



April 14, 2021

Via Email: [ssajwan@cariboord.ca](mailto:ssajwan@cariboord.ca)

Shivani Sajwan, MCP, B.Arch.  
Planning Officer  
Cariboo Regional District  
Suite D, 180 North 3rd Avenue  
Williams Lake, BC V2G 2A4

Dear Ms. Shivani,

Subject: Request for Concurrence for a TELUS Wireless Communications Facility

TELUS Site:	BC106730 – Horse Lake
Proposed Location:	PID: 017-508-631 Address: Approx. 14km south east of 100 Mile House, BC Coordinates: 51.59877°, -121.13708°
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 installation 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 mobile services to the immediate areas in and around Horse Lake. Enclosed please find evidence of the TELUS' efforts regarding this public consultation process.

On February 26, 2021, 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 March 5, 2021, 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 March 12, 2021 an advertisement ran in the Smithers Interior News, please see **Appendix 3: Newspaper Tear Sheet**.

On April 12, 2021 the consultation period ended. During the consultation period, two comments of support were 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](mailto:tawny@cypresslandservices.com).

Tawny Verigin  
Manager of Government Affairs

A handwritten signature in blue ink, appearing to read 'Tawny Verigin', with a stylized flourish at the end.

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](http://www.cypresslandservices.com)

February 26, 2021

Via Email: [ssajwan@cariboord.ca](mailto:ssajwan@cariboord.ca)

Shivani Sajwan, MCP, B.Arch.  
Planning Officer  
Cariboo Regional District  
Suite D, 180 North 3rd Avenue  
Williams Lake, BC V2G 2A4

**Subject:** TELUS Communication Inc. ("TELUS") Telecommunications Facility Proposal  
Information Package  
**PID:** 017-508-631  
**Address:** Approx. 14km south east of 100 Mile House, BC  
**Coordinates:** 51.59877°, -121.13708°  
**TELUS Site:** BC106730 – Horse Lake

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## 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 to the Horse Lake area a new facility is required. This information package is intended to formalize the consultation process.

## Proposed Site

The subject site is currently an undeveloped lot within the ALR and is heavily treed. The proposed tower location will be on the very north-east corner of the property. An access road will need to be constructed from North Shore Drive. The proposed installation consists of a 45 metre triangular galvanized self-support tower structure with 18 panel antennas, a microwave dish, and a 3.0 metre lightning rod mounted at the top of the tower. An equipment shelter will be located near the base of the tower enclosed by a chain-link fence, occupying an area of 20.0 by 20.0 metres. The facility is proposed to be located off the existing access road. 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 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. 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.

## **Proposal Details**

A 45 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 early March, 2021.

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](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](mailto:tawny@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

Sincerely,

**CYPRESS LAND SERVICES**

Agents for TELUS



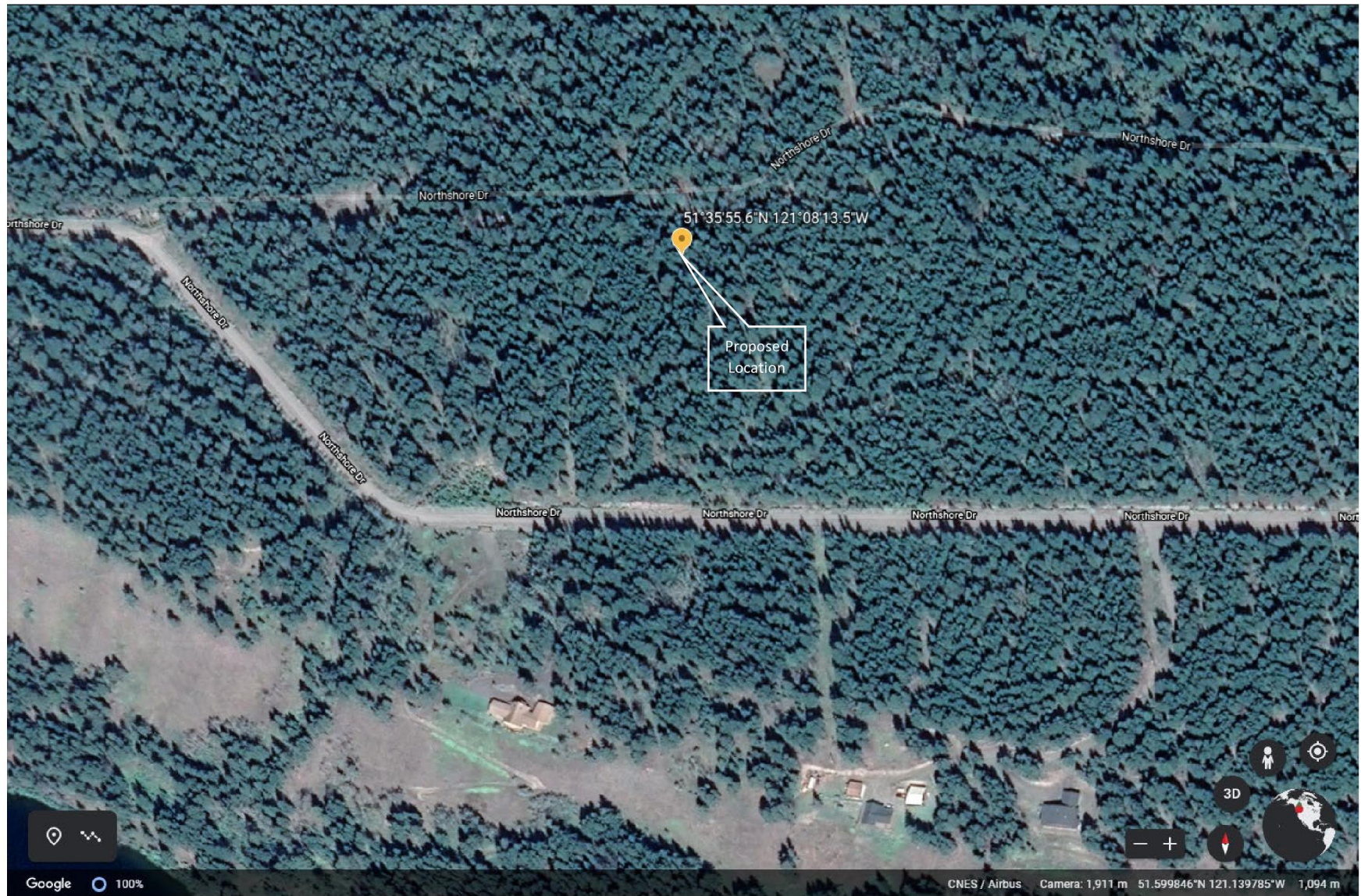
Tawny Verigin

Manager of Government Affairs

cc: Amir Mozaffari, Real Estate & Government Affairs, TELUS



**SCHEDULE A  
TOWER SITE LOCATION**





# **SCHEDULE B PRELIMINARY DESIGN PLANS – SITE AERIAL**



**SITE AERIAL**

1:6000

PROPERTY LINE LOCATIONS SHOWN ARE APPROXIMATE

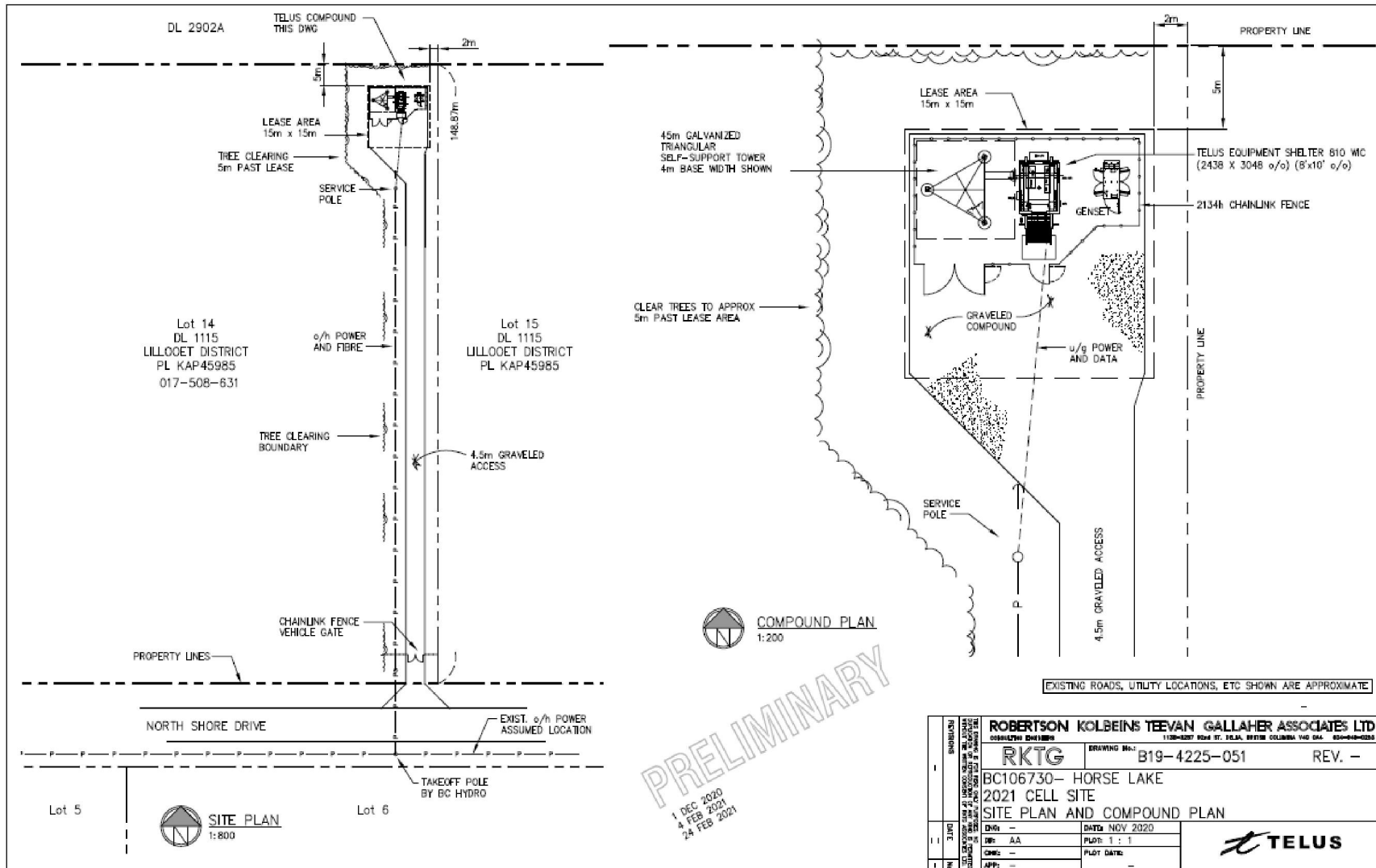


**PRELIMINARY**  
1 DEC 2020  
4 FEB 2021  
24 FEB 2021

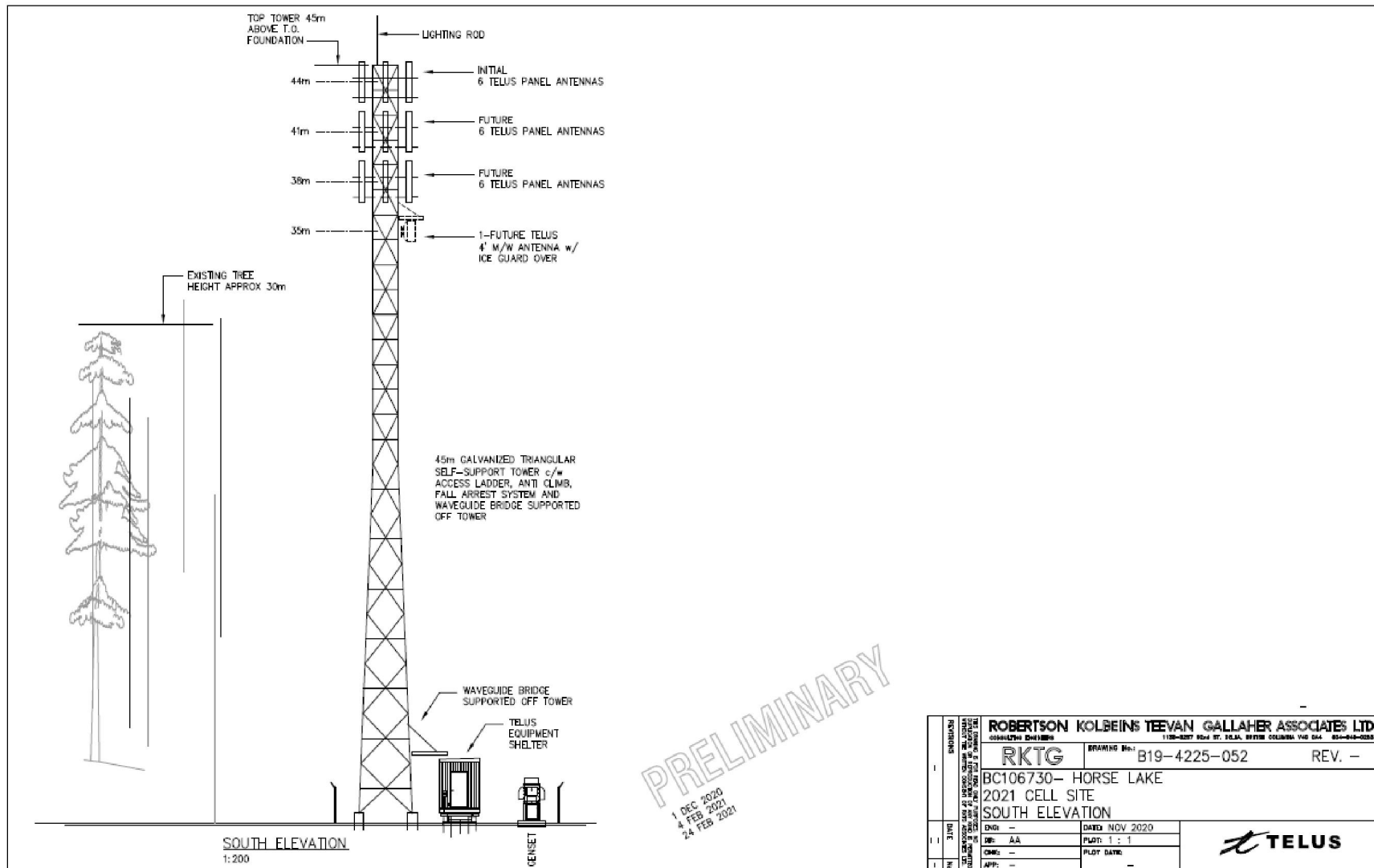
NAD 83 ZONE 10				
DESCRIPTION	NORTHING	EASTING	LAT.	LONG.
APPROX NE CORNER OF LEASE	5718058	629026	N51°35'55.57" 51.59877"	W121°08'13.48" -121.13708"
				1090m±

<b>ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD</b> CONSULTING ENGINEERS 1100-1007 WEST 1ST ST. S.W., VANCOUVER, BC V6H 2G6 TEL: 604-681-4333 FAX: 604-681-4334			
<b>RKTG</b>	DRAWING NO.	B19-4225-050	REV. -
BC106730- HORSE LAKE 2021 CELL SITE SITE AERIAL			
DATE	END: -	DATE: NOV 2020	
BY: AA	CHK: -	PLT: 1 : 1	
APP: -	CHK: -	PLT DATE: -	

# **SCHEDULE B** **PRELIMINARY DESIGN PLANS – SITE PLAN & COMPOUND PLAN**



## SCHEDULE B PRELIMINARY DESIGN PLANS - TOWER ELEVATION



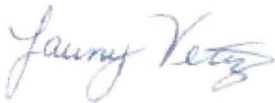
## **Appendix 2: Affidavit of Notification**



## Affidavit of Cypress Land Services

I, Tawny Verigin, Manager of Government Affairs, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on March 5, 2021.



---

Tawny Verigin, Manager of Government Affairs  
Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 5<sup>th</sup> day of March 2021.

---

(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

**James Shaw**  
**A Commissioner for Taking Affidavits**  
**For British Columbia**  
**Cypress Land Services Inc.**  
**1051 - 409 Granville Street**  
**Vancouver, BC V6C 1T2**  
**Tel: 604-719-4469**  
**Expires on: October 31, 2022**

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(Commissioner's stamp or printed name and expiry date)

## Appendix A: Notification Letter



Dear Owner/Occupant,

March 5, 2021

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

**Subject:** TELUS Telecommunications Facility Proposal  
**PID:** 017-508-631  
**Address:** Approx. 14km south east of 100 Mile House, BC  
**Coordinates:** 51.59877°, -121.13708°  
**TELUS Site:** BC106730 – Horse Lake

#### **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 communications services to meet their business, personal and emergency needs. As you are likely aware, the Horse Lake area is currently underserved when it comes to proper wireless/mobility/cell phone services. As such, TELUS is proposing to construct a wireless facility Approx. 14km southeast of 100 Mile House, BC. The new facility will provide improved, dependable wireless mobile services to the area.

The subject site is currently an undeveloped lot within the ALR and is heavily treed. The proposed tower location will be on the very northeast corner of the property. An access road will need to be constructed from North Shore Drive. The proposed installation consists of a 45 metre triangular galvanized self-support tower structure with 18 panel antennas, a microwave dish, and a 3.0 metre lightning rod mounted at the top of the tower. An equipment shelter will be located near the base of the tower enclosed by a chain-link fence, occupying an area of 20.0 by 20.0 metres. The facility is proposed to be located off the existing access road. The proposed tower may have sufficient space/capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location.

TELUS acknowledges that the area has unreliable wireless services. It is always our preference to locate new sites on existing tower structures, that said there are no structures in the area to utilize. As this is a rural area, there are no existing non-tower structures in the area with adequate height to add antenna equipment on, so a new structure is required. The proposed tower location is on high ground has good line of sight to service homes and roadways in the area.

#### **Regulatory Authority**

Telecommunications carriers 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 Cariboo Regional District and ISED as part of our application for concurrence.

#### **Local Municipality**

Cariboo Regional District 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 to be notified (in this instance those within approx. 135.0 metres) and an advertisement in the 100 Mile House Free Press. 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 April 12, 2021.

#### *Location*

The new facility is proposed to be located at the coordinates 51.59877°, -121.13708°. 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 off the Highway and through the property. 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](mailto:publicconsultation@cypresslandservices.com)

##### **ISED – Lower Mainland District Office**

13401 – 108 Avenue, Suite 1700, Surrey BC V3T 5V6  
Tel: 604-586-2521 | Fax: 604-586-2528 | Email: [ic.spectrumsurrey-surreyspectre.ic@canada.ca](mailto:ic.spectrumsurrey-surreyspectre.ic@canada.ca)  
(By appointment only)

##### **Cariboo Regional District**

Shivani Sajwan, MCP, B.Arch., Planning Officer  
Suite D, 180 North 3rd Avenue, Williams Lake, BC V2G 2A4  
Email: [ssajwan@cariboord.ca](mailto:ssajwan@cariboord.ca)

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



**AERIAL MAP OF TELUS SITE LOCATION**





## PRELIMINARY DESIGN PLANS – SITE AERIAL



SITE AERIAL  
1:6000

PROPERTY LINE LOCATIONS SHOWN ARE APPROXIMATE

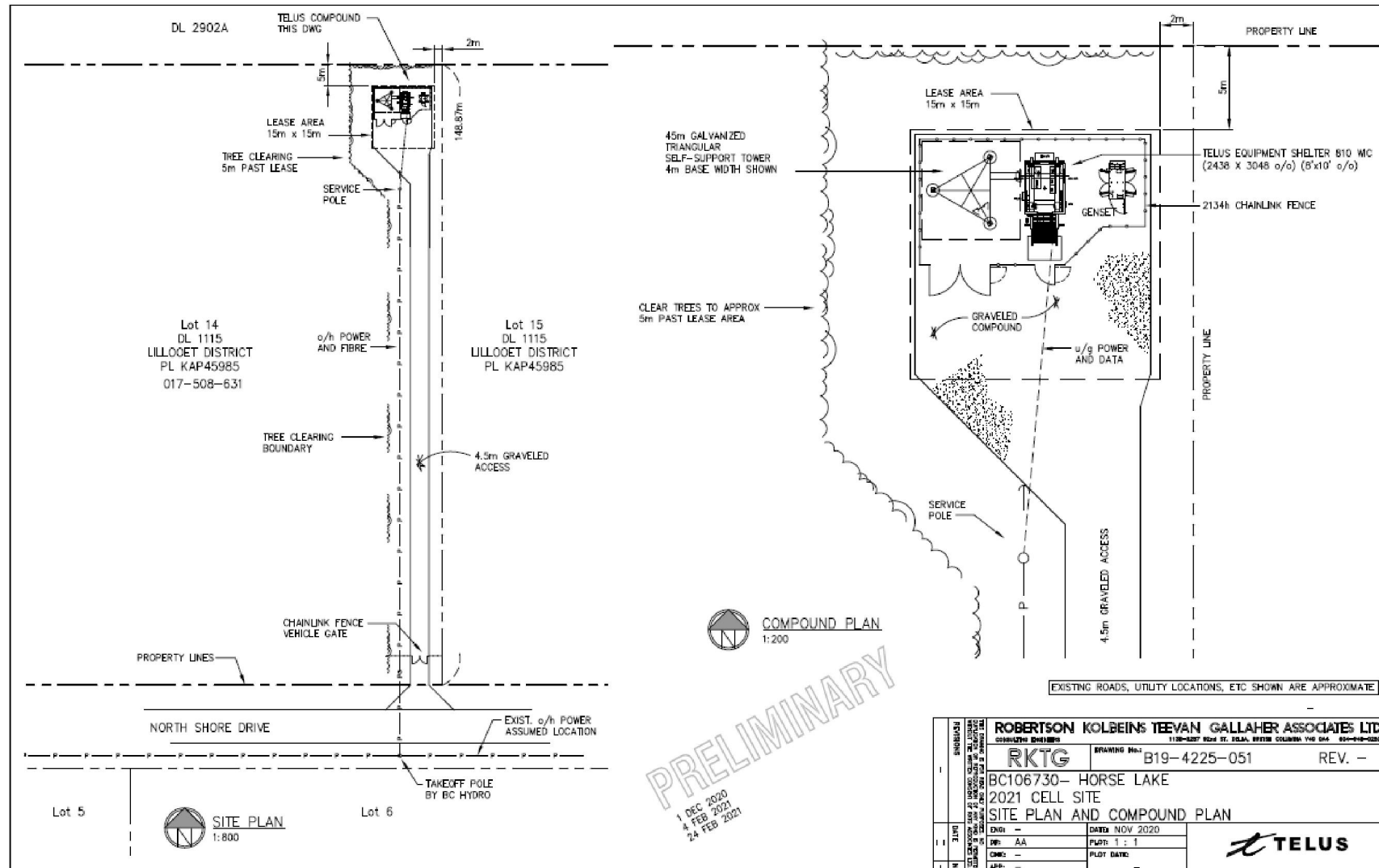
40 30 20 10 0 25 50m

NAD 83 ZONE 10				
DESCRIPTION	NORTHING	EASTING	LAT	LONG.
APPROX NE CORNER OF LEASE	5718058	629026	N51°35'55.57" 51.59877°	W121°08'13.48" -121.13708°
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PRELIMINARY  
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4 FEB 2021  
24 FEB 2021

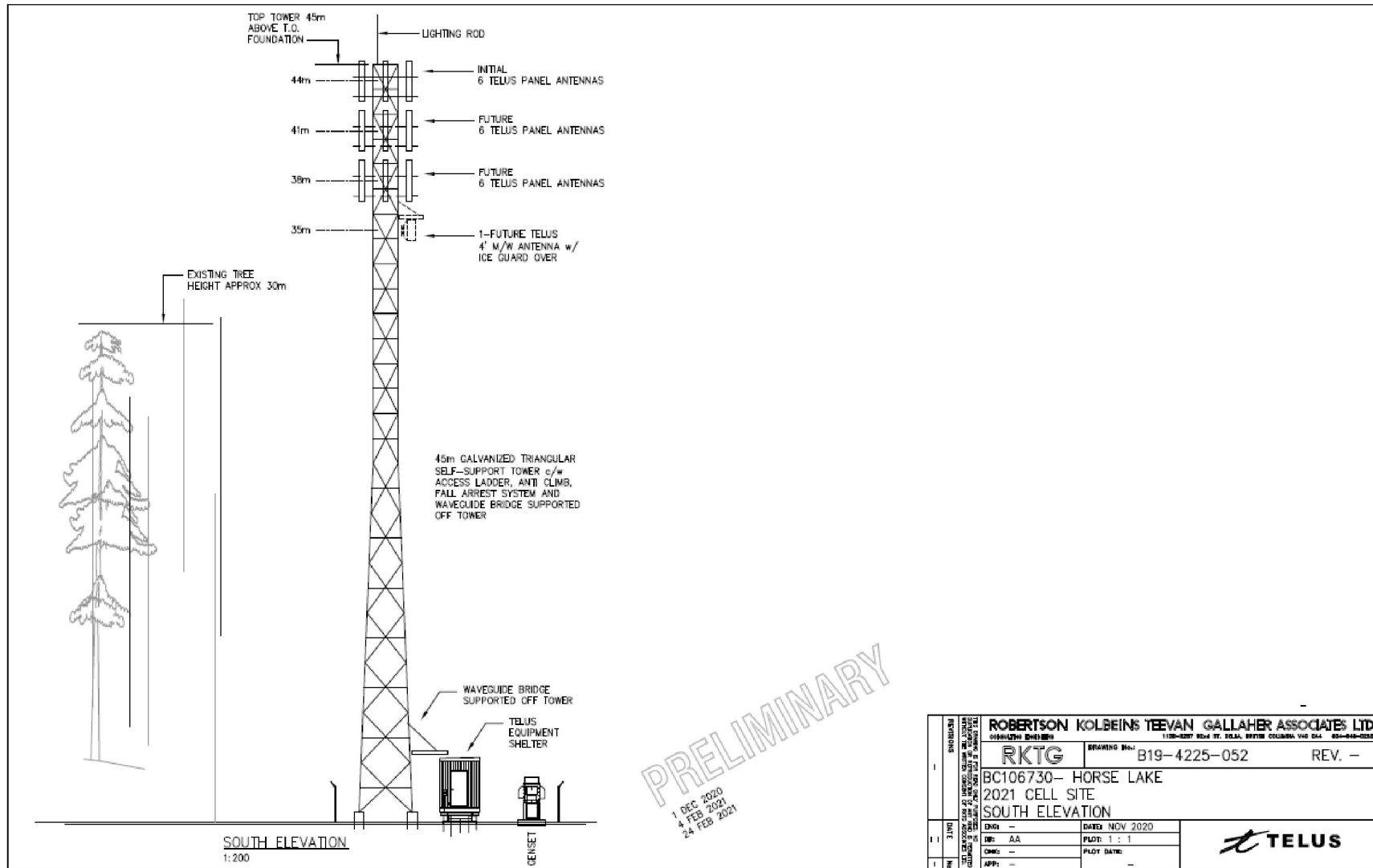
ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD CONSULTING ENGINEERS 1100-1007 WEST 1ST ST. VICTORIA, BRITISH COLUMBIA V8W 2M4 800-949-0055			
RKTG	DRAWING No.	B19-4225-050	REV. -
BC106730- HORSE LAKE 2021 CELL SITE SITE AERIAL			
ENGR	DATE	NOV 2020	
RR: AA	PLATE	1 : 1	
CHK	DATE		
APP	DATE		
TELUS			

## PRELIMINARY DESIGN PLANS – SITE PLAN & COMPOUND PLAN





# PRELIMINARY DESIGN PLANS - TOWER ELEVATION



**PHOTO SIMULATION**

**BEFORE**



**AFTER**



**Artist's rendering of proposed facility.**

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.*

*Proposed design is subject to change based on final engineer plans.*

*The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*



COMMENT SHEET

SUBJECT: TELUS TELECOMMUNICATIONS FACILITY PROPOSAL

PID: 017-508-631

ADDRESS: APPROX. 14KM SOUTH EAST OF 100 MILE HOUSE, BC

COORDINATES: 51.59877°, -121.13708°

TELUS SITE: BC106730 – HORSE LAKE

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 **April 12, 2021**.

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: Tawny Verigin, Manager of Government Affairs  
Email us direct or send us a picture of your completed comment sheet to:  
[publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com)  
*Thank you for your input!*

Appendix B: List of Property Owners, Occupants and Other Recipients



FRONTCOUNTER BC  
499 GEORGE ST 5TH FLOOR  
PRINCE GEORGE, BC V2L 1R5

TELUS  
4535 CANADA WAY, 3RD FLOOR  
BURNABY, BC V5G 1J9  
ATTN: AMIR MOZAFFARI



CYPRESS LAND SERVICES,  
AGENTS FOR TELUS  
SUITE 1051, 409 GRANVILLE STREET,  
VANCOUVER, BC V6C 1T2

ISED –NORTHERN BRITISH COLUMBIA  
ROOM 203, 280 VICTORIA STREET  
PRINCE GEORGE, BC V2L 4X3  
EMAIL: PRINCEGEORGE.DISTRICT@  
IC.GC.CA

SHIVANI SAJWAN, MCP, B.ARCH.  
PLANNING OFFICER  
CARIBOO REGIONAL DISTRICT  
SUITE D, 180 NORTH 3RD AVENUE  
WILLIAMS LAKE, BC V2G 2A4

BC106730  
TOTAL = 7

IMPORTANT INFORMATION ENCLOSED  
REGARDING A PROPOSED  
TELECOMMUNICATIONS FACILITY WITHIN  
APPROX. 145 METRES OF A PROPERTY  
YOU HAVE AN INTEREST IN

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TELECOMMUNICATIONS FACILITY WITHIN  
APPROX. 145 METRES OF A PROPERTY  
YOU HAVE AN INTEREST IN

## Appendix C: Envelope



c/o Cypress Land Services Inc.  
Suite 1051 – 409 Granville Street  
Vancouver, BC V6C 1T2

**IMPORTANT INFORMATION ENCLOSED REGARDING A PROPOSED TELECOMMUNICATIONS FACILITY WITHIN  
APPROX. 145 METRES OF A PROPERTY YOU HAVE AN INTEREST IN**




### **Appendix 3: Newspaper Tear Sheets**


<b>Rentals</b>	<b>Rentals</b>
<b>Office/Retail</b>	<b>Office/Retail</b>

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<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>



### 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 lattice tower structure and ancillary radio equipment in order to provide dependable wireless services to underserved areas around Horse Lake.

**Proposed Tower Location:** PID: 017-508-631, No Address: Approx. 14km south east of 100 Mile House, BC

**Coordinates:** 51.59877°, -121.13708°

**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](mailto:publicconsultation@cypresslandservices.com)


The public is welcome to comment on the proposal by the end of the business day on April 12, 2021 with respect to this matter.

TELUS Site: BC106730 – Horse Lake

**Location Map**




**Black Press Media**



**STAY ON TOP OF IT ALL!**

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## **Appendix 4: Comments and Responses Tracker**

Comments & Responses Tracker								
BC106730								
Name of Resident	Phone	Email	Email, Letter, Comment Sheet or Voice Message	Date	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
			Email	12-Mar	Is this proposed tower supposed to replace the tower at Huckleberry Butte which presently is inadequate for the area and has a small broadcast area Do you have a plan for the area in which the new tower is supposed to serve? Currently, Telus has no problem charging customers for poor service and is well aware of the problems at Huckleberry Butte but has failed to act on them. I have voiced my concerns to the CRTC regarding the Huckleberry site but they are limited in what they can do. [REDACTED]	support	[REDACTED] which TELUS tower are you referring to?  Chad	12-Mar
			email	12-Mar	The new tower as proposed in 100 Mile House Free Press, to service the area around HorseLake. [REDACTED]		Left message	13-Apr
			phone call	16-Mar	[REDACTED] saw the newspaper ad and called to get more info on the tower location. Is supportive	support	Tawny spoke to [REDACTED] and descibled the location. He indicated he is supportive of improved service.	18-Mar

## **Appendix 5: Sample Resolution**

## Resolution

WHEREAS TELUS proposes to erect a wireless communications facility at the location: PID: 017-508-631  
Address: Approx. 14km south east of 100 Mile House, BC, Coordinates: 51.59877°, -121.13708°, TELUS  
Site: BC106730 – Horse Lake.

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, placed an advertisement in the local newspaper 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 submitted to the CARIBOO REGIONAL DISTRICT.