

Request for Decision

File No: P 096 001

Date March 24, 2020
Author Krista Gilbert, Planning Technician
Subject Request for Letter of Concurrence - TELUS Communications Inc. (SitePath Consulting Ltd.)

REQUEST

To approve a Letter of Concurrence request from TELUS Communications Inc. (TELUS) for a proposed communications site on privately owned land in Moyie.

OPTIONS

1. THAT TELUS Communications Inc. be advised:
 - a) TELUS Communications Inc. has satisfactorily completed its consultation with the Regional District of East Kootenay;
 - b) The Regional District of East Kootenay is satisfied with TELUS Communications Inc.'s public consultation process; and,
 - c) The Regional District of East Kootenay concurs with TELUS Communications Inc.'s proposal to construct a wireless telecommunications facility on property located at 9795 Estates Road in Moyie, provided it is constructed substantially in accordance with the plans submitted to the RDEK.
2. THAT the TELUS Communications Inc. request for a Letter of Concurrences for a proposed wireless telecommunications facility on privately owned property located at 9795 Estates Road in Moyie be refused.

RECOMMENDATION

Option 1.

BACKGROUND/ANALYSIS

The RDEK has received a request for a Letter of Concurrence from TELUS for a wireless telecommunications facility (tower) on privately owned property located at 9795 Estates Road in Moyie. A Letter of Concurrence is required by Industry Canada as a condition for their approval of the facility and it provides confirmation to Industry Canada that the proponents have consulted with the local government.

The proposed new wireless communication facility at Moyie will include a 35 m tall self-support tower and a 225 m² fenced compound located at the base of the tower that includes all of the necessary equipment to operate the facility. TELUS has identified that there is currently not dependable wireless service, including wireless high-speed internet access, in the Moyie community and the proposed facility can improve on current services.

In the request package submitted TELUS stated that they recently completed public consultation in which they posted ads in two consecutive issues of two newspapers and notified residents within an area 3 times the height of the tower. TELUS did not receive any public comments for the proposed Moyie tower during the public consultation process.

SPECIFIC CONSIDERATIONS

Zoning Bylaw

Electoral Area C South Zoning and Floodplain Management Bylaw

Current Designation: RR-60, Rural Resource Zone, wireless communication facility is a permitted use.

Official Community Plan

Moyie & Area Official Community Plan

Current Designation: RR, Rural Resource which includes agricultural, rural residential and rural resource land uses with parcel sizes 8.0 hectares and larger. The RR designation also recognizes the use of these lands for public utility use, resource extraction, green space and recreation.

Agricultural Land Reserve

The subject property is not within the ALR.

Attachments: Location Maps
Proposals
(Comments received by TELUS and the RDEK from the public are available if requested)