



Dear Resident/Landowner

November 21, 2022

**Re: Proposed 58.0 m TELUS Radiocommunications Tower**  
**Address: 1030 Dilworth Road, Sorrento, BC V0E 2W1**  
**Coordinates: 50.873045, -119.486767**  
**TELUS File: BC109160 - Sorrento**

Wireless technology offers many benefits to Canadians. Millions of individuals rely on wireless communications to enhance their personal security and safety, enjoy more frequent contact with family, friends and business associates, and to make more productive use of their personal and professional time. Additionally, cellular coverage improves public safety as over 80 percent of all calls to 911 are placed through wireless devices.

### **TELUS' Proposal**

TELUS is proposing to construct a 58.0-meter tall self-support tower on a large privately-owned lot at 1030 Dilworth Road, Sorrento, BC V0E 2W1. The geographical coordinates for the proposed tower site are 50.873045, -119.486767. The proposed tower location is directly south of an existing hydro utility corridor that runs through the property. All the equipment necessary to operate the proposed tower facility will reside within a compound located at the base of the tower. The subject property is 79.97 acres in size and is currently zoned AR1-Agriculture. The proposed tower location is respectfully setback from adjacent land uses while being centrally located in the area that needs improved wireless service. The tower, if constructed, will provide improved high-speed internet access and wireless service to the Sorrento community.

### **Authority**

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

### **ISED and CSRD Public Consultation Process**

As the Columbia Shuswap Regional District (CSRD) has an established and documented public consultation process applicable to tower siting, TELUS is required to follow the CSRD process. In addition to other submission requirements, the CSRD public consultation process entails the following three (3) general steps:

- 1. Newspaper Notice** - TELUS will post a notice in the *Shuswap Market News* for two (2) consecutive issues on November 25<sup>th</sup> and December 2<sup>nd</sup>, 2022. The public will then have 30 days from the date of the second notice to submit comments and questions to myself on behalf of TELUS. TELUS will extend the public comment period to January 13<sup>th</sup>, 2023 since the process will run through the holiday season.
- 2. Area Resident Notification** - TELUS will notify all property owners and occupants within a radius of five (5) times the proposed tower height. In this case, the notification radius will be 290.0 m (58.0 m tower height x 5 = 290.0 m notification radius). Your property falls within this notification radius, and accordingly, TELUS is consulting you on this tower. A comment sheet and response timelines are enclosed below.
- 3. Land Use Concurrence Request** - This notification will also be submitted to the CSRD and ISED as part of our application for land use concurrence. At the end of the process, TELUS will request a motion or letter of land use concurrence from the CSRD.

This process will provide you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to ISED and the CSRD.

### **Site Details**

- 1. Purpose** - The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed internet services in the vicinity of the tower. Currently, there are no suitable existing antenna support

structures or other feasible structures that can be utilized and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed for those in the surrounding area.

2. *Location and Land Use* - The tower is proposed to be located on a large privately-owned lot at 1030 Dilworth Road, Sorrento, BC V0E 2W1. The geographical coordinates for the proposed tower site are 50.873045, -119.486767. The proposed tower location is directly south of an existing hydro utility corridor that runs through the property. The subject property is 79.97 acres in size and is zoned AR1-Agriculture. The large subject property offers respectful setbacks from adjacent land uses while being centrally located within the area needing wireless service improvements. The subject property will enable TELUS to site its facility in reasonably close proximity to supporting infrastructure including existing access roads and power supply.
3. *Safety Code 6* - ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS confirms that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6 including combined effects with the local radio environment*, as may be amended from time to time.
4. *Site Access* - TELUS is proposing to access the site via Dilworth Road and a small access driveway that will extend into TELUS' compound through the subject property adjacent to the existing hydro utility corridor. Public access will be restricted as TELUS' compound will be fully fenced and locked.
5. *Environment* - TELUS confirms that the installation is excluded from environmental assessment under the *Impact Assessment Act*.
6. *Design* - This proposal is for a 55.0 meter tall self-support tower as well as a 3.0-meter tall lightning rod (58.0 meters of total height including the lightning rod). The tower will house numerous panel antennas and multiple dishes in support of a variety of communication technologies. A preliminary design of the tower profile and compound plan is included in this notification package for your reference. TELUS' facility will be connected to the power grid and will also have a back-up power supply.
7. *Transport Canada* - The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.
8. *Structural Considerations* - TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.
9. *Land Use Authority* - The CSRD is the applicable land use authority and they have a Board-adopted tower siting policy and, as a result, we are adhering to the CSRD's documented consultation requirements in conjunction with ISED protocols.
10. *Co-Location* - TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols. Currently, there are no suitable existing antenna support structures or other feasible structures that can be utilized and, as a result, a new tower is required.
11. *General Information*- General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: [http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h\\_sf01702e.html](http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html).
12. *Contacts:*

**TELUS**

C/O Brian Gregg, SitePath Consulting Ltd., Land Use Consultant  
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1  
Phone: 778-870-1388  
Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

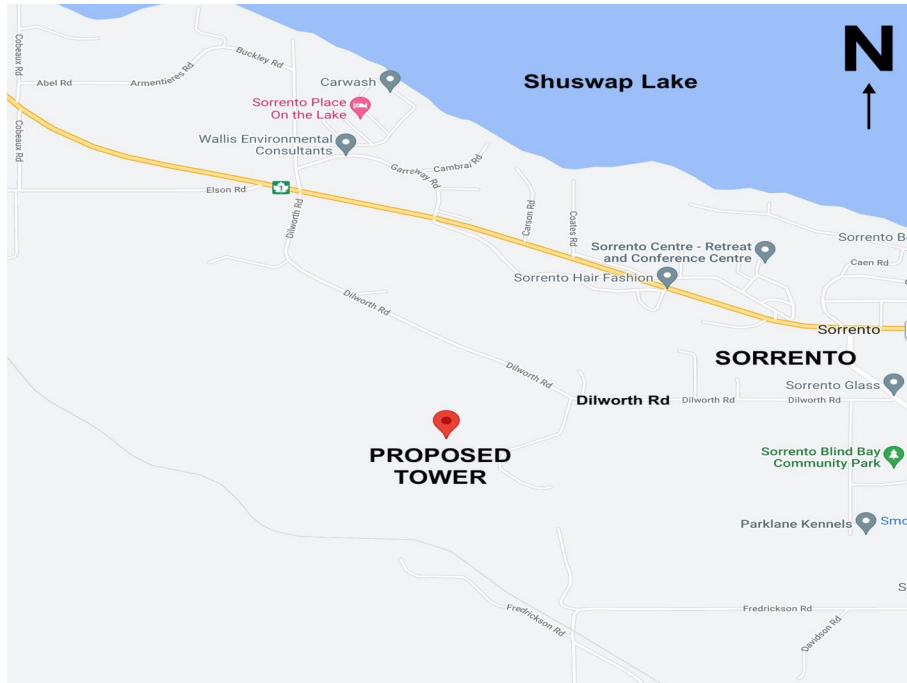
**Columbia Shuswap Regional District (CSRD)**

C/O Jan Thingsted, Planner III  
555 Harbourfront Drive NE Salmon Arm, BC V1E 4P1  
Email: [jthingsted@csrd.bc.ca](mailto:jthingsted@csrd.bc.ca)  
Phone: 250-833-5918

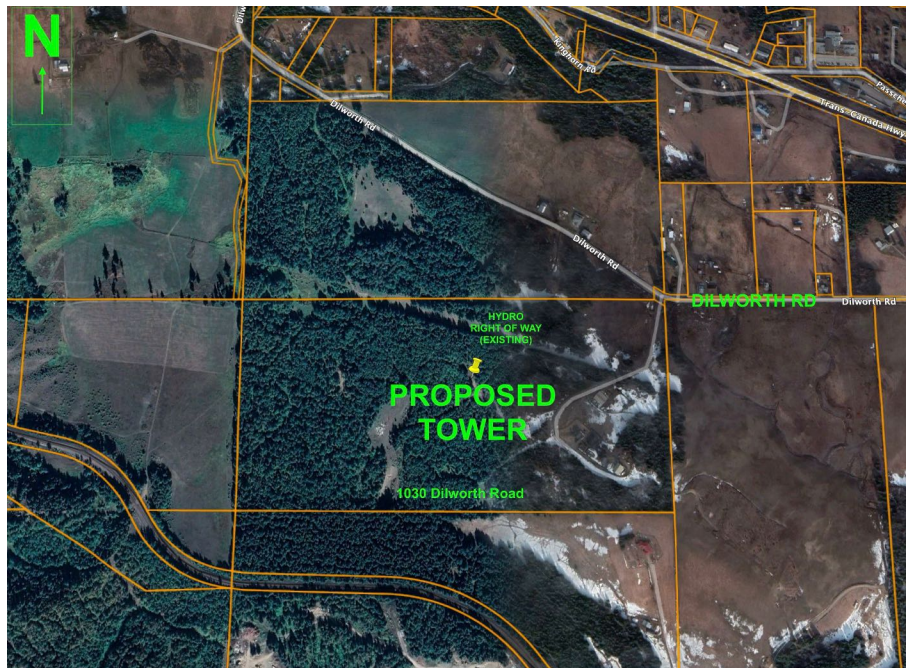
**Innovation, Science and Economic Development Canada (ISED) - Okanagan-Kootenay District Office**

1726 Dolphin Avenue, Room 603, Kelowna BC V1Y 9R9  
Tel: 250-470-5026 or 1-800-667-3780  
Email: [ic.spectrumkelowna-kelownaspectre.ic@canada.ca](mailto:ic.spectrumkelowna-kelownaspectre.ic@canada.ca)

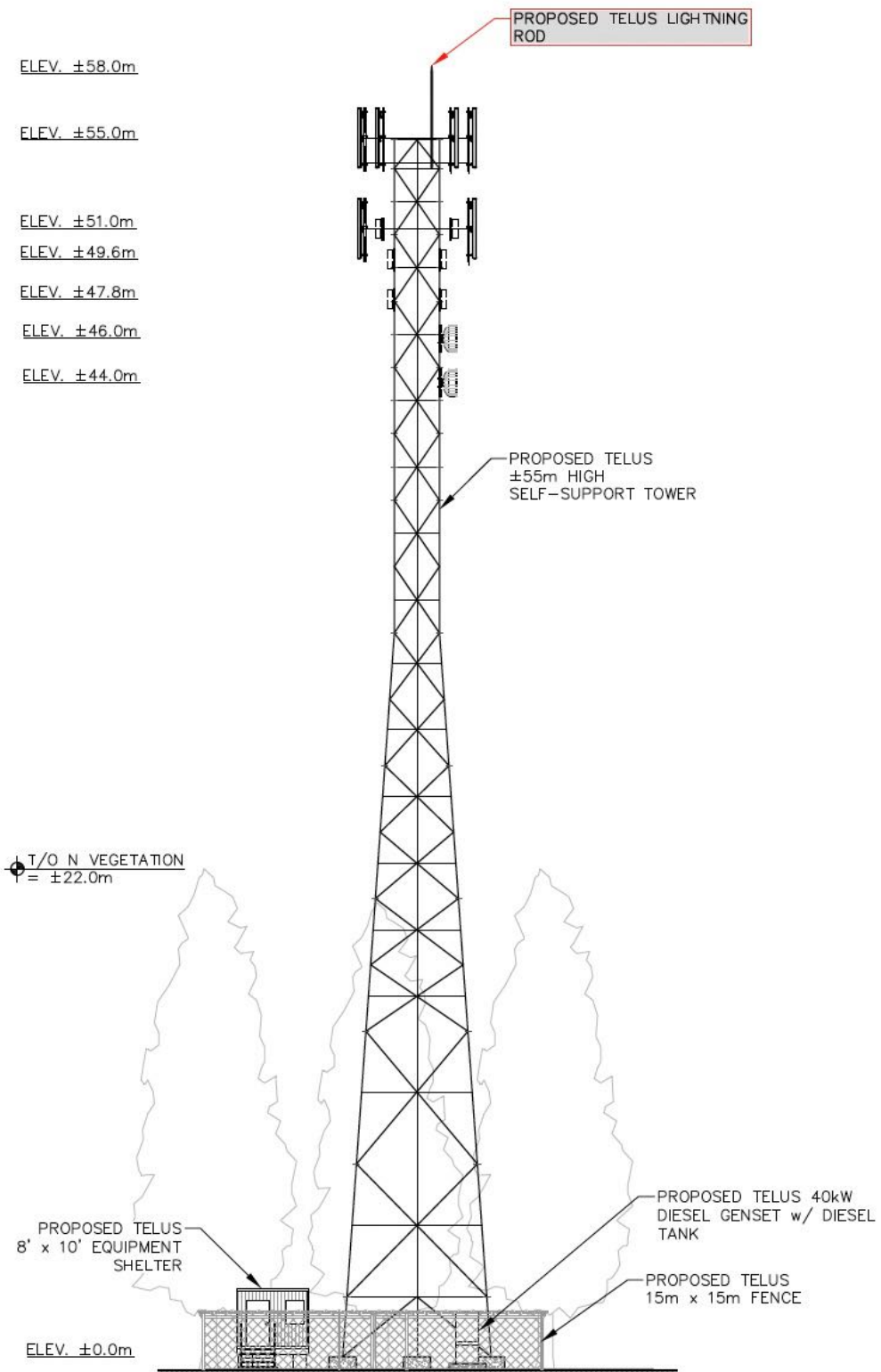
Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **January 13<sup>th</sup>, 2023**.



Map (for discussion purposes only)



Aerial Photo (for discussion purposes only)



**Tower Profile (for discussion purposes only)**



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



***View Looking Southwest***



***View Looking West***

**COMMENT SHEET  
PROPOSED TELECOMMUNICATIONS TOWER  
SORRENTO**

**Coordinates: 50.873045, -119.486767  
[TELUS File: BC109160-Sorrento]**

1. Are you a cellular phone or wireless device user?  
 Yes  
 No
2. Do you feel this is an appropriate location for the proposed facility?  
 Yes  
 No

Comments

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3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?  
 Yes  
 No

Comments

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Additional Comments

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Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes;

Name \_\_\_\_\_  
(Please print clearly)

Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please email to [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1  
ATTENTION: Brian Gregg  
by January 13<sup>th</sup>, 2023.**

*Thank you for your input.*