



STAFF REPORT

DATE: June 10, 2021 **FILE:** 0550-04 Board

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: PROPOSED TELUS CELL TOWER CONSTRUCTION – QUADRA ISLAND

PURPOSE/PROBLEM

To consider information regarding the proposal to construct cellular towers on Quadra Island in relation to proper public consultation requirements.

EXECUTIVE SUMMARY

The attached correspondence has been received from Telus and concerns its plans to construct a cellular tower on an industrial parcel of land on Quadra Island to serve the local population. As the Board is aware, concerns have been expressed previously regarding the methods chosen by Telus for conducting public engagement processes and the decision by Telus to bypass the standard public hearing process that is used for other development proposals such as rezonings and community plan changes.

The Regional District has had recent discussions with Innovation, Science and Economic Development Canada (ISED) staff to determine whether the consultation process proposed by Telus is sufficient to meet the application standards for locating and constructing cell towers. In short, ISED staff have brought clarity to the cell tower siting requirements and have assured the Regional District that, in order for Telus to be successful with its application, the local government jurisdiction will have to provide a letter of concurrence that supports the installation of the cell tower. With that assurance, the Regional District is in a position to ensure that Telus follows a comprehensive consultation process that properly addresses community interests and leads to an informed decision on whether the Regional Board will provide support for the cell towers or not.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Board Chair be authorized to write a letter to ISED stating that the SRD objects to the limited consultation process being conducted by Telus and does not support its application for the construction of any cell tower on Quadra Island without first conducting a public consultation process that is supported by the SRD.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachment: June 8, 2021 correspondence from Telus

Tom Yates

Subject: FW: TELUS Public Notification for Proposed Communication Site - 657 Industrial Way, Quadra Island (TELUS File: BC105993)
Attachments: Newspaper Notice - TELUS - BC105993 - Quadra Island.docx; Public Notification Mail-Out Package - TELUS - BC105993 - Quadra Island.pdf; BC105993 Industrial Way Preliminary Design 01 June 2021.pdf

From: Brian Gregg <briangregg@sitepathconsulting.com>
Sent: June 8, 2021 11:07 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Doug Anastos <Doug.Anastos@telus.com>
Subject: TELUS Public Notification for Proposed Communication Site - 657 Industrial Way, Quadra Island (TELUS File: BC105993)

NOTICE: This email is from an external source.

Good Morning Aniko:

I hope this email finds you well. As the SRD is aware from TELUS' January presentation to the Board and via our discussions with your team, TELUS has been planning an additional communication site proposal on Quadra Island for several months. I am writing to provide an update to confirm that we have secured a right of way agreement for the purposes of a proposed tower at 657 Industrial Way, Quadra Island. The subject property was selected after careful consideration as it not only achieves TELUS' service objectives but it is also industrial-zoned and allows for respectful siting of the proposed tower within the community. Based on the foregoing, I am writing to share with you the following information:

- **Preliminary Drawings** - These show that TELUS is proposing a 63.0 meter tall self-support tower on the above noted Industrial zoned property.
- **Mail-out Consultation Package** - We will mail this package out to property owners/occupants within a radius of 3 x the proposed tower height. This package has been reviewed by ISED to ensure alignment with all federal consultation requirements.
- **Newspaper Notice** - As noted in the mail-out package, the attached newspaper notice will be posted for two (2) consecutive issues on June 9th and June 16th, 2021 in *The Birds Eye* publication.
- **Public Comment Deadline** - The public comment deadline will be greater than 30 days after the second public notice or on July 19th, 2021.

We wanted to advise you of this as our mail-out is complete and our public notice will be in the local paper so the SRD may begin to receive comments in addition to TELUS and ISED.

Through this process, we are hopeful to garner meaningful public comments on these proposals so that the SRD Board can make an informed decision as the land use authority. We continue to reiterate that we are hopeful that our proposed wireless service upgrades will be perceived as complementary to any other telecommunication service upgrades.

If you would like to discuss this further or if you require further information, please feel free to let us know.

Thanks,

Brian Gregg | SitePath Consulting Ltd.

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





TELUS

ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD.

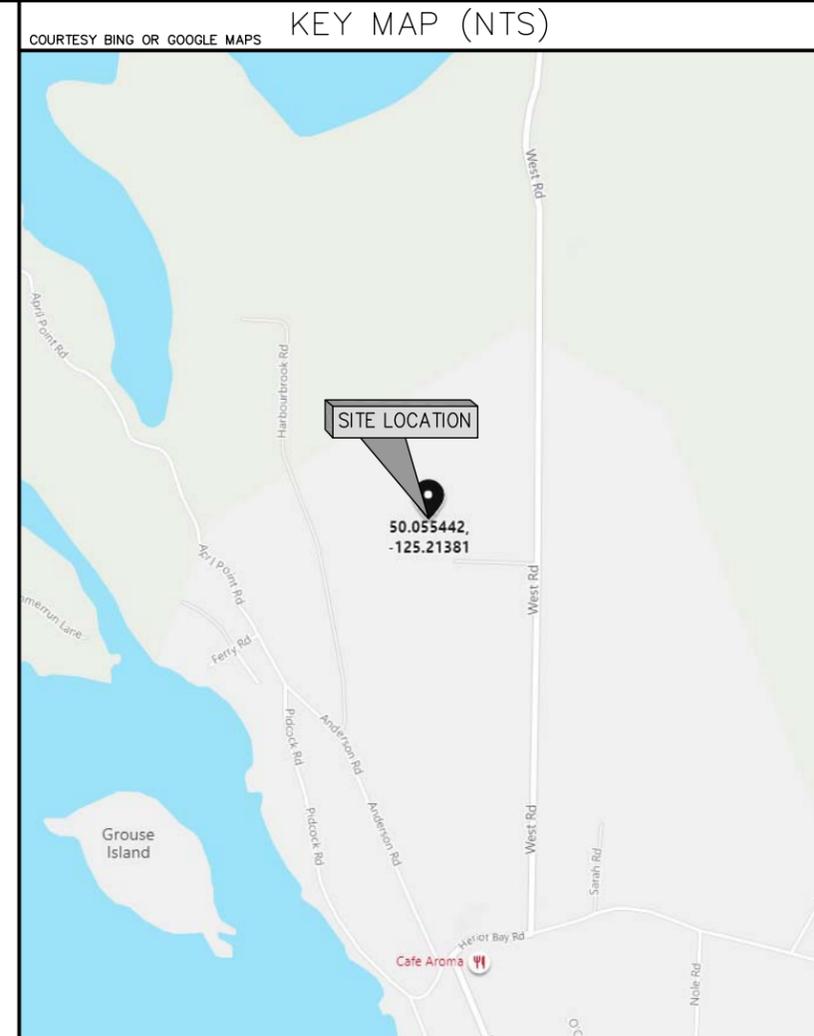
PROJECT NAME:	NEW SITE – GREENFIELD
PROJECT TYPE:	60m SELF-SUPPORT TOWER & EQUIPMENT INSTALLATION
PROJECT SITE No.:	BC105993 –QUATHIASKI COVE
TOWER OWNER:	TELUS
ADDRESS:	INDUSTRIAL WAY, QUATHIASKI COVE, B.C.

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	0	01 JUN 21
A01	TOWER PROFILE	0	01 JUN 21
A02	ANTENNA PLANS	0	01 JUN 21
A03	SITE PLAN	0	01 JUN 21
A04	COMPOUND PLAN	0	01 JUN 21
A05	PARTIAL NORTH ELEVATION	0	01 JUN 21
E01	ELECTRICAL ROUTING	0	01 JUN 21

ISSUE		
NO.	DESCRIPTION	DATE
0	PRELIMINARY	01 JUN 21



SITE PHOTO



GEOGRAPHIC COORDINATES

LATITUDE: N 50.055442°
LONGITUDE: W 125.21381°

UTILITY – CONTACT

BRITISH COLUMBIA ONE CALL: (BEFORE YOU DIG) 1-800-474-6886

NOTES:

1. ENSURE ALL ASPECTS OF WORK CONFORM TO TELUS SPECIFICATIONS.
2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES.
6. DO NOT SCALE DRAWINGS.



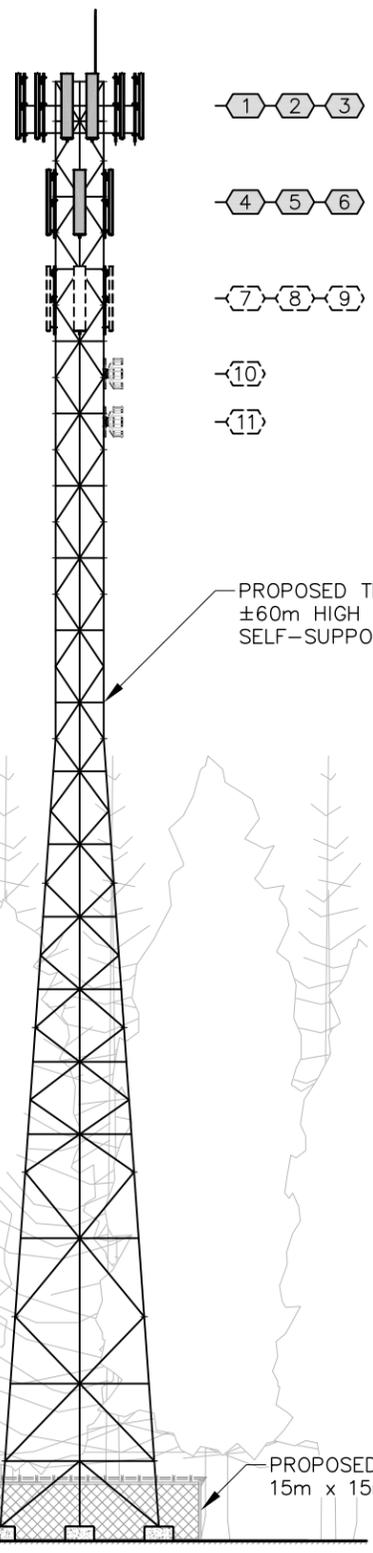
ROEHAMPTON WEST

1112 WEST PENDER ST,
SUITE 908
VANCOUVER, BC V6E 2S1
TEL. (778)300-1233

VANCOUVER - EDMONTON - CALGARY

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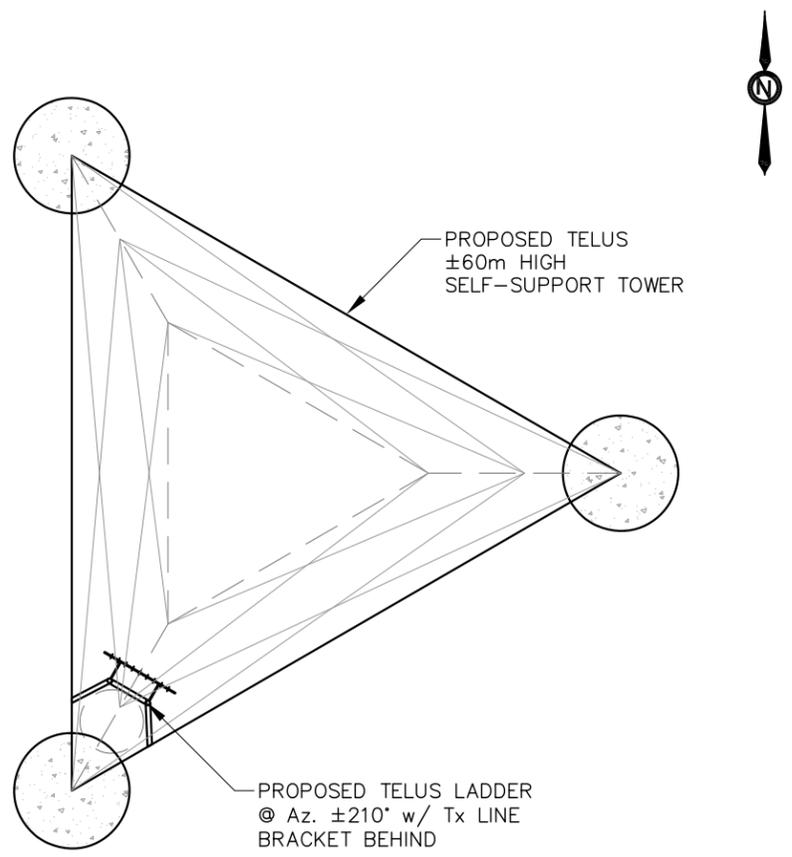
ELEV. ±63.0m
 ELEV. ±60.0m
 ELEV. ±59.0m
 ELEV. ±55.0m
 ELEV. ±51.0m
 ELEV. ±47.9m
 ELEV. ±45.9m



1 TOWER PROFILE

#	ELEV. (m)	ANTENNA/EQUIPMENT			Tx LINE			OWNER	STATUS
		QTY.	MODEL	AZIMUTH(DEG.)	QTY.	MODEL	LENGTH		
1	±59.0	6	TQBM-D608017/Q172717DER-65F	±TBD*/±TBD*/±TBD*	72	JUMPERS	±3.0	TELUS	PROPOSED
2	±59.0	24	RRU'S	-	-	-	-	TELUS	PROPOSED
3	±59.0	6/3	MLUP/MLUF	-	6/3	DC & FB	±71.0	TELUS	PROPOSED
4	±55.0	3	TQBM-D608017/Q172717DER-65F	±TBD*/±TBD*/±TBD*	36	JUMPERS	±3.0	TELUS	PROPOSED
5	±55.0	12	RRU'S	-	-	-	-	TELUS	PROPOSED
6	±55.0	6/3	MLUP/MLUF	-	6/3	DC & FB	±66.0	TELUS	PROPOSED
7	±51.0	3	TQBM-D608017/Q172717DER-65F	±TBD*/±TBD*/±TBD*	36	JUMPERS	±3.0	TELUS	FUTURE
8	±51.0	12	RRU'S	-	-	-	-	TELUS	FUTURE
9	±51.0	6/3	MLUP/MLUF	-	6/3	DC & FB	±61.0	TELUS	FUTURE
10	±47.9	1	HP4 - 4' M/W	T.B.D.	1	CAT5E	±57.0m	TELUS	FUTURE
11	±45.9	1	HP4 - 4' M/W	T.B.D.	1	CAT5E	±55.0m	TELUS	FUTURE

JUMPERS = LDF4=1/2" DC=1/2-3/4" FIBER = 3/8"-1/2"



2 TOWER PLAN

- NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
 2. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
 3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 4. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:

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0	LS	PRELIMINARY	01 JUN 21
NO.	BY	DESCRIPTION	DATE

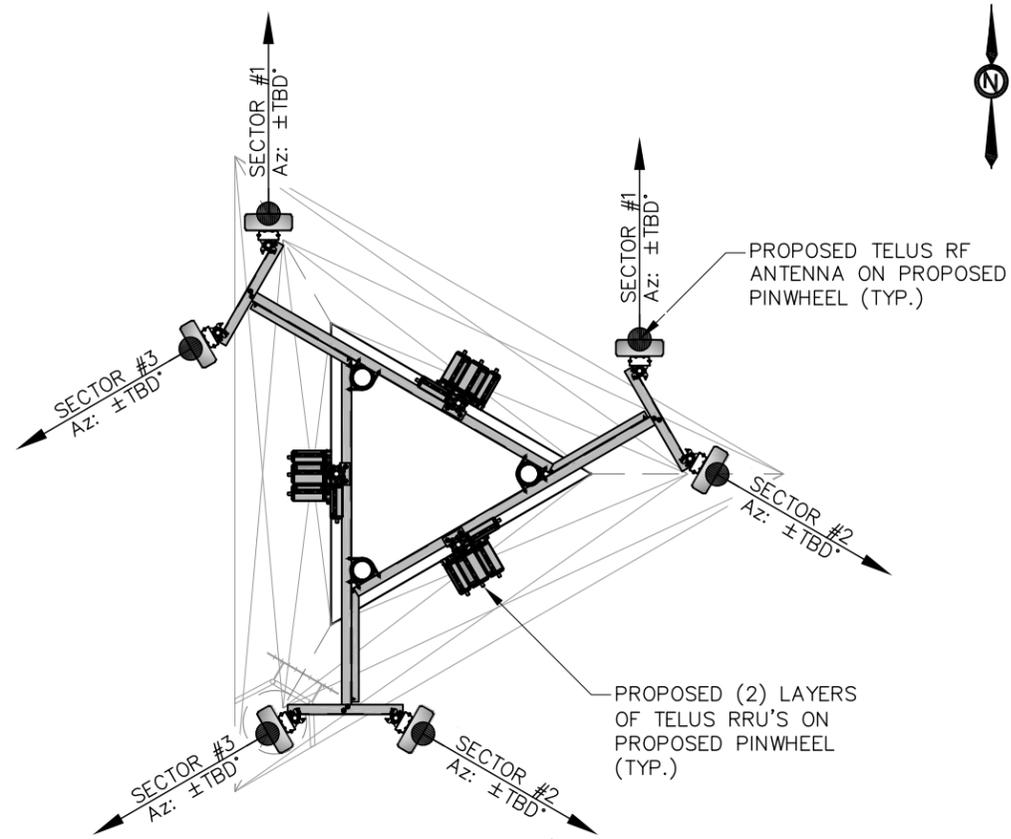
ROEHAMPTON WEST
 1112 WEST PENDER ST.
 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
 INDUSTRIAL WAY, QUATHIASKI COVE, B.C.

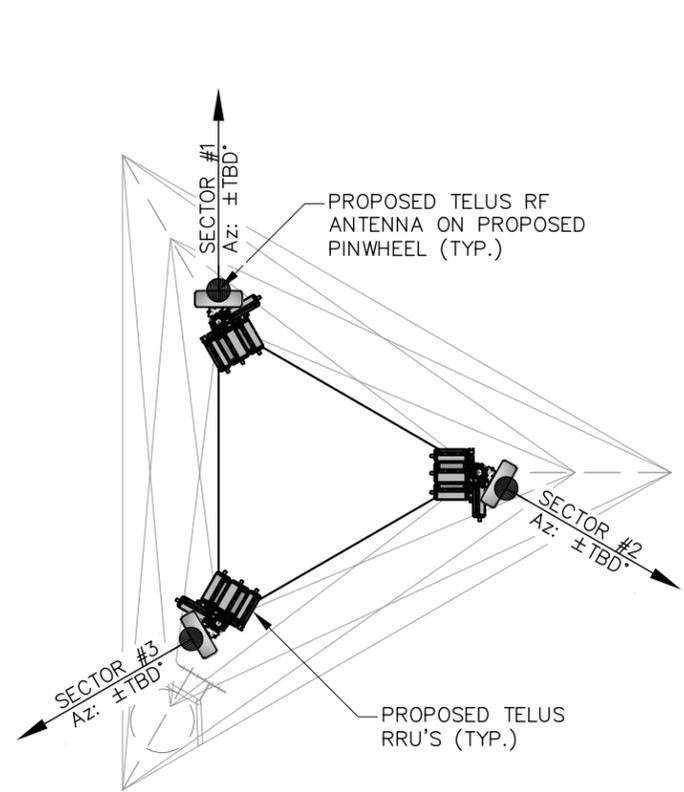
TITLE:
 TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC105993 DWG. NO: A01

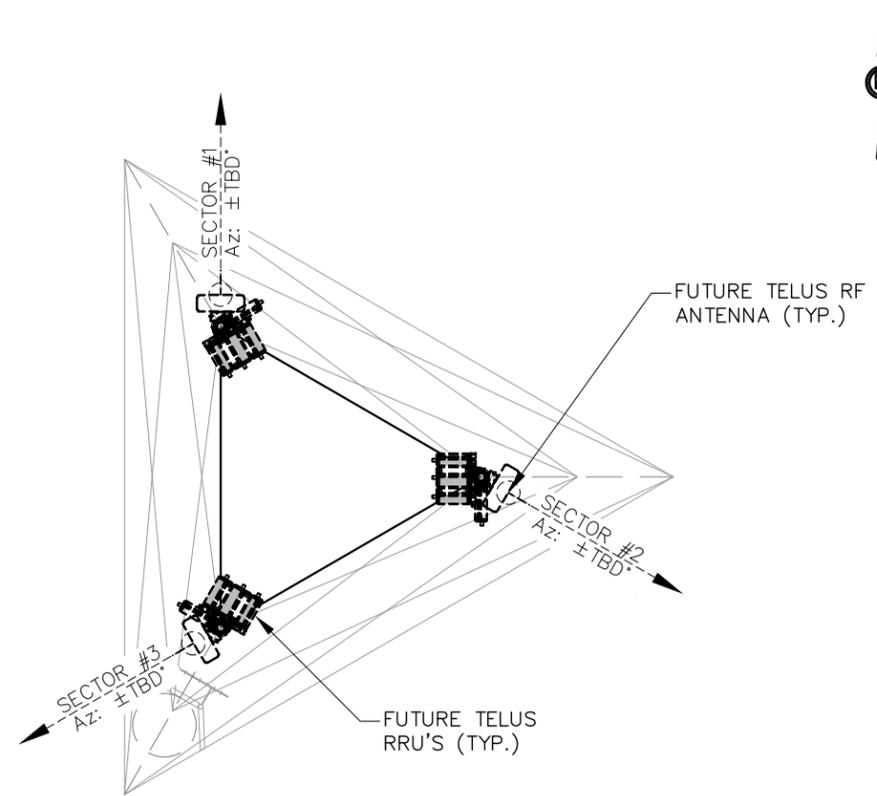
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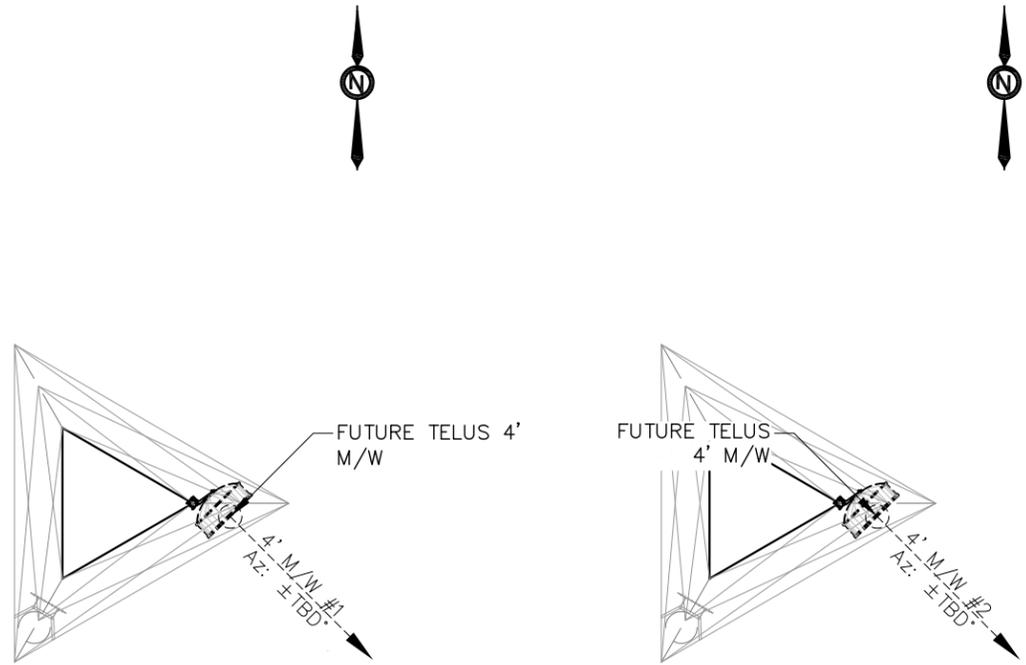
1 ANTENNA PLAN- ±59m



2 ANTENNA PLAN- ±55m



3 ANTENNA PLAN- ±51m



4 ANTENNA PLAN- ±47.9m

5 ANTENNA PLAN- ±45.9m

NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT 28 APR 21 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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ROEHAMPTON WEST
 1112 WEST PENDER ST.
 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
 INDUSTRIAL WAY, QUATHIASKI COVE, B.C.

TITLE:
 ANTENNA PLANS

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC105993	DWG. NO: A02
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- NOTES:
1. SITE PLAN OBTAINED FROM SITE VISIT 28 APR 21 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
 2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.



APPROXIMATE LOCATION OF TELUS 15m x 15m COMPOUND RIGHT OF WAY AREA SITE

APPROX. LOCATION OF PROPERTY LINE (TYP.)

APPROX. LOCATION OF PROPERTY LINE (TYP.)

PROPOSED 7m WIDE SITE ACCESS ROAD RIGHT OF WAY AREA APPROX. ±148m (TYP.)

PROPOSED UTILITY POLE

EXISTING HYDRO POLE w/ (1) CAN TRANSFORMER #2692075

PROPOSED HYDRO LINE EXTENSION POLE BY BC HYDRO

INDUSTRIAL WAY

1
A04

±8000

NOTE:
CLEAR VEGETATION AS REQUIRED W/ LANDLORD & CITY'S APPROVAL

1 SITE PLAN

CLIENT:



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 1112 WEST PENDER ST.
 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

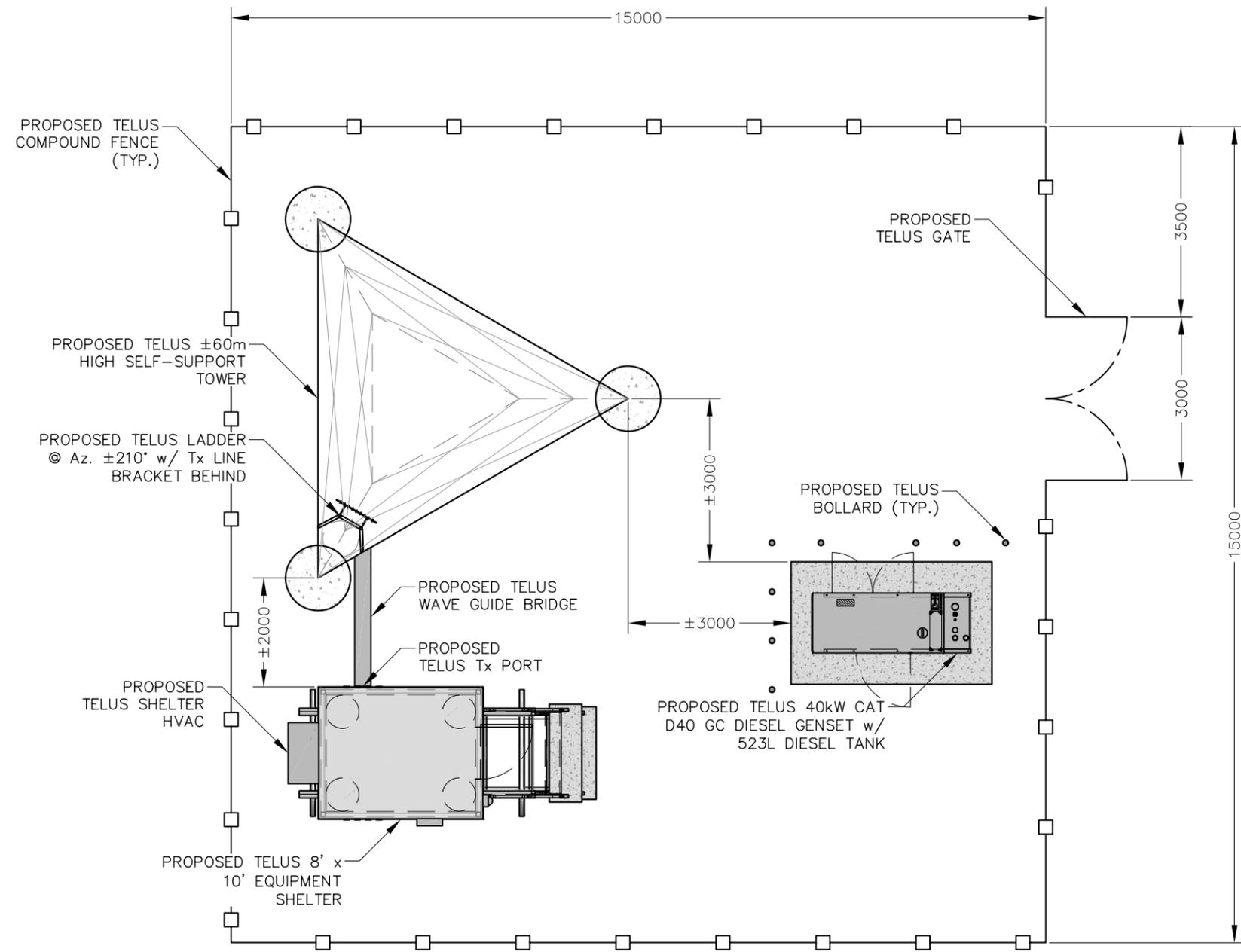
LOCATION:
INDUSTRIAL WAY, QUATHIASKI COVE, B.C.

TITLE:
SITE PLAN

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC105993 DWG. NO: A03

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NOTES:

1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 28 APR 21 & IMAPBC.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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NO.	BY	DESCRIPTION	DATE

ROEHAMPTON WEST
 1112 WEST PENDER ST.
 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
 INDUSTRIAL WAY, QUATHIASKI COVE, B.C.

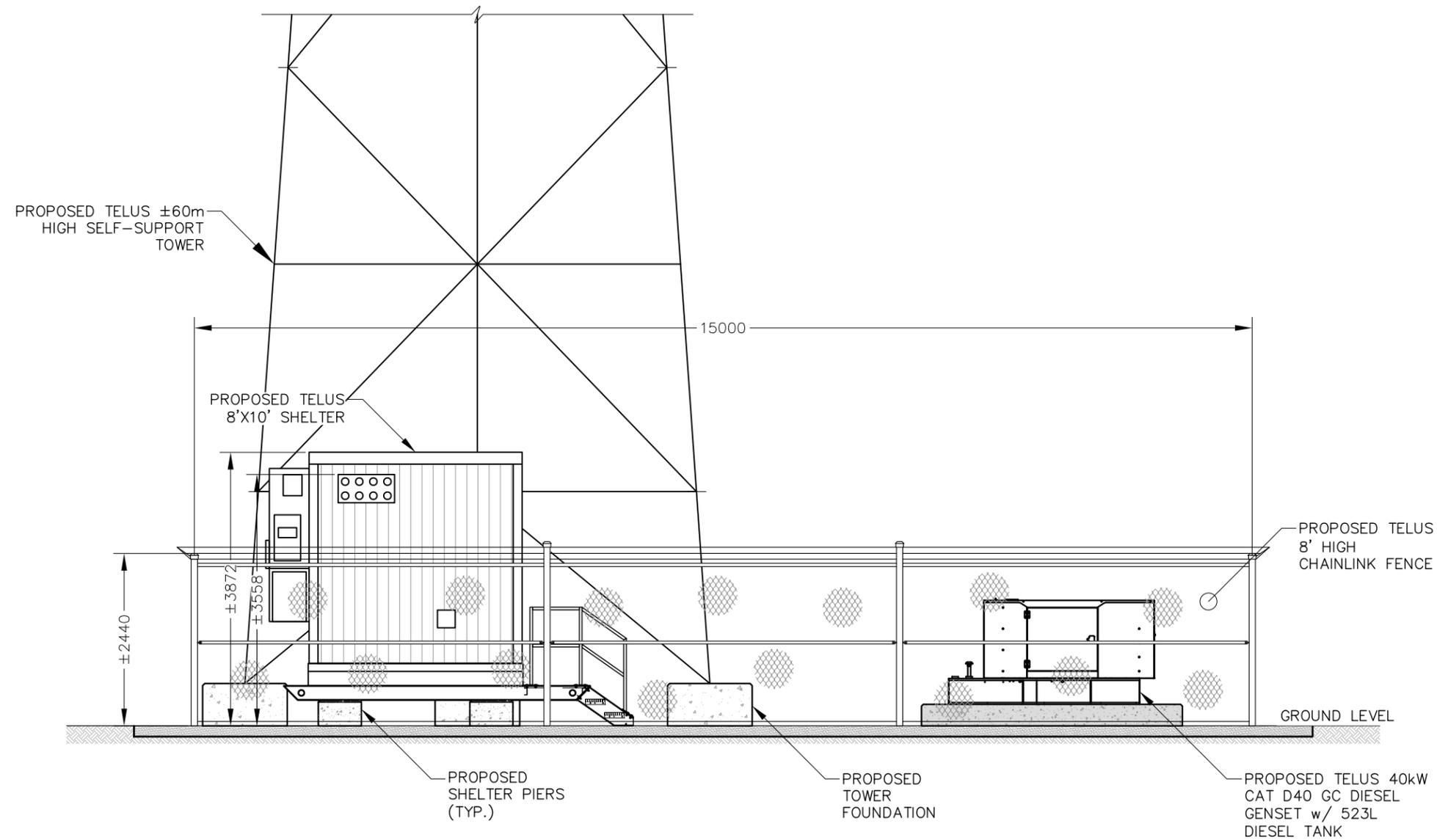
TITLE:
 COMPOUND PLAN

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC105993	DWG. NO: A04
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1 COMPOUND PLAN

NOTES:

1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 28 APR 21 & IMAPBC.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.



1 PARTIAL SOUTH ELEVATION

CLIENT:

CARRIER:



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NO.	BY	DESCRIPTION	DATE



ROEHAMPTON WEST
 1112 WEST PENDER ST.
 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
 INDUSTRIAL WAY, QUATHIASKI COVE, B.C.

TITLE:
 PARTIAL SOUTH ELEVATION

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC105993	DWG. NO: A05
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- NOTES:
1. SITE PLAN OBTAINED FROM SITE VISIT 28 APR 21 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
 2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.



CLIENT:



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NO.	BY	DESCRIPTION	DATE

ROEHAMPTON WEST
 1112 WEST PENDER ST.
 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
INDUSTRIAL WAY, QUATHIASKI COVE, B.C.

TITLE:
ELECTRICAL ROUTING

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC105993	DWG. NO: E01
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NOTE:
CLEAR VEGETATION AS REQUIRED W/
LANDLORD & CITY'S APPROVAL

1 ELECTRICAL ROUTING



Dear Resident/Landowner

June 4th, 2021

Re: Proposed 63.0 m Tall TELUS Radiocommunications Tower
Location: 657 Industrial Way, Quadra Island, BC
Coordinates: 50.055442, -125.21381
TELUS File: BC105993 - Quadra Island

Wireless technology offers many benefits to Canadians. Millions of individuals rely on wireless communications to enhance their personal security and safety, enjoy more frequent contact with family, friends and business associates, and to make more productive use of their personal and professional time. Additionally, cellular coverage improves public safety as over 70 percent of all calls to 911 are placed through wireless devices.

TELUS' Proposal

TELUS is proposing to install a 63.0 meter tall self-support tower structure at a large 6.17 acre privately-owned I-industrial-zoned property at 657 Industrial Way, Quadra Island, BC. All of the equipment necessary to operate this facility will reside within a fenced compound located at the base of the tower. The tower, if constructed, will provide improved wireless service to the Quadra Island community in the vicinity of Quathiaski Cove including the areas along West Road up to Heriot Bay as well as waterways throughout the area.

Authority

Although Innovation, Science and Economic Development Canada (ISED) has exclusive jurisdiction over the placement of wireless telecommunications facilities, it requires the carriers to consult with the applicable local government and the general public regarding new installations. The public consultation process is intended to provide an opportunity to have property owner questions addressed while respecting federal jurisdiction over the installation and operation of telecommunications systems.

ISED's Default Public Consultation Process

ISED has jurisdiction over telecommunications facilities and has set out public and land use authority consultation requirements in the ISED circular, CPC-2-0-03 (CPC) for telecommunication carriers. The CPC requires TELUS to consult with the local land use authority and the general public. TELUS is also required to provide notification packages to property owners within a radius of three times the proposed tower height, measured from the tower base or the outside perimeter of the supporting structure. The required notification radius in this instance is 189.0 meters. Your property falls within this notification radius, and accordingly, TELUS is consulting with you on this tower. This process will provide you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. This notification will also be submitted to the Strathcona Regional District (SRD) and ISED as part of our application for land use concurrence.

The public will also be invited to comment on the proposed site in response to a public notice that will be placed in the *Bird's Eye* publication. The public notice will run for two consecutive issues on June 9th and June 16th, 2021. The public will then have 30 days from the date of the second public notice to submit comments and questions to myself on behalf of TELUS.

I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to ISED.

Site Details

1. *Purpose* - The tower will provide improved wireless service to the Quadra Island community in the vicinity of Quathiaski Cove including the areas along West Road up to Heriot Bay as well as waterways throughout the area. Currently, there are no suitable existing antenna support structures or other feasible structures that can be utilized and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed for those in the vicinity of the facility.

2. *Location and Land Use* - The tower is proposed to be located on privately-owned I-industrial-zoned property at 657 Industrial Way, Quadra Island. The geographical coordinates for the tower site are 50.055442, -125.21381. The subject property is a large lot with mature trees that will partially screen the lower portion of the proposed tower. The subject property was selected as it is centrally located with favourable topography, enabling service coverage across the Quathiaski Cove area of Quadra Island as well as throughout surrounding waterways.
3. *Safety Code 6* – ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS confirms that the tower 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 including combined effects with the local radio environment*, as may be amended from time to time.
4. *Site Access* – TELUS is proposing to access the site via Industrial Way and a small access driveway that will extend into TELUS' compound. TELUS' compound will be fully fenced and locked so as to limit public access.
5. *Environment* - TELUS confirms that the installation is excluded from environmental assessment under the *Impact Assessment Act*.
6. *Design* - This proposal is for a 60.0-meter tall self-support tower as well as a 3.0-meter tall lightning rod (63.0 meters of total height including the lightning rod). The tower will house numerous panel antennas and multiple dishes in support of a variety of communication technologies. A preliminary design of the tower profile and compound plan is included in this notification for your reference.
7. *Transport Canada* - The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.
8. *Structural Considerations* - TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.
9. *Land Use Authority* - The Strathcona Regional District (SRD) does not have an applicable Antenna Siting Protocol and as such we are applying ISED's Default Public Consultation process.
10. *Co-Location* - TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols.
11. *General Information*- General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.
12. *Contacts:*

TELUS

C/O Brian Gregg, SitePath Consulting Ltd., Land Use Consultant
2528 Alberta Street, Vancouver, BC V5Y 3L1
Phone: 778-870-1388
Email: briangregg@sitepathconsulting.com

Strathcona Regional District

C/O Aniko Nelson, Senior Manager, Community Services
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
Email: anelson@srd.ca
Phone: 250-830-6708

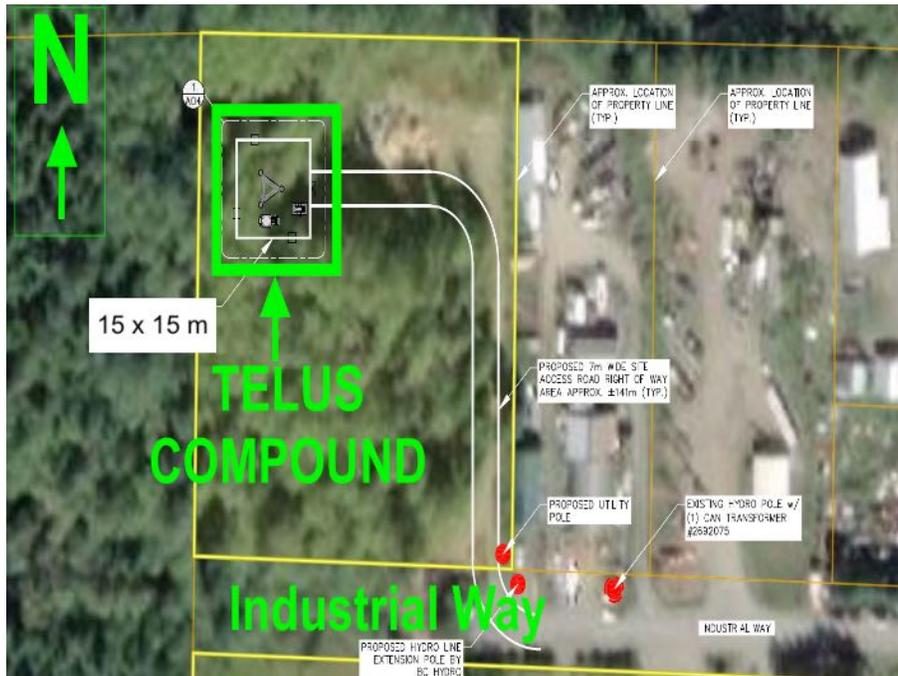
Innovation, Science and Economic Development Canada (ISED) - Vancouver Island District Office

1230 Government Street, Room 430, Victoria BC V8W 3M4
Tel: 250-363-3803
Email: ic.spectrumvictoria-victoriaspectre.ic@canada.ca

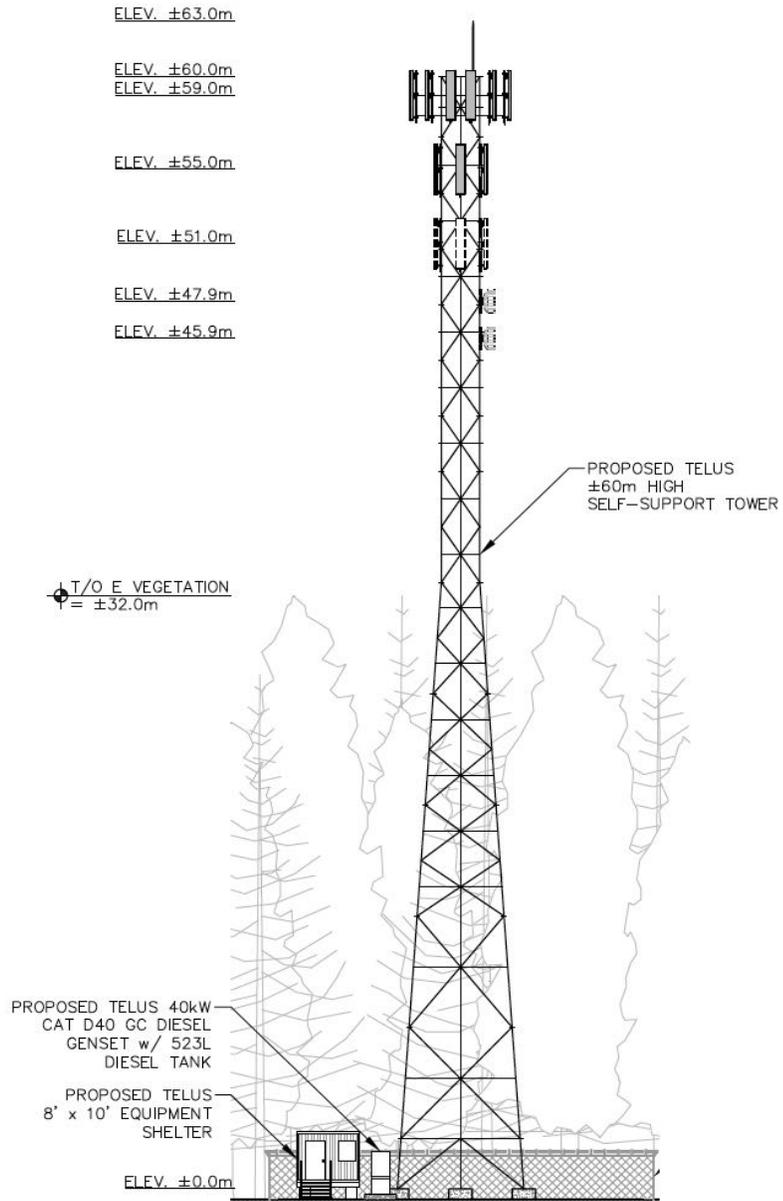
Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **July 19th, 2021**.



Map (for discussion purposes only)



Site Plan (for discussion purposes only)



Tower Profile (for discussion purposes only)

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

View Looking Northwest



View Looking West



COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
QUATHIASKI COVE
Coordinates: 50.055442, -125.21381
[TELUS File: BC105993 - Quadra Island]

1. Are you a cellular phone or wireless device user?

- Yes
 No

2. Do you feel this is an appropriate location for the proposed facility?

- Yes
 No

Comments

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- Yes
 No

Comments

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;

Name _____
(Please print clearly)

Mailing Address _____

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by July 19th, 2021.

Thank you for your input.

**PUBLIC NOTICE
PROPOSED TELUS TELECOMMUNICATIONS FACILITY
63.0-METER TALL SELF-SUPPORT TOWER STRUCTURE**

PROPOSED STRUCTURE: As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED), TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 63.0-meter tall self-support tower and ancillary radio equipment situated on private land at 657 Industrial Way, Quadra Island, BC.

COORDINATES: 50.055442, -125.21381

ADDRESS: 657 Industrial Way, Quadra Island, BC

ANY PERSON may comment by close of business day on July 19th, 2021 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

