

# STAFF REPORT TO COUNCIL

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**DATE:** April 27, 2020

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Ian Wells, General Manager of Planning and Development

**SUBJECT:** Request for Concurrence – Proposed TELUS Wireless Communications Facility

Applicant: Cypress Land Services for TELUS  
Location: 2527 Redfield Place

**ATTACHMENT(S):** Location and Existing Zoning Map  
Public Consultation Summary

## RECOMMENDATION(S):

That Council INSTRUCTS the Corporate Officer to advise Innovation, Science and Economic Development Canada in writing 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 communications facility provided it is constructed substantially in accordance with the plans submitted to the City of Prince George for a 19.1 m tall monopole and ancillary equipment at 2527 Redfield Place (Lot 1, District Lot 4377, Cariboo District, Plan EPP56990).

## PURPOSE:

The City has received a Public Consultation Package from Cypress Land Services who is representing TELUS in identifying a suitable site for the installation and operation of a wireless communication facility. The proposed wireless communication facility will improve coverage and network quality.

The applicant is proposing to erect a 19.1 m tall monopole and ancillary equipment on the subject property located at 2527 Redfield Place. The applicant has proposed to place the facility on the south-west corner of the subject property. The proposed monopole and ancillary equipment will be securely fenced within a 78.9 m<sup>2</sup> compound at the base. A preliminary site plan, layout and photo rendering are included in the attached Public Consultation Summary package.

The applicant is requesting that Council, through resolution or a letter, confirm that the City has been consulted, and concurs with the design and location of the proposed wireless communications facility.

## Background

### Site Characteristics

Location	2527 Redfield Place
Current Use	Vacant Land
Property Size	6,703 m <sup>2</sup> (0.67 ha)
Subject Area	78.9 m <sup>2</sup>
Zoning	M1: Light Industrial

### Official Community Plan

Future Land Use	Business District, Light Industrial
Growth Management	Infill

### Surrounding Land Use Table

North	Light Industrial (warehousing and storage; vacant lands)
South	Light Industrial (YRB maintenance yard)
East	Redfield Place; Light Industrial; Northwood Pulpmill Road; Residential
West	Highway 97 North; Residential

### Relevant Applications

In May 2019, the City received a Public Consultation Package from the applicant proposing to erect a 30.0 m tall monopole and ancillary equipment at 2280 Hart Highway. Through the public consultation process, the location was deemed inappropriate. As such, the applicant has proposed the current 19.1 m tall monopole and ancillary equipment 120 m to the north within an industrial area.

## POLICY/REGULATORY ANALYSIS:

### **Radiocommunication Act**

Wireless communications are federally regulated by Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, under the *Radiocommunication Act*. Provincial and municipal governments lack constitutional jurisdiction to interfere with or impair communication facilities licensed under federal legislation.

The Federal government recognizes that municipal governments should be informed and consulted with when ISED uses its authority to locate radiocommunications facilities and ancillary structures. Therefore, ISED has instituted a consultation policy. Since the City of Prince George does not have policy addressing land use consultation for the siting of antenna systems, ISED's default public consultation process is followed. The policy requires that the proponent provide written notification of the proposal to the public, land use authority, and ISED. The municipality then has the opportunity to review and comment on the proposed antenna structure and location. The proponent would respond in an attempt to address any reasonable and relevant comments provided. The submissions would be reviewed by ISED who would then determine whether or not a license, with or without conditions, should be granted. ISED's default public consultation process requires the City of Prince George's concurrence with the tower proposal.

Although the City of Prince George has regulatory requirements (i.e., zoning) on the subject property, ISED's Federal policies and regulations supersede municipal regulatory requirements. It is ultimately ISED's decision to move forward with the installation of a radiocommunication facility and does not require City approval.

## **Official Community Plan**

The Official Community Plan contains no guidance with respect to the location of wireless communications facilities.

## **Zoning Bylaw**

The subject property is zoned M1: Light Industrial. The purpose of the M1 zone is to provide for a mix of business and light industrial uses. The M1 zone limits the height of development to 12.0 m. However, Section 4.3 of the Zoning Bylaw outlines that antenna structures are not subject to the maximum height limits of a zone, provided that no such structure shall cover more than 20% of the site area. The proposed monopole and ancillary equipment covers approximately 1% of the subject property; therefore, the proposal is consistent with the Zoning Bylaw.

The purpose of zoning is to create areas where compatible uses can co-exist while excluding uses that may not be compatible. From a land use perspective, wireless communications facilities do not raise compatibility issues such as hours of operation, noise, traffic generation, or intensity of the use.

The proposed monopole and ancillary equipment are proposed at the south-east corner of the subject property, immediately adjacent to the front property line along Redfield Place. The applicant has provided a landscaping plan providing a visual barrier from Redfield Place at the human scale and adding visual interest to the site. The immediately adjacent property to the south will be buffered by an existing fence and embankment.

## **OTHER CONSIDERATIONS:**

### **Public Consultation**

The proponent followed ISED's default public consultation process for this proposal as the City of Prince George does not have policy addressing land use consultation for the siting of wireless communications facilities. Public consultation was carried out through written notification to adjacent landowners and stakeholders. Property owners within 60 m and less from the proposed installation site received a copy of the attached consultation package and were provided 30 days to respond. The applicant has indicated that no written comments were received regarding the proposed facility. The applicant has provided a Public Consultation Summary which is attached to this report for additional information.

The applicant is requesting that Council, through resolution or a letter, confirm that the City has been consulted and that Council concurs with the design and location of the proposed tower. Staff believes that this proposal will not cause any undue concerns and recommend that Council concur with the proposal.

### **Health and Safety**

There are often concerns about potential health risks related to the placement of wireless communications facilities. ISED requires that such systems are operated in accordance with the safety guidelines established by Health Canada's publication "Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3Hz – 300 GHz". This is referred to as Safety Code Six. Prior to receiving a license from ISED, the operator must submit the calculations of the intensity of the radiofrequency fields to ensure that this installation does not exceed the maximum levels established by Safety Code Six requirements. This proposal indicates no concerns with respect to Safety Code Six.

#### **ALTERNATIVES:**

THAT Council instruct the Corporate Officer to advise ISED in writing that the City of Prince George does not support TELUS' proposal to construct a wireless communications facility described as a 19.1 m tall monopole and ancillary equipment on the subject property.

Should Council object to the proposed antenna there must be reasonable and relevant concerns identified and recorded in the minutes of the relevant Council Meeting. The City of Prince George is to provide written notice to the local ISED office who would initiate a dispute resolution process. The submission would be reviewed by ISED, who would then make a final decision on the issue(s) in question.

#### **SUMMARY AND CONCLUSION:**

The applicant is requesting that Council, through resolution or a letter, confirm that the City of Prince George has been consulted and that Council concurs with the design and location of the proposed tower. Administration recommends that Council concur with the proposal as per the information provided in this report.

#### **RESPECTFULLY SUBMITTED:**

Ian Wells, General Manager of Planning and Development

**PREPARED BY:** Kali Holahan, Planner

#### **APPROVED:**

Kathleen Soltis, City Manager

Meeting Date: 2020/05/11