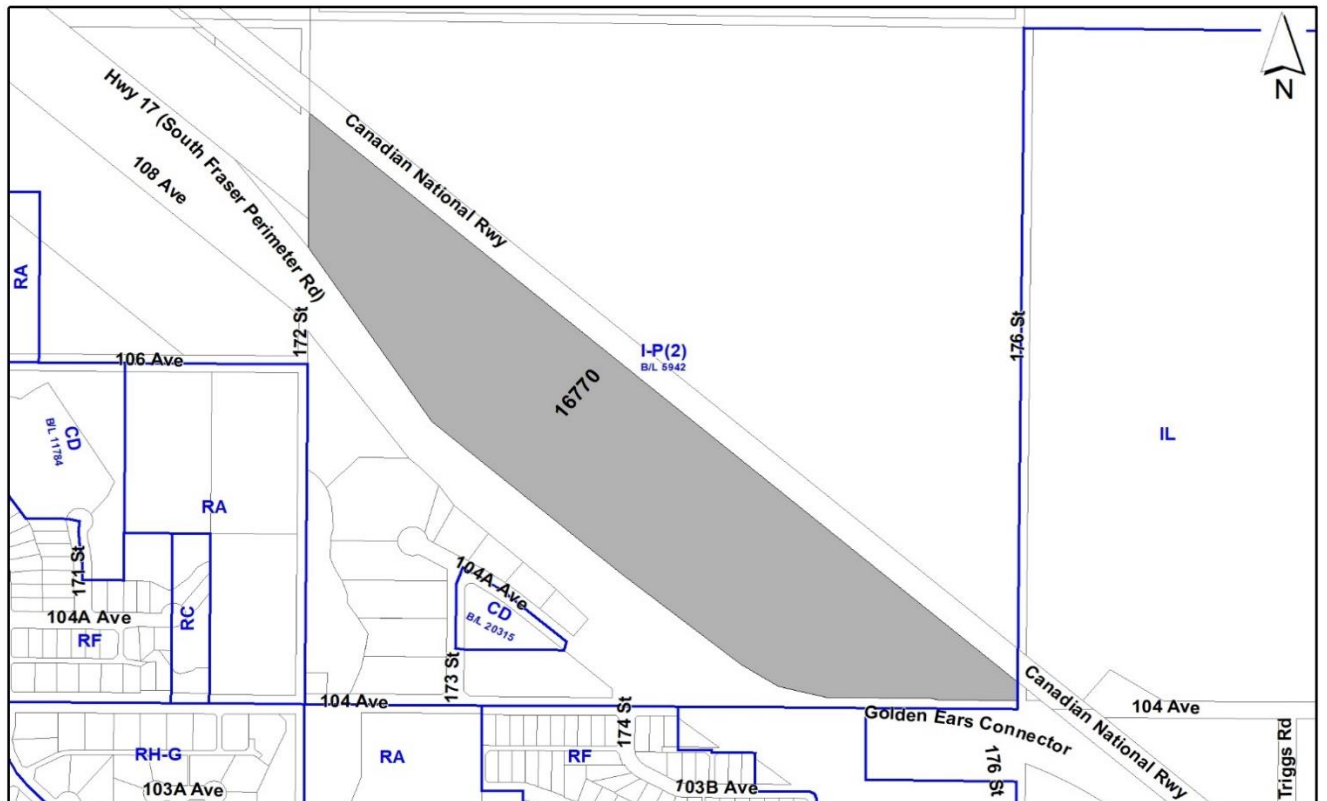
- **Development Variance Permit**

to increase the maximum height of a free-standing telecommunications tower from 12 metres to 37 metres

LOCATION: 16770 - Canadian National Railway

ZONING: I-P(2) (Zoning Bylaw No. 5942)

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to Surrey Zoning By-law, 1979, No. 5942 to increase the maximum permitted height of a free-standing telecommunications tower from 12 metres to 37 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunications Towers.
- The applicant has provided information indicating that there are no existing structures that are suitable to mount telecommunication equipment within a 500-metre radius of the subject site. There is an existing telecommunication tower on the site that is unable to support co-location of services.
- The proposed location of the tower is located within a CN railway yard in an industrial area.
- 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 provide better service to existing and potentially new customers.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0050-00 (Appendix II), to vary Part 4 General Provisions of the Surrey Zoning By-law, 1979, No. 5942, as amended to increase the maximum height of a free-standing telecommunications tower from 12 metres to 37 metres, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	CN Railway Yards	Industrial	I-P(2)
North (Across CN railway tracks):	Surrey Bend Park	Conservation and Recreation	I-P(2)
East (Across CN railway tracks):	Surrey Bend Park	Conservation and Recreation	IL
South (Across Highway No. 17):	Preloaded and vacant industrial lots and single family residential dwellings.	Mixed Employment and Urban and Landscape Buffer in the Abbey Ridge Local Area Plan	I-P(2), IL and RA
West:	CN Rail Yards and Highway No. 17	Industrial	I-P(2)

Context & Background

- The subject site is a CN railway yard and is located at 16770 Canadian National Railway. The site is designated Industrial in the Official Community Plan (OCP) and is zoned "Industrial Park Zone Two (IP-(2))" under previous Zoning By-law No. 5942 (Surrey Zoning By-law, 1979, No. 5942, as amended)
- The subject site is currently occupied by the CN railway yard.

DEVELOPMENT PROPOSAL

Planning Considerations

- Cypress Land Services Ltd. on behalf of Rogers is proposing to erect a 37-metre tall telecommunications tower and equipment compound on the subject site.
- Over the past few years, staff and the applicant explored whether there were existing structures of sufficient height within a 500-metre radius of the subject site to mount equipment, but no suitable structures were found.

- An existing 36-metre telecommunication tower exists approximately 40 metres to the west but will not allow for co-location of services.
- The proposal will provide improved telecommunication coverage and capacity for the area generally around the South Fraser Perimeter Road between 168 Street and 192 Street (see Appendix V).
- The applicant is proposing to install a monopole type telecommunication tower, with two rows of panel antennas for a total of 12 panel antennas. A 2-metre lighting rod is located at the top of the proposed monopole.
- The proposed telecommunication tower and compound are located on the eastern corner of the site by the entrance to the site near Golden Ears Connector and 176 Street. The tower is sited such that it will have a minimum impact on the functionality of the site.
- The applicant has provided a rendering of what the proposed red and white striped steel monopole will look like from the east along Golden Ears Connector (Appendix III).

Referrals

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

POLICY & BYLAW CONSIDERATIONS

- Staff have relayed to telecommunication companies the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations and keeping the height of installations to a minimum without compromising the existing policy guidelines, especially tower 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.

City's Telecommunications Strategy

- The subject application generally complies with the current Telecommunications Tower Policy No. O-62 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 February 22, 2021 (Policy No. O-62 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-62:

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 BC Hydro transmission line towers, utility poles, roof tops, etc.

The applicant has indicated that they require a 37-metre tower height in order to ensure an expanded infill coverage area generally bound by South Fraser Perimeter Road between 168 Street and 192 Street (see Appendix V).

The applicant has informed staff that there are no existing structures within a 500-metre radius from the proposed location of the telecommunication tower that have the necessary height to facilitate the increased coverage area.

The existing 35 metre tower to the west does not have sufficient height to allow for co-location.

They have provided a map of all existing telecommunication towers in the area (Appendix IV).

- 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 CN rail yards in an industrial area and is approximately 250 metres from residential properties across South Fraser Perimeter Road and vacant industrial lands to the southeast.

- 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 within an industrial area with no known cultural or historically significant features.

- New free-standing telecommunication 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 proposed 37-metre tall wireless installation is located at the eastern corner of an industrial lot approximately 55 metres from Golden Ears Connector.

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

As the site is a rail yard, there are currently no trees.

- 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 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 for mounting equipment within a 500-metre radius of the subject site that have the necessary height to facilitate the increased coverage area.

The existing 35 metre tower to the west does not have sufficient height to allow for co-location.

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".

No other carriers have requested to co-locate on the proposed tower.

If co-location were required, it would require an additional height of approximately 11 metres as well as additional width and massing which would make the proposed tower more visible.

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 tower is located at the eastern corner of an industrial property.

- 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 is a monopole design. Due to the height proposed, the proposed tower is for a single carrier.

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

No landscaping is proposed as the tower and compound are located at the entrance to the CN rail yard. CN does not support incorporating landscaping at the subject location due to impacts on rail yard operations.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary Part 4 General Provisions of Surrey Zoning By-law, 1979, No. 5942, as amended, to increase the maximum height of a free-standing telecommunications tower from 12 metres to 37 metres.

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.
- There are limited options for locating cell towers in the area.
- The proposed location within the site is located at the eastern corner of the existing CN rail yards and is adjacent to a staff parking lot area.

Staff Comments:

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunications Towers.
- The proposed height variance is not anticipated to adversely impact the functionality of the site.
- Staff support the requested variance.

PUBLIC ENGAGEMENT

In accordance with City policy, the applicant sent out approximately 55 notification packages on February 15, 2024 to property owners within a notification area of 105 metres (which is approximately three times the height of the proposed tower of the tower) of the subject site.

As a result of these notifications, no responses were received.

TREES

No by-law sized trees will be removed as part of this telecommunication tower proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed, Site Plan and Elevations
- Appendix II. Development Variance Permit No. 7924-0050-00
- Appendix III. Renderings
- Appendix IV. Existing towers in the area
- Appendix V. Coverage Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/kd



SITE NAME: SPFR EAST (CN RAIL)

SITE ID: W4455

LOCATION: 17569 104 AVE, SURREY, BC
 16770 CNR YARD - SURGE, SURREY, BC

SITE TYPE: 35m MONOPOLE AND WIC

- DRAWING LIST:**
- S101 TITLE PAGE
 - S203 ANTENNA TABLE AND DETAILS
 - S204 RRU DETAILS
 - S205 ANTENNA LAYOUTS
 - S301 SITE PLAN
 - S302 COMPOUND LAYOUT
 - S401 SOUTHWEST AND NORTHWEST ELEVATIONS
 - S402 COMPOUND ISOMETRIC

2024.01.08	REVISED PER RF QUAL REV A	
2023.12.06	REVISED SITE LOCATION	
2022.12.16	ISSUED FOR CLIENT REVIEW	
2022.11.01	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

EGBC Permit To Practice: 1003171		Revisions:	
Date:	OCT 2022	Drawing:	S101
Scale:	NA		
Drawn:	CW		
Checked:	GF		
Project:	222189	Of	

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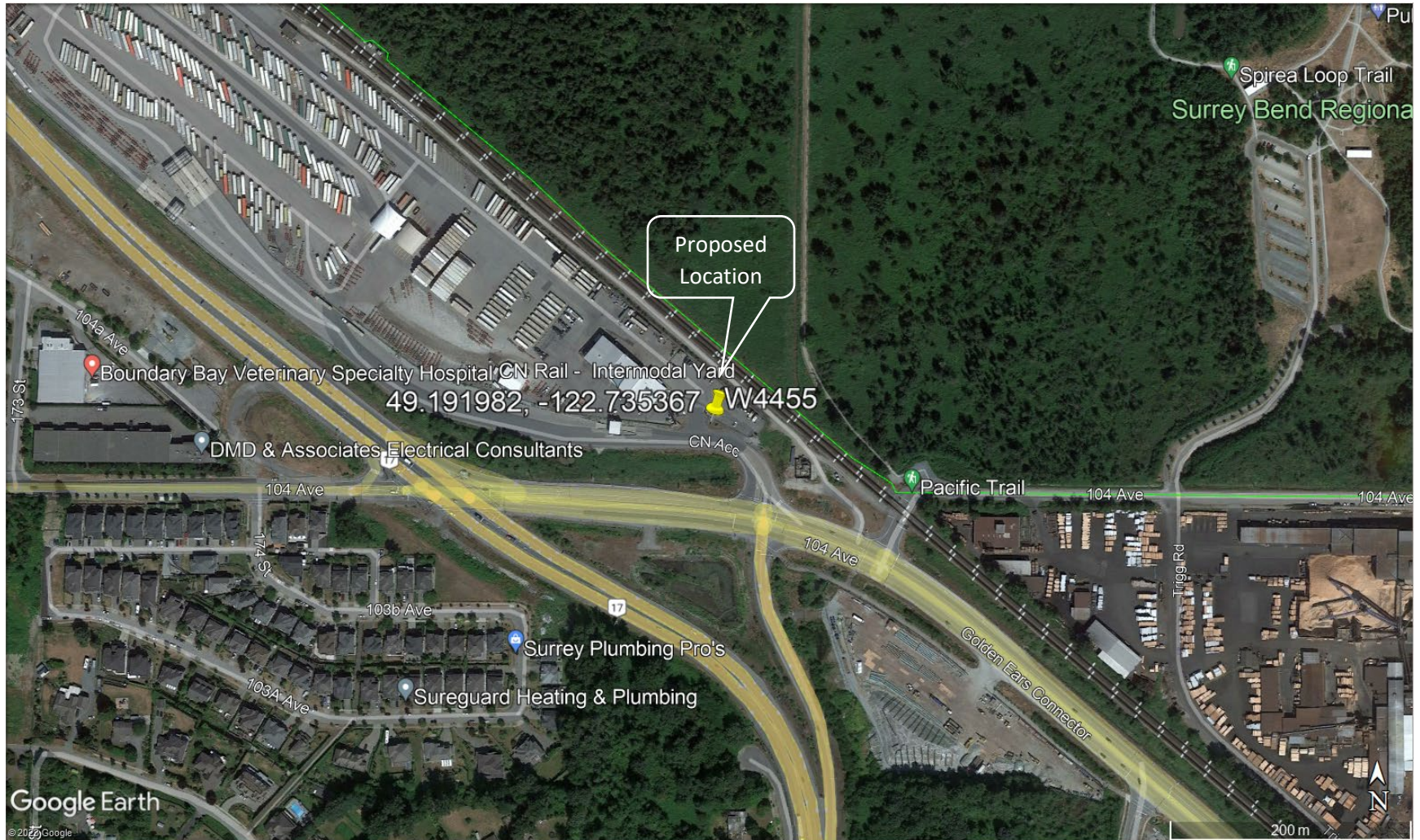
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Project: **SPFR EAST (CN RAIL)**
 SURREY, BC

Site ID: **W4455**

Sheet Title:
TITLE PAGE

**SCHEDULE A
TOWER SITE LOCATION**



Appendix 1: Location map of the Proposed Installation
Annexe 1 : Carte de localisation du projet proposé

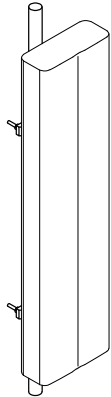


ANTENNA TABLE

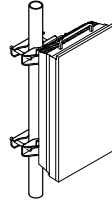
ANT. POS. No.	ANTENNA ID		MOUNT HEIGHT AGL(m)	ANTENNA MOUNT (UP/DOWN)	ANTENNA TYPE	MDT (°)	MET (°)		AZIMUTH (°)	LINE TYPE	CABLE LENGTH (m)	RRUs		STATUS
	TECHNOLOGY	LABEL					700/850	1900/2100/2600				TOTAL RRUs	INITIAL RRUs	
1	LTE	LTE-1	33.95	UP	FFV4S4-65B-R7-V2	0	6	4	60	DC/FIBER	±38	4	3	INITIAL
2	NR	NR-1	31.97	UP	AIR3258	TBD	TBD	TBD	60	DC/FIBER	±36	0	0	INITIAL
3	OFFSET	OFFSET-1	33.95	UP	FFV4S4-65B-R7-V2	0	7	4	0	DC/FIBER	±38	4	2	INITIAL
4	NR	NR-A	31.97	UP	AIR3228	TBD	TBD	TBD	0	-	±36	0	0	FUTURE
5	LTE	LTE-2	33.95	UP	FFV4S4-65B-R7-V2	0	2	2	180	DC/FIBER	±38	4	3	INITIAL
6	NR	NR-1	31.97	UP	AIR3258	TBD	TBD	TBD	180	DC/FIBER	±36	0	0	INITIAL
7	OFFSET	OFFSET-2	33.95	UP	FFV4S4-65B-R7-V2	0	7	4	120	DC/FIBER	±38	4	2	INITIAL
8	NR	NR-B	31.97	UP	AIR3228	TBD	TBD	TBD	120	-	±36	0	0	FUTURE
9	LTE	LTE-3	33.95	UP	FFV4S4-65B-R7-V2	0	7	4	300	DC/FIBER	±38	4	3	INITIAL
10	NR	NR-1	31.97	UP	AIR3258	TBD	TBD	TBD	300	DC/FIBER	±36	0	0	INITIAL
11	OFFSET	OFFSET-3	33.95	UP	FFV4S4-65B-R7-V2	4	2	2	240	DC/FIBER	±38	4	2	INITIAL
12	NR	NR-C	31.97	UP	AIR3228	TBD	TBD	TBD	240	-	±36	0	0	FUTURE
13	GPS	GPS-1	3.00	-	KRE1012395/2	-	-	-	-	TBD	±2	-	-	INITIAL

- NOTES:** 1. TABLE CONTENTS TO BE CONFIRMED WITH ROGERS.
 2. CABLE BEND RADIUS AS PER MANUFACTURER'S RECOMMENDATIONS.
 3. ANTENNA HEIGHT TO CENTER OF ANTENNA.
 4. CABLE LENGTHS ARE APPROXIMATE ONLY AND MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

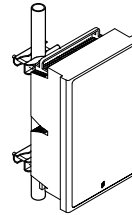
ROGERS PRELIMINARY RADIO SITE QUALIFICATION
REV A - DATED DEC. 8, 2023



ANT. TYPE: COMMSCOPE
 MODEL: FFV4S4-65B-R7-V2
 HEIGHT: 2000mm
 WIDTH: 498mm
 DEPTH: 197mm
 WEIGHT: 41.6kg W/O MOUNTING BRACKETS



ANT. TYPE: ERICSSON
 MODEL: AIR 3258
 HEIGHT: 79.3mm
 WIDTH: 408mm
 DEPTH: 235mm
 WEIGHT: 28.0kg (W/O MOUNTING KIT)



ANT. TYPE: ERICSSON
 MODEL: AIR 3228
 HEIGHT: 84.1mm
 WIDTH: 524mm
 DEPTH: 286mm
 WEIGHT: 46.0kg (W/O MOUNTING KIT)



MANUFACTURER: ERICSSON
 MODEL: KRE1012395/2
 HEIGHT: 74mm
 DIAMETER: 77mm
 WEIGHT: 0.3kg



ANTENNA DETAILS

NTS

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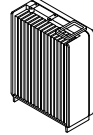
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 SURREY, BC



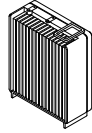
EGBC Permit To Practice: 1003171

Sheet Title:
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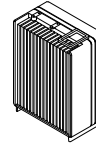
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Date: OCT 2022	Drawing:
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Checked: GF	
Project: 222189	Of



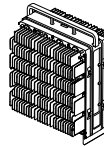
MANUFACTURER: ERICSSON
 MODEL: 8863 (RRU)
 HEIGHT: 478mm
 DEPTH: 145mm (NO FAN)
 WIDTH: 375mm
 WEIGHT: 22.6kg



MANUFACTURER: ERICSSON
 MODEL: 4415 (RRU)
 HEIGHT: 420mm
 DEPTH: 149mm (NO FAN)
 WIDTH: 342mm
 WEIGHT: 20.0kg



MANUFACTURER: ERICSSON
 MODEL: 4478 (RRU)
 HEIGHT: 460mm
 DEPTH: 199mm (NO FAN)
 WIDTH: 342mm
 WEIGHT: 25.5kg



MANUFACTURER: ERICSSON
 MODEL: 4449 (RRU)
 HEIGHT: 455mm
 DEPTH: 240mm
 WIDTH: 335mm
 WEIGHT: 32kg



MANUFACTURER: ERICSSON
 MODEL: 4426 (RRU)
 HEIGHT: 420mm
 DEPTH: 164mm (NO FAN)
 WIDTH: 343mm
 WEIGHT: 21.0kg



MANUFACTURER: ERICSSON
 MODEL: 4418 (RRU)
 HEIGHT: 420mm
 DEPTH: 123mm
 WIDTH: 342mm
 WEIGHT: 15.6kg

1
-
NTS

RRU DETAILS

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2023.12.06	REVISED SITE LOCATION	
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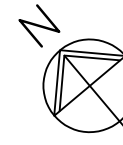
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Project:	222189	Of	

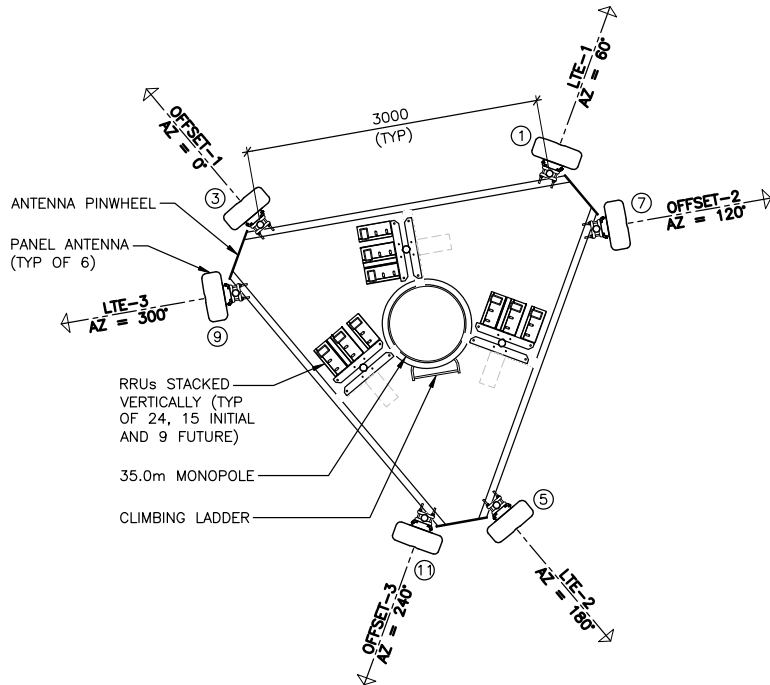
NOTE:
THESE LAYOUTS ARE SCHEMATIC ONLY.
SPECIFIC MONOPOLE AND ANTENNA
MOUNT DIMENSIONS AND CONFIGURATION
BY MONOPOLE ENGINEER

LEGEND:

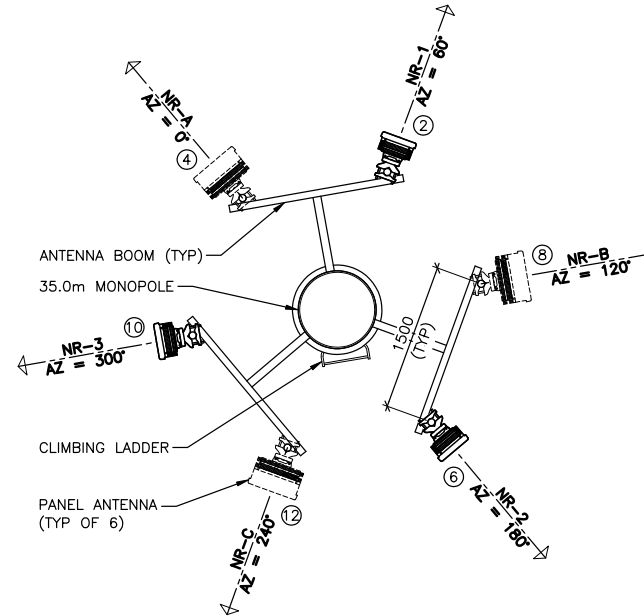
- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- # - DENOTES ANTENNA POSITION. SEE S203
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL



APPROXIMATE



1 ANTENNA LAYOUT
1:50 (@ 33.95m AGL)



2 ANTENNA LAYOUT
1:50 (@ 31.97m AGL)

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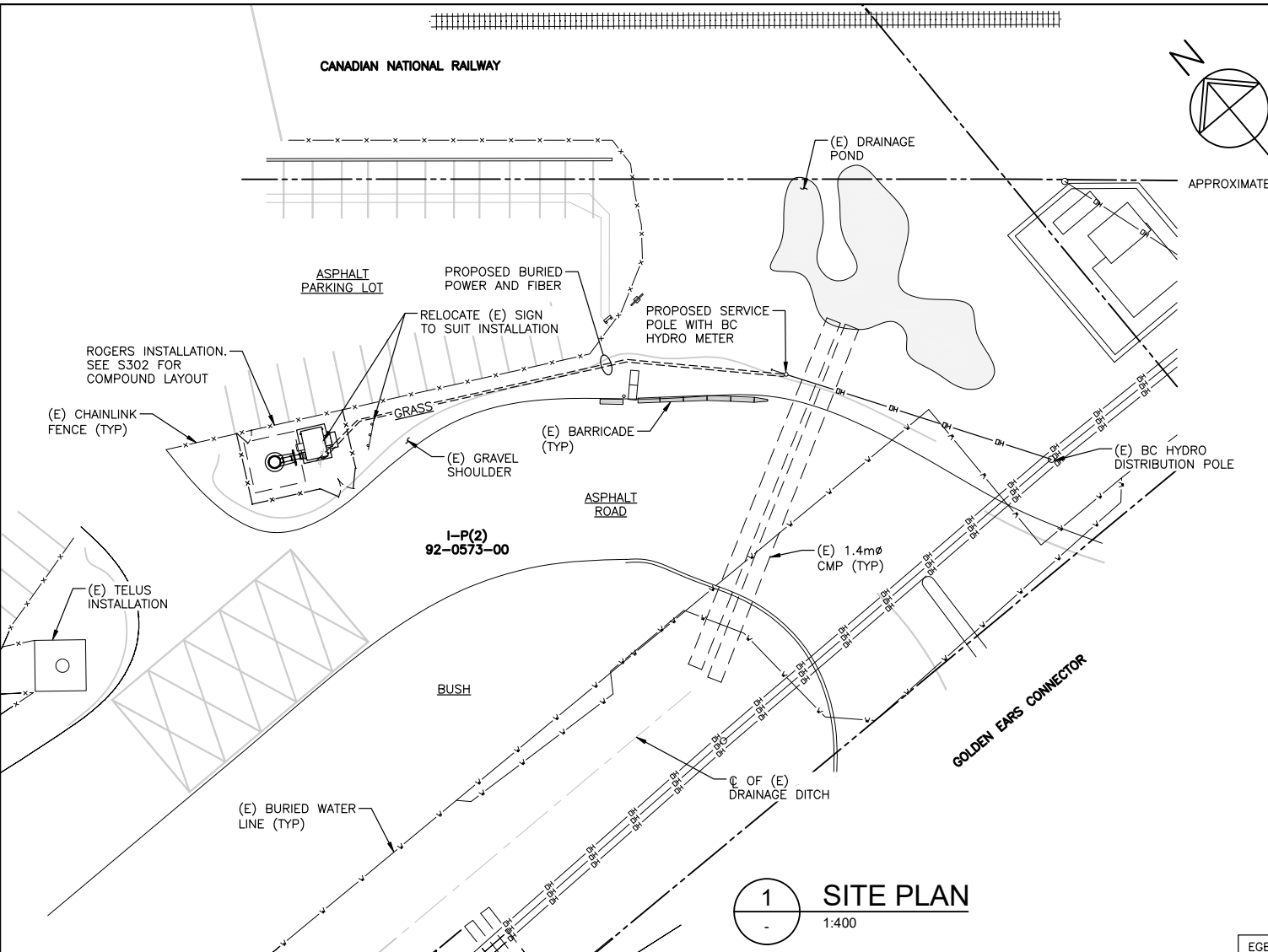
Project: Site ID: **W4455**
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Sheet Title:
ANTENNA LAYOUTS

Revisions:	
Date:	OCT 2022
Scale:	1:50
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Checked:	GF
Project:	222189
Drawing:	S205
	Of



NOTES:
 1. SITE PLAN INFORMATION OBTAINED FROM THE CITY OF SURREY ONLINE GIS. THIS DRAWING DOES NOT REPRESENT A SURVEY AND IS APPROXIMATE ONLY.

- LEGEND:**
- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
 - (E) - DENOTES EXISTING
 - (F) - DENOTES FUTURE
 - (TYP) - DENOTES TYPICAL
 - - DENOTES (E) PROPERTY LINE
 - OH--- - DENOTES (E) O/H LINES

1 SITE PLAN
 1:400

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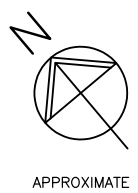
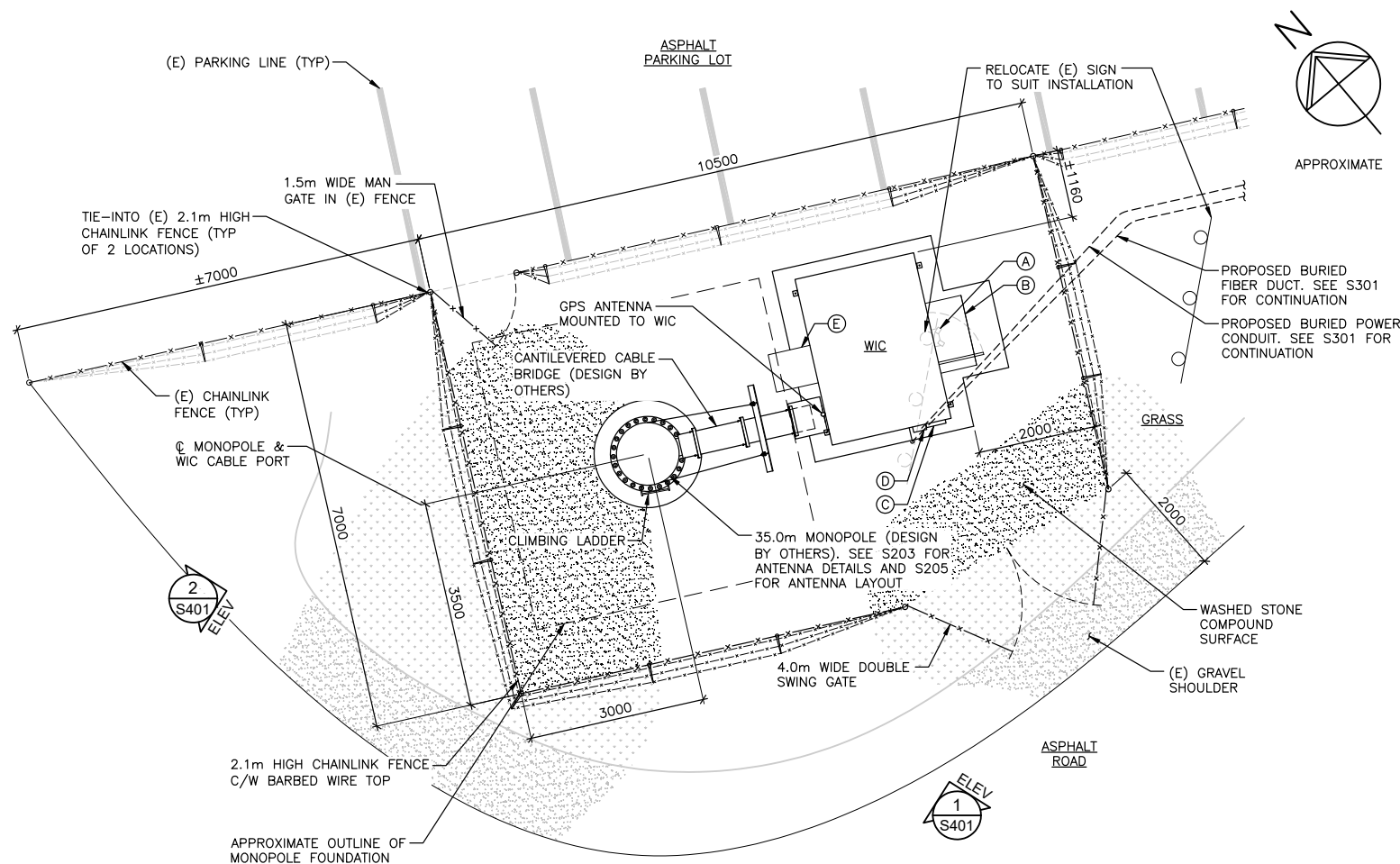
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SITE PLAN

Revisions:	
Date: OCT 2022	Drawing:
Scale: 1:400	S301
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- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
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- (TYP) - DENOTES TYPICAL
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- (A) - DENOTES LIGHT FIXTURE WITH MOTION SENSOR PROVIDED WITH WIC
- (B) - DENOTES RAIN HOOD ABOVE DOOR PROVIDED WITH WIC
- (C) - DENOTES GENERATOR CONNECTION BOX PROVIDED WITH WIC
- (D) - DENOTES METER BASE PROVIDED WITH WIC TO BE REPLACED WITH JUNCTION BOX
- (E) - DENOTES DC FAN PROVIDED WITH WIC

1
S301
COMPOUND LAYOUT
1:75

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Project: **SFPR EAST (CN RAIL)**
SURREY, BC
Site ID: **W4455**

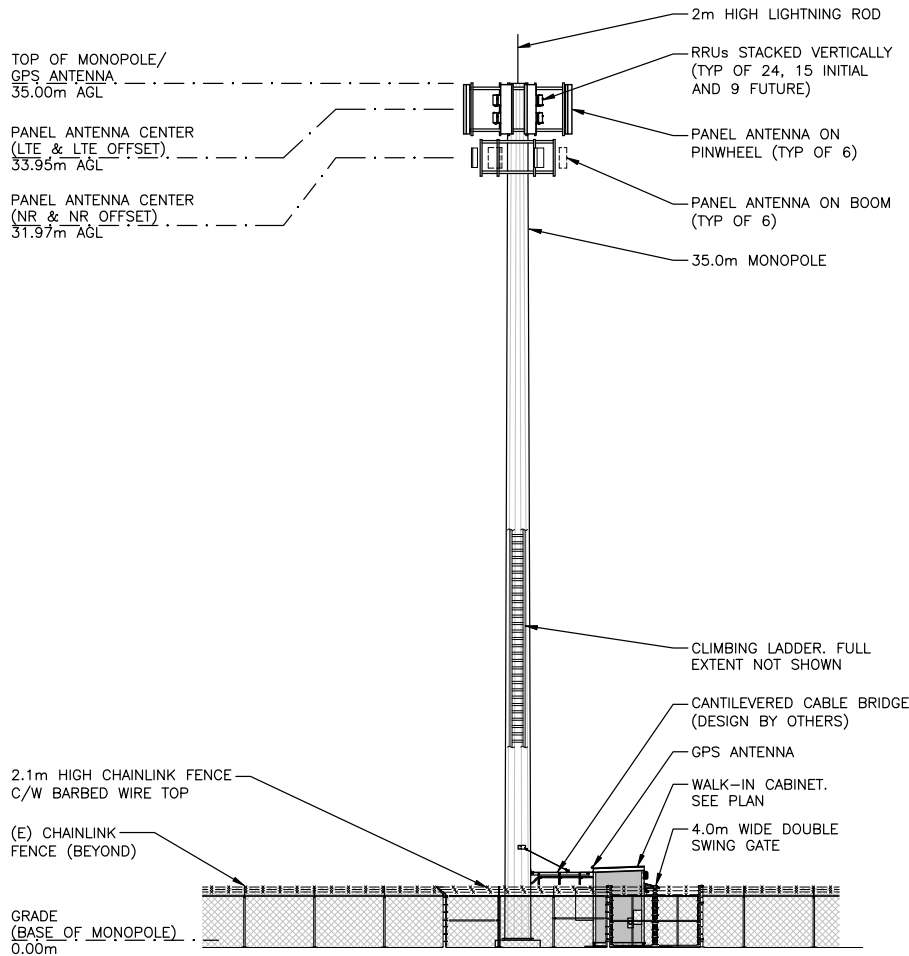


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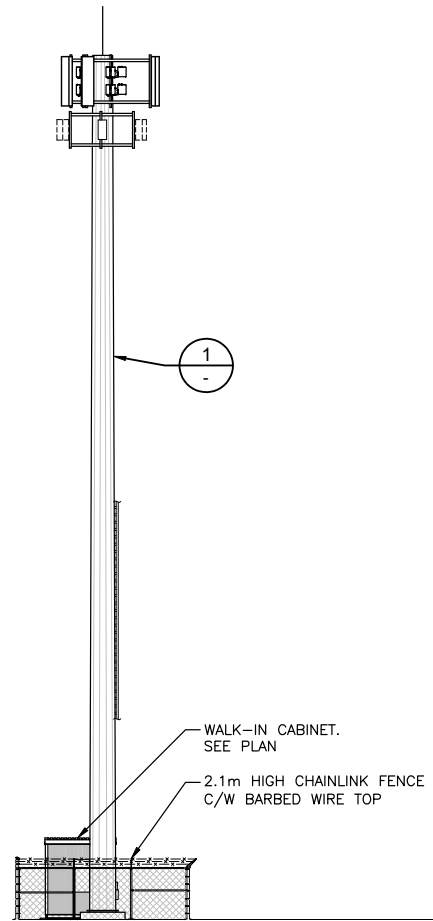
Sheet Title:
COMPOUND LAYOUT

Revisions:

Date:	OCT 2022	Drawing:	
Scale:	1:75	S302	
Drawn:	CW		
Checked:	GF		
Project:	222189	Of	



1
S302 1:200
SOUTHWEST ELEVATION



2
S302 1:200
NORTHWEST ELEVATION

LEGEND:
 ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
 (E) - DENOTES EXISTING
 (TYP) - DENOTES TYPICAL
 AGL - DENOTES ABOVE GRADE LEVEL

2024.01.08	REVISED PER RF QUAL REV A	
2023.12.06	REVISED SITE LOCATION	
2022.12.16	ISSUED FOR CLIENT REVIEW	
2022.11.01	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

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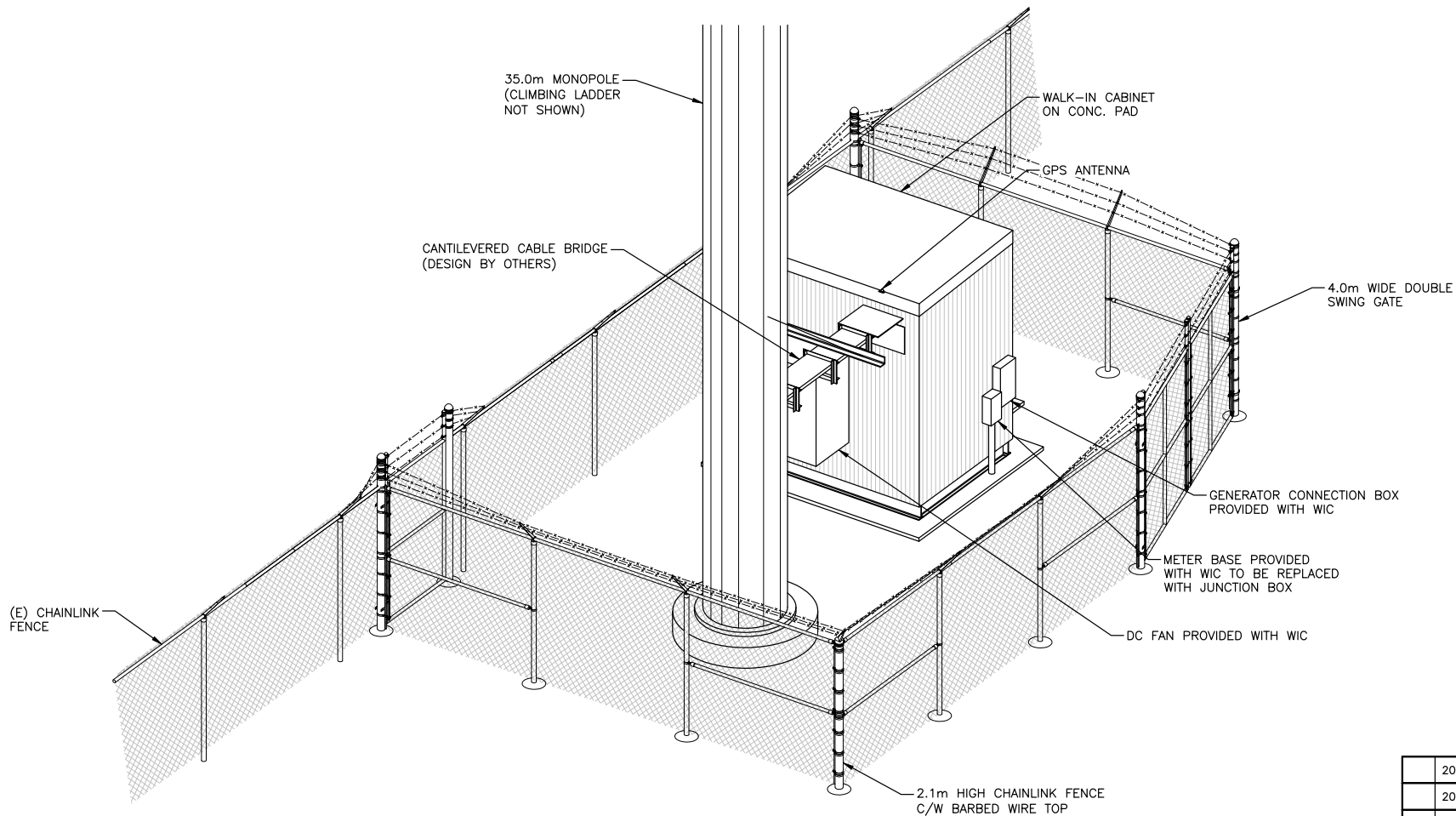
Project: **SFPR EAST (CN RAIL)**
 Site ID: **W4455**
 SURREY, BC



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Sheet Title:
SOUTHWEST AND NORTHWEST ELEVATIONS

Revisions:	
Date: OCT 2022	Drawing:
Scale: 1:200	S401
Drawn: CW	
Checked: GF	
Project: 222189	Of



2024.01.08	REVISED PER RF QUAL REV A	
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Project: **SFPR EAST (CN RAIL)**
 SURREY, BC
 Site ID: **W4455**
ROGERS

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Sheet Title:
COMPOUND ISOMETRIC

Revisions:	
Date:	OCT 2022
Scale:	NTS
Drawn:	CW
Checked:	GF
Project:	222189
Drawing:	S402
	Of

CITY OF SURREY

(the "City")

Appendix II

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0050-00

Issued To:

(the "Owner")

Address of Owner:

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: 014-158-353

Parcel "H" Except Part In Plan Bcp16544 And Epp1704 Section 7 Township 9 New Westminster
District Reference Plan 80727

16770 Canadian National Railway

(the "Land")

3. Surrey Zoning By-law, 1979, No. 5942, as amended is varied as follows:

In Sub-section A.1(a)ii.b. of Part 4 General Provisions, the height of a telecommunication tower is increased from 12 metres to 37 metres;

4. The siting of buildings and structures shall be in accordance with the drawings numbered 7924-0050-00(A) through to and including 7924-0050-00(D) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

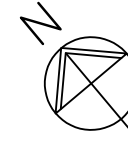
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke


City Clerk and
Director Legislative Services
Jennifer Ficocelli

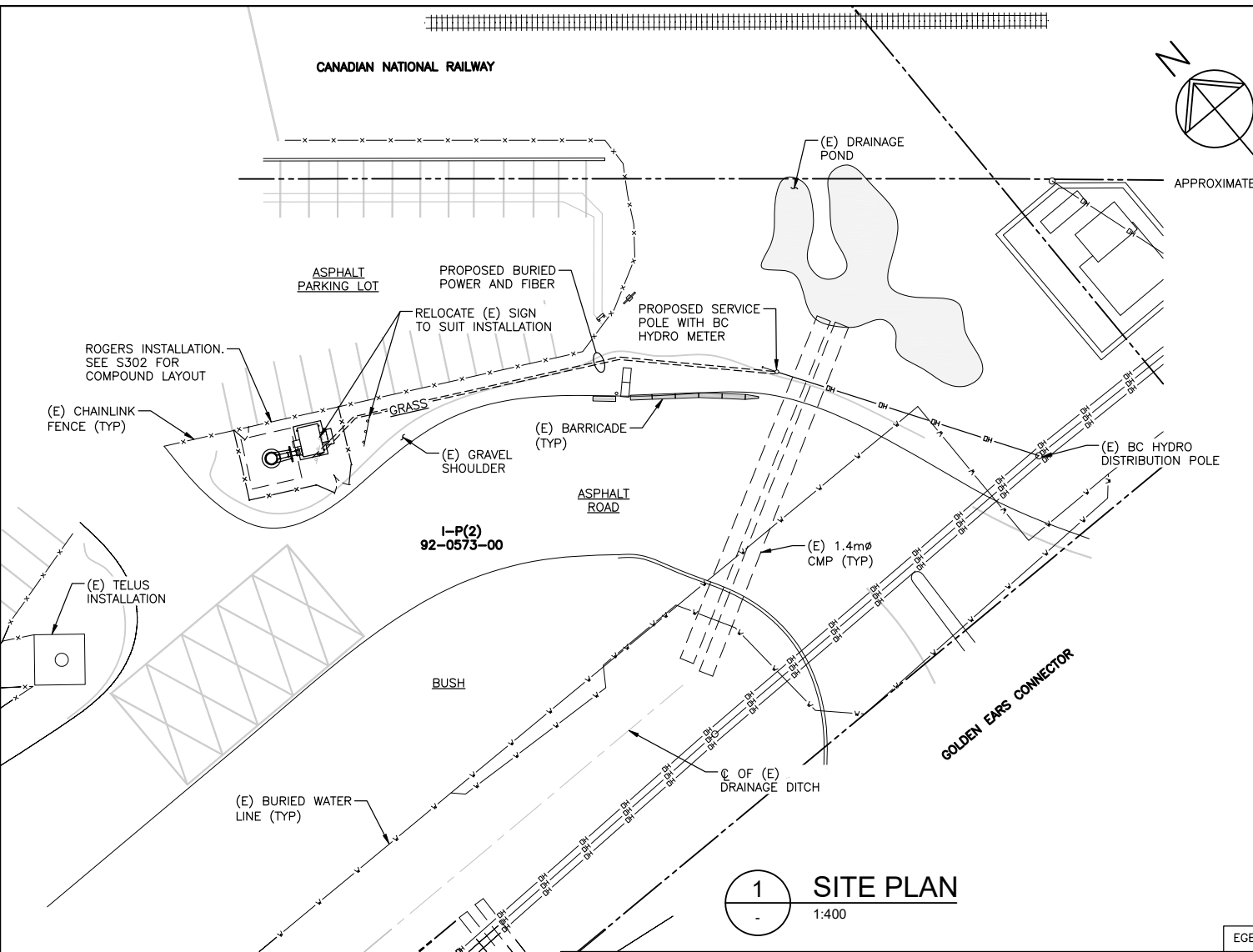
7924-0050-00(A)

TY
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LY.



LEGEND:

-  - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- - DENOTES (E) PROPERTY LINE
- OH— - DENOTES (E) O/H LINES



1 SITE PLAN
1:400

2024.01.08	REVISED PER RF QUAL REV A	
2023.12.06	REVISED SITE LOCATION	
2022.12.16	ISSUED FOR CLIENT REVIEW	
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SURREY, BC

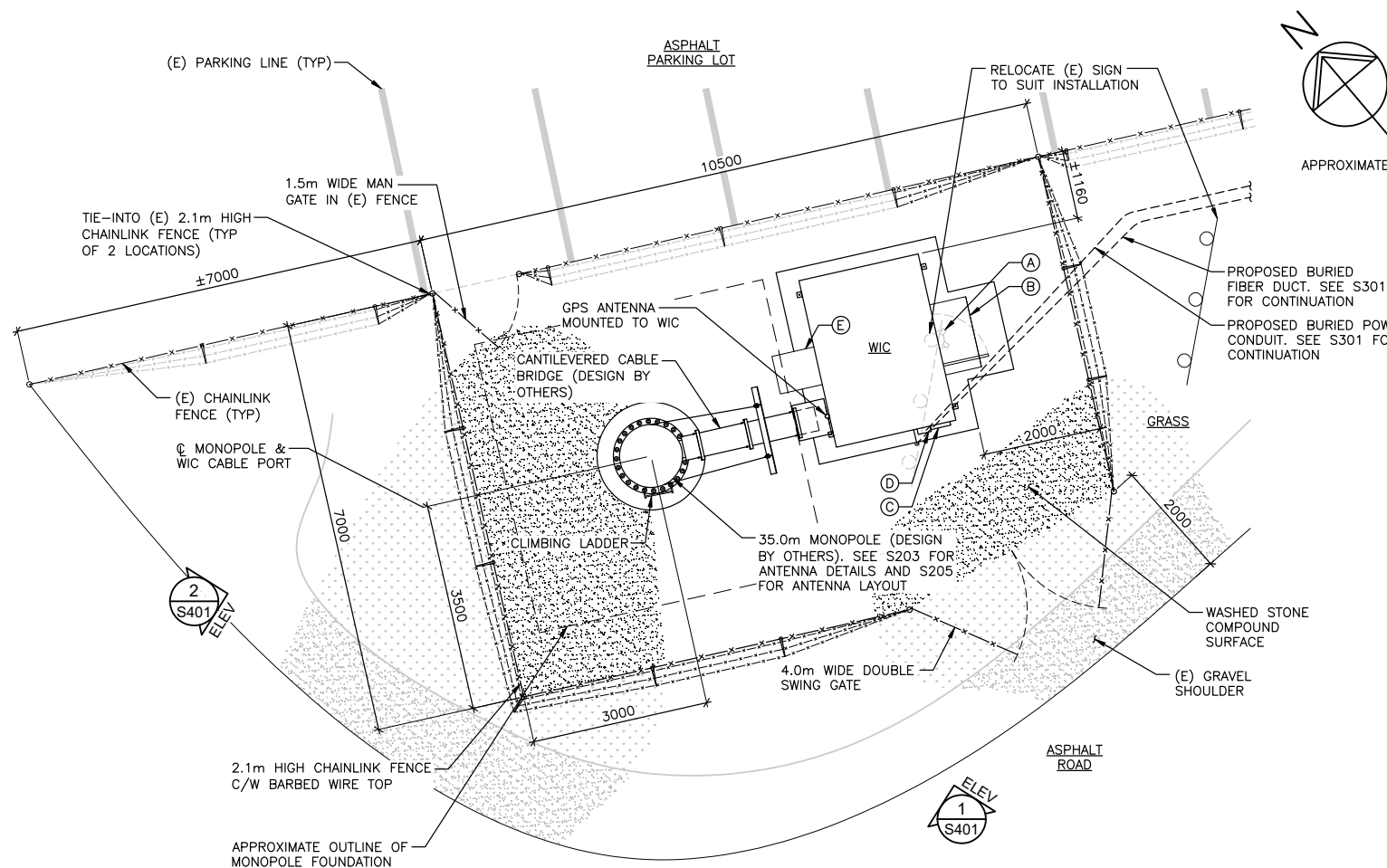


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Sheet Title:
SITE PLAN

Revisions:

Date:	OCT 2022	Drawing:	
Scale:	1:400	S301	
Drawn:	CW		
Checked:	GF		
Project:	222189	Of	



LEGEND:
7924-0050-00(B) LD BE WING

- WIC - DENOTES 2080x2870mm WESTOWER WALK-IN-CABINET ON CONCRETE PAD
- (A) - DENOTES LIGHT FIXTURE WITH MOTION SENSOR PROVIDED WITH WIC
- (B) - DENOTES RAIN HOOD ABOVE DOOR PROVIDED WITH WIC
- (C) - DENOTES GENERATOR CONNECTION BOX PROVIDED WITH WIC
- (D) - DENOTES METER BASE PROVIDED WITH WIC TO BE REPLACED WITH JUNCTION BOX
- (E) - DENOTES DC FAN PROVIDED WITH WIC

1 COMPOUND LAYOUT
 S301 1:75

2024.01.08	REVISED PER RF QUAL REV A	
2023.12.06	REVISED SITE LOCATION	
2022.12.16	ISSUED FOR CLIENT REVIEW	
2022.11.01	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

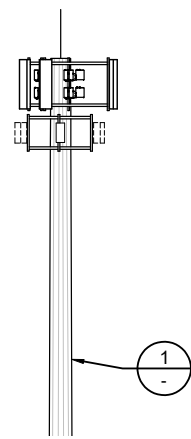
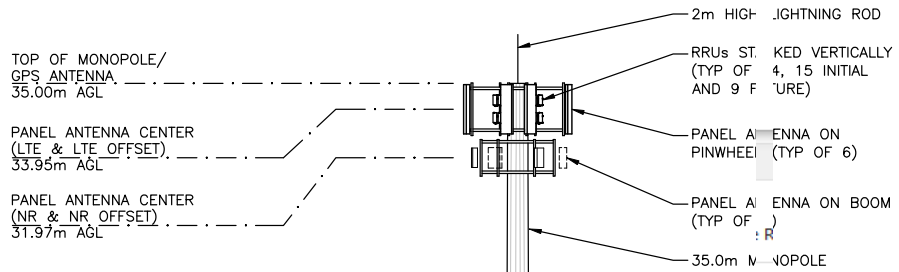
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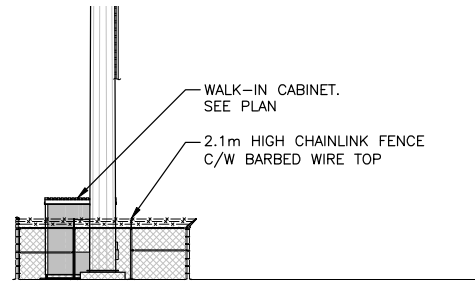
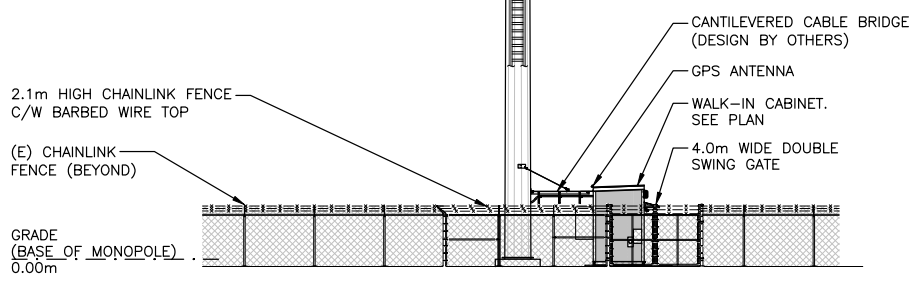
EGBC Permit To Practice: 1003171	Revisions:	
Sheet Title: COMPOUND LAYOUT	Date: OCT 2022	Drawing:
	Scale: 1:75	S302
	Drawn: CW	
	Checked: GF	
	Project: 222189	Of



LEGEND:
7924-0050-00(C) BE NG

AGL - DENOTES ABOVE GRADE LEVEL

3. Surrey Zoning By-law, 1979, No. 5942, as amended is varied as follows:
 In Sub-section A.1(a)ii.b. of Part 4 General Provisions, the height of a telecommunication tower is increased from 12 metres to 37 metres;



1 **SOUTHWEST ELEVATION**
 S302 1:200

2 **NORTHWEST ELEVATION**
 S302 1:200

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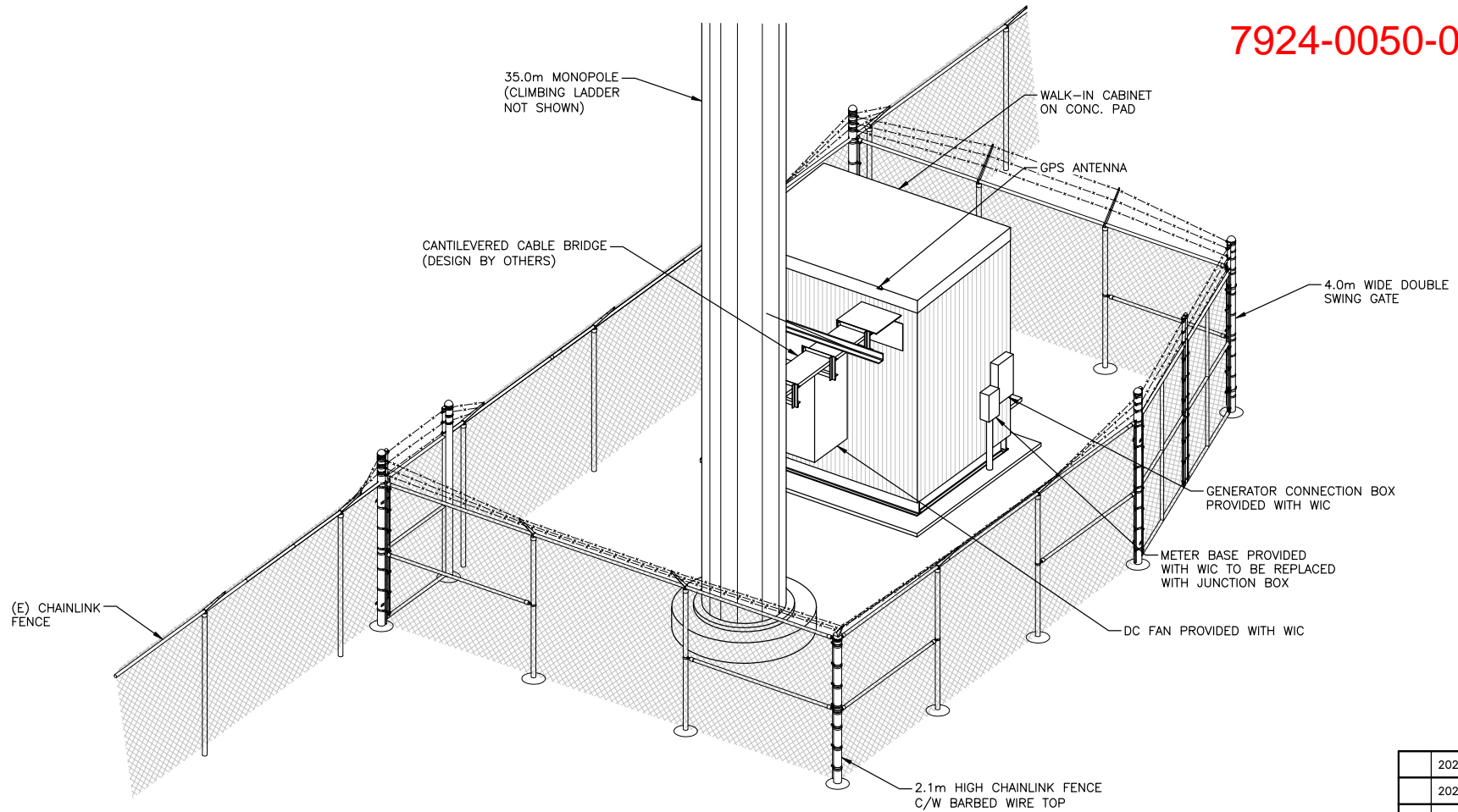


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Sheet Title:
SOUTHWEST AND NORTHWEST ELEVATIONS

Revisions:		S401
Date:	OCT 2022	
Scale:	1:200	
Drawn:	CW	
Checked:	GF	
Project:	222189	Of

7924-0050-00(D)



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Sheet Title:
COMPOUND ISOMETRIC

Revisions:	
Date:	OCT 2022
Scale:	NTS
Drawn:	CW
Checked:	GF
Project:	222189
Drawing:	S402
	Of

**SCHEDULE C
PHOTO-SIMULATION
Before**



After



Appendix 5: Visual simulations of the Proposed Installation
Annexe 5 : Simulations visuelles de l'installation proposée

BEFORE / AVANT



AFTER / APRES

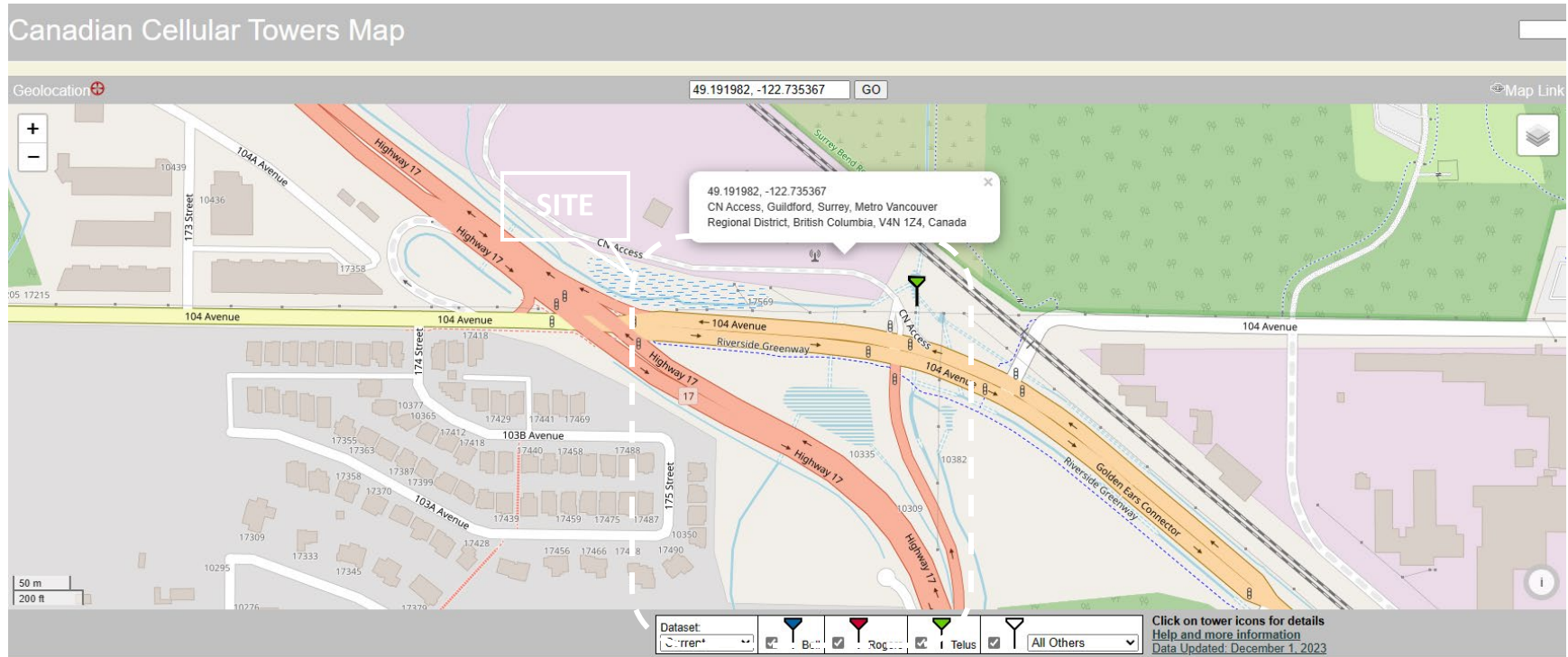


View: Looking north at site
Vue : Vue vers le nord sur le site

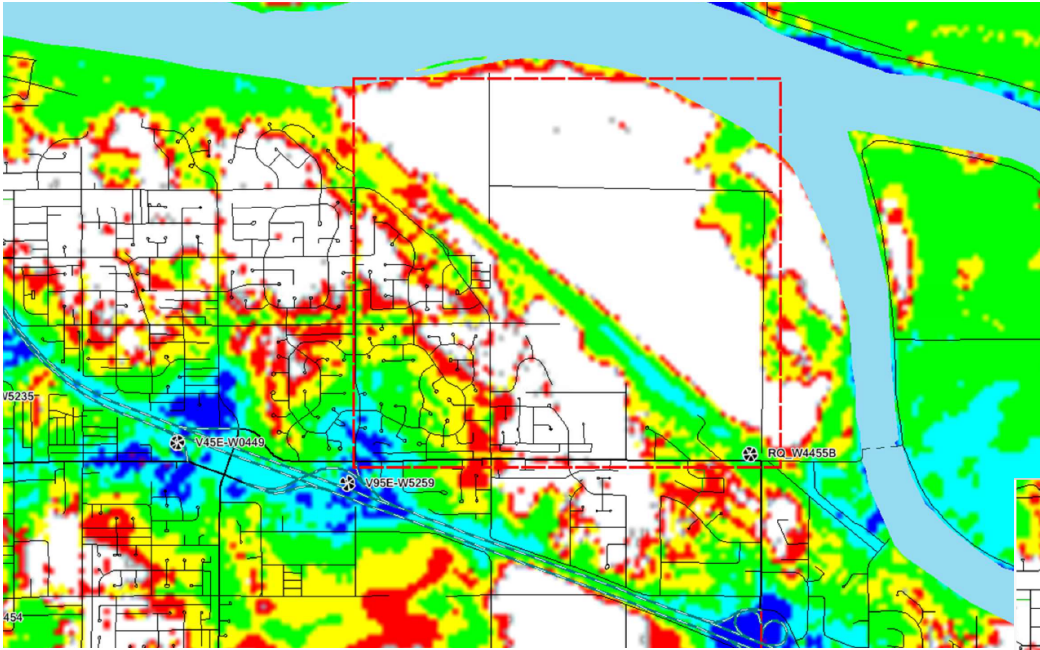
*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans /
La simulation photo est une représentation étroite et est à des fins conceptuelles seulement - pas à l'échelle.
La conception proposée est sujette à changement en fonction des plans finaux de l'ingénieur*



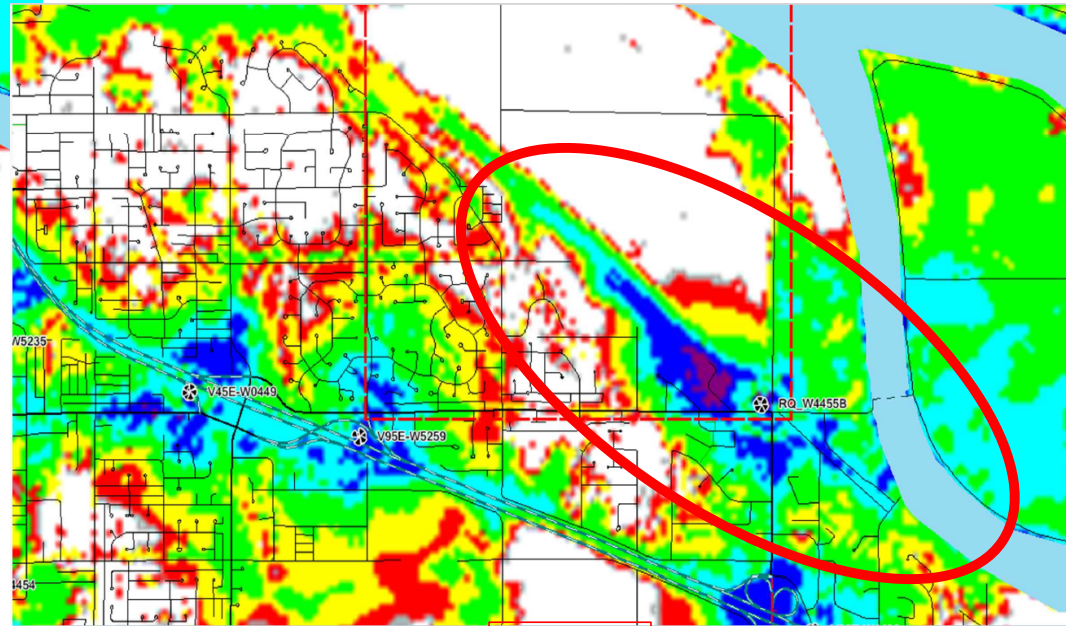
SCHEDULE B - RATIONALE
MAP OF EXISTING SITES







Before



After