

September 23rd, 2022

Public Consultation Summary & Land Use Concurrence Request

SitePath Consulting Ltd. (“SitePath”) is representing TELUS Communications Inc. (“TELUS”) in seeking land use concurrence from the Cariboo Regional District in response to a proposed telecommunications installation.

TELUS Site: BC107331 - Tatla Lake
Prepared By: SitePath Consulting Ltd., representing TELUS
Brian Gregg, Real Estate & Government Affairs Consultant
Address: 16687 Chilcotin Highway 20, Tatla Lake, BC
Coordinates: 51.893785, -124.633915
Land Use Authority: Cariboo Regional District (CRD)
Zoning: Resource / Agricultural (R/A)

Objective

- TELUS has been receiving longstanding requests for wireless service improvements in the areas surrounding Tatla Lake and along Highway 20. As a result, TELUS is proposing to install a communication site on privately-owned land at 16687 Chilcotin Highway 20, Tatla Lake to enable enhanced wireless service.
- The proposed facility will provide dependable voice and data service to the Tatla Lake community and improve personal safety as the majority of emergency calls are made using wireless devices.

Description of Proposed Site

- TELUS is proposing the construction of a 61.3-meter tall self-support tower on a privately-owned property at 16687 Chilcotin Highway 20, Tatla Lake, BC in the Cariboo Regional District. The approximate coordinates of the tower are as follows: 51.893785, -124.633915.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 20.0 meter by 20.0 meter fenced compound located at the base of the tower.
- The subject property was selected for the following reasons:
 - **Sight Lines:** The proposed tower location will achieve excellent sight lines over the intended service areas and enable TELUS to tie the site into its network. The adjacent households and school will receive dependable service.
 - **Large Lot Size:** The subject property is a large 160 acre lot thereby enabling reasonable setbacks from adjacent residences and land uses.
 - **Access:** Access is achievable via an existing road and a small access driveway that will extend into TELUS’ compound.
 - **Power:** Existing power is available on the subject property and can be extended into TELUS’ compound with minimal impacts on the land.

Aerial Photo (Source: Google Maps)



Site Plan



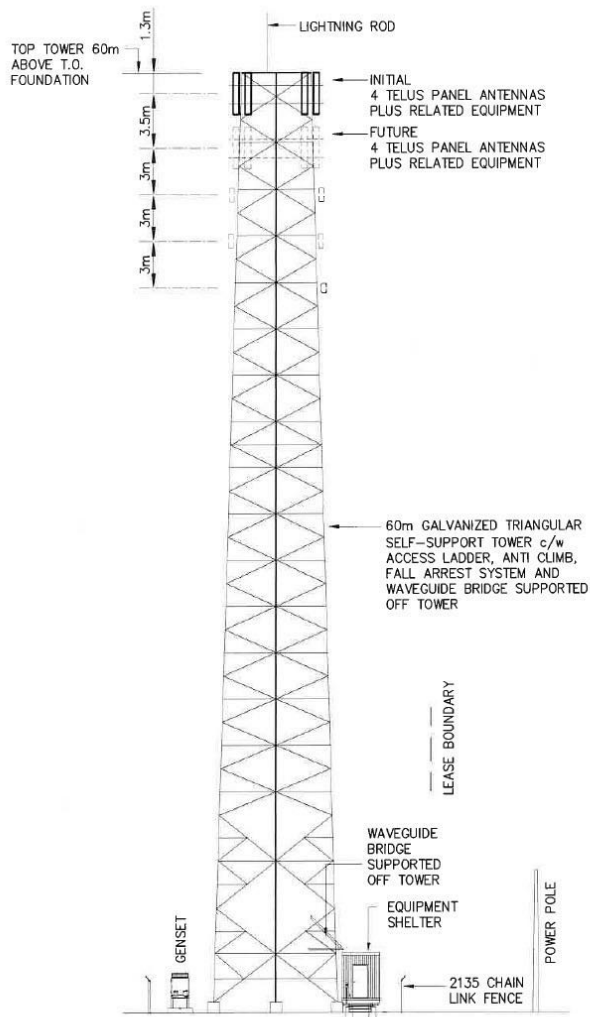
Existing Structures

- TELUS has reviewed all existing structures within the search area and has confirmed that there are no existing antenna-support structures of a suitable height or location that would provide dependable network improvements in the community.

Visibility

- The proposed tower will be visible from surrounding properties.
- TELUS is proposing a self-support tower structure instead of a guyed tower, thereby minimizing visual impacts to the extent possible as there will be no guy wires.

**Elevation Plan - Tower Profile
(for discussion purposes only)**



**Photo Simulation
(for discussion purposes only)**



View Looking South

Consultation Process & Summary

Innovation, Science and Economic Development (ISED) Canada Default Consultation Process

As the CRD does not have an established and documented public consultation process applicable to tower siting on private land, TELUS was required to follow the ISED Public Consultation Process as follows:

- ***Notify any property owners within three times the proposed tower height:*** Due to large lot sizes in the subject notification radius, there were only four (4) properties within the radius. TELUS shared the notification radius with CRD and ISED staff prior to proceeding to ensure a suitable notification.
- ***Place a notice in a local paper welcoming public comments within the prescribed timelines:*** TELUS placed a notice for two consecutive issues in the *Williams Lake Tribune* publication. The notices were posted on August 18th and August 25th, 2022. Please refer to **Appendix A** for copies of the newspaper notices.
- ***Request land use concurrence from the relevant land use authority:*** TELUS is now seeking land use concurrence from the CRD in order to complete ISED's consultation requirements.

Consultation Summary

During the public consultation process, TELUS only received one (1) public comment. This commenter expressed opposition to the proposed TELUS towers in both Tatla Lake and Anahim Lake. The commenter noted that their primary concern pertains to their opinion that people live in the subject areas due to a lack of cell phone connectivity. The commenter also asked TELUS to confirm the intended service area(s). Please refer to **Appendix B** for a copy of the public comments with all personal contact information redacted.

Land Use Concurrence Request

Although TELUS is exclusively regulated by the Federal Government, ISED requires TELUS to consult with the relevant land use authority as a commenting body in the siting of antenna support structures. As a form of comment, TELUS is requesting land use concurrence from the CRD in the form of a resolution or a letter that addresses the following items:

- *The Cariboo Regional District is satisfied with TELUS' consultation process, as outlined in ISED's Default Public Consultation Process;*
- *That the proposed tower is a permitted use;*
- *The proposed design and location is acceptable;*
- *That the Cariboo Regional District is has been consulted and concurs with the tower location.*

If there are any questions regarding this report, please feel free to contact the undersigned.

Thank you,

A handwritten signature in blue ink that reads 'Brian Gregg'.

Brian Gregg

APPENDIX A – NEWSPAPER NOTICES

www.wltribune.com

Williams Lake Tribune

Thursday, August 18, 2022 A27

Here's my Card! Despite every technological advance, business cards remain an essential business tool.

Reserve your space!
Call a Tribune advertising consultant today!
250-392-2331

Cathy Hoy-Poole
Business Elite Commercial & Real Estate Sales & Leasing
870 S. Madeline Avenue
Williams Lake, B.C. V2Y 1C7
250-392-7185
Fax 250-392-4703
1-800-630-4-CHEV
Cell 250-267-2715
www.cariboomn.ca
cathyhoypoole@cariboomn.ca

"Your Business Is My Business"
Experience Does Matter!

Kathy McLean
Wl. Tribune - Weekend Advisor
PUBLISHER
250-392-2331 | 188 N. 1st Ave.

TAX SERVICES

INCOME TAX RETURNS
Monday - Friday 9am-5:30pm
and Saturdays 10am-4pm

WALK-INS WELCOME

- Certified e-file agent
- Fast drop-off service
- Free basic high school tax returns
- Audit assistance available
- Farm, rental, business

250-392-6502 | email: hello@cqtax.ca
118E North 1st Avenue Williams Lake

RANCLAND HONDA

Rick White
Sales Consultant
250-267-2127
250-392-8279
rick.ranclandhonda@gmail.com

550 N. 11th Ave. | www.ranclandhonda.com

STUMPY'S STUMP GRINDING

Colin Nivison
Phone: 250-791-6497

email: nivison@shaw.ca - Call: 250-706-7220
WWW.STUMPYSSTUMPGRINDING.COM
Remove unwanted stumps • Serving the South Cariboo

Melinda (Mel) Mitchell
Multi Media Sales

Facilitating Your Business Needs!

Tribune
250-392-2331
188 N. 1st Ave.

Legal	Legal	Legal
Legal Notices	Legal Notices	Legal Notices

Public Notice

TELUS TELECOMMUNICATIONS FACILITY
61.3-METER TALL SELF-SUPPORT TOWER STRUCTURE

PROPOSED STRUCTURE: As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Cariboo Regional District (CRD), TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 61.3-meter tall self-support tower and ancillary radio equipment situated on private land in the community of Tatla Lake, BC.

COORDINATES: 51.893785, -124.633915

CIVIC ADDRESS: 16687 Chilcotin Hwy 20, Tatla Lake, BC

ANY PERSON may comment by close of business day on September 30th, 2022 with respect to this matter.

TELUS CONTACT: Further information can be obtained by contacting:
Brian Gregg, SitePath Consulting Ltd.
2528 Alberta Street, Vancouver, BC V5Y 3L1
Email: briangregg@sitepathconsulting.com

Legal	Legal	Legal
Legal Notices	Legal Notices	Legal Notices

WEST CHILCOTIN FOREST PRODUCTS

NOTICE OF ROAD RESTORATION PERMIT APPLICATION

West Chilcotin Forest Products obtained funding from the Habitat Conservation Trust Fund to remove various roads in the Rainbow Lake area and restore them to natural condition, within the Ulkatcho First Nation Traditional Territory. The road restoration activity is proposed to safeguard and improve Caribou habitat. Caribou are a species at risk within the territory, and the herds are of significant cultural importance to the Nation. Roads on the landscape have been directly attributed to increased mortality due to predation. Please see the attached map for the location of the proposed work, if you have any comments, please contact Wayne Murray as indicated below.

Access Notes: From Anahim Lake follow Christensen Road to 54 km, at 54 km road switches to Lower Dean. Rock road junction is located at 63.5 km on Lower Dean, Rodeo Road junction is located at 65 km on Lower Dean, Quesnel Road at junction located at 74 km on Lower Dean.

When: July - October 2022
Where: See maps below
For more information please contact:
Wayne Murray - wmurray@chilcotinfp.ca

Road Identifier	km
Q1-1	1.7
Q1a	0.8
Q1-2	4
Q2a	0.9
Q2a-1	0.9
Q1-3	2.4
Q1a	1.2
Q1-4	2.2
NH1-1	1.8
NH1-2	0.3
NH1a	0.9
NH1-3	0.7
SH1-1	1.0
SH1a	1.6
SH1a-1	0.6
Total	23.6

<p>Cars - Domestic</p> <p>Quesnel For Sale 1993 Chevy Cheyenne</p>	<p>Trucks & Vans</p> <p>150 Mile 79 Ford Campervan</p> <p>48,000 miles \$4,000 obo. Serious Buyers Only! 778-267-3511 Insist on Liz</p>	<p>Trucks & Vans</p> <p>Dodge Ram 3500 FLT Quad Cab, Turbo Diesel 220,000 kms. 96 Kodiak K180 Camper 9.5 ft. 250-398-8182</p>
<p>3500 Heavy Duty Turbo Diesel 203-331, 198,000 km., complete with Lincoln SAE 400 Diesel Welder mounted on Ford bed, with new compressor. \$27,500.00 Call 778-466-3337 or 250-983-9218</p>	<p>2006 Ford 4X4 4 Door pick up, no rust, clean, comes with canopy, asking \$11,500 OBO. 250-296-9073</p>	

A healthy local economy depends on you
SHOP LOCALLY

When it's time to deliver....

The Classifieds Rock!

Black-Press Media

garage sale GUIDE


Garage Sales

**150 Mile House
Garage Sale**
57 Quartz Way
Saturday, August 27th
8:00 a.m. - 3:00 p.m.
Lots of great items,
something for
everyone.

Garage Sales

**Williams Lake
Garage Sale**
624 Hill Road
(Just off Winger Rd)
Saturday, Aug. 27th
8:00 a.m. - 1:00 p.m.
Logo, vintage glass,
hobby cards, craft items,
& more! No early birds.

Legal Notices Legal Notices Legal Notices



WEST CHILCOTIN FOREST PRODUCTS

NOTICE OF PROPOSED ACCESS MANAGEMENT ON BEEF TRAIL

The Ulkatcho First Nation and West Chilcotin Forest Products are proposing an access management strategy to improve moose and caribou populations and to reduce harmful impacts to their habitat caused by motor vehicle traffic on the Beef Trail Road North of Highway 20. The road is currently closed to all motor vehicle traffic for the purpose of hunting and hunting related activities. The proposed plan will see a gate installed on the north side of the Highway 20 and the Beef Trail Road junction. The gate will be locked during the Fall hunting season from September 1st to December 1st. The gate will also be locked from March 1st to May 1st to protect caribou summer migration routes from disturbance.

Access Notes: Head west from Anahim Lake on Highway 20 for 16 km, gate location will be on North side of Beef Trail junction.

When: October 2022
Where: See maps below
For more information please contact:
Greg Spence – gspence@chilcotinfp.ca

Legal Notices Legal Notices Legal Notices

Public Notice

TELUS TELECOMMUNICATIONS FACILITY 61.3-METER TALL SELF-SUPPORT TOWER STRUCTURE


PROPOSED STRUCTURE: As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Cariboo Regional District (CRD), TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 61.3-meter tall self-support tower and ancillary radio equipment situated on private land in the community of Tatla Lake, BC.

COORDINATES: 51.893785, -124.633915

CIVIC ADDRESS: 16687 Chilcotin Hwy 20, Tatla Lake, BC

ANY PERSON may comment by close of business day on September 30th, 2022 with respect to this matter.

TELUS CONTACT: Further information can be obtained by contacting:
Brian Gregg, SitePath Consulting Ltd.
2528 Alberta Street, Vancouver, BC V5Y 3L1
Email: brianregg@sitepathconsulting.com

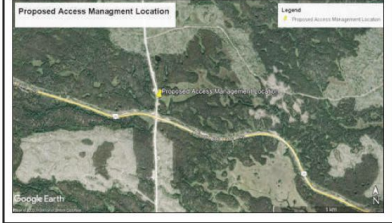


Volunteers Volunteers

**Spark incredible moments
for girls with Girl Guides.**



Find out more at girlguides.ca/volunteer
Girl Guides



 PLEASE RECYCLE THIS NEWSPAPER.

SHOP LOCAL. SAVE LOCAL

**Support the local businesses that support your
local newspaper.**

ADVERTISE
 LOCAL

Canada 



Brian Gregg <briangregg@sitepathconsulting.com>

Tatla Lake tower

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Sep 9, 2022 at 2:29 PM

To: YellowMaps [REDACTED]

Hello Michael:

Thanks for your input. I will save it in our consultation file for the regional district, TELUS and ISED to review. Below are some brief responses in green text.

Hi Brian,

Thank you for the email response and phone call.

In general, I am opposed to this telecom tower at Tatla Lake, as well as the one in Anahim Lake. People in these parts of the land live here for a reason, one of which includes the lack of cell phone connectivity.

Thanks for your perspective. We will be sure to make note of your thoughts. However, I should also kindly note that these proposals are driven by longstanding requests for service upgrades in the areas. Thus, as with any subject, there are varying perspectives and this is why we engage in these public consultation processes as they will enable the land use authority to make an informed decision based on community input.

I would like to know the coverage area of the proposed cell phone signal, and the type of technology being used on the tower.

I will ask TELUS' engineering team if we have predictive coverage projections available at this time. At a minimum we can describe for you the intended coverage area. It is my understanding that the objective is to cover Tatla Lake, Anahim Lake, including the adjacent First Nation communities and Hwy 20.

Coverage maps are not usually distributed publicly until a tower is built because sometimes people make decisions to subscribe based on the coverage maps and it can be difficult to predict with software exactly what the coverage will be until a tower is built. I'll report back if I am able to obtain any additional data for you.

Regarding technology, TELUS' facilities will typically house 3G, 4G/LTE, 5G as well as future technologies as the network evolves over time. I will ask our engineering team if they have any data to add.

Sincerely,
Michael Riegner

As per your request, I did try to call you yesterday and again today. For now, I'll reply via email as I have not been able to reach your phone.

It would be sincerely appreciated if you could kindly provide your civic address for the purposes of this consultation.

Kind Regards,**Brian Gregg, RPP, MCIP**

SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Sep 8, 2022 at 7:03 PM YellowMaps [REDACTED] wrote:

Hi Brian,

Thank you for the email response and phone call.

In general, I am opposed to this telecom tower at Tatla Lake, as well as the one in Anahim Lake. People in these parts of the land live here for a reason, one of which includes the lack of cell phone connectivity.

I would like to know the coverage area of the proposed cell phone signal, and the type of technology being used on the tower.

Sincerely,
Michael Riegner

On Thu, Sep 8, 2022 at 4:02 PM Brian Gregg
<briangregg@sitepathconsulting.com> wrote:

>
> Hello Michael:
>
> I just tried to give you a call. My cell number is below. Perhaps we can connect tomorrow.
>
> Please feel free to email me any questions as well if you would like.
>
> Brian Gregg, RPP, MCIP
> SitePath Consulting Ltd.
> Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

> On Thu, Sep 8, 2022 at 1:21 PM YellowMaps [REDACTED] wrote:

>>
>> Hi Brian,
>>
>> Could you please call me at [REDACTED]?
>> I have questions regarding the proposed TELUS tower at Tatla Lake.
>>
>> Thank you,
>> Michael Riegner
>>
>> --
>> YellowMaps
>> Phone: [REDACTED] TF: [REDACTED]
>> Website: [REDACTED] p Store: [REDACTED]

--

[REDACTED]