



LAND USE

WIRELESS TELECOMMUNICATION TOWERS

LAN.46



POLICY

Date Policy Adopted: May 21, 2002

Council Resolution Number: 02/543

A. Application

The installation of:

- i. freestanding telecommunication towers that are greater than or equal to 12 metres in height; or
- ii. telecommunication towers to be installed on top of a building that are greater than or equal to 3 metres in height

shall be the subject of a consultation process conducted by the District of Mission with the surrounding property-owners.

B. Consultation Process

A community consultation process for antenna structures in areas noted in Section A above shall be developed in accordance with the following guidelines.

1. Telecommunication tower proponents will advise the District of Mission's Community Development Department and meet with them to inform them of the proposed installation.
2. Telecommunication tower proponents will meet with representatives of local neighbourhood associations, as suggested by the Community Development Department to discuss the proposed installation.
3. The District of Mission will notify residents living within a 152 metre radius or 6 times the height of the tower radius (whichever is the greatest distance) of the proposed tower and provide a minimum fourteen full days notice of a community meeting. Notification of the meeting will also be placed in the local newspaper. The telecommunication tower proponent will pay a \$600 fee to the District of Mission in compensation for the public notification costs.

4. The District of Mission will then provide the telecommunication tower proponent with a letter after the Council Meeting at which Council considers the input provided at the community meeting. If the letter is supportive of the installation, the telecommunication tower proponent may proceed to Industry Canada to obtain approval.

C. Location and Siting Criteria

1. When considering the siting of telecommunication tower facilities, every effort should be made to locate new equipment on existing structures such as Hydro transmission towers, utility poles, roof-tops, etc.
2. It is preferable that new freestanding telecommunication towers be sited in non-residential locations, distant from school sites, and preferably in industrial areas.
3. New freestanding 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.
4. Location of telecommunication towers on sites with mature trees is encouraged.

D. Co-Location

1. Telecommunication tower owners are encouraged to work co-operatively in reaching agreements that allow for sharing of tower structures so as to minimize the total number of towers within the municipality, thus minimizing the overall visual impact. This practice is typically referred to as “co-location”.
2. Co-location shall be encouraged for new tower installations. Applicants for free standing structures will be required to identify any other structure within a radius of 500 metres of the proposed location, and provide an explanation as to why co-utilization of the existing structure is not a viable alternative to a new structure.
3. When the freestanding telecommunication tower proposed by the proponent necessitates community consultation, prior to the consultation the proponent will contact, in writing, the other wireless telecommunications carriers, indicating their need, location and the potential siting area, and request information regarding other carriers’ interest in locating in the same area. The other telecommunications carriers will respond in writing to a request for interest within fourteen days.
4. If the contacted telecommunications carrier(s) confirms a desire to co-locate in the area, a meeting will be scheduled between the carriers to exchange further information and determine if co-utilization is possible.

E. Tower Design and Landscaping Criteria

1. Towers and ancillary equipment shelters will be designed and suitably coloured to fit their surrounding and to minimize their visual impact on surrounding properties.
2. The use of monopoles is encouraged. Where a tower is being constructed to accommodate a single user, a monopole design is required.
3. Landscaping shall be appropriately placed around telecommunication towers and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood.