



Cypress Land Services Inc.
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Vancouver, BC V6C 1T2

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Facsimile: 604.620.0876
Website : www.cypresslandservices.com

August 15, 2024

VIA Email: thane.greydanus@princegeorge.ca

Thane Greydanus
Planning Technician Student, Planning and Development
City of Prince George

Dear Mr. Greydanus,

Subject: Request for Concurrence for a TELUS Telecommunications Tower
Address: 9808 Kelly Road North, Prince George, BC
PID: 004-989-368
Coordinates: 54.024907° N, 122.797983° W
Rogers Site: BC104269

Please be advised that following Innovation, Science and Economic Development Canada (ISEDs) consultation process commonly referred to as the CPC, TELUS has completed the public consultation process and is respectfully requesting concurrence for the proposal to build a 60-metre self-support tower and equipment installation. The project was previously approved by Council in 2021 although, more than three years has lapsed, and the structure has not been constructed. As such, TELUS has re-completed its public consultation process. Please find a summary of the consultation process below:

- On July 5, 2024, Telecommunications Development Application was submitted to the City formalizing the initiation of the consultation process for the proposed tower location.
- On June 16th, 2024, Notification packages were issued to recipients who fell within three (3) times the tower height (195m) of the proposed location, as per the ISED requirements Please see **Appendix 1: Notification Package.**
- On June 20, 2024 an advertisement was placed in the Prince George Citizen. Please see **Appendix 2: Newspaper Advertisement.**
- On July 20th, 2024, the 30-day consultation period concluded. During the consultation period, no comments were received throughout the 30 day consultation period.

If Council concurs with the proposed tower project, please find in **Appendix 3: Resolution Example**, a sample resolution which may be used.

TELUS is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact us at 604-910-7310 or by e-mail at chad@cypresslandservices.com.

Chad Marlatt
Director, Gov't Affairs
Cypress Land Services
Agents for TELUS

Appendix 1: Notification Package



Dear Owner/Occupant,

June 12, 2024

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

Subject: TELUS Telecommunications Facility Proposal
PID: 004-989-368
Address: 9808 Kelly Road North, Prince George, BC
Coordinates: 54.024907° N, 122.797983° W
TELUS Site: BC104269 – Prince George Kelly Rd North/Sooke Rd

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 9808 Kelly Road North, Prince George, BC. TELUS is proposing to install a 60.0 metre self-support tower (plus a 4.0 metre lighting rod) with antenna equipment mounted at the top of the structure. **Note, this tower proposal was previously approved by City of Prince George in 2019. Given that more than three years have passed and the tower has not been constructed, TELUS is reconsulting the public.**

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 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 **July 20, 2024**. A wireless antenna application has also been submitted to the City of Prince George as well.

Location

The new facility is proposed to be located at **9808 Kelly Road North, Prince George, BC** at the coordinates **54.024907° N, 122.797983° W**. The tower will include six (6) antennas at the top and the base of the structure will be enclosed with security fencing to ensure public safety. To confirm, there are no existing structures in the vicinity of the proposed tower to collocate antennas on. The tower may be able to support other third party equipment depending on equipment loading.

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 will be constructed off Kelly Road North near the north property line. 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 Chad Marlatt, Cypress Land Services
Agents for TELUS
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Phone: 604-620-0877
Fax: 604-620-0876
Email: publicconsultation@cypresslandservices.com

ISED

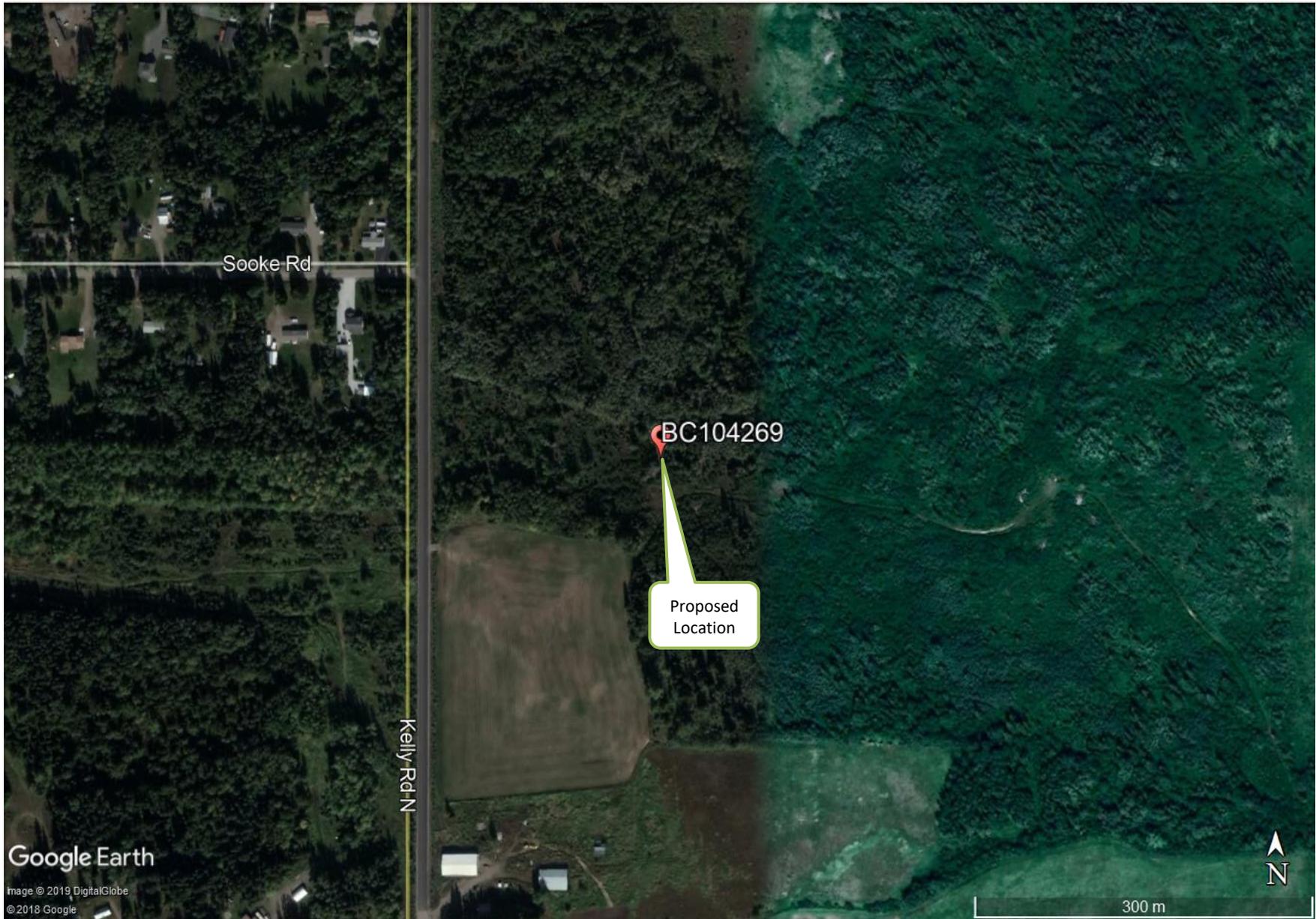
Northern British Columbia and Yukon District Office
280 Victoria Street, Room 203
Prince George BC V2L 4X3
Telephone: 250-561-5291 or 1-800-667-3780
Fax: 250-561-5290
Email: ic.spectrumprincegeorge-princegeorgespectre.ic@canada.ca
(By appointment only)

City of Prince George

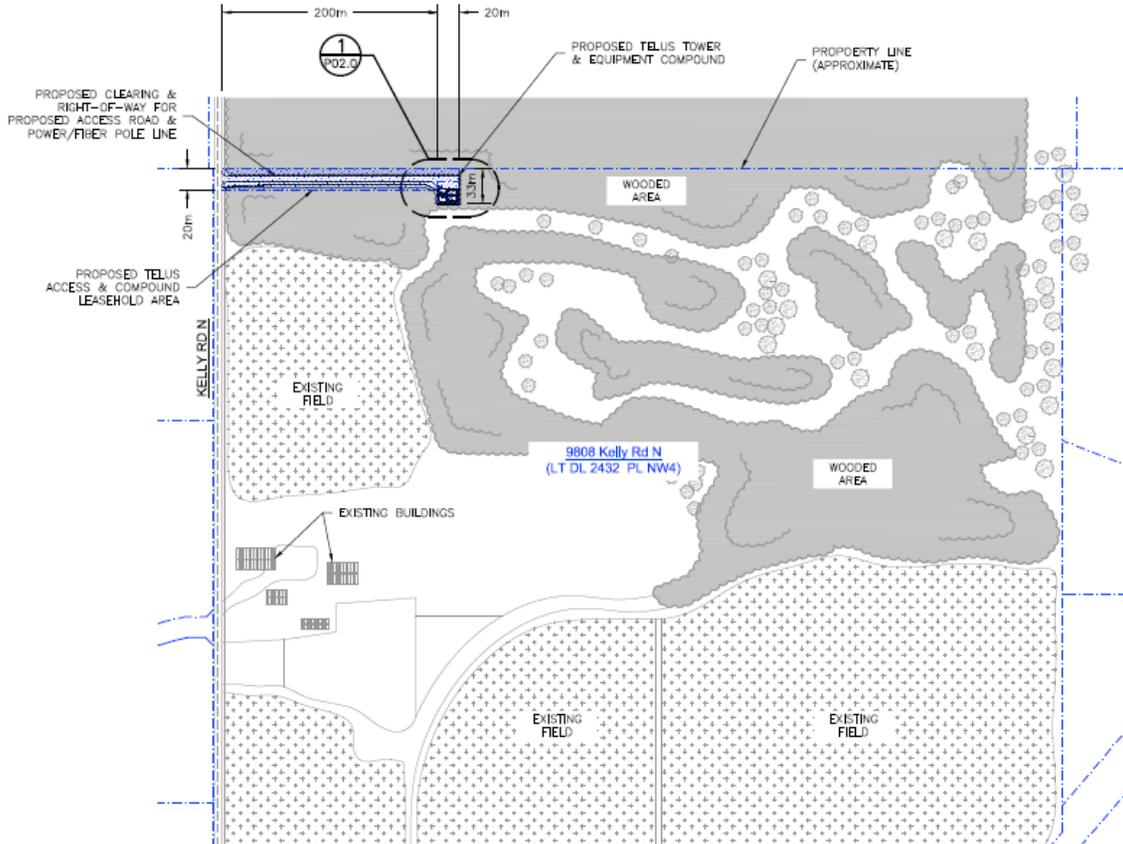
Kali Holahan, Supervisor, Land Use Planning
1100 Patricia Blvd
Prince George, BC, Canada V2L 3V9
Email: kali.holahan@princegeorge.ca

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

AERIAL MAP



PRELIMINARY DESIGN PLANS – KEY & SITE PLAN



1 KEY MAP

NOTE:
 SITE LAYOUT IS BASED ON INFORMATION PROVIDED BY OTHERS. NO LEGAL SURVEY HAS BEEN COMPLETED. RESULTS ARE PRELIMINARY ONLY.

2 PARTIAL PROPERTY LAYOUT
 PLAN VIEW



25-1610 Denwood Way
 Delta, BC V9M 6W1
 Phone: (778) 919-3441
 Fax: (888) 919-1669
 info@alsetech.com

CLIENT: TELUS MOBILITY	
SITE: BC104269 'PRINCE GEORGE - KELLY RD N / SOOKE RD'	
PROJECT: NEW TOWER MACRO SITE	
JOB No: E3365	LOCATION: 9808 KELLY RD N, PRINCE GEORGE, BC
DATE: 02MAY2019	ISSUED FOR PRELIMINARY REVIEW
DATE: 25APR2019	ISSUED FOR PRELIMINARY REVIEW
REV	DATE DESCRIPTION
SITE LAYOUT	
P01.0	

PRELIMINARY DESIGN PLANS – ELEVATION

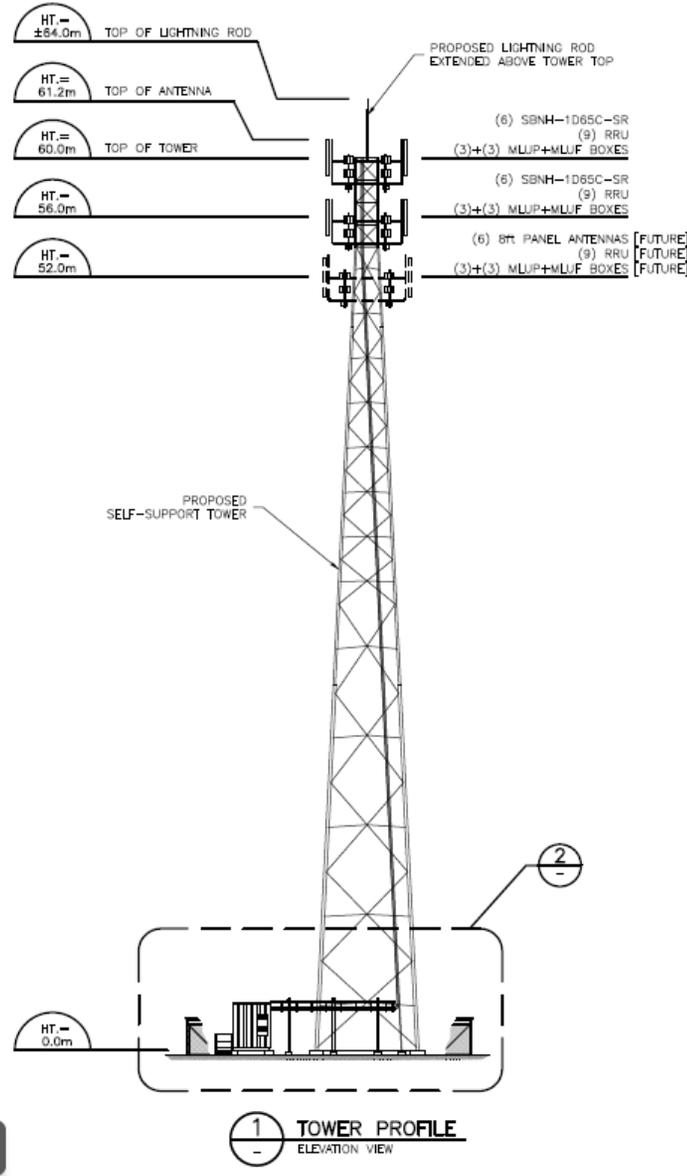


PHOTO-SIMULATION

BEFORE



AFTER



Artist's rendering of proposed facility looking east.

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: 9808 KELLY ROAD N, PRINCE GEORGE, BC
COORDINATES: 54.024907° N, -122.797983° W
TELUS SITE: BC104269 – PRINCE GEORGE – KELLY RD N / SOOKE RD

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 **July 20, 2024**.

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: Chad Marlatt, Director Gov’t Affair
Thank you for your input.

Appendix 2: Newspaper Advertisement

Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 64.0-Meter Tall Self-Support Tower Structure
Projet D'Installation De Télécommunications TELUS Structure Tour Autoportante de 64,0 Mètres de Hauteur

Proposed Structure:

As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the City of Prince George, TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 64.0-meter tall self-support tower structure and ancillary radio equipment situated on private property at 99808 Kelly Road North, Prince George, BC.

Tower Location/Emplacement de la Tour :

9808 Kelly Road North, Prince George, BC

Coordinates/Coordonnées :

Lat: 54.024907° N

Long: 122.797983° W

Any person may comment by close of business day on July 20th, 2024 with respect to this matter. Please submit any comments to the following contact:

Toute personne peut faire des commentaires sur ce sujet avant la fermeture des bureaux le 20 juillet 2024. Veuillez soumettre vos commentaires aux coordonnées ci-dessous :

TELUS Contact / Coordonnées du Représentant de TELUS :

Cypress Land Services

Chad Marlatt

1051-409 Granville Street

Vancouver, BC V6C 1T2

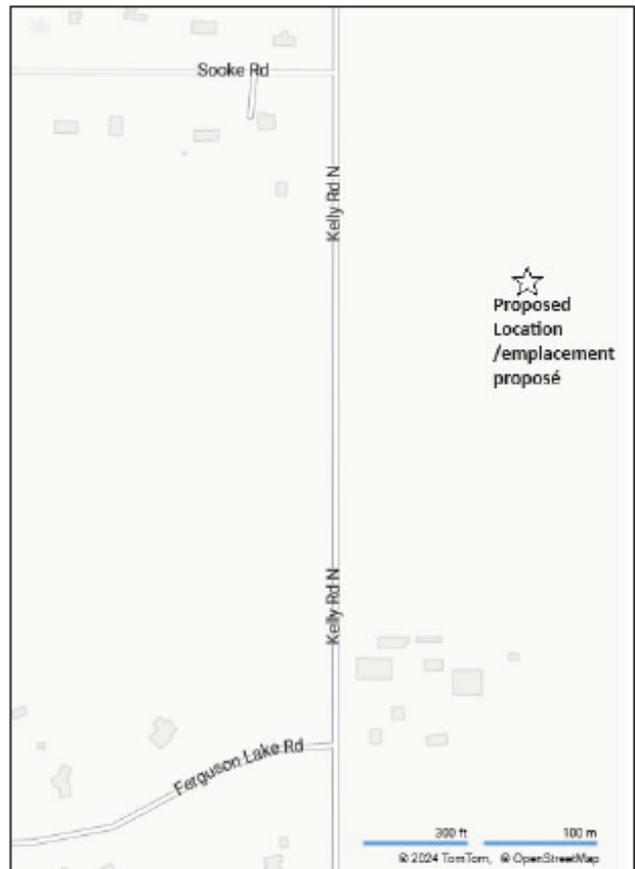
604-620-0877

PublicConsultation@cypresslandservices.com



Structure Proposée :

Dans le cadre du processus de consultation publique exigé par Innovation, Sciences et Développement économique Canada (ISDE) et le Ville de Prince George, TELUS invite le public à formuler des commentaires sur un projet d'installation de structure de télécommunications consistant en un tour autoportante de 64,0 mètres de hauteur et de l'équipement radio auxiliaire situé sur une propriété privée au 9808 Kelly Road North, Prince George, BC.



Appendix 3: Sample Resolution

Resolution

Whereas TELUS proposes to erect a wireless telecommunication tower and accessory structure on certain lands more particularly described as PID: **004-989-368**, with the civic address of, **9808 Kelly Road North, Prince George, BC**;

AND WHEREAS proponents of telecommunication towers are regulated by ISED on behalf of the Government of Canada and as part of their approval, ISED requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS TELUS has consulted with the City and the City has no objection to the proposed telecommunications tower;

AND WHEREAS TELUS has consulted with the public by notifying all property owners and occupants within three (3) times the tower height and has provided 30 days for written public comment;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise TELUS that:
 - a) TELUS has satisfactorily completed its consultation with the City of Prince George;
 - b) The City of Prince George is satisfied with TELUS' public consultation process and does not require any further consultation with the public; and
 - c) The City of Prince George concurs with TELUS' proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it and described as BC104269.