



Cypress Land Services Inc.
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Facsimile: 604.620.0876
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October 1, 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: 2527 Redfield Place, Prince George, BC
PID: 030-587-000
Coordinates: 53.947131° N, -122.760358° W
Rogers Site: BC104270

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 19-metre monopole 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 August 13th, 2024, Telecommunications Development Application was submitted to the City formalizing the initiation of the consultation process for the proposed tower location.
- On August 15th, 2024, Notification packages were issued to recipients who fell within three (3) times the tower height (58m) of the proposed location, as per the ISED requirements Please see **Appendix 1: Notification Package**. *NOTE that the drawing package was revised to include a one (1) metre setback from the property line to allow space for landscaping.*
- On September 15th, 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 2: 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,

August 15, 2024

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

Subject: Telecommunications Facility Proposal
PID: 030-587-000
Legal: LOT 1 DISTRICT LOT 4377 CARIBOO DISTRICT PLAN EPP56990
Address: 2527 Redfield Place, Prince George, BC
Coordinates: 53.947131° N, -122.760358° W
TELUS Site: BC104270-3 “Prince George – Northwood Pulp Mill/Northwood Offramp”

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. Please note that TELUS previously complete a public consultation and received City of Prince George approval in 2020. Given that the approval was granted over three years ago, ISED requires a new consultation be completed.

The new facility is proposed to be located 2527 Redfield Place, Prince George, BC. TELUS is proposing to construct at 19.1-metre-high wood utility pole antenna installation in the south-east corner of the property to improve telecommunications services within the immediate area. The top of the pole will include three (3) antennas measuring 2.1m by .5m in size. The pole and equipment will be enclosed in security fencing.

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 approx. 60.0 metres). 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 **September 15, 2024**.

Location

The new facility is proposed to be located at 2527 Redfield Place, Prince George, BC at the coordinates 53.947131° N, -122.760358° W. The facility will be located in the south-east corner of the property. To confirm, there are no existing structures in the vicinity of the proposed tower to collocate antennas on. No other carrier will be able to add antennas to the structure given the structure will not have adequate height for third party equipment.



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 directly off Redfield Place. Construction is expected to take approximately two months. To confirm, there are no existing structures in the vicinity of the proposed tower to collocate antennas on.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the Impact 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. It is anticipated that no lighting or painting will be required.

Structural Considerations

TELUS assests 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: 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

Thane Greydanus, Planner

1100 Patricia Blvd, Prince George, BC V2L 3V9

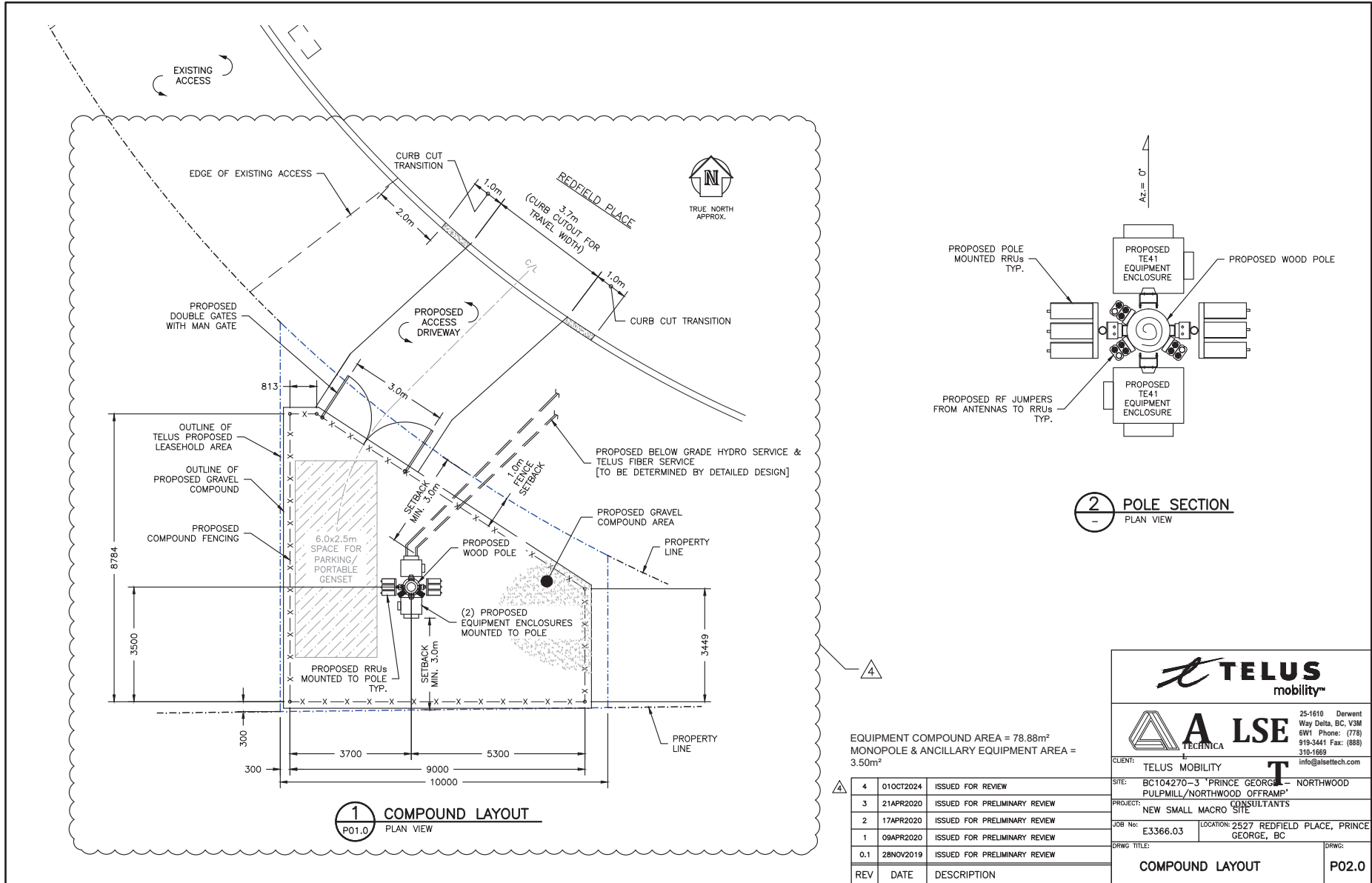
Phone: 250.561.7600 ext. 7408

Email: thane.greydanus@princegeorge.ca

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



Google Earth
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Image © 2020 Maxar Technologies



PRELIMINARY DESIGN PLANS – SITE PLAN

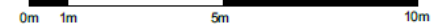
Landscape Plan



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
TREES				
Rh	<i>Rosa rugosa 'Hansa'</i>	Hansa Rose	3	7m
SHRUBS				
J	<i>Juniperus horizontalis 'Aurea'</i>	Aurora Juniper	4	#2 pot
Jmj	<i>Juniperus chinensis 'Mint Julep'</i>	Mint Julep Juniper	5	#2 pot
Rh	<i>Rosa rugosa 'Hansa'</i>	Hansa Rose	4	#2 pot
SxV	<i>Spiraea x vanhouttei</i> var.	Bridal Wreath Spirea	5	#2 pot

SCALE BAR



HOOPSII BLUE SPRUCE



BRIDAL WREATH SPIREA



MENT JULEP JUNIPER



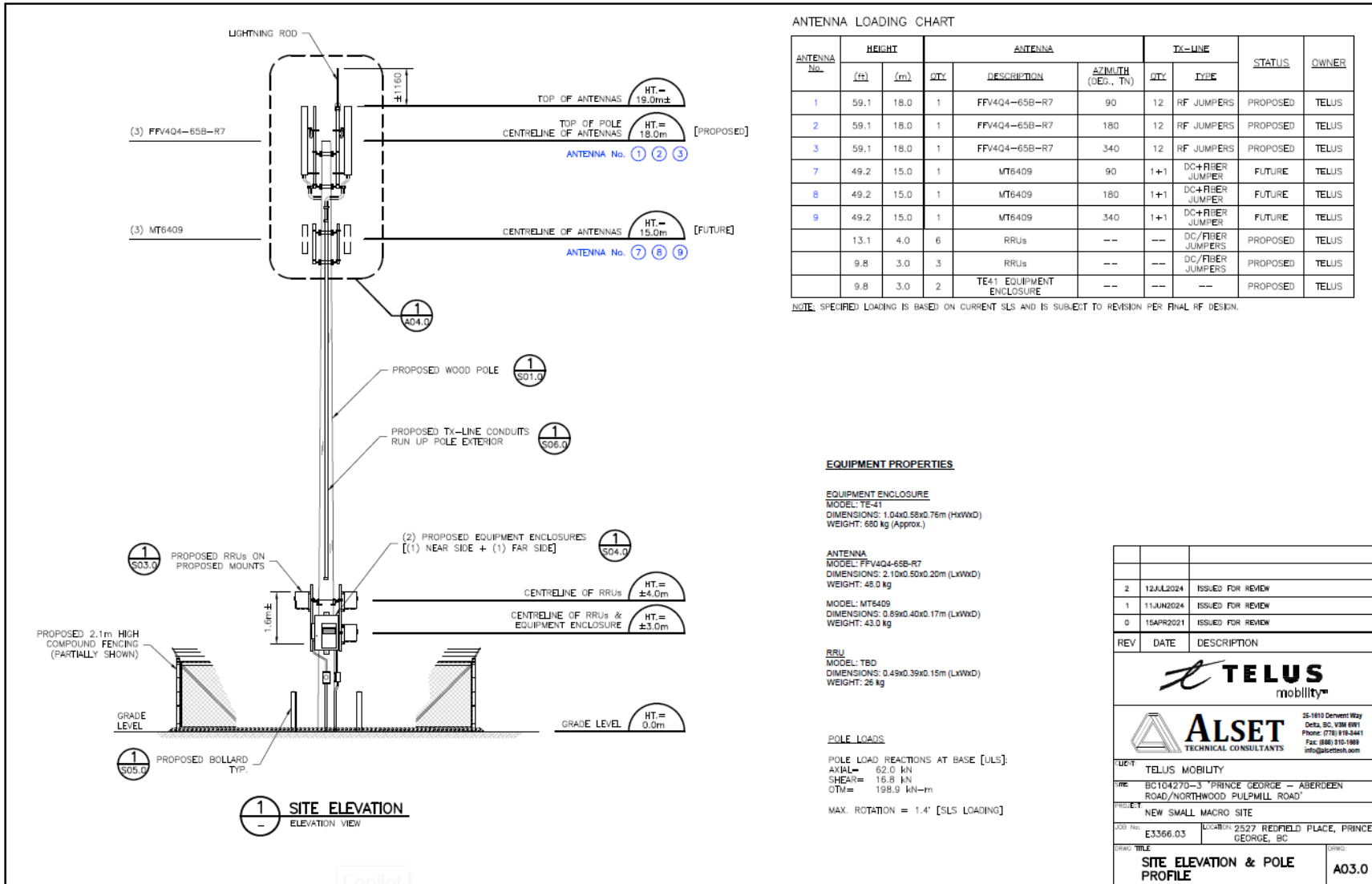
HANSA ROSE



ANDORRA JUNIPER

NOTE: ALL WORK AND MATERIALS SHALL BE TO BC S/LA / CNLA STANDARDS

PRELIMINARY DESIGN PLANS – TOWER PROFILE



REV	DATE	DESCRIPTION
2	12JUL2024	ISSUED FOR REVIEW
1	11JUN2024	ISSUED FOR REVIEW
0	15APR2021	ISSUED FOR REVIEW

TELUS mobility™

ALSET
 TECHNICAL CONSULTANTS

35-1810 Denwest Way
 Delta, BC V3M 6W1
 Phone: (778) 918-2441
 Fax: (888) 915-1888
 info@alsettech.com

CLIENT: TELUS MOBILITY

SITE: BCT04270-3 PRINCE GEORGE - ABERDEEN ROAD/NORTHWOOD PULPMILL ROAD

PROJECT: NEW SMALL MACRO SITE

JOB No.: E3366.03 LOCATION: 2527 REDFIELD PLACE, PRINCE GEORGE, BC

DRAWN BY: **SITE ELEVATION & POLE PROFILE** CHECKED BY: A03.0

PHOTO-SIMULATION

BEFORE

AFTER



Artist's rendering of proposed facility looking east from Highway 97.

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



COMMENT SHEET
TELECOMMUNICATIONS FACILITY PROPOSAL
PID: 030-587-000

LEGAL: LOT 1 DISTRICT LOT 4377 CARIBOO DISTRICT PLAN EPP56990

ADDRESS: 2527 REDFIELD PLACE, PRINCE GEORGE, BC

COORDINATES: 53.947131°, -122.760358°

TELUS SITE: BC104270-3 "PRINCE GEORGE – NORTHWOOD PULP MILL/NORTHWOOD OFFRAMP"

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 **September 15, 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 of Government Affairs
Thank you for your input.

Appendix 2: Sample Resolution

Resolution

Whereas TELUS proposes to erect a wireless telecommunication tower and accessory structure on certain lands more particularly described as PID: **030-587-000**, with the civic address of, **2527 Redfield Place, 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 BC104270 (as revised Oct.1, 2024).