



Cypress Land Services Inc.
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September 4, 2018

Via Email: Dsmith@fvrd.ca

Dawn Smith, MCIP, RPP
Planner II
Fraser Valley Regional District
45950 Cheam Avenue Chilliwack, BC V2P 1N6

Dear Ms. Smith:

Subject: TELUS Communication Inc. (“TELUS”) Telecommunications Facility Proposal Information Package
PID: 002-120-020
Legal: LOT 1 DISTRICT LOT 58 GROUP 1 YALE DIVISION DISTRICT PLAN 67189
Address: 59600 Lougheed Highway, Hope, BC
Coordinates: 49.362521° -121.585168
TELUS Site: BC101272 – Ruby Creek

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with Fraser Valley Regional District (“FVRD”) and in order to provide improved, dependable wireless services a new facility is required. This information package is intended to formalize the consultation process.

Proposed Site

The subject property is located at 59600 Lougheed Highway, Hope, BC. The site is Electoral Area B and is zoned I-1. The proposed installation consists of a 45.0 metres lattice tower structure. The facility is proposed in the northwest corner of the property next to the existing Rogers guyed tower with an existing access from Lougheed Highway through the Premises. Please see **Schedule A: Tower Site Location**.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed communications installation to improve service in the Ruby Creek area.

The proposed site is a result of many considerations. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. TELUS investigated using the existing Rogers tower although there is no available capacity to add antennas above the tree line or at a height adequate for TELUS to service the area.

Proposal Details

A 45.0 metres lattice tower with land area of approximately 20 x 20m is proposed. TELUS has completed preliminary design plans (**Schedule B: Preliminary Plans**). These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking; comments are pending.

Consultation Process with the FVRD

It is our understanding that the FVRD does not currently have a telecommunications policy to guide the public consultation process. As such, TELUS will follow Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada's, CPC Procedures. This requires all proponents to consult with the local land use authority and public.

TELUS will notify all property owners and occupants within three (3) times the height of the structure from the outer edges of the compound area (approx. 135 metre radius) to gather community feedback. All correspondence with community members will be shared with staff. A notice will also be placed in the local paper. This comment period is a minimum of 30 days. We expect the public consultation process to commence in

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, TELUS will be requesting concurrence from the FVRD Board in a form acceptable to both the Regional District and ISED. We understand that, subsequent to the required public consultation process and a Board decision, the FVRD would be providing a letter of resolution. We understand a Building Permit application will also be required.

Conclusion

Please consider this information package as the official commencement of consultation with the FVRD. TELUS is committed to working with the Regional District and the community to provide improved wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for TELUS

A handwritten signature in blue ink that reads "Tawny Verigin". The signature is written in a cursive, flowing style.

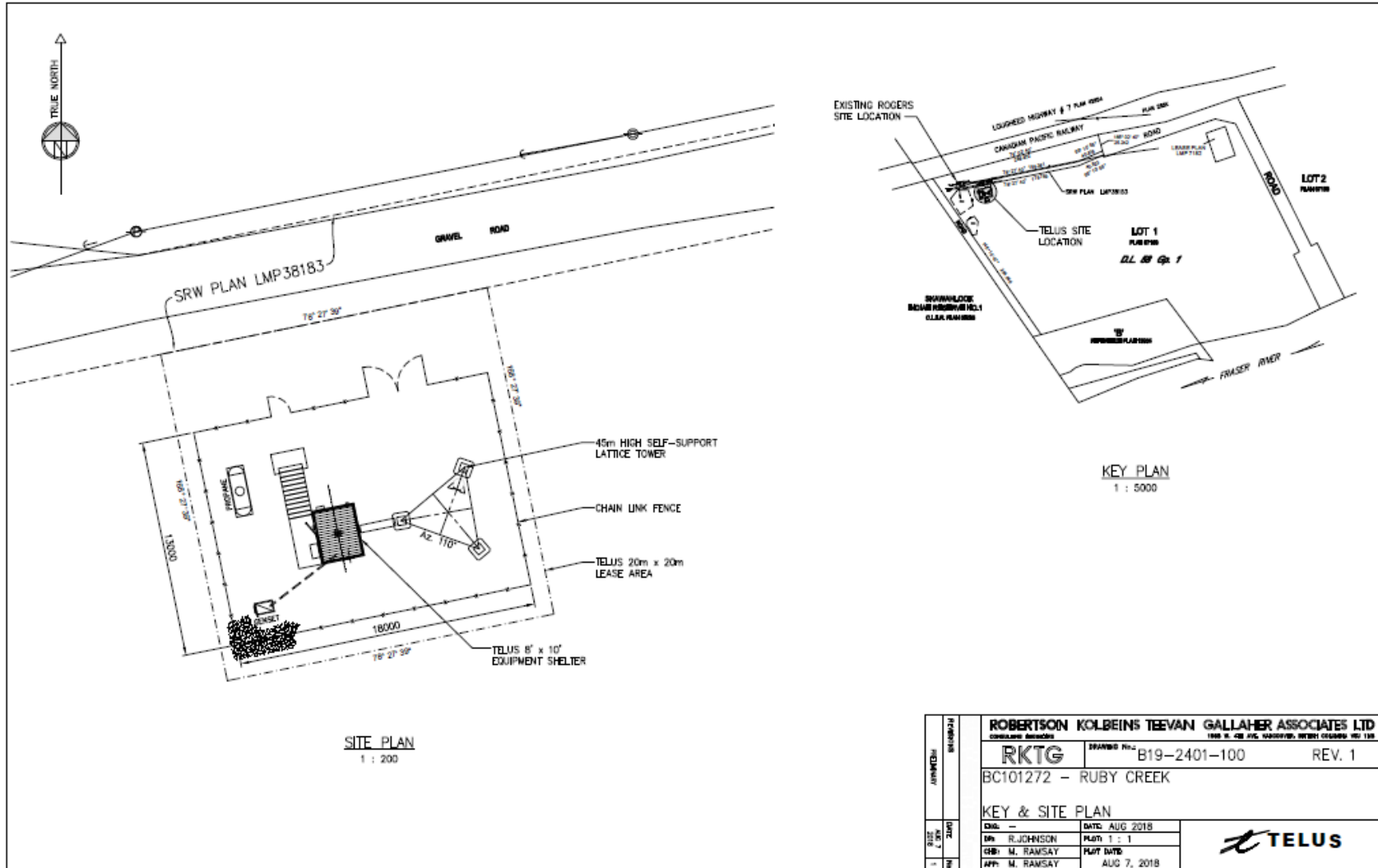
Tawny Verigin
Municipal Affairs Specialist

cc: Debra Pankratz, Real Estate & Government Affairs, TELUS

**SCHEDULE A
TOWER SITE LOCATION**



**SCHEDULE B
PRELIMINARY DESIGN PLANS – SITE PLAN & KEY PLAN**



REVISIONS	ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD CONSULTING ENGINEERS		
	RKTG	DRAWING No. B19-2401-100	REV. 1
APPROVED	BC101272 - RUBY CREEK		
DATE	KEY & SITE PLAN		
	DRG. -	DATE: AUG 2018	
	DR: R. JOHNSON	PLAT: 1 : 1	
	CHK: M. RAMSAY	PLAT DATE	
APP: M. RAMSAY	AUG 7, 2018		

**SCHEDULE B
PRELIMINARY DESIGN PLANS – NORTHWEST ELEVATION**

