



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **ENQ04078**

From: **Development Department**

Date: **August 26, 2025**

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**Proposed Telecommunications Tower at 2720 56 Street**

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The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT the General Manager of Development be directed to send a letter responding to the federal consultation process for the proposed telecommunications tower at 2720 56 Street to Innovation, Science and Economic Development Canada (ISED).

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▪ **PURPOSE:**

The purpose of this report is update Council on the completed consultation by the proponent, Freedom Mobile, for a proposed new 42 m (138 ft) telecommunications tower at 2720 56 Street. A location map and aerial photo are provided as Attachment A. The proposed tower will be located in the northwest corner of the property.

▪ **BACKGROUND:**

The subject farm property is located in South Delta. The property is zoned Agricultural (A) and is located within the Agricultural Land Reserve. Recently the City has received several inquiries regarding new telecommunications towers, including the subject proposal. Telecommunications towers and antenna systems are federally regulated and approved under the *Radiocommunication Act*. An overview of how telecommunications tower proposals are processed by the federal government is provided in Attachment B.

The proponent conducted consultation in accordance with the default federal [Innovation, Science and Economic Development Canada \(ISED\)](#) process for new telecommunications towers and antennas. ISED's default process has three steps whereby the proponent:

1. Provides written notification to the public, land-use authority and ISED;
2. Engages to address relevant questions, comments and concerns; and
3. Provides an opportunity to the public and land-use authority to formally respond in writing regarding measures taken to address concerns.

**Council Policy:**

Delta has a Telecommunications Tower and Antenna Policy from 2011 which required a staff-led consultation process. This policy pre-dates current federal ISED legislation for new telecommunications tower proposals and does not reflect current federal legislation, processes or requirements. Corporate Services staff are reviewing Delta's policy including alignment with the federal ISED process and *Radiocommunication Act*. In the interim, proponents are using the ISED process which follows the current federal requirements. The ISED process also places responsibility on the proponent, as subject matter experts, to conduct the consultation.

As the land-use authority, Delta is included in the ISED process as follows:

1. Prior to an application to ISED, proponents are encouraged to seek comments from the City on land use and siting matters.
2. During the consultation period, the City has the opportunity to provide comments to which the proponent must respond.
3. Following conclusion of the consultation period, a package outlining the consultation and feedback received is provided to the City.
4. Following ISED approval, the proponent is required to obtain a building permit and any other relevant permits from the City.

▪ **DISCUSSION:**

As outlined in the ISED process described above, the proponent sought feedback on the proposed location from staff prior to the formal notification package being provided to the public. Staff met with the applicant and reviewed the proposal with respect to siting and land use. Staff confirmed that the proposed telecommunications tower and ancillary structures did not conflict with any municipal land use or zoning bylaws.

On June 9, 2025, notification was provided to properties within a radius of three times the tower height (126 m). Following notification, an advertisement also ran in the Delta Optimist newspaper on June 12, 2025. The notification provided to Delta and the public is provided as Attachment C.

Under ISED's process, the public consultation period must be open for a period of 30 days providing the public an opportunity to provide comments or questions. On July 14, 2025, the consultation period ended. During the consultation period, the proponent received no comments or questions from the public with regards to the proposed tower. A copy of the Notification Letter of Completed Consultation is provided as Attachment D.

Since Delta has not delegated the land-use authority's responsibilities as required under the ISED process to a committee or staff, this report is being presented to Council for consideration.

**Implications:**

Financial Implications – There are no financial implications to Delta.

Interdepartmental Implications – Following completion of the federal process, the proponent would be required to obtain a building permit and any other relevant permits from the City for the construction of the telecommunications tower.

Intergovernmental Implications – Although the ALC does not regulate telecommunications towers, a Notice of Intent (NOI) application to the ALC would be required for any fill deposit or soil removal associated with the proposal. Further, in November 2024 ALC Compliance and Enforcement issued a stop work order for a barn being constructed on the property noting that the ALC considered that the building may be a commercial building rather than a farm structure. This issue has yet to be resolved and it is the responsibility of the proponent to engage with the ALC to discuss impacts of the stop work order on this proposal.

▪ **CONCLUSION:**

The proponent, Freedom Mobile, has completed consultation under federal ISED requirements for a proposed new telecommunications tower at 2720 56 Street. It is recommended that the General Manager of Development be directed to send a letter to Innovation, Science and Economic Development Canada (ISED) regarding the proposed telecommunication tower at 2720 56 Street.



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This report has been prepared in consultation with the following listed department.

Concurring Department		
Department	Name	Signature
Corporate Services	Mike Brotherston	MB

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. ISED New Telecommunications Tower Process
- C. Public Consultation Notification Package
- D. Notification Letter of Completed Consultation