



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **ENQ04171**

From: **Development Department**

Date: **September 18, 2025**

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**Proposed Telecommunications Tower at 2194 Westham Island Road**

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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 send a letter to Innovation, Science and Economic Development Canada (ISED) confirming that the proponent, SLI Towers Inc., has satisfied the public consultation requirements under the federal *Radiocommunication Act* for the proposed telecommunications tower at 2194 Westham Island Road, Delta.

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▪ **PURPOSE:**

The purpose of this report is to update Council on the completed consultation by the proponent, SLI Towers Inc., for a proposed new 40 m (131 ft) telecommunications tower at 2194 Westham Island Road. A location map and aerial photo are provided as Attachment A. The proposed tower will be located near the eastern boundary of the property.

▪ **BACKGROUND:**

**Site Description and Context:**

The subject property is located on Westham Island. The property is zoned Agricultural (A), located within the Agricultural Land Reserve (ALR) and surrounded by other Agricultural (A) zoned parcels. 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 an existing Telecommunications Tower and Antenna Policy from 2011 which requires 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, process 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 currently being directed to follow the ISED process, as it follows current Federal requirements and places the 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:**

Following the ISED process, the proponent sought feedback on the proposed location from City of Delta staff prior to the formal notification package being provided to the public. Staff corresponded 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 July 4, 2025, notification was provided to properties within a distance of 120 m (394 ft) (radius of three times the tower height) to advise them of the proposal per ISED requirements. Following notification, an advertisement also ran in the Delta Optimist newspaper on July 10, 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 August 11, 2025, the consultation period ended following a period of 32 days. During the consultation period the proponent received no comments or questions from the public regarding 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 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.

▪ **CONCLUSION:**

The proponent, SLI Towers Inc., has completed consultation under federal ISED requirements for a proposed new telecommunications tower at 2194 Westham Island Road. 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 2194 Westham Island Road.



Doreann Mayhew, P.Eng  
General Manager, Development

Department submission prepared by: Emily Paterson, Planner  
EP/jl

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