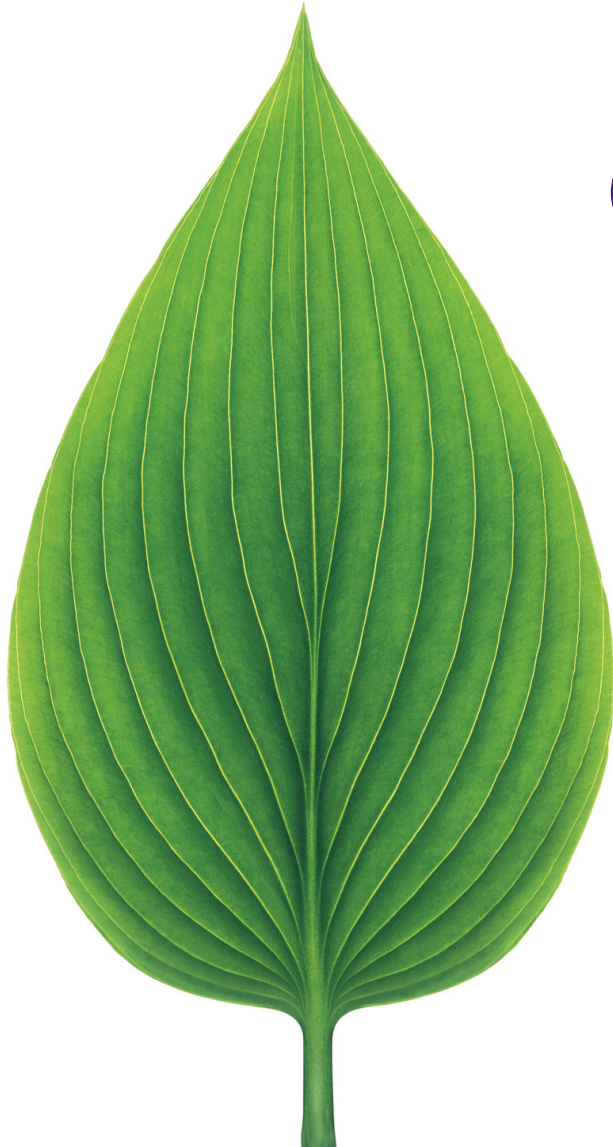


Proposed TELUS Communication Sites

**6370 Tie Lake Road, Tie Lake
(Tie Lake Regional Park) and
9795 Estates Road, Moyie
(TELUS Files: BC106282-Tie Lake and
BC10628- Moyie Lake South)**

Regional District of East Kootenay
Board Meeting, *April 2nd, 2020*

Brian Gregg & Doug Anastos | TELUS Mobility



Agenda

- Proposal
 - Objective
 - Site Selection Rationale
 - Conceptual Designs
- Public Consultation Summary
- Land Use Concurrence Request



Objective

- TELUS has identified that there is not dependable wireless service, including wireless high-speed internet access, in the Tie Lake and Moyie communities.
- The proposed facilities will provide high speed wireless service to the Tie Lake and Moyie communities and improve personal safety, as the majority of emergency calls are made using wireless devices.
- High speed internet access will be available in the Tie Lake and Moyie communities via TELUS' Smart Hub product which offers download speeds up to 25 Mbps and up to a terabyte of monthly data at rates that are similar to traditional wireline services as a home-based HSIA solution over TELUS' wireless network.
- TELUS is proposing these two communication sites in response to long-term customer complaints regarding a lack of dependable service in each community.



Site Selection Rationale – Tie Lake

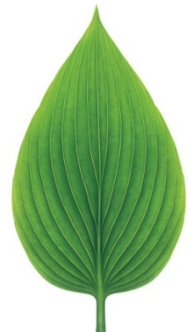
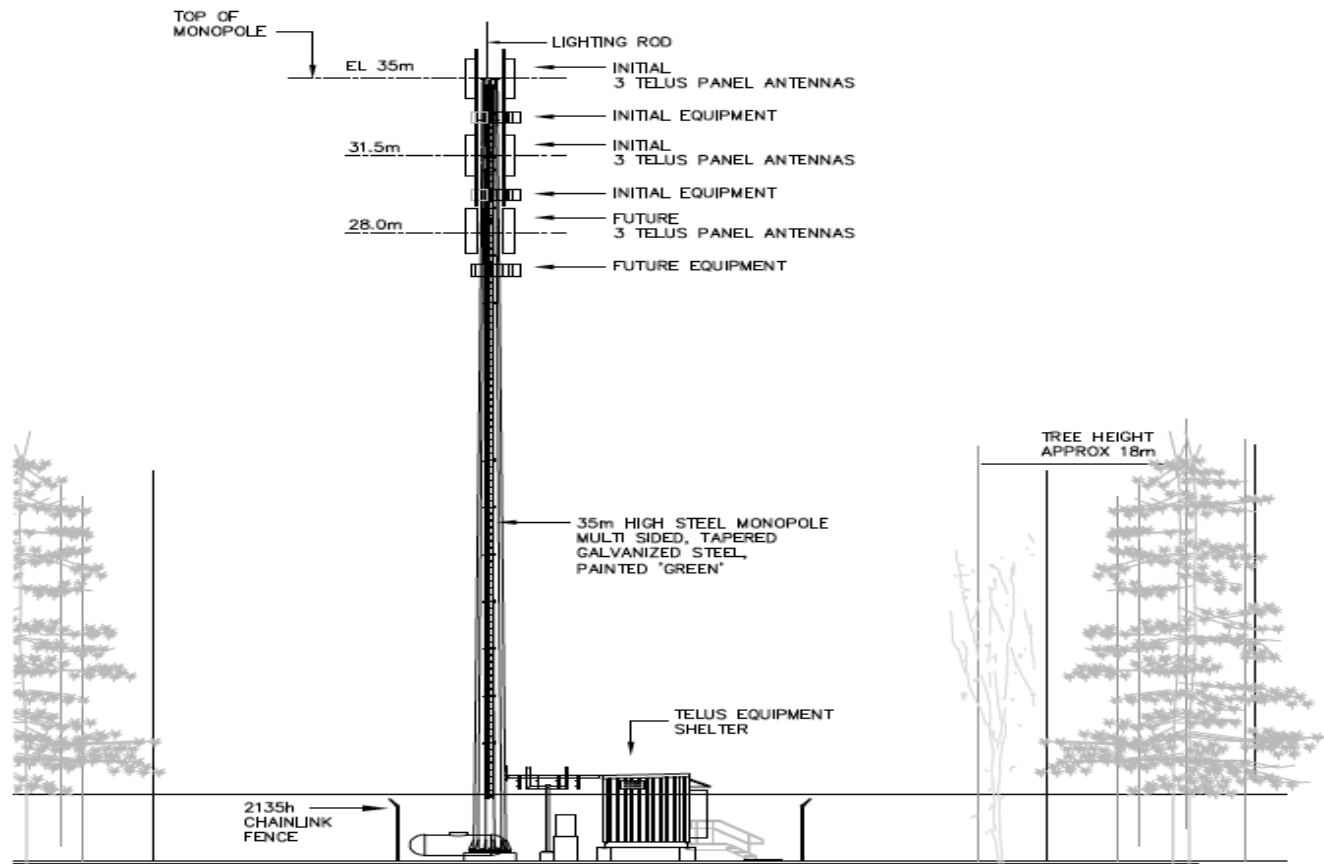
- **Permitted Use:** The Jaffray, Tie Lake, Rosen Lake Land Use and Flood Management Bylaw states that Wireless Telecommunication Facilities are a permitted use in the P-1-Public Institutional Zoning District.
- **Land Use:** The subject property is in a central location, enabling service coverage across the Tie Lake community. Additionally, the subject property is a large lot with mature trees enabling large setbacks from adjacent residences and mitigating potential view impacts to the extent possible.
- **Ownership:** The subject property is owned by the Regional District of East Kootenay ensuring that any lease revenue generated from the proposed communication site will flow to the Regional District providing a broader public benefit.



Site Plan – Tie Lake



Elevation – Tie Lake



Site Selection Rationale – Moyie

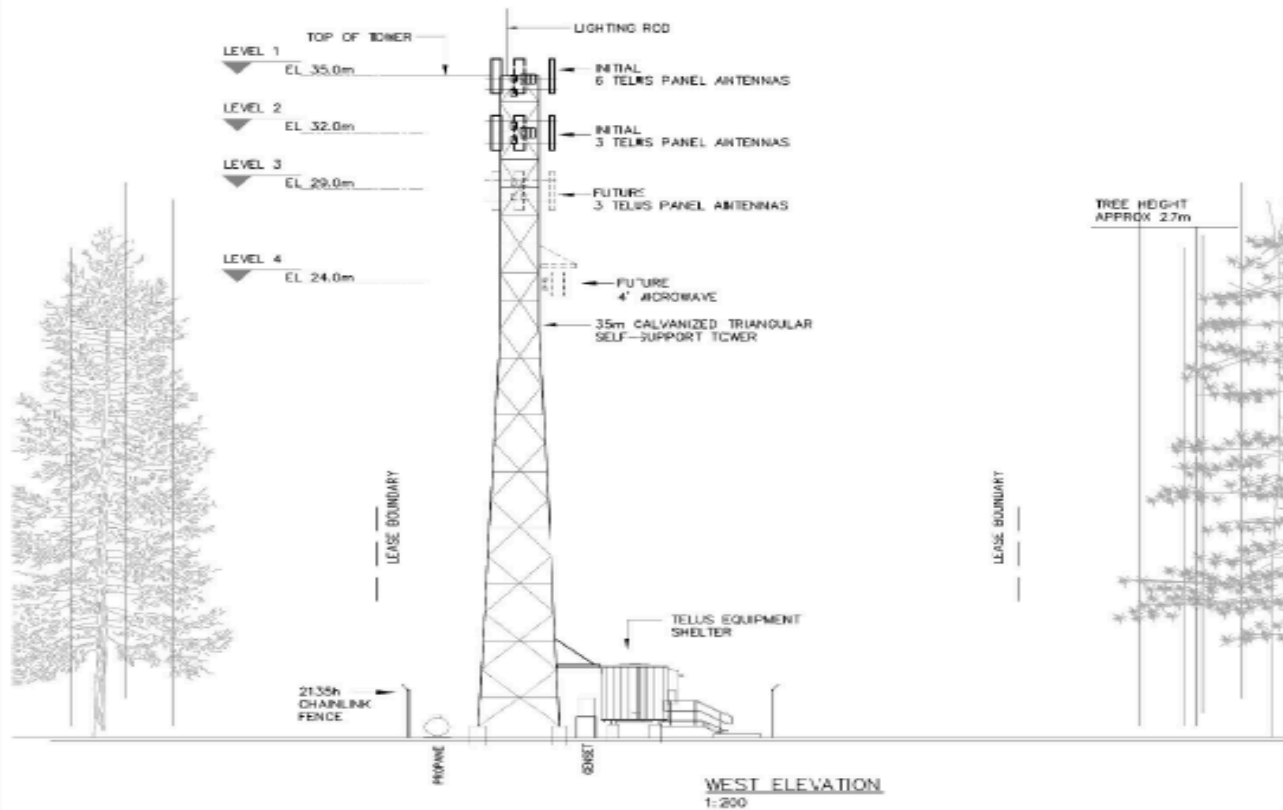
- **Permitted Use:** The Moyie and Area Land Use Bylaw designates the subject property as RR-60 - Rural Resource zoned. Wireless communication facilities are a permitted use in this zoning district.
- **Elevation:** The subject property contains high elevation land, mitigating the need for a taller tower structure in the community and enabling dependable service improvements across the community.
- **Large Lot Size:** The subject property is a large approximately 109.25 acre lot and is upslope from adjacent waterfront properties and view homes, enabling setbacks and mitigating potential view impacts.
- **Existing Access:** The subject property contains existing access roads and trails that can be minimally improved to minimize timber clearing.
- **Views:** Mature trees on the property will partially screen the tower.



Site Plan - Moyie

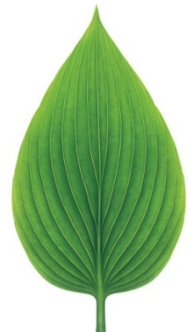


Elevation - Moyie



Public Consultation Summary

- In the absence of a local tower siting protocol, TELUS is obligated to follow the Innovation, Science and Economic Development (ISED) Canada Default Public Consultation Process which involves the following steps:
 - Notifying property owners within 3 x the height of the proposed tower (we expanded this to 5 x tower height);
 - Posting a notice in a local newspaper;
 - Obtaining a motion or letter of land use concurrence from the elected officials of the relevant land use authority.
- TELUS adhered to the ISED Default Process for Moyie and we substantially expanded the notification process for Tie Lake.



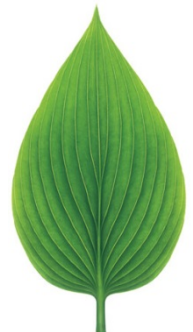
Public Consultation Summary

Tie Lake

- During the consultation, TELUS received comments from 27 members of the public:
 - 10 oppose the proposal;
 - 17 support the facility.
- Primary concerns include:
 - Whether an alternative location may be viable for the tower;
 - Health and Safety.

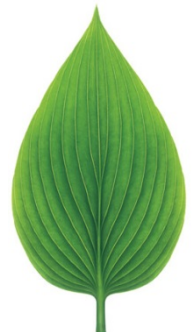
Moyie

- TELUS received zero (0) public comments.



Land Use Concurrence Request

- In order to satisfy ISED, TELUS is required to obtain a motion or letter of land use concurrence from the Regional District of East Kootenay addressing the following points for *both* proposed towers:
 - *The Regional District of East Kootenay is satisfied with TELUS' consultation process, as outlined in ISED's Default Public Consultation Process;*
 - *That the proposed tower is a permitted use;*
 - *The proposed design and location is acceptable;*
 - *That the Regional District of East Kootenay has been consulted and concurs with the tower location.*



the future is friendly®

