

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: BC105337- Anahim Lake
Prepared By: SitePath Consulting Ltd., representing TELUS
Brian Gregg, Real Estate & Government Affairs Consultant
Address: 6656 Christensen Road, Anahim Lake, BC
Coordinates: 52.464910, -125.299809
Land Use Authority: Cariboo Regional District (CRD)
Zoning: RS 1 - Settlement Area.

Objective

- TELUS has been receiving longstanding requests for wireless service improvements in the areas surrounding Anahim Lake and along Highway 20. As a result, TELUS is proposing to install a communication site on privately-owned land at 6656 Christensen Road, Anahim Lake, BC to enable enhanced wireless service.
- The proposed facility will provide dependable voice and data service to the Anahim Lake community including on Ulkatcho First Nation lands.
- The proposed facility will support 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 6656 Christensen Road, Anahim Lake, BC in the Cariboo Regional District. The approximate coordinates of the tower are as follows: 52.464910, -125.299809.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 15.0 meter by 15.0 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 in Anahim Lake and on Ulkatcho First Nation lands will reserve service improvements.
 - **Large Lot Size:** The subject property is a large 5.97 acre lot thereby enabling reasonable setbacks from adjacent residences and land uses.
 - **Supporting Infrastructure:** The proposed tower compound is located directly adjacent to TELUS' existing equipment shelter on the adjacent lot. Access is achievable via an existing road and a small access driveway that will extend into TELUS' compound. Existing power is available nearby and can be extended into TELUS' compound with minimal impacts on the land.

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)**

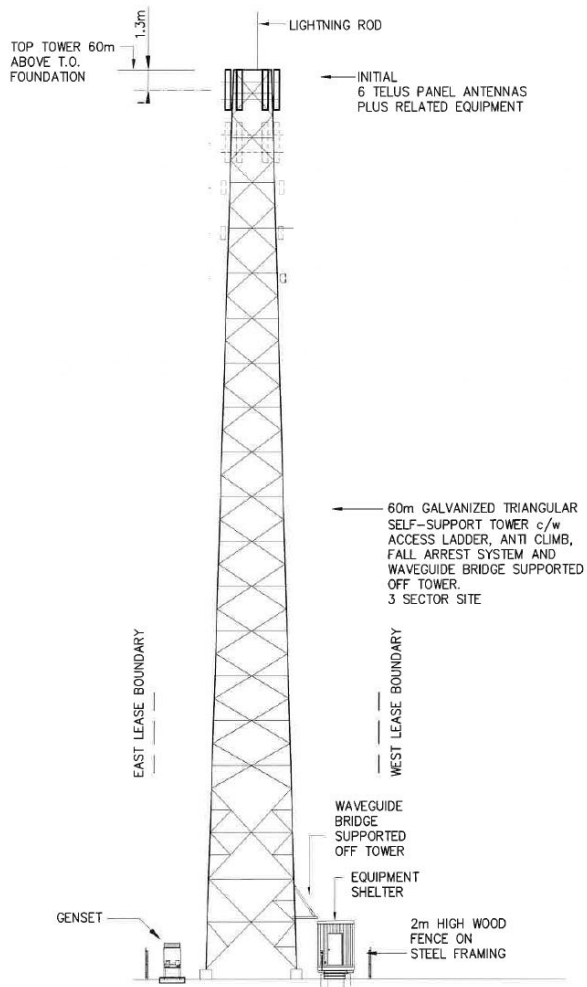


Photo Simulation
(for discussion purposes only)



View Looking Southwest

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:*** There were approximately seventeen (17) 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 July 28th and August 4th, 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 input from three (3) commenters. The first commenter asked whether the tower would be unsightly and we responded by sharing TELUS' consultation package and photo simulations. This commenter did not respond further. The second commenter expressed aesthetic concerns regarding having a tower in the core of town and shared a sample image of an unsightly tower and asked if the TELUS tower would look similar to their sample image. In response, we shared TELUS' consultation package and photo simulation demonstrating approximately how the tower will look, if constructed, and the commenter noted that TELUS' response was reassuring. The third commenter that we engaged was the Ulkatcho Nation and TELUS specifically sent the Nation a referral via their online portal and via email. TELUS subsequently had a phone conversation directly with the band manager wherein preliminary support was stated and a general recognition for the longstanding need for improved connectivity in the surrounding area. Upon submitting the referral and providing a comment deadline, TELUS has not received any further follow up from the Ulkatcho Nation. Please refer to **Appendix B** for a copy of the public comments and First Nation referral 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,

Brian Gregg

Brian Gregg

APPENDIX A – NEWSPAPER NOTICES

www.wltribune.com

Williams Lake Tribune

Thursday, July 28, 2022 A27

Your Career Starts Here **LocalWork.ca**
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Cariboo Regional District

PLANNING OFFICER I

Williams Lake

The Cariboo Regional District invites qualified applicants to apply for the Planning Officer I position in Williams Lake. Applications will be accepted until a suitable candidate is found. For further details on how to apply, or for a copy of the job description and full posting indicating minimum qualifications required, please visit our website at:

www.caribood.ca/careers

caribood.ca

Legal Notices	Legal Notices	Legal Notices	Legal Notices
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Transportation

Cars - Sports & Imports

2010 Honda Accord
218,746 km's, automatic. 2 brand new front tires. In good shape, new windshield, \$7000. 250-302-2418

Recreational/Sale

31ft 2008 Fleetwood Jamboree Motorhome

Like new condition, 2 slides, solar, 50,000 km, \$80,000

250-392-4615

PET SPECIALS

- ✿ 1 x 1 Boxed Ad - with photo
- ✿ 3 Neighbouring Papers
- ✿ 2 Weeks in Print & Digital on the local host paper website

\$55⁰⁰

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Despite every technological advance, business cards remain an essential business tool.

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Deck Truck Towing Services Available
Fully Insured & WCB Coverage

Call or Text 250-267-9191

TAX SERVICES

INCOME TAX RETURNS

Monday - Friday 8am-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: helo@cqtax.ca
118E North 1st Avenue Williams Lake

PUBLIC NOTICE

PROPOSED 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 Anahim Lake, BC near the intersection of McInroy Road and Christensen Road.

COORDINATES: 52.464910, -125.299809

CIVIC ADDRESS: 6656 Christensen Road, Anahim Lake, BC

ANY PERSON may comment by close of business day on September 9th, 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

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

Put your message here

for more information phone
250-392-2331
and ask for
Kathy or Melinda

A30 Thursday, August 4, 2022

Williams Lake Tribune

www.wltribune.com

Business for Sale Business for Sale Business for Sale Legal Notices Legal Notices Legal Notices Legal Notices

FOR SALE BUSINESS
Wonder Bread/ WonderBrands Franchise/Bread route/Distributor

Location- Williams lake/Surrounding area
\$ Price- 80,000

Description- Distribution to local grocery stores, stations, hospitals, senior homes, etc. Ordering in product, setting up orders for stores, returning orders. Ensuring quality goods are received and establish networks with clients, suppliers, vendors and employees.

Delivery truck will be sold separately from the business, bread truck is not included in the price. Cube van 1 ton, 2011 ford.

*SERIOUS INQUIRIES ONLY,
 Must come up with the financing on your own.*

FURTHER INFO/QUESTIONS - Please call Mike McLean at 250-398-0221

PUBLIC NOTICE
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61.3-METER TALL SELF-SUPPORT TOWER STRUCTURE

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Legal Notices Legal Notices Legal Notices

In the Provincial Court of British Columbia
To Wallace Daniel Yahnke,
 Glenna Rochelle Yahnke is applying to the Provincial Court for a protection order.

The Court has ordered that the

- notice of protection order
- Application of case management order- July 21, 2022
- Order without notice of attendance

Be served on you by way of this advertisement

To reply to the application you must:
 File a reply form within 30 days in the court registry at Williams Lake Court House, 540 Borland - Unit 101.
 If you do not file a reply, the Court may make an order in your absence.

You can get a copy of the document(s) in your case, or view your court file, at the court registry at the above address. Refer to court file number 22-5736

TOP Service Providers

OPPORTUNITY IS CALLING!
 Advertise **HERE** to grow your business
 Give us a call at **1.866.865.4460**

PLEASE RECYCLE THIS NEWSPAPER.

Help Wanted Help Wanted Help Wanted Help Wanted Help Wanted Help Wanted Help Wanted

Pets

Pets
 3 Black Short Haired Kittens Free to A Good Home. 250-243-2025

Merchandise for Sale

Misc. Wanted
NUMISMATIST PURCHASING COIN COLLECTIONS & ACCUMULATIONS!
 Royal Canadian Mint, Canada & World Collections Wanted. Also buying 9999 bullion, old money, jewelry, mugs, sterling, gold, silver, coins, bars, monster bones +++ ESTATES WELCOME! Todd 250-864-3521

Real Estate

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 Very peaceful, concrete construction, 2117 sq ft, 2 bed, 1 bath on each level with separate entrances. Large patio to 100+ trees Closest offer to \$895,000. 954-482-7224 amchellner@gmail.com

Rentals

Suites, Lower
Williams Lake
 3 Bedroom, Upper Floor of House. 2 bedroom storage room, basement suite N/P, N/S. Large yard. Dodwell St. 250-398-8182

Suites, Lower

Williams Lake
Two Bedroom Basement Suite
 \$1200/month utilities included. Close to university and schools. 250-267-5097

Transportation

Recreational/Sale
31ft 2008 Fleetwood Jamboree Motorhome

Like new condition, 2 slides, solar, 50,000 km, \$60,000
 250-392-4615

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Brian Gregg <briangregg@sitepathconsulting.com>

Question about Telus tower.

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Jul 29, 2022 at 11:14 AM

To: Mandy Gregg [REDACTED]

Hello Mandy:

First of all, I noticed that we share the same last name which made me wonder if we are somehow related. I have not met too many Gregg's.

Attached is the TELUS consultation package that explains the proposal in greater detail. This will be for cell service as well as wireless high speed internet access (data service). This is a routine installation in terms of size, scale and aesthetics. You may find the photo simulations in the attached package to be of interest.

Please feel free to let me know if you have any further questions.

Brian Gregg, RPP, MCIP**SitePath Consulting Ltd.**Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Fri, Jul 29, 2022 at 11:02 AM Mandy Gregg [REDACTED] wrote:

Hi!!

Regarding the proposed tower in Anahim Lake:

Just curious is this tower going to be for cell service. I live right at [REDACTED] so I'm right down the road from it. How ugly is it going to be as well. And when will it be completed by?

- Mandy Gregg

**Public Notification Mail-Out Package - TELUS - BC105337 - Anahim Lake.pdf**

1348K



Brian Gregg <briangregg@sitepathconsulting.com>

Telus facility in Anahim lake

Catherine Webster [REDACTED]
To: Brian Gregg <briangregg@sitepathconsulting.com>

Sun, Aug 14, 2022 at 1:41 PM

Thanks Brian. That is very reassuring.
Cheers
Care

On Sun, Aug 14, 2022 at 1:20 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
Hello Catherine:

Those photo that you sent me a link to is of an *extremely* loaded tower with numerous microwave dishes in particular and that does not reflect the design that TELUS is proposing for Anahim Lake. Below is a photo rendering from our consultation package. This is a very routine installation and in my opinion not like the image you sent to me.





Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.

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

On Sat, Aug 13, 2022 at 9:26 AM Catherine Webster [REDACTED] wrote:

Hi Brian. Just saw this photo of a network tower and wondering if that would happen at Anahim? It is in such a central spot, that this would be a real shame. Is there not a location or higher point that would be better for this tower other than smack dab in the centre of tiny town?

<https://www.scienceabc.com/wp-content/uploads/2016/03/mobile-network-tower.jpg>

Thanks again.

On Fri, Aug 12, 2022 at 4:37 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Catherine,

Yes there will be additional towers along the highway 20 corridor. This is part of a broader plan to service this corridor.

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Aug 12, 2022 at 4:16 PM Catherine Webster [REDACTED] wrote:

Thanks for this. Will there be other towers which link to this eventually? We have property on Charlotte lake and travel a lot on hwy 20. Cell service on that route would definitely improve safety.
Thanks.

On Fri, Aug 12, 2022 at 3:38 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Catherine,

The purpose of the tower is to deliver reliable voice and data services to Anahim Lake including nearby First Nations. Please find attached our consultation package as it contains most or all the information you may be seeking including some drawings, photo simulations and a summary of the proposal.

Kind Regards,

Brian Gregg, RPP, MCIP

SitePath Consulting Ltd.

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

On Fri, Aug 12, 2022 at 3:22 PM Catherine Webster [REDACTED] wrote:

Hi Brian. I got your email from the notice in the WL tribune regarding the proposed tower in Anahim lake. I am interested in learning more about the proposed tower, as the notice doesn't adequately explain it. Without the what or the why of it, it makes it difficult for one to appropriately comment. What is the purpose of the tower? Also, self supporting at 61m seems to connote that the base of such tower is quite large. Is it possible to learn the full dimensions as well as the purpose?

Thanks so much for your time and information.

Cate Webster



Brian Gregg <briangregg@sitepathconsulting.com>

TELUS Referral for a Proposed Communication Site in Anahim Lake (TELUS File: BC105337 - Anahim Lake)

Brian Gregg <briangregg@sitepathconsulting.com>
To: bandmanager@ulkatcho.ca, referrals@ulkatcho.ca
Cc: Harmen Kahlon <Hermanjeet.Kahlon@telus.com>

Wed, Jul 6, 2022 at 2:32 PM

Good Afternoon Brian:

Thanks again for your time over the phone this morning. As we discussed, I am writing on behalf of TELUS as we are in the process of proposing a cell tower on privately owned land in the community of Anahim Lake. The proposed facility is located directly adjacent to TELUS' existing central office (switch) property. This location was selected due to its proximity to supporting TELUS infrastructure as well as its central area within the intended service area. The enhanced coverage will improve public safety by enabling calls to emergency service responders including 911.

I have attached TELUS' preliminary drawings to this email. We wanted to notify your band early on in the process before we commence our broader public consultation process. If you have any questions or comments, please kindly let us know before August 19th, 2022.

As promised, I have cc'd Harmen Kahlon at TELUS on this email as I understand that you may have some questions regarding the proposed project timelines.

Thank you,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
2528 Alberta Street, Vancouver, BC V5Y 3L1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

 **BC105337 Anahim Lake TELUS REVIEW 21june2022.pdf**
501K



Brian Gregg <briangregg@sitepathconsulting.com>

[Ulkatcho Connect] Referral Submission Received - BC105337 - Anahim Lake

Brian Gregg <briangregg@sitepathconsulting.com>
To: Marie-Catherine Fournier <referrals@ulkatcho.ca>
Cc: Harmen Kahlon <Hermanjeet.Kahlon@telus.com>

Thu, Jul 14, 2022 at 2:02 PM

Hi Marie-Catherine:

Here's the second submittal for the proposal near Anahim Lake. I think this covers everything for now.

We look forward to receiving any input.

Kind Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
2528 Alberta Street, Vancouver, BC V5Y 3L1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

----- Forwarded message -----

From: **Ulkatcho Connect** <do-not-reply@ulkatchoconnect.com>
Date: Thu, Jul 14, 2022 at 2:01 PM
Subject: [Ulkatcho Connect] Referral Submission Received - BC105337 - Anahim Lake
To: <briangregg@sitepathconsulting.com>

Ulkatcho Referrals Office

Submission Details

Engagement

SUBMISSION ID
185

PROJECT NAME

Anahim Lake

ISSUING AGENCY FILE NUMBER(S)

BC105337

APPLICANT

Brian Gregg

PROPONENT

Harmen Kahlon (TELUS Communications Inc.)

GOVERNMENT STATUTE(S)

Unspecified (unlegislated process)

PRELIMINARY ENGAGEMENT LEVEL

2

LIFESPAN - E.G. LENGTH OF PERMIT

30 years

PROJECT LOCATION

Geographic Coordinates: 52.464910, -125.299809

Civic Address: 6656 Christensen Rd, Anahim Lake, BC

CALCULATED AREA (HA)

0.0

PROJECT DESCRIPTION

TELUS is in the process of proposing a cell tower on privately owned land in the community of Anahim Lake. The proposed facility is located directly adjacent to TELUS' existing central office (switch) property. This location was selected due to its proximity to supporting TELUS infrastructure as well as its central area within the intended service area. The enhanced coverage will improve public safety by enabling calls to emergency service responders including 911.

LIFESPAN - E.G. LENGTH OF PERMIT

30

TIMEFRAME UNITS

years

RESPONSE REQUESTED BY

August 19, 2022

[BC105337_Anahim_Lake_TELUS_REVIEW_13july2022.pdf](#)

Engineered Drawings

[View Submission](#)