



January 8, 2020

Via Email: hsurat@cariboord.ca

Havan Surat, MRAIC, FIAA
Manager of Development Services
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

Dear Mr. Surat,

Subject: Request for Concurrence for a TELUS Wireless Communications Facility

TELUS Site:	BC105999
Proposed Location:	PID: 010-879-646 Legal: NORTH WEST ¼ OF DISTRICT LOT 86561 CARIBOO DISTRICT Address: 1438 Paley Road, Bouchie Lake, BC Coordinates: 52.999444°, -122.676111°
Description:	45.0 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 Cariboo Regional District Board, concurrence for the proposal to build a 45.0 self-support structure telecommunication facility in an effort to provide improved TELUS wireless communications services to the Bouchie Lake area. Enclosed please find evidence of the TELUS’ efforts regarding this public consultation process.

On January 8, 2020, an Information Package was submitted to the Cariboo Regional District formalizing the initiation of the consultation process with the Regional District. Please see **Appendix 1: Information Package**.

On January 28, 2020, notification packages were mailed to property owners within a radius of three times the tower height (approximately 135.0 metres) to advise them of the proposal. Please see **Appendix 2: Affidavit of Notification Package**.

On January 31, 2020 an advertisement ran in the Quesnel Cariboo Observer, please see **Appendix 3: Newspaper Tear Sheet**.

On March 2, 2020 the consultation period ended. During the consultation period, one comment of support was received. Please see **Appendix 4: Comments and Responses Tracker**.

TELUS is committed to providing reliable wireless service to Cariboo Regional District. If the Regional District concurs with the proposed wireless communications facility project, please find in **Appendix 5: Sample Resolution**, a sample resolution which may be used. 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 cursive script, appearing to read "Tawny Verigin".

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

January 8, 2020

Via Email: hsurat@cariboord.ca

Havan Surat, MRAIC, FIIA
Manager of Development Services
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

Subject: TELUS Communication Inc. Telecommunications Facility Proposal
Information Package
PID: 010-879-646
Legal: NORTH WEST ¼ OF DISTRICT LOT 86561 CARIBOO DISTRICT
Address: 1438 Paley Road, Bouchie Lake, BC
Coordinates: 52.999444°, -122.676111°
TELUS Site: BC105999 – Bouchie Lake – Nazko and Paley Roads

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. We have been in preliminary consultation with Cariboo Regional District and in order to provide improved, dependable wireless services a new facility is required. This information package is intended to formalize the consultation process.

Proposed Site

The subject property is located at 1438 Paley Road, Bouchie Lake, BC. The proposed installation consists of a 45.0 metre triangular galvanized self-support tower structure with 12 panel antennas and a lightning rod mounted at the top of the tower. An equipment shelter will be located near the base of the tower within a chain-link fenced area. The facility is proposed in the northern portion of the property with an existing access off Paley Road to ensure 24/7 access. Please see **Schedule A: Tower Site Location**.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed communications installation to improve service in the Bouchie Lake area.

The proposed site is a result of many considerations. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in reliable 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 investigated the area for collocation options on nearby tower sites and unfortunately there are no nearby structures to utilize.

Proposal Details

A 45.0 metre galvanized triangular self-support tower with an equipment shelter at tower base is proposed. TELUS has completed preliminary design plans (**Schedule B: Preliminary Plans**). These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking; comments are pending.

Consultation Process with the Cariboo Regional District

It is our understanding that Cariboo Regional District 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 (135 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 January 2020.

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 the Regional District.

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 Cariboo Regional District in a form acceptable by ISED.

Conclusion

Please consider this information package as the official commencement of consultation with the Cariboo Regional District. TELUS is committed to working with the Regional District and the community to provide improved wireless services.

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 tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES

Agents for TELUS



Tawny Verigin

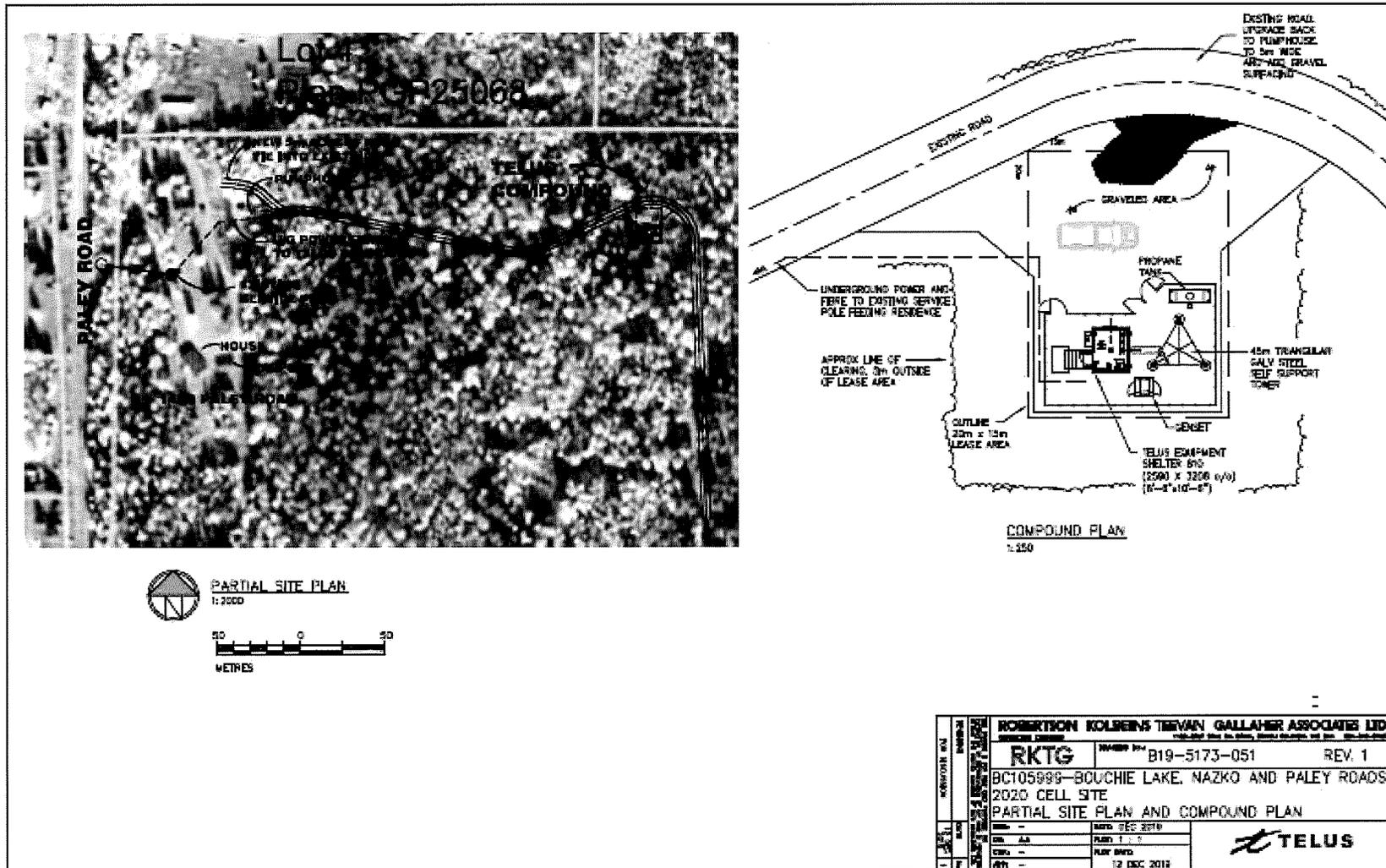
Manager of Government Affairs

cc: Kate Pelsoci, Real Estate & Government Affairs, TELUS

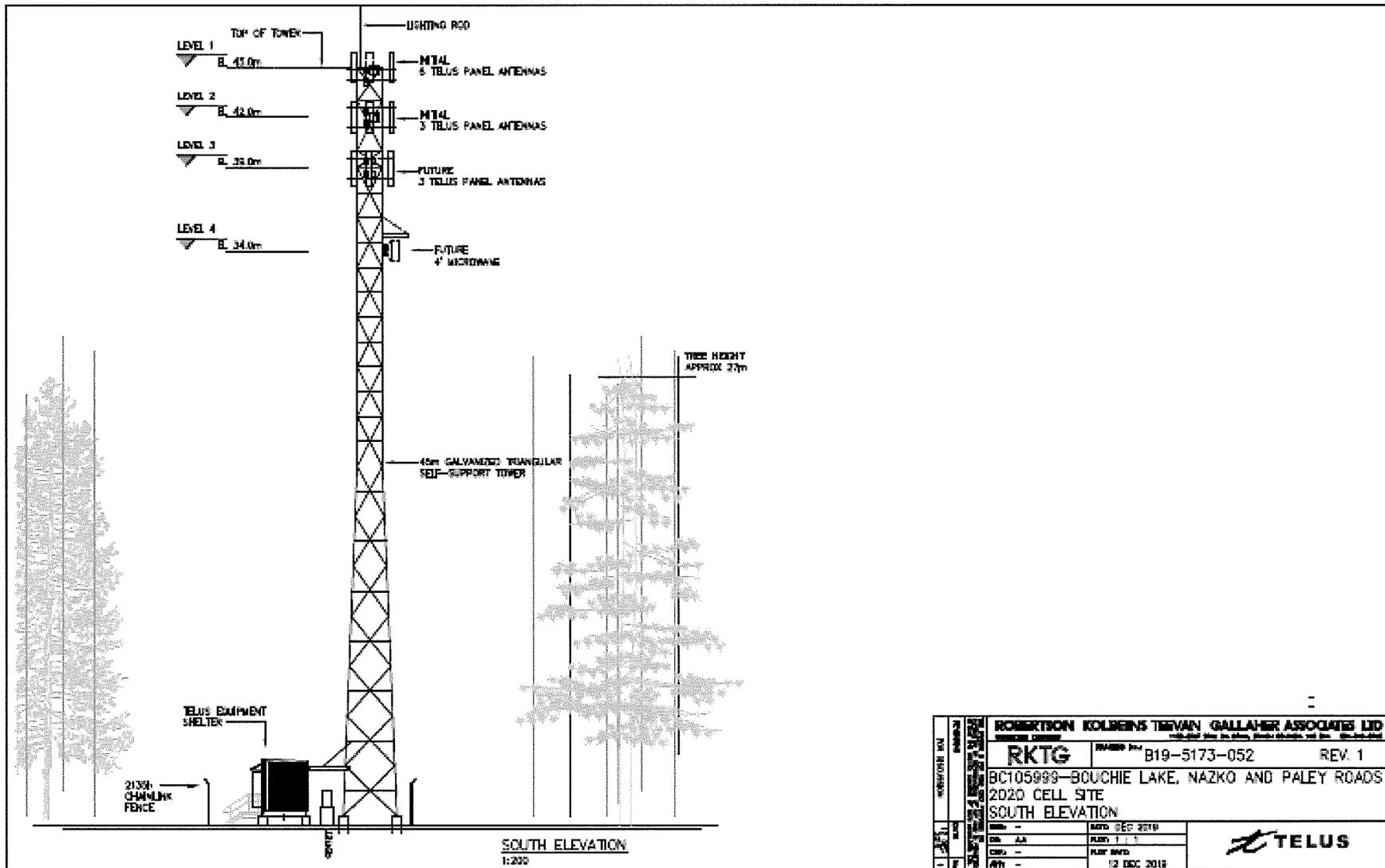
**SCHEDULE A
TOWER SITE LOCATION**



**SCHEDULE B
PRELIMINARY DESIGN PLANS – PARTIAL AERIAL & COMPOUND PLAN**



**SCHEDULE B
PRELIMINARY DESIGN PLANS - TOWER ELEVATION**



1:200 SOUTH ELEVATION 12/13/10	ROBERTSON KOLBEINS TERVAN GALLAHER ASSOCIATES LTD <small>INCORPORATED IN CANADA</small>		
	RKTG	PROJECT NO. B19-5173-052	REV. 1
	BC105999-BOUCHIE LAKE, NAZKO AND PALEY ROADS 2020 CELL SITE SOUTH ELEVATION		
	DATE: DEC 2010 PLAN: 1.1.1 PLAN DATE: 12 DEC 2010		

Appendix 2: Affidavit of Notification



Dear Owner/Occupant,

January 28, 2020

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

Subject: TELUS Telecommunications Facility Proposal
Legal: NORTH WEST ¼ OF DISTRICT LOT 86561 CARIBOO DISTRICT (PID: 010-879-646)
Address: 1438 Paley Road, Bouchie Lake, BC
Coordinates: 52.999444° N, 122.676111° W
TELUS Site: BC105999 – Bouchie Lake – Nazko and Paley Roads

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 (for both mobile phones and home internet) to western areas Bouchie Lake, TELUS is proposing to add a telecommunications facility.

The subject property is located at 1438 Paley Road, Bouchie Lake, BC. The proposed installation consists of a 45.0 metre triangular galvanized self-support tower structure (inclusive of a 3.0 metre lighting rod) with 12 panel antennas and a lightning rod mounted at the top of the tower. An equipment shelter will be located near the base of the tower within a chain-link fenced area. The facility is proposed in the northern portion of the property with an existing access off Paley Road to ensure 24/7 access. The proposed tower may have sufficient space and loading capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location dependent upon the type of equipment.

Regulatory Authority

Telecommunication is 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 Cariboo Regional District (CRD) and ISED as part of our application for concurrence.

Local Municipality

CRD 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 135.0 metres)** and an advertisement in the local 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 **March 2, 2020**.

Location

The new facility is proposed to be located at the coordinates **52.999444° N, 122.676111° W**, set back approximately 360.0 metres east from Paley Road. 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 will be obtained via an existing access road that will be upgraded to the tower compound. Construction is expected to take approximately one to 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

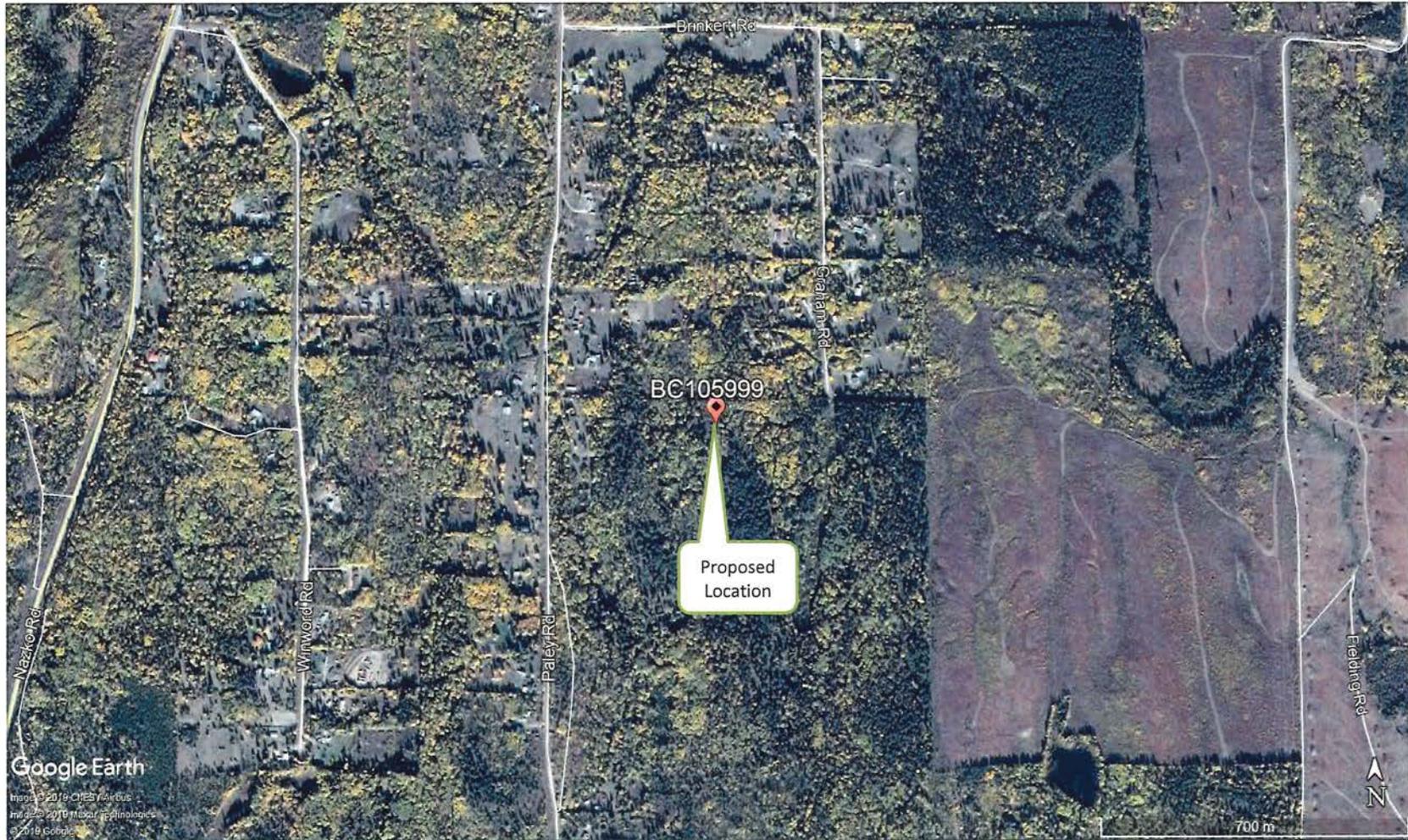
280 Victoria Street, Room 203, Prince George BC V2L 4X3
Phone: 250-561-5291 or 1-800-667-3780, Fax: 250-561-5290
Email: ic.spectrumprincegeorge-princegeorgespectre.ic@canada.ca

Cariboo Regional District

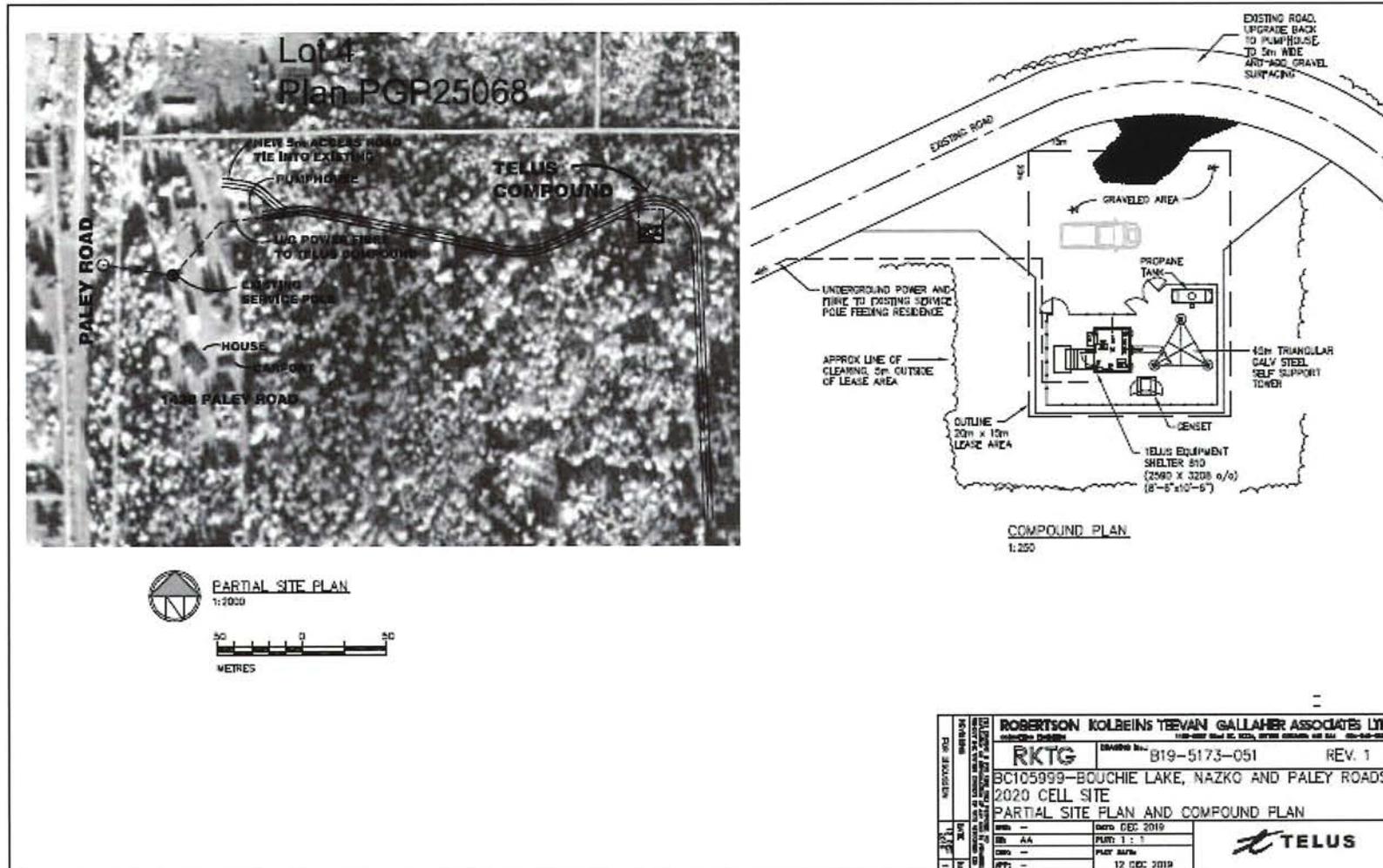
Havan Surat, MRAIC, FIIA, Manager of Development Services
Suite D, 180 North 3rd Avenue, Williams Lake, BC V2G 2A4
Phone: 250-392-3351
Email: hsurat@cariboord.ca

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

AERIAL MAP



PRELIMINARY DESIGN PLANS – PARTIAL SITE PLAN & COMPOUND PLAN



PRELIMINARY DESIGN PLANS – SOUTH ELEVATION

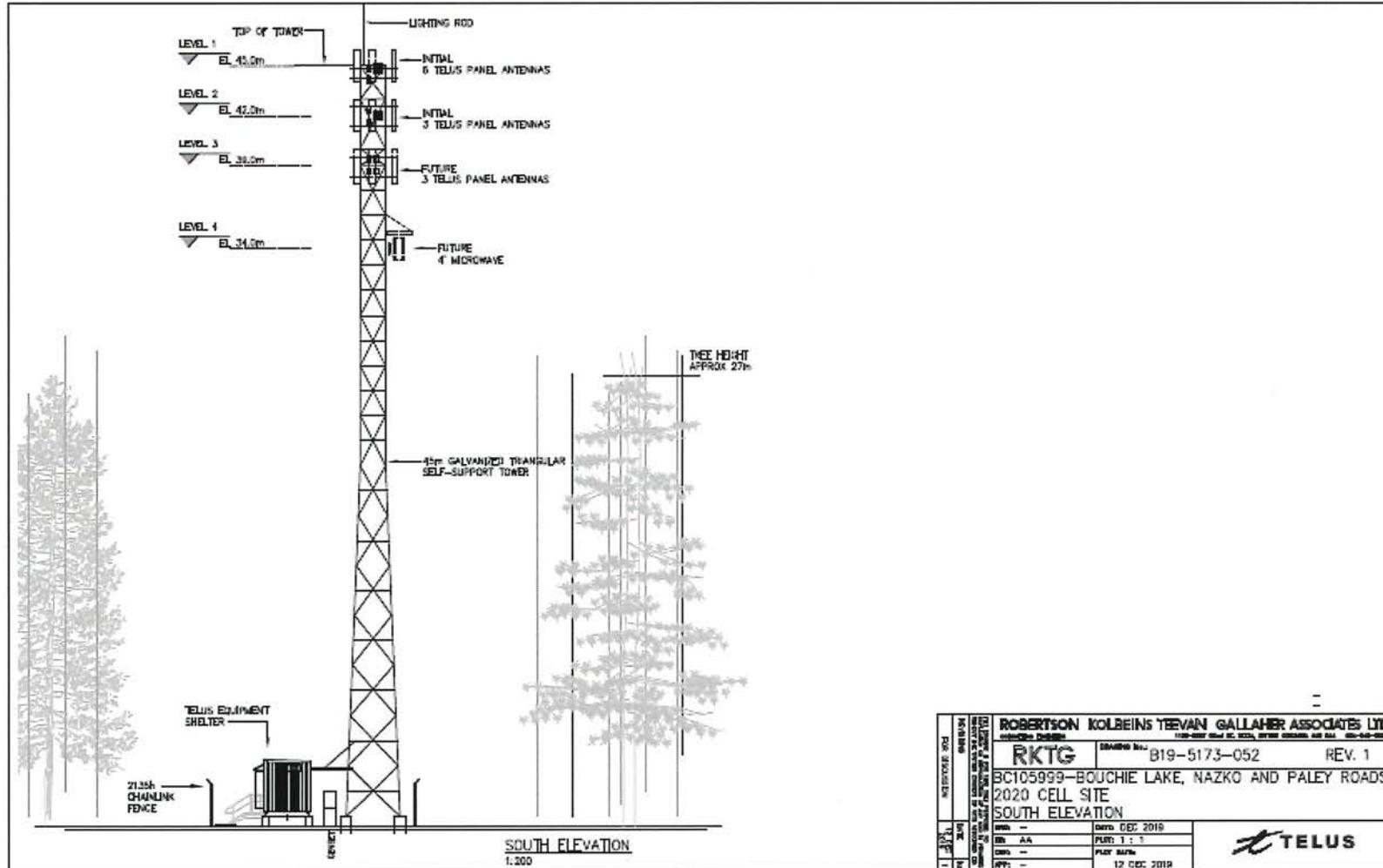


PHOTO-SIMULATION
BEFORE



Artist's rendering of proposed facility looking SE from Nazko Rd & Paley Rd approx. 1.3km away.

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



COMMENT SHEET

TELUS TELECOMMUNICATIONS FACILITY PROPOSAL

PID: 010-879-646

LEGAL: NORTH WEST ¼ OF DISTRICT LOT 86561 CARIBOO DISTRICT

ADDRESS: 1438 PALEY ROAD, BOUCHIE LAKE, BC

COORDINATES: 52.999444°, -122.676111°

TELUS SITE: BC105999 – BOUCHIE LAKE – NAZKO AND PALEY ROADS

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 March 2, 2020.

Name
Email Address
Mailing Address

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

Appendix 3: Newspaper Tear Sheets

NEWS

Chamber meeting highlights importance of working together

LINDSAY CHUNG
Observer Reporter

In the face of challenges, the only way to find solutions is to work together. That was Cariboo North MLA Coralee Oakes's message Jan. 22 when she spoke at the Quesnel and District Chamber of Commerce meeting at

the Billy Barker Showroom. Oakes says leading up to her speech at the meeting, she was reflecting back at her time at the Chamber of Commerce, which started in 1999 and when northern communities fought to make sure there was a university, medical training school and cancer

clinic in the north. "Then we were part of one of the most exceptional things I've seen in the north, which was the Northern Decade Economic Development Summit that we held in the early 2000s, where we said 'if we get the Port of Prince Rupert, if we can get investment in roads, if we can fight to make sure the infrastructure that is required to move our community forward happens in the north, then exciting things are going to happen,'" she said.

"But the only way, ladies and gentlemen, that happens, as we look to 2020, is if we work together. That is the lesson we learned through the Northern Decade. Those are the lessons we learned when we fought to get the cancer clinic. Those are the lessons we learned when we had to fight to get the university here. The only way that the north succeeds is if the north works together."

Oakes says she recognizes there is a lot of



The Quesnel and District Chamber of Commerce elected its 2020 executive during its Jan. 22 meeting at the Billy Barker Showroom. Pictured here are: front from left, past president Julia Dillabough, first vice-president Wendy Heppner, president Tracy Bond and director Tawny Fehr; and, back from left, directors Richard Brandon, Rick Wittner, Debbie Roch, Angela Andruchow, Dogan Dag and Barb Dodge. Missing from photo are second vice-president Greg Andrews, treasurer Ryan Broughton and directors Tim Lofstrom, Kathy Wallace and Andrew Cuthbertson. (Lindsay Chung - Quesnel Cariboo Observer)

stress and uncertainty right now, and a lot of people in this region are struggling. "Sometimes, it's easy when you look at another community and they may have something that we don't, to say 'why aren't we getting that' and 'we should have that,'" she said. "What we need to recognize is when

everyone does better, and I include our indigenous populations — when our indigenous populations rise out of poverty and they are doing well and we have investments in our region, everyone is doing well. When our small businesses do well, then we all do well because we know that money goes back

into the community." Oakes highlighted the provincial government's agreements with Lhoosk'uz Dené (Kluskus) and Ulkatcho Nations in support of the Blackwater Gold Mine project, which commits to share a portion of the provincial mineral tax revenue collected from the planned project, as an exciting opportunity for this region.

"While the final decision hasn't come for Blackwater New Gold, it's the type of foresight we need to be looking at as a community," she said.

"Sometimes, it takes us 10 years to get a particular vision or a particular project to move forward, and the reason I think I'm so incredibly proud of the work that the First Nations have done is because it's a significant investment that we're hopeful will happen in our region. By advocating for and supporting and making sure we were able to support the First Nations on their advocacy for that road [connecting Kluskus to Vanderhoof], we are now connected to that project. And if it's a 1,500-man camp, and we now have a road that connects to that camp, and we're able to work

with our small business community to work collaboratively together so that our small businesses get first in line for some of those contracts, that's going to be an exciting opportunity."

Quesnel Mayor Bob Simpson was also hopeful in his speech, after spending two days with Premier John Horgan.

"We had the premier's full attention on Monday [Jan. 20] here with meetings with local leadership, the chair of the Cariboo Regional District, some of our chiefs, and we really dug into our economic transition strategy, we looked at our Forestry Innovation Centre," he said. "Then we met with a pretty interesting group — the whole demographics changed when we went over to Long Table Grocery and met with some of our younger agriculturists and food processors because we have a food innovation hub initiative underway with the Ministry of Agriculture. I haven't been in very many meetings where you have that much youth, so it's a pretty cool sector for us to be tapping into."

The premier then toured the plywood plant and the sawmill and had some meetings with West Fraser, explained Simpson. On Jan. 21, Simpson and the mayors of Mackenzie, Vanderhoof and Fort St. James, as well as representatives from Northern Health and others, spent the day in Prince George with Horgan. Simpson says they looked at other issues the communities are dealing with, including community safety, harm reduction, homelessness, more housing supports and the regional economic development strategy.

"We've never had that much attention from a premier of the province of British Columbia, who spent two full days in our

area digging in and trying to understand, meeting with local leadership and hearing our stories and what our opportunities are as we see them, and we're looking forward to the follow-up," said Simpson. "I've been asked by the premier's assistant to do a road map for them on the things we believe the Province should be moving faster on to assist us in our transition."

Before the Chamber meeting, Simpson was on the phone with Seamus O'Regan, the Federal Minister of Natural Resources.

"He had a conference call with all the mayors in the area to specifically talk about what they can bring to the table too," he said. "So I'm hopeful over the next little while we're going to see some more resources coming into our community. Council is well prepared to take full advantage of that, and as the MLA said, we fundamentally understand the role that our commercial enterprises play in our economy."

Following the presentations, the Chamber of Commerce elected its 2020 executive.

Tracy Bond was elected president, while Wendy Heppner will serve as vice-president, and Greg Andrews will be the second vice-president. Ryan Broughton was elected treasurer, and Julia Dillabough is the past president.

The directors are Richard Brandon, Rick Wittner, Debbie Roch, Angela Andruchow, Dogan Dag, Barb Dodge, Tawny Fehr, Tim Lofstrom, Kathy Wallace and Andrew Cuthbertson.

"Thank you again for those of you who are standing for the board," said Simpson, who installed the new board. "It is an important function in our community and an important role. Tracy and the board, I look forward to continuing to work with you."

VEHICLE AUCTION

THURSDAY, FEB 6th • 6:30pm SHARP

FEATURING A GREAT SELECTION OF CARS, TRUCKS, VANS, AND SUV'S FROM MAJOR FLEET LEASE, BANK REPOSSESSIONS, DEALER AND PRIVATE CONSIGNERS.

IF YOU HAVE A VEHICLE FOR THIS SALE, IT MUST BE ON THE GROUNDS NO LATER THAN: MONDAY, FEBRUARY 3RD, 2020 BEFORE 5:00 PM

TERMS OF SALE: CASH • INTERAC • BANK DRAFT • CERTIFIED CHECK • LETTER OF CREDIT OFFICE HOURS: MON-FRI 9-5PM CLOSED WEEKENDS & STAT. HOLIDAYS

Central Interior Auctions Ltd
4174 COWART RD. Prince George
(250) 562-5200 • Fax (250) 562-9616
Website: www.ciauctions.bc.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 45.0 metre self-support tower and ancillary radio equipment in order to provide dependable wireless data and voice communication and home internet services western areas of Bouchie Lake.

Proposed Tower Location: 1438 Paley Road, Bouchie Lake, BC (PID: 010-879-646)
Coordinates: Latitude: N 52.999444°, Longitude: W 122.676111°

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

Location Map

The public is welcome to comment on the proposal by the end of the business day on March 2, 2020 with respect to this matter.

TELUS Site: BC105999

Appendix 4: Comments and Responses Tracker

Comments & Responses Tracker
BC105999

Name of Resident	Address	Email	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
			Public Comment Sheet	<p>1. Do you feel this is an appropriate location for the proposed facility? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: Should be able to reach most areas of Bouchle Lake that have minimal cell service and or no internet service at a reasonable cost</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? if not, what changes would you suggest? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: it will be fine there at the proposed location.</p> <p>3. Additional Comments: Bouchle lake needs a new telecommunications tower service the underserved areas</p>	support	<p>Good morning [REDACTED]</p> <p>Thank you for providing us your comments of support regarding the proposed wireless communications facility at 1438 Paley Road in Bouchle Lake, BC.</p> <p>We appreciate your feedback and will share your comments with the Cariboo Regional District for consideration. Should you have additional comments, please respond within the next 21 days.</p> <p>Sincerely,</p> <p>Tawny Vergin Cypress Land Services Inc. Agents for TELUS</p>	13-Feb

Appendix 5: Sample Resolution

Resolution

WHEREAS TELUS proposes to erect a wireless communications facility at the location PID: 010-879-646
Legal: NORTH WEST ¼ OF DISTRICT LOT 86561 CARIBOO DISTRICT, Address: 1438 Paley Road, Bouchie
Lake, BC, Coordinates: 52.999444°, -122.676111°.

AND WHEREAS proponents of telecommunication towers are regulated by Innovation, Science and
Economic Development Canada (ISED), formerly Industry Canada 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 CARIBOO REGIONAL DISTRICT following the CPC-2-0-03
and the CARIBOO REGIONAL DISTRICT planning staff have no objection to the proposed
telecommunications tower.

AND WHEREAS TELUS has consulted with the public by notifying properties within three times the tower
height and has provided a 30-day period 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 CARIBOO REGIONAL DISTRICT.
 - b) The CARIBOO REGIONAL DISTRICT is satisfied with TELUS's public consultation process and does not require any further consultation with the public; and
 - c) The CARIBOO REGIONAL DISTRICT concurs with TELUS's proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans dated November 4, 2019, submitted to the CARIBOO REGIONAL DISTRICT.