

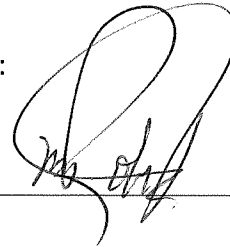
Staff Report to Council

Planning and Development

FILE: 6520-20-2019-02

REPORT DATE: February 04, 2020 MEETING DATE: February 25, 2020
TO: Mayor and Council
FROM: Alex Wallace, Manager Planning and Development
SUBJECT: Radiocommunication Tower: Request for Concurrence to Innovation,
Science and Economic Development (ISED) Consultation Process

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Direct Staff to draft a letter to TELUS and ISED (Innovation, Science and Economic Development Canada) advising that:
 - A.1 TELUS has satisfactorily completed its consultation with the City of Pitt Meadows as it relates to the installation of the radio communications tower located at the southwest corner of 128th Avenue (Golden Ears Way) and 203rd Street; AND
 - A.2 The City of Pitt Meadows is satisfied with TELUS's public consultation process and does not require any further consultation with the public; AND,
 - A.3 The City of Pitt Meadows concurs with TELUS's proposal to construct a wireless telecommunication facility provided it is constructed substantially in accordance with the project plans (revision B) provided in Attachment D and dated October 28, 2019, submitted to the City of Pitt Meadows; OR,
- B. Other.

PURPOSE

The purpose of this report is to receive a motion from Council to confirm that TELUS has completed the consultation process as per the Innovation, Science and Economic Development (ISED) consultation process. TELUS requires a motion to forward to ISED.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

TELUS Corporation (TELUS) has submitted an application to Innovation, Science, and Economic Development (ISED), formerly Industry Canada, to install a radiocommunication tower at the southwest corner of 128th Avenue (Golden Ears Way) and 203rd Street. ISED requires that proponents intending to install certain types of radiocommunication towers to notify and consult with the local land-use authority and the local community; however, certain proposals are exempt from the local land-use authority's consultation protocol policies.

Applicant: Chad Marlatt (Cypress Land Services Inc.) on behalf of TELUS Corporation

Civic Address: Adjacent to 12617 203rd Street in a right-of-way at the southwest corner of 128th Avenue (Golden Ears Way) and 203rd Street. The coordinates are 49.23222° N, -122.65685° W (Figure 1)

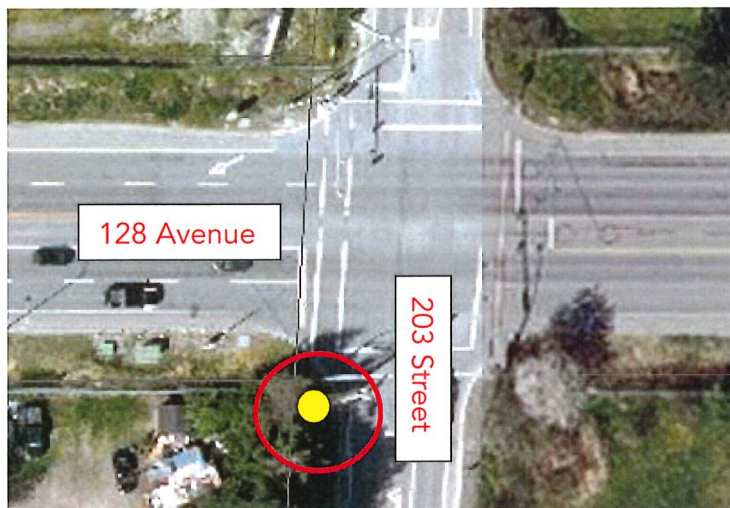


Figure 1: Location of Telecommunication Tower

Under the City of Pitt Meadow's Council Policy C036: Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems, certain types of proposals are exempt from the requirement to consult with municipal governments. One of the exemptions includes new antenna systems, including masts, towers, or

other antenna supporting structure with a height of less than 15 metres above ground level. As this proposal involves one pole less than 15 metres, TELUS was exempt to consult with the City of Pitt Meadows; however, consultation was required in past applications regarding this proposal.

Although TELUS was exempt to consult with Pitt Meadows in accordance with the exemption requirements in Council Policy C036, ISED still requires proponents to consult with the public through public notification. Should the proponents receive written submissions from the public, the proponent is required to respond to their comments or concerns. Thus, Cypress Land Services Inc. has applied, on behalf of TELUS, to the City to receive a resolution from the City's Council confirming that TELUS has completed the consultation process as required by ISED.

This is the third time that the application has gone to Council for a resolution. In the current application, TELUS is proposing to replace the existing two poles with one shorter pole option (at the site shown in Figure 1) (Attachment D). The revised proposal is to add three (3) antennas attached to the top of a wood utility pole with remote radio units and an equipment boxes attached near the lower portion of the pole.

Past Applications

July 19, 2016- Council meeting

In the original application, TELUS had installed two wireless antenna facilities at the intersection of 128th Avenue (Golden Ears Way) and 203rd Street. The towers replaced two existing TELUS utility poles that were 10 metres tall. The new towers that were installed are 14.9 metres in height, shared with existing telephone cables, and are located within rights-of-ways at the northwest and southwest corner of 128th Avenue (Golden Ears Way) and 203rd Street (Attachment A).

The towers were brought to the City's attention after a member of the public, who received notification from TELUS in November 2015, informed Council of the installation of the two antennas at its December 8th, 2015 meeting. Council passed the following resolution in response:

"...that this issue be referred to the Mayor to write a letter to TELUS, Dan Ruimy MP, and the CRTC, indicating that there should have been consultation with the public before the additional cellular poles went up."

Following the above motion, an application was submitted to the City of Pitt Meadows in February of 2016 to complete the consultation process. This application was made even though Council Policy C036: Consultation Protocol for Placing Radiocommunication Towers and Broadcasting Antenna Systems exempts poles less than 15 metres in height from consulting with the public; however, Industry Canada (now ISED) required that proponents consult with the community. Cypress Land Services Inc., on behalf of TELUS, followed the City's consultation process under Council Policy C036 (Attachment I).

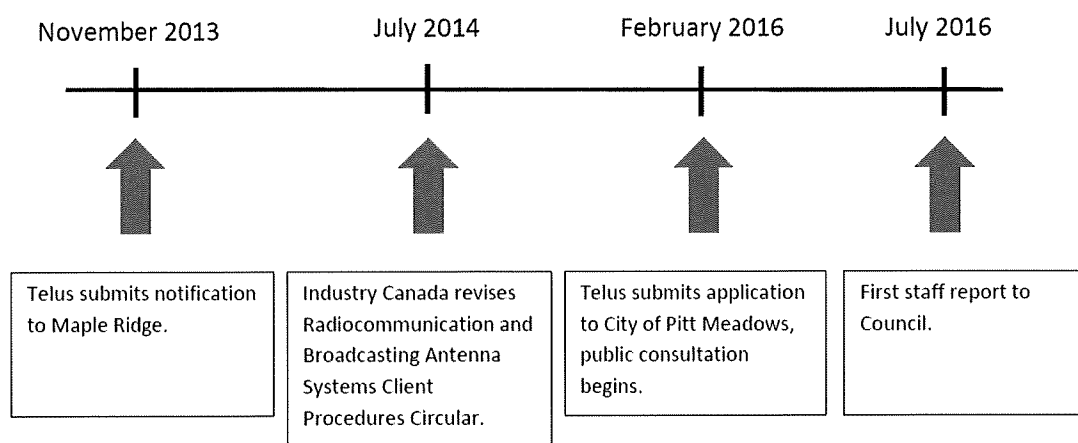
The proponent received written comments from one member of the public. The proponent had forwarded the correspondence, to the City in accordance with the requirements under Council Policy C036 (included in Attachment E).

A report was brought to Council on July 19, 2016 (Attachment E) seeking a resolution of concurrence to the consultation protocol at the Regular Meeting of Council held on July 19, 2016. Much of the discussion at this meeting surrounded the uncertainty of whether TELUS followed the appropriate consultation process under Council Policy C036. Councillors also wanted to gain further insight into if the towers could have been placed elsewhere. Lastly, one Councillor was aware of a pending Supreme Court of Canada case involving a telecommunication tower between Rogers and Chateauguay (a suburb of Montreal) and wanted to wait to hear the outcome of a pending Supreme Court of Canada case before endorsing TELUS' application. As a result, the following motion was moved:

"MOVED by Councillor Bell, **SECONDED** by Councillor Dingwall, **THAT** Council refer to Staff the Radiocommunication Towers at Golden Ears Way and 203rd Street Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems to further investigate timing of the public consultation process, purview of the City in this respect and outcome of a pending Supreme Court of Canada case."

May 2, 2017- Council Meeting

Following the motion at the July 19, 2016 regular meeting of Council, TELUS submitted a summary of the consultation process (Attachment F). Below shows a summary of the consultation process as indicated in Attachment F in a timeline format:



TELUS had originally provided a detailed submission/notification package of the proposal in November 2013 to the District of Maple Ridge as they were under the assumption that the lands fell within Maple Ridge, not Pitt Meadows (Attachment H). During the time of submitting a notification package to Maple Ridge, the proposal was considered exempt under Industry Canada's CPC Policy (Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular). This policy exempted any new wireless installation measuring 15 metres or less from requiring consultation with the public or local land-use authority prior to installation. No comments were received from Maple Ridge. Thus, in early 2015, TELUS completed the installation of the towers.

These installations, along with two others in Maple Ridge, were brought to Industry Canada's attention. Industry Canada indicated that consultation was required due to changes to the CPC Policy in the summer of 2014 to no longer exempt the installation of structures under 15 metres and below from consulting with the local land-use authority and the public. As such, Industry Canada instructed TELUS to consult with the local land-use authority as a result of the revision to the CPC Policy.

As instructed by ISED, the proponent mailed out notification to surrounding property owners in accordance with the Council Policy C036: Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems in November 2015. The notices were also published in the Maple Ridge and Pitt Meadows News as per the policy. All of the notices were included in the report to Council dated July 15, 2016 (Attachment E). Both the proponent and the City received correspondence from one member of the public, which was also included in the original report. Further correspondence from the same member of the public was received prior to the regular meeting of Council held on May 2, 2017 (Attachment G).

According to TELUS, several sites were investigated around the intersection of Golden Ears Way and 203rd Street prior to settling on using the two existing utility pole locations. There was one owner of the property located at 12689 203rd Street that expressed interest into entering into long-term right-of-way agreement with TELUS; however, an agreement could not be met (Attachment H).

TELUS advised the City that the proposal could be revised to use only one utility pole, if requested by the City. A one pole option would increase the height from 14.9 metres to 16.2 metres to accommodate additional antennas that would have been located on the second pole.

The City investigated the Supreme Court of Canada Case: *Rogers v. Châteauguay*. Ultimately the Court concluded that the Court of Appeal had erred in its finding that municipalities have a certain degree of power in determining the locations of telecommunications poles. The court concluded that "the siting of antenna systems is part of the core of the federal power over radiocommunication and that any other conclusion would make it impossible for Parliament to achieve the purpose for which this power was conferred on it."

Based on the information presented by staff, Council passed the following motion at the Regular Meeting of Council held on May 2, 2017:

"MOVED by Councillor Bell, **SECONDED** by Councillor Murray, **THAT** Council:

B. Request that TELUS propose the one taller pole option rather than the current two pole option; AND,

C. Adopt the proposed changes to Council Policy C036 titled Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems."

The proposed changes to Council Policy C036 included the changes to ISED's (then Industry Canada) to no longer exempt the installation of structures under 15 metres and below from consulting with the local land-use authority and the public. This change was subsequently made to Council Policy C036.

Relevant Policy, Bylaw or Legislation:

The issue is regulated by Council Policy C036- Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems.

Council Policy C036- Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems

The City of Pitt Meadows adopted Council Policy C036: Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems in 2012 and reaffirmed in 2015 (Attachment I). The Policy recognizes that the City holds limited power for ensuring public consultation is adequate and up to ISED standards. Under this policy, certain proposals are exempt from consulting with the local land use authority. For example, poles less than 15 metres tall are exempt from this policy.

Current Application

Cypress Land Services Inc., on behalf of TELUS has resubmitted an application to the City to retrieve a Council resolution for concurrence to ISED's consultation process. As per Council's resolution at the regular meeting of Council held on May 2, 2017, TELUS revised their proposal to include a shorter, one pole option. The single pole is less than 15 metres and is therefore exempt under Council Policy C036: Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems (Attachment I).

Although TELUS's proposal is exempt from the City's consultation process, ISED still requires TELUS to consult with the public. As such, TELUS followed ISED's default consultation process which requires all that properties within three times the structures height to be notified. The consultation process is to provide the opportunity to obtain

information regarding the proposal, ask questions and respond/provide comments to any written submissions received.

On November 18, 2019, notification packages were mailed out to property owners within 45 metres surrounding the site to advise them of the proposal (Attachment J). TELUS received one comment sheet from a member of the public (Attachment K). Cypress Land Services Inc., on behalf of TELUS, responded to this comment, as per ISED's consultation requirements. No further correspondence was received. To date, no comments or concerns have been received by the City of Pitt Meadows.

Analysis:

Even though TELUS is exempt from Council Policy C036, the proposal meets the following development guidelines under the policy (staff comments are in italics):

Section 2.1- Site Selection and Siting

Proponents should consider co-location.

The proposal incorporates co-location: the antennas have been added to utility poles that currently include TELUS wireline services

Sites should be selected to avoid lands on the heritage register and identified archaeological evidence, on municipal parks or environmentally sensitive areas, dyke right-of-ways, or within 120 metres from elementary or secondary schools

The pole is not located on or near any of the above.

Radiocommunication towers should meet the minimum setback requirements of the zone, unless it is co-located.

The pole is located on a right-of-way, not on private property and is co-located.

Section 2.2- Design Criteria

The policy encourages co-location and that the design is sympathetic to surrounding architecture.

The use of existing utility poles for wireless and wireline services promotes co-location. The pole is similar height of the existing utility poles. The equipment cabinet is similar of other utility cabinets found within the right-of-way.

The policy encourages stealth design techniques such as hiding wireless antennas within structures.

The antennas are flush mounted to the utility poles to reduce overall visibility.

Conclusion

Over the last four years, TELUS has completed three consultations for this proposal. In the most recent application, TELUS has returned with a proposal that meets the previous Council's direction (Council resolution from the May 2, 2017 meeting) and has reduced their proposal from two poles to one shorter pole option. Due to this, TELUS was exempt from consulting with the local land-use authority (Pitt Meadows); however, TELUS was required to follow the consultation process required by ISED, which was completed.

Telecommunication towers are regulated by ISED. ISED has approval authority over the erection of telecommunication towers. Proponents, however, are required to fulfill consultation. As we saw in the *Rogers v. Châteauguay* Supreme Court of Canada case, municipalities have limited power over the approvals of telecommunication towers.

Upon review, TELUS has completed the consultation process and has met the development guidelines within Council Policy C036. Consultation has now been done three times, which is above and beyond what is required.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☒ Corporate Excellence
☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Demonstrate open and honest accountability in all activities.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this application.

PUBLIC PARTICIPATION

- ☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

The proponent consulted the public as per the ISEDs public consultation process requirements.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Stefanie Ekeli, Development Services
Technician

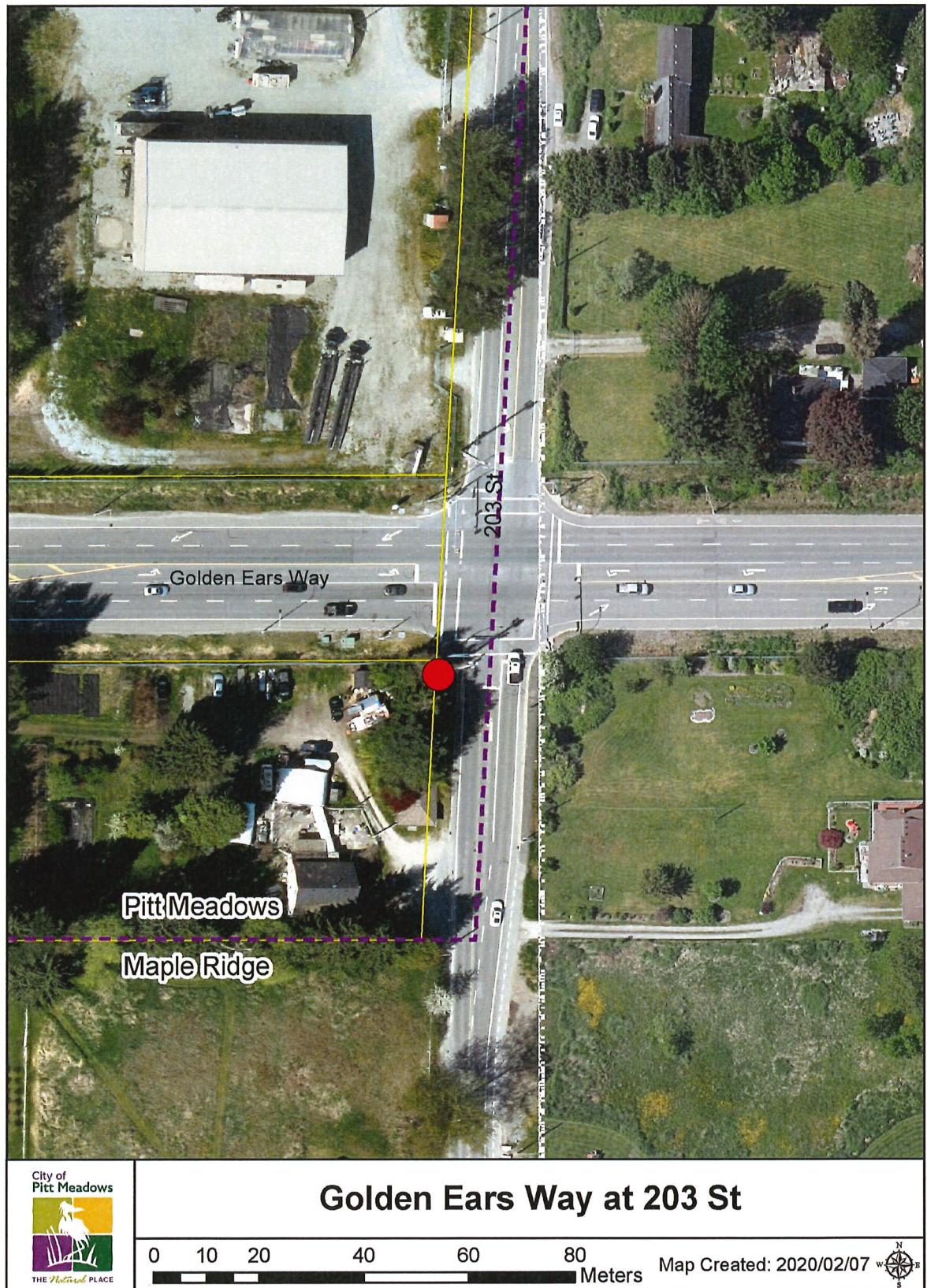
Reviewed by:

Alex Wallace, Manager Planning and
Development

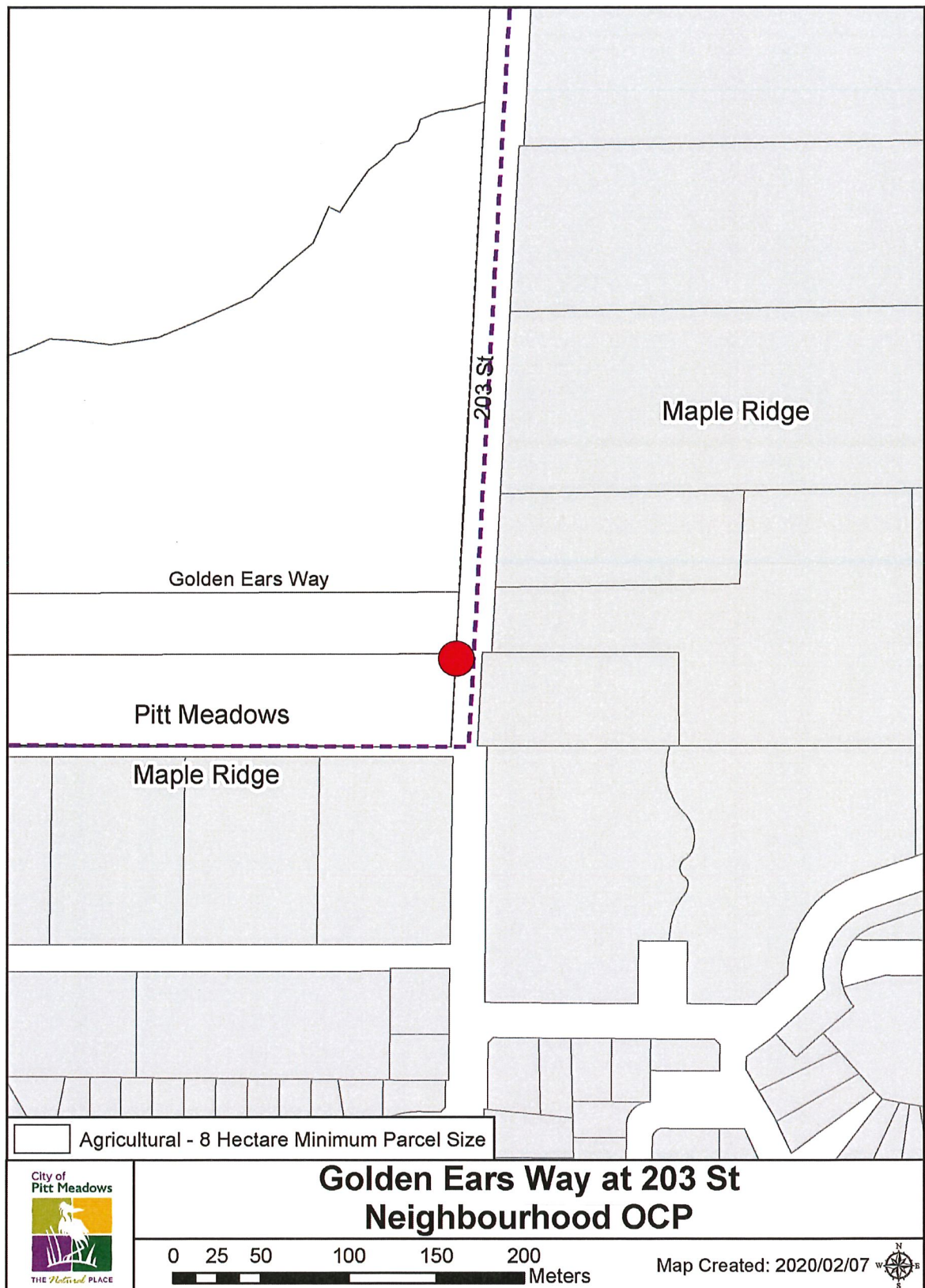
ATTACHMENT(S):

- A. Aerial Map
- B. Official Community Plan Context Map
- C. Zoning Bylaw Context Map
- D. Site Plan
- E. July 19, 2016 Council Report
- F. TELUS's Summary of Consultation Process
- G. Written Submission from Mr. Ting Wu
- H. TELUS Rationale
- I. Council Policy C036- Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems
- J. TELUS Notification Package
- K. TELUS Comment & Response

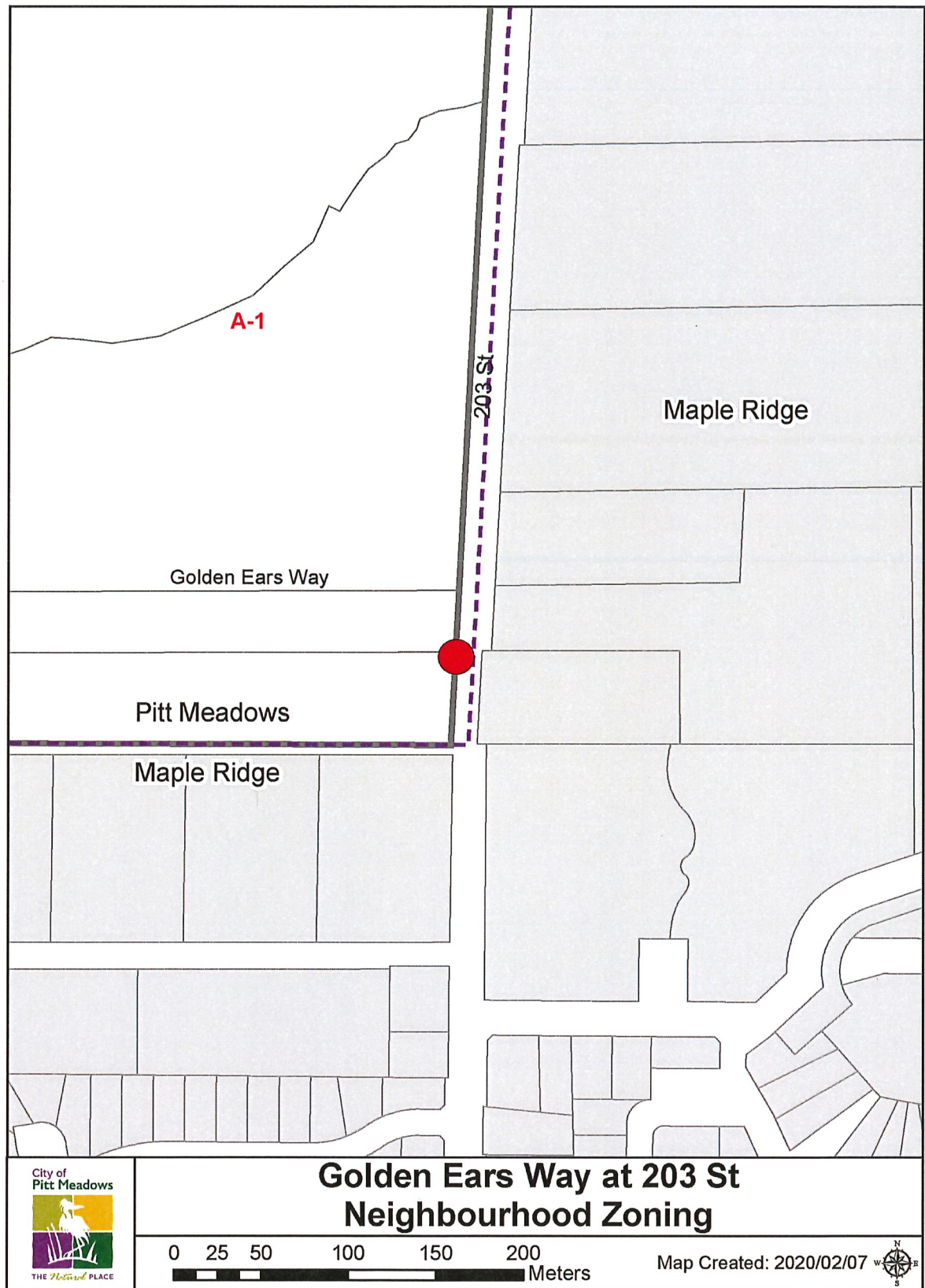
A. Aerial Map

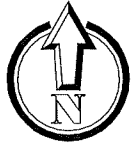


B. Official Community Plan Context Map

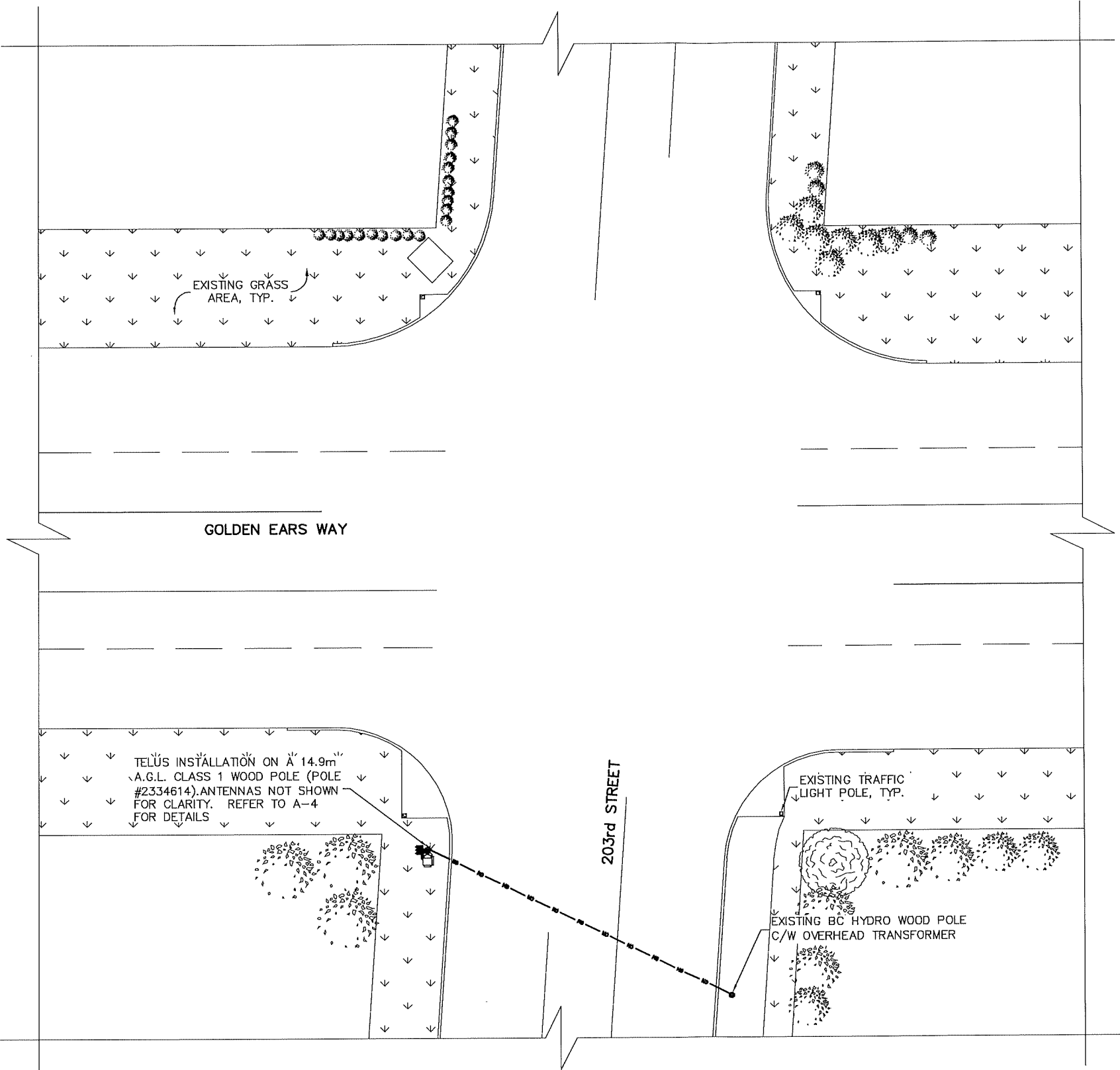


C. Zoning Bylaw Context Map





TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



1 SITE PLAN
1:300
0 3m 6m 12m

ATTACHMENT
NOTES:
1. SITE PLAN INFORMATION OBTAINED FROM AN AERIAL IMAGE AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED OCTOBER 24, 2019. THIS DRAWING DOES NOT REPRESENT A SURVEY

B	REVISED PER TELUS	FM	OCT 28/19
A	ISSUED FOR REVIEW	FM	OCT 24/19
REV.	DESCRIPTION	BY	DATE

CLIENT:
TELUS

TRK ENGINEERING
HANGAR 9 5225 216th ST.
LANGLEY, BC V2Y 2N3
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

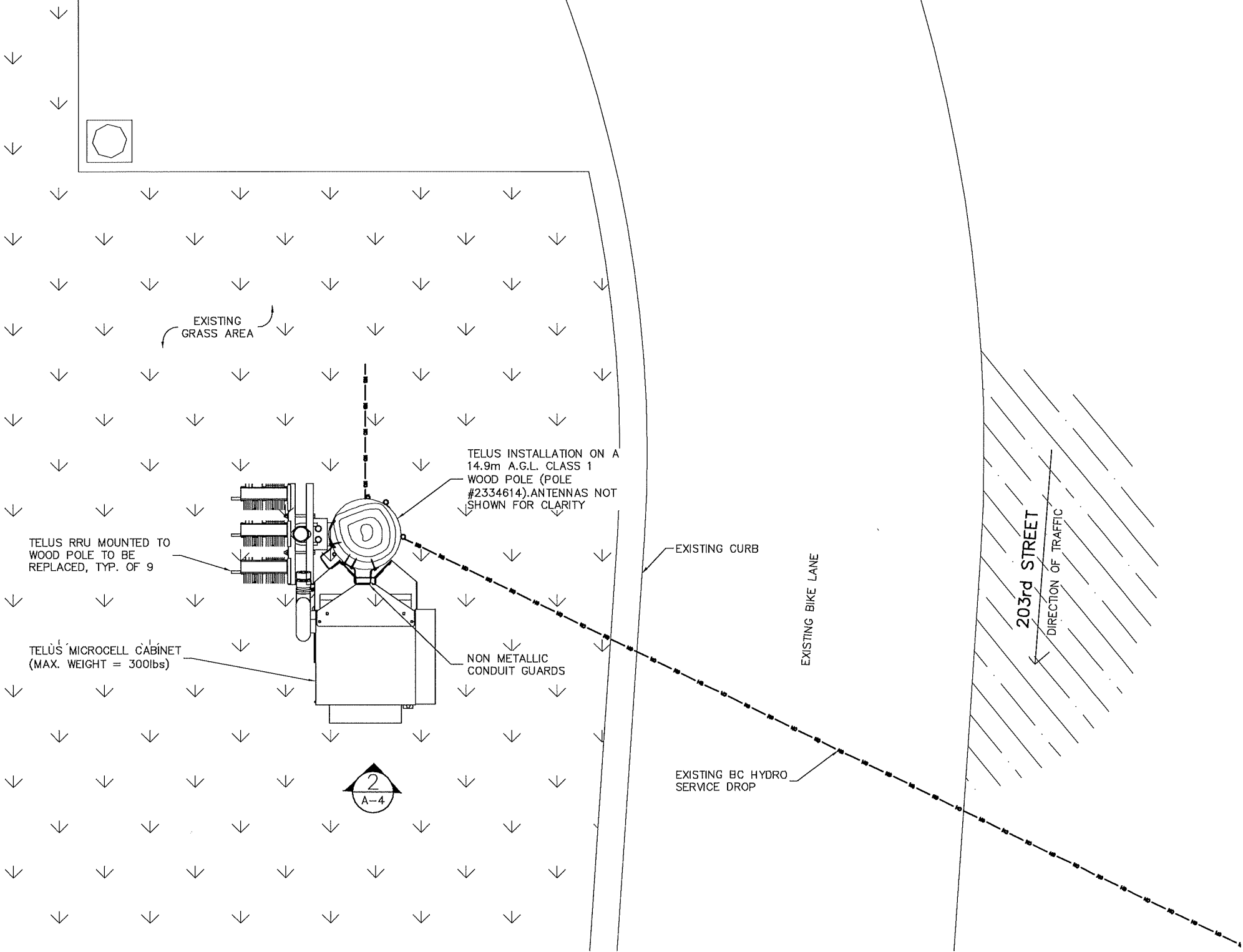
PROJECT:
BC2258
12652 203rd ST.
MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:
SITE PLAN

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	A-2
DRAWN BY: K.G.	
DATE: OCT 24/19	
CAD FILE: 1910-045A2	
PROJECT NUMBER: 1910-045	



TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



1 EQUIPMENT LAYOUT
1:25
0 250 500 1m

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM AN AERIAL IMAGE AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED OCTOBER 24, 2019. THIS DRAWING DOES NOT REPRESENT A SURVEY

B	REVISED PER TELUS	FM	OCT 28/19
A	ISSUED FOR REVIEW	FM	OCT 24/19
REV.	DESCRIPTION	BY	DATE

CLIENT:



HANGAR 9 5225 216th ST.
LANGLEY, BC V2Y 2N3
TEL: (604) 574-6432
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PROJECT:

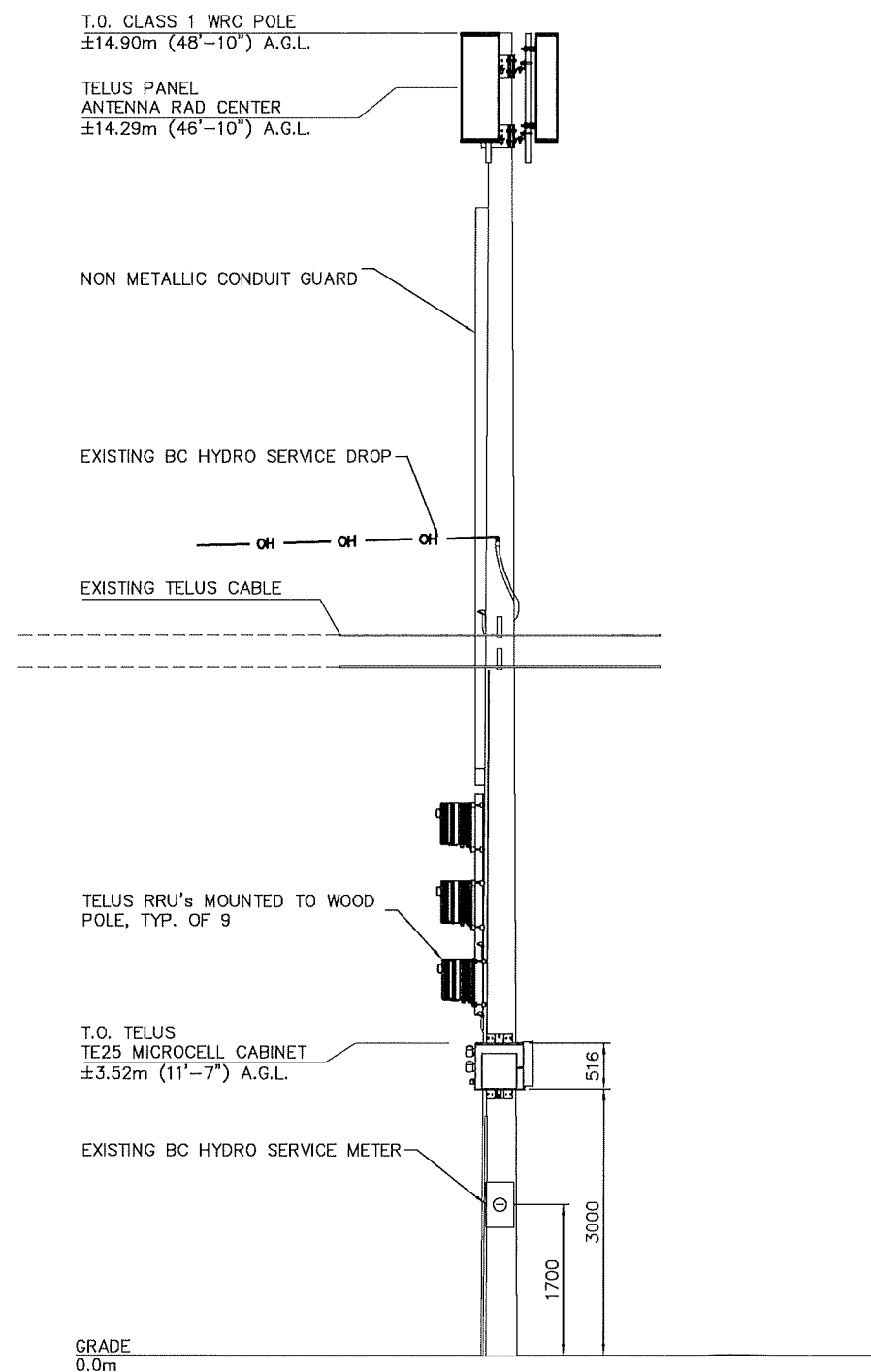
BC2258
12652 203rd ST.

MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:

EQUIPMENT LAYOUT

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	A-3
DRAWN BY:	K.G.	
DATE:	OCT 24/19	
CAD FILE:	1910-045A3	
PROJECT NUMBER:	1910-045	



2 PROPOSED SOUTH ELEVATION
1:80
0 800 1.6m 3.2m

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.

B	REVISED PER TELUS	FM	OCT 28/19
A	ISSUED FOR REVIEW	FM	OCT 24/19
REV.	DESCRIPTION	BY	DATE

CLIENT:



HANGAR 9 5225 216th ST.
LANGLEY, BC V2Y 2N3
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:

BC2258
12652 203rd ST.

MAPLE RIDGE BRITISH COLUMBIA

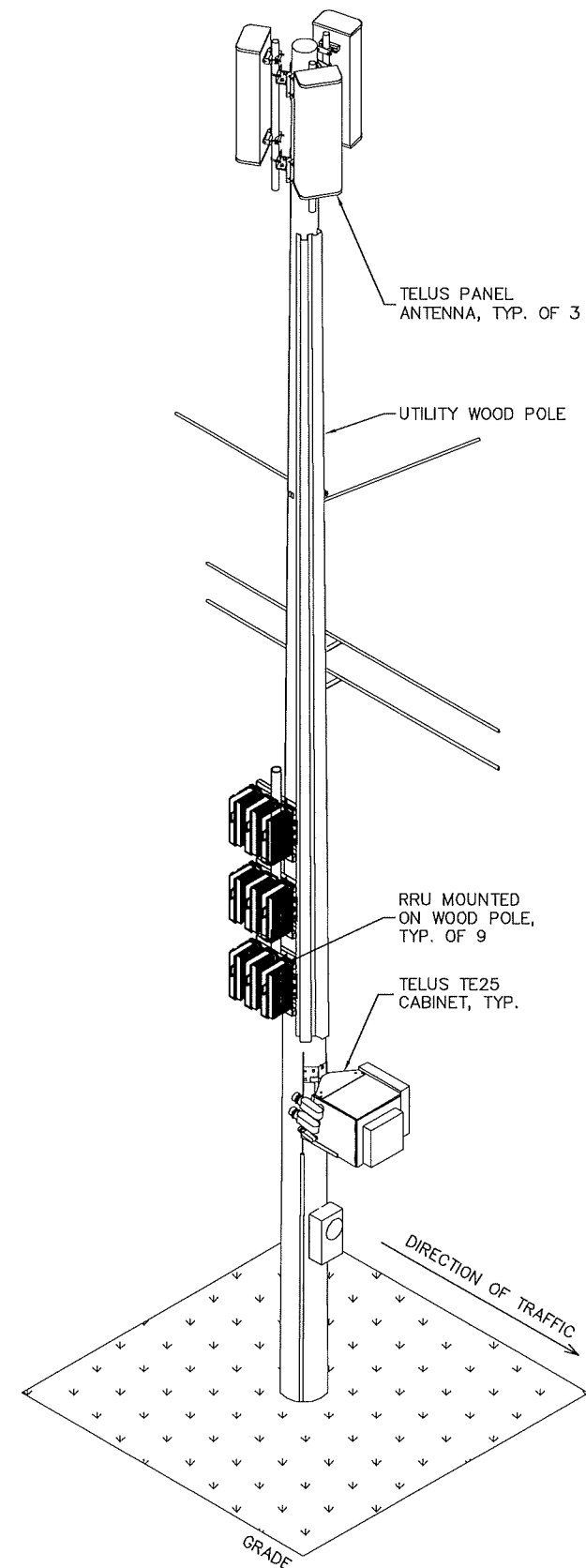
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PROPOSED ELEVATIONS

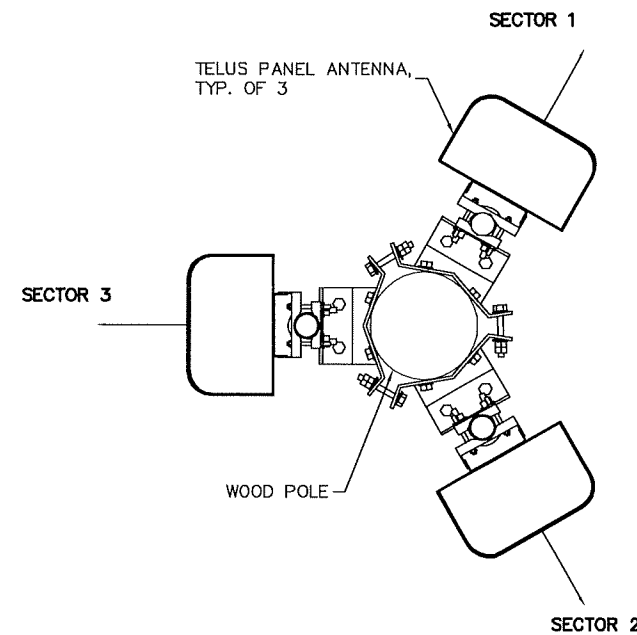
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DRAWN BY:	K.G.	
DATE:	OCT 24/19	
CAD FILE:	1910-045A4	
PROJECT NUMBER:	1910-045	



TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



① ISOMETRIC VIEW
— N.T.S.



② PROPOSED ANTENNA LAYOUT
— 1:20
0 200 400 800

B	REVISED PER TELUS	FM	OCT 28/19
A	ISSUED FOR REVIEW	FM	OCT 24/19
REV.	DESCRIPTION	BY	DATE

CLIENT:

TELUS

TRK ENGINEERING
HANGAR 9 5225 216th ST.
LANGLEY, BC V2Y 2N3
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:

BC2258
12652 203rd ST.

MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:

POLE PERSPECTIVE &
PROPOSED ANTENNA LAYOUT

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	A-5
DRAWN BY:	K.G.	
DATE:	OCT 24/19	
CAD FILE:	1910-045A5	
PROJECT NUMBER:	1910-045	

PITT MEADOWS

REPORT

REQUEST FOR COUNCIL DECISION

DATE: July 15, 2016 **6520-20-2016-01**
FROM: Department of Community Services
SUBJECT: Radiocommunication Towers at Golden Ears Way and 203rd Street: Consultation Protocol
for the Placement of Radiocommunication and Broadcasting Antenna Systems

RECOMMENDATION: THAT Council:

- A. Direct Staff to draft a letter to Telus and Industry Canada outlining the proposal's conformance with the public consultation requirements as outlined in the City's "Consultation Protocol for the Placement of Radio-communication and Broadcasting Antenna Systems" Policy C036; OR
- B. Other.

CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:**PURPOSE**

Telus has installed two wireless antenna facilities at the intersection of 203rd Street and Golden Ears Way. Industry Canada requires that proponents intending to install or modify certain types of radio-communication structures notify and consult with the local land use authority and the local community in the vicinity of the proposed structures. The purpose of the report is to confirm that the consultation process is complete in accordance with the City's "Consultation Protocol for the Placement of Radio-communication and Broadcasting Antenna Systems" Policy C036.

BACKGROUND**KEY ISSUE(S)/CONCEPT(S):**

Telus has submitted a Radio-communications Facility application to the City of Pitt Meadows for two wireless antenna facilities for consideration. The cell towers are already in place, but have not been activated as the public consultation requirements have not been completed. They are located at the northwest and southwest corners of Golden Ears Way and 203rd Street, just west of the Pitt Meadows / Maple Ridge municipal boundary.

The two towers replaced two existing Telus utility poles that were 10 metres tall. The new towers are 14.9 metres tall, and are shared with existing telephone cables. Each installation consists of three antennas attached to the top of each pole. The equipment boxes are attached to each pole about three metres above the ground. Both poles are located within the rights-of-way.

At its December 8th, 2015 Council in Committee Meeting, Ting Wu (owner of Formosa Nursery at 12689 203rd Street), informed Council of the installation of the antennas adjacent to his property and across the street. Council passed the following resolution in response:

PITT MEADOWS

"... that this issue be referred to the Mayor to write a letter to Telus, Dave Ruimy MP, and the CRTC, indicating that there should have been consultation with the public before the additional cellular poles went up."

Under the Radiocommunication Act, the federal government has jurisdiction over interprovincial and international communication facilities. Industry Canada has been granted the authority to approve and license the location of radiocommunication facilities. Industry Canada requires that proponents intending to install or modify certain types of radiocommunication structures notify and consult with the local land use authority and the local community in the vicinity of the proposed structures.

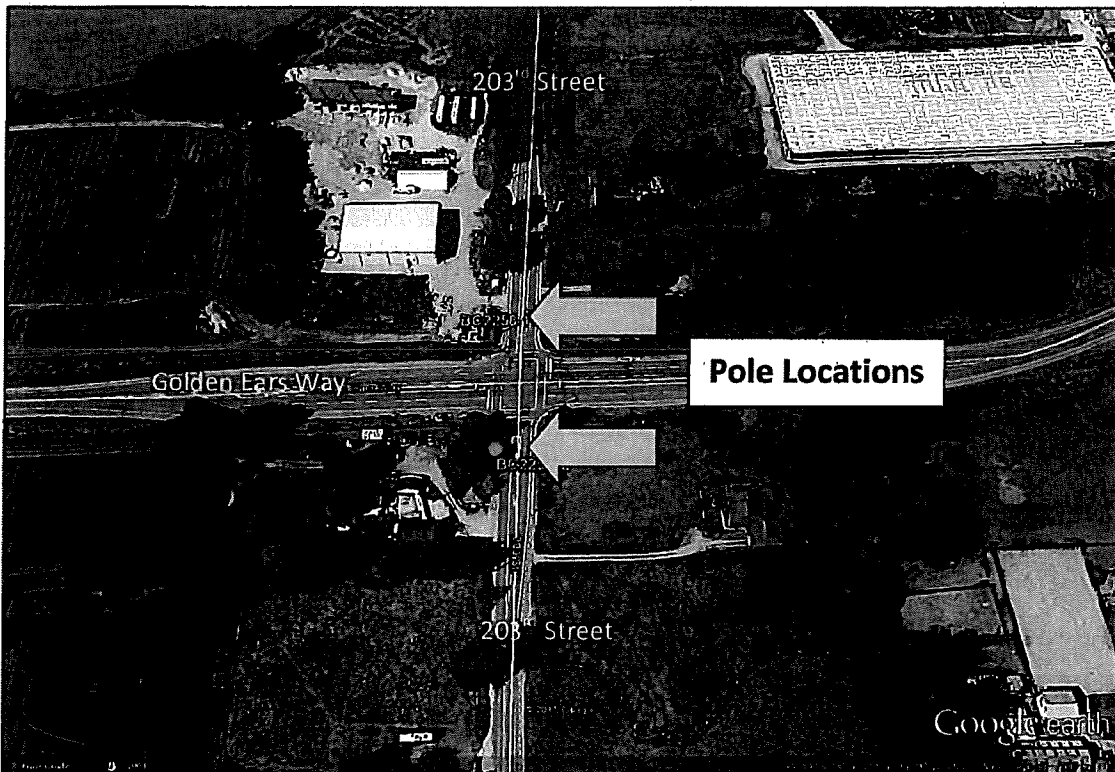


Figure 1: Radiocommunication Facilities Locations

The City of Pitt Meadows adopted the *Consultation Protocol for Placing Radio-communication Towers and Broadcasting Antenna Systems Policy* in 2012, and reaffirmed it in 2015. The policy recognizes that most of the authority for regulating these structures lie with Industry Canada and that the City has limited powers in this area.

While the City's policy does not require consultation for towers under 15 metres in height, Industry Canada requires that the proponent nevertheless consult with the community.

The City of Pitt Meadow's policy contains guidelines regarding site selection and tower location, design criteria and public consultation. The following is a summary of the guidelines, and how the proponent adhered to them.

Site selection

The policy encourages that wireless antennas are either co-located with other antennas or that the towers can accommodate additional antennas.

The two antennas are not co-located with other antennas, nor can the poles accommodate additional antennas from other carriers. The towers are slightly higher than a utility pole and they carry other utilities in addition to the antennas.

The policy recommends that the location of towers and wireless antennas avoid areas on the heritage register, municipal parks, environmental sensitive areas, dyke rights-of-ways and areas within 120 metres of any elementary or secondary schools.

Both facilities are located within the road allowance and are not nearby sites on the City's Heritage Register, municipal parks, environmentally sensitive areas, dyke rights-of-way or schools.

Design Criteria

The policy encourages that the wireless antennas and towers are sympathetic to the surrounding architecture and built form (distance from houses).

The surrounding properties are agricultural / rural, with the closest house to the towers approximately 40 metres away. These towers are 14.9 metres, slightly higher than utility poles.

The policy also encourages stealth design techniques such as hiding wireless antennas within structures.

Stealth design techniques were not employed as part of this proposal.

Public Consultation

The proponent is required to send out notification to property owners.

The proponent mailed notification to surrounding property owners in accordance with the City's policy in November 2015. The mail-out package is included as Attachment B.

Proponent is required to acknowledge receipt of concerns and to provide a response and to make comments available to the City.

The proponent has sent correspondence from a concern resident (Ting Wu) and their own responses to the City in accordance with the policy. This correspondence has been included as Attachment C.

Public notice is required to be published in two consecutive newspaper issues and the City provided with a copy of the notice.

The notices were published on Thursday May 12th and Thursday May 5th in the Maple Ridge and Pitt Meadows Times. The notices have been included as Attachment D.

PITT MEADOWS

Public Information meeting required only if the proposed towers are in the urban area.

RELEVANT POLICY: City of Pitt Meadows *Consultation Protocol for Placing Radio-communication Towers and Broadcasting Antenna Systems Policy*

STRATEGIC ALIGNMENT: This application aligns with Council's Economic Prosperity strategic goal.

DESIRED OUTCOME: A complete and robust communications network that takes residents' health and wellbeing into consideration.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None identified.

FINANCIAL: None identified.

IMPLEMENTATION/COMMUNICATION: None identified.

KATZIE FIRST NATION CONSIDERATIONS: None identified.

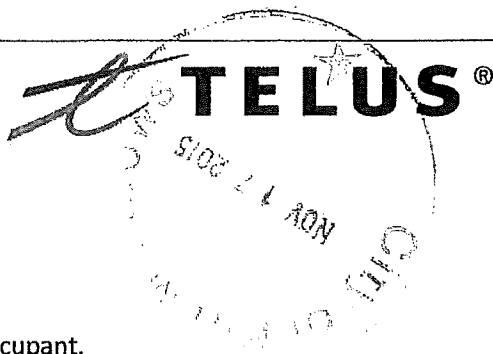
Prepared by: D.K. Parr, Planner II

Submitted by: K. Zanon, Director of Community Services

Approved by: M. Roberts, CAO

ATTACHMENT(S):

-
- A. Council Policy C036 Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems.
 - B. Mail-out package to property owners dated November 16, 2015 from Telus.
 - C. Email correspondence between Mr. Ting Wu (dated November 27, 2015) and Mr. Chad Marlatt, Telus dated December 2, 2015).
 - D. Public notices published in the *Maple Ridge and Pitt Meadows Times*



November 16, 2015

Dear Property Owner / Occupant,

Re: Two 14.9m TELUS Wood Pole Antenna Installations
Address: Golden Ears Way & 203rd Street, Pitt Meadows, BC
Pole 1 Coordinates: 49°13'57.45"N, 122°39'24.50"W
Pole 2 Coordinates: 49°13'55.66"N, 122°39'24.64"W
TELUS Site: BC2258 - 203rd St & 128th Ave

What has TELUS installed?

TELUS has replaced of two (2) of its existing TELUS wireline utility poles (approx. 10m in height) with new 14.9m wood poles and added wireless antenna. The poles are located on the northwest and southwest corners of 203 Street and 128th Ave in the City of Pitt Meadows. Three antennas and an equipment box are attached to each utility pole. An aerial photo of the location and photo of the installations are included as part of this notification package.

TELUS seeks to continue to provide high quality wireless telecommunications services to the area. Increasingly, Canadians depend on wireless voice, data and internet communications for business, personal and emergency safety uses. In response to demand for improved service in the Pitt Meadows/Maple Ridge area, TELUS has added the new installation.

Regulatory Authority

While Industry Canada has exclusive jurisdiction over the approval and placement of radiocommunications installations, Telecommunication providers are required to consult with the local municipality and the general public regarding new installations.

The City of Pitt Meadows has a "Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems" that facilitates the consultation process. The City of Pitt Meadows's consultation process will provide an opportunity for residents and landowners to obtain detailed information regarding the proposal and to provide comments for the consideration of TELUS and the Pitt Meadows. Any inquiries that are received as a result of this notification will be logged and submitted to the City of Pitt Meadows as part of our application for concurrence.

This notice is intended to provide you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. As per the City's policy, all owners and tenants of properties located within 122 metres of the proposed wireless installations have to be notified



in writing. Following the public consultation, City staff will prepare a report to Council for consideration of the proposal.

Purpose

The purpose of these installations is to improve TELUS' wireless service within Pitt Meadows. Improved service will result in better voice and data services including faster download and upload speeds and improve voice access to the TELUS wireless network. Currently, there are no existing antenna support structures or other feasible infrastructure of adequate height that can be utilized for the purpose of installing wireless equipment; as a result, TELUS replaced its existing utility poles with new poles to support the installation.

Safety Code 6

Industry Canada requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS confirms that the wireless 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.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Structural Considerations

TELUS confirms that the antenna structure described in this notification package apply good engineering practices including, structural adequacy during construction. The facility is built to the National Building Code as well as the BC Building Code.

General Information

General information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/towers>

Contacts

TELUS

c/o Chad Marlatt of Cypress Land Services Inc.

Agents for TELUS

Suite 120, 736 Granville Street

Vancouver, BC V6Z 1G3

Tel: 604-620-0877 | Fax: 604-620-0876 | E-mail: publicconsultation@cypresslandservices.com

Industry Canada

Radio Licensing Spectrum Management

1700 – 13401 108th Avenue

Surrey, BC V3T 5V6



City of Pitt Meadows

Dana Parr

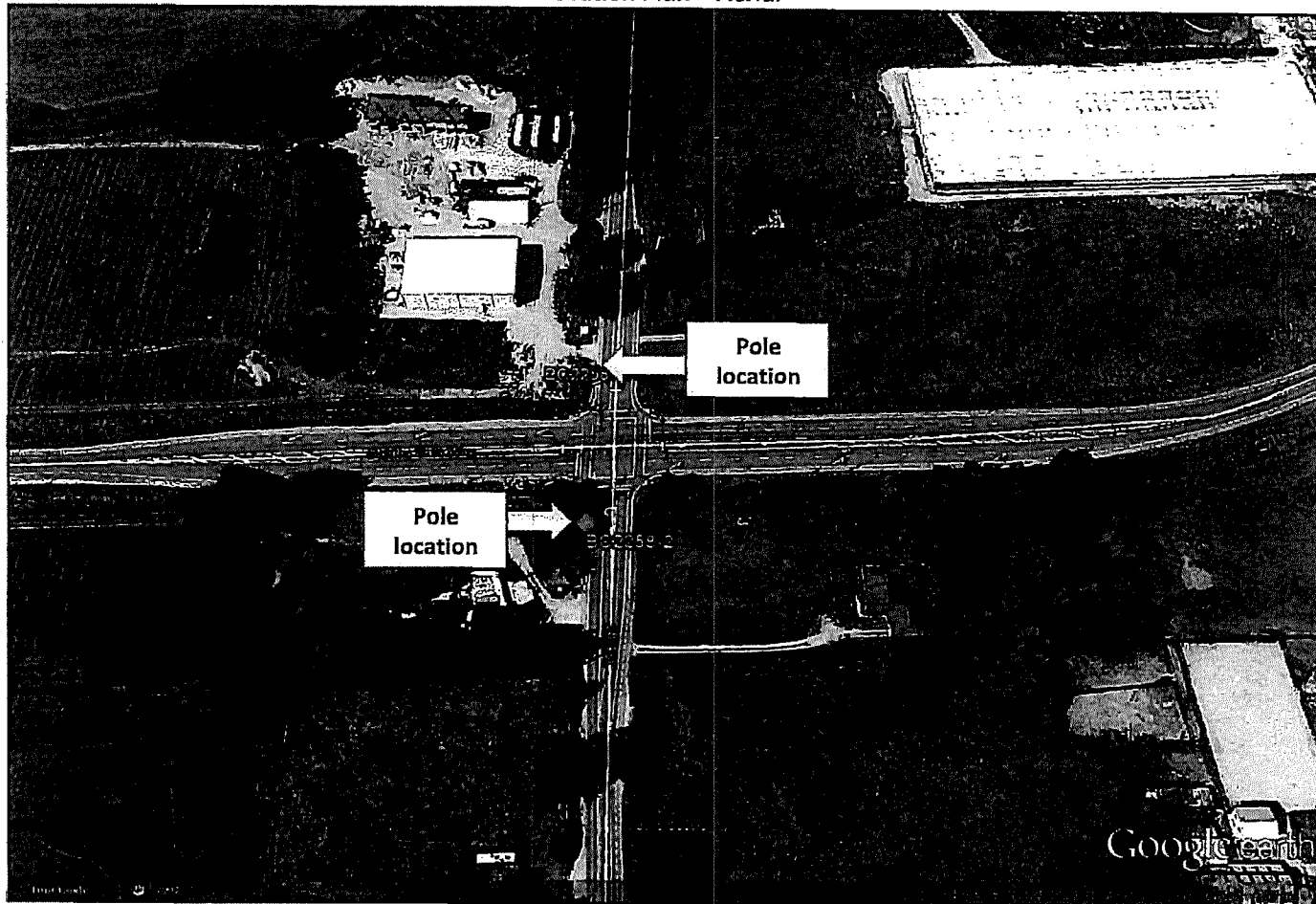
City of Pitt Meadows

12007 Harris Road

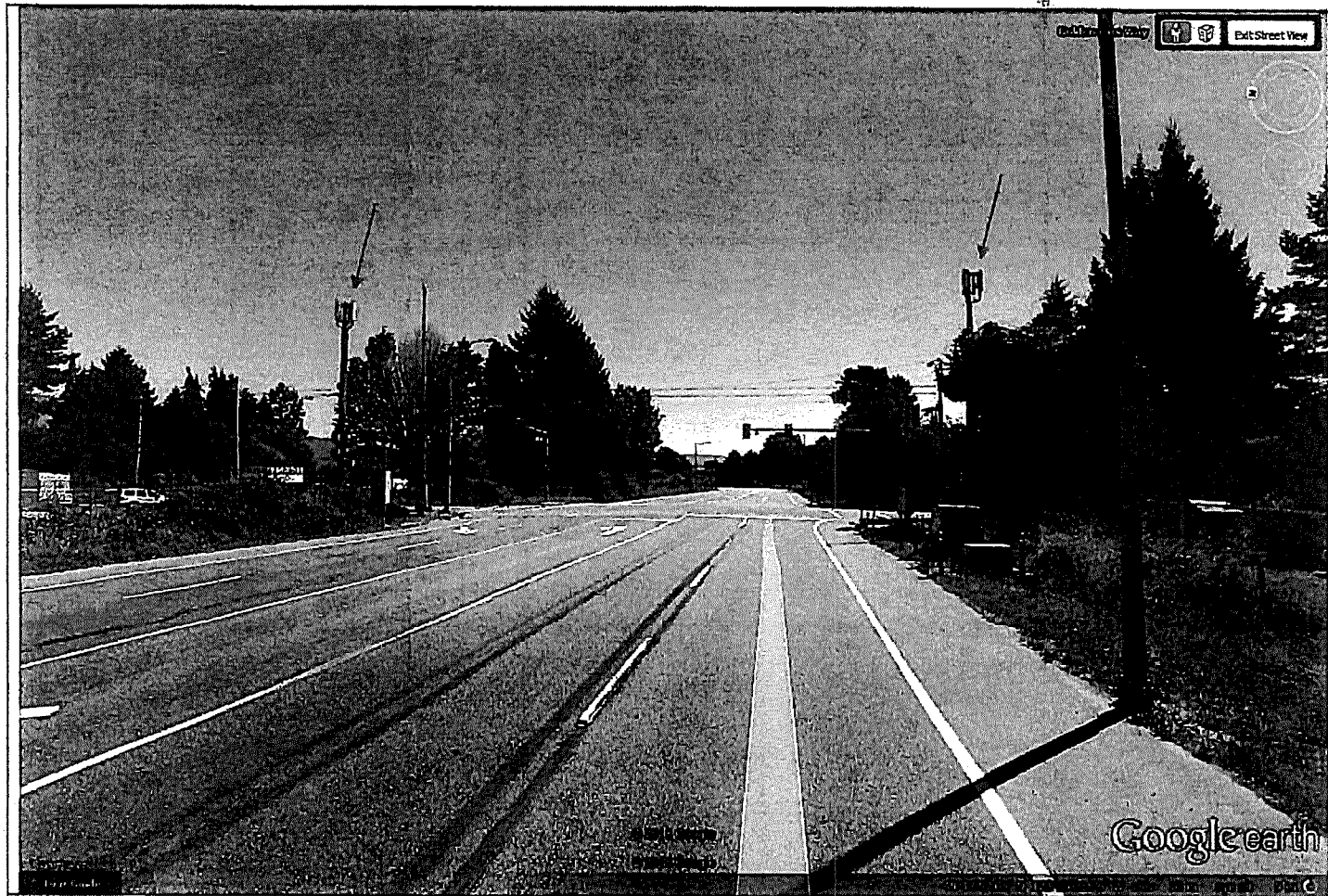
Pitt Meadows, BC V3Y 2B5

Should you have any specific questions regarding the proposal, please contact the above-listed herein, by email: publicconsultation@cypresslandservices.com, or return the comment sheet via fax (604) 620-0876 or by mail to TELUS by **December 16, 2015**.

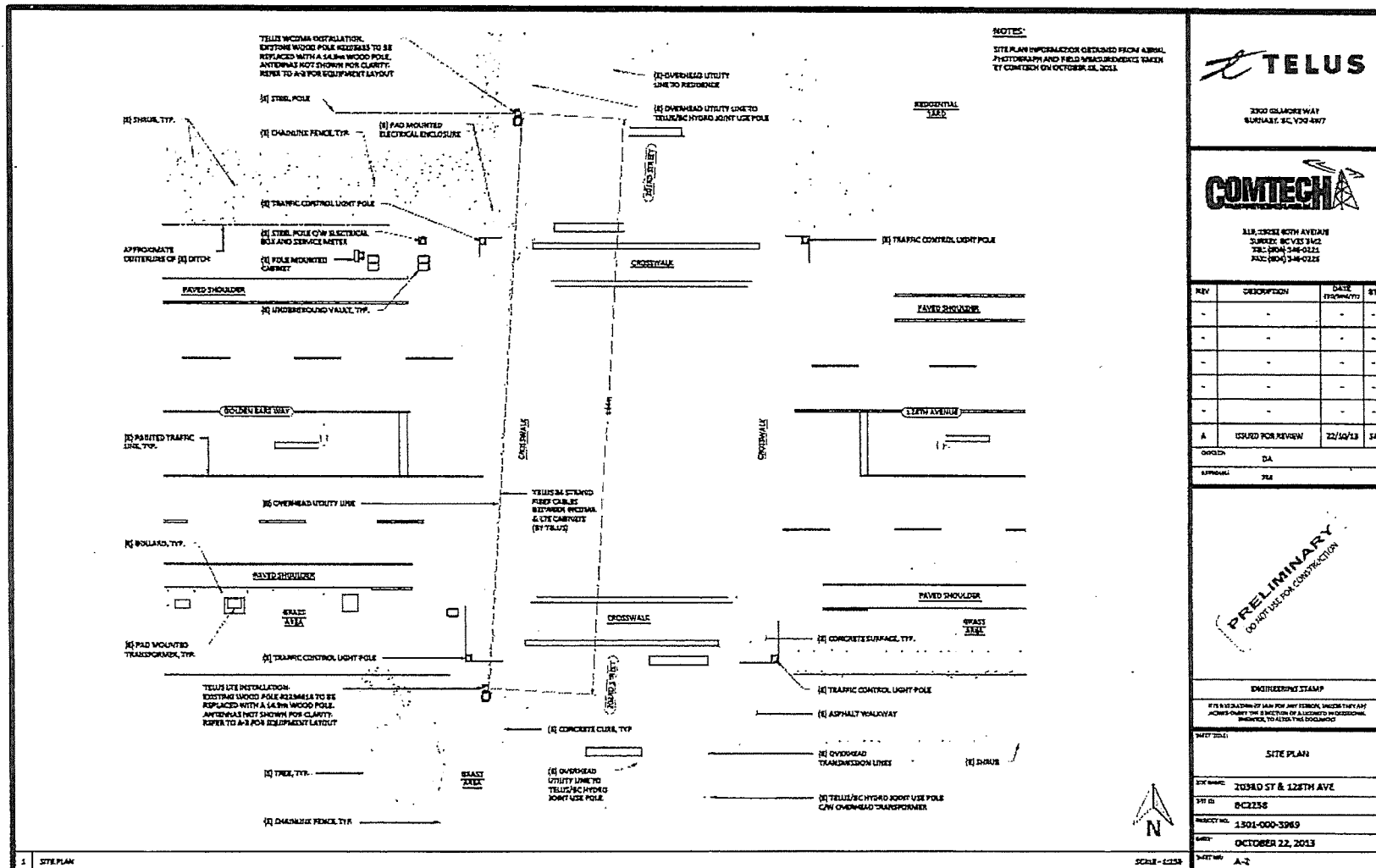
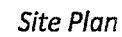
Location Plan – Aerial

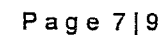


PHOTO

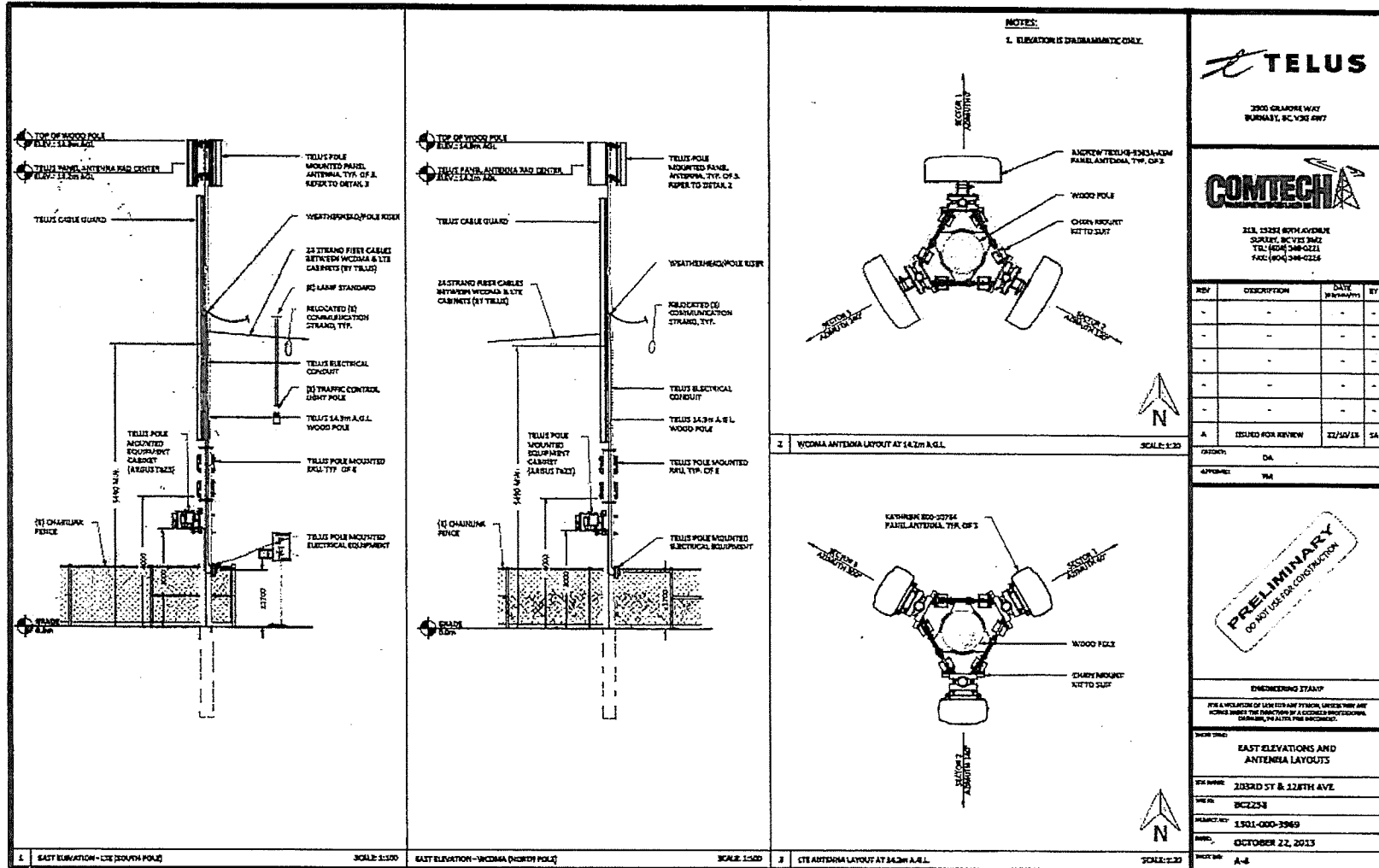


View: Looking East from Golden Ears Way.





Elevation and Antenna Layouts





Comment Sheet
Radiocommunications Installations
Golden Ears Way (128th Ave) & 203rd Street, Pitt Meadows, BC
TELUS Site #: BC2258 - 203rd St & 128th Ave

1. Do you feel this is an appropriate location for the facilities?

- ☐ Yes
☐ No

Comments _____

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

- ☐ Yes
☐ No

Comments _____

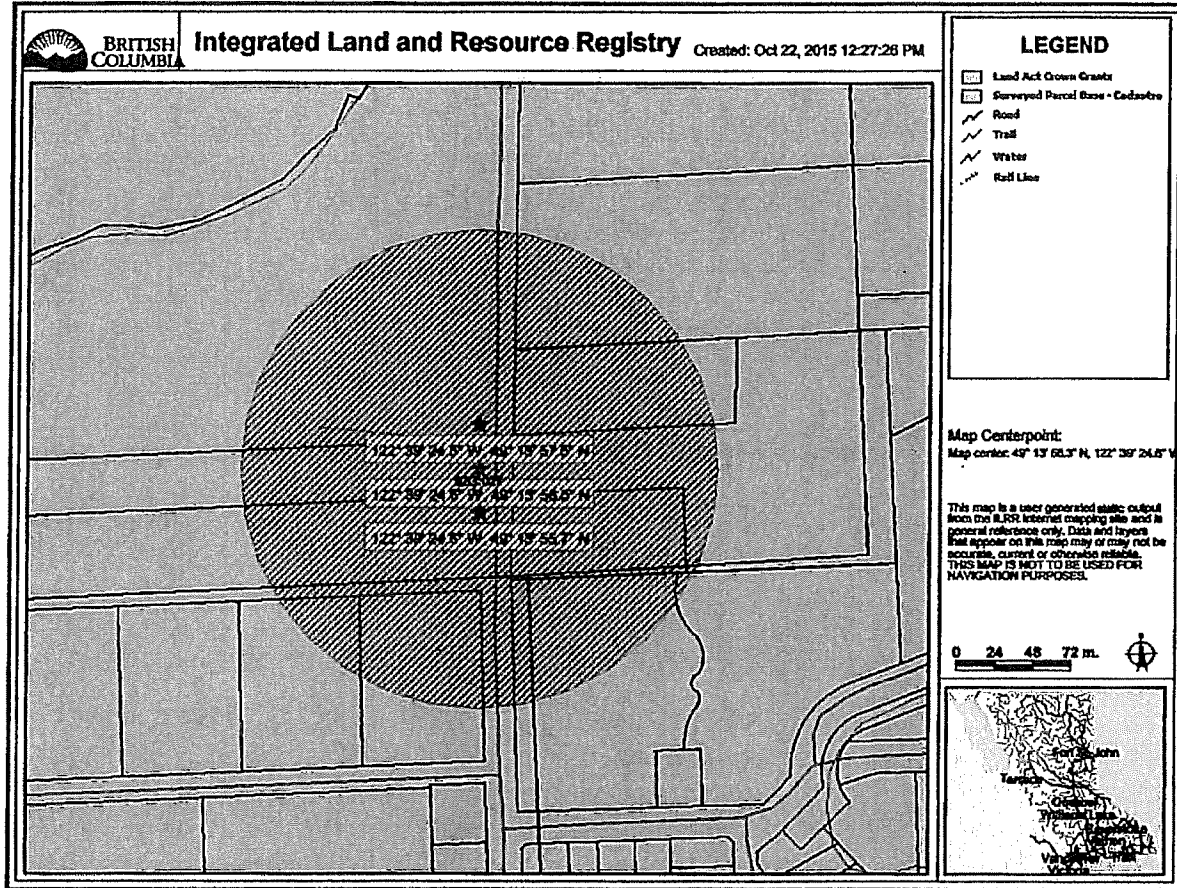
3. Additional Comments _____

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 be only be used by TELUS in satisfying the City of Pitt Meadows's "Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems" process.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

TELUS c/o Cypress Land Services Inc.
Suite 120, 736 Granville Street, Vancouver, BC V6Z 1G3
Attention: Chad Marlatt, Real Estate & Government Affairs Manager
Thank you for your input.

BC2258 – Notification Radius



Identify Results

Coordinate Position

Geographic: 49° 13' 56.5" N, 122° 39' 24.6" W

	ICF Private Parcels	
1.	PID:	009452982
2.	PID:	001575091
3.	PID:	001843672
4.	PID:	008546321
5.	PID:	008546339
6.	PID:	009187146
7.	PID:	001896571
8.	PID:	026778530

Dana Parr

From: Chad Marlatt <chad@cypresslandservices.com>
Sent: November-27-15 11:29 AM
To: Dana Parr
Subject: FW: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)
Attachments: Cell Pole.jpg

Dana,

I received this yesterday and will be responding today. We planned to build a cell tower on there property a few years back but opted to install the smaller sites as completed to reduce the overall number of large towers where possible. I will cc you on the response and offer to meet with the neighbour.

Thanks,
Chad

From: ting@formosanursery.com [mailto:ting@formosanursery.com]
Sent: November 26, 2015 12:36 PM
To: council@pittmeadows.bc.ca; jbecker@pittmeadows.bc.ca; bbell@pittmeadows.bc.ca; bdingwall@pittmeadows.bc.ca; jelkerton@pittmeadows.bc.ca; tmiyashita@pittmeadows.bc.ca; dmurray@pittmeadows.bc.ca; mstark@pittmeadows.bc.ca; Public Consultation <publicconsultation@cypresslandservices.com>
Cc: info@pittmeadows.bc.ca; Info <info@cypresslandservices.com>; 'Jessica Wu' <jessica@formosanursery.com>; 'Risa Lin' <risa@formosanursery.com>;

Subject: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

RE: Cell towers, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

Dear Council and Staff:

I received a letter from Telus dated Nov.16/15. It stated that they had installed two cell towers at the above mentioned location and asking residents for comments. "This is like putting the horse in front of the carriage". In the letter, it say they "replaced" two existing poles. These are not replacements.

They are completely different poles. They are for one, quite a lot bigger in diameter and two, enormously taller in height. No one can get away with saying this is a "replacement" if one is getting an insurance company to replace something or in any law case where one is to "replace" something for the other party.

This past summer when Telus was installing the Cell transmission hardware, I enquired the City of Pitt Meadows regarding this.

I called city staff and no one seemed to know anything about it. Furthermore, I even spoke with Mr. Ike deBoer in engineering and he did not know either.

Now, Telus writes to the residents for comments. Is this the way it should be? I would hope not.

The Cell transmission equipment are too close to my house. They are about 30 meters away from my house. And bigger poles and equipment on the poles makes it difficult to walk around and unsightly. The radiation emitted by the Cell equipment are dangerous and not well known at this time and it is just too close to residences. One can find numerous links on the internet regarding safety concerns with Cell transmission the following is just one of them: <http://www.safespaceprotection.com/electrostress-from-cell-towers.aspx>. Please make it safe for everyone. There are 4 residences within 600 feet of these cell transmission equipment. The safety of these families is a major concern. Please do not allow diseases that are unexplainable affect the families here. This may be similar to living near power transmission lines which people later found to cause cancer and other diseases. Who will be responsible for that?

I am not saying not to put cell towers up, as it seems this is for the better good for the masses. But put it in a location that is not so intrusive to families.

Please look for alternative locations for the towers. In fact, Telus approached me approximately two years ago to put a cell tower on our farm.

People (maybe Engineers) from Telus came to our farm and looked at the location that I suggested that may be feasible. They even told me that it was a location which would give them good coverage. This location would be over 500 meters away from any residence or families. I did not hear back from them.

It seems to me that Telus is trying to get away with doing the cheapest way possible in the short term. Isn't people's lives or livelihood worth anything? Because if people get sick, livelihood changes drastically. Putting the cell transmission there would cost Telus more in the long term.

Please Do Not allow Telus to use the Cell transmission equipment on the poles at these locations.

The concerns are: one, the safety of the families in the close proximity of this location. Two, they did not go through proper procedures and channels to install the cell transmission equipment; three, no consultation with local residences. And four, they are just too close to residences.

FOR ANYONE who is willing to come out to look at the site.

Please contact me and I will show you where other locations that may be feasible.

Your Truly,

Ting Wu

Formosa Nursery Co. Ltd. (Organic Farm)

12689-203 Street

Maple Ridge, BC V2X 4A1

Tel: 604-465-3359

Dana Parr

From: Chad Marlatt <chad@cypresslandservices.com>
Sent: December-02-15 5:29 PM
To: ting@formosanursery.com; COUNCIL (Inc Mayor & CAO); John Becker; Bruce Bell; Bill Dingwall; Janis Elkerton; Tracy Miyashita; David Murray; Mike Stark; Public Consultation; Dana Parr
Cc: info; 'Neil Corbett - Maple Ridge News'; rhooper@mrtimes.com; info@danruimy.ca; doug.bing.mla@leg.bc.ca; Anne Berry; Debra Pankratz
Subject: RE: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

Mr. Ting,

Thanks for taking time to comment on TELUS' wireless installation at the intersection of Golden Years Way and 203rd Street, Pitt Meadow. I understand that you have had a few conversation with Debra and other representatives for TELUS over the past few years.

Let me start by explaining a bit of the background, as you have pointed out TELUS has being looking for a location to install wireless antennas in an effort to improve service in the area for a few years. TELUS were in discussion with yourself and a few other local property owners to determine if there was a feasible location to construct a large tower (approx. 150 feet in height). After investigating site options, in late 2013 TELUS determined that they could use the existing utility pole(s) in the area to improve wireless service in this immediate area partly as an alternative to constructing a large tower. As such, TELUS provided details of the proposal in November 2013 to the District at a time when the proposed installation was considered an exemption under Industry Canada regulations (that is exempt from a requirement to consult the public – similar to placing antennas on building rooftops). The proposal included the replacement of two (2) ten (10) metre high utility poles with 14.5 metre utility poles inclusive of 3 antennas at the top of the pole. One pole is at the northwest corner of 128th and 203rd Street and the other is at the southwest corner of the same intersection, as constructed today. The wireline facilities have being reattached to the poles. In the summer of 2014 Industry Canada revised its regulations to require public consultation for installation such as this one. Given that the project was scheduled to be replaced prior to Industry Canada's policy revision no public consultation took place at that time. It should be noted that the City of Pitt Meadows *Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems* clearly exempts the proposed installation from the consultation process (and still does today). As such, Pitt Meadows staff would not have required any approvals or applications for the proposed wireless installation. TELUS is now completing a consultation for the installation and will be providing all of your feedback to City staff. We understand this consultation is taking place after replacement of the poles but this was not TELUS intent.

While federal and local regulations can confusing to understand, TELUS does feel that the proposed installation is considerate of the its surroundings. It is located along a busy roadway, is similar in height to existing utilities and light poles in the area and, most importantly, does not require a large cell tower to be constructed in the immediate area while still meeting the wireless needs of the community.

You also expressed concern related to health and safety. Safety is paramount to TELUS. TELUS ensures that all of its wireless installations meet, and in this case far exceed, the safety requirements established in Health Canada's Safety Code 6. This installation emits very low radiofrequency energy while still meeting the personal, work and safety needs of the immediate community. Today, more and more wireless installations are located near places where people live, work and recreate. Across Metro Vancouver, there are hundreds of antenna installations, on apartment buildings, hospitals, street lights, utility poles, office buildings, etc. all in an effort to ensure reliable wireless services.

If you'd like to discuss the wireless installation further, please feel free to give me a call. Alternatively, I am available to meet on site to discuss.

Regards,

Chad Marlatt, Agents for TELUS

Real Estate & Municipal Affairs



Cypress Land Services Inc.

Suite 120 - 736 Granville Street | Vancouver, BC V6Z 1G3

Cell: 604.910.7310 | Office: 604.620.0877 | F: 604.620.0876

E: chad@cypresslandservices.com | W: www.cypresslandservices.com

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From: ting@formosanursery.com [mailto:ting@formosanursery.com]
Sent: December 2, 2015 2:16 PM
To: council@pittmeadows.bc.ca; jbecker@pittmeadows.bc.ca; bbell@pittmeadows.bc.ca;
bdingwall@pittmeadows.bc.ca; jelkerton@pittmeadows.bc.ca; tmiyashita@pittmeadows.bc.ca;
dmurray@pittmeadows.bc.ca; mstark@pittmeadows.bc.ca; Public Consultation
<publicconsultation@cypresslandservices.com>; dparr@pittmeadows.bc.ca
Cc: info@pittmeadows.bc.ca; 'Neil Corbett - Maple Ridge News' <ncorbett@mapleridgenews.com>;
rhooper@mrtimes.com; info@danruimy.ca; doug.bing.mla@leg.bc.ca; Info <info@cypresslandservices.com>;
Subject: RE: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden
Ears Way)

Dear Mayor and council and Staff:

This is to clarify my house address.

My residential address is :

My mailing address is in the bottom of the last email below.

New information:

I just called Debra Prankratz of Telus (person in charge of this installation).

She told me that they are just doing their due diligence, getting public comment. Isn't this sort of called "cover-up" or "cover bottoms"

I ask why they could install the equipment without the City's approval. She told me that they are doing standard procedure.

She told me they send a letter to the city to give notice and if there are no response in 10 days, they will install the equipment.

Apparently this is federally regulated and Telus can do this. Unbelievable.

We can not allow Big corporations to do this!

Although she told me that she also communicated by phone with the city, but she could not tell me when or with whom or to what department. This is all very transparent isn't it? And the city did not know about this? Oh, except they are "replacing" poles. This Seems very sneaky using loop holes left by the Federal government.

This should be stopped.

Best Regards,

Ting Wu

Pitt Meadows

From: ting@formosanursery.com [<mailto:ting@formosanursery.com>]

Sent: November 26, 2015 12:36 PM

To: 'council@pittmeadows.bc.ca'; 'jbecker@pittmeadows.bc.ca'; 'bbell@pittmeadows.bc.ca'; 'bdingwall@pittmeadows.bc.ca'; 'jelkerton@pittmeadows.bc.ca'; 'tmiyashita@pittmeadows.bc.ca'; 'dmurray@pittmeadows.bc.ca'; 'mstark@pittmeadows.bc.ca'; 'publicconsultation@cypresslandservices.com'

Cc: 'info@pittmeadows.bc.ca'; 'info@cypresslandservices.com'; 'Risa Lin (risa@formosanursery.com)';

Subject: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

RE: Cell towers, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

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FOR ANYONE who is willing to come out to look at the site.

Please contact me and I will show you where other locations that may be feasible.

Your Truly,

Ting Wu

Formosa Nursery Co. Ltd. (Organic Farm)

12689-203 Street

Maple Ridge, BC V2X 4A1

Tel: 604-465-3359

Letters

'Kids counting' on MLA to act on bus cuts

Dear Editor,

This is addressed to Maple Ridge-Mission MLA Marc Dalton:

The school board trustees just approved the budget for 2016-2017.

There will be no school buses for the typical children in the Maple Ridge-Pitt Meadows school district next year.

The vote was unanimous except for school board trustee Ken Clarkson, who refused to pass this budget.

Although we appreciate that this was a difficult decision for all of the trustees, we applaud Mr. Clarkson's position to reject the budget.

He said enough was enough and simply refused to say 'yes' to it.

The budget did contain \$100,000 for before and after school care in some of the schools that will be affected by the school bus cancellation, along with a fund of \$20,000 for desperate situations.

It also includes approximately \$300,000 to continue to bus the 34 children with special needs.

Our Save the Maple Ridge School Bus group has two questions for you as follows:

1.) Can you please tell us how exactly our children are supposed to get to school in September with no transit bus, no school bus, and no safe way to walk when most of us are working families that leave for work well before school and get home well after it finishes, and often work in the opposite direction of the school? The same applies for the before and after school care as, to benefit from it, the child has to be able to get there.

2.) Could you please share with us what your definition of "desperate" is?

Is desperate a family whose mother is diagnosed with cancer and is forced to move because she does not know how her kids will get to school next year if she is in treatment?

Is desperate a family with two working parents who work in other communities?

Is desperate a single mom with some physical limitations, who is unable to drive?

Is desperate a single dad just trying to stay afloat?

Please clarify for us so we can share with members of our group, as we have many who are in these "desperate" situations.

Shame on the Liberal government for putting children and families in this impossible situation.

Why did your government decide to remove the requirement to provide transportation from the school act?

Why don't you provide funding specifically for transportation for those districts that your government knows full well have families who live long distances from school?

Mr. Dalton, you need to fix this. Our kids are counting on you.

Pascale Shaw, Maple Ridge

Corporate water deal doesn't add up

Dear Editor,

Water Week in B.C. is May 1 to 7, 2016.

The BC Water and Waste Association is calling upon all British Columbians to take the pledge to 'Protect, Conserve, and Support' our water resources and systems in B.C.

How do we, the people, get the

Premier of the Province of British Columbia to take those pledges?

Presently the Clark government in B.C. "charges" Nestles just \$2.25 for one million litres of B.C. water.

Nestles takes this water, bottles it up and sells it back to us at what some may call an "obscene" profit -

especially when you consider that as part of my property taxes in Maple Ridge, I pay \$529.45 a year just for the use of water.

At the going rate of \$2.25 per one million litres, therefore, for my \$529.45 a year I should have the use of 235.31 million litres of water.

Living alone in a strata apartment, I do my dishes by hand.

I have no idea how many sink loads of dishes, toilet flushes, laundries, or showers I would need in order to use anywhere near one million litres, let alone 235.31 million litres of water in any given year.

In the interests of

pledging to protect, conserve and support our water resources and systems in B.C., why can't Premier Clark charge individual tax and rate paying British Columbians \$2.25 per one million litres of water they use, and bill Nestles for at least \$500 per one million litres of our water they use to sell back to us, and make profits?

In my opinion, a cost of between \$5,000, and \$500,000 per half a million litres of water to industry, to protect, conserve and support the use of the resource, would be more to the point.

Dave Nelson, Maple Ridge

Terrorists must pay price

Dear Editor,

Cherryl Katnich wrote that terrorists are not Canadians [Terrorists are not Canadians, April 21 Letters, Maple Ridge & Pitt Meadows TIMES].

I did not vote Liberal but do agree with them on this issue. There should only be one type of citizen.

As with so many Canadians, I was not born here but chose to become a citizen.

I am now a real Canadian, subject to the same rights, privileges and laws as every other citizen.

If I become a terrorist, I should be charged and convicted under Canada's laws and pay the same penalties.

This should be the same for mass murderers to petty criminals.

We are all Canadians - period.

Paul Gregory, Maple Ridge

Letters on this page have been edited for space. For longer versions or more letters to the editor visit mrtimes.com and click on Opinion or search the writers' names.

Facebook feedback

Readers reacted after Hunger Management's Dan Beitel spoke to TIMES reporter Eric Zimmer and offered up the full-flavoured details:

"For the longest time I thought this for truck was put out there to help feed the homeless. Between the name of the truck, the location where I first noticed it, and since I hadn't ever seen a food truck in Maple Ridge before, it took me a while to catch on. Lol."

- Daisy Duke

"Dan's culinary adventures are spectacular to say the least and he has a story behind most of them as well. Cool dude, great food."

- Joel Godfrey

"Congratulations, Dan, for your great work"

- Brenda Cortes

"Great food!"

- Anita Jacobsen

Share your views. Like us on Facebook at: www.facebook.com/MapleRidgePittMeadowsTimes

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TELUS

Notice of Proposed TM Mobile Inc. ("TELUS") Telecommunications Facility

Description: As part of the public consultation process, TELUS is inviting the public to comment on a proposed telecommunications facility located on the top of two TELUS utility poles required to improve wireless service in the Pitt Meadows area.

Proposed Location: Golden Ears Way (Abernethy Connector) & 203rd Street, Pitt Meadows, BC

Pole 1 Coordinates: 49.232626°, -122.656806°

Pole 2 Coordinates: 49.232128°, -122.656844°

For More Information:

Contact TELUS at:

Chad Mariatt

c/o Cypress Land Services Inc.

Agents to TELUS

Suite 120, 736 Granville Street

Vancouver, BC V6Z 1G3

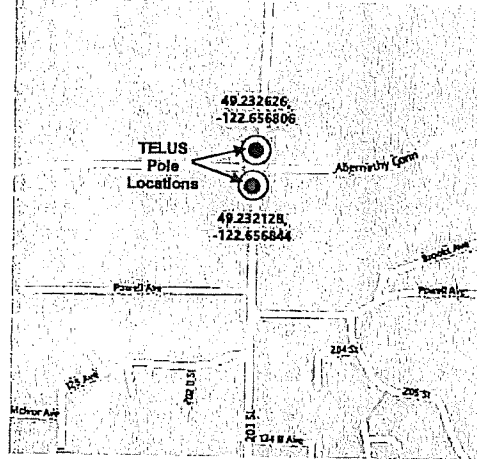
tel: 604-620-0877

email: publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on June 13, 2016 with respect to this matter.

TELUS File: BC2258 - 203rd St & 128th Ave

Location Map



THE HANEY

... public house ...
est 1948



JACARÉ BELFORT
VS
WERDUM MIOCIC

WERDUM MIOCIC
VS
JACARÉ BELFORT

SILVA HALL

MAY 14
SATURDAY
ON PPV

SHOGUN ANDERSON

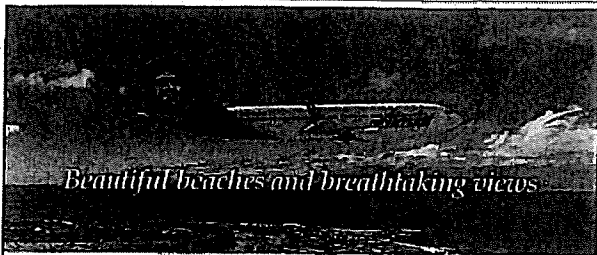
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- Alaska Airlines round trip air transportation for two
- Montage Kapalua Bay 3-night accommodations for two
- The Ritz-Carlton, Kapalua 3-night accommodations for two
- Jean-Michel Cousteau's Ambassadors of the Environment excursion for two
- Spa Montage treatment for two
- The Ritz-Carlton Spa® treatment for two
- Cans & Canoe dinner for two
- The Banyan Tree dinner for two
- Round of golf for two at The Bay or Plantation Course in Kapalua
- Pacific Whale Foundation Ocean Spirit Adult Sunset Sail out of Lahaina for two adults

Montage
Kapalua Bay

THE RITZ-CARLTON
KAPALUA

Kapalua Golf
Lahaina, Maui

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TELUS®

Notice of Proposed TM Mobile Inc. ("TELUS") Telecommunications Facility

Description: As part of the public consultation process, TELUS is inviting the public to comment on a proposed telecommunications facility located on the top of two TELUS utility poles required to improve wireless service in the Pitt Meadows area.

Proposed Location: Golden Ears Way (Abernethy Connector) & 203rd Street, Pitt Meadows, BC

Pole 1 Coordinates: 49.232626°, -122.656806°

Pole 2 Coordinates: 49.232128°, -122.656844°

For More Information:

Contact TELUS at:

Chad Marlatt

c/o Cypress Land Services Inc.

Agents to TELUS

Suite 120, 736 Granville Street

Vancouver, BC V6Z 1G3

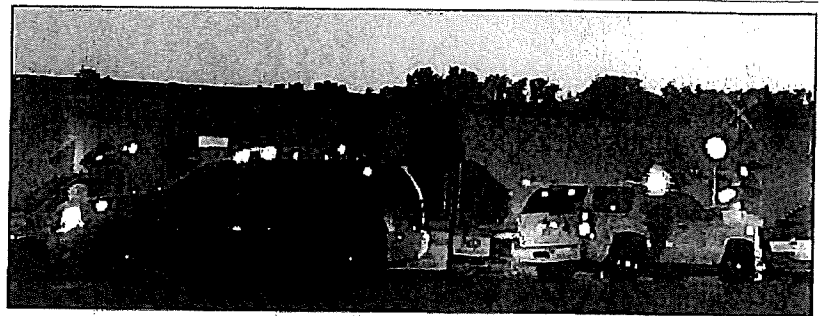
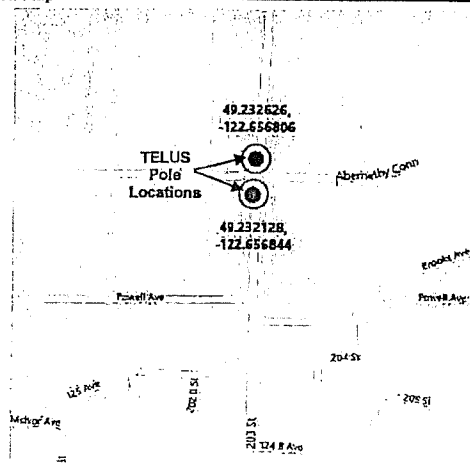
tel: 604-620-0877

email: publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on June 13, 2016 with respect to this matter.

TELUS File: BC2258 - 203rd St & 128th Ave

Location Map



Elizabeth Ann Brown-Coughlin / Special to The TIMES

Emergency crews were on scene by the train tracks near 225th Street and Haney Bypass Sunday night.

EMERGENCY RESPONSE

Injuries not life threatening

A woman will recover from a train accident.

ASHLEY WADHWANI

ashley.wadhwani@mtimes.com

A 31-year-old woman who crossed the train tracks at 225th Street in Maple Ridge's Port Haney neighbourhood last night was lucky, to say the least, police suggest.

Just before 8:20 p.m. on Sunday, emergency crews responded to a call that a pedestrian was possibly struck by

a train in Maple Ridge's Port Haney neighbourhood, after a Canadian Pacific train crew reported making contact with a person on the tracks near the Haney Bypass.

As of Monday at about 8:45 a.m., a police spokesperson said that after a thorough search both on the tracks and surrounding area by Mounties and police dogs, no one was found.

But, chicken noodle soup was found on the front of the train as well as a backpack.

Police were then contacted

by the 31-year-old who said she had been hit by a train on Sunday. Even though she was injured, the woman reported running away from the scene due to being scared.

She is now being treated for non-life threatening injuries.

"Thankfully the woman was not seriously injured," said Ridge Meadows RCMP Cpl. Brenda Winoenny. "This incident serves as a reminder that walking along the train tracks could cost you your life. Police are happy to report the woman will recover from her injuries."

MILESTONE

Spence saying goodbye in June

Retiring Maple Ridge fire chief has served for three decades.

Maple Ridge fire chief Dane Spence started with the department as a volunteer firefighter in 1985, and now, after 30 years of service, has announced that he

will retire on June 30, 2016.

The fire chief started with the department as a volunteer firefighter in 1985, grew with the department and completes his career as the City's fire chief.

Maple Ridge Mayor Nicole Read recalled a time when Spence gave her a tour of the fire halls during her first few weeks as mayor.

"He never once used the word 'I' when referring to his work," she said. "This reflects his commitment to the team of firefighters he works with and to the City."

She added that "he has been a true leader and a strong voice on our manage-



TIMES STAFF

Maple Ridge retiring fire chief Dane Spence.

ment team. He is well respected and admired by everyone on council, his peers, and our community as a whole."

When asked about the things he is most proud of Spence noted, "I haven't done anything by myself. I have been fortunate to work with many... whose support I treasure."

> More: mtimes.com, search 'Spence'

We'll meet you in the Lounge

MAY 13-14 MIDNIGHT EAGLES
MAY 15 JAZZ BAND
MAY 20 BOB MARLOW
MAY 21 BROOKSWOOD COUNTRY
MAY 22 STILLWATER
MAY 27-28 STEVE LAU
MAY 29 KARAOKE WITH PHIL

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for members
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Ticket deadline is May 18. No tickets will be sold after this date.
Arrive early for best seating.



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Congratulations on doing a fantastic job.
As winner of one of our Good Sport Awards you get

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310-0001

22441 Dewdney Trunk Rd. MAPLE RIDGE

TELUS Site BC2258 Proposal:

TELUS has replaced two existing 10m high utility poles with 14.5 m utility poles inclusive of 3 antennas and an equipment kiosk. One pole is at the northwest corner of 128th and 203rd Street and the other is at the southwest corner of the same intersection. The wireline facilities have been reattached to the poles. The wireless equipment will improve wireless services for the surrounding community and traveling public.

Background:

TELUS originally provided a detailed submission of the proposal in November 2013 to the District of Maple Ridge at a time when the proposed installation was considered an exemption under Industry Canada CPC Policy. The District did not respond to the submission and TELUS, in early 2015, completed the installation. This installation and two others were brought to the attention of Industry Canada who indicated that consultation was required because of a change in their policy in the summer of 2014. Industry Canada revised its CPC Policy to no longer exempt the installation of structure 15 m and below from consultation with the land use authority or the public. In addition to the above, there was some confusion on behalf of TELUS regarding which municipality the utility poles are located. It's been confirmed that the utility poles are located in Pitt Meadows. As such, TELUS is now in the process of completing its consultation. It should be noted that the City of Pitt Meadows *Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems* clearly exempts the proposed installation from the consultation process.

Conformity with the City of Pitt Meadows *Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems*

While the City's policy stipulates that (section 1.3 e.) antenna systems below 15 metres in height do not require consultation, the proposed installation still conforms with the following Section 2 of the policies siting and design criteria of as per below:

Section 2.1 Siting

1. The proposal incorporates colocation: the antennas have been added to utility poles that currently include TELUS wireline services
2. The location of the poles is not on a heritage site, near a municipal park (wetland or riparian area), on a dyke or located within 120m of a school and is located within a road allowance

Section 2.2 Design Criteria

1. Use of the existing utility poles for wireless and wireline services promotes colocation
2. The proposed poles are in keeping with the height of similar utility poles and light standards along the roadway and within the area. Similarly the equipment cabinet is typical of other utility cabinets found within the right of way
3. The antennas are flush mounted to the utility poles to reduce overall visibility

Public Notification Process:

TELUS has provided written notice to all property owners within the 122m of the proposed installation. This included 12 properties. Given that the proposal is technically exempt from the City of Pitt Meadows

Policy TELUS has elected to follow Industry Canada's consultation procedures that do not require advertisement of the proposal for installations under 30 m in height and no public open house.

Dana Parr

From: ting@formosanursery.com
Sent: January-03-17 12:29 PM
To: John Becker; COUNCIL (Inc Mayor & CAO); Bruce Bell; Bill Dingwall; Janis Elkerton; Tracy Miyashita; David Murray; Mike Stark; Dana Parr
Cc: info; info@danruimy.ca; doug.bing.mla@leg.bc.ca; info@cypresslandservices.com; 'Ting Wu'
Subject: RE: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)
Categories: Red Category

Dear Pitt Meadows Council and Staff:

I just received a call from Telus consultant, Chad, today.

It seems that they are still pursuing this matter.

Please do not let them do this. We are still opposed to this and the way they tried to get it done!

Please contact me directly if you like to discuss, not through a Telus consultant.

Best Regards,

Ting Wu

Formosa Nursery Co. Ltd. (Organic Blueberry Farm)

12689-203 Street

Pitt Meadows, BC V2X 4A1

Tel: 604-465-3359

p.s. Happy New Year.

From: John Becker [mailto:jbecker@pittmeadows.bc.ca]

Sent: December 3, 2015 8:16 AM

To: ting@formosanursery.com; COUNCIL (Inc Mayor & CAO); Bruce Bell; Bill Dingwall; Janis Elkerton; Tracy Miyashita; David Murray; Mike Stark; publicconsultation@cypresslandservices.com; Dana Parr

Cc: info; 'Neil Corbett - Maple Ridge News'; rhooper@mrtimes.com; info@danruimy.ca; doug.bing.mla@leg.bc.ca; info@cypresslandservices.com; 'Ting Wu'

Subject: RE: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

I have received a copy of the Telus reply to your concerns. I would encourage you to stay engaged with Telus.

John Becker

Mayor

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

Email: jbecker@pittmeadows.bc.ca

Phone: 604-465-2416

Mobile: 604-817-9562

From: ting@formosanursery.com [<mailto:ting@formosanursery.com>]

Sent: December-02-15 2:16 PM

To: COUNCIL (Inc Mayor & CAO); John Becker; Bruce Bell; Bill Dingwall; Janis Elkerton; Tracy Miyashita; David Murray; Mike Stark; publicconsultation@cypresslandservices.com; Dana Parr

Cc: info; 'Neil Corbett - Maple Ridge News'; rhooper@mrtimes.com; info@danruimy.ca; doug.bing.mla@leg.bc.ca; info@cypresslandservices.com; 'Ting Wu'

Subject: RE: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

Dear Mayor and council and Staff:

This is to clarify my house address.

My residential address is :

My mailing address is in the bottom of the last email below.

New information:

I just called Debra Prankratz of Telus (person in charge of this installation).

She told me that they are just doing their due diligence, getting public comment. Isn't this sort of called "cover-up" or "cover bottoms"

I ask why they could install the equipment without the City's approval. She told me that they are doing standard procedure.

She told me they send a letter to the city to give notice and if there are no response in 10 days, they will install the equipment.

Apparently this is federally regulated and Telus can do this. Unbelievable.

We can not allow Big corporations to do this!

Although she told me that she also communicated by phone with the city, but she could not tell me when or with whom or to what department. This is all very transparent isn't it? And the city did not know about this? Oh, except they are "replacing" poles. This Seems very sneaky using loop holes left by the Federal government.

This should be stopped.

Best Regards,

Ting Wu

Pitt Meadows

From: ting@formosanursery.com [<mailto:ting@formosanursery.com>]

Sent: November 26, 2015 12:36 PM

To: 'council@pittmeadows.bc.ca'; 'jbecker@pittmeadows.bc.ca'; 'bbell@pittmeadows.bc.ca'; 'bdingwall@pittmeadows.bc.ca'; 'jelkerton@pittmeadows.bc.ca'; 'tmiyashita@pittmeadows.bc.ca'; 'dmurray@pittmeadows.bc.ca'; 'mstark@pittmeadows.bc.ca'; 'publicconsultation@cypresslandservices.com'
Cc: 'info@pittmeadows.bc.ca'; 'info@cypresslandservices.com'; 'Jessica Wu'; 'johnathan.m.wu@gmail.com'; 'Risa Lin (risa@formosanursery.com)'; 'chengyw@yaho.com'

Subject: Cell Radio Communication Installation, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

RE: Cell towers, Telus site: BC2258 - 203rd St. & 128th Ave (Golden Ears Way)

Dear Council and Staff:

I received a letter from Telus dated Nov.16/15. It stated that they had installed two cell towers at the above mentioned location and asking residents for comments. "This is like putting the horse in front of the carriage". In the letter, it say they "replaced" two existing poles. These are not replacements.

They are completely different poles. They are for one, quite a lot bigger in diameter and two, enormously taller in height. No one can get away with saying this is a "replacement" if one is getting an insurance company to replace something or in any law case where one is to "replace" something for the other party.

This past summer when Telus was installing the Cell transmission hardware, I enquired the City of Pitt Meadows regarding this.

I called city staff and no one seemed to know anything about it. Furthermore, I even spoke with Mr. Ike deBoer in engineering and he did not know either.

Now, Telus writes to the residents for comments. Is this the way it should be? I would hope not.

The Cell transmission equipment are too close to my house. They are about 30 meters away from my house. And bigger poles and equipment on the poles makes it difficult to walk around and unsightly. The radiation emitted by the Cell equipment are dangerous and not well known at this time and it is just too close to residences. One can find numerous links on the internet regarding safety concerns with Cell transmission the following is just one of them: <http://www.safespaceprotection.com/electrostress-from-cell-towers.aspx> . Please make it safe for everyone. There are 4 residences within 600 feet of these cell transmission equipment. The safety of these families is a major concern. Please do not allow diseases that are unexplainable affect the families here. This may be similar to living near power transmission lines which people later found to cause cancer and other diseases. Who will be responsible for that? .

I am not saying not to put cell towers up, as it seems this is for the better good for the masses. But put it in a location that is not so intrusive to families.

Please look for alternative locations for the towers. In fact, Telus approached me approximately two years ago to put a cell tower on our farm.

People (maybe Engineers) from Telus came to our farm and looked at the location that I suggested that may be feasible. They even told me that it was a location which would give them good coverage. This location would be over 500 meters away from any residence or families. I did not hear back from them.

It seems to me that Telus is trying to get away with doing the cheapest way possible in the short term. Isn't people's lives or livelihood worth anything? Because if people get sick, livelihood changes drastically. Putting the cell transmission there would cost Telus more in the long term.

Please Do Not allow Telus to use the Cell transmission equipment on the poles at these locations.

The concerns are: one, the safety of the families in the close proximity of this location. Two, they did not go through proper procedures and channels to install the cell transmission equipment; three, no consultation with local residences. And four, they are just too close to residences.

FOR ANYONE who is willing to come out to look at the site.

Please contact me and I will show you where other locations that may be feasible.

Your Truly,

Ting Wu

Formosa Nursery Co. Ltd. (Organic Farm)

12689-203 Street

Maple Ridge, BC V2X 4A1

Tel: 604-465-3359

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No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7227 / Virus Database: 4477/11093 - Release Date: 11/30/15

TELUS Site BC2258 (intersection of 128th/Golden Ears Way):

TELUS has replaced two existing 10m high utility poles with 14.5 m utility poles inclusive of 3 antennas and an equipment kiosk. One pole is at the northwest corner of 128th (Golden Ears Way) and 203rd Street and the other is at the southwest corner of the same intersection. The wireline facilities have been reattached to the poles. The wireless equipment will improve wireless services for the surrounding community and traveling public.

Project Background:

TELUS originally provided a detailed submission/notification of the proposal in November 2013 to the City of Maple Ridge at a time when the proposed installation was considered an exemption under Industry Canada's CPC Policy. The exemption been that any new wireless installation measuring 15 m or less does not require consultation with the public or the local municipality prior to installation. The constructed installation at 203rd and Golden Ears Way is under the 15 m threshold. Prior to the submission to Maple Ridge, TELUS completed some pre-consultation with Maple Ridge regarding this project and other upcoming projects within the City. It was both TELUS and the City's understanding that this project was within the City of Maple Ridge. The City did not respond to the submission/notification (nor another two similar submissions) as such TELUS Real Estate and Government Affairs group complete its internal approval and hand over of the project to its Implementation group (group responsible for constructing wireless sites). The installation was planned to be constructed in January 2014. Due to budgeting constraints, the construction of the project was delayed until early 2015.

In the summer of 2014 Industry Canada revised there CPC Policy to require consultation for certain types of previously exempt installations including any new installation constructed under 15m. Because TELUS had completed its submission/notification and handed the project over to be constructed there was no further contemplation of this project at this time. It should also be noted that, the roll out of Industry Canada's new CPC policy did not contemplate how to deal with projects previously planned for installation but not yet constructed. As such, during the installation of this project and two other similar projects in Maple Ridge were brought to the attention of Industry Canada. Industry Canada instructed TELUS to go back and consult with the municipality as a result of the CPC Policy revision. After confirming the project was in Pitt Meadows, TELUS engaged in discussions with Pitt Meadows. While the City's policy does not require consultation, TELUS has completed the consultation process including mail out notices to nearby properties and advertisement in the local newspaper.

Alternate Antenna Sites Considered For this Project:

TELUS did investigate alternate locations near the intersection of Golden Ears Way and 128th prior to moving forward with use of the utility poles. All properties within the green polygon on the attached map were approached. Only one property owner expressed an interest in entering into a long term right of way agreement with TELUS (12689-203 Street). TELUS contemplated a tower location on this property a few hundred metres northwest of the intersection of 128th/Golden Ears Way. That said, TELUS and the owner could not agree on the agreement terms and conditions. In addition, during this time TELUS was exploring the use of smaller scale antenna installations (such as the one proposed) to lessen the visual impact of wireless installations within various communities. As such, TELUS chose to not construct a large, highly visible tower (150 foot high structure) a few hundred metres from the

2. The proposed poles are in keeping with the height of similar utility poles and light standards along the roadway and within the area. Similarly the equipment cabinet is typical of other utility cabinets found within the right of way
3. The antennas are flush mounted to the utility poles to reduce overall visibility

Further to the above siting and design criteria, TELUS does feel that the proposed installation is considerate of the its surroundings. It is located along a busy roadway, is similar in height to existing utilities and light poles in the area and, most importantly, does not require a large cell tower to be constructed in the immediate area while still meeting the wireless needs of the community.

COUNCIL POLICY C036

13 - Planning & Development

Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems

Effective Date: June 5, 2012
Reaffirmed Date: July 3, 2012
Reaffirmed Date: July 21, 2015

1.0 Background**1.1 Purpose**

The purpose of this Policy is to govern the public consultation process for radiocommunication structures not exempt from a municipal review and to set a process by which applications for radiocommunication towers and antennas are reviewed in the City.

1.2 Jurisdiction

Under the Radiocommunication Act, the federal government has jurisdiction over interprovincial and international communication facilities. Industry Canada has been granted the authority to approve and license the location of radiocommunication facilities. Other applicable legislation include: the Canadian Environmental Assessment Act and Health Canada, Safety Code 6 (Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 KHZ to 300 GHZ, 1999).

1.3 Exemptions

Industry Canada requires that proponents intending to install or modify certain types of radiocommunication structures notify and consult with the local land use authority and the local community in the vicinity of the proposed structures. However, Industry Canada exempts the following proposals from the requirement to consult with municipal governments:

- a) Maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or antenna-supporting structures.
- b) Addition or modification of an antenna system (including improving the structural integrity of its integral mast to facilitate sharing), provided that the addition or modification does not result in an overall height increase above the existing structure of 25%.



- c) Maintenance of an antenna system's painting or lighting in order to comply with Transport Canada's requirements.
- d) Installation for a limited duration (typically not more than 3 months) of an antenna system that is used for a special event , or one that is used for provincial, local, or national emergency operations during the emergency, and is removed 3 months after emergency or special event.
- e) New antenna systems, including masts, towers, or other antenna supporting structure with a height of less than 15 meters above ground level only.

The City exempts the following proposals from public notification and consultation requirements.

- a) Radiocommunication facilities required for essential services such as Fire, Ambulance and Police.

Although the above proposals are exempted from a municipal review, proponents should provide information on location, type, and height of proposed radiocommunication structures as a courtesy and for information purposes only.

2.0 Development Guidelines

2.1 Site Selection and Siting

In order to explore the possibility for co-location, all applicants should identify existing facilities within a radius of 500 meters of the proposed location. When co-location is not possible, the proponent should submit to the City a rationale describing the process that determines the need for a new tower or antenna.

Radiocommunication facilities are permitted in all zones, however, sites zoned Industrial, Commercial, and Airport should be considered first.

Sites should be selected to avoid the following areas of the City:

- a) Lands located on the City's heritage register, and any lands with identified archaeological evidence.
- b) Municipal parks, or any environmentally sensitive areas, such as wetlands or riparian areas.
- c) Dyke right-of-ways. However, stealth design techniques described in Section 2.2 (c) might be considered within municipal road right-of- ways.



- d) Areas within 120 meters of any elementary or secondary school.

New radiocommunication facilities should comply with the following siting requirements:

- a) A radiocommunication facility should meet the minimum setback requirements of the zone in which it is proposed to be located, and preferably at least it's height away from adjacent property lines unless it is a co-location or a system being mounted on an existing building or facility.
- b) No radiocommunication facility should be erected in a front yard and/or a minimum required rear or side yard, unless attached to the principal building.

2.2 Design Criteria

For new telecommunication facilities, the following design guidelines should be taken into consideration:

- a) New radiocommunication towers or other radiocommunication supporting structures within an urban area should be designed with co-location capacity.
- b) Radiocommunication facility design should be sympathetic to the surrounding architecture and built form.
- c) Where appropriate, stealth design techniques including but not limited to, camouflaging radiocommunication towers within church steeples, flagpoles, signs, building fascias and street lights, should be implemented. If the proposed stealth design techniques blend into the surrounding environment, co-location will not be required.
- d) When stealth design techniques are not possible, preferable radiocommunication structure forms include antennas on roof tops and a freestanding tower in the form of monopole with flush mounted or cluster mounted radiocommunication antennas.
- e) Antennas mounted on the façade of buildings should be designed and located to be compatible with the colour, material and overall appearance of the existing building. Natural colours that blend the radiocommunication structure with its surroundings are encouraged.
- f) Where appropriate, the use of landscaping is encouraged to enhance the character of the surroundings.
- g) Where appropriate, a fence is encouraged between the radio- communication structures and the adjacent land use. No fence shall be constructed wholly or partially out of barbed wire or razor wire.



3.0 Public Consultation

3.1 Public Notification and Consultation Requirements

When a radiocommunication proposal is not exempt in accordance with Section 1.3 public notification and consultation should occur in accordance with the following:

- a) For radiocommunication towers proposed in an urban area, the City will forward a list of all property owners within a radius of 122 meters (400 feet) or three times the height of the proposed tower, whichever is greater. The radius is measured from the tower base or the outside perimeter of the supporting structure, whichever is greater.
- b) For radiocommunication towers proposed in agricultural or rural areas, the City will forward a list of all property owners within a radius of 488 meters (1,601 feet). A radius is measured from the property lines of the property on which a tower is proposed.
- c) Notification must include, but need not be limited to:
 - proposed antenna purpose, the reasons why existing antenna systems or other infrastructure cannot be used, a list of other structures that were considered unsuitable and future sharing possibilities for the proposal;
- d) The proponent will be responsible for hand delivering or mailing a notification package to the public including property owners and tenants, community associations, businesses, public institutions, schools, and other organizations located within the notification area. Notification must provide all information on how to submit comments to the proponent in writing. The proponent must also provide a copy of the notification package to the City and the local Industry Canada office at the same time as the package is provided to the public.
- e) The proponent must ensure that at least 30 days are provided for public comments.
- f) A public notice with information about the proposal shall also be advertised in two consecutive editions of a local newspaper. The minimum size of an ad shall be 7.6 cm by 17.8 cm (3" x 7") excluding a map. A notice shall include the name of the proponent, a site plan with the proposed location, type and design of the proposed radiocommunication facility, and information about means of providing public input.
- g) A copy of the public notice shall also be provided to City staff and each member of Council. For proposals in urban areas, the notification package might be placed on the City's web page during 30 days of notification timeframe.



- h) If public express any concerns about the proposal and provide input about the proposal, the proponent is required to acknowledge the receipts of the comment within 14 days.
- i) The proponent will address in writing all reasonable and relevant concerns within 60 days of receipt. The concerned party will have 21 days from the date of the correspondence to reply to the proponent's response. The proponent will make available all public comments and responses to the City.
- j) The consultation process will be completed within 120 days from the receipt of the formal consultation request.

3.2 Public Information Meeting Requirements

The proponents of new radiocommunication structures located within an urban area not exempted under Sections 1.3 are required to host a Public Information Meeting as per the following requirements:

- a) Public information meeting notices shall be delivered at least two weeks in advance of the meeting as per the notification area identified in Section 3.1 (a) of the Protocol.
- b) Public information meeting notices shall include details pertaining to the date, time, and location of the meeting.
- c) A notice shall appear in at least two consecutive issues of a local newspaper, the last publication to appear not less than three and not more than ten days prior to the meeting. The minimum size of an ad shall be 7.6 cm by 17.8 cm (3" x 7") excluding a map.
- d) Meetings are to be held mid-week evenings, in a central, easily identifiable location, and should be open for at least two hours.
- e) The meeting must be held prior to the application proceeding to Council in Committee.
- f) All costs related to the meeting are to be assumed by the applicant.
- g) The list of all meeting attendees and a summary of all comments or inquiries received by the proponent about the proposal need to be provided to the Planning Department prior to submitting a report to Council. In turn, the City will provide a copy of public comments that staff received to allow the proponent an opportunity to respond.

4.0 Approval Process

4.1 Council Role

After the proposal is reviewed by Council, a letter will be sent to the proponent and Industry Canada. The letter will confirm if the proposal:

- a) conforms with the public consultation requirements as outlined in this Policy. A letter will also include expiry date for project commencement based on two years deadline from the Council approval.
- b) does not conform with the City's requirements as set out in the Policy.

4.2 Final Approval

If Industry Canada supports the proposal, the applicant can proceed with the following:

- a) Building Permit application, if necessary.
- b) If the radiocommunication facility is proposed on City property, the applicant must enter into a signed agreement with the City which will include payment of rent. Terms of duration will be determined at the time of contract negotiation. The agreement shall include clauses related to indemnification and proof of comprehensive liability insurance coverage, termination and removal of equipment.

The City will retain the right to end the rental agreement on 180 days notice for the following reasons:

- i. Should any valid concerns arise in the future;
- ii. Should the site be scheduled for redevelopment.

4.3 Cease of Operation

The carrier shall notify the City of its intent to abandon a radiocommunication facility no less than 30 days prior to abandonment.

5.0 Definitions

Antenna – an exterior transmitting device used in telecommunications designed for various uses such as telephonic, radio, or television by sending and/or receiving radio signals.



CITY OF
Pitt Meadows
The *Natural* Place

Co-location - the installation of multiple antenna systems on a building or tower facility by two or more proponents.

Proponent - the wireless communication company or companies

Telecommunication tower - a facility used to support one or more antennas for the purpose of radio telecommunications, and which include, but is not limited to, a guyed tower, a self-support tower or monopole tower, and which may be located at ground level or on the roof top.

Radiocommunication facility - see antenna and telecommunication tower.



Dear Owner/Occupant,

November 18, 2019

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

Subject: TELUS Telecommunications Facility Proposal
PID: N/A
Address: TELUS Pole Adjacent to 12617 203rd Street, Pitt Meadows, BC
Coordinates: 49.23222° N, -122.65685° W
TELUS Site: BC2258

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.

TELUS previously proposed the installation of wireless antenna equipment on two utility poles (at the northwest and southwest corners of 203rd Street and Golden Ears Way) and are now revising their proposal to only add antennas to the TELUS wood utility pole at the southwest corner of the intersection. As you may be aware, the installation has installed a few years ago and has not been operating. TELUS would like to replace the existing pole with a shorter pole. The installation will include three (3) antennas attached at the top of the pole, remote radio units and an equipment boxes attached near on the lower portion of the pole.

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 City of Pitt Meadows and ISED as part of our application for concurrence.

Local Municipality

The City of Pitt Meadows has adopted Council Policy C036 "Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems" to govern the public consultation process for radiocommunication structures not exempt from a municipal review and to set a process by which applications for radiocommunication towers and antennas are reviewed in the City. In this instance, the City's policy does not require notification, as the installation is exempt because the height of the installation is under 15 metres. As such, ISEDs default public consultation process will be followed. This process requires all properties within three times the structure height be notified (in this instance those within approximately 45.0 metres). 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 **December 19, 2019**.

Location

The new facility is proposed to be located adjacent to 12617 203rd Street in Pitt Meadows, on the southwest corner of the intersection of Golden Ears Way and 203rd Street at the approximate coordinates **49.23222° N, -122.65685° W**.



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 203rd Street. Construction is substantially completed already.

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

No lighting and marking are required.

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 – Lower Mainland District Office

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

Local Government Contact

City of Pitt Meadows
Stefanie Ekeli, Development Services Technician
12007 Harris Road, Pitt Meadows, BC V3Y 2B5
Phone: 604.465.5454 ext.357
Email: sekeli@pittmeadows.ca

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

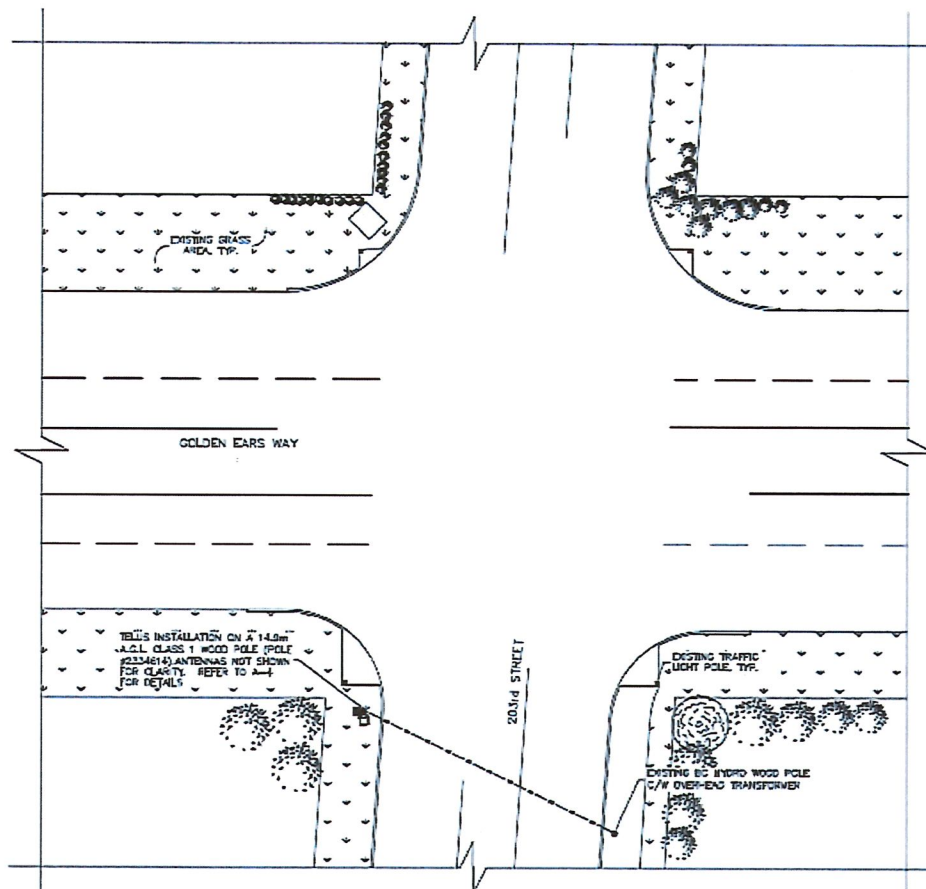




PRELIMINARY DESIGN PLANS – SITE PLAN



TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



1 SITE PLAN

1:300
0 3m 6m 12m
METERS

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM AN AERIAL IMAGE AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED OCTOBER 24, 2019. THIS DRAWING DOES NOT REPRESENT A SURVEY

R	REVISED FOR TELUS	FW	OCT 25/19
A	ISSUED FOR REVIEW	FW	OCT 24/19
REV.	DESCRIPTION	BY	DATE

CLIENT:

TELUS

TRK
ENGINEERING

HANGER & 5225 2nd ST.
LANGLEY, BC V3Y 2N3
TEL: (604) 574-6432
FAX: (604) 574-6437
EMAIL: info@trkeng.com
WEB: www.trkeng.com

PROJECT:

BC2255
12652 203rd ST.

MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:

SITE PLAN

SCALE: AS NOTED DRAWING NO.

CHECK BY: R.M.

DRAWN BY: K.G.

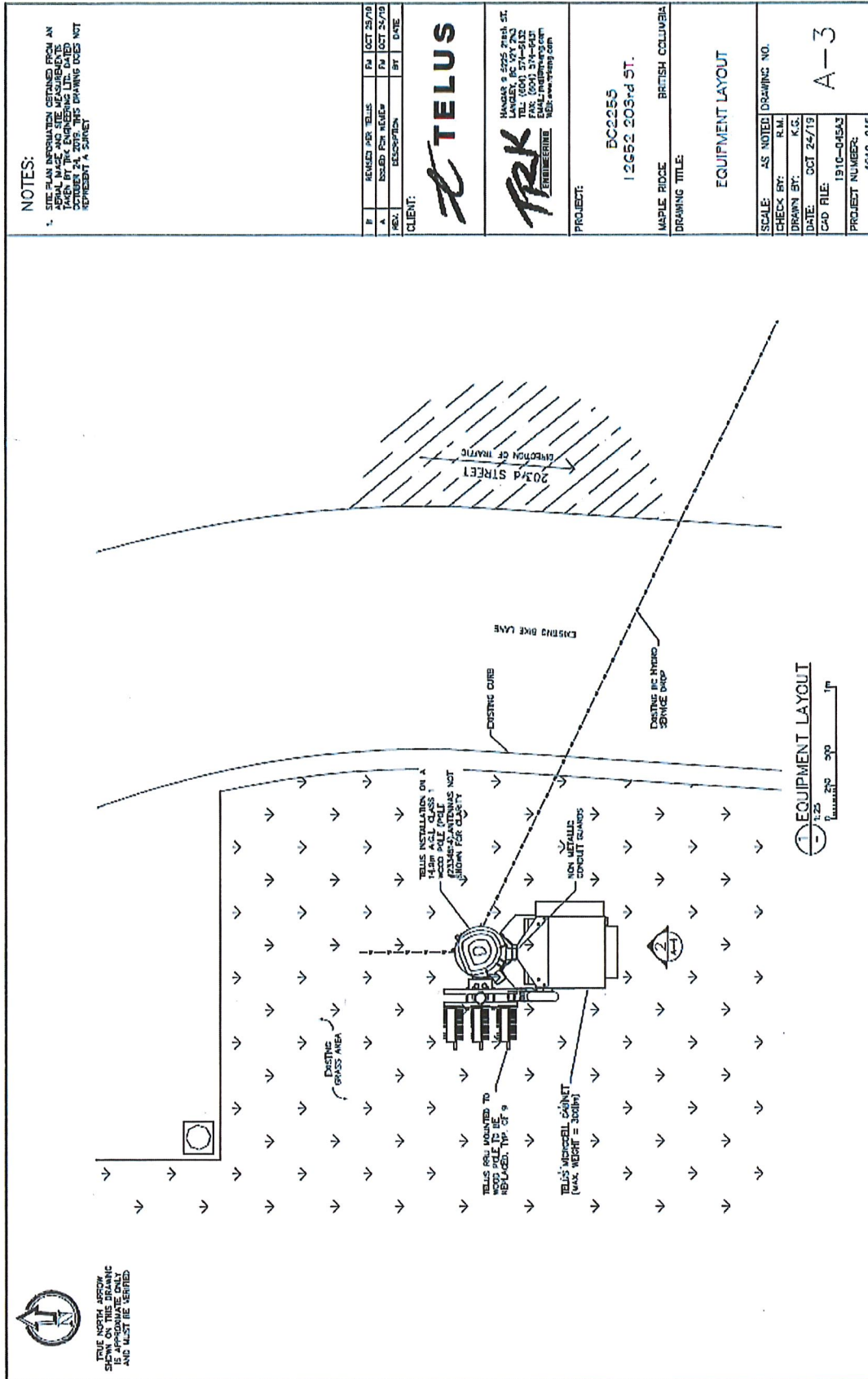
DATE: OCT 24/19

CAD FILE: 191C-045A2

PROJECT NUMBER: 1910-045

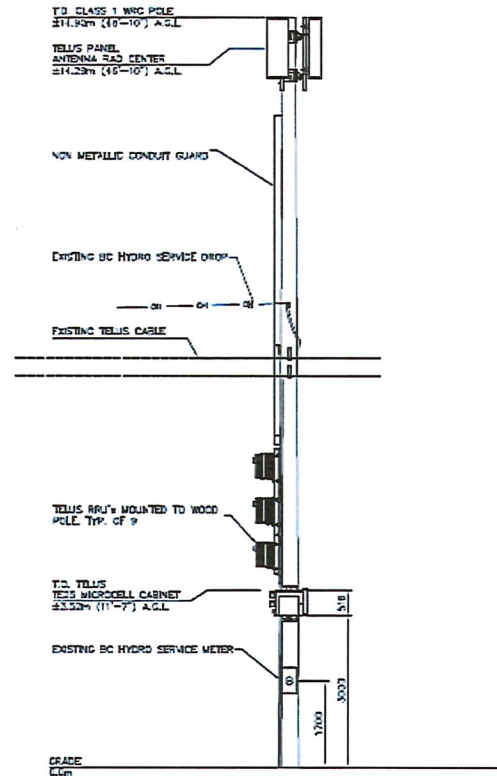
A-2

PRELIMINARY DESIGN PLANS – EQUIPMENT LAYOUT





PRELIMINARY DESIGN PLANS – SOUTH ELEVATION



2 PROPOSED SOUTH ELEVATION

1:50
0 1000 1.5m 3.0m

NOTES:

- ELEVATION IS DIAGRAMMATIC ONLY.

REV.	DESCRIPTION	BY	DATE
B	REVISED PER TELUS	FW	OCT 23/19
A	ISSUED FOR REVIEW	FW	OCT 24/19

CLIENT:



PROJECT:

BC2255
12652 203rd ST.

MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:

PROPOSED ELEVATIONS

SCALE: AS NOTED	DRAWING NO.
CHECK BY: H.M.	
DRAWN BY: K.G.	
DATE: OCT 24/19	
CAD FILE: 1910-045A4	A-4
PROJECT NUMBER: 1910-045	



COMMENT SHEET
TELUS TELECOMMUNICATIONS FACILITY PROPOSAL

PID: N/A
TELUS POLE ADJACENT TO 12617 203RD STREET, PITT MEADOWS, BC
COORDINATES: 49.23222° N, -122.65685° W
TELUS SITE: BC2258

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 **December 19, 2019**.

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
Thank you for your input.



December 23, 2019

Via Email: sekeli@pittmeadows.ca

Stefanie Ekeli, Development Services Technician
City of Pitt Meadows
12007 Harris Road
Pitt Meadows, BC V3Y 2B5

Dear Ms. Ekeli:

Subject: Request for Concurrence for a TELUS Wireless Communications Facility

TELUS Site:	BC2258
Proposed Location:	TELUS Pole Adjacent to 12617 203rd Street, Pitt Meadows, BC

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 City of Pitt Meadows Council, concurrence for the proposal to replace the existing telecommunications pole with a new utility pole inclusive of three (3) antennas attached at the top of the pole. Remote radio units and an equipment box are proposed to be attached near on the lower portion of the pole. The new installation will provide improved TELUS wireless communications services to Pitt Meadows and Maple Ridge. Enclosed please find evidence of the TELUS' efforts regarding this public consultation process.

On July 19, 2019, an application was submitted to the City of Pitt Meadows formalizing the initiation of the consultation process with the City.

On November 18, 2019, notification packages were mailed to property owners within a radius of three times the tower height (approximately 45.0 metres) to advise them of the proposal. Please see **Appendix 1: Affidavit of Notification Package**.

On December 19, 2019 the consultation period ended. During the consultation period, one (1) resident provided comments, please see **Appendix 2: Comment and Response**.

TELUS is committed to providing reliable wireless service to City of Pitt Meadows. If the City of Pitt Meadows concurs with the proposed wireless communications facility project, please find in **Appendix 3: 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 blue ink, appearing to read 'Tawny Verigin', is positioned above the printed name and title.

Cypress Land Services
Agents for TELUS



COMMENT SHEET
TELUS TELECOMMUNICATIONS FACILITY PROPOSAL
PID: N/A
TELUS POLE ADJACENT TO 12617 203RD STREET, PITT MEADOWS, BC
COORDINATES: 49.23222° N, -122.65685° W
TELUS SITE: BC2258

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

- ☐ Yes
☒ No

Comments THERE SHOULD NOT BE A FACILITY THERE.

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

- ☐ Yes
☒ No

Comments NO FACILITY AT THIS LOCATION SHOULD BE APPROVED

3. Additional Comments THE EQUIPMENT AT PRESENT LOCATION WAS INSTALLED WITHOUT PROPER PROCESS AND SHOULD BE REMOVED.

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 December 19, 2019.

Name TING WU
(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 Vorlign, Manager of Government Affairs
Thank you for your input.



December 10, 2019

Ting Wu

Dear Mr Wu,

Re: Proposed TELUS Communications Inc. Telecommunications Facility Adjacent to 12617 203rd Street, Pitt Meadows (TELUS Site BC2258)

Thanks for taking time to comment on TELUS' wireless installation at the intersection of Golden Ears Way and 203rd Street, Pitt Meadows.

I would like to first start by providing some background on the project. TELUS has been looking for a location to install wireless antennas in an effort to improve service in the area for a number of years. TELUS were in discussion with yourself and a few other local property owners to determine if there was a feasible location to construct a large tower (approx. 150 feet in height). After investigating site options, in late 2013 TELUS determined that they could use the existing utility pole(s) in the area to improve wireless service in this immediate area partly as an alternative to constructing a large tower. As such, TELUS provided details of the proposal in November 2013 to the City at a time when the proposed installation was considered an exemption under Industry Canada regulations (that is exempt from a requirement to consult the public – similar to placing antennas on building rooftops). The proposal included the replacement of two (2) ten (10) metre high utility poles with 14.5 metre utility poles inclusive of 3 antennas at the top of the pole. One pole is at the northwest corner of 128th and 203rd Street and the other is at the southwest corner of the same intersection, as constructed today. The wireline facilities have been reattached to the poles. In the summer of 2014 Industry Canada revised its regulations to require public consultation for installation such as this one. Given that the project was scheduled to be replaced prior to Industry Canada's policy revision no public consultation took place at that time. It should be noted that the City of Pitt Meadows *Consultation Protocol for the Placement of Radiocommunication and Broadcasting Antenna Systems* clearly exempts the proposed installation from the consultation process (and still does today). As such, Pitt Meadows staff would not have required any approvals or applications for the proposed wireless installation. TELUS completed a consultation in 2015 for the installation and provided all of feedback to City staff. We understand this consultation took place after replacement of the poles, but this was not TELUS intent.

TELUS and are now revising their proposal to only add antennas to the TELUS wood utility pole at the southwest corner of the intersection. As you may be aware, the installation installed a few years ago has not been operating. TELUS would like to replace the existing pole with a shorter pole. The installation will include three (3) antennas attached at the top of the pole, remote radio units and an equipment boxes attached near on the lower portion of the pole.

While federal and local regulations can be confusing to understand, TELUS does feel that the proposed installation is considerate of the its surroundings. It is located along a busy roadway, is similar in height to

Cypress Land Services | Suite 1051 - 409 Granville Street, Granville Street, Vancouver, BC V6C 1T2
Telephone: 604.620.0677 | Facsimile: 604.620.0678 | Website: www.cypresslandservices.com



existing utilities and light poles in the area and, most importantly, does not require a large cell tower to be constructed in the immediate area while still meeting the wireless needs of the community.

If you'd like to discuss the wireless installation further, please feel free to give me a call.

Regards,

Tawny Verigin, Agents for TELUS
Manager of Government Affairs



Cypress Land Services Inc.

Suite 1051 - 409 Granville Street | Vancouver, BC V6C 1T2

Cell: 604.637.8307 | Office: 604.620.0877 | F: 604.620.0876

E: tawny@cypresslandservices.com | W: www.cypresslandservices.com

Appendix 3: Sample Resolution

Resolution

WHEREAS TELUS proposes to erect a wireless communications facility at the location of a TELUS Pole Adjacent to 12617 203rd Street, Pitt Meadows, BC at the Coordinates: 49.23222° N, -122.65685° W;

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 City of Pitt Meadows following the CPC-2-0-03 and the City of Pitt Meadows 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 City of Pitt Meadows;
 - b) The City of Pitt Meadows is satisfied with TELUS's public consultation process and does not require any further consultation with the public; and
 - c) The City of Pitt Meadows concurs with TELUS's proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the Rev B plans dated October 28, 2019, submitted to the City of Pitt Meadows.