

STAFF REPORT TO COUNCIL

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DATE: June 22, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Request for Concurrence – Freedom Mobile Wireless Communications Facility

Applicant: Prime Site Solutions Inc. for Freedom Mobile
Location: 3778 Konrath Road

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. Freedom Mobile has satisfactorily completed its consultation with the City of Prince George;
- b. The City of Prince George is satisfied with Freedom Mobile's public consultation process and does not require any further consultation with the public; and
- c. The City of Prince George concurs with Freedom Mobile's 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 29.5 m tall monopole and ancillary equipment at 3778 Konrath Road (Lot 1, District Lot 1600, Cariboo District, Plan 9649, Except Plan 16431).

PURPOSE:

The City has received a Public Consultation Package from Prime Site Solutions Inc. who is representing Freedom Mobile 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 within a few kilometres of the proposed location at 3778 Konrath Road. The proposed location currently accommodates Fire Hall No. 3.

The applicant is proposing to erect a 29.5 m tall monopole and ancillary equipment (wireless communication facility) on the subject property. The applicant has proposed to place the wireless communication facility on the south corner of the subject property, adjacent to the front property line along Konrath Road. The proposed wireless communication facility will be securely fenced by a 5.0 m by 5.0 m compound area at the base. A preliminary site plan and photo rendering are included in the attached Public Consultation 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	3778 Konrath Road
Current Use	Fire Hall No. 3 and Recycling Centre
Property Size	6.8 ha (16.8 acres)
Subject Area	25 m ²
Zoning	P3: Major Institutional; U2: Major Utility; AG: Greenbelt

Official Community Plan

Future Land Use	Business District Community Facility
Growth Management	Phase 2

Surrounding Land Use Table

North	Vacant land
South	Konrath Road; Highway 16 West
East	Highway 16 West
West	Utility; Vacant land

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 wireless communication 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 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 split zoned P3: Major Institutional; U2: Major Utility; AG: Greenbelt. The proposed monopole and ancillary equipment will be located within the P3 zoned portion of the subject property. The

purpose of the P3 zone is to provide for institutional and recreational uses. The P3 zone limits the height of development to 15.0 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 wireless communication facility covers less than 1% of the subject property; therefore, the proposal is consistent with zoning.

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.

There are two existing wireless communication facilities within 90 m of the proposed location. One operated by the City of Prince George for emergency services and dispatch, and the second operated by TELUS. The applicant has considered utilizing existing TELUS infrastructure, however this has been deemed impracticable. The proposed wireless communication facility is proposed at the south corner of the subject property, adjacent to the front property line along Konrath Road. The antenna and ancillary equipment will be securely fenced by a 5.0 m by 5.0 m compound area at the base.

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 88.5 m and less from the proposed wireless communication facility 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 Freedom Mobile's proposal to construct a wireless communications facility described as a 29.5 m tall monopole and ancillary equipment on the subject property.

Should Council object to the proposed wireless communication facility 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 wireless communication facility.

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: 2020/07/13