



August 12, 2019

Via Email: melissa.nitz@princegeorge.ca

Melissa Nitz
City of Prince George
1100 Patricia Boulevard
Prince George, BC V2L 3V9

Dear Ms. Nitz:

Subject: Request for Concurrence for a TELUS Wireless Communications Facility

TELUS Site:	BC104273
Proposed Location:	7307 Giscome Road, Prince George, BC
Description:	60 metre self-support / wireless communications facility

Please be advised that TELUS has completed the public consultation process, following Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada's, CPC Procedures as it relates the proposed wireless antenna installations in the above noted subject line. TELUS is respectfully requesting, from the City of Prince George, concurrence for the proposal to build a monopole telecommunication facility in an effort to provide improved TELUS wireless communications services to this area of Prince George. Enclosed please find evidence of the TELUS' efforts regarding this public consultation process.

On May 8, 2019, an Information Package was submitted to the City of Prince George formalizing the initiation of the consultation process with the City. Please see **Appendix 1: Information Package**.

On May 24, 2019, notification packages were mailed to property owners within a radius of three times the tower height (approximately 180 metres) to advise them of the proposal. Please see **Appendix 2: Affidavit of Notification Package**.

On May 28, 2019 an advertisement ran in the Prince George Citizen, please see **Appendix 3: Newspaper Tear Sheet**.

On June 28, 2019 the consultation period ended. During the consultation period TELUS received two (2) comments regarding health and safety related concerns associated with the proposed installation. Please note, Health Canada establishes regulation that wireless installation must comply with. In this instance, the output of the antenna installation will be thousands of times below Health Canada's requirements. **Appendix 4: Public Comments and Response**

TELUS is committed to providing reliable wireless service to Prince George. Should you require any additional information, please do not hesitate to contact us 604-620-0877 or by e-mail at tawny@cypresslandservices.com.

Tawny Verigin
Manager of Government Affairs

A handwritten signature in blue ink, reading "Tawny Verigin". The signature is fluid and cursive, with the first name "Tawny" and last name "Verigin" clearly distinguishable.

Cypress Land Services
Agents for TELUS

Appendix 1: Information Package



Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

May 8, 2019

Melissa Nitz
City of Prince George
1100 Patricia Boulevard
Prince George, BC V2L 3V9

Via Email: Melissa.Nitz@princegeorge.ca

Dear Ms. Nitz,

Subject: TELUS Communication Inc. Telecommunications Facility Proposal
Information Package
PID: 004-989-368
Legal: THE NORTH EAST 1/4 OF DISTRICT LOT 634 CARIBOO DISTRICT EXCEPT:
PARCEL A (D2212), AND PLANS 8488, 8956, 12915, 13121, 16233, 26295,
PGP35818, BCP26911 AND EPP22433
Address: 7307 Giscome Road, Prince George, BC
Coordinates: 53.895878° N, 122.609496° W
TELUS Site: Prince George - Old Cariboo Hwy / Giscome Rd

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility at 7307 Giscome Road, Prince George, BC.

Proposed Site

The subject property is located at 7307 Giscome Road, Prince George, BC. The property is a large parcel that is undeveloped and primarily wooded. The property is zoned AF-Rural. TELUS proposes to install a 60 metre self-support tower near the northern property boundary of this irregular shaped lot. The property to the immediate north is owned by the same owner. Please see **Schedule A: Tower Site Location**.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable services to areas on the east end of Prince George. The site was chosen because it is located in an area that has large properties and enabling the tower to be well setback from neighbouring properties/homes in the area.

Tower Proposal Details

TELUS is proposing to install a 60.0 metre self-support tower structure with 12 antennas and a lightning rod on the top of the tower. The facility is located near the north property line. TELUS has completed preliminary design plans (**Schedule B: Preliminary Plans**).

Consultation Process

It is our understanding that Prince George does not have an adopted Telecommunications policy. Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. Following ISED's requirements, TELUS would like to initiate Default Public Consultation Process (as described in the Industry Canada circular, CPC-2-0-03, issue 5, commonly referred to as the "CPC"). Information on the "CPC" consultation process may be found on-line at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>.

In order to obtain comments, concerns or questions in regard to the proposed tower site, the CPC requires TELUS to send out notification packages to all properties located within three times the height of the proposed tower (180 metres). A notice will also be placed in the local paper. This comment period is a minimum of 30 days. We expect the public consultation process to commence in May 2019.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process a letter or resolution of concurrence will be issued by Prince George.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada: http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, TELUS will be requesting concurrence from the City in a form acceptable by ISED.

Conclusion

Please consider this information package as the official commencement of consultation with the City. TELUS is committed to working with the City and the community throughout the consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at chad@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES

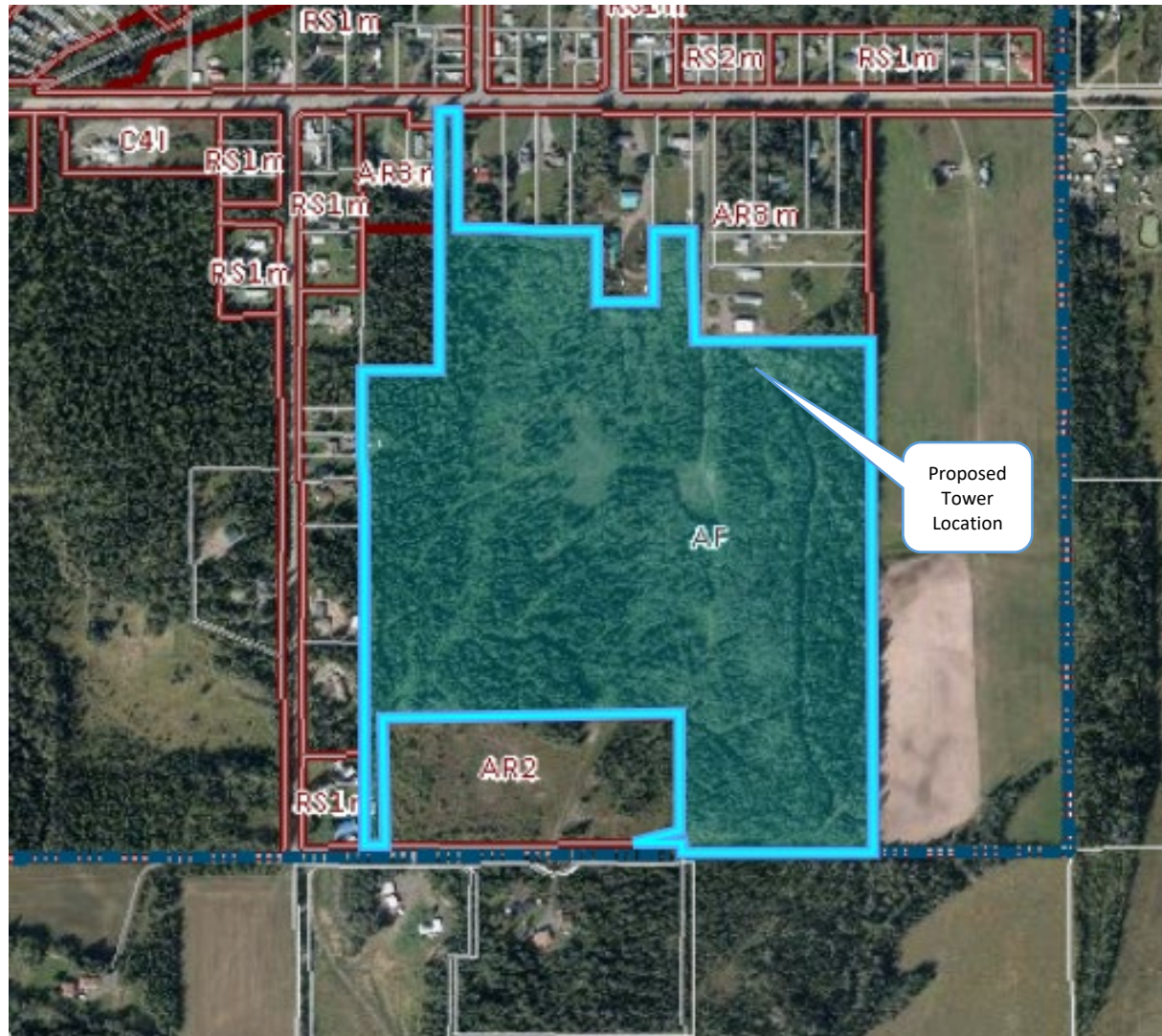
Agents for TELUS

A handwritten signature in blue ink, appearing to be 'CM', is positioned above the printed name and title.

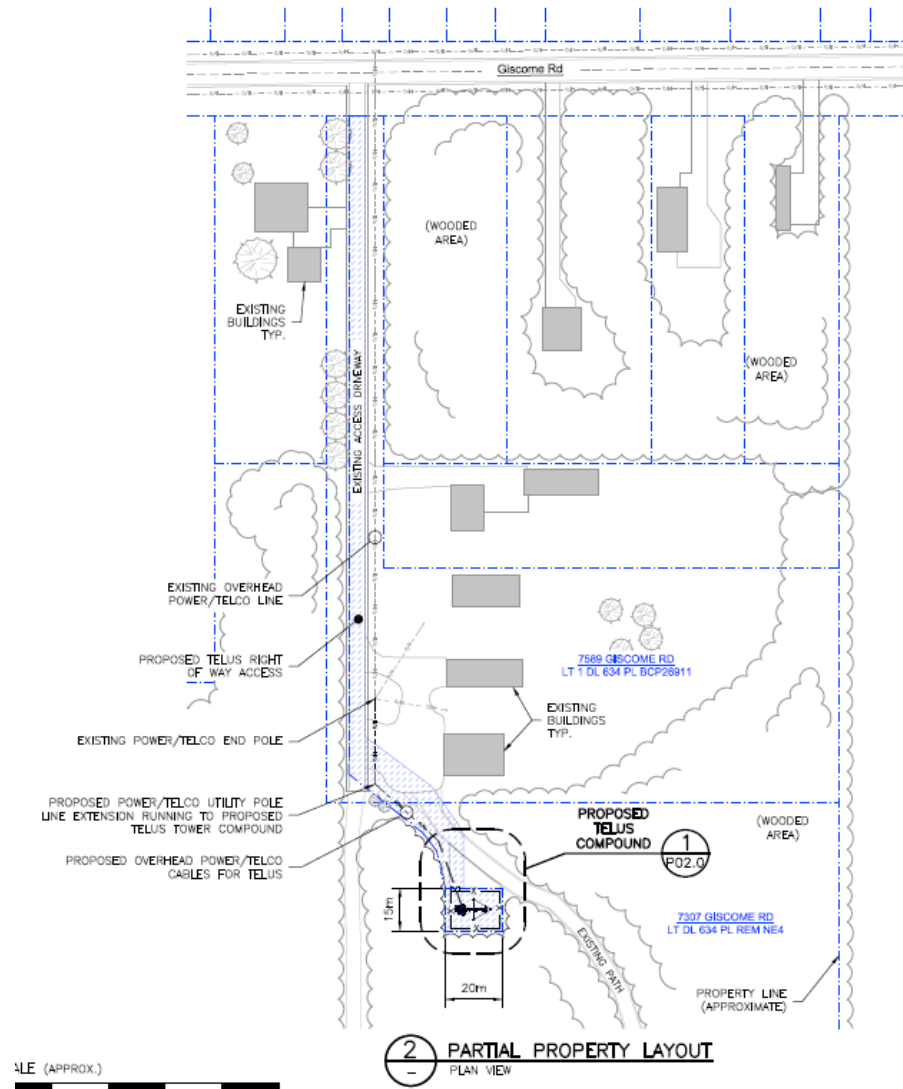
Chad Marlatt

Manager, Government Affairs

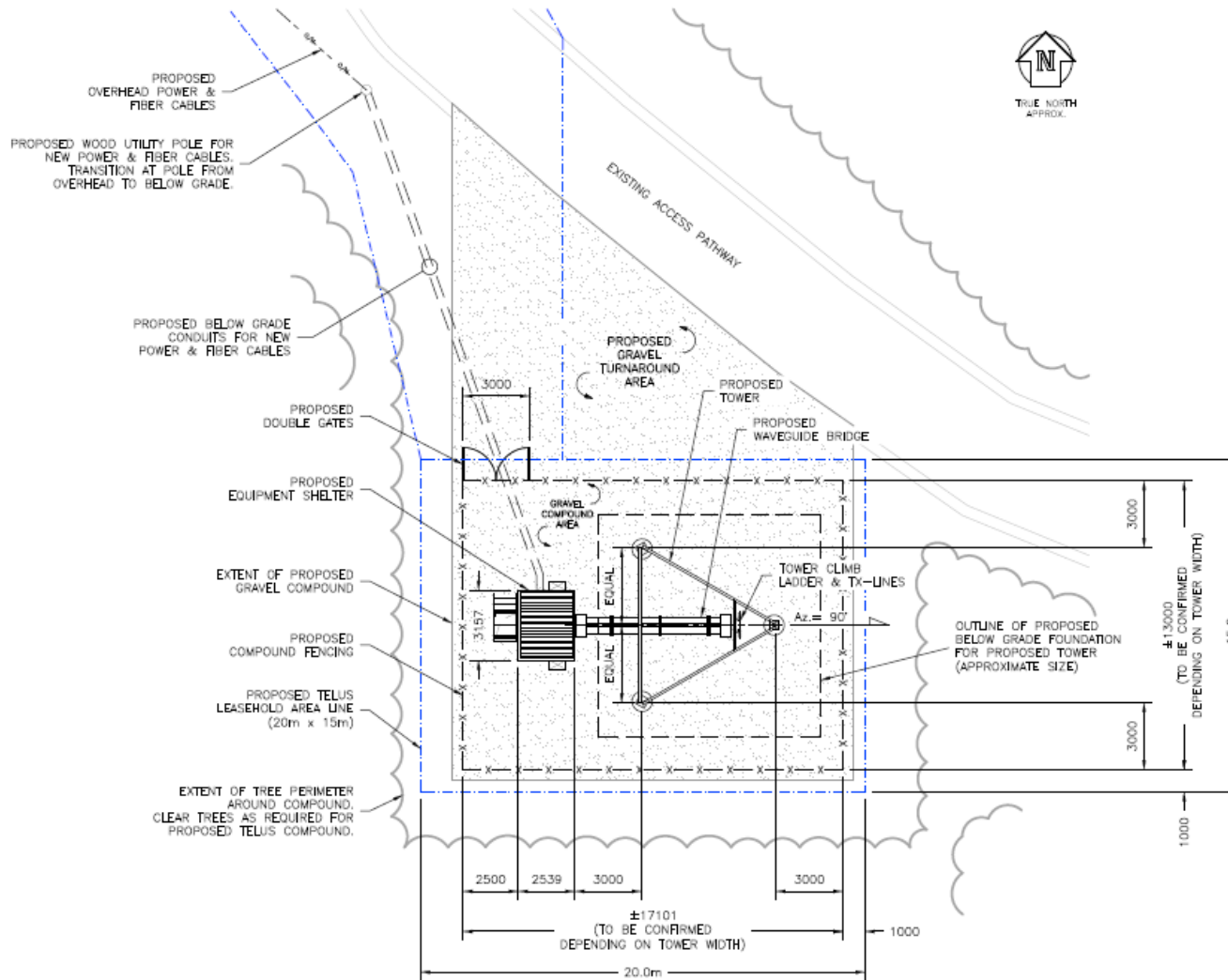
**SCHEDULE A
TELUS TOWER LOCATION**




SCHEDULE B PRELIMINARY DESIGN PLANS – SITE PLAN



PRELIMINARY DESIGN PLANS – COMPOUND PLAN



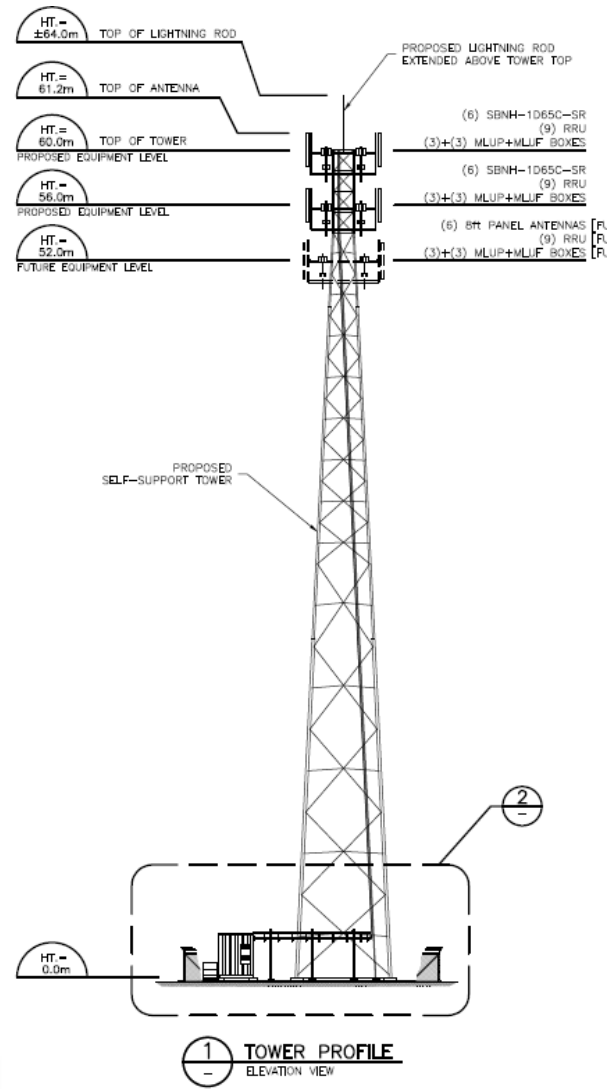
SCALE (APPROX.)



0m 2m 4m 6m 8m 10m

1 COMPOUND LAYOUT
P01.0 PLAN VIEW

SCHEDULE B **PRELIMINARY DESIGN PLANS – TOWER PROFILE**

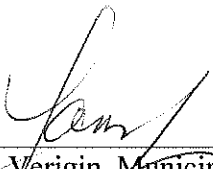


Appendix 2: Affidavit of Notification Package

Affidavit of Cypress Land Services


I, Tawny Verigin, Municipal Affairs Specialist, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on May 24, 2019.



Tawny Verigin, Municipal Affairs Specialist
Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 24th day of May 2019.



(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

Arthur Zen Chan
A Commissioner for Taking Affidavits
For British Columbia
Cypress Land Services Inc.
1051 - 409 Granville Street
Vancouver, BC V6C 1T2
Tel: 604-620-0877
Expires on: December 31, 2020

(Commissioner's stamp or printed name and expiry date)

Appendix A: Notification Letter



Dear Owner/Occupant,

May 24, 2019

Please accept this notification regarding proposed TELUS Communications Inc. ("TELUS") wireless service improvements in your community.

Subject: TELUS Communication Inc. Telecommunications Facility Proposal
PID: 004-595-912
Address: 7307 Giscome Road, Prince George, BC
Coordinates: 53.895878° N, 122.609496° W
TELUS Site: BC104273 - Prince George - Giscome Rd/McLaren Rd East

What is TELUS Proposing?

TELUS seeks to continue to provide high quality wireless telecommunications services to communities throughout British Columbia. Increasingly, communities depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. In order to ensure improved wireless services to Prince George, TELUS is proposing to add a telecommunications facility.

The new facility is proposed to be located **7307 Giscome Road, Prince George, BC**. TELUS is proposing to install a 60.0 metre tower structure (plus a 4.0 metre lightning rod) with 18 antennas mounted at the top of the structure.

Regulatory Authority

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations.

The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to the City of Prince George and ISED as part of our application for concurrence.

Local Municipality

The City of Prince George does not have a telecommunications consultation process to guide the consultation process. As such, ISED's Client Procedures Circular CPC-2-0-03 (CPC) consultation process will be followed. This process requires all properties within three times the structure height be notified (in this instance those within 192.0 metres). TELUS has also placed an advertisement in the Prince George Citizen newspaper. This notification is to provide the opportunity to obtain information regarding the proposal, ask questions and provide comments. The closing period for comments to be received by TELUS is **June 28, 2019**.

Location

The new facility is proposed to be located at **7307 Giscome Road, Prince George, BC** at the coordinates **53.895878° N, -122.609496° W**. The facility will be located on the north end of the property. The proposed location is set amongst nature trees to partially screen visibility of the structure. To confirm, there are no existing structures in the vicinity of the proposed tower to collocate antennas on.

Safety Code 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.



Site Access

Access is existing off Giscome Road. Construction is expected to take approximately two months.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act. Any municipal environmental regulations will be followed.

Transport Canada

The tower will be constructed to include aeronautical markings or lighting required by Transport Canada. Comments are pending.

Structural Considerations

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction.

General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>

Contacts:

TELUS

c/o Tawny Verigin of Cypress Land Services
Agents for TELUS
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Phone: 1-855-301-1520
Fax: 604-620-0876
Email: publicconsultation@cypresslandservices.com

ISED

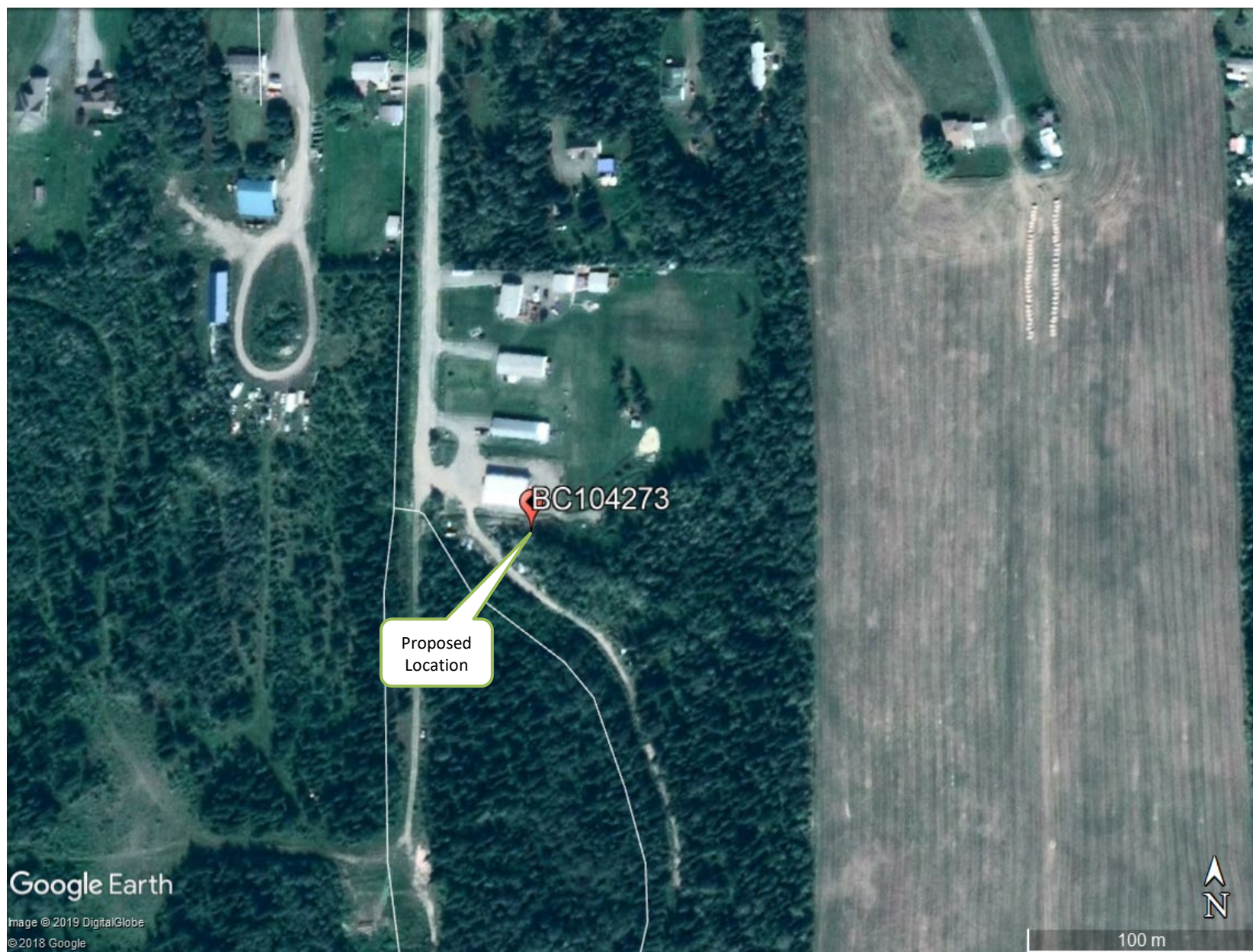
Northern British Columbia and Yukon District Office
280 Victoria Street, Room 203
Prince George BC V2L 4X3
Phone: 250-561-5291 or 1-800-667-3780
Fax: 250-561-5290
Email: ic.spectrumprincegeorge-princegeorgespectre.ic@canada.ca
(By appointment only)

City of Prince George

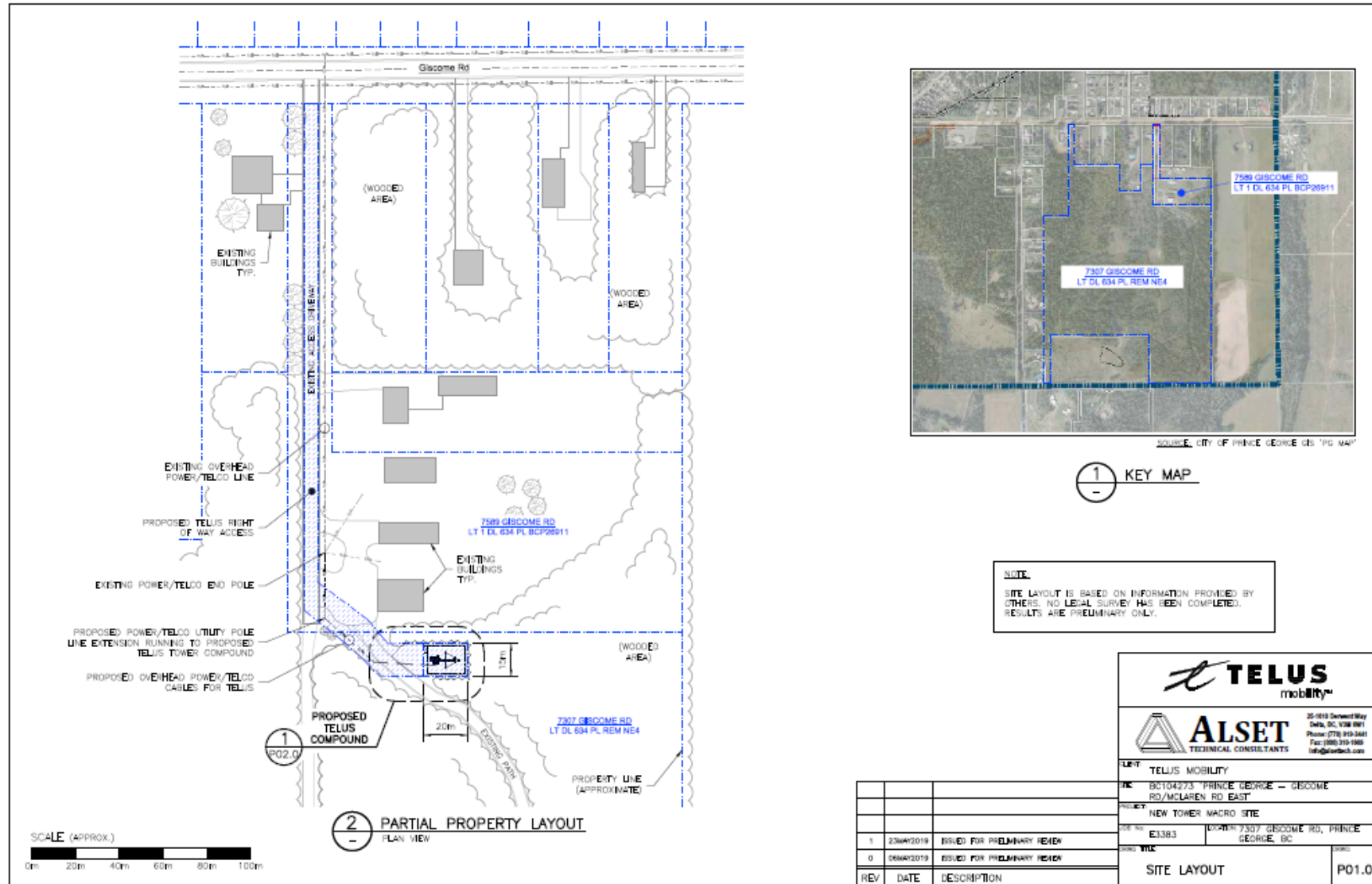
Mandy Stanker, Supervisor, Current Planning
Planning and Development
1100 Patricia Blvd
Prince George, BC V2L 3V9
Phone: 250.614.7861
Email: mandy.stanker@princegeorge.ca

If you have any specific questions regarding the proposal, please feel welcome to contact the above.

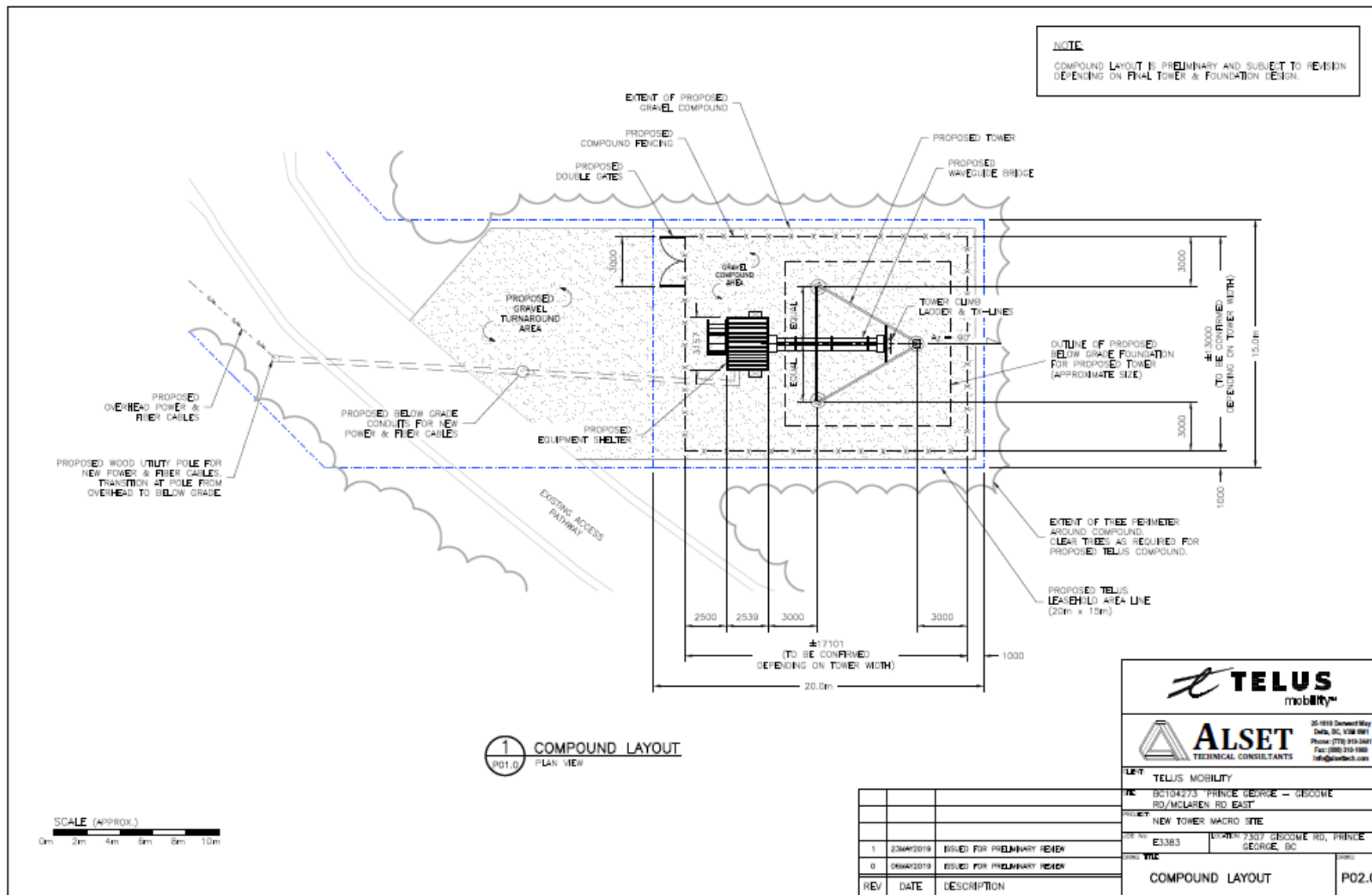
AERIAL MAP



PRELIMINARY DESIGN PLANS – KEY MAP & PARTIAL PROPERTY LAYOUT



PRELIMINARY DESIGN PLANS – COMPOUND LAYOUT



PRELIMINARY DESIGN PLANS – TOWER PROFILE & COMPOUND ELEVATION

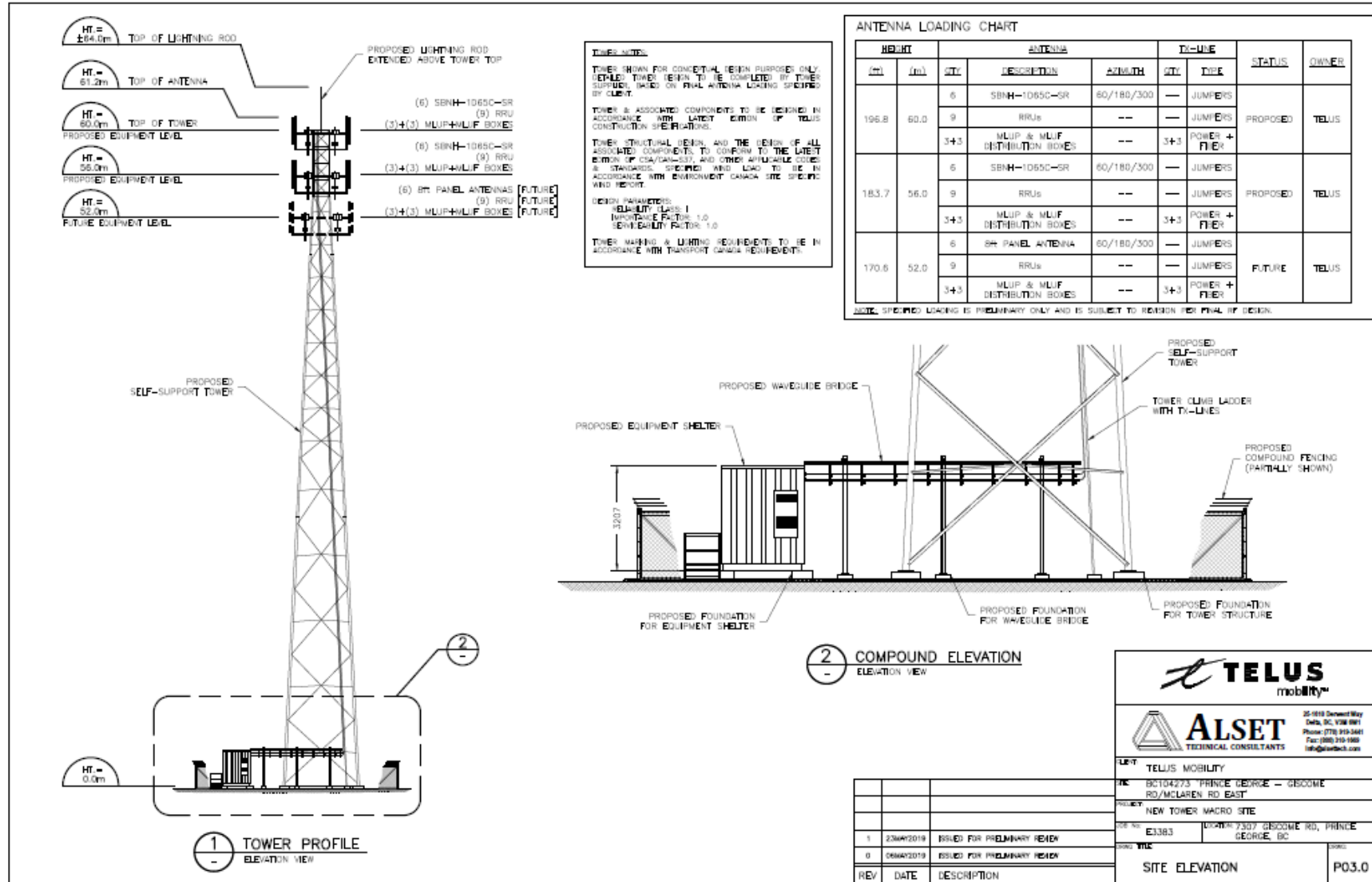


PHOTO-SIMULATION
BEFORE



AFTER



Artist's rendering of proposed facility looking south from Giscome Road.

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.



COMMENT SHEET
TELECOMMUNICATIONS FACILITY PROPOSAL
ADDRESS: 7307 Giscome Road, Prince George, BC
COORDINATES: 53.895878° N, 122.609496° W
TELUS SITE: Prince George - Giscome Rd/McLaren Rd East

1. Do you feel this is an appropriate location for the proposed facility?

- ☐ Yes
☐ No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- ☐ Yes
☐ No

Comments _____

3. Additional Comments _____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by TELUS in satisfying ISED's consultation requirements. The closing period for comments to be received by TELUS is **June 28, 2019**.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

TELUS c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Attention: Tawny Verigin, Municipal Affairs Specialist
Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

JUDITH EILEEN EDGSON/ROBERT
GARRY EDGSON
7589 GISCOME RD
PRINCE GEORGE BC V2N 6V1

OCCUPANT
7307 GISCOME RD
PRINCE GEORGE BC

CITY OF PRINCE GEORGE
MANDY STANKER, SUPERVISOR,
CURRENT PLANNING
1100 PATRICIA BLVD
PRINCE GEORGE, BC, V2L 3V9

RITA M EDGSON/NORMAN C
EDGSON
7469 GISCOME RD
PRINCE GEORGE BC V2N 6V1

OCCUPANT
7613 GISCOME RD
PRINCE GEORGE BC V2N 6V1

CYPRESS LAND SERVICES
AGENTS FOR TELUS
SUITE 1051, 409 GRANVILLE
STREET,
VANCOUVER, BC V6C 1T2

BASIL WARREN HENWOOD
7541 GISCOME RD
PRINCE GEORGE BC V2N 6V1

OCCUPANT
7755 GISCOME RD
PRINCE GEORGE BC V2N 6V1

TELUS
4535 CANADA WAY
BURNBAY, BC V5G 1J9
ATTN: CHERYL BILYK

LINDA LANG
19650 MCKELLAR RD
PRINCE GEORGE BC V2N 5Y8

CAROL MARIE MEDA/JACK MICHAEL
MEDA
PO BOX 70
WILLOW RIVER BC V0J 3C0

ISED
NORTHERN BRITISH COLUMBIA AND
YUKON DISTRICT OFFICE
280 VICTORIA STREET, ROOM 203
PRINCE GEORGE BC V2L 4X3

DENISE ANNE MARCOTTE/ROBERT
ROLLAND MARCOTTE
7655 GISCOME RD
PRINCE GEORGE BC V2N 6V1

GERALD LEE RODGERSON
7575 GISCOME RD
PRINCE GEORGE BC V2N 6V1

OCCUPANT
7799 GISCOME RD
PRINCE GEORGE BC V2N 6V1

BONNIE M LOYD/ALLAN G LOYD
7727 GISCOME RD
PRINCE GEORGE BC V2N 6V1

AMELIA P PARNELL/CHARLES I
PARNELL
9265 OLD CARIBOO HWY
PRINCE GEORGE BC V2N 5V2

BC104273
Total - 17

Appendix C: Envelope



c/o Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

**IMPORTANT INFORMATION ENCLOSED REGARDING A PROPOSED TELECOMMUNICATIONS FACILITY WITHIN
APPROX. 192 METRES OF A PROPERTY YOU HAVE AN INTEREST IN**

Appendix 3: Newspaper Tear Sheet

Sport Utility Vehicles

2012 JEEP GRAND CHEROKEE. Fully loaded, mint cond. 85,000 kms. Must sell. Leaving the country. \$28,500. 250-567-1118

2007 BUICK Rendezvous. Very low mileage. lots of extras. 250-962-7558

1992 Asuna Sunrunner, 1.6L motor, 2dr hardtop, auto, 22966kms, c/w 10,000lb winch, off road radio & tow bar. \$4000. obo. 250-564-0678

Sport Utility Vehicles

1990 Suzuki Sidekick, 2dr hardtop, std, 198816 kms, c/w 10,000 lb winch & off road radio, \$3000. obo. 250-564-0678

2006 F450 XL Super Duty Flat Deck. Brand new heavy duty transmission and brand new motor. Call Mike 250-564-3734

1998 FORD F250 Diesel w/ plow. Exc. cond. \$10,000. 250-398-0720


Trucks

2006 DODGE Cummins diesel, 4x4, 4 dr, Lb, auto, 2 owner, receipts since new, no accidents, 107K, \$27,900 obo. 596-5434

2006 DODGE Cummins diesel, 4x4, 4 dr, Lb, auto, 2 owner, receipts since new, no accidents, 107K, \$27,900 obo. 596-5434

1977 FORD 1 ton, renovated, \$2500. 250-306-2292

Trucks



1993 Service Truck. Crewcab 2 wheel drive Dually. 1 Ton 460 Automatic. 156,000 kms. Excellent Condition. Asking \$6800.00 OBO.
Phone (250) 964-2233

Utility Trailers

12' Flat deck snowmobile trailer, over wheel deck, c/w loading ramps. \$1500. obo 250-564-0678

14' HD Tandem axle flatdeck trailer, 7000lbs axles, Bridge-stone 700-R-15-LT steel belted radials, c/w elec brakes and loading ramps. \$3500. obo. 250-564-0678

Vans

MODIFIED Medical van. 2012 Ford Transit Connect XLT. Gov't certified, 70,000 km, w/ lift gate, loaded. Factory warranty \$28,500. 250-981-0055

MODIFIED Medical van. 2012 Ford Transit Connect XLT. Gov't certified, 70,000 km, w/ lift gate, loaded. Factory warranty \$28,500. 250-981-0055

Real Estate - For Sale

Apartment/Condos For Sale

Spacious, 3 level 4 bdrms. 4 baths, superb location. \$277,500. 250-561-1255 Ready to sell!

Click! BUCKLE UP! GAA

Out Of Town



Ranch house with 9 acres irrigated pasture All Amenities Next to Eagle Point Golf (Kamloops) 985K Will carry mortgage View Realtor.ca 250-573-3346 e-mail biffsbenson@yahoo.ca

TELUS

Notice of Proposed TELUS Telecommunications Facility

Description: As part of the public consultation process required by the Innovation, Science and Economic Development Canada (ISED), TELUS Communications Inc. is inviting the public to comment on a proposed telecommunications facility consisting of a 60-metre self-support tower and ancillary radio equipment in order to provide dependable wireless data and voice communication services to Prince George and the surrounding area.

Proposed Tower Location: 9808 Kelly Road North, Prince George BC (PID: 004-989-368)

Coordinates: Latitude: N 54.024907°, Longitude: W 122.797983°

For More Information: Tawny Verigin c/o Cypress Land Services Inc. Agents to TELUS Suite 1051, 409 Granville Street Vancouver, BC V6C 1T2 telephone: 1-855-301-1520 e:publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on June 28, 2019 with respect to this matter.

TELUS Site: BC104269

Location Map



54.024907, -122.797983

TELUS

Notice of Proposed TELUS Telecommunications Facility

Description: As part of the public consultation process required by the Innovation, Science and Economic Development Canada (ISED), TELUS Communications Inc. is inviting the public to comment on a proposed telecommunications facility consisting of a 30-metre monopole tower and ancillary radio equipment in order to provide dependable wireless data and voice communication services to Prince George and the surrounding area.

Proposed Tower Location: 2280 John Hart Hwy, Prince George, BC (PID: 012-499-447)

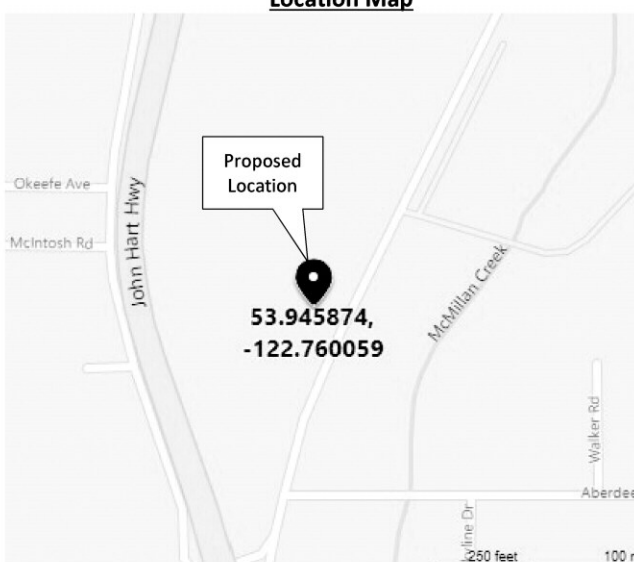
Coordinates: Latitude: N 53.945874°, Longitude: W 122.760059°

For More Information: Tawny Verigin c/o Cypress Land Services Inc. Agents to TELUS Suite 1051, 409 Granville Street Vancouver, BC V6C 1T2 telephone: 1-855-301-1520 e:publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on June 28, 2019 with respect to this matter.

TELUS Site: BC104270

Location Map



53.945874, -122.760059

TELUS

Notice of Proposed TELUS Telecommunications Facility

Description: As part of the public consultation process required by the Innovation, Science and Economic Development Canada (ISED), TELUS Communications Inc. is inviting the public to comment on a proposed telecommunications facility consisting of a 30.5-metre monopole tower and ancillary radio equipment in order to provide dependable wireless data and voice communication services to Prince George and the surrounding area.

Proposed Tower Location: 3041 McGill Crescent, Prince George (PID: 010-095-110)

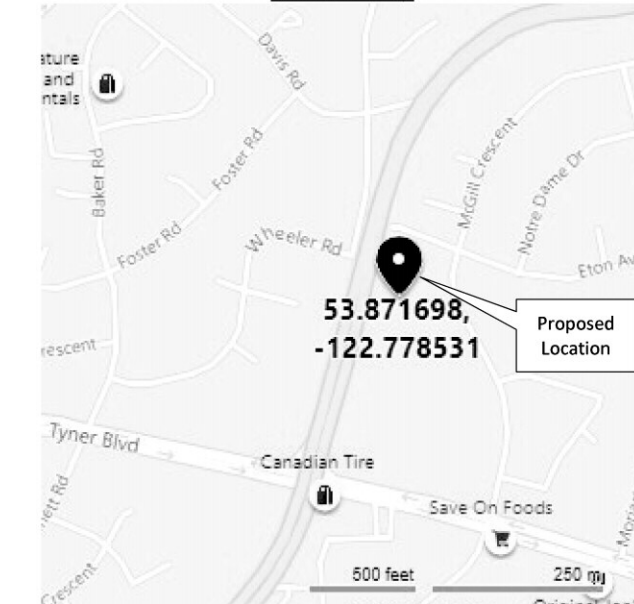
Coordinates: Latitude: N 53.871698°, Longitude: W 122.778531°

For More Information: Tawny Verigin c/o Cypress Land Services Inc. Agents to TELUS Suite 1051, 409 Granville Street Vancouver, BC V6C 1T2 telephone: 1-855-301-1520 e:publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on June 28, 2019 with respect to this matter.

TELUS Site: BC104271

Location Map



53.871698, -122.778531

TELUS

Notice of Proposed TELUS Telecommunications Facility

Description: As part of the public consultation process required by the Innovation, Science and Economic Development Canada (ISED), TELUS Communications Inc. is inviting the public to comment on a proposed telecommunications facility consisting of a 60-metre self-support tower and ancillary radio equipment in order to provide dependable wireless data and voice communication services to Prince George and the surrounding area.

Proposed Tower Location: 7307 Giscome Road, Prince George, BC (PID: 004-595-9012)

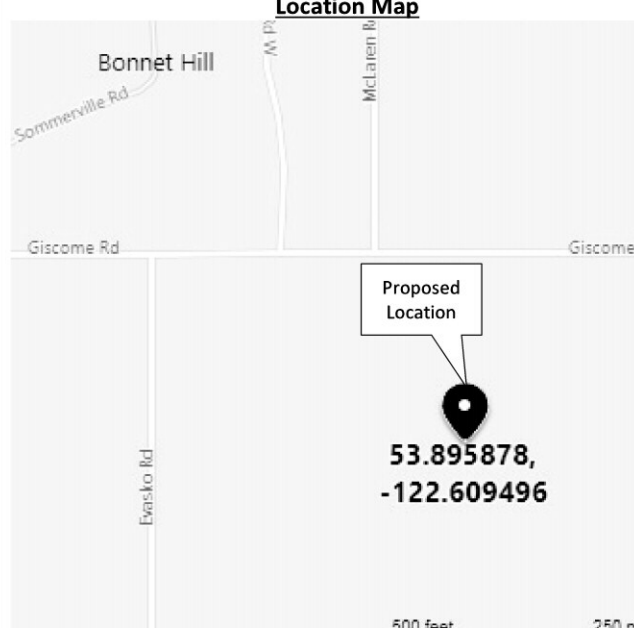
Coordinates: Latitude: N 53.895878°, Longitude: W 122.609496°

For More Information: Tawny Verigin c/o Cypress Land Services Inc. Agents to TELUS Suite 1051, 409 Granville Street Vancouver, BC V6C 1T2 telephone: 1-855-301-1520 e:publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on June 28, 2019 with respect to this matter.

TELUS Site: BC104273

Location Map



53.895878, -122.609496

Houses For Sale



Lake frontage house 5.10 acres on Heron Lake 1259sqft up stairs and bsmt finished 3 bedrooms and 3 complete bathrooms. Attached dble garage new roof in 2017 steel shop 25 by 29 numerous other out buildings. 7 Different fruit bushes. Lots of water a deep well 200 amp main wiring. Asking \$520,000 250 967 4427

Investment & Opportunity for Employment

ORMOND CREEK (NORTHSHORE FRASER LAKE BC) ON 8.1 ACRES/HOME MACHINERY/SHOP/GREENHOUSES

PHONE 250-699-1072 ONLY \$255,000 (HOME) \$105,000(MACHINERY)

FOR MORE INFORMATION GOOGLE: ACREAGES FOR SALE IN BC TOWNPOST

HOUSE FOR SALE



Beautiful new home in Chetwynd. Double insulated, energy efficient, wildfire, wind and quake protected. Modern Kitchen, beautiful loft and large bonus room over the garage. 3 beds/ 3 full baths up, 2 beds/1 bath down. Bright finished basement is ready as a mortgage helper. Fully fenced and landscaped. Many custom northern features. Asking \$429,000. 2,656 sq. ft. Call 788-6808

Trucks 4WD

2006 F-150 Ext cab, 4x4, 4.6, V8, 260K kms, canopy & tonneau cover. Runs great look great. \$6500. 250-963-8374

Autos / Trucks & Vans

2011 GMC 2500HD 4X4 CREW CAB



Power Seat, Mirrors, Locks, AC Includes 3 Month Warranty 10 Ply Tires, 207,500 Kms, STK#G9806

4x4 HEAVEN TRUCK SALES D#40178 Call 250-640-0996

2014 Ram 1500 Ecodiesel \$28,000

54,000km mostly highway added remote start, side boards. custom wheels.. and with winter tires

call 250 564-1156 and email for build sheet munerary@shaw.ca

2007 CHEV 3500HD DUALY



2WD, 6.0 liter Gas, AUTO, CERTIFIED PDL PW AC CRUISE TILT 163,000 KM FLATDECK W/CABINETS STK#C9044

4x4 HEAVEN TRUCK SALES D#40178 Call 250-640-0996

Apartment/Condos For Sale



New condo, 1 level no steps, 2br, 2 full bths, lge liv/dining, kitch, indry on same flr, at-tach garage, cov. deck, a/c, blinds, 5 new appl, security gated 55+complex. Common facil incl kit, din, tv rm, gym. Quiet area, near shops & g.course. New home warr. 563-8846

Duplexes for Sale

2220 & 2226 UPLAND ST. 2 bdrm duplex w/ 2 bdrm finished suite each side. Good revenue property, in good shape. \$450,000 250-614-6667 or 250-568-2338

Houses for Sale

2010 CUSTOM built, approx 3800 sq ft home on hole #7 Aberdeen Golf course, totally fin inside & out. Realtors welcome, \$549,900.(250)596-5434

2740 PETERSEN RD (Peden Hill). House and estate for sale. 3 Bdrm, finished basement. Open to offers. 250-564-0318

COUNTRY Living, Quesnel area. Modest home atop a hill with trees, garden, babbling brook, minutes from town, just short of 1 acre, 3 bdrm, 2 bath, full bsmt, garage & more. Great neighborhood. \$188,000. 250-992-5752

House, 2679 Queensway, upstairs completely renod, 2 bdrm up, 2 bdrm bsmt needs finishing. 60X110 lot, yrd completely paved. Suitable for rezoning to commercial or home based business. Currently rented. \$320,000. 250-981-3583

Lots & Acreages for Sale

1148 AC. LOTS 35 & 36, Birchhill Cres. 16 W. city limits. No GST. (250)563-7414

12 ACRES of commercial zoned land, 1400 ft of Hart Hwy frontage \$150,000 per acre. 563-6985 or 981-1950. Will consider partial trades.

2.186 ACRE, 9341 Birchill Cres. close Hwy access, no gst. (250)563-7414

5 ACRE lot on McPhee & Cheif Lake Rd. \$50,000 250-564-5290

BUILDING Lot 8091 Flamingo Rd. 80'X135' with city sewer & water. Allows mobiles as well. \$85,000. 563-6985, 981-1950

CITY serviced lot. McTavish at Aberdeen. 93'x95'. 981-5950 or stop by 2249 McTavish for info.

HART Area, 400' frontage X 100' deep, serviced \$300,000. 250-565-4888

LARGE Res. lot, serviced, green belt on back, Oak Ridge Cres, Hart hwy. \$89,900 obo 250-562-3886

LOT for Duplex, 4-plex or apartment/condo. Fully zoned. Ready for permit. Near Multiplex & Walmart. 250-961-6786

Recreational Property

Cluculz; Meier Rd, 11.26 acres sub-lakeshore with lake access, and top location \$299,000. 604-908-0313

Real Estate - Rentals

Apartment/Condos for Rent

HARDWOOD MANOR 1575 Queensway. Bach, 1 & 2 bdrm apts, inclcs heat, hotwater, hw flrs, secure access, n/p. Resident Manager. 250-561-1446

VENICE Place apts. Bach, 1 & 2 bdrm, balcony, elevator, underground parking. Heat/hot water incl. 250-561-1446

Basement Suites

1 BDRM bsmt suite, daylight windows, equipped with appls, laundry, ample parking, totally renod, priv ent, n/s, n/p, ideal for seniors, \$800/mo. 250-301-8265

1 BDRM, n/p, n/s, n/d. \$600/mo 1 person, \$700 2 people. 1919 Norwood St. 778-281-0093

2220 UPLAND ST. 2 bdrm, f/s, tp, w/d, newly renod \$1250 utils incl. 250-614-6667 or 250-568-2338

Commercial

2649 Queensway, 3 Hoists, compressor, over 5000 sqft, 14' bay doors, lots of bays, C5 zone, showroom, parts department. Reduced \$1,200,000. 250-981-3583

CORNER of Queensway & Quadrant, C6 commercial lot, 60X110, all services in, \$110,000. 250-981-3583

QUESNEL, 4 Bay garage, hoist, compressor, showroom, 1/2 acre paved lot, Trades considered for WHY. Vendor financing possible. \$188,000. 250-981-3583

Furnished Apartments

BACHELOR & 1 bdrm units, weekly rates, apply in person 867 17th Ave.

Wanted To Rent

Looking to rent 5 bdrm house, 3 up 2 down. Have 2 dogs and 5 cats. Would like out in the country. 250-564-2600

Dating Service

Adult Personal Messages

Please Note: Ads running under this classification will appear in print only and will not run online

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Appendix 4: Comments Received During Consultation

Comments & Responses Tracker									
BC104273									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
Norm and Rita Edgson	7469 Giscome Rd, Prince George, BC V2N 6V1	nrcrk123@aol.com		16-Jun	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p>O Yes X No</p> <p>Comments: Too close to residential properties when there is so much raw land in the area. and only access is via a private driveway. Health risk should be studied more.</p> <p>2. Are you satisfied with the appearance/design of the proposed facility? If not, what changes would you suggest?</p> <p>O Yes X No</p> <p>Comments: No matter how well you design this tower it will always be visible from my yard 12 months of the year. The idea of having a aeronautical light flashing in my window 24-7 is unacceptable to me.</p> <p>3. Additional comments: What will this do to our property values? This can easily be remedied by moving the tower to the North east property pin.</p>	non-support	<p>Dear Mr. & Mrs. Edgson</p> <p>Thank you for providing us your comments regarding the proposed TELUS wireless communications facility at 7307 Giscome Road in Prince George.</p> <p>In your letter, you expressed concerns regarding the location being to close to residential properties. When a telecommunications carrier determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in improved wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. Many households rely on wireless service as their only means of communication to meet their personal, business and emergency needs. The proposed location is set amongst nature trees to partially screen visibility of the structure. Transport Canada has confirmed that the tower does require lighting or marking.</p> <p>You also expressed concerns regarding safety. Please know TELUS relies on government experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. The limits specified in Health Canada's SC6 exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SC6 takes into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccrpb-prcpcc@hc-sc.gc.ca.</p> <p>You also expressed concerns of impacts to property values. Industry Canada's Reports on the National Antenna Tower Policy states research does not indicate a correlation between property value and tower location.</p> <p>Should you have additional comments/concerns please respond within the next 21 days.</p> <p>Sincerely,</p> <p>Tawny Verigin</p>	17-Jun
Allan Loyd and Bonnie Barr	7727 Giscome Rd, Prince George, BC V2N 6V1			comment sheet	5-Jul	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p>O Yes X No</p> <p>Comments: Please see attached question and concerns</p> <p>2. Are you satisfied with the appearance/design of the proposed facility? If not, what changes would you suggest?</p> <p>O Yes X No</p> <p>Comments: Please need response to attached questions and concerns to complete these questions</p> <p>3. Additional comments: See attached questions and concerns that require responses</p> <p>Questions to be answered below:</p> <p>1)What other alternatives and alternative sites did you consider?</p> <p>2)Why did they not work out?</p> <p>3)Who is collocating on your tower and will you consider other proposals to collocate in future?</p> <p>4)What will noise levels be during construction?</p> <p>5)What light configuration do you expect to be using on the tower considering close proximity to airport?</p> <p>6)So the tower will have how many lights?</p> <p>7)How will I be impacted by the lighting configuration? Need to know before able to comment.</p> <p>8)Who owns the land the tower will be located on? What arrangements have been made and for how long?</p> <p>9)How will this impact my personal telecommunication services in the area?</p> <p>10)What cost does this come to the base customers? And Total project value?</p> <p>11)What are the antennas for? Are there any microwave dishes? What about the future?</p> <p>12)Which other towers does this tower communicate with? Is it really necessary?</p> <p>13)Which data did you use to determine that? What redundancies have been built into this tower?</p>	non-support	<p>Hi Allan and Bonnie,</p> <p>Thank you for providing us your comments regarding the proposed TELUS wireless communications facility at 7307 Giscome Road in Prince George. Please find answers to your questions below:</p> <p>1)What other alternatives and alternative sites did you consider?</p> <p>Generally we looked at large properties to the east of the proposed location towards the Hydro transmission lines. TELUS prefers to utilize larger properties to ensure a reasonable setback from homes. The structure is sited to ensure it meets TELUS' service objectives to best services the community in the immediate vicinity.</p> <p>2)Why did they not work out?</p> <p>TELUS prefers the proposed location and property as it is large enabling it to be well setback from homes in the area yet still enables it to be close enough to households to improve service. The property also has mature trees to screen a portion of tower from public view.</p> <p>3)Who is collocating on your tower and will you consider other proposals to collocate in future?</p> <p>Currently only TELUS is installation equipment on the proposed tower. The tower has sufficient space and loading capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location.</p> <p>4)What will noise levels be during construction?</p> <p>There will be a concrete foundation poured and a crane to stack the tower so there will be some noise associated with it for about 6 weeks.</p> <p>5)What light configuration do you expect to be using on the tower considering close proximity to airport?</p> <p>Transport Canada has confirmed the tower will require marking and lighting. The light will likely be a combined CL-864 red flashing beacon with a CL-865 white flashing light, used for a dual medium intensity.</p> <p>6)So the tower will have how many lights?</p> <p>1 light</p> <p>7)How will I be impacted by the lighting configuration? Need to know before able to comment.</p> <p>The light will likely be a combined CL-864 red flashing beacon with a CL-865 white flashing light, used for a dual medium intensity.</p> <p>8)Who owns the land the tower will be located on? What arrangements have been made and for how long?</p> <p>The land is privately owned, and the owner has entered into a confidential agreement with TELUS. Typical the term of the agreement is 20-30 years. Once service improvements are made to the community TELUS wants to ensure they are there for a long period of time.</p> <p>9)How will this impact my personal telecommunication services in the area?</p> <p>The tower will provide much improved TELUS wireless services to an area within a few kilometres. It will provide good outdoor and indoor wireless services.</p> <p>10)What cost does this come to the base customers? And Total project value?</p> <p>There is no cost to customers. Total project cost around half a million.</p> <p>11)What are the antennas for? Are there any microwave dishes? What about the future?</p> <p>The antennas are to provide wireless communication services. There are no microwaves. Signal travels out from the antennas to wireless users in the area. The energy is very low powered.</p> <p>12)Which other towers does this tower communicate with? Is it really necessary?</p> <p>This tower fits in with TELUS network design to provide improved service to Prince George. TELUS is in the process of improving wireless services in Prince George by adding 6 new towers. Most people today expect to have wireless services where they live, work and play and often do not have landlines. As such, TELUS is improving services to what is becoming considered a basic utility.</p> <p>13)Which data did you use to determine that? What redundancies have been built into this tower?</p> <p>When a telecommunications carrier determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in improved wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. TELUS using drive test data, computer modeling and customer complaints to often determine where improvements are needed and in which areas.</p> <p>If you have other questions please feel free to contact us.</p> <p>Chad Marlatt Cypress Land Services agents for TELUS</p>	8-Aug