



## **AGENDA**

Regular Meeting of the Council of the Village of Chase  
to be held virtually  
on Tuesday, June 22, 2021 at 4:00 p.m.

### **1. CALL TO ORDER**

### **2. ADOPTION OF AGENDA**

Resolution:

**“THAT the June 22, 2021 Village of Chase Regular Council meeting agenda be adopted as presented.”**

### **3. ADOPTION OF MINUTES**

#### **3.1 Minutes of the Regular meeting of Council held June 8, 2021**

Pages 1-5

Resolution:

**“THAT the minutes of the Regular meeting of June 8, 2021 be adopted as presented.”**

### **4. PUBLIC HEARINGS**

None

### **5. PUBLIC INPUT ON CURRENT AGENDA ITEMS**

This opportunity is for members of the gallery to provide input on items on this Agenda.

### **6. DELEGATIONS**

#### **6.1 Community Futures Thompson Country**

Rural Recovery Coordinator, Julie Kimmel, to discuss her role with Community Futures and the economic development/business planning needs for the community of Chase.

#### **6.2 Proposed Telecommunications Cellular Tower – 530 Aylmer Road**

Brian Gregg, SitePath Consulting Ltd. (for TELUS) will give a brief overview on their report entitled “*Public Consultation Summary & Land Use Concurrence Request*”, and respond to questions from Council.

### **7. REPORTS**

a) Mayor and Council Reports

### **8. UNFINISHED BUSINESS**

#### **8.1 Telecommunications Infrastructure Survey**

Pages 6-13

Memorandum from Urban Systems summarizing Council’s Telecommunications Infrastructure Survey that was undertaken April 8<sup>th</sup> to May 14<sup>th</sup>. There was a total of 823 responses.

Recommendation:

**“THAT Council receive for information the memorandum from Urban Systems with results analysis of the Village of Chase Telecommunications Infrastructure Survey.”**

- 8.2 Telus Telecommunication Tower Application Pages 14-131  
Letter of request for Brian Gregg, SitePath Consulting Ltd. for concurrence from Council to install a 48.1m telecommunications tower at 530 Aylmer Road.

Appendix is attached with petition and correspondence received.

Recommendation:

**Council direction is requested.**

- 8.3 Facilities Re-Openings  
At the January 12, 2021 Regular meeting, motions were passed as required by BC's Public Health Officer:
- to close all activities at the Chase Community Hall and the Chase Creekside Seniors Centre, and
  - that spectators be prohibited from attendance at the Art Holding Memorial Arena.

Recommendations:

**"THAT the Chase Community Hall, and the Chase Creekside Senior Centre be re-opened according to BC's Public Health Officer's Order on Gatherings and Events dated June 15, 2021, and that future parameters be followed as regulated by the Public Health Orders."**

**"THAT spectators be allowed to attend the Art Holding Memorial Arena according to BC's Public Health Officer's Order on Gatherings and Events dated June 15, 2021, and that future parameters be followed as regulated by the Public Health Orders."**

- 8.4 Council Meetings to be Held in the Chase Community Hall  
At the December 22, 2020 Council meeting, a motion was passed for Council Meetings to be held virtually.

Recommendation:

**"THAT effective July 13, 2021, Council Meetings will resume at the Chase Community Hall with the public allowed to attend in accordance with BC's Public Health Officer's Order on Gatherings and Events dated June 15, 2021, and that future parameter be followed as regulated by the Public Health Orders."**

- 8.5 Recycle BC – Village of Chase Onboarding  
At the May 25, 2021 Council meeting, the decision to join Recycle BC was deferred to allow a mail drop of the Transition Announcement to all Village of Chase mail boxes, and that transition letter has now been delivered.

Recommendation:

**"THAT the Village of Chase submit a Transition and Implementation Plan to Recycle BC; AND,**

**THAT the Village of Chase enter into a Services Agreement with Recycle BC; AND,**

**THAT the Mayor and Corporate Officer be authorized to execute the agreement on behalf of the Village."**

8.6 Development Variance Permit #1-2021 – Chase Equipment & Supply Ltd. Pages 132-140  
10

Report from the Corporate Officer

Recommendation:

**“THAT Development Variance Permit #1-2021 be issued subject to a restrictive covenant for parking being registered on an adjacent property owned by Chase equipment and Supply Ltd.”**

8.7 Underwood Hotel – Request to remove Section 57 Building Contraventions Pages 141-150  
Letter of request from Shirley Bates, 360 Alexander Investments Ltd.

Also included are a copy of the completed Building Permit, acknowledgment of the \$200 fee, and architect report.

Recommendation:

**“THAT 718 Shuswap Avenue (Lot 19, Block C, District Lot 517, Kamloops-Yale District Plan 514), is hereby declared as meeting the requirements of the BC Building Code, and the Village of Chase Building Bylaw 803-2014 and that the Notice on Title registered against the property’s title pursuant to section 57 of the Community Charter (SBC 2003) be rescinded; AND,**

**That Administration be directed to remove the Notice on Title.”**

8.8 Notice of Motion – Municipal Flags Lowered to Half-Mast

As per a Notice of Motion put forward by Mayor Crowe at the June 8, 2021 Regular Council meeting. Council is being asked to direct Administration to develop a policy for the Mayor to have the authority to have the municipal flags lowered to half mast in special, time sensitive circumstances.

8.9 Notice of Motion – Chase Museum Flag Pole

As per a Notice of Motion put forward by Mayor Crowe at the June 8, 2021 Regular Council meeting. Council is being asked to direct Administration to report back to Council with a cost estimate for repairs to the flag pole at the Chase Museum in order for the flag to be able to be lowered.

**9. NEW BUSINESS**

9.1 Pesticide Use Control Bylaw 907-2021 Pages 151-156  
Report from the Interim Clerk

Recommendation:

**“THAT the Village of Chase Pesticide Use Control Bylaw No. 907-2021 be given first three readings.”**

9.2 Municipal Ticket Information Bylaw Amendment – Pesticide Use 908-2021 Pages 157-160  
Recommendation:

**“THAT the Village of Chase Municipal Ticket Information Amendment Bylaw No. 908-2021 be given first three readings.”**

9.3 Working Together Pow-wow Society – 9<sup>th</sup> Annual Pow-wow Page 161

Request from the “Working Together Pow-wow Society” for a contribution towards their 9<sup>th</sup> annual traditional pow-wow on June 25 to 27, 2021 on Neskonlith IR#2. Administration has advised the Society that their funding request is being forwarded to Council as an extraordinary Grant-in-Aid request, which is on a one-time only basis. The Grant-in-Aid policy and application was also forwarded to the Society for next year’s pow-wow.

Recommendation:

**“THAT Council authorize \$250 as an Extraordinary Grant-in-Aid to the “Working Together Pow-wow Society” as a contribution towards their 9<sup>th</sup> annual traditional pow-wow on June 25 to 27, 2021 on Neskonlith IR#2.”**

**10. NOTICE OF MOTION**

**11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS**

This opportunity is for members of the gallery to provide input on any municipal matter

**12. IN CAMERA**

None

**13. RELEASE OF IN CAMERA ITEMS**

None

**14. ADJOURNMENT**

Resolution:

**“THAT the June 22, 2021 Village of Chase Regular Council meeting be adjourned.”**





Minutes of the Regular Meeting of the Council of the Village of Chase held virtually on  
Tuesday, June 8, 2021 at 4:00 p.m.

**PRESENT:** Mayor Rod Crowe  
Councillor Alison (Ali) Lauzon  
Councillor Ali Maki  
Councillor Steve Scott  
Councillor Fred Torbohm

**In Attendance:** Sean O'Flaherty, Corporate Officer  
Joanne Molnar, Chief Financial Officer

**Public Participants:** 2

**1. CALL TO ORDER**

Mayor Crowe called the meeting to order at 4:00 p.m.

**2. ADOPTION OF AGENDA**

Moved by Councillor Scott

Seconded by Councillor Torbohm

**"THAT the June 8, 2021 Village of Chase Regular Council meeting agenda be adopted  
as presented."**

**CARRIED**

**#2021/06/08\_001**

**3. ADOPTION OF MINUTES**

**3.1 Minutes of the Regular meeting of Council held May 25, 2021**

Moved by Councillor Torbohm

Seconded by Councillor Maki

**"THAT the minutes of the May 25, 2021 Regular Meeting of Council be adopted  
as presented."**

**CARRIED**

**#2021/06/08\_002**

**3.2 Minutes of the Special meeting of Council held May 31, 2021**

Moved by Councillor Scott

Seconded by Councillor Maki

**"THAT the minutes of the May 31, 2021 Special Meeting of Council be adopted  
as presented."**

**CARRIED**

**#2021/06/08\_003**

**4. PUBLIC HEARING**

None

**5. PUBLIC INPUT ON CURRENT AGENDA ITEMS**

None

**6. DELEGATIONS**

None

**7. REPORTS**

a) Mayor and Council Reports

Mayor Crowe

- May 26 - Attended a meeting with the Chase and District Health Foundation
- May 27 – Attended the Mayors Vaccine Roundtable with Interior Health
- May 30 – Attended the Roles and Responsibilities Workshop for Council and Administration
- May 31 – Attended a special meeting of Council
- June 4 – Participated in the 'Mayors call' with Deputy Provincial Health Officer, Dr. Brian Emmerson, and Minister Josie Osborne regarding BC's Restart Plan
- June 4 - Attended the Mayors Vaccine Roundtable with Interior Health

Councillor Lauzon

- May 26 – Attended the Chase Heat Jr Hockey Society virtual AGM
- May 30 – Attended with members of Council a Council Roles and Responsibilities Workshop
- May 31 – Attended a special meeting of Council
- June 1 - Chase First Responders went live with BC Ambulance Service

Councillor Maki

- May 30 - Attended Council's Roles and Responsibilities Workshop
- May 31 - Attended a special meeting of Council

Councillor Scott

- May 30 – Attended Council's Roles and Responsibilities Workshop
- May 31 – Attended a special meeting of Council
- Working with the Adams River Salmon Society to secure Covid funds

Councillor Torbohm

- May 30 - Attended Council's Roles and Responsibilities Workshop
- May 31 - Attended a special meeting of Council
- Reviewed agenda
- Monitored emails
- Meet with staff when required

b) Staff Reports

Reports from the Corporate Officer, Chief Financial Officer and Fire Chief were included in the agenda package.

Moved by Councillor Torbohm

Seconded by Councillor Scott

**“THAT the reports from Council members and staff be received for information.”**

**CARRIED**  
**#2021/06/08\_004**

**8. UNFINISHED BUSINESS**

8.1 Road Closure Bylaw 901-2021 (Boscher)

Moved by Councillor Lauzon

Seconded by Councillor Scott

**“THAT the Village of Chase Road Closure Bylaw No. 901-2021 be adopted.”**

**CARRIED**  
**#2021/06/08\_005**

8.2 Building Amendment Bylaw 902-2021

Moved by Councillor Torbohm

Seconded by Councillor Lauzon

**"THAT the Village of Chase Building Regulations Amendment Bylaw No. 902-2021 be adopted."**

**CARRIED**

**#2021/06/08\_006**

8.3 Zoning Amendment Bylaw No. 904-2021 - Shipping Containers

Moved by Councillor Lauzon

Seconded by Councillor Maki

**"THAT the Village of Chase Zoning Amendment Bylaw No 904-2021 be adopted."**

**CARRIED**

**#2021/06/08\_007**

8.4 Fees and Charges Amendment Bylaw No. 905-2021

*< Councillor Lauzon left the meeting at 4:06 pm after declaring a conflict of interest as Councillor Lauzon, her spouse and her daughter are all members of the Chase Fire Rescue Department. >*

Moved by Mayor Crowe

Seconded by Councillor Scott

**"THAT the Village of Chase Fees and Charges Amendment Bylaw No. 905-2021 be adopted."**

**CARRIED**

**#2021/06/08\_008**

8.5 Fire Department Regulations Amendment Bylaw No. 906-2021

Moved by Councillor Torbohm

Seconded by Councillor Scott

**"THAT the Village of Chase Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 906-2021 be adopted."**

**CARRIED**

**#2021/06/08\_009**

8.6 COVID-19 Restart Community Funding Applications

Moved by Councillor Scott

Seconded by Councillor Maki

**"THAT the Chase Fire Fighter's Association be awarded \$3,100 from the COVID-19 Restart fund."**

**CARRIED**

**#2021/06/08\_010**

*< Councillor Lauzon returned to the meeting at 4:07 pm. >*

Moved by Councillor Scott

Seconded by Councillor Lauzon

**"THAT the Chase Legion be awarded up to \$11,500 from the COVID-19 Restart fund."**

**CARRIED**

**#2021/06/08\_011**

Moved by Councillor Scott

Seconded by Mayor Crowe

**"THAT administration be directed to contact the Chase Heat Junior Hockey to review potential funding opportunities."**

**CARRIED**

**#2021/06/08\_012**

8.6 Notice of Motion – Wayfinding Signs for RV Parking at the Curling Rink

Moved by Councillor Torbohm

Seconded by Councillor Scott

**“THAT wayfinding signs for Recreational Vehicle (RV) parking be installed to direct RVs to safe, free, day-use-only parking at the Chase Curling Club parking lot at:**

- **both Shuswap Avenue entrances into Chase from the Trans-Canada Highway;**
- **part way from the Shuswap Avenue entrance signs to the parking lot;**
- **at the Community Hall for east-bound traffic to turn right;**
- **and a large destination sign at the parking lot.**

**CARRIED**

**#2021/06/08\_013**

**9. NEW BUSINESS**

9.1 UBCM – Minister Meetings and BC Hydro

Moved by Mayor Crowe

Seconded by Councillor Scott

**“THAT Council request a meeting with the Minister of Public Safety and Solicitor General regarding Council’s resolution advancing to UBCM through SILGA regarding firetrucks aging out after 20 years of age.”**

**CARRIED**

**#2021/06/08\_014**

9.2 Chase Secondary School – 2021 Graduating Class

Moved by Mayor Crowe

Seconded by Councillor Scott

**“THAT Council authorize \$750 for the Chase Secondary School Class of 2021 for individualized yard signs for the students residing within the Village of Chase; source of funding Administration Public Relations budget.”**

**CARRIED**

**#2021/06/08\_015**

9.3 Adams Lake Indian Band – Healing Journey

Moved by Councillor Scott

Seconded by Councillor Torbohm

**“THAT Council authorize \$100 donation for drink refreshment items for the Adams Lake Indian Band healing event June 11 to 13, 2021 called “Walking Our Spirits Home”; source of funding Council Public Relations budget.”**

**CARRIED**

**#2021/06/08\_016**

**10. NOTICE OF MOTION**

Mayor Crowe provided the following Notices of Motion:

- That Administration develop a policy for the Mayor to have the authority to have the municipal flags lowered to half mast in special, time sensitive circumstances.
- That Administration report back to Council with a cost estimate for repairs to the flag pole at the Chase Museum in order for the flag to be able to be lowered.

**11. IN CAMERA**

None

**12. RELEASE OF IN CAMERA ITEMS**

None

**13. ADJOURNMENT**

Moved by Councillor Scott

Seconded by Councillor Torbohm

**"THAT the June 8, 2021 Village of Chase Regular Council meeting be adjourned."**

**CARRIED  
#2021/06/08\_017**

The meeting concluded at 4:30 p.m.

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Rod Crowe, Mayor

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Sean O'Flaherty, Corporate Officer

DATE: June 9, 2021  
TO: Sean O'Flaherty, Corporate Officer  
FROM: Dylan Houlihan, Urban Systems  
FILE: 0511.0042.01  
SUBJECT: Telecommunications Infrastructure – Survey Results Analysis

## 1.0 INTRODUCTION

This memo summarizes results from the Village of Chase Telecommunications Infrastructure Survey that was recently undertaken to gauge public experience with existing cell and internet service. The responses will help inform the installation of new telecommunications infrastructure within the municipal boundary. The survey was only available to residents living in Chase and was open from April 8th through May 14<sup>th</sup>, 2021 and received a total of 823 responses. The survey was available online through the Village's website and paper copies were directly mailed out. Approximately 600 surveys were paper-based.

The survey addressed perspectives on cellular infrastructure, experiences with cell phone and internet service, and impacts to business, employment, and education. General findings of the survey include:

- The majority of respondents support the installation of telecommunications infrastructure in Chase;
- Most people indicated there were issues with the quality of cell phone and internet service in Chase;
- Many people viewed the upgrade of cell phone and internet service as being necessary for a modern community;
- Most people indicated that the current cell phone and internet service has not had an adverse impact on quality of life, education or business operation; and
- Despite support for the improvement of service and installation of infrastructure, some people mentioned concerns about the placement of infrastructure and ensuring that it did not impact residential areas.

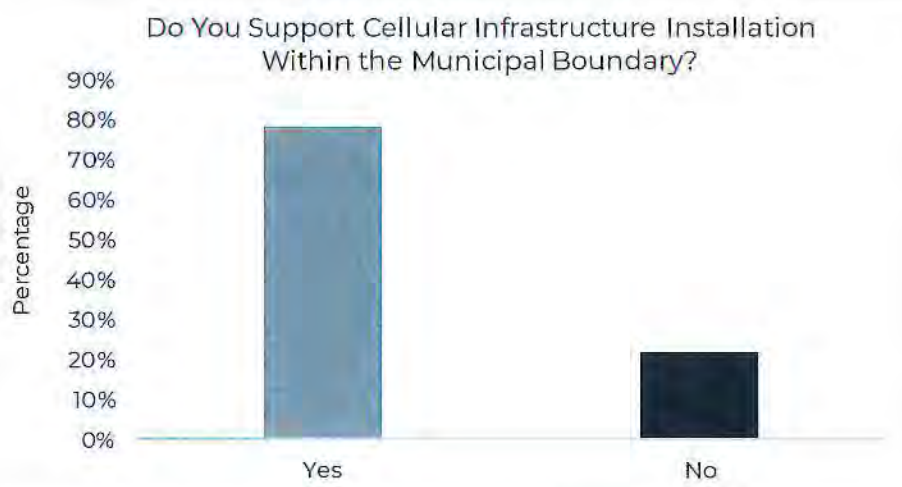
## 2.0 SURVEY RESPONSES

### 2.1 PERSPECTIVES ON CELLULAR INFRASTRUCTURE

Respondents were asked to identify if they support the installation of telecommunications infrastructure within Chase's municipal boundary. The majority of respondents (78%) responded "Yes," while 22% responded "No."

**Figure 2.1** illustrates the response to the survey question.

*Figure 2.1 Support for Cellular Infrastructure Installation within the Chase Municipal Boundary*



Respondents who answered "Yes" were prompted to further describe the reason for their support. The 315 answers are summarized below:

- Innovative—many respondents identified that they view telecommunications infrastructure as a hallmark of a modern community, something that is attractive for businesses and young families, and is essential for the future of the community;
- Practical—improved service, internet speed, and cell coverage is a necessity, not a luxury;
- Affordable—Better service will allow people to stop paying for landlines, and "get what they pay for." Several respondents were concerned about an increased cost to service;
- Fibre Optics—introduce fibre optics; and
- Location—Respondents mentioned wanting towers to have an inconspicuous appearance and support installing them in nearby hills over residential areas.

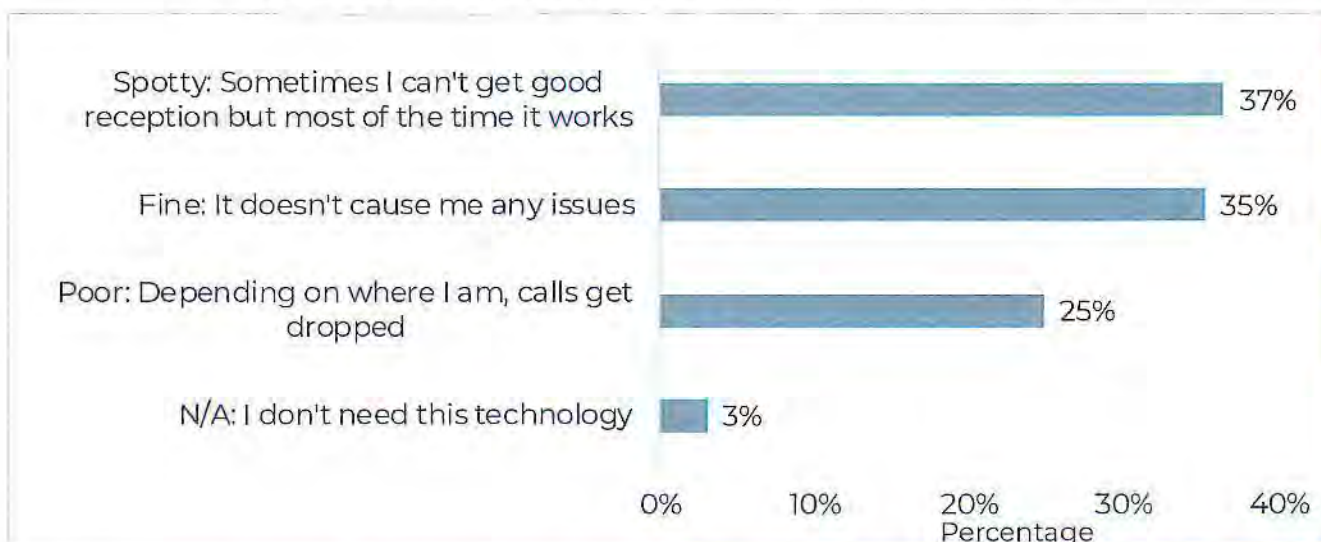


## 2.2 CELL PHONE SERVICE EXPERIENCE

Respondents were asked to choose a response from a list of four options that best captures their experience with cell phone service in Chase. The top descriptor is "Spotty: Sometimes I can't get good reception but most of the time it works" followed by "Fine: It doesn't cause me any issues." Only 35% of people said they were fine with cell service in the Village.

**Figure 2.2** illustrates the response to the survey question.

*Figure 2.2 Experience with Cell Phone Service in Chase*



To gain a better understanding of user experience, respondents were asked to share comments on cell service quality in Chase. The summary of the 512 comments is below:

- Insufficient service—The majority of respondents described the current situation as poor or spotty and not allowing for a full range of activities: calls, streaming, online work. Several respondents describe current service levels being adequate for their needs, but recognize others have difficulties;
- Excitement for improved service, and support for a tower;
- Tower placement—concern for infrastructure placement within the municipal boundary or residential areas;
- Power outages—safety concerns associated with disconnected cell service during storms;
- Rural areas—provide increased coverage for resident safety as well as for people on trails/hikes;
- Address internet issue—some respondents question how a tower will change existing problems with internet service and express a desire to implement fibre optic cables to improve connection; and



- Quality of life—impacts to daily life include frustration with missed calls, slow internet, and difficulty completing work tasks.

Some direct quotes from the survey are included below:

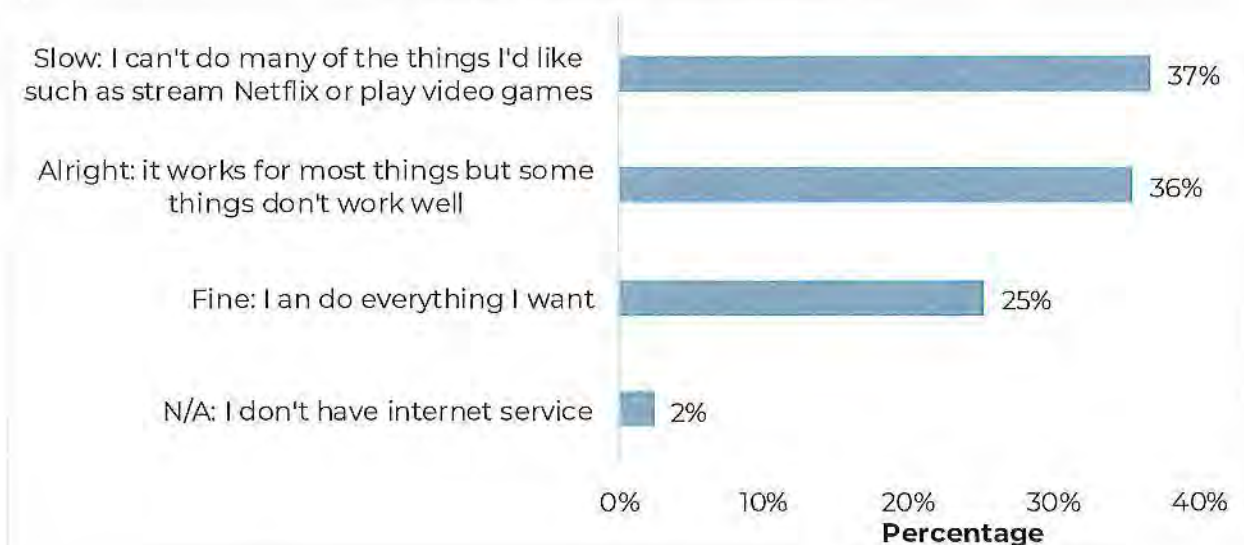
- "It is unreliable at times and occasionally does not work well enough. It is an inconvenience."
- "Our monthly costs for cell service is high, and we don't have the quality that we are paying for. Needs to be better, without "dead" zones all over our area."
- "I'm more concerned about home internet service. Specifically fibre optic, a must for our community. A cell tower is really not necessary."

## 2.3 INTERNET SERVICE EXPERIENCE

Respondents were asked to choose a response from a list of four options that best captures their experience with internet service in Chase. The top descriptor is "Slow: I can't do many of the things I'd like such as stream Netflix or play video games" followed by "Alright: it works for most things but some things don't work well." Only 25% of respondents said the service was fine.

**Figure 2.3** illustrates the response to the survey question.

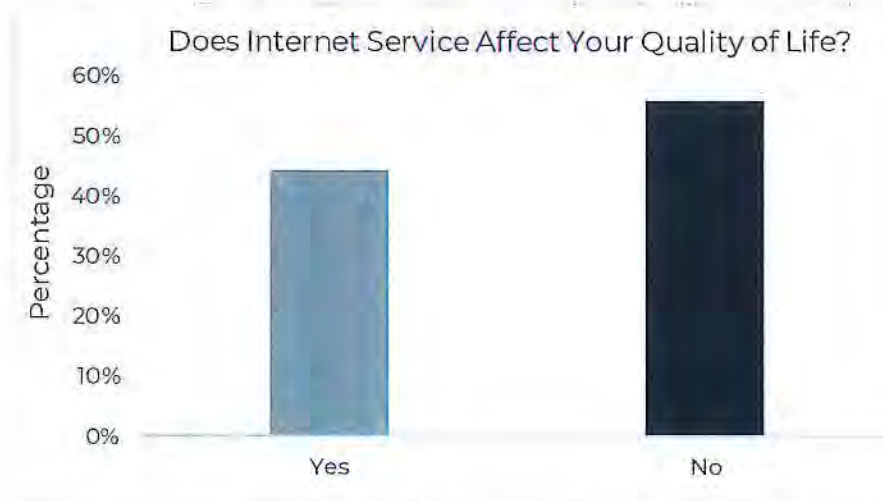
*Figure 2.3 Internet Service Rating*



Respondents were further asked to describe if internet service affects their quality of life in Chase. Responses were split, with more respondents (56%) answering "No" and 44% answering "Yes."

**Figure 2.4** illustrates the response to the survey question.

*Figure 2.4 Impact of Internet Service on Quality of Life*



Respondents who responded "Yes" were prompted to further describe the impact of internet service on their quality of life. The 222 answers are summarized below:

- A majority of respondents described feeling frustrated with inconsistent, slow, internet access. The following areas were identified as being disrupted:
  - Employment—dropped work calls, inability to work from home, difficulty scheduling with clients;
  - Daily life—communication with friends and family, completing bank transactions, streaming TV;
  - Schooling—access to information, communication with professors or other students; and
  - Satisfaction with Chase—respondents compared Chase unfavourably to other communities with better internet service. Several respondents expressed a desire to move.

## 2.4 IMPACTS TO BUSINESS OR EMPLOYMENT

Respondents were asked two questions relating to their experience with business or employment in Chase and service. The first question asked, "Has the quality of cell service ever impacted your business or employment?" The majority of respondents (76%) responded "No," while 24% responded "Yes."

**Figure 2.5** illustrates the response to the survey question.

*Figure 2.5 Impact of Cell Service Quality on Business or Employment*

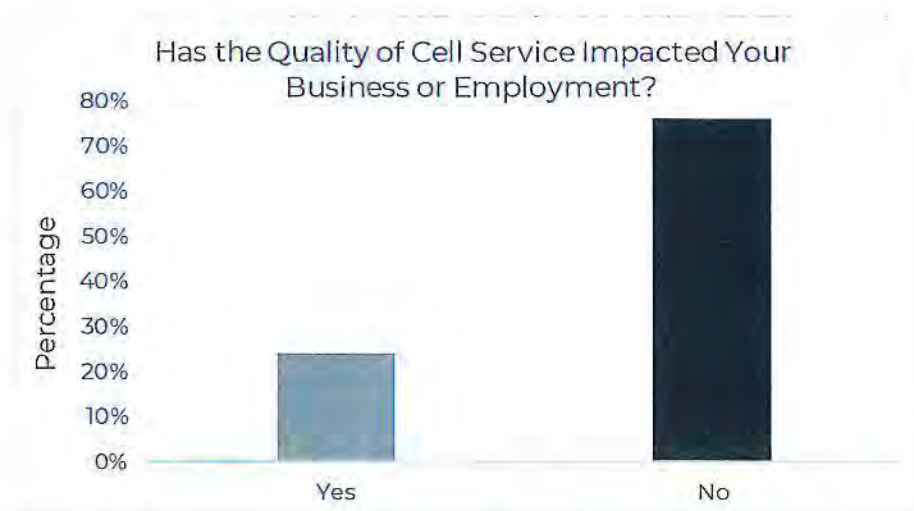
## URBAN SYSTEMS MEMORANDUM

DATE: June 9, 2021

FILE: 0511.0038.01

PAGE: 6 of 8

SUBJECT: Telecommunications Infrastructure – Survey Results Analysis



Respondents who responded "Yes" were prompted to further describe the impact. The 125 answers are summarized below:

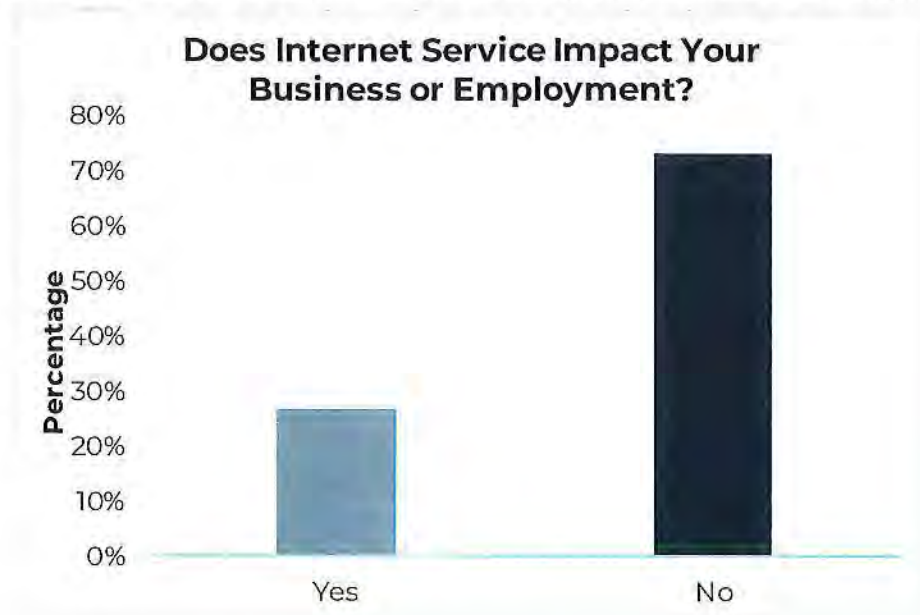
- Dropped Calls—Respondents described frustration with dropping out of work calls and online conferences, missing calls, and an inability to dependably contact, or be contacted by, clients;
- Poor/Slow Connection—difficulty hearing-or being heard by-others, and slow connections and loading times for text messages; and
- Inconsistent Coverage—numerous unpredictable dead zones create communication problems.

The second question relating to business and employment asked "Does internet service in Chase impact your business or employment?" Again, a majority of respondents (73%) responded "No," while 27% responded "Yes."

**Figure 2.6** illustrates the response to the survey question.



*Figure 2.7 Impact of Internet Service Quality on Business or Employment*



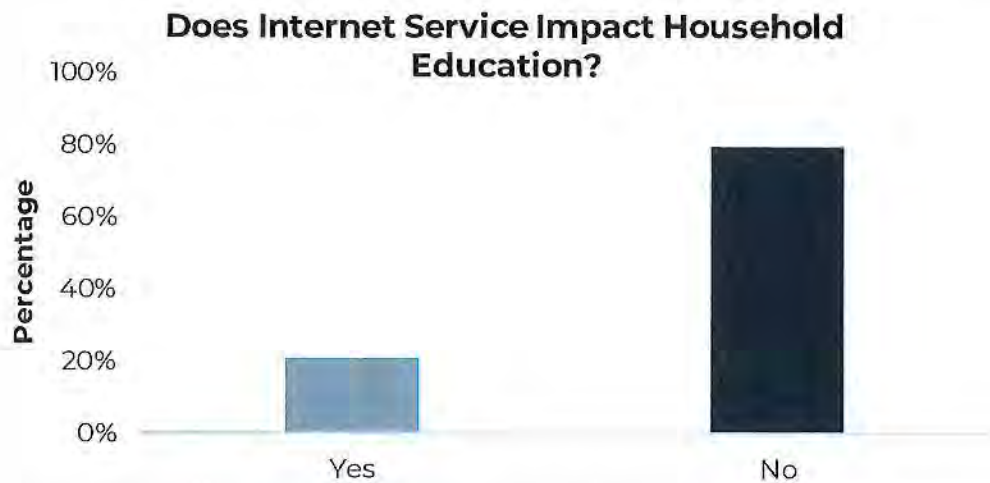
Respondents who responded "Yes" were prompted to further describe the impact. The 132 answers are summarized below:

- Necessary for working from home—many respondents described needing reliable internet to work from home and losing out on jobs or business due to dropped calls. Respondents also expressed concern about presenting a poor impression to employers due to missed emails and slow response times;
- Poor Quality—video quality, dropped calls, internet speed, limited capacity for video conferencing;
- Unreliable—intermittent internet access prompts travel to nearby communities; and
- Slow download/upload speeds—affects ability to download documents or transfer data.

## 2.5 IMPACTS TO EDUCATION

Respondents were asked if internet service in Chase impacts their, or someone in their household's, education. The majority of respondents (80%) responded "No," while 20% responded "Yes."

**Figure 2.8** illustrates the response to the survey question.

*Figure 2.8 Impact of Internet Service on Household Education*

Respondents who responded "Yes" were prompted to further describe the impact. The 83 answers are summarized below:

- Online Classes—poor video quality, disruptions to home-schooling with young children, inability to access online Zoom classes;
- Homework—inconsistent access to online resources, slow load times for streaming videos, inability to conduct research, missed submission deadlines, slow download/upload speeds;
- Meetings—disconnections, videos freezing, buffering;
- Tests and exams—require consistent connection in order to complete within given time limit;
- Finances—pay more money to access faster internet that is still insufficient for household needs; and
- Limited household capacity—service overloads easily when multiple devices are connected to the internet.

June 18<sup>th</sup>, 2021

## Public Consultation Summary & Land Use Concurrence Request

SitePath Consulting Ltd. ("SitePath") is representing TELUS Communications Inc. ("TELUS") in seeking land use concurrence from the Village of Chase in response to a proposed telecommunications installation.

TELUS Site: BC106458 - Chase  
Prepared By: SitePath Consulting Ltd., representing TELUS  
Brian Gregg, Real Estate & Government Affairs Consultant  
Property: 530 Aylmer Road, Chase, BC  
Coordinates: 50.822120, -119.704371  
Legal Description and PID: THAT PART OF DISTRICT LOT 517 INCLUDED IN PLAN B3058; KAMLOOPS DIVISION YALE DISTRICT EXCEPT 5776 AND 15822, PID: 012-952-966  
Land Use Authority: Village of Chase  
Zoning: AR1 - Agricultural

### Objective

- TELUS has identified that there is currently not dependable wireless service in the community of Chase. As a result, TELUS is proposing to install a new cell tower at 530 Aylmer Road where TELUS holds existing land rights.
- The proposed facility will provide dependable voice and data service to the Chase community and improve personal safety as the majority of emergency calls are made using wireless devices.

### Description of Proposed Site

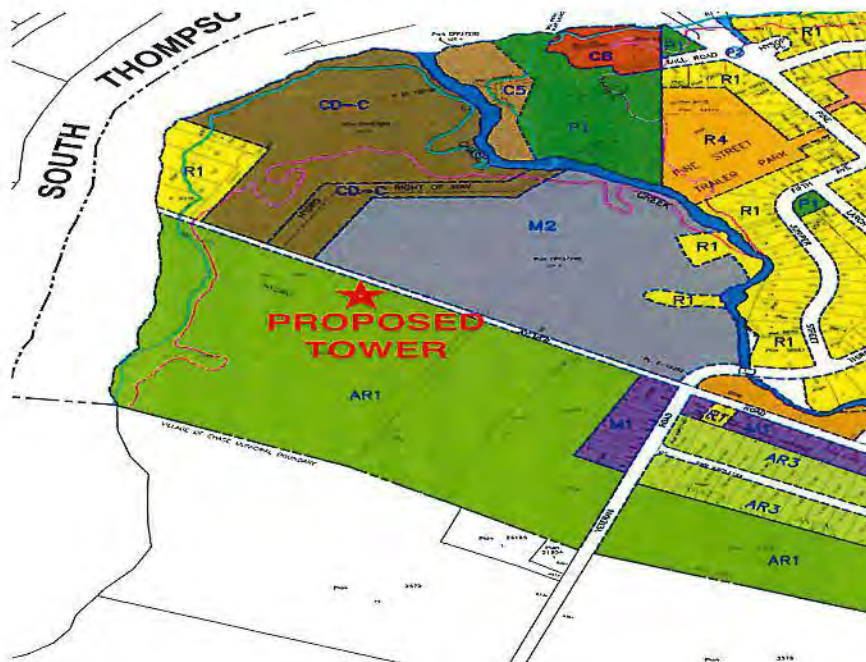
- TELUS is proposing the construction of a 48.1-meter tall self-support tower on a private property at 530 Aylmer Road, Chase. The approximate coordinates of the tower are as follows: 50.822120, -119.704371.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 15 meter by 15 meter fenced compound located at the base of the tower.
- The subject property was selected for the following reasons:
  - **Clustering of Infrastructure:** The proposed tower is directly adjacent to an existing BC Hydro substation property. TELUS' objective is to co-locate its infrastructure in the vicinity of other similar infrastructure where possible.
  - **Large Lot Size:** The subject property is a large lot enabling reasonable setbacks from residences and adjacent land uses.
  - **Rural Location:** The proposed facility is on the fringe of Chase in an area with lower population density and large lots.
  - **Access:** Access is achievable via Aylmer Road and a small access driveway through the property into TELUS' compound.
  - **Power:** Power is nearby on Aylmer Road, mitigating the need for TELUS to construct a lengthy power line.



Aerial Photograph (Source: Google Earth)



Zoning Map - AR1-Agricultural Zoning (Source: Village of Chase)



### Existing Structures

- TELUS has reviewed all existing structures within the search area and has confirmed that there are no existing antenna-support structures of a suitable height or location that would provide dependable network improvements in the community.

### Visibility

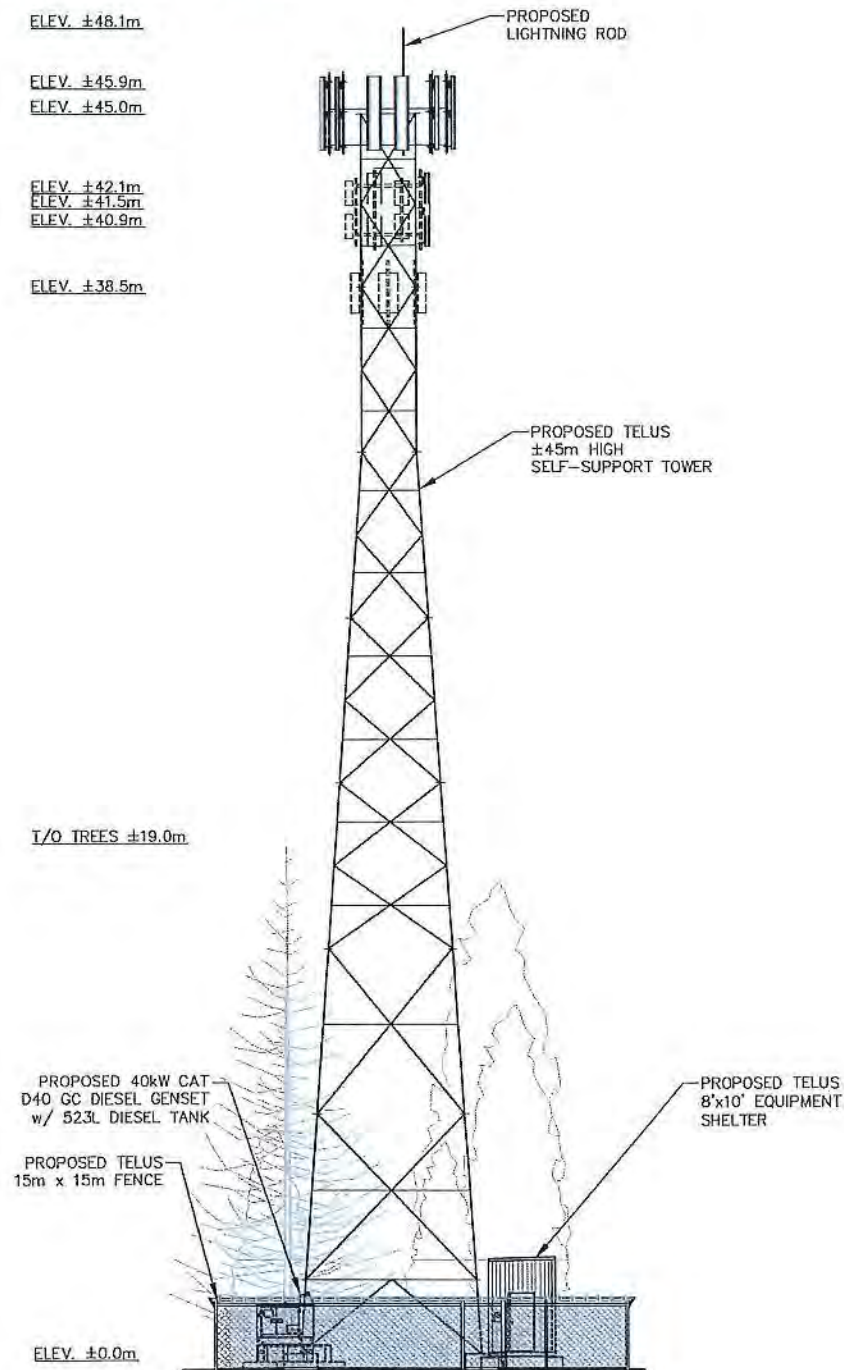
- The proposed tower will be visible from Aylmer Road and from the surrounding residences as the adjacent lots are largely cleared agricultural lots.
- The tower may visually blend in with the adjacent substation, power lines and hillside across the river from certain vantage points.

### Site Plan





Elevation Plan - Tower Profile (for discussion purposes only)



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



*View Looking West From Aylmer Road*



*View Looking Northwest*



## Consultation Process & Summary

Prior to commencing the required public consultation process, TELUS garnered approval from Village of Chase Council on February 23<sup>rd</sup>, 2021 to consult the community at the subject location on the basis of the Innovation, Science and Economic Development (ISED) Canada's Default Consultation Process.

### *Innovation, Science and Economic Development (ISED) Canada Default Consultation Process*

As the Village of Chase does not have an established and documented public consultation process applicable to tower siting on privately-owned land, TELUS was required to follow the ISED Public Consultation Process as follows:

- **Notify any property owners within three times the proposed tower height:** Due to large lot sizes and significant setbacks from residential areas, there were only three (3) lots within the notification radius. TELUS sent its notification package to both registered owners and to occupants (tenants) in the area including at the subject property.
- **Place a notice in a local paper welcoming public comments within the prescribed timelines:** TELUS placed a notice for two issues in both the *Chase Sunflower* and *Shushwap Market News* publications. The notices were posted on April 16<sup>th</sup>, 2021 and April 23<sup>rd</sup>, 2021. Please refer to **Appendix A** for copies of the newspaper notice tear sheets.
- **Request land use concurrence from the relevant land use authority:** TELUS is now seeking land use concurrence from the Village of Chase in order to satisfy ISED's process requirements.

### *Consultation Summary*

During the public consultation process, TELUS received comments from approximately twenty-six (26) community members. Of the comments received, approximately twenty-one (21) stated concerns or opposition, three (3) stated support and two (2) did not state a position and rather wanted more information. Reasons for support generally included a longstanding need for service enhancements including to enable remote working and economic development. Of those who stated opposition, the reasons stated included health concerns; perceived property value impacts; siting (proximity to residential areas and agricultural land) and whether an alternative tower location could be considered; concerns regarding whether the tower will pose an aeronautical obstruction and whether marking or lighting is required on the tower; and concerns regarding whether the community has been properly consulted including tenants on the subject property. Please refer to **Appendix B** for copies of all public comments received.

### TELUS Responses to Key Concerns

- **Health and Safety**
  - TELUS is required to comply with Health Canada's Safety Code 6. As long as the safety code is adhered to, as is required, there are no science-based health concerns associated with the infrastructure.
  - *TELUS respectfully noted that per ISED protocols, debating the validity of Health Canada's Safety Code 6 is beyond the scope of this consultation.*
- **Property Values**
  - TELUS noted that there is no consistent evidence to suggest a consistent positive or negative relationship between wireless infrastructure and property values.
  - TELUS noted that BC Assessment will typically levy additional commercial property tax on the subject property as a result of the infrastructure improvements if the facility is indeed installed.
  - *TELUS respectfully noted that per ISED protocols, concerns about potential impacts to property values are beyond the scope of this consultation.*
- **Tower Siting**
  - TELUS noted that the subject proposed tower location will enable the delivery of dependable voice and data service. TELUS explained that it needs a facility within the community reasonably close to end users in order to deliver dependable wireless high speed internet access.

- TELUS noted that the subject location was selected as it is directly adjacent to BC Hydro's substation property and will enable the clustering of infrastructure within the community.
- TELUS underscored the importance of locating the facility nearby supporting infrastructure including power and access roads and that the subject location achieves this, thereby mitigating the need to clear more land.
- TELUS explained that the subject location is on the fringe of the community in a lower population density area with large lots, thereby enabling respectful setbacks from the nearest residences.
- Several community members inquired about TELUS shifting the tower to alternative locations including:
  - Adam's Lake Indian Reserve;
  - Matthey Bros property at 7339 Trans-Canada Highway, Chase;
  - Other locations were also suggested outside Chase including on mountainsides on Crown land;
  - TELUS reviewed the alternative locations and while they can be explored as alternative solutions, it was confirmed with ISED that shifting the tower location would require TELUS re-do its entire public consultation process (newspaper notice, mail-out and concurrence request). TELUS would also need to work with the subject property owner(s) to complete a revised easement agreement, re-do its engineered drawings amongst other tasks that would set this proposal back by approximately one (1) year and may or may not be feasible.
- **Aeronautical Safety**
  - TELUS noted that for every proposed tower it is always required to apply to both NAV Canada and Transport Canada to ensure compliance with applicable aeronautical safety standards including any required marking or lighting. TELUS will propose no marking or lighting in this location however it will defer to all applicable requirements from NAV and Transport Canada to ensure safety.
- **Consultation Process (Notification of Tenants on the Subject Property)**
  - One commenter expressed a concern that some of the tenants on the subject property may not have been properly notified. Although TELUS confirmed that the tenants were in receipt of notification packages during the original mail-out, TELUS agreed to re-send consultation packages specifically addressed to the five (5) tenants on the subject property. TELUS subsequently provided the tenants an additional thirty (30) day comment period to ensure that nobody was overlooked during the consultation process.
  - TELUS reviewed its consultation process with ISED including the additional comment period for the tenants on the subject property to ensure compliance with all applicable consultation requirements.

## Survey

In addition to the completion of the ISED Default Consultation Process, Village of Chase also completed its own survey to garner broader public input. It is TELUS' preliminary understanding that the results of the survey indicated broad community support for the proposed tower at 530 Aylmer Road. TELUS will defer to the Village to formally comment on the final results of the survey.

## Petition

TELUS and the Village of Chase were both provided a copy of a petition indicating opposition to the proposed tower at 530 Aylmer Road. However, upon receiving the petition TELUS was subsequently advised via Village of Chase staff that the petition included signatures from people who do not live within the community. As a result, the Village determined that the petition would need to be revised to include only signatures from community members that live within the community of Chase if it is to be considered by Mayor and Council. TELUS will defer to the Village on interpretation of the petition. TELUS understands that the Village is already in receipt of the petition and thus we have not included it in this report.



#### Land Use Concurrence Request

Although TELUS is exclusively regulated by the Federal Government, ISED requires TELUS to consult with the relevant land use authority as a commenting body in the siting of antenna support structures. As a form of comment, TELUS is requesting land use concurrence from the Village of Chase in the form of a resolution or a letter that addresses the following items:

- *The Village of Chase 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 Village of Chase has been consulted and concurs with the tower location.*

Please feel free to contact the undersigned if any questions arise regarding this report.

Thank you,

A handwritten signature in blue ink that reads 'Brian Gregg'.

Brian Gregg

## APPENDIX A - NEWSPAPER NOTICES

Page 11 • April 16th, 2021 • Chase Sunflower

### Village of Chase On-Call Casual Employment Opportunity



An on-call casual employment opportunity in the Village Office for an on-call casual office assistant.

The on-call casual office assistant will be required to provide coverage in the event of the absence of the existing front office for vacation, illness and at times when additional office assistance is required.

Various tasks performed by the on-call casual office assistance will include:

- Front counter and telephone reception
- Cash receipting
- Community Hall and Park Use bookings
- Open and Distribute Incoming Canada Post Mail
- Photocopying, filing
- Providing assistance for tax and utility bill mail-outs
- Providing clerical assistance to Senior Administration including contacting other municipalities and agencies to collect information
- Other clerical duties as required

Being a position within the Bargaining Unit, and in compliance with Article 11 of the Collective Agreement between the Village of Chase and the Canadian Union of Public Employees (CUPE) Local 900, Chase, this notice was posted internally for five (5) working days, being made available to all Village of Chase Bargaining Unit employees before being advertised externally.

The successful candidate will have a minimum Grade 12 education, will have experience working in an office environment possessing knowledge of and experience with MS office software and various types of office equipment. The successful candidate will demonstrate professionalism, a good work ethic and will be able to successfully multi-task.

The wage for this position is \$21.03 per hour with 6% paid in lieu of annual vacation. This position will consist of primarily part-time hours with some full time hours when additional assistance is needed. There are no benefits applicable to this position.

Resumes, held in confidence will be received by the undersigned until 4:00 p.m., **Monday, May 3, 2021**. Please submit your application to Sarah O'Flaherty, Corporate Officer, by email to [co@chasebc.ca](mailto:co@chasebc.ca), by mail to PO Box 440, Chase, BC V0E 1M0 or in person at 826 Okanagan Avenue, Chase, BC.

Dated this 16th day of April, 2021.

### PUBLIC NOTICE:

#### PROPOSED TELUS TELECOMMUNICATIONS FACILITY 483-METER TALL SELF-SUPPORT TOWER STRUCTURE

**PROPOSED STRUCTURE:** As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Village of Chase, TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 483-meter tall self-support tower and ancillary radio equipment situated on private land at 530 Aylmer Road, Chase, BC.

**COORDINATES:** 50.822120, -119.704371

**ANY PERSON** may comment by close of business day on May 24th, 2021 with respect to this matter.

#### TELUS CONTACT:

Further information can be obtained by contacting:  
Brian Gregg, SitePath Consulting Ltd.  
2528 Alberta Street,  
Vancouver, BC V5Y 3L1  
Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)



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Dated this 16th day of April, 2021.

## PUBLIC NOTICE:

### PROPOSED TELUS TELECOMMUNICATIONS FACILITY 48.1-METER TALL SELF-SUPPORT TOWER STRUCTURE

**PROPOSED STRUCTURE:** As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Village of Chase, TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 48.1-meter tall self-support tower and ancillary radio equipment situated on private land at 530 Aylmer Road, Chase, BC.

**COORDINATES:** 50.822120, -119.704371

**ANY PERSON** may comment, by close of business day on May 24th, 2021 with respect to this matter.

#### TELUS CONTACT:

Further information can be obtained by contacting:  
Brian Gregg, SitePath Consulting Ltd.  
2528 Alberta Street,  
Vancouver, BC V5W 3L1  
Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)



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(around back)

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 Mint coins, coin  
 collections, old coins,  
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 bars, world money  
 collections. + ANY-  
 THING GOLD & SILVER  
 Todd The Coin Guy  
 250-864-3521

**Merchandise for Sale**  
**Misc. Wanted**  
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 BUYING large  
 or small collections.  
 Gary 250-838-0644  
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**Apt/Condo for Rent**  
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 lakeviewmanor@telus.net

  
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respiratory infections,  
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and at play!

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EXCITES  
YOU.  
MAKES  
YOU  
THINK.

**YOUR  
TOWN.  
YOUR  
PAPER.**

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## PUBLIC NOTICE

### PROPOSED TELUS TELECOMMUNICATIONS FACILITY

#### 48.1-METER TALL SELF-SUPPORT TOWER STRUCTURE

**PROPOSED STRUCTURE:** As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Village of Chase, TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 48.1-meter tall self-support tower and ancillary radio equipment situated on private land at 530 Aylmer Road, Chase, BC.

**COORDINATES:** 50.822120, -119.704371

**ANY PERSON** may comment by close of business day on May 24th, 2021 with respect to this matter.

**TELUS CONTACT:** Further information can be obtained by contacting:

Brian Gregg, SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Email: brianregg@sitepathconsulting.com



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## APPENDIX B - PUBLIC COMMENTS



Brian Gregg <briangregg@sitepathconsulting.com>

(no subject)

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Apr 16, 2021 at 10:01 AM

To: Ken Huxham [REDACTED]

Hi Alison:

My responses are below in green text.

Brian

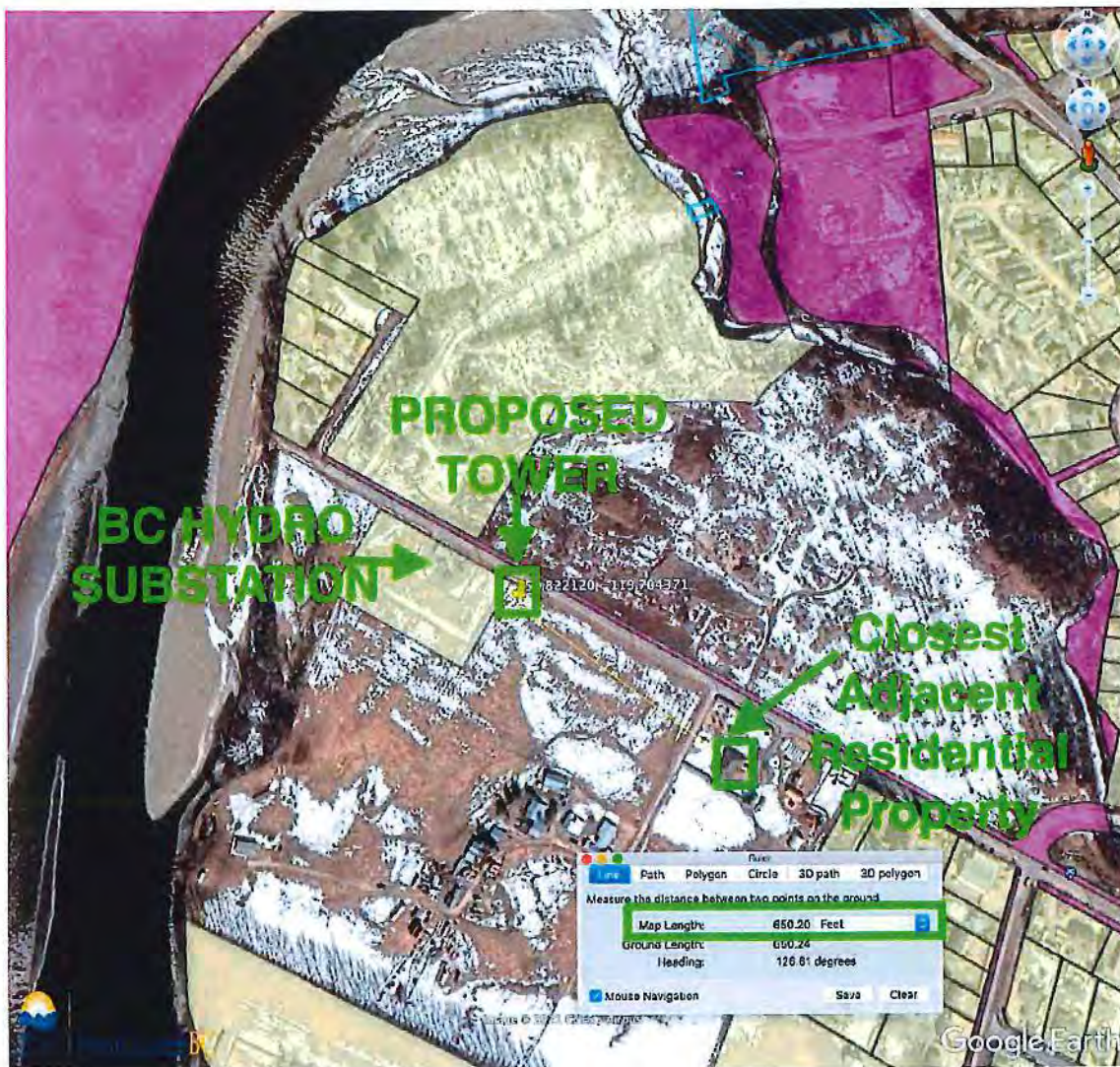
I am Pat Carols neighbour. **May we kindly request your legal address? I imagine that the decision makers (Mayor and Council) will be interested to know where you live in relation to the proposal as part of the decision making process.**

This is a disgusting proposal in every sense to place a 48 meter Telus cell tower at 530 Aylmer Rd. **I am sorry to hear of your strong negative reaction to the proposal. As you may have received very little information about it, our hope would be to have some dialogue to see if we can share information and address your concerns. Our hope in siting our proposed tower directly adjacent to the BC Hydro substation was to cluster infrastructure. Mayor and Council as well as Village staff appeared to align with this land use rationale, if we are going to site a tower in the community to deliver high speed internet access and cell phone service.**

On a personal level it will be right in my back garden, an ugly obstruction to the view of the mountain.

**May we kindly confirm which house you live in? Below is an aerial photo showing lot lines and an approximate measured distance to what I believe may be the nearest home which is around 650 feet (or just shy of 200 meters) away +/-.** Our intent through this proposal is to offer reasonable setbacks from residences.





A red light on top.....flashing and intruding in through my bedroom window and into my sleep.

To clarify, we have not yet received a response from NAV and Transport Canada who would dictate any marking or lighting requirements. Typically, marking and lighting is only required when we are located within close proximity to an airport and if we pose an aeronautical obstruction. While we must defer to the authorities, we are requesting no marking or lighting and believe it is unlikely to be required here given the modest tower height and the fact that we do not believe we would pose any aeronautical obstruction. We will be confirming this formally over the coming months via an official application. For now, I believe it is unlikely to be required and to assume lighting is not accurate.

The low level hum causing migraines.

We have the same equipment located on the rooftops of apartment buildings, condos, hospitals etc. only a few meters away from living spaces. We are not aware of ongoing noise complaints.

We are honey producers, there is already enough pollution killing our bees and colony collapse is on the rise. Most



importantly, there has been more recent studies to confirm that RF EMF contribute to cancer. With Bill C-28 just approved (and it will be passed) it is our right as a Canadians to live without toxin and pollution.

Regarding health and safety, I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html> There is a lot of misinformation online regarding cell towers and I would therefore urge you to read the above noted link and attached information from the policy experts.

I should also kindly note that we are not health experts nor medical professionals. Rather, as an industry, we must rely on the relevant policy makers from Health Canada to set the safety standards. We take these standards very seriously and compliance is a legal requirement. Should you have any concerns with the standards, you may find it to be more useful to have dialogue directly with the policy makers (e.g. Health Canada) as they set the standards that we are required to adhere to.

There are so many other places this tower could be away from where people live, work and play. I am currently talking with a neighbour who has land just on the other side of the highway who might be interested in having the tower there, they have your contact and will be in touch if they feel the need. There is Boise Mtn. Have you been in touch with the Adams Lake Indian Band? I have emailed them and waiting for a reply. All these sights are well away from where we live.

In order to deliver dependable wireless high speed internet access (WHSIA), there is a degree of precision as to where we can site these facilities if we are going to enable high quality service. With WHSIA and data service, our facilities need to be within reasonably close proximity to the end users and we no longer are able to site our facilities further away outside of the communities we are serving such as in the locations you noted. Those traditional sites that you are thinking of wherein we had towers on mountainsides were generally for delivering voice services (cell phone service). This tower is intended to resolve the high speed internet access issues along with voice service.

There are 2,500 people living in Chase and everyone, everyone I have spoken to (which is hundreds) do not want this cell tower in our back yard, in our faces, intruding into our healthy way of life and well-being. I strongly suggest you do a little more leg work and find somewhere else. Everyone here can be a winner if only a little more thought and respect can be applied.

While it can be a challenge to satisfy everyone's preferences, I kindly note that we have made an effort to listen to the community's prior feedback and this proposal represents an effort to site the infrastructure on the fringe of the community while still in a reasonably central location that will deliver the above noted services including WHSIA service. We have specifically clustered our proposal directly adjacent to BC Hydro's existing substation and thus we trust that this is a reasonable land use proposal. Ultimately, however, we must consult the community and this is why we are undertaking this notification process and documenting everyone's input. The final decision will rest with Mayor and Council from the Village of Chase.

While I can appreciate your energy and efforts to find an alternative location, I would urge you to refrain from contacting property owners on behalf of TELUS. Those are locations that are likely not interested in investing in to deliver service as they would not provide the desired service. You are welcome to share ideas with us that we can review and consider but to proactively reach out on our behalf without TELUS reviewing the locations may set unrealistic expectations with property owners that we may not intend to work with. We



would prefer to manage those discussions and review your ideas on a case by case basis. For now, we intend to consult on the subject proposal and will respond to all reasonable and relevant concerns and will document everyone's input.

Alison Ferguson

Thanks Alison. I hope that my response has been helpful. You are welcome to call me on my cell phone at 778 870 1388 if you desire further dialogue. For now, I will save a copy of your email and my responses for TELUS and the Village of Chase to consider.

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

[Quoted text hidden]



Statement from CMHO re Cell Phones.pdf

1122K



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

---

## What a joke!

---

**Brian Gregg** <briangregg@sitepathconsulting.com>  
To: Ali Ferguson [REDACTED]

Mon, May 10, 2021 at 2:30 PM

Okay thanks Ali. I don't mean to suggest you do not understand. I would welcome a conversation if you have the time in the future. Please keep in mind I am a third party consultant garnering public input. The decision rests with Mayor and Council. I hope for a positive outcome for all and would like to keep our discussions friendly.

Thanks,

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Mon, May 10, 2021 at 2:06 PM Ali Ferguson [REDACTED] wrote:

No. Read my previous email. I am not scared about the shit you read on the internet. Don't treat me like I know nothing. You are soiling my home and retirement with this crap.

On Mon, May 10, 2021, 13:57 Brian Gregg, <briangregg@sitepathconsulting.com> wrote:

Hi Ali:

I am sincerely sorry to hear that you are so upset. It would be great to have a friendly conversation as I sincerely believe you are taking on a lot of concerns based on perceptions rather than science. I realize that you want everything in writing -- and I am happy to do that for you -- however in addition it would likely be ideal to have a conversation. It is a more friendly way to share information and to understand people

Can we set up an appointment so that we can have an opportunity to understand each other and at least try to listen? I do not like to hear of people being so upset and scared. It is not the outcome we desire and we'd like to chat.

Thanks,

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Mon, May 10, 2021 at 1:42 PM Ali Ferguson [REDACTED] wrote:

Keep everything in writing. Cluster it elsewhere, 500 meters away from anybody. This is making me sick. I don't sleep, I wake myself screaming at night. I have dropped 10lbs with worry, hurt and anger. I can't cope with this disgusting action. I have a constant lump in my throat. You are making me sick.

On Mon, May 10, 2021, 13:38 Brian Gregg, <briangregg@sitepathconsulting.com> wrote:

Hi Ali:

Thanks for your opinion. As you can imagine, it is a challenge to identify locations that everyone can be supportive of. We have tried to cluster our infrastructure with existing hydro infrastructure so as to be

sensible from a land use perspective. We are, I believe, around 200 meters (over 600 ft) from your home if I understand the location correctly. In our view this is a large setback though I respect your opinion.

Perhaps we can chat over the phone if you desire further dialogue. I would like to do so if we can be respectful. My cell number is 778 870 1388.

Best,

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Mon, May 10, 2021 at 12:48 PM Ali Ferguson [REDACTED] wrote:

"respectfully setback from residences"

You say..... This is my view from my back porch. There is nothing respectful about this proposed sight ! The lights, noise, EMF, the view, property value, health and safety and well-being. Stick it in your own back garden. Find somewhere else and look up the word RESPECT for which I have none for this proposal.





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

## Comment Sheet Regarding TELUS Proposed Tower in Chase (BC106458)

Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Mon, May 24, 2021 at 2:41 PM

To: [REDACTED]

Thanks Ken. I think I have made a reasonable effort to address your concerns though I can see you are not satisfied. Would you like to have a phone conversation to address any outstanding items? My cell number is 778 870 1388.

### Some additional comments:

- As noted, we will apply to NAV/Transport Canada to confirm any marking/lighting requirements, as always. It is highly unusual for marking or lighting to be needed in a location like this near existing power lines and challenging topography, however again we will defer to the regulators. The intent here is to be transparent with you regarding process. If marking or lighting is required we will of course follow the law. You are correct I am not a pilot and never indicated such.
- Our photo sims are a visual estimation as noted in our consultation package. These are for discussion purposes only. We use a third party consultant to prepare these to scale to the best of our ability however there may be a small margin of error.
- The measured distance to adjacent properties is based on online mapping tools. Again, there might be a small margin of error however we are trying to be transparent.
- I was able to garner some more information on your questions pertaining to noise and potential decibel levels for TELUS' equipment. The tower will operate silently the vast majority of the time. The only items producing any low level noise are TELUS' generator and HVAC units. Below are some detailed notes for you to consider.
- **Generator** - I confirmed via TELUS' construction manager that this will **only run if there is a power outage (i.e. in rare emergency scenarios)**. The generator operates at an estimated 65dBa at a 9m distance (i.e. from Aylmer Road given our 9 m setback requirement). We assume it would drop off substantially over distance and with tree coverage. We also have back up battery power so the generator will only turn on in the rare case of a longer power outage. This is important since people will want their phones to work during an emergency scenario.
- **HVAC** - I confirmed that this will only run whenever environmental control is required (i.e. extreme temperature situations). The specifications I was given state that the noise level is 62.3dBa at 10ft. Again, we assume the sound levels would drop off substantially over distance.

For reference, we understand that a common dishwasher operates at around 60dBa at a 10 ft distance. Depending on what is around to absorb sound and what the air pressure is at the location, we think that the sound will be significantly reduced at a 100ft distance (using 100 ft as a reference point however all adjacent residences are much further away than this). Also, we feel it is important to keep in mind that the generator and HVAC are typically never running as stated above.

### For reference:

- 20dBa – leaves rustling (considered faint)
- 30dBa – whisper (considered soft)
- 40dBa – quiet library (considered soft)
- 50dBa – moderate rainfall (considered moderate)
- 60dBa – normal conversation or a dishwasher at 10 ft. (considered moderate)
- 70dBa – vacuum (considered moderate - loud)
- 80dBa – alarm clock (considered loud)
- 90dBa – lawn mowers, blenders, hair dryers, power tools (considered very loud)



100dBa – snowmobiles (considered very loud)

110dBa – concerts, horns, sporting events (considered uncomfortable and potentially dangerous)

120dBa – jet plane taking off (considered uncomfortable and dangerous)

I should note that I am not an expert on decibel levels however I have provided you with as much information as I have available. I hope this helps.

- Alternative locations have been noted and are being explored on a preliminary basis as part of this consultation. It would take 6 months or up to a year to find a new willing landlord, secure a new easement, re-do our engineering work, re-do the consultation etc. This is not a simple ask but we are exploring it. We intend to complete the current consultation as we explore other ideas. While not everyone may support the current proposal, there is some merit in locating our infrastructure directly beside the substation property 150 m + from the nearest homes.

Have I missed anything else? If so, can we please arrange a meeting for a phone conversation?

Thanks,

**Brian Gregg | SitePath Consulting Ltd.**

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

Fax: 604-829-6424 | [www.sitepathconsulting.com](http://www.sitepathconsulting.com)

On Mon, May 24, 2021 at 11:57 AM [REDACTED] wrote:

Good Day: Mr. Gregg,

As read in your **attached** We are replying to via email as there is very little time to correspond to said proposal of a TELUS cellphone tower 530 Aylmer Road Chase BC.

Also attached a photo of a low level patrol with Robinson R22 Helicopter On May 23, 2021. Date stamp and time on photo details. Indicating proposed tower would be in direct conflict with area aircraft traffic.









For a Consultant, a number of unsubstantiated presumptions are being put forward. With most sales, Engineering will not be involved until a contracted letter of intent is signed sealed and delivered.

You have stated "allusion" by Mr. Schielke, yet as of this correspondence an alternate site has not been presented.

A statement concerning CARS, indicates a knowledge of said Regulation, yet when observing local surroundings BC Hydro electric transmission lines crossing South Thompson River are marked as required. Several smaller radio towers within a radius of several kilometers are also marked as required by Transport Canada. Your statement of asking for a variance to proposed tower is ludicrous.

Gregg stated: "It would seem highly unsafe for any aircraft to be flying at such low levels near a substation, hydro lines and residential areas regardless of whether or not a tower is built. Ultimately, we will defer to the applicable authorities on this subject as always"

Prior to commencing a landing or take off a pilot shall take into consideration such issues,. I assume you are not a Pilot from quoted statement. Installation of proposed tower would create a hazard to aircraft either landing or departing Little Shuswap Lake by intruding into an unobstructed flight path and forcing aircraft to pass over a built-up residential area.

There was a failure to respond to concerns about noise pollution generated from standby equipment as well, suggesting that our statement is very true.

Reviewing proposal of photos included with package: perspective shots are incredibly misleading. Average height of a power transmission pole is 10 m. Said tower would be almost five times that. Not a small structure.

Resident of 514 Aylmer Road distance from proposed TELUS cell phone tower by our measurements is less than 150 m. Google Earth does not do a paced measurement justice.

Regards,

Mr. K. Huxham PE PP MELS

Mrs. A. Ferguson Businesswoman.

---

**From:** Ali Ferguson [REDACTED]  
**Sent:** May 18, 2021 03:54



To: ken huxham [REDACTED]  
Subject: Fwd: Comment Sheet Regarding TELUS Proposed Tower in Chase (BC106458)

----- Forwarded message -----

From: Brian Gregg <briangregg@sitepathconsulting.com>  
Date: Tue, May 18, 2021, 02:34  
Subject: Comment Sheet Regarding TELUS Proposed Tower in Chase (BC106458)  
To: Ken Huxham [REDACTED]

Good Morning Ken and Alison:

I received your letter in the mail as **attached**. I am replying via email as I noticed that you had been previously copied into an email thread from Mr. Stefan Schielke.

I understand from reviewing your letter that you are opposed to the proposed tower siting. Perhaps our consultation package, as attached, may provide some useful information. It explains our site selection rationale and also provides some photo renderings, amongst other details. While not everyone will support a utility structure such as this, it is proposed in response to demand for service and we do believe there is a sound rationale for the subject proposal.

As you know, our intent via this proposal is to deliver both voice and data services including wireless high speed internet access. In the past, when we were delivering only voice service, we were at times able to site our towers further away from the populations we were servicing. However, our engineering team is increasingly needing infrastructure closer to the end users that are pulling data off the network as our facilities need to be closer to the population if we are to deliver dependable data service. Your letter and prior comments from Mr. Schielke allude to TELUS proposing the tower in the current location as a cost savings measure however that is not the basis for this proposal. This location has been selected to deliver the best possible service while offering a reasonable land use rationale.

The subject proposal, while not supported by all as is common with utility structures, does have some land use logic. Specifically, our intent is to propose to cluster our tower infrastructure directly adjacent to the existing BC Hydro substation property. The closest residences on adjacent properties, we believe, are around 200 meters away -- a relatively large setback compared to most of our towers. Indeed, with this type of distance our facility will easily comply with Health Canada's Safety Code 6. It will operate a small fraction of Health Canada's Safety Code 6 limits.

In your letter, you make some comments with regards to concerns about TELUS proposing to cluster its infrastructure in proximity to the hydro infrastructure, however all of our proposals are compliant with professional electrical and structural engineering best practices. Indeed, each tower has a set of designs that will be sealed by professional structural and electrical engineers to ensure safety and appropriate assurances are taken by the applicable professionals. If our engineers shared your concerns, we would not be making such a proposal however there are no professional engineering standards to suggest that our proposed tower location is unsafe or unacceptable. Indeed, BC Hydro has also been consulted.

Your letter also makes an assertion that the tower *must* have lighting and marking so as to comply with Transport Canada requirements. However, we have many towers of this height and much taller that do not require any lighting or marking. To clarify, for every proposed tower, we are required to apply to Transport Canada and NAV Canada to confirm whether any marking or lighting is required. In most cases, there is no requirement for lighting or marking unless we are in reasonably close proximity to an airport runway or flight path (i.e. only if we pose an aeronautical obstruction do we need to light and mark the

towers). Our intent for this proposed facility is to apply to the authorities to recommend no lighting or marking however we will of course defer to the applicable decision makers on this matter. I think it is unlikely that such lighting will be required in this case. It would seem highly unsafe for any aircraft to be flying at such low levels near a substation, hydro lines and residential areas regardless of whether or not a tower is built. Ultimately, we will defer to the applicable authorities on this subject as always.

Finally, your letter asserts that our consultation process has been flawed however I can confirm that we have been in contact with Mayor and Council at the Village of Chase, Village staff including the CAO, as well as Innovation, Science and Economic Development (ISED) Canada staff to ensure that the appropriate processes are being strictly adhered to as is required. Our consultation process was approved by Mayor and Council and Village staff before we commenced the process. There is no benefit to us if we make process errors and we are working diligently to ensure that the correct processes are followed. ISED has been closely monitoring the process as well given past challenges in navigating similar consultations in Chase.

As you know, this process will ultimately conclude with a decision by Mayor and Council. They will weigh all public comments received and make a decision that hopefully best represents all constituents in the community. I will save your letter and my responses on file. If you have further input, I would encourage a phone conversation. My cell number is 778 870 1388.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)



Ken N. Al Hay and Honey Sales

Chase, British Columbia Canada

Brian Gregg  
SitePath Consulting  
2528 Alberta Street  
Vancouver BC V5Y 3L1

Attention: Brian Gregg,

## With Prejudice,

In response to proposed Cell Phone tower on property of Mr. Pat Carroll, 530 Aylmer Road,  
Chase British Columbia. Coordinates-50.822120N, -119.704671W. TELUS BC106458-Chase

As directly affected by events located on 530 Aylmer Road, being related with a property line in common. We object to proposed installation of a self-supporting tower of 48.1 meters with ancillary radio equipment, and support equipment, in a direct relationship to our residence and farm.

We conversed with Mr. Carroll on March 8<sup>th</sup>, 2021, in the early afternoon at our residence (514 Aylmer Road). We engaged in a short discussion concerning his planned use of ALR land to situate a TELUS' cell phone tower near the BC Hydro substation. We expressed our disappointment with his decision.

Mr. Carroll indicated that legal fees had been incurred to enter a letter of intent. Again, we expressed frustration and disappointment with the choice after having recently participated against a similar cell phone tower proposal on a neighboring property. We also pointed out that this is a legacy decision that would be there for several years. Polluting a pristine skyline with an obstructed view of Chase Grassland.

As a Power Engineer, Professional Pilot and Apiarist the choice of location is distressing. The prospect of a large tower in close proximity to a 50KV transmission station with a secondary switch yard creates potential for catastrophic results. The release of energy when a mishap occurs would be devastating. Having witnessed violent micro bursts from transiting Cumuli Nimbus it would appear to be, only a matter of time before high tension lines contact a tower situated in such a location.

As a Professional Pilot any intrusion into airspace is discouraged. The Thompson Shuswap valley is utilized by both recreational and commercial air traffic. The Thompson River specifically is studied intensively by Fisheries and Oceans Canada utilizing helicopters at extremely low levels above ground. BC Hydro line inspections utilize infrared scanners from rotary based vehicles. Further Float planes departing/arriving Little Shuswap lake would also be required to overfly the village of Chase residential areas rather than following natural contours of Thompson River.

As an Apiarist the introduction of RF emitter is disturbing. Challenges faced by Beekeepers should not include human generated noise that would interrupt natures pollinators. The challenges faced by chemicals and Varro Destructor are disheartening enough without further disruption.

~~As a taxpayer of the Village of Chase, the intrusion of more light pollution from navigational lighting as required by the Aeronautics Act: Standard 621 - Obstruction Marking and Lighting - Canadian Aviation Regulations (CARs)~~

With reference to: Aeronautics Act: Standard 621 - Obstruction Marking and Lighting - Canadian Aviation Regulations (CARs)

"5.3 POLES, RADIO AND TELEVISION TOWERS AND SIMILAR SKELETAL STRUCTURES  
(EFFECTIVE 2016/03/01)

The following requirements apply to radio and television towers, supporting structures for overhead transmission lines, and similar structures. Refer to Figures 5-1 and 5-2.

- (1) On the topmost part of a structure:



- (a) 45 m AGL or less, two or more CL-810 steady burning lights are installed in a manner to ensure an unobstructed view of one or more lights by a pilot; or  
(effective 2016/03/01)

**(b) exceeding 45 m AGL , at least one CL-864 red flashing beacon is installed in a manner to ensure an unobstructed view of one or more lights by a pilot**

**(effective 2016/03/01)**

- (2) On the intermediate levels of a structure:

- (a) the number of levels of lights is in accordance with Figure 5-1;
- (b) the number of lights at each level is determined by the shape and height of the structure;
- (c) the lights are installed so as to provide an unobstructed view of at least one light by a pilot from any angle of approach;
- (d) where CL-810 steady burning red lights are installed on:
  - (i) a structure 105 m AGL or less, two or more steady burning red lights are installed on diagonally or diametrically opposite positions, and
  - (ii) a triangular shaped structure 105 m AGL or less:
    - (A) two red light units, single or double, are installed, provided that at least one can be viewed unobstructed by a pilot from any angle of approach, or
    - (B) where the requirement specified in clause (A) is impractical, three red light units are installed, one on each apex of the triangular cross-section, or
  - (iii) a structure exceeding 105 m AGL , a CL-810 steady burning red light is installed on each outside corner at each level; and  
(effective 2016/03/01)
- (e) where CL-864 flashing red beacons are used on a structure exceeding 105 m AGL , the CL-864 lights at intermediate levels are installed on the outside of the tower structure on diagonally or diametrically opposite positions at each level.
- (effective 2016/03/01)"

This lighting requirement of a tower greater than 45m (1b) as highlighted with a flashing beacon would invade our home as to, in fact, illuminate rooms every night.

On reference to introduction package it is noted that a support generator will be utilized. As a Power Engineer familiar with generation of electricity, we express a deep disgust as the generator quoted will produce an operating industrial noise levels in excess of 105 dba. That would affect a greater number of residence when operated, regardless of hour of day or night.

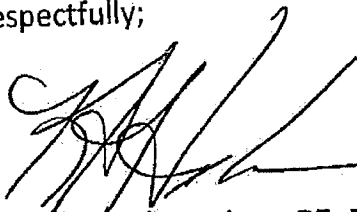
Having travelled extensively on the coast of British Columbia it is noted that TELUS cell phone coverage is not for the benefit of the local population. Reference Winter Harbour, (west coast recreational fishing and Sarah Point (Desolation Sound), Stuart Island (1% playground) three installations with minimal local population and a heavy recreational presence for a few months during holiday season. Shuswap Lake being a destination similar to mentioned locations, TELUS is installing a tower for convenience of transient customers not for citizens residing in the Chase area.

An ask of this letter is that a better suited location be found that does not intrude within 500 m of a dwelling. The lighting requirement and associated intrusive light pollution be placed far away from the Village of Chase to a surrounding area of minimal impact to said citizens. The noise impact produced by a standby generator during a power failure would interrupt residences circadian cycles. As a shift worker, sleep is a precious commodity.

*In reflection of cell phone towers located at Monte Creek 730' ASL, and Adam's Hill 1050' ASL, both have limited power access and extremely limited all season access. Yet were placed by TELUS and ROGERS as primary servers. Why does this proposed tower Aylmer Road 350' ASL have to be located in a residential area when its is clearly industrial in nature.*

An updated Federal Government Guide issued for Spectrum management and Telecommunications states "Now, wireless providers are required to consult the public on tower locations, regardless of height." Studying correspondence between TELUS representative and numerous Chase residence, this has not been done. Statements of three tower height radius has been incorrectly manipulated. This is no longer a correct procedure.

Respectfully;



**Mr. Kenneth Huxham PE, PP MELS**



**Ms. Alison Ferguson Businesswoman**



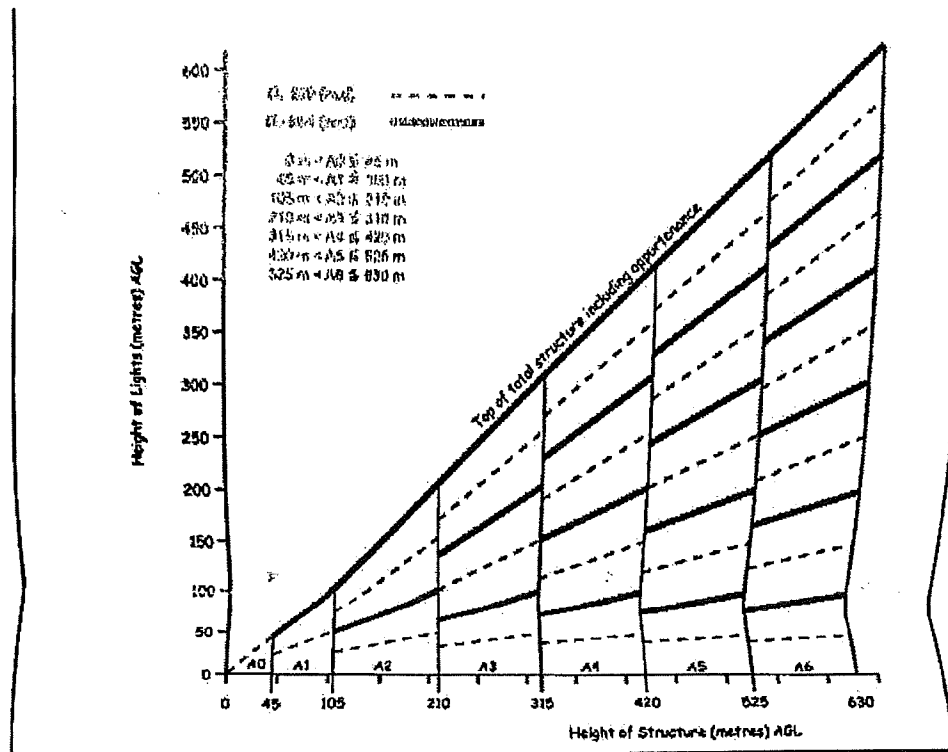


Figure 5-1: Configuration A: Red Lighting Installation  
(effective 2016/03/01)

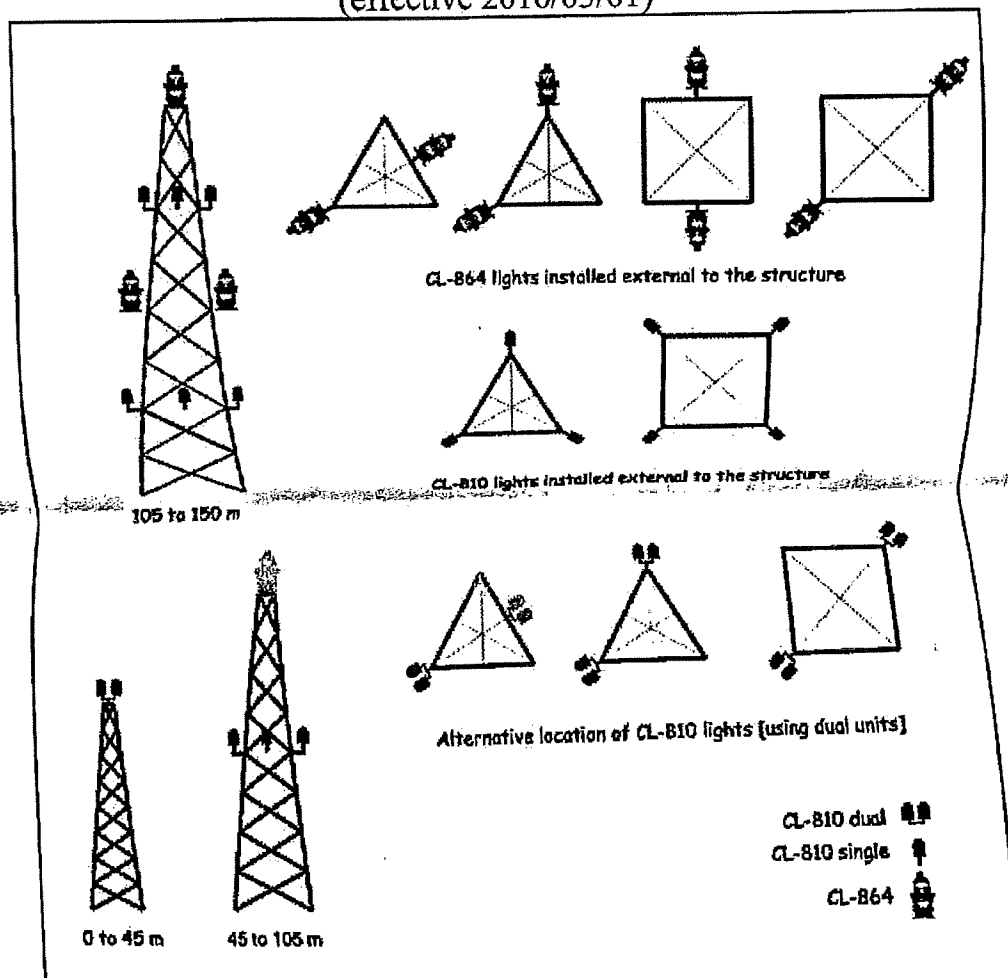


Figure 5-2: CL-810 and CL-864 Lights on Towers  
(effective 2016/03/01)



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Comment Sheet Regarding TELUS Proposed Tower in Chase (BC106458)**

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Brian Gregg <briangregg@sitepathconsulting.com>  
To: Ken Huxham [REDACTED]

Tue, May 18, 2021 at 2:33 AM

Good Morning Ken and Alison:

I received your letter in the mail as **attached**. I am replying via email as I noticed that you had been previously copied into an email thread from Mr. Stefan Schielke.

I understand from reviewing your letter that you are opposed to the proposed tower siting. Perhaps our consultation package, as attached, may provide some useful information. It explains our site selection rationale and also provides some photo renderings, amongst other details. While not everyone will support a utility structure such as this, it is proposed in response to demand for service and we do believe there is a sound rationale for the subject proposal.

As you know, our intent via this proposal is to deliver both voice and data services including wireless high speed internet access. In the past, when we were delivering only voice service, we were at times able to site our towers further away from the populations we were servicing. However, our engineering team is increasingly needing infrastructure closer to the end users that are pulling data off the network as our facilities need to be closer to the population if we are to deliver dependable data service. Your letter and prior comments from Mr. Schielke allude to TELUS proposing the tower in the current location as a cost savings measure however that is not the basis for this proposal. This location has been selected to deliver the best possible service while offering a reasonable land use rationale.

The subject proposal, while not supported by all as is common with utility structures, does have some land use logic. Specifically, our intent is to propose to cluster our tower infrastructure directly adjacent to the existing BC Hydro substation property. The closest residences on adjacent properties, we believe, are around 200 meters away -- a relatively large setback compared to most of our towers. Indeed, with this type of distance our facility will easily comply with Health Canada's Safety Code 6. It will operate a small fraction of Health Canada's Safety Code 6 limits.

In your letter, you make some comments with regards to concerns about TELUS proposing to cluster its infrastructure in proximity to the hydro infrastructure, however all of our proposals are compliant with professional electrical and structural engineering best practices. Indeed, each tower has a set of designs that will be sealed by professional structural and electrical engineers to ensure safety and appropriate assurances are taken by the applicable professionals. If our engineers shared your concerns, we would not be making such a proposal however there are no professional engineering standards to suggest that our proposed tower location is unsafe or unacceptable. Indeed, BC Hydro has also been consulted.

Your letter also makes an assertion that the tower *must* have lighting and marking so as to comply with Transport Canada requirements. However, we have many towers of this height and much taller that do not require any lighting or marking. To clarify, for every proposed tower, we are required to apply to Transport Canada and NAV Canada to confirm whether any marking or lighting is required. In most cases, there is no requirement for lighting or marking unless we are in reasonably close proximity to an airport runway or flight path (i.e. only if we pose an aeronautical obstruction do we need to light and mark the towers). Our intent for this proposed facility is to apply to the authorities to recommend no lighting or marking however we will of course defer to the applicable decision makers on this matter. I think it is unlikely that such lighting will be required in this case. It would seem highly unsafe for any aircraft to be flying at such low levels near a substation, hydro lines and residential areas regardless of whether or not a tower is built. Ultimately, we will defer to the applicable authorities on this subject as always.

Finally, your letter asserts that our consultation process has been flawed however I can confirm that we have been in contact with Mayor and Council at the Village of Chase, Village staff including the CAO, as well as Innovation, Science



and Economic Development (ISED) Canada staff to ensure that the appropriate processes are being strictly adhered to as is required. Our consultation process was approved by Mayor and Council and Village staff before we commenced the process. There is no benefit to us if we make process errors and we are working diligently to ensure that the correct processes are followed. ISED has been closely monitoring the process as well given past challenges in navigating similar consultations in Chase.

As you know, this process will ultimately conclude with a decision by Mayor and Council. They will weigh all public comments received and make a decision that hopefully best represents all constituents in the community. I will save your letter and my responses on file. If you have further input, I would encourage a phone conversation. My cell number is 778 870 1388.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

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2 attachments



Huxham and Ferguson.pdf

3348K



Public Notification Mail-Out Package - TELUS - BC106458 - Chase - 530 Aylmer Rd, Chase.pdf

956K



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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## 530 Aylmer Road details

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Fri, Apr 16, 2021 at 10:54 AM

To: [REDACTED]

Hello Selina,

My comments are below in green text.

Dear Brian Gregg

I see the consultation process has opened.

**Correct.** I recall that from the outset that you stated a strong negative reaction to TELUS' proposal and if I understood you correctly it may have been based partially on a prior negative experience with a more contentious proposal from another service provider in prior years in the core of Chase (downtown area). Based on this, it seemed that through our initial discussion you were immediately opposed to TELUS' latest proposal before you had any meaningful information about it. I am thus hopeful that through additional information sharing that you may be able to understand TELUS' rationale, even if you are not personally supportive of it. We cannot always satisfy everyone's preferences but we may be able to understand each other better through fulsome dialogue.

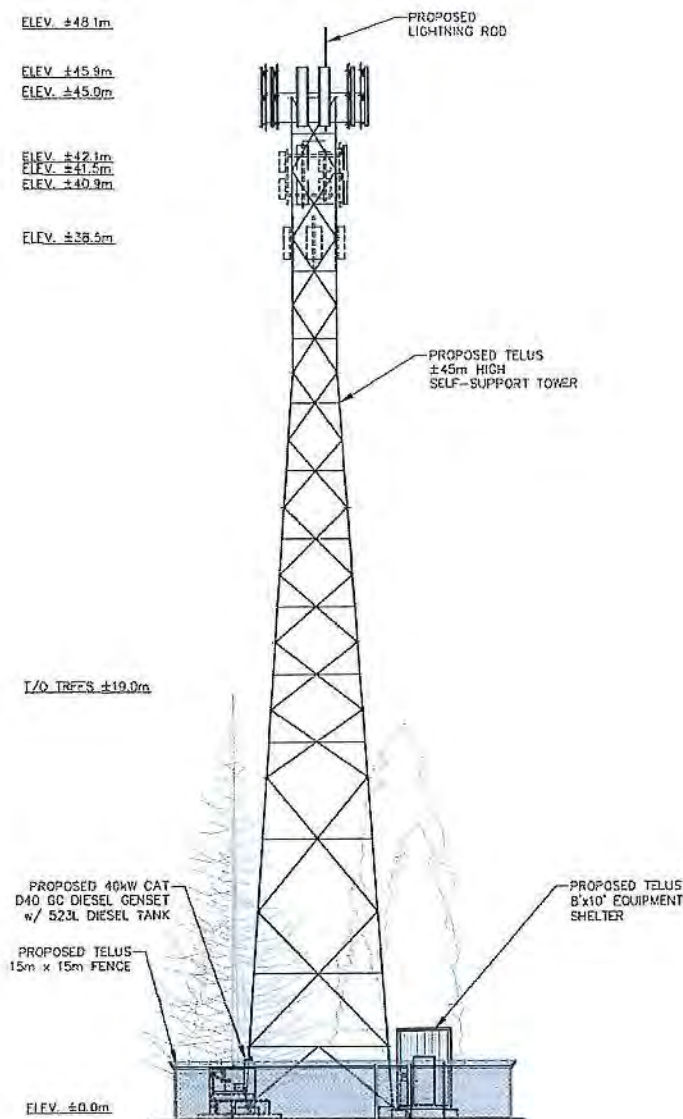
Based on a lot of experience in working on similar proposals, I can confirm that we put a lot of thought and research into coming up with a proposal that balances the various stakeholders' objectives though we acknowledge that it can often be difficult to satisfy everyone especially when people take strong positions in the absence of full information. We do sincerely try to find solutions that will satisfy community members, the local governments we are working with and TELUS' technical objectives. It can be a challenge to balance the various objectives, especially when making proposals in a community like Chase where there may be people like yourself who are opposed before we even get started. With that said, this type of proposal is ultimately driven by demand on our network and so we know that there are many people out there who desire the service upgrades. We must therefore balance the varying perspectives in the community hence this consultation process. I look forward to hearing from everyone who is interested. My hope is to hear all perspectives including yours. To be sure, there will likely be various opinions.

Can I please have details on what this tower would look like? Is there a diagram you could share with me, including width, appearance, distance from the road and from the power plant.

**At this time, we only have preliminary designs for the purposes of the consultation. We have not yet completed a survey and so precise measurements to lot lines and some of the dimensions are subject to changes however the below information will give you an idea of the proposed layout and should be sufficient for you to consider. The final design is subject to approval from the Village of Chase however we understand preliminarily that they may desire us to consider complying with setbacks which would entail a 9 m setback from Aylmer Rd (front yard setback) and a 3 m setback from the BC Hydro substation property lot line. TELUS' total right of way area is quite small and only around 15 m x 15 m (+/-) -- a relatively modest footprint on the land given the broader service area. As you can imagine, our intent from a land use rationale perspective is to cluster our infrastructure directly beside the existing hydro infrastructure.**







Why is the tower going to be considerably taller than when you approached the Chase Village council? 30m vs 48.1m?

When I approached the Village of Chase, I had no designs, no presentation prepared and was asked on short notice by the CAO to attend the upcoming Council meeting a few days later to share preliminary details and to request permission to consult given past challenges in the community with similar proposals. At no time did I formally commit to any particular design nor did I share such information in a formal way because the preliminary tower designs were not issued to me until approximately early April as per my prior emails to you. I cannot recall all the details of my question and answer session with Mayor and Council however it was preliminary and done as a courtesy on short notice. We are now consulting on the basis of more full information.

To be sure, a 45 m tall tower + 3.1 m lighting rod (48.1 m total height) is average or even on the lower end of our typical tower heights for low population density areas like this. The relatively modest tower height is why we are able to propose a self support tower that takes up very little ground space (i.e. small foundation), rather than a larger guyed tower with lengthy wires and support anchors (i.e. our foundation is self supporting -- there will be no wires or support anchors). Had we proposed a taller tower requiring guy wires/anchors, the footprint could have been much greater (up to 200 m x 200 m but instead we are showing 15 m x 15 m). The proposed design is as minimalistic as possible to service the community in a dependable



manner according to our engineering team.

I have many concerns about a cell tower in close proximity to homes. My home is only about 300 m from this proposed cell tower! I have 3 young children. I worry greatly about the effect radiofrequency radiation would have on their development and health.

We all want the best for our children and do not want to be exposing children to unreasonable risks or unhealthy environmental factors. I understand this and am aligned with you on your overarching objective. With that said, I have done a lot of research and would like to share some information that may alleviate your concerns. As context, I personally live in a neighbourhood near Vancouver General Hospital and other medical facilities where health is taken extremely seriously. In my community, there are literally dozens of cell sites within a small radius due to the large number of people requiring service. To the best of my knowledge, there are no elevated pre-existing health issues in my area and certainly BC's largest hospitals including BC Children's Hospital, the Cancer Agency, the Transplant Centre and other critical facilities would not be sited here amongst all this wireless infrastructure if there were undue risks around critically ill people including little children. Another thought to consider is that Richmond, BC -- a community with many cell sites -- typically has the longest life expectancy in the province year over year. I believe that your fears are based on potentially unconfirmed sources or perception instead of science. To isolate cell sites as a direct threat to your health may be conflating this with other environmental factors. There are many factors to consider as you know.

As you may know, the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.

<https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

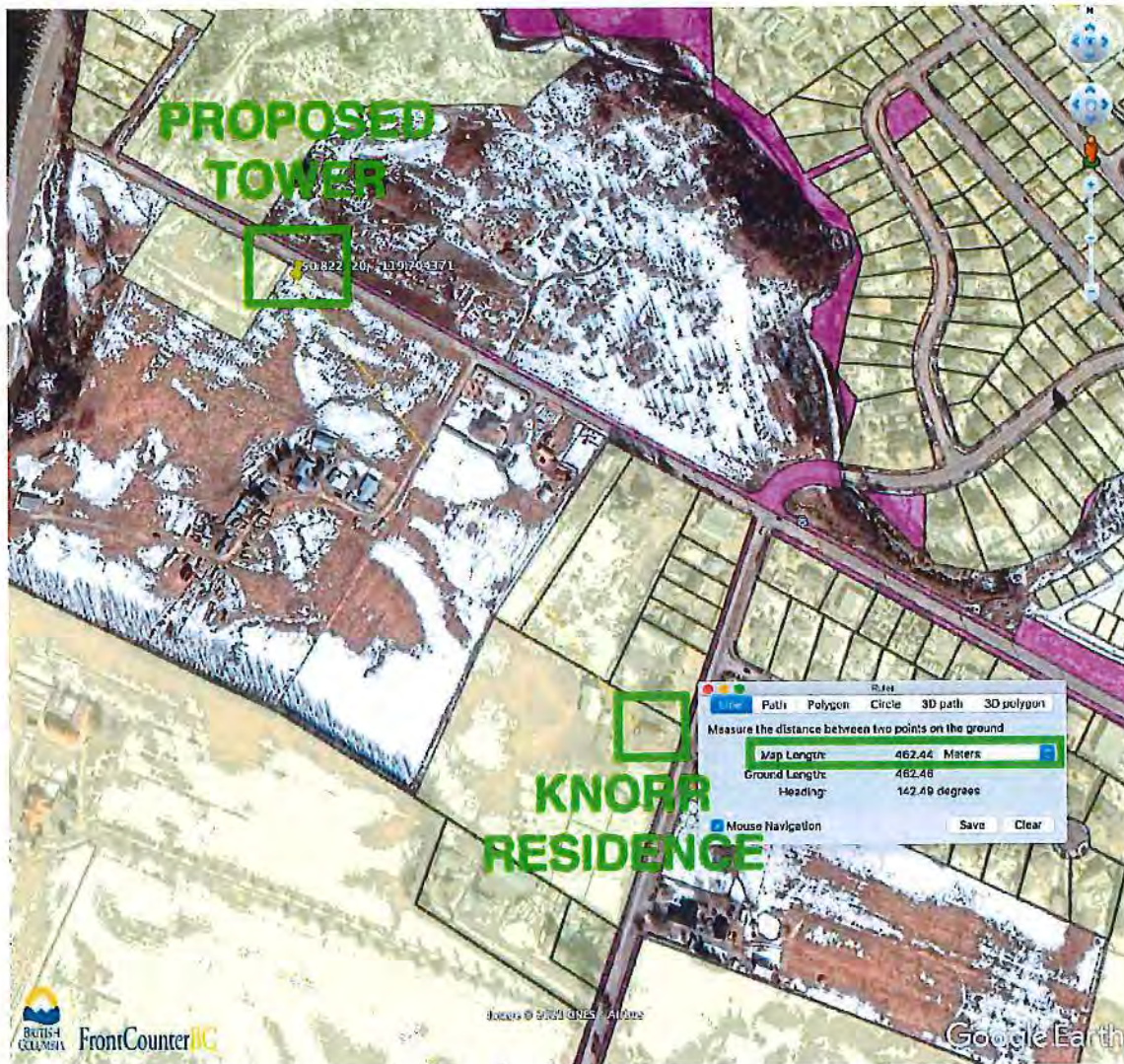
There is a lot of misinformation online regarding cell towers and I would therefore urge you to read the above noted links and attached information from the policy experts.

I should also kindly note that we are not health experts nor medical professionals. Rather, as an industry, we must rely on the relevant policy makers from Health Canada to set the safety standards. We take these standards very seriously and compliance is a legal requirement. Should you have any concerns with the standards, you may find it to be more useful to have dialogue directly with the policy makers (e.g. Health Canada) as they set the standards that we are required to adhere to. I imagine you will not trust my opinion and thus I am sharing third party information from the most relevant sources.

Finally, may we kindly confirm which house you live in? Below is an aerial photo showing lot lines and an approximate measured distance to what I believe may be your house based on the address given at the bottom of your email ([REDACTED], Chase BC, [REDACTED]). As you can see in the below aerial photo, the distance is approximately 462 m or 1517 ft away from your home. This is a reasonably large setback. In most communities, we do not have the option of such setbacks and we are often sited directly beside houses or even on rooftops of buildings where people live.

Distance to Knorr Residence - 462 m / 1517 ft.





There is a 66 lot residential development planned for right across from the cell tower. You cannot call this area low residential. <https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>

[[https://cdn.realtor.ca/listing/TS637161070767200000/reb11/highres/1/155111\\_1.jpg?w=512&h=256&ts=1](https://cdn.realtor.ca/listing/TS637161070767200000/reb11/highres/1/155111_1.jpg?w=512&h=256&ts=1)]

<<https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>>

For sale: LOT A AYLMEER ROAD, Chase, British Columbia - 155111 | REALTOR.ca<<https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>>

Property has servicing at lot line and storm sewer is connected to Chase. There are 66 lots within this subdivision, with a potential of gross sales of roughly \$15,000,000, comprising of 12 lots on the Thompson River, 9 lots on Chase Creek and a balance of 45 lots.

[www.realtor.ca](http://www.realtor.ca)

While this may seem counterintuitive to you, this may further underscore the need for supporting infrastructure. Many developers and people desire dependable service at home, especially with increasing levels of remote working during the COVID pandemic. While some people may prefer to live off the grid, increasingly people desire cell phone service at home. This is especially true since more than 70% of calls to 9-11 and other emergency responders are placed via wireless devices. As a result, there is no consistent evidence to suggest that wireless infrastructure will impact such a development in any consistent manner. We have similar infrastructure operating safely and compatibly in many communities across BC. We regularly hear from developers who want us to install service.

I am strongly opposed to a cell tower at 530 Aylmer Road. There are many unpopulated mountains surrounding



Chase that would be much more suitable for a cell tower.

While it can be a challenge to satisfy everyone's preferences, I kindly note that we have made an effort to listen to the community's prior feedback and this proposal represents an effort to site the infrastructure on the fringe of the community while still in a reasonably central location that will deliver both voice service and wireless high speed internet access (WHSIA). In order to deliver dependable WHSIA, there is a degree of precision as to where we can site these facilities if we are going to enable high quality service. With WHSIA and data service, our facilities need to be within reasonably close proximity to the end users and we no longer are able to site our facilities further away outside of the communities we are serving such as in the unpopulated locations you noted. Those traditional sites that you are thinking of wherein we had towers on mountainsides were generally for delivering voice services (cell phone service) and limited data access. This tower is intended to resolve the high speed internet access issues along with voice service.

We have specifically clustered our proposal directly adjacent to BC Hydro's existing substation and thus we trust that this is a reasonable land use proposal. Ultimately, however, we must consult the community and this is why we are undertaking this notification process and documenting everyone's input. The final decision will rest with Mayor and Council from the Village of Chase.

Sincerely,

Selina Knorr

██████████ Chase BC, ██████████

Thanks Selina. I have been anticipating your input since you reached out numerous times before our consultation started to advise me of your pending opposition. I hope that my detailed responses have been helpful. I have no illusions that you will agree with all my points however I do hope that we can have respectful and open dialogue. While I understand that you may prefer there to be no tower in Chase (i.e. we should leave the community and go onto a mountainside where nobody lives), I do hope that I can demonstrate to you that we have been thoughtful in our proposal, reasonably respectful of setbacks, considerate from a land use perspective in terms of clustering infrastructure, open to dialogue in terms of pre-consulting your mayor and council, etc.

Rather than solely converse via email, since tone can be difficult to interpret, I would sincerely welcome a friendly phone call so that I can better understand your input. My cell phone number, as you may know, is 778 870 1388. I will be around next week if you desire a conversation. I would very much encourage a conversation.

Thank you and I hope that you have a wonderful weekend.

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Fri, Apr 16, 2021 at 9:30 AM Selina Knorr ██████████ wrote:

Dear Brian Gregg

I see the consultation process has opened.

Can I please have details on what this tower would look like? Is there a diagram you could share with me, including width, appearance, distance from the road and from the power plant.

Why is the tower going to be considerably taller than when you approached the Chase Village council? 30m vs 48.1m?

I have many concerns about a cell tower in close proximity to homes. My home is only about 300 m from this proposed cell tower! I have 3 young children. I worry greatly about the effect radiofrequency radiation would have on their development and health.



There is a 66 lot residential development planned for right across from the cell tower. You cannot call this area low residential. <https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>

[[https://cdn.realtor.ca/listing/TS637161070767200000/reb11/highres/1/155111\\_1.jpg?w=512&h=256&ts=1](https://cdn.realtor.ca/listing/TS637161070767200000/reb11/highres/1/155111_1.jpg?w=512&h=256&ts=1)]

<<https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>>

For sale: LOT A AYLMER ROAD, Chase, British Columbia - 155111 | REALTOR.ca<<https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>>

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[www.realtor.ca](http://www.realtor.ca)

I am strongly opposed to a cell tower at 530 Aylmer Road. There are many unpopulated mountains surrounding Chase that would be much more suitable for a cell tower.

Sincerely,

Selina Knorr



Statement from CMHO re Cell Phones.pdf

1122K





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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## 530 Aylmer Road details

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Mon, Apr 19, 2021 at 10:47 AM

To: Selina Knorr [REDACTED]

Hi Selina:

Comments below. While I am happy to put any responses in writing, in order to save us some time can we have a phone call? I think it would be helpful given the volume of questions.

Hi Brian

Thanks for your detailed response.

Yes I feel strongly about not wanting a cell tower in my neighborhood. Rogers tried to put a cell tower in my neighbours backyard 2 years ago (456 VLA Road), about 50 m from my house. While the Telus tower will be a little further away from my home, it is still right next to homes of people in this community, my neighbours. Two years ago the community rallied together and we won against Rogers, and rest assured, we will win against you and Telus.

**I think the proposed TELUS tower is a lot further away -- 1500 + ft as noted below. It's quite a different proposal. To lump all proposals into the same category and oppose them all based on a past challenging experience is a rather unfortunate outcome. I cannot influence that but can try to do better with the proposals I am handling.**

Why would you approach the Village of Chase council without a proper plan of what the tower would look like and entail? It seems very shady to tell the council it will be 30m tall, when now it will be 48.1m tall. How are we supposed to trust what you're telling us? Are the dimensions going to change again?

**As stated in my prior email below, Joni at the Village (CAO) invited us to the meeting before we had any plans. I never committed to any height or design. It's possible that high level details were discussed but I don't recall committing to any kind of height or misleading anyone. I was asked to attend the meeting on short notice before we had any site specific plans together. I was doing my best to respond to questions and to be available as requested.**

**I am honest in all my dealings. There is no benefit to mislead or lie.**

The Statement of the Chief Medical Officer that you attached is from 2011. A 10-year old statement is a little outdated, don't you agree? Technology has sure changed a lot since then. **I provided you with additional links that are more up to date as well as the Chief Medical Health Officer (CMHO) article. The CMHO has not updated the literature review as I understand that they feel the technology is similar and conclusions would be the same. Ultimately, the conclusion is that we must follow Health Canada's protocols.**

I'm quite familiar with the area you live in, as my son goes for check-ups at Children's hospitals.



Yes there are many smaller cell sites in that area, as there is in any city, but there's certainly no 48.1m cell tower looming over you. No 48.1m tower that is in your line of view every day...

**The height of the supporting structure has no relationship to the type of equipment operating. The same antennas that we would have on the tower are on rooftops in urban areas including mine. In fact, taller towers are more in compliance with the safety code as the antennas are further away from habitable spaces on the ground. Certainly, I can appreciate aesthetic concerns as these are utility structures however one should not conflate tower height with health impacts.**

I choose to live in Chase because I like the rural life. This is where I choose to live, work and raise my children. This is where I plan to live for the rest of my life, on the piece of property that I worked damn hard to acquire and make a home. I did not buy agricultural land to stare at a cell tower. Chase doesn't want to be a city. We value quality of life. We value the environment and the sense of community and our neighbors.

**Everyone is entitled to choose their preferred lifestyle. However, there are varying perspectives and we are responding to demands for better service. It is not true to assume that all people who live in a country setting are prepared to accept poor cell phone service and slow internet. Increasingly, people desire to be connected to the modern economy and supporting infrastructure is needed. Nobody is obligated to use the services and people can continue whatever lifestyle they desire.**

And Telus threw money at a greedy man with no morals, selling his soul for the sake of money. How much money is Pat Carole receiving to have the cell tower on his property? How long is the lease that you are signing with him?

**Our agreements are confidential. I would urge you to please be respectful in our discussions.**

There is precious little ALR land in Chase, and it shouldn't be used for a cell tower. In the official community plan for Chase it states that land should only be taken out of the ALR if the land is unsuitable for agricultural uses. That is certainly not the case here.

**Communication sites are exempt from ALC approvals. Further, we have proposed to locate the tower on the fringe of a large lot, close to the road and power so as to minimize our footprint on the land. Our footprint is very small.**

I'm quite familiar with Safety Code 6. It was designed to be guidelines to keep telecommunications workers safe. The radiofrequencies listed as safe are safe for 6 minutes. That is all. That is what the research is based on; not 24/7 exposure as some of us would be exposed to who live right by a cell tower. There's a big difference between 6 minutes and 24 hours.

**Perhaps take a read of the following technical article:**

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

**This was updated in 2019. I respect your concerns. I will document them. However, all we can do as a service provider is comply with the safety standards. It's the best we can do.**

That is all for now.



Selina Knorr

[REDACTED], Chase BC, [REDACTED]

**Brian Gregg | SitePath Consulting Ltd.**

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

Fax: 604-829-6424 | [www.sitepathconsulting.com](http://www.sitepathconsulting.com)

On Mon, Apr 19, 2021 at 10:05 AM Selina Knorr [REDACTED] wrote:

Hi Brian

Thanks for your detailed response.

Yes I feel strongly about not wanting a cell tower in my neighborhood. Rogers tried to put a cell tower in my neighbours backyard 2 years ago (456 VLA Road), about 50 m from my house. While the Telus tower will be a little further away from my home, it is still right next to homes of people in this community, my neighbours. Two years ago the community rallied together and we won against Rogers, and rest assured, we will win against you and Telus.

Why would you approach the Village of Chase council without a proper plan of what the tower would look like and entail? It seems very shady to tell the council it will be 30m tall, when now it will be 48.1m tall. How are we supposed to trust what you're telling us? Are the dimensions going to change again?

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That is all for now.

Selina Knorr

Chase BC

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**From:** Brian Gregg <briangregg@sitepathconsulting.com>

**Sent:** Friday, April 16, 2021 10:54 AM

**To:** Selina Knorr

**Subject:** Re: 530 Aylmer Road details

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Hello Selina,

My comments are below in green text.

Dear Brian Gregg

I see the consultation process has opened.

Correct. I recall that from the outset that you stated a strong negative reaction to TELUS' proposal and if I understood you correctly it may have been based partially on a prior negative experience with a more contentious proposal from another service provider in prior years in the core of Chase (downtown area). Based on this, it seemed that through our initial discussion you were immediately opposed to TELUS' latest proposal before you had any meaningful information about it. I am thus hopeful that through additional information sharing that you may be able to understand TELUS' rationale, even if you are not personally supportive of it. We cannot always satisfy everyone's preferences but we may be able to understand each other better through fulsome dialogue.

Based on a lot of experience in working on similar proposals, I can confirm that we put a lot of thought and research into coming up with a proposal that balances the various stakeholders' objectives though we acknowledge that it can often be difficult to satisfy everyone especially when people take strong positions in the absence of full information. We do sincerely try to find solutions that will satisfy community members, the local governments we are working with and TELUS' technical objectives. It can be a challenge to balance the various objectives, especially when making proposals in a community like Chase where there may be people like yourself who are opposed before we even get started. With that said, this type of proposal is ultimately driven by demand on our network and so we know that there are many people out there who desire the service upgrades. We must therefore balance the varying perspectives in the community hence this consultation process. I look forward to hearing from everyone who is interested. My hope is to hear all perspectives including yours. To be sure, there will likely be various opinions.

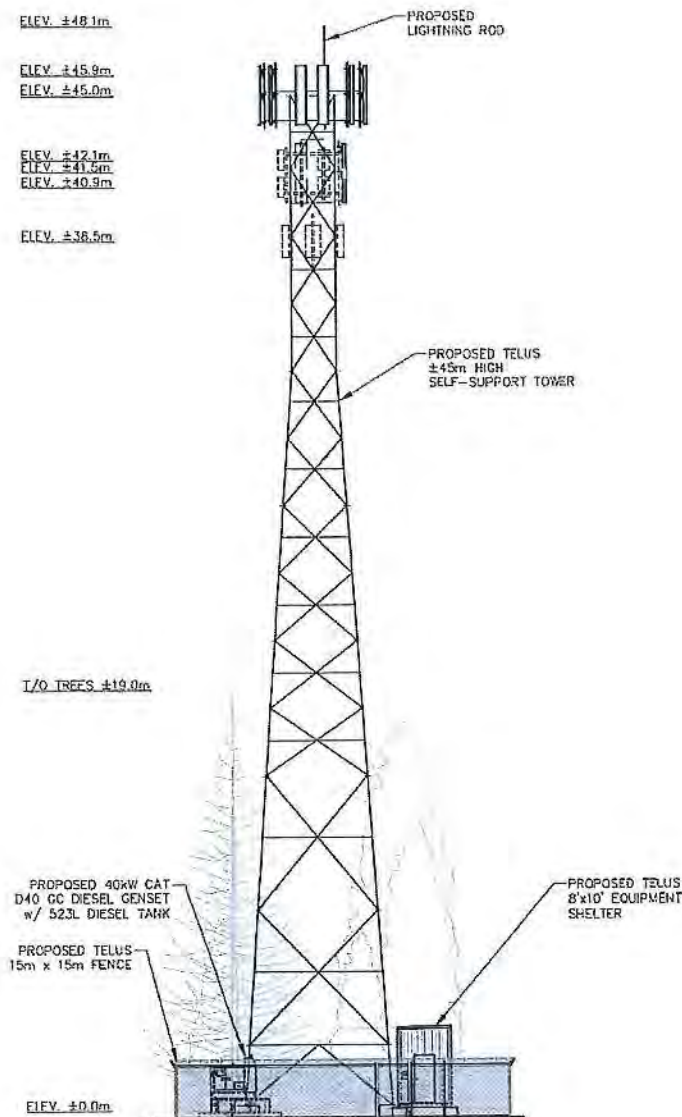
Can I please have details on what this tower would look like? Is there a diagram you could share with me, including width, appearance, distance from the road and from the power plant.

At this time, we only have preliminary designs for the purposes of the consultation. We have not yet completed a survey and so precise measurements to lot lines and some of the dimensions are subject to changes however the below information will give you an idea of the proposed layout and should be sufficient for you to consider. The final design is subject to approval from the Village of Chase however we understand preliminarily that they may desire us to consider complying with setbacks which would entail a



9 m setback from Aylmer Rd (front yard setback) and a 3 m setback from the BC Hydro substation property lot line. TELUS' total right of way area is quite small and only around 15 m x 15 m (+/-) -- a relatively modest footprint on the land given the broader service area. As you can imagine, our intent from a land use rationale perspective is to cluster our infrastructure directly beside the existing hydro infrastructure.





Why is the tower going to be considerably taller than when you approached the Chase Village council? 30m vs 48.1m?

When I approached the Village of Chase, I had no designs, no presentation prepared and was asked on short notice by the CAO to attend the upcoming Council meeting a few days later to share preliminary details and to request permission to consult given past challenges in the community with similar proposals. At no time did I formally commit to any particular design nor did I share such information in a formal way because the preliminary tower designs were not issued to me until approximately early April as per my prior emails to you. I cannot recall all the details of my question and answer session with Mayor and Council however it was preliminary and done as a courtesy on short notice. We are now consulting on the basis of more full information.

To be sure, a 45 m tall tower + 3.1 m lighting rod (48.1 m total height) is average or even on the lower end of our typical tower heights for low population density areas like this. The relatively modest tower height is why we are able to propose a self support tower that takes up very little ground space (i.e. small foundation), rather than a larger guyed tower with lengthy wires and support anchors (i.e. our foundation is self supporting -- there will be no wires or support anchors). Had we proposed a taller tower requiring guy wires/anchors, the footprint could have been much greater (up to 200 m x 200 m but instead we are showing 15 m x 15 m). The proposed design is as minimalistic as possible to service the community in a



dependable manner according to our engineering team.

I have many concerns about a cell tower in close proximity to homes. My home is only about 300 m from this proposed cell tower! I have 3 young children. I worry greatly about the effect radiofrequency radiation would have on their development and health.

We all want the best for our children and do not want to be exposing children to unreasonable risks or unhealthy environmental factors. I understand this and am aligned with you on your overarching objective. With that said, I have done a lot of research and would like to share some information that may alleviate your concerns. As context, I personally live in a neighbourhood near Vancouver General Hospital and other medical facilities where health is taken extremely seriously. In my community, there are literally dozens of cell sites within a small radius due to the large number of people requiring service. To the best of my knowledge, there are no elevated pre-existing health issues in my area and certainly BC's largest hospitals including BC Children's Hospital, the Cancer Agency, the Transplant Centre and other critical facilities would not be sited here amongst all this wireless infrastructure if there were undue risks around critically ill people including little children. Another thought to consider is that Richmond, BC -- a community with many cell sites -- typically has the longest life expectancy in the province year over year. I believe that your fears are based on potentially unconfirmed sources or perception instead of science. To isolate cell sites as a direct threat to your health may be conflating this with other environmental factors. There are many factors to consider as you know.

As you may know, the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.

<https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

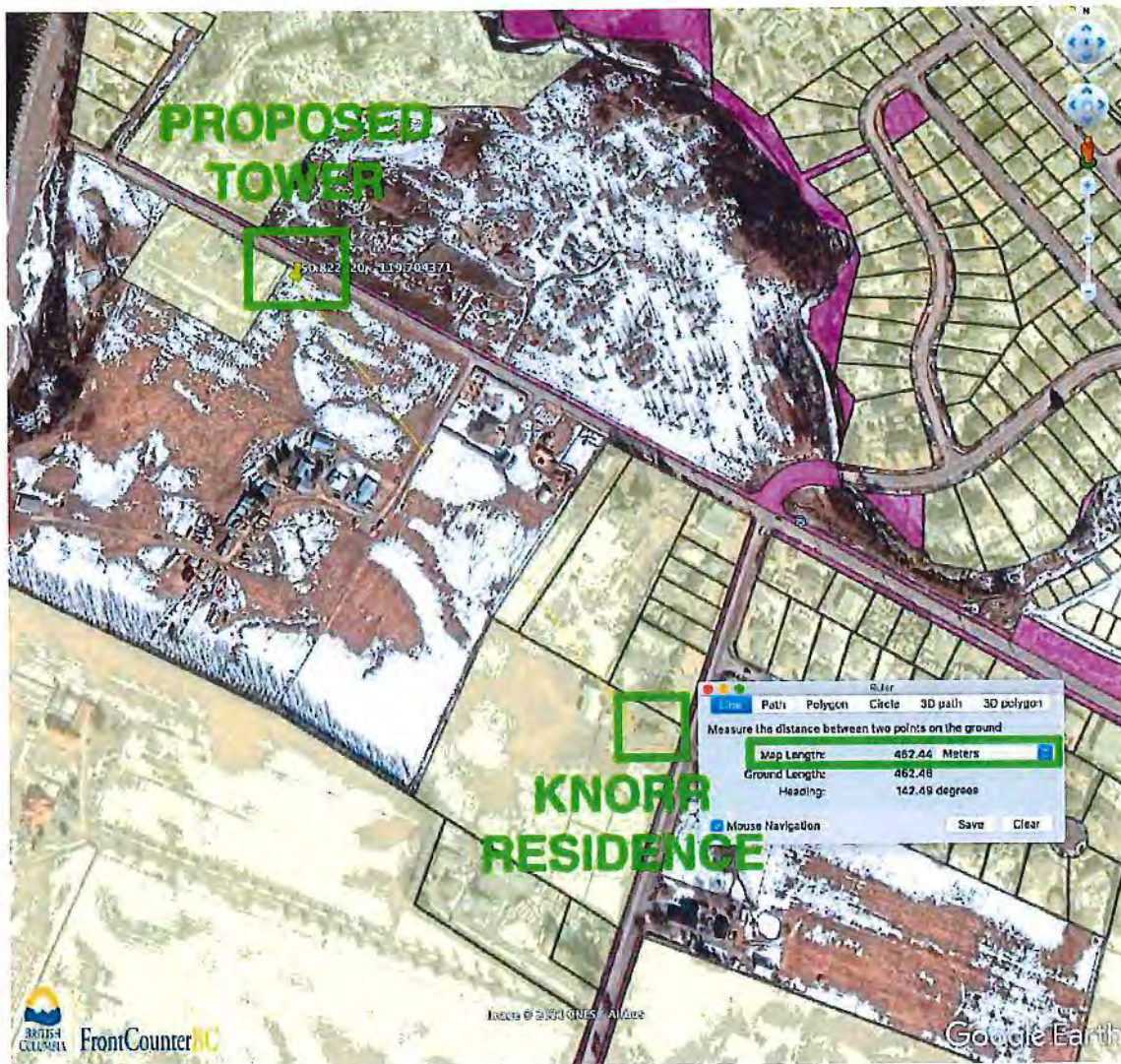
There is a lot of misinformation online regarding cell towers and I would therefore urge you to read the above noted links and attached information from the policy experts.

I should also kindly note that we are not health experts nor medical professionals. Rather, as an industry, we must rely on the relevant policy makers from Health Canada to set the safety standards. We take these standards very seriously and compliance is a legal requirement. Should you have any concerns with the standards, you may find it to be more useful to have dialogue directly with the policy makers (e.g. Health Canada) as they set the standards that we are required to adhere to. I imagine you will not trust my opinion and thus I am sharing third party information from the most relevant sources.

Finally, may we kindly confirm which house you live in? Below is an aerial photo showing lot lines and an approximate measured distance to what I believe may be your house based on the address given at the bottom of your email ([REDACTED] Chase BC [REDACTED]). As you can see in the below aerial photo, the distance is approximately 462 m or 1517 ft away from your home. This is a reasonably large setback. In most communities, we do not have the option of such setbacks and we are often sited directly beside houses or even on rooftops of buildings where people live.

Distance to Knorr Residence - 462 m / 1517 ft.





There is a 66 lot residential development planned for right across from the cell tower. You cannot call this area low residential. <https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>

[[https://cdn.realtor.ca/listing/TS637161070767200000/reb11/highres/1/155111\\_1.jpg?w=512&h=256&ts=1](https://cdn.realtor.ca/listing/TS637161070767200000/reb11/highres/1/155111_1.jpg?w=512&h=256&ts=1)]

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Property has servicing at lot line and storm sewer is connected to Chase. There are 66 lots within this subdivision, with a potential of gross sales of roughly \$15,000,000, comprising of 12 lots on the Thompson River, 9 lots on Chase Creek and a balance of 45 lots.

[www.realtor.ca](http://www.realtor.ca)

While this may seem counterintuitive to you, this may further underscore the need for supporting infrastructure. Many developers and people desire dependable service at home, especially with increasing levels of remote working during the COVID pandemic. While some people may prefer to live off the grid, increasingly people desire cell phone service at home. This is especially true since more than 70% of calls to 9-11 and other emergency responders are placed via wireless devices. As a result, there is no consistent evidence to suggest that wireless infrastructure will impact such a development in any consistent manner. We have similar infrastructure operating safely and compatibly in many communities across BC. We regularly hear from developers who want us to install service.

I am strongly opposed to a cell tower at 530 Aylmer Road. There are many unpopulated mountains surrounding



Chase that would be much more suitable for a cell tower.

While it can be a challenge to satisfy everyone's preferences, I kindly note that we have made an effort to listen to the community's prior feedback and this proposal represents an effort to site the infrastructure on the fringe of the community while still in a reasonably central location that will deliver both voice service and wireless high speed internet access (WHSIA). In order to deliver dependable WHSIA, there is a degree of precision as to where we can site these facilities if we are going to enable high quality service. With WHSIA and data service, our facilities need to be within reasonably close proximity to the end users and we no longer are able to site our facilities further away outside of the communities we are serving such as in the unpopulated locations you noted. Those traditional sites that you are thinking of wherein we had towers on mountainsides were generally for delivering voice services (cell phone service) and limited data access. This tower is intended to resolve the high speed internet access issues along with voice service.

We have specifically clustered our proposal directly adjacent to BC Hydro's existing substation and thus we trust that this is a reasonable land use proposal. Ultimately, however, we must consult the community and this is why we are undertaking this notification process and documenting everyone's input. The final decision will rest with Mayor and Council from the Village of Chase.

Sincerely,

Selina Knorr

420 VLA Road, Chase BC, VOE 1M1

Thanks Selina. I have been anticipating your input since you reached out numerous times before our consultation started to advise me of your pending opposition. I hope that my detailed responses have been helpful. I have no illusions that you will agree with all my points however I do hope that we can have respectful and open dialogue. While I understand that you may prefer there to be no tower in Chase (i.e. we should leave the community and go onto a mountainside where nobody lives), I do hope that I can demonstrate to you that we have been thoughtful in our proposal, reasonably respectful of setbacks, considerate from a land use perspective in terms of clustering infrastructure, open to dialogue in terms of pre-consulting your mayor and council, etc.

Rather than solely converse via email, since tone can be difficult to interpret, I would sincerely welcome a friendly phone call so that I can better understand your input. My cell phone number, as you may know, is 778 870 1388. I will be around next week if you desire a conversation. I would very much encourage a conversation.

Thank you and I hope that you have a wonderful weekend.

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

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For sale: LOT A AYLMER ROAD, Chase, British Columbia - 155111 | REALTOR.ca<<https://www.realtor.ca/real-estate/21514910/lot-a-aylmer-road-chase>>

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[www.realtor.ca](http://www.realtor.ca)

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Sincerely,

Selina Knorr

██████████, Chase BC, ██████████





Brian Gregg <briangregg@sitepathconsulting.com>

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**question re: Aylmer Road cell tower**

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**Brian Gregg** <briangregg@sitepathconsulting.com>

Tue, Apr 27, 2021 at 9:32 AM

To: Selina Knorr [REDACTED]

Hi Selina:

1. Yes notification packages have been sent.
2. This is the best location for both voice and data service. It is setback a reasonably large distance from residences. I believe i have shared with you in prior emails our rationale re: clustering infrastructure.
3. The tower compound will be fenced to limit public access. This is noted in our consultation package.

Going forward, may I suggest we either have a phone call or that you collate all your questions into a comprehensive email?

Brian

Sent from my iPhone

On Apr 27, 2021, at 9:08 AM, Selina Knorr [REDACTED] wrote:

Good morning Brian

Have notification packages been sent to residents that live closest to the proposed tower?

Why is an alternate site, away from homes, not possible?

What will you be doing to prevent the public from accessing the cell tower?

Selina Knorr  
[REDACTED]



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**530 Aylmer Road cell tower**

---

Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Tue, May 11, 2021 at 9:05 AM

To: Selina Knorr [REDACTED]

Hi Selina:

We sent our consultation package to the civic address at 530 Aylmer Road. The objective was to have the package go to any tenants. For your information, we pre-consulted the municipality on our address list for the mail out which included a mail out to owners registered on title as well as to each civic address if there were tenants.

With regards to 530 Aylmer Road, the tenants do not have any listed legal addressers or unit numbers available on any public records and the municipality did not add those to our list upon requesting feedback on our list. Thus, we felt that the best course of action we could take to cover any tenants was to simply send a package to 530 Aylmer Road (the civic address) to ensure that any tenants there would receive our package.

Not only did we send our package to 530 Aylmer Road, I understand that all the tenants there also received our package via the property owner. To triple up on this, we will re-send our package again to every individual tenant as we are now in receipt of their contact information from the property owner. I think this is the best we can do however again they did receive our consultation materials at 530 Aylmer Road via our initial mail out and that package appears to have been received and it was not returned to sender.

I believe everyone has full information about our proposal but to be sure we'll reach out again with another round of packages. We have discussed with ISSED.

Thanks,  
Brian

Sent from my iPhone

On May 11, 2021, at 8:19 AM, Selina Knorr [REDACTED] wrote:

Good morning Brian

You assured me in a previous email that all people living within 144m of the tower were sent notification packages. I was shocked to find out that this isn't true. Pat Carroll's tenants did not receive notification packages in the mail. Why would the people closest to the cell tower not be sent notification packages?

Selina Knorr  
[REDACTED]





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**530 Aylmer Road Cell tower**

---

**Brian Gregg** <briangregg@sitepathconsulting.com>  
To: Selina Knorr [REDACTED]

Sun, May 16, 2021 at 3:21 PM

Hi Selina:

Thanks for discussing your below feedback and ongoing comments over the phone on Friday. It was good to connect with you and perhaps we can convene again as needed. My responses to your below comments are below in green text.

Hi Brian

What are you doing to ensure that the tenants living on Pat Carroll's land feel safe to express their opinions on the cell tower, without backlash from their landlord? Having spoken to several of the tenants, they expressed fears about speaking up as it could result in them losing their housing. Some of these fears may also be the result of the questionable legality surrounding these rental houses/shacks. Generally ALR land is only permitted 1 residence, but there are 4 or more rental shacks on Pat Carroll's land, in addition to his own home.

**I can only comment on what we are specifically doing to ensure that the correct process is followed for our specific federally regulated proposal. I have been in touch with ISED on the specific issue of ensuring that any tenants have been properly notified. Per our phone conversation I can confirm the following:**

- **I understand that each of our landlord's tenants have already received our consultation package because we sent our package to the civic address of 530 Aylmer Road addressed to "owner/occupant" with the objective of having that notice go to each tenant. We sent a separate package to our landlord as he lives elsewhere. This is all documented and has been shared with ISED and the municipality.**
- **We have confirmation from the landlord that in addition to our mail-out to the civic address, he personally made five (5) copies of our consultation package and delivered it to the tenants at the start of the process. Of course, I cannot verify this nor did we ask the landlord to get involved however I am mentioning this to make it exceedingly clear that the tenants are in receipt of the information not only from us but I believe directly from the landlord. This suggests to us that the tenants are being encouraged to comment not only by us but perhaps the property owner. I am thus not aware of any fears from tenants as you are alluding to but ultimately I cannot really comment on that as I have no influence over landlord/tenant relationships. We are effectively a tenant as well and have no relationship to the other tenants.**
- **In order to leave no doubt that the tenants have been properly consulted, in consultation with ISED, we have decided to send another five (5) packages to 530 Aylmer Road specifically addressed to each tenant's name and unit number. We received this information directly from the property owner and garnered support from ISED to re-mail our packages to these five (5) specific tenants. We will give these tenants an additional 30 days to comment (everyone else will have the same comment period as already provided).**

**As you can see, we are making all best efforts to share our consultation materials with everyone in the notification radius.**

**For your information, from the outset, we sent our package to every owner on title as well as to each civic address with the objective of ensuring that any owners and tenants would receive the package. However, in a case where tenants may not have any publicly available mailing address such as tenants at 530 Aylmer Road, it can be a challenge to include them. We had indeed asked the municipality and ISED to verify that they were satisfied with our original mail-out address list before we got started however now that we have new information about additional tenants we are ensuring that they have been consulted (even though we already sent a package to their address and so did our landlord).**

**During our phone call on Friday, you and I both acknowledged that all of the tenants at the subject property already have our consultation package and are fully aware of the public consultation for the tower so this additional mail-out is largely redundant however will triple up on the process to ensure there are no issues with the process even if it takes longer.**

I assume you, Brian, have never been in Chase, or stepped foot anywhere near where this cell tower is proposed to be placed. One of the photos in the consultation package is the view from my property towards the cell tower. That photo is clearly a few years old, taken from Google earth or some other online source, as the siding on my house hasn't been white in several years.

**I have been to Chase. Our third party photo rendering consultant used some Google Streetview images for the photo simulations as is often the case. It's a useful way to garner numerous viewpoints.**

What are you doing to ensure these people can freely speak up without consequences from their landlord?

**I believe my comments above regarding our redistribution of the consultation packages directly to each tenant (i.e. directly to their name/unit number) and providing them with another 30 days to comment is a reasonable gesture. As noted, we are effectively another potential tenant and have no knowledge or influence of the relationship between other tenants and the property owner. It is not something we would get involved in however we do want proper process to be followed and will ensure that is the case in terms of ensuring every tenant has an opportunity to comment. As for those tenant's relationships with their landlord, that is not our direct business to get involved in however we sincerely hope that they have positive relations.**

And on a different topic, what other locations were explored as suitable locations for a cell tower?

**Initially, our focus has been on the subject property as it is our preferred candidate and we were able to secure an agreement for land rights directly beside the substation. We feel that this location has a reasonable land use rationale and that it will provide the best possible service.**

You noted the First Nation lands nearby - perhaps you could share some coordinates or a map though I can take a look with our engineering team as well. The Village also noted the Matthey Bros property. Both of these locations are outside our original search area so our engineering team would need to review them to confirm whether they could work however we can take a look. I am a bit concerned that these locations may be too far away for me to get buy-in on from our engineering group however we can take a look and consider them. We do want to find a solution that will be successful.

**Thank you,**

Selina Knorr

Chase BC

On May 14, 2021, at 4:12 PM, Selina Knorr wrote:

Hi Brian

What are you doing to ensure that the tenants living on Pat Carroll's land feel safe to express their opinions on the cell tower, without backlash from their landlord? Having spoken to several of the tenants, they expressed fears about speaking up as it could result in them losing their housing. Some of these fears may also be the result of the questionable legality surrounding these rental houses/shacks. Generally ALR land is only permitted 1 residence, but there are 4 or more rental shacks on Pat Carroll's land, in addition to his own home.

I assume you, Brian, have never been in Chase, or stepped foot anywhere near



where this cell tower is proposed to be placed. One of the photos in the consultation package is the view from my property towards the cell tower. That photo is clearly a few years old, taken from Google earth or some other online source, as the siding on my house hasn't been white in several years.

What are you doing to ensure these people can freely speak up without consequences from their landlord?

And on a different topic, what other locations were explored as suitable locations for a cell tower?

Selina Knorr

 Chase BC



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Cell tower in chase**

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**Brian Gregg** <briangregg@sitepathconsulting.com>  
To: Ali Holmes-Smith [REDACTED]

Sat, Apr 17, 2021 at 7:38 AM

Good Morning Ali:

Thank you for reaching out. I will save your input in our consultation file. In order to deliver dependable wireless high speed internet access (WHSIA), there is a degree of precision as to where we can site these facilities if we are going to enable high quality service. With WHSIA and data service, our facilities need to be within reasonably close proximity to the end users and we no longer are able to site our facilities further away outside of the communities we are serving such as in the unpopulated hillside you noted. The traditional communication sites that you are thinking of wherein we had towers on mountainsides were generally for delivering voice services (cell phone service) and limited data access. This tower is intended to resolve the high speed internet access issues along with voice service.

We have specifically clustered our proposal directly adjacent to BC Hydro's existing substation and thus we trust that this is a reasonable land use proposal. Ultimately, however, we must consult the community and this is why we are undertaking this notification process and documenting everyone's input. The final decision will rest with Mayor and Council from the Village of Chase.

**Brian Gregg | SitePath Consulting Ltd.**  
2528 Alberta Street, Vancouver, BC V5Y 3L1  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
Fax: 604-829-6424 | [www.sitepathconsulting.com](http://www.sitepathconsulting.com)

On Fri, Apr 16, 2021 at 7:56 PM Ali Holmes-Smith [REDACTED] wrote:  
Hi there

I live up chase Falkland road and it seems to me that a cell tower up on the hill above chase would likely serve more people than a tower right in town

Ali Holmes-Smith





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**(no subject)**

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Sat, Apr 17, 2021 at 7:43 AM

To: Lori Bewza [REDACTED]

Good Morning Lori:

Thanks for sharing your input. I will save it in our consultation file.

As you may know, the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.

<https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

There is a lot of misinformation online regarding cell towers and I would therefore urge you to read the above noted links and attached information from the policy experts.

I should also kindly note that we are not health experts nor medical professionals. Rather, as an industry, we must rely on the relevant policy makers from Health Canada to set the safety standards. We take these standards very seriously and compliance is a legal requirement. Should you have any concerns with the standards, you may find it to be more useful to have dialogue directly with the policy makers (e.g. Health Canada) as they set the standards that we are required to adhere to. I imagine you may not trust my opinion and thus I am sharing third party information from the most relevant sources.

While it can be a challenge to satisfy everyone's preferences, I kindly note that we have made an effort to listen to the community's prior feedback and this proposal represents an effort to site the infrastructure on the fringe of the community while still in a reasonably central location that will deliver both voice service and wireless high speed internet access (WHSIA). I believe the closest adjacent home is around 200 m (over 600 ft) away. In order to deliver dependable WHSIA, there is a degree of precision as to where we can site these facilities if we are going to enable high quality service. With WHSIA and data service, our facilities need to be within reasonably close proximity to the end users and we no longer are able to site our facilities further away outside of the communities we are serving. This tower is intended to resolve the high speed internet access issues along with voice service. This is increasingly important with growing levels of remote working (i.e. people desire the devices to work at home) during the COVID-19 pandemic.

Finally, as you know, we have specifically clustered our proposal directly adjacent to BC Hydro's existing substation and thus we trust that this is a reasonable land use proposal. Ultimately, however, we must consult the community and this is why we are undertaking this notification process and documenting everyone's input. The final decision will rest with Mayor and Council from the Village of Chase.

Attached is our consultation package for your reference. Please feel free to reach out if you have further questions or input.

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Fri, Apr 16, 2021 at 9:03 PM Lori Bewza [REDACTED] wrote:

As a long time resident of Chase ad VLA Rd. I am extremely opposed to a cell tower within the village and Tnrd limits. I am well aware that to you people it is all about profits etc. But for us this will Or could affect our health or our families health. I know you don't care. You don't live here right? Well we do and this is not ok. It is safe oh yah we have heard that before. The radiation coming. ing off these towers kill bees and birds and probably us. You aren't really fooling us and I guess we need to fight. I sincerely hope noone puts one of these in your back yard. May be think of how this might affect your family if you lived in Chase. Guess what I am pretty sure you know how unhealthy these towers are. But you don't care.



Public Notification Mail-Out Package - TELUS - BC106458 - Chase - 530 Aylmer Rd, Chase.pdf  
956K





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Cell tower on Aylmer Road**

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Sat, Apr 17, 2021 at 8:35 AM

To: Tami Markin [REDACTED]

Hi Tami:

Thanks for sharing your input. I will save it in our consultation file.

As you may know, the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.

<https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

There is a lot of misinformation online regarding cell towers and I would therefore urge you to read the above noted links and attached information from the policy experts.

I should also kindly note that we are not health experts nor medical professionals. Rather, as an industry, we must rely on the relevant policy makers from Health Canada to set the safety standards. We take these standards very seriously and compliance is a legal requirement. Should you have any concerns with the standards, you may find it to be more useful to have dialogue directly with the policy makers (e.g. Health Canada) as they set the standards that we are required to adhere to. I imagine you may not trust my opinion and thus I am sharing third party information from the most relevant sources.

While it can be a challenge to satisfy everyone's preferences, I kindly note that we have made an effort to listen to the community's prior feedback and this proposal represents an effort to site the infrastructure on the fringe of the community while still in a reasonably central location that will deliver both voice service and wireless high speed internet access (WHSIA). I believe the closest adjacent home is around 200 m (over 600 ft) away. In order to deliver dependable WHSIA, there is a degree of precision as to where we can site these facilities if we are going to enable high quality service. With WHSIA and data service, our facilities need to be within reasonably close proximity to the end users and we no longer are able to site our facilities further away outside of the communities we are serving. This tower is intended to resolve the high speed internet access issues along with voice service. This is increasingly important with growing levels of remote working (i.e. people desire the devices to work at home) during the COVID-19 pandemic.

Finally, as you know, we have specifically clustered our proposal directly adjacent to BC Hydro's existing substation and thus we trust that this is a reasonable land use proposal. Ultimately, however, we must consult the community and this is why we are undertaking this notification process and documenting everyone's input. The final decision will rest with Mayor and Council from the Village of Chas

Please feel free to reach out if you have further questions or input.

Thank you,  
Brian Gregg

Sent from my iPhone

On Apr 17, 2021, at 8:19 AM, Tami Markin [REDACTED] wrote:

Good morning,

It has come to my attention that construction of a cellular tower has been proposed on Aylmer Road. I am writing to express my strong *disapproval* of this idea. Although the cellular reception on our road *is* abysmal, I feel that good cell phone reception does not outweigh the potential health concerns that a cell tower would impose on the people and animals who live in the area.

Please refer to the following link for more information about possible cancer causing side effects of cellular towers:

<https://www.whsc.on.ca/What-s-new/News-Archive/Cell-tower-radiation-linked-with-cancer-in-new-stu>

Thank you for your time and consideration.

Sincerely,

Tami Markin  
[REDACTED]



Statement from CMHO re Cell Phones.pdf  
1122K



**COMMENT SHEET**  
**PROPOSED TELECOMMUNICATIONS TOWER**  
**VILLAGE OF CHASE**  
Coordinates: 50.822120, -119.704371  
[TELUS File: BC106458 - Chase]

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

Too close to residences and will be an eyesore  
in our town.

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

☐ Yes  
☒ No

Comments

It's huge! Are there not locations outside  
of town that could be used instead?

Additional Comments

We are strongly opposed to building this  
cell tower so close to residences. Are there  
other options such as fibre optics that could  
offer similar services?

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 Tami Markin  
(Please print clearly)

Mailing Address

[REDACTED]  
Chase BC  
[REDACTED]

Please email to [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1  
ATTENTION: Brian Gregg  
by May 24<sup>th</sup>, 2021

Thank you for your input.





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Comment sheet**

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**Brian Gregg** <briangregg@sitepathconsulting.com>

Wed, May 12, 2021 at 3:25 PM

To: Tami Markin [REDACTED]

Hi Tami:

Thanks for your input. TELUS is proposing this location as our intention is to cluster the proposed infrastructure adjacent to BC Hydro's substation. TELUS' engineering team has determined that in order to deliver dependable data services, we need our facilities located closer to the end users. In the past, when only voice services (cell phone) services were being delivered, our facilities could be sited further away from the populations we were serving.

Certainly, I will save your comments on file.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Wed, May 12, 2021 at 1:52 PM Tami Markin [REDACTED] wrote:

Hi Brian,

Please find my comment sheet regarding the Aylmer Rd cell tower in Chase, BC.

Thanks,

Tami Markin

Sent from my iPhone





Brian Gregg <briangregg@sitepathconsulting.com>

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**chase cell tower**

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**Brian Gregg** <briangregg@sitepathconsulting.com>

Mon, Apr 19, 2021 at 3:14 PM

To: roy cunningham [REDACTED]

Thanks very much, Roy. I greatly appreciate your input. We will save it in our consultation file.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Sun, Apr 18, 2021 at 1:55 PM roy cunningham [REDACTED] wrote:

As a resident of chase for several years and having to live with very poor cell service I am 100% in favor of a cell tower. Roy Cunningham 250 320 0800.



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Chase Cell Tower**

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**Brian Gregg** <briangregg@sitepathconsulting.com>  
To: Oli Martens [REDACTED]

Wed, Apr 21, 2021 at 10:56 AM

Good Morning Oli:

Thanks very much for sharing your feedback. We will save your comments in our consultation file for both the Village of Chase and TELUS to consider as part of the land use decision making process.

To be honest, your feedback is not on a subject that I am an expert in. I have little knowledge of bees and insects. I have heard anecdotal feedback and questions around whether radiofrequencies could somehow inadvertently impact bees and other similar insects. I have never received any sort of conclusive commentary on this from our regulators at Innovation, Science and Economic Development Canada (ISED) nor Health Canada. Your idea of reaching out to the Minister of Agriculture is therefore likely the most fruitful avenue for you to explore.

To my knowledge, we have thousands of cell sites located in agricultural areas including on farm land where there presumably are similar bee yards relative to yours. Indeed, the Agricultural Land Commission (ALC) recently advised me that our telecommunications infrastructure is exempt from a need for their approvals as long as we do not exceed 1000 sq. m of fill coverage. In this instance, our facility is proposed to be located directly beside the existing BC Hydro substation, near existing power and access so we would create a minimal footprint on the agricultural land base. Our intent is to cluster infrastructure and minimize our impacts to the agricultural land base, all the while ensuring respectful setbacks from residences in the area.

Ultimately, Mayor and Council at the Village of Chase will weigh everyone's input and make the land use decision. I promise to share your thoughtful input. Thank you for your time. You are welcome to call me at 778 870 1388 if you desire further conversation. Until then, I hope that you are enjoying the beautiful spring weather as of late. It must be a great time of year on your farm.

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Tue, Apr 20, 2021 at 9:34 PM Oli Martens [REDACTED] wrote:

I have concerns about the proposal to build a cell phone tower on Almer Rd in Chase. I live a couple of Km from the proposed site. We have a large bee yard. I have EMF testing equipment and I will be recording levels around Chase and carefully documenting how the bees are affected if this tower goes ahead. I am part of The Chase and Area Farmers Institute. We will be contacting the Minister of Agriculture to express our concern.

Thank you

Oli





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Proposed cellphone tower in Chase**

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Wed, Apr 21, 2021 at 4:15 PM

To: Jenny Armitage [REDACTED]

Thanks Jenny. I think I've addressed all these subject to the best of my ability. I'm not too sure if there is anything else for me to comment on. I'd welcome further dialogue if desired. Perhaps you can call me one day at 778 870 1388.

I'll save your comments in our file.

**Brian Gregg | SitePath Consulting Ltd.**Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Wed, Apr 21, 2021 at 4:09 PM Jenny Armitage [REDACTED] wrote:

Hi Brian,

My address is [REDACTED]. The Alymer Road tower may or may not directly impact my family - but I feel for the people who live closer who it will impact. And I don't want this to be the start of more towers and antennas spread around town. If you don't believe in the health impacts, it has been shown that having a cell tower/antenna near your home can decrease your property value by 20%. I know I would personally never buy a home near one, and many people I know wouldn't either.

To me fiber optics makes sense for our rural community for faster internet. I believe the police station already has it, and it would be easy to spread it to the rest of the town. I happen to find the cell service absolutely fine, but people can always install a land line as well.

Just because there are cellphone towers near a children's hospital, doesn't mean they are safe. Maybe the hospital had absolutely no knowledge or say in the matter (since telecom companies seem to be quite aggressive). How long have the towers been there? Has it been long enough to have long term studies done on the health impacts of the nearby residents?

Also to your point about Richmond - Richmond has the biggest population of Chinese people in Canada - Chinese people are known to be genetically strong and have longer lifespans - I don't think this proves cellphone towers are safe.

The house containing 3 small children is the log cabin on the property that would be the closest house to the tower.

Thank you,

Jenny

On Tue., Apr. 20, 2021, 8:32 p.m. Jenny Armitage, [REDACTED] wrote:

Hello Brian,

I am a citizen of Chase and very opposed to any cell tower going up in a residential area - or anywhere near one.

I know you believe them to be safe...I'm wondering if you could read the following article from a credible source, and still affirm that these towers are 100% safe?

<https://blogs.scientificamerican.com/observations/we-have-no-reason-to-believe-5g-is-safe/>

Did you know there is a family with 3 children under 4 years old who would have to live 100m from your proposed tower? That is incredibly disturbing to me. Would you live that close to a giant cell tower with your children? (If you have any).

I would much prefer fiber optics for our community, please and thank you!

Jenny Armitage





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

## Cell tower in Chase

Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Mon, Apr 26, 2021 at 3:54 PM

To: Angie McLaren [REDACTED]

Angie:

In addition to my comments below, I realized I neglected to respond to your comment re: fibre optics. I am quite knowledgeable about fibre optics and work on deploying fibre optics regularly. My first comment would be that fibre is an amazing fixed line or home-based technology. This is great when one is at home or at their office, however it does not replace a need for mobile connectivity whether for public safety reasons (more than 70% of calls to 911 are placed via cell phones), convenience or other reasons. Most people desire having both a great high speed internet connection at home/work as well as a dependable wireless signal. These are synergistic technologies and one does not replace the other. We usually deploy both where there is a business case. To suggest that fibre would replace a need for cell service would require us to ignore demand from many wireless customers. We are responding as a service provider to demand.

I hope this helps.

**Brian Gregg | SitePath Consulting Ltd.**

 Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Mon, Apr 26, 2021 at 3:46 PM Brian Gregg &lt;briangregg@sitepathconsulting.com&gt; wrote:

**Good Afternoon Angie:**

Thanks for your letter. I will respond in green text below. Before doing so, I would like to confirm that I will save all of our correspondence in our consultation file for both the Village of Chase and TELUS to consider. I also want to underscore the fact that I sincerely appreciate the time you have taken to share your input. I know that peoples' input comes from a place of caring about their community. With that said, I think there is a lot of misinformation available regarding the technologies we are proposing to deploy and so I hope to share with you some alternative information that may be helpful.

1) 5G networks generate a large increase in energy usage among consumers and are therefore becoming major contributors to the climate crisis.

<https://www.nature.com/articles/d41586-018-06610-y>

Our networks are largely powered by electricity. We only use generators as a back-up system if our back-up battery systems run out of energy in a prolonged emergency scenario. As you can imagine, it is critical for people to be able to make calls during an emergency situation hence us having back up power systems. As you know, BC is home to reasonably "clean" hydro power -- though I have seen lively debate on that subject. At first glance, you may conclude that certain wireless technologies consume greater power, however I should perhaps then ask what are we trading off for increased wireless connectivity and these new technologies? Certainly, in recent years especially during COVID, wireless infrastructure has enabled far greater levels of remote working or telecommuting. This means that partially as a result of telecommunications infrastructure people are not driving to work (burning less fossil fuels) or flying abroad to meetings, not using as much office space (buildings are a large contributor to greenhouse gas emissions), etc. In my view, one would need to consider *all* the tradeoffs of using wireless technology and



enabling enhanced connectivity when looking at climate change and not simply power consumption of a specific technology in a vacuum. I would suggest as an alternative perspective that there is a net environmental benefit of enhanced wireless connectivity -- taking people out of cars, limiting flights and trips to meetings (sometimes globally), limiting office space needs since people can work remotely from home, etc. This is a complex matter with many moving pieces. To be sure, wireless infrastructure is a relatively small consumer of power compared to most industries. Our cell sites are connected to a 200 amp service -- similar to most modern single family homes -- yet we service entire communities or entire sections of communities with one facility. Many of our facilities use about as much power as a clothes dryer (or slightly more as technologies are added over time but it's quite efficient).

2) The land designated to be the site of the tower is agricultural land within the Village of Chase. The proposed site as we see it, should not even be considered as this would be in contravention of policies in Section 17.3.6 of the Village of Chase draft OCP.

As a federally regulated land use, we are exempt from any ALR policies and ALC approvals. I recently confirmed this via the ALC's Director of Policy. Further, as a federally regulated land use, local government policy tools such as zoning or OCPs do not apply to us (similar to railroads, airports and other federal uses). We try to be good neighbours but it's not always feasible to build a national network while complying with local government regulations. Ultimately, the rationale behind our proposal is to cluster our proposed tower with the adjacent BC Hydro substation infrastructure. We trust that this is a reasonable and responsible proposal since the infrastructure can be kept in a small area and it is respectfully setback from residences. Certainly, it is a challenge to satisfy everyone with infrastructure proposals. I acknowledge that not everyone may support the concept.

3) 5G networks use technology that biologists believe to be harmful to birds and pollinators as a result of the radiofrequency radiation. This could cause cascading effects throughout entire ecosystems.

<https://mdsafetech.org/environmental-and-wildlife-effects/>

I am not aware of any consistent evidence to support your comment. I think you may want to discuss this type of subject matter with the relevant policy experts such as Health Canada and perhaps even the Minister of Agriculture. We will comply with all laws and best practices. At this time, I am not aware of any relevant legislation or best practices in regards to this comment. Certainly, we have our infrastructure operating on many farms near insects, crops, livestock, bees, etc. and we are not aware of such concerns. I know there is a broad concern about pollination and bees dying off, but as far as I know it has not been scientifically concluded that this is linked in any consistent way with cell sites. There are many successful farms operating with our cell towers on them. How do we explain that, based on your feedback?

4) The manufacturing and maintenance of the new technologies associated with the 5G networks create considerable waste and use important resources.

<https://watershedsentinel.ca/articles/5g-corporate-grail/>

I am not able to confirm or validate this article. It's an interesting thought but per my comments above in section 1, I suppose I should ask "compared to what?" What are we trading off to use this wireless technology? Certainly, our infrastructure consumes some power, however it is a modest amount of consumption relative to the service area. Are we trading off substantial travel needs and office space needs for a much lower power consuming activity such as making remote phone calls or using internet to communicate? Would it be better if wireless technology was canceled and everyone had to continue to travel to every meeting in cars or in airplanes and meet in a large office space that needs HVAC systems, power etc, boilers, etc.? I say this only to share a broader perspective. I feel that I am working in an industry that is ultimately helpful for the environment in numerous regards. One needs to explore the total energy picture and not isolate one-off technologies.

5) The possible health effects of 5G networks on human health are worrisome; it is difficult for governments and regulating bodies to keep up with the rapid changes in technology.

<https://nowtoronto.com/news/google-smart-city-5g-health-concerns>

I have shared the following information, perhaps with some others in your group.



As you may know, the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.

<https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

There is a lot of misinformation online regarding cell towers and I would therefore urge you to read the above noted links and attached information from the policy experts.

I should also kindly note that we are not health experts nor medical professionals. Rather, as an industry, we must rely on the relevant policy makers from Health Canada to set the safety standards. We take these standards very seriously and compliance is a legal requirement. Should you have any concerns with the standards, you may find it to be more useful to have dialogue directly with the policy makers (e.g. Health Canada) as they set the standards that we are required to adhere to. I imagine you will not trust my opinion and thus I am sharing third party information from the most relevant sources.

Angie, I greatly appreciate your thoughtful letter. I would sincerely appreciate having an opportunity to have a friendly discussion about your concerns. My cell number is 778 870 1388 if you would like to call me directly at your convenience.

I will save this correspondence in our file.


Thank you again,

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Mon, Apr 26, 2021 at 12:54 PM Angie McLaren [REDACTED] wrote:

Hi Brian,  
Please find attached a copy of our letter expressing our concerns for the proposed cell tower here in Chase.  
Sincerely,  
Angie McLaren

---

 **Statement from CMHO re Cell Phones.pdf**  
1122K

April 26, 2021

Dear Brian Gregg @ Site Path Consulting.

We, the Chase Environmental Action Group, are writing with regard to the cell tower proposed by Telus and to be constructed on property at 530 Aylmer Rd in Chase, BC.

As an environmental group here in Chase, we are very concerned about the effects the proposed tower will have on the current climate crisis, agricultural land, birds, pollinators and their connected ecosystems, and the health of the public.

We would appreciate it if you would address the following 5 issues:

- 1) 5G networks generate a large increase in energy usage among consumers and are therefore becoming major contributors to the climate crisis.  
<https://www.nature.com/articles/d41586-018-06610-y>
- 2) The land designated to be the site of the tower is agricultural land within the Village of Chase. The proposed site as we see it, should not even be considered as this would be in contravention of policies in Section 17.3.6 of the Village of Chase draft OCP.
- 3) 5G networks use technology that biologists believe to be harmful to birds and pollinators as a result of the radiofrequency radiation. This could cause cascading effects throughout entire ecosystems.  
<https://mdsafetech.org/environmental-and-wildlife-effects/>
- 4) The manufacturing and maintenance of the new technologies associated with the 5G networks create considerable waste and use important resources.  
<https://watershedsentinel.ca/articles/5g-corporate-grail/>
- 5) The possible health effects of 5G networks on human health are worrisome; it is difficult for governments and regulating bodies to keep up with the rapid changes in technology.  
<https://nowtoronto.com/news/google-smart-city-5g-health-concerns>

We hope that you will carefully consider the proposed cell tower. We understand there are other viable options such as the idea of fibre optics that would be better suited for our town, even though this may mean a higher cost.

In closing, we respectfully suggest that if we were to consider all the implications of constantly acting in order to attain our wants (for example, faster internet service) rather than our needs (for example, local food), we would not find ourselves in the current climate crisis.

Thank you for your time,

Angelika (Angie) McLaren and Anne Grube  
On behalf of the  
Chase Environmental Action Group  
[REDACTED]





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

## Concerning 5G Cell Tower proposed for Chase Village

Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Thu, Apr 29, 2021 at 2:59 PM

To: Deborah Smith [REDACTED]

Cc: todd.stone.MLA@leg.bc.ca, rod.crowe@chasebc.ca

Thanks for your thoughtful input, Deborah. I will save it in our consultation file for the Village of Chase and TELUS to consider.

I will respond to a few of your comments. If you feel that a further response is desired, please feel free to let me know. There is a lot of content in your email so I may not hit all the points.

### Some Feedback:

- At this time, we are planning 4G/LTE on this tower as is the case in most similar communities. 5G is a future technology across all wireless networks globally so one can anticipate that however timelines are to be determined. These technologies are operating in many communities already, delivering critical services in a safe manner.
- Our cell sites are low powered and only require a 200 amp hydro feed (including buffer room for future needs) and in many cases as little as 60 amps (i.e. comparable to a clothes dryer you may find in most peoples' homes). A 200 amp service is the level of service that is typically delivered to most modern single family homes as a reference point yet our facility would serve hundreds or thousands of people.
- I don't think our cell sites are the impetus behind other infrastructure projects like the Site C dam as you alluded to. While our facilities do consume power, they are quite efficient relative to the broad service area. Further, our technologies allow people to "telecommute" by enabling remote working thereby reducing car trips, flights, needs for office space, all of which are contributors to greenhouse gas emissions. Therefore, one may even consider our technologies to be environmentally beneficial when the total energy picture is considered.
- Regarding health and safety, as you may know, the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below are some helpful links that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.

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- I often point out that there are many cell sites in urban areas where health indicators are often better than areas that lack the infrastructure. For example, Richmond, BC has the longest average life expectancy in BC year over year despite being home to many cell sites, an international airport and many other technologies and infrastructure types that come with urban living. How, then, do we conclude that cell sites are the root cause of health issues if places with many cell sites like Richmond and Vancouver have long life expectancies? Are people living longer in Chase or in the other communities you noted? This is food for thought on a complex matter.

- I have **attached** to this email our consultation package in case you have not seen it. My main reason for doing so is to share with you our site selection rationale. Our intent through this proposal is to cluster our proposed infrastructure directly adjacent to BC Hydro's substation. While not everyone may be pleased with this approach, there is some logic to it from a land use perspective. We are also around 200 meters to the nearest adjacent home.

I will leave it at that for now but perhaps we can convene over the phone if you desire some further dialogue or if you



feel that I have not addressed your input adequately. My cell number is 778 870 1388.

Thank you, Deborah.

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Thu, Apr 29, 2021 at 2:12 PM Deborah Smith [REDACTED] wrote:

Weytk, Tansi Gentlemen,

This email concerns the construction of a proposed cell tower in the Village of Chase that I oppose.

First, an introduction and preamble;

I moved to Chase in June of 2020 having been recommended for a position with Chief Atahm School located on the Adams Lake Indian Band Reserve and hired on as a Digital Media Specialist. The projects I worked on for the school in that capacity were completed under a contractual agreement that ended on March 26th, 2021.

I am not a homeowner. I currently pay rent to a homeowner whose house is situated within the Village of Chase.

I am Cree Metis, born and raised in Alberta where I lived for the majority of my life. However, I have lived in Los Angeles and Los Angeles County, Washington State, Vancouver and Toronto. I plan to make my way to Vancouver Island in the near future to live closer to my youngest who turns 29 this year.

It took four decades to complete a Bachelor's degree. I graduated from Simon Fraser University (2017), followed by a Masters degree in Media Production from Ryerson University in Toronto (2019).

My life, education, and work experience in the last two decades have been extensively focused on creative content for independent media as a writer and producer for public radio and TV, as well as for emerging/student filmmakers. A personal mission that has evolved since attending Simon Fraser University has been to mobilize Indigenous Knowledge, in particular, through storytelling.

What I have determined, as having been mentored by Indigenous teachers and elders later in my life, is that I am responsible for the next seven generations.

What I say, think, feel, and act upon has an impact on the past, present, and future of the next generations, not just of the human family but of all living and non-living things.

After decades of being taught to be ashamed of being Indigenous, of not feeling "aligned" with



Western Colonial ideologies, of seeing the destruction of ecosystems and nature for the purpose of economic growth, I draw my own imaginary and ideological line in the sand.

I do this because I consider myself better prepared to sound out an argument for safer, responsible technologies that may be best aligned with nature and the human family on this planet.

Gentlemen, there is so much information, research, investigations, and divergent views on the safety, risks, and long-term considerations of 2G/3G/4G/5G Cell and microcell towers. It is not only millimeter waves, health effects on people, and insect and animal depopulation that are the concerns.

I had a short telephone conversation with the editor of the *Watershed Sentinel* who mentioned that 20 new hydro dams have been proposed, the scale of Site C Dam currently under construction in Northern BC. These hydro projects (I believe will happen across the country) are necessary for taking up the excess burden of energy consumption for the IoT (Internet of Things) such as cell towers, digital currencies, et al incumbent "DIGITALLY S.M.A.R.T." technologies. I became aware of this excessive energy consumption researching for a presentation topic in my Masters' program. It concerned bitcoin and bitcoin mining.

Now, some of the constituents of the Village of Chase, of the Kamloops South Thompson electoral district, of the province of BC, of the nation of Canada, will ever pick up more than their remote control to learn about the world they live in. They will gather a point of view to build a worldview from trusted social media feeds transmitting from their smart devices....where technocratic censorship and cancel culture are narrowing access to healthy debate from both sides of the issues.

They (the constituents or plebiscites ???) will glean information from a narrative based on the politically funded mainstream media (Tech, Media, Telecom Industries) position and never question the programmed messages designed to keep them cocooned in the status quo and in a dreamspell.

I broke out of the dreamspell 25 years ago when my middle child was diagnosed with ADHD and the school administration, medical specialists and educators were pushing the use of RITALIN. They WOULD NOT help me find out what the source of his health issues were, or what may have contributed to ADHD, or if there were any alternatives to drugs. For them it was simple. Medicate him. For me, it led to research, knowledge, and advocating for inclusive learning that would take another 10 years to become mainstream.

That began the journey.

I won't bore you all with the details of what became an awakening, a deep loss, and a long struggle.

Suffice to say, I did learn to pick my battles carefully.

Which brings us to this issue in the village of Chase; the proposed 5G Cell tower in 2021.

The push for 5G technology had implications that when it first got started in earnest in about 2018, it

sparked my first line of inquiry; that was to follow the money.

This practice is what I learned to do with regard to the pharmaceutical companies 25 years ago; to follow the trail of where the money comes from and where and whose pockets it is funnelled back into.

There is no difference with telecom companies, tech giants, and pharma companies.

Money and power are the core principles at play here as is the centralization of those two morally divisive constructs.

I could fill this email with reams of links to research and white papers, to science and medical researchers and organizations, to videos of panels, documentaries, and interviews of experts, thought leaders, and activists who have done more FOOTWORK than any of us on the effects of 2G/3G/4G/5G radiation. AND who have done it for decades. I could write a book or make a documentary film but there's a lot of those floating around that most of the policy makers and their lobbyists ignore.

What we have instead, besides a failure of political leadership to protect the sovereignty and wholistic health of people and land; and to fulfill governmental/bureaucratic roles as emissaries of courage, integrity, and moral character; is a failure to develop real connections to our own humanity and our deeper relationship with the natural world and what it means to the legacy we leave behind for the future generations.

It's not just the claim that "5G gonna getcha better CON-nectivity plebs" or that we could all use "MORE SPEED, MORE LATENCY, MORE SMART DEVICES!" that motions me to want to jump off the planet. It might be that no one cares about pollination of flowers and trees who lives in a S.M.A.R.T. cities? Who needs honey? Or apples? Or whatever grows from the ground, or from trees, or fields that rely on pollinators? 5G can't move through trees so they have to be torn out of the ground? All we need is more smart money to spend on the smart devices that cause government and bureaucracies to spend more on infrastructures for the expansion of Artificial Intelligence, driverless cars, drone surveillance, the IoT, because if certain factions have their way (Silicon Valley Technocrats), we will just be plugged into the SINGULARITY like batteries, we will own nothing, and we will be happy. LOL!!!

We won't need anything from the natural world?

Not my children or their children will need anything from the natural world? Not yours?

We won't need touch, love, or compassion, clean air, water, and real food?

Not as long as we have technology to be plugged into?

That is what I find the most grievous, potential loss for the next seven generations is our connection



to all that is natural and wondrous and speaks to us in ways we have forgotten.

The Village of Chase does have options for the future.

The people who live here, who are awake, have options in how and which telecom technology is deployed.

There can be fiber optic cable installed. It has the advantage of not emitting radiation, having equal upload and download capacity, and less vulnerability to privacy hacking (a huge issue many downplay because they believe "they have nothing to hide").

Future technologies are developing rapidly. Light emitting wireless transmission devices such as LiFi are an upcoming technology. I have enough interest in the future and visionary developments I can say with certainty there are many inventions and safe technologies yet to come to market for consumers and corporations.

Policies and laws require updates and improved systems that are able to keep pace with what is rapidly changing around us that benefit the health and welfare of the human family and all living and non-living things on the planet. But not with more centralization.

We need leaders with courage, integrity, and some sense of the spiritual needs of the people and the planet.

It's not just a fringe, warm-fuzzy, hippie thing anymore.

I say that with absolute resolve because I can see and read with my eyes what the result of the last 150 years under the umbrella of pure science, bureaucracy, and military stealth have done.

5G and its technological promise of better, faster, smarter reeks of kill, crush, destroy the natural world, sovereignty, and fully engaged conscientiousness.

In conclusion:

As long as we consider ourselves part of the human family, we are the conscious, natural world being infiltrated.

Our relationship and our responsibility to the natural world was laid out for multiple thousands of years in our DNA, until now. Unless more of us step up, voice our concerns, exercise our free will, and act within the rule of law, mine and the next seven generations face an uncertain future.

My vision for the future of my children and the next generations;

A safe, dignified, co-creative, sacred, and prosperous world where technologies that harmonize, extol, and heal cost nothing, enslaves no one, and ensures sovereignty, freedom, liberty, to realize our full human potentials.

This email concerns the construction of a proposed cell tower in the Village of Chase that I oppose, on the grounds that 5G has not proven itself safe or a harmless technology.

All my relations, kakiyaw'nihwakomakinak


Deborah L Smith


P.S. A link to a video about five minutes in length from Dr. Anthony Miller to the City of Toronto Council in 2016.

<https://c4st.org/dr-anthony-miller/>

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**2 attachments**

 **Public Notification Mail-Out Package - TELUS - BC106458 - Chase - 530 Aylmer Rd, Chase.pdf**  
956K

 **Statement from CMHO re Cell Phones.pdf**  
1122K





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Concerning 5G Cell Tower proposed for Chase Village**

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Fri, Apr 30, 2021 at 3:15 PM

To: Deborah Smith [REDACTED]

Hi Deborah:

As I said, please feel free to call me if you desire some dialogue. I am the consultant that represents TELUS for this proposal. I am required to keep a log of all public comments. I believe I have been truthful and transparent in my responses.

Thanks,

**Brian Gregg | SitePath Consulting Ltd.**Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Fri, Apr 30, 2021 at 3:13 PM Deborah Smith [REDACTED] wrote:

Hi Brian,

Thank you as well for the opportunity to have a better picture of this process of consultation, proposals, and learning who the stakeholders are. I am satisfied that your responses are what serves your position. It leaves me with the responsibility of continuing to serve my own well-being, that of my loved ones, the communities I will be involved with, and the next seven generations that rely on my decisions and actions that mark the legacy I leave behind. All my relations, Deborah

On Fri, Apr 30, 2021 at 2:30 AM Brian Gregg &lt;briangregg@sitepathconsulting.com&gt; wrote:

Thanks Deborah. Would you like to have a phone call? I would be pleased to listen and share information.

To be honest, health and debating the validity of Safety Code 6 is beyond the scope of our consultation as per ISED guidelines. I shared a few articles to give some context from the relevant policy makers. I specifically sent you links from 2019 and 2014 and an article from 2011. The 2011 article has not been updated as the CMHO will only make updates when deemed necessary or if the conclusions would materially change in terms of public health outcomes.

Fibre optics support our wireless networks and these are related technologies but also serve different functions in many cases as you know (fixed line vs. mobile service). Typically, our cell sites are connected to fibre and/or via a dish. We often connect premises to fibre for fixed line internet service. However, fibre does not replace a need for mobile service.

You are welcome to call me at 778-870-1388 if desired. I will save your comments on file. I may share a different perspective but I will listen and save your input. It is appreciated to hear from you.

Kind Regards,

Brian

Sent from my iPhone

On Apr 29, 2021, at 11:11 PM, Deborah Smith [REDACTED] wrote:

Tansi Brian,

Often, when there is further rebuttal, and engagement for critical thinking, here are a few points I would add to your response to my email. I am grateful that you responded with expediency and added to the debate.

You wrote:

*- I often point out that there are many cell sites in urban areas where health indicators are often better than areas that lack the infrastructure.*

In this instance, my first line of inquiry is to ask:

In what year were cell sites installed?

I ask because of a statement on the link "*Fact Sheet - What is Safety Code 6?*" (dated November 27, 2014 (revised January 20, 2015)). This statement "On October 4, 2011, Health Canada updated its advice to cell phone users on practical ways of reducing exposure to RF energy from these devices" is problematic. The dates in this archived document relay the fact that this Safety Code 6 is outdated by 7 to 10 years. I did present a need to update policies and laws.

Also a correction. I included a link to a video that was posted 2013, not in 2016 as I originally wrote. It is a Toronto City Council meeting with Dr. Anthony Miller presenting on RF exposure classified as 2A (probable carcinogen) from 2B (possible carcinogen). He makes his case, but my point is that this was in the year 2013. Dr. Miller also said in his presentation that it takes up to 15 to 20 years to see serious effects. I am reminded of such "horrible" things as asbestos, DDT, the chemical Roundup, tobacco(think pregnant women who smoke), sugar, the lobotomy....all things that at one time were considered acceptable UNTIL...

Just sayin'. But Dr. Miller is only one old guy speaking up way back then.

Also, I question how you believe that there is credence in a document that you consider foundational that is dated June, 2011 from any Health Authority? I almost ROTFL because that does not resonate for me at all. This is 2021. Why are we (the plebiscites) being railed to move so swiftly into a technology that is anticipating future usage when most of the foundational government documents used to dismiss health and safety concerns are lagging nearly a decade?



You wrote:

*-For example, Richmond, BC has the longest average life expectancy in BC year over year despite being home to many cell sites, an international airport and many other technologies and infrastructure types that come with urban living.*

In terms of health indicators you are referring to the performance of health systems in Richmond BC? This area is considered a "relatively prosperous suburb" (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC548761/>).

In my view, instances of access to best health care practices, higher standards of living, and less incidence of chronic stress, it is noted that wealthier populace have better health outcomes than, for example, populations of lower socio-economic conditions. Indigenous peoples life expectancies are lower than most other Canadians, again noting that this can be related to regionality and isolation. Some research clicks this evening brought me to this link when I asked what telecom services have Indigenous communities received: [https://assets.ctfassets.net/rz9m1rynx8pv/G9xP2BqJ7HmnlYwSK0Qvf/5a9e34e00a31d9719413b6d9865038f7/TELUS\\_IndigenousConnectivity\\_Final\\_Digital\\_August2019.pdf](https://assets.ctfassets.net/rz9m1rynx8pv/G9xP2BqJ7HmnlYwSK0Qvf/5a9e34e00a31d9719413b6d9865038f7/TELUS_IndigenousConnectivity_Final_Digital_August2019.pdf)

This pdf elaborates on Telus connecting Indigenous communities with their PureFibre product (2013-2019) which then brought me to ask: how do 5G and fibre optics connect if they do at all?

Which brought me to this link:

<https://blog.twoosk.com/telecommunications-industry/will-5g-replace-fiber-or-cable-broadband/>

*In this piece, the writer, a Telecom professional states in his opinion, that "It's clear that 5G and future emerging technologies are dependent on a robust, expandable, and upgradable fibreoptic cable network. Full fibre infrastructure is essential to support 5G, which means deployment must continue".*

So that tells me something important.

This is a far more complex matter indeed.

Maybe you should answer this question for me.

How do you define S.M.A.R.T.?

Is it just S.M.A.R.T. as "Specific, Measurable, Achievable, Realistic, and Timely".



Maybe if that kibosh on lobotomies way back in the day hadn't been enacted, money and power would have been in the hands of the elite technocrats a lot sooner.

Have a good day.

On Thu, Apr 29, 2021 at 3:00 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks for your thoughtful input, Deborah. I will save it in our consultation file for the Village of Chase and TELUS to consider.

I will respond to a few of your comments. If you feel that a further response is desired, please feel free to let me know. There is a lot of content in your email so I may not hit all the points.

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Thank you, Deborah.

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

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I am not a homeowner. I currently pay rent to a homeowner whose house is situated within the Village of Chase.

I am Cree Metis, born and raised in Alberta where I lived for the majority of my life. However, I have lived in Los Angeles and Los Angeles County, Washington State, Vancouver and Toronto. I plan to make my way to Vancouver Island in the near future to live closer to my youngest who turns 29 this year.

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Now, some of the constituents of the Village of Chase, of the Kamloops South Thompson electoral district, of the province of BC, of the nation of Canada, will ever pick up more than their remote control to learn about the world they live in. They will gather a point of view to build a worldview from trusted social media feeds transmitting from their smart devices....where technocratic censorship and cancel culture are narrowing access to healthy debate from both sides of the issues.

They (the constituents or plebiscites ???) will glean information from a narrative based on the politically funded mainstream media (Tech, Media, Telecom Industries) position and never question the programmed messages designed to keep them cocooned in the status quo and in a dreamspell.



I broke out of the dreamspell 25 years ago when my middle child was diagnosed with ADHD and the school administration, medical specialists and educators were pushing the use of RITALIN. They WOULD NOT help me find out what the source of his health issues were, or what may have contributed to ADHD, or if there were any alternatives to drugs. For them it was simple. Medicate him. For me, it led to research, knowledge, and advocating for inclusive learning that would take another 10 years to become mainstream.

That began the journey.

I won't bore you all with the details of what became an awakening, a deep loss, and a long struggle.

Suffice to say, I did learn to pick my battles carefully.

Which brings us to this issue in the village of Chase; the proposed 5G Cell tower in 2021.

The push for 5G technology had implications that when it first got started in earnest in about 2018, it sparked my first line of inquiry; that was to follow the money.

This practice is what I learned to do with regard to the pharmaceutical companies 25 years ago; to follow the trail of where the money comes from and where and whose pockets it is funnelled back into.

There is no difference with telecom companies, tech giants, and pharma companies.

Money and power are the core principles at play here as is the centralization of those two morally divisive constructs.

I could fill this email with reams of links to research and white papers, to science and medical researchers and organizations, to videos of panels, documentaries, and interviews of experts, thought leaders, and activists who have done more FOOTWORK than any of us on the effects of 2G/3G/4G/5G radiation. AND who have done it for decades. I could write a book or make a documentary film but there's a lot of those floating around that most of the policy makers and their lobbyists ignore.

What we have instead, besides a failure of political leadership to protect the sovereignty and wholistic health of people and land; and to fulfill governmental/bureaucratic roles as emissaries of courage, integrity, and moral

character; is a failure to develop real connections to our own humanity and our deeper relationship with the natural world and what it means to the legacy we leave behind for the future generations.

It's not just the claim that "5G gonna getcha better CON-nectivity plebs" or that we could all use "MORE SPEED, MORE LATENCY, MORE SMART DEVICES!" that motions me to want to jump off the planet. It might be that no one cares about pollination of flowers and trees who lives in a S.M.A.R.T. cities? Who needs honey? Or apples? Or whatever grows from the ground, or from trees, or fields that rely on pollinators? 5G can't move through trees so they have to be torn out of the ground? All we need is more smart money to spend on the smart devices that cause government and bureaucracies to spend more on infrastructures for the expansion of Artificial Intelligence, driverless cars, drone surveillance, the IoT, because if certain factions have their way (Silicon Valley Technocrats), we will just be plugged into the SINGULARITY like batteries, we will own nothing, and we will be happy. LOL!!!

We won't need anything from the natural world?

Not my children or their children will need anything from the natural world? Not yours?

We won't need touch, love, or compassion, clean air, water, and real food?

Not as long as we have technology to be plugged into?

That is what I find the most grievous, potential loss for the next seven generations is our connection to all that is natural and wondrous and speaks to us in ways we have forgotten.

The Village of Chase does have options for the future.

The people who live here, who are awake, have options in how and which telecom technology is deployed.

There can be fiber optic cable installed. It has the advantage of not emitting radiation, having equal upload and download capacity, and less vulnerability to privacy hacking (a huge issue many downplay because they believe "they have nothing to hide").

Future technologies are developing rapidly. Light emitting wireless transmission devices such as LiFi are an upcoming technology. I have enough interest in the future and visionary developments I can say with certainty there are many inventions and safe technologies yet to come to market for consumers and corporations.



Policies and laws require updates and improved systems that are able to keep pace with what is rapidly changing around us that benefit the health and welfare of the human family and all living and non-living things on the planet. But not with more centralization.

We need leaders with courage, integrity, and some sense of the spiritual needs of the people and the planet.

It's not just a fringe, warm-fuzzy, hippie thing anymore.

I say that with absolute resolve because I can see and read with my eyes what the result of the last 150 years under the umbrella of pure science, bureaucracy, and military stealth have done.

5G and its technological promise of better, faster, smarter reeks of kill, crush, destroy the natural world, sovereignty, and fully engaged conscientiousness.

In conclusion:

As long as we consider ourselves part of the human family, we are the conscious, natural world being infiltrated.

Our relationship and our responsibility to the natural world was laid out for multiple thousands of years in our DNA, until now. Unless more of us step up, voice our concerns, exercise our free will, and act within the rule of law, mine and the next seven generations face an uncertain future.

My vision for the future of my children and the next generations;

A safe, dignified, co-creative, sacred, and prosperous world where technologies that harmonize, extol, and heal cost nothing, enslaves no one, and ensures sovereignty, freedom, liberty, to realize our full human potentials.

This email concerns the construction of a proposed cell tower in the Village of Chase that I oppose, on the grounds that 5G has not proven itself safe or a harmless technology.

All my relations, kakiyaw'nihwakomakinak

Deborah L Smith

P.S. A link to a video about five minutes in length from Dr. Anthony Miller to the City of Toronto Council in 2016.

<https://c4st.org/dr-anthony-miller/>





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Telcommunications infrastructure contract in Chase**

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Fri, Apr 30, 2021 at 1:41 PM

To: Robin Carey [REDACTED]

Hi Robin.

My comments are below. Do you have a legal address in Chase that you can share?

1. Has there been any safety testing on these fixed towers? **Since telecommunications tower structures are under federal jurisdiction, they fall under the National Building Code. For every site, TELUS engages a professional structural and electrical engineer to ensure that engineering best practices and standards are achieved. Further, we are required to comply with Health Canada's Safety Code 6.**
2. Who is the manufacturer of this tower? **The tower steel fabricator and construction contractor is typically selected after we have our land use approvals in place. A typical tower fabricator in Canada is Westower, for example. However, this is to be determined.**
3. Who from the Village council, would be the one responsible for signing this contract? **The proposed facility is on private land. There is no contract with the Village. However, Mayor and Council will make the land use decision.**
4. Is Huawei involved? **If you google TELUS and Huawei, you will see that Huawei was abandoned as a supplier in 2020. I am therefore not aware that they will be involved. However, TELUS' suppliers may change over time and they have to go through a rigorous procurement process. At this stage, I am not aware of any Huawei involvement.**
5. What frequency is the tower to be run at? **I have been advised that TELUS' tower will initially include 3G as well as 4G/LTE technologies and related frequencies. In the future, as you are likely aware, 5G technologies are being rolled out across the globe and so one can anticipate that. The timing is to be determined as to 5G roll out in smaller centers like Chase however it will eventually occur across the network and is subject to change. As you can imagine, every tower has antenna models upgraded over time as technologies are upgraded. You can easily find more information about TELUS' licenced radiofrequencies with a search online if you are looking for technical information.**

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Fri, Apr 30, 2021 at 1:10 PM Robin Carey [REDACTED] wrote:

Hello Brian,

I had the opportunity to listen in on the Village council ZOOM meeting recently regarding the new proposed telecommunications tower in Chase B.C.

Unfortunately, I did not hear any of my concerns raised, regarding the new tower from the council members, which is disheartening but not unexpected. I was unable to join, because I did not have audio or video on my computer, therefor I will ask these questions via e-mail.

1. Has there been any safety testing on these fixed towers?
2. Who is the manufacturer of this tower?
3. Who from the Village council, would be the one responsible for signing this contract?
4. Is Huawei involved?
5. What frequency is the tower to be run at?

I would like to note, the WIFI signal has been very poor for the last few months, we had no problems in 2020, when it was the busiest internet traffic in the history of internet, this seems a little odd any idea why? I hope to hear from you soon, with detailed answers to my questions.

Regards,

**Robin Carey**

Robin Carey





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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## Within your scope?

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Brian Gregg <briangregg@sitepathconsulting.com>  
To: Robin Carey [REDACTED]

Fri, May 7, 2021 at 12:09 AM

Hi Robyn:

My responses are below in green text.

1. Could you please provide me with the studies that have already been done, on pre existing towers, regardless of limits allowed by "health" Canada?  
**We haven't completed any new installation yet so there is no such analysis to share. At this time, everything is based on a desktop review and upon installation TELUS will ensure compliance with the safety code. There are no studies of the kind I think you are hoping for.**

## CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems

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<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

Telecommunications common carriers and operators of broadcasting undertakings are to carry out an exposure evaluation on all new installations and following any increases in radiated power. Either measurement surveys or mathematical or numerical computations can be used for this evaluation. Where the radio frequency emission of any installation, whether telecommunications carrier or broadcasting operator, is greater than, or is equal to, 50%, of the Safety Code 6 limits for uncontrolled environments at locations accessible to the general public (i.e. not solely available for access by workers), the operator(s) of radio frequency emitters must notify Industry Canada and demonstrate compliance with Safety Code 6. This determination of 50% of Safety Code 6 must be in consideration of the local radio

**As highlighted above in the portion of the CPC you shared, this section pertains to any new installations and following any increases in radiated power.**

2. Would this tower not interfere with other broadcasting structures already in place?  
**It will not interfere because TELUS uses licenced radiofrequency spectrum that no other entities are authorized to use. Via the spectrum auction process, TELUS (and other**



**wireless carriers like Rogers, SHAW etc) acquires exclusive rights to use certain radiofrequency spectrum thus making interference extremely unlikely or not possible..**

### **7.3 Proximity of Proposed Structure to Broadcasting Undertakings**

Where the proposal would result in a structure that exceeds 30 metres above ground level, the proponent is to notify operators of AM, FM and TV undertakings within 2 kilometres, due to the potential impact the physical structure may have on these broadcasting undertakings. Metallic structures close to an AM directional antenna array may change the antenna pattern of the AM broadcasting undertaking. These proposed structures can also reflect nearby FM and TV signals, causing 'ghosting' interference to FM/TV receivers used by the general public.

**As noted above, we will not interfere due to the use of licenced radiofrequency spectrum. I am not aware of any undertakings that will be impacted.**

4. It is known, active denial technology is run at 95ghz and is used as a military weapon. Under "health" Canada standards up to 300ghz is "safe", on what grounds is this not military testing 24/7?

**I am not aware of this subject matter and to be honest it is a concern that I have never heard before. There is no military related intent with this facility. As stated before, questioning the validity of Health Canada's safety code is beyond the scope of this consultation. The reason is because we have no authority over that safety code and are legally required to follow it. Your questions about the validity of the safety code would be better directed at Health Canada.**

### **Under the EPA regulations designating physical activities.**

**22** The testing of military weapons for more than five days in a calendar year in an area other than the training areas, ranges and test establishments established before October 7, 1994 by or under the authority of the Minister of National Defence for the testing of weapons.

**My comments above would apply here as well. You may want to contact the Minister of National Defense directly if you desire to discuss military related matters. TELUS is not a subject matter expert in anything military related. I have no knowledge of this as it is not relevant to our project nor anything that we ever do for these cell tower projects.**

An antenna system may not proceed where it is incidental to a designated



project (as described in the *Regulations Designating Physical Activities*), or is otherwise expressly designated by the Minister of the Environment without satisfying certain requirements applicable to designated projects. Therefore, a proponent of this type of project must contact Industry Canada for direction on how to proceed.

3. Has this type of tower passed the environmental protection act, with regards to wildlife area regulations act?  
**We have run our consultation materials by ISED and it is our understanding that for this project and the vast majority of our projects we are exempt from any environmental assessments under the Impact Assessment Act. We are not aware of any particular sensitives on this cleared lot directly beside the hydro substation.**

Thank you for your time.  
**Thank you, Robyn.**

Regards,  
Robyn Carey

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Thu, May 6, 2021 at 10:14 PM Robin Carey [REDACTED] wrote:

Hi Brian,  
I am hoping to get some information, these questions should be within your scope.

1. Could you please provide me with the studies that have already been done, on pre existing towers, regardless of limits allowed by "health" Canada?

## **CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems**

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

Telecommunications common carriers and operators of broadcasting undertakings are to carry out an exposure evaluation on all new installations and following any increases in radiated power. Either measurement surveys or mathematical or numerical computations can be used for this evaluation. Where the radio frequency emission of any installation, whether telecommunications carrier or broadcasting operator, is greater than, or is equal to, 50%, of the Safety Code 6 limits for uncontrolled environments at locations accessible to the general public (i.e. not solely available for access by workers), the operator(s) of radio frequency emitters must notify Industry Canada and demonstrate



compliance with Safety Code 6. This determination of 50% of Safety Code 6 must be in consideration of the local radio

2. Would this tower not interfere with other broadcasting structures already in place?

### **7.3 Proximity of Proposed Structure to Broadcasting Undertakings**

Where the proposal would result in a structure that exceeds 30 metres above ground level, the proponent is to notify operators of AM, FM and TV undertakings within 2 kilometres, due to the potential impact the physical structure may have on these broadcasting undertakings. Metallic structures close to an AM directional antenna array may change the antenna pattern of the AM broadcasting undertaking. These proposed structures can also reflect nearby FM and TV signals, causing 'ghosting' interference to FM/TV receivers used by the general public.

4. It is known, active denial technology is run at 95ghz and is used as a military weapon. Under "health" Canada standards up to 300ghz is "safe", on what grounds is this not military testing 24/7?

### **Under the EPA regulations designating physical activities.**

**22** The testing of military weapons for more than five days in a calendar year in an area other than the training areas, ranges and test establishments established before October 7, 1994 by or under the authority of the Minister of National Defence for the testing of weapons.

An antenna system may not proceed where it is incidental to a designated project (as described in the [Regulations Designating Physical Activities](#)), or is otherwise expressly designated by the Minister of the Environment without satisfying certain requirements applicable to designated projects. Therefore, a proponent of this type of project must contact Industry Canada for direction on how to proceed.

3. Has this type of tower passed the environmental protection act, with regards to wildlife area regulations act?

Thank you for your time.

Regards,



Robyn Carey



Brian Gregg <briangregg@sitepathconsulting.com>

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## 530 Aylmer Rd Chase BC

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Brian Gregg <briangregg@sitepathconsulting.com>  
To: JV Prescott [REDACTED]

Sun, May 2, 2021 at 1:53 PM

Hi Velda:

My responses are below.

In regard to the proposed cell tower on 530 Aylmer Rd, may I ask the following:

What locations were also reviewed for the selected location of this cell tower?

We looked directly across the street on Aylmer Road. Our search area is quite focused. Our intent is to cluster our infrastructure near the existing hydro substation. This location will also enable dependable voice and data services.

As you mentioned in your initial proposal that you chose this site because it was a low residential area, indicating you are aware of the negative impact on residential areas. Does it change your position now that you have been made aware of the residential development proposed across the road from your site on Aylmer Rd?

We often have facilities in residential areas. Increasingly, we are seeing demand skyrocket in residential areas due to rising levels of remote working. Indeed, many developers contact us to deliver our infrastructure to their residential developments. Most people want to have cell service at home, in residential areas.

No the knowledge of a subdivision does not change our plans.

What are the perimeters of those who will receive letters of consultation, and who has received them to date?

The notification radius is 3 x the proposed tower height or a little over 150 m. We also did newspaper notices. We follow the ISED Default Consultation Process. More information on the process can be found here:

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

When you were asked during your initial proposal if this would improve internet you said only if using cell data, yet it has been promoted as a solution to better internet service which is very misleading, please verify what area and how the cell tower will improve cell service and internet service?

This facility will provide both voice and data services. Sometimes people connect to internet via our cell towers through our smart hub product. We have been transparent about this from the outset. I don't believe we have said



anything misleading.

I do not have publicly available coverage maps at this time. This tower will service the majority of the population in Chase. I will ask our engineering team if we may have coverage maps to share.

Why is cell tower placement considered on private land over municipal or crown land? And how does this impact future ownership of the private land if the next owner does not want the cell tower on their property?

The subject property is where we need the tower to deliver reliable service. There is no municipal crown land in our search area. The agreement is an easement and runs with the land. The details of the contract are confidential.

Does Telus also contract to supply fibre optic cable?

Yes TELUS has a separate fibre division however I am not aware of any plans for fibre delivery at this time in Chase. Wireless service or mobile service does not replace a need for fixed line services like fibre and vice versa.

Looking forward to your response.

Velda Prescott

Chase BC

Sent from my iPhone

On May 2, 2021, at 9:52 AM, JV Prescott wrote:

In regard to the proposed cell tower on 530 Aylmer Rd, may I ask the following:

[Quoted text hidden]



Brian Gregg <briangregg@sitepathconsulting.com>

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## Fwd: 530 Aylmer Road Cell Tower

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**Brian Gregg** <briangregg@sitepathconsulting.com>  
To: Darren Triggs [REDACTED]

Tue, May 4, 2021 at 3:26 PM

Thank you, Darren. I will save your input in our consultation file.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Tue, May 4, 2021 at 3:24 PM Darren Triggs [REDACTED] wrote:

>  
>  
> I fully support bringing cell towers to Chase. We want and need them.  
>  
> Darren Triggs  
> [REDACTED]  
> Chase, BC  
>  
> Sent from my iPad





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

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**Cell tower in Chase**

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Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Tue, May 11, 2021 at 9:49 AM

To: Stefan Schielke [REDACTED]

Cc: Sean O'Flaherty &lt;soflaherty@chasebc.ca&gt;, rod.crowe@chasebc.ca, Ali Ferguson [REDACTED]

Thanks Stefan. More comments below in green text.

Hello Brian,

Thanks for your patience with me and taking the time to reply to my messages.

1. Internet – Honestly, I see this as a much larger issue for Chase. Even Telus has recognized this general need as referenced in the following article <https://mobilesyrup.com/2021/05/10/telus-investing-13-billion-in-british-columbia-through-2024/>. I am on the ground in Chase and see way more people that most, so I know first-hand what the biggest grieving points are as I deal with them weekly, if not daily. **As noted, our wireless proposal is not intended to be a replacement for other types of infrastructure like fibre, copper and other wireline infrastructure. Our intent is to propose cell service and associated data services that people can benefit from immediately. In no way are we looking to refute the benefits of other technologies that may also be beneficial in the future.**

I can understand that 70% of calls to 9-1-1 would come from mobile phones. I am actually surprised that this % would be so low. **This is an average figure across Canada.**

I would be more interested in knowing:

- how many calls there are in Chase and what percentage of these calls are mobile (statistics are not as meaningful unless applied to the area that is under discussion)?
- what the current load is on the existing towers?
- what is capacity of the existing towers?
- what is existing growth on these towers?
- what is the projected strain under the current growth rates?

**I do not have this type of data compiled for public distribution. I will have to ask our engineering team if they have a file available that we are able to release in a public venue.**

2. Mobile Service – I am not denying that there is a need for improved mobile service for pretty much everywhere, especially as we populate more areas, and more people move to cell phones. Adding the "Hub" to the mobile network puts an additional strain on the towers as well which results in the mobile network being bogged down with data. There are also a lot of people that use a mobile phone, but with a data block. The need for them for data comes from Wi-Fi, not mobile data.

I agree in the need for better / more advanced infrastructure, I'm just questioning the location



(especially in a valley bottom whereby limiting its reach).

**TELUS has found that delivering both voice and wHSIA services is generally well received. I can appreciate your opinion though TELUS is proposing this based on many similar experiences and it has been a successful application for communities like Chase.**

3. Technically, is it better to locate a tower down low, or up high? I think we all know the answer to this question, even if we don't want to put it down in writing. **The honest answer is that it depends on the application. In the past, when we were only delivering voice service, it was often better to have towers up high on hilltops. However, our engineers are increasingly wanting sites closer to the populated areas as this is helpful for data service delivery. Also, we have to be mindful of siting our towers such that there is no interference or overlap with adjacent sites.**

Listen, I understand the need for towers living in our current "networked" world. I also understand business.

I understand that logistically, it is easier and more cost effective to locate a tower where you are suggesting vs placing another tower up a mountain which would require power and year-round access. Placing a tower up a mountain creates logistical challenges and extra costs for installation and maintenance. I get that. **I appreciate your feedback but I would like to note that this location is not being proposed on the basis of cost savings. The location is selected based on where our engineering team feels the best service can be delivered as well as based on my input on land use (adjacency to substation). We have many towers located in remote areas up mountainsides in locations such as those you alluded to. We have no issue proceeding with such installations where they make practical sense. Those installations are often well suited to delivering broad coverage or voice services however our engineering team feels that the subject location will offer superior data service. Simply put, TELUS does not feel it needs a tower up on the mountain outside Chase. This is not something TELUS desires to invest in via this project.**

I understand that Telus is doing their "due-diligence" as required by law prior to doing anything. If the law didn't state it, then it would just not be done.

I understand that wording of documentation that is proposed can also lead to an unfair leading (misleading) people to believe and follow what's proposed. This is why marketers are paid so well by companies. Let's start to talk about the other point and then, Ohhhhhh look at that shiny thing he's dangling...

**I believe we have met and exceeded all consultation requirements. For example, we completed four (4) newspaper notices when only one is required. We agreed with the Village's idea of hosting a survey on their website (though to be honest that is not part of the typical process). I am even responding to numerous people who do not even live in Chase. I also sought permission from Mayor and Council prior to consulting on this location via this specific process. Therefore to suggest that we have done the bare minimum is, in my view, not accurate.**

I wouldn't want a tower in my back yard for many reasons, as I am sure you wouldn't either. **I live near numerous cell sites and do not share the same concerns as you.** Nor do I wish this on others; family; friends; or other community members. The logistically smart location to cover the greatest area, is up a mountain, not in a valley bottom. **I addressed this above -- we do not need a mountain top installation for this application.** Getting coverage to a greater area is providing increased public safety (as you mentioned below). Placing the tower where you are



proposing is not increasing this by much, if at all. **TELUS' engineering team believes that this location will deliver dependable services.**

**I respect your opinions and will save them on file. I hope that my responses have been helpful.**

**If you desire further dialogue, please kindly call me at 778 870 1388.**

Cheers,

**Stefan Schielke**



Computer Support

Website Development

Smart Home Installation



[Quoted text hidden]

[Quoted text hidden]



Brian Gregg <briangregg@sitepathconsulting.com>

## NO towers wanted!

**Brian Gregg** <briangregg@sitepathconsulting.com>  
To: Alannah Jantzen [REDACTED]

Mon, May 10, 2021 at 3:45 PM

TELUS does not pay the municipality anything. We lease space via the property owner only.

I appreciate your comments.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Mon, May 10, 2021 at 3:30 PM Alannah Jantzen [REDACTED] wrote:  
Brian hi,

Thanks for your thoughtful reply My address is. 202 380 Shepherd rd

My comment on bribing was not you , but Telus, if that is the company putting the tower behind the Hydro station. What is Telus paying the Chase Village to put the tower on that land? One or Two years ago, it appears a landowner was approached to put a tower on private land. It was not allowed and he had to pay it back. That is what I have been told. So we are all suspicious of big corporations.  
I APOLOGISE for offending you.

I will look through the link provided. Thank you.

I use technology, am not against it. Simply get the towers farther away from people. Telus can pay for a road up the mountain.

So let us see what the village decides. My vote is an adamant NO. If you get towers in more will come.

On Monday, May 10, 2021, Brian Gregg <briangregg@sitepathconsulting.com> wrote:  
Hi Alannah:

As promised, I am writing to share some health and safety information including from the relevant policy makers at Health Canada. Below is the information that I have been sharing with interested community members.

### Health and Safety

Regarding health and safety, I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally



required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

I can assure you that we have the same infrastructure already operating safely in many communities across BC, including in the region surrounding Chase. Plenty of research has been conducted and it is ongoing. Further, many people forget that radiofrequency energy is not new. CBC, for example, has been broadcasting radio signals across Canada since as early as the 1940s and their facilities operate at a much higher power covering broader areas. The same is true of TV towers and many other related infrastructure types.

While this may seem counterintuitive, having a higher density siting of lower powered installations enables us to deliver service in greater compliance with the safety code. When one's phone is connecting to a far away tower, the device has to work harder and at a higher power output to obtain and transmit a dependable signal. Further, while we used to be able site our towers further away from the populations we are serving as we were only delivering voice (cell phone) service, the technology is evolving and as you know many people are downloading data (e.g. video content, emails, large files, etc.). In order to enable reliable wireless high speed internet access or data service, the towers need to be sited closer to the end users, many of whom are increasingly located in residential areas. Ultimately, we are responding to demands that have been rising on our network and the COVID pandemic has caused demand to skyrocket in residential areas due to enhanced levels of remote working. This is true for your specific community.

We can assure you that TELUS' installation, if approved, will operate in compliance with the safety code. If you desire to debate the validity of the safety code, you may find it to be more fruitful to have that discussion directly with the policy makers at Health Canada as we have no influence over the code at TELUS and rather must comply with it.

### **Repeaters / Satellites**

You noted that we may be using satellites. That is not the case for our cell towers.

### **Conflicts of Interest**

You indicated that we are bribing the Village of Chase. We operate with strict rules around ethics and integrity and avoid any such conflicts of interest. We have made no payment to anyone for this project. We are a small third party consulting firm working for TELUS. Your comment is untrue and unfounded.

*Please kindly provide your legal address and/or place of residence so that we can confirm your location in relation to this proposal.*

Thanks,

**Brian Gregg | SitePath Consulting Ltd.**  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Sun, May 9, 2021 at 2:38 PM Alannah Jantzen [REDACTED] wrote:  
Also Brian, it appears your company is offering a large payout to Village of Chase for this project.

Just how much is that Bribe?

On Sun, May 9, 2021, 14:41 Alannah Jantzen, [REDACTED] wrote:  
Brian, i work for Alberta forestry and sit on a lookout tower. I have reviewed all their data. The bottom line is that 5g emits a much stronger wave signal. That signal is carried everywhere.

When companies build communications towers here, their is a minimum distance from all people.

No one in their right mind would live within a 2 mile radius.

If you have specific data which proves that the waves emitted are not harmful, i would be interested. All the data here says, that the govment standard is within tolerance. That is absolute sickness for children or for people who are sensitive or who have had illnesses.

The placement of those towers is not just for Chase, you intend to have it transmit across the lake to repeater stations and connect with Satellites. The overall effect is to live in a microwave. No amount of trees or vegetation can absorb that level, to maintain what our bodies need for health.

On Sun, May 9, 2021, 14:27 Brian Gregg, <briangregg@sitepathconsulting.com> wrote:  
I will send you some useful information later. I think you may be getting your information from questionable sources.

What is your legal address in Chase?

Brian

Sent from my iPhone

On May 9, 2021, at 1:13 PM, Alannah Jantzen [REDACTED] wrote:

Would you put your head in a microwave and turn it on? Why not? Because it destroys food and would destroy your mind.

Increased levels of high intensity waves destroy things in a slow steady fashion.

People begin to get low grade radiation poisoning, that is like cholesterol in the veins.  
Mysterious illnesses.

Setting back from a building is laughable, get the towers out of Chase!

On Sun, May 9, 2021, 13:57 Brian Gregg, <briangregg@sitepathconsulting.com> wrote:  
What's your legal address in Chase? There are few buildings nearby as we are setback a large distance from existing residences. We are directly beside the BC Hydro substation.  
Why do you feel that having wireless service would somehow impact your condo?

Brian



Sent from my iPhone

> On May 9, 2021, at 12:44 PM, Alannah Jantzen [REDACTED] wrote:

>

>

> Thanks soooo much for your work.

>

> I just bought a condo in Chase.

--

*joy of this day! alannah*



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

---

**No 5G Towers in Chase, BC**

---

**Brian Gregg** <briangregg@sitepathconsulting.com>

Tue, May 11, 2021 at 3:05 PM

To: Lisa Orton [REDACTED]

Cc: Rod.crowe@chasebc.ca, Sean O'Flaherty &lt;soflaherty@chasebc.ca&gt;

Hi Lisa,

Thanks for your input. We will save it on file. We are consulting on the basis of the ISED Default Consultation Process as per our pre-consultation with Mayor and Council. The intent is to consult the community and from there Council will make a decision.

You can find more information on the process here:  
<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

More information about this proposal can also be found in the attached package. To be sure, we are proposing the same infrastructure that is operating safely in thousands of communities across BC.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Tue, May 11, 2021 at 2:45 PM Lisa Orton [REDACTED] wrote:

Hello all,

I am writing to you in opposition of the construction of a 5G cell tower in the Village of Chase. As a resident and homeowner in Chase, I oppose this 5G tower as a technology that has not been proven to be safe and has been linked to numerous health risks to people, animals and the land. Cell towers emitting radiation are not safe and you cannot prove they are safe.

How do we power a technology that uses an exorbitant amount of energy? Chase power grids are already weak, evident from the numerous power outages we have had in recent years.

It is my understanding that the Mayor of Chase, Rod Crowe, was recorded saying that 5G cell towers will not be built in Chase. What has changed since this broken declaration?

The people of Adams Lake reserve will be affected by these 5G cell towers and have the right to be consulted. The Province is legally obligated to consult and accommodate First Nations on decisions that could impact Indigenous communities so the Village of Chase is obligated to



consult neighbouring First Nations. Has Adams Lake Chief & Council and community been consulted about this cell tower?

I am satisfied with my internet and cell service. I do not want this cell tower in our town.

Lisa Orton

[REDACTED] Chase, BC [REDACTED]



Public Notification Mail-Out Package - TELUS - BC106458 - Chase - 530 Aylmer Rd, Chase.pdf  
956K



**COMMENT SHEET**  
**PROPOSED TELECOMMUNICATIONS TOWER**  
**VILLAGE OF CHASE**  
Coordinates: 50.822120, -119.704371  
[TELUS File: BC106458 - Chase]

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

*Absolutely not a cell tower should not be located within 500m of home or business. We have hills where it should be built. Of course Telus is trying to save money by building it in this location. For the safety of all including humans, bees, wild life the*

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

☐ Yes  
☒ No

Comments

*No it is very large and will be seen by all in Chase. The red lights on it will be very bright shining into peoples windows at night. No changes to suggest just don't build it in that location.*

Additional Comments

*We should be looking at fibre optics as an alternative for some people as we have the cable running right through our village and all cell towers need to be located in the hills. The cell tower will also be in the line of water tanks and have so it is not an appropriate*

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 Sheryl Gien  
(Please print clearly)

Mailing Address

Chase, BC

Please email to [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1  
ATTENTION: Brian Gregg  
by May 24<sup>th</sup>, 2021

Thank you for your input.





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

---

**Proposed Telecommunications Tower Chase**

---

Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

To: kevin gien [REDACTED]

Hi Sheryl:

Thanks for submitting your comment sheet. I will save your input in our consultation file for TELUS and the Village to consider.

I am not sure if you have our consultation package, as attached, however it may provide some useful information around our siting rationale adjacent to the BC Hydro substation. The package also

While we appreciate and will save your feedback, I can confirm that there are no policies or science-based reasons to indicate that our facilities should be 500 meters away from residents. Indeed, w

Further, while this may sound counterintuitive, having a tower closer to the end users allows people to connect to the facility in greater compliance to the safety code. When towers are sited further a

Ultimately, I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

This proposal is not intended to be a replacement for other technologies that you noted such as fibre optics. If approved, this tower will provide mobile service including voice and data service. Fibre

Regards,

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Wed, May 12, 2021 at 5:06 PM kevin gien [REDACTED] wrote:

Hello please find attached the comment sheet as per above.

Thanks Sheryl



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

---

**Proposed Telecommunications Tower Chase**

---

Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

Thu, May 20, 2021 at 2:34 PM

To: kevin gien [REDACTED]

Hi Sheryl:

My comments are below in green text.

Hi Brian,

Thanks for your reply. I have a few questions/comments regarding the proposed cell tower.

I don't agree these are safe locations for cell towers to be located and find that quite sad that people are being test subjects based on outdated safety standards from the Chief Medical health Officer in 2011.

**To clarify, we are required to follow Health Canada's Safety Code 6. The Health Canada safety code is regularly updated on the basis of the latest science. The Chief Medical Health Officer Article from 2011 was only shared as it is a helpful literature review that is easy for most people to understand. It has not been updated since 2011 as the conclusions would still be similar.**

**If you desire a more up to date article, you may find the following Health Canada Technical Guide on Safety Code 6 to be useful. This was updated as recently as 2019.**  
<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

**I should kindly note that as an industry we have no influence over Health Canada's Safety Code and rather we are legally required to adhere to it, similar to how carpenters must comply with the building code or how an electrical must comply with the electrical code. You may therefore find it more useful to discuss the merits of the safety code directly with the entity that created the policy--Health Canada. I say this gently, but since we have no choice but to comply with the safety code, debating the validity of Health Canada's Safety Code 6 is beyond the scope of this consultation and this is stated in ISED's CPC document section 4.2 as follows:**

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html#sec4.2>

Concerns that are not relevant include:

- disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;
- potential effects that a proposed antenna system will have on property values or municipal taxes;
- questions whether the *Radiocommunication Act*, this document, Safety Code 6, locally established by-



laws, other legislation, procedures or processes are valid or should be reformed in some manner.

**This is because wireless infrastructure is deemed safe for public health as long as the safety code is adhered to as is legally required under the laws of Canada.**

I am sending a u tube video for you to review if you haven't already seen it yet regarding safety issues with wireless technologies. It seems we want to move at lightning speed with technology but not the safety associated with the technology.

**I have seen this video. At the end of the day, we are regulated by Health Canada and are required to comply with the safety code. We are not medical professionals and are not in a position to comment on or debate third party sources of information. There is a lot of misinformation available online and one must be careful as to which sources to rely on. In our instance, we are required to rely on Health Canada.**

Could you please tell what other locations have been considered for the cell tower?

**The subject location is TELUS' preferred location. We think it has merit as it is setback from adjacent residences by a large margin (around 200 meters) and is directly beside an existing hydro substation.**

**Others have suggested that we explore locations far out of town including lands on the adjacent Indian Reserve as well as a property further to the north (Mattey Bros property). Our engineering team will review all this options but ultimately the location will need to be technically feasible, have a willing landlord, and make rational land use sense.**

The tenants of Pat Carol the property owner where the proposed cell tower will be built are afraid to speak up because they are afraid they may loose their housing. That is just not right! **I am not in a position to comment on tenant relations with our landlord. We are simply a tenant ourselves.**

**With that said, we have done everything we can to encourage open dialogue. Every tenant has received our consultation package not only from us directly but also from the property owner. We verified that with ISED recently as well.**

How often is the radiofrequency from the cell tower tested daily, weekly, monthly, yearly?  
**ISED completes audits from time to time. The carriers also design the infrastructure to comply with safety code and monitor the facilities to ensure compliance. It's a legal requirement. To be sure, this installation will operate at a small fraction of the safety code limit as the antennas are too high up on the tower to pose a public health risk given the equipment being proposed. For your reference, we have the same equipment operating safely much closer to habitable spaces on rooftops of buildings including apartments, condos, hospitals, office buildings etc. Towers are generally the most safety code compliant way to install our equipment as the antennas are sited up high above ground level far away from living spaces. While the structure may appear utilitarian it is the safest application.**

Regards  
Sheryl

**Brian Gregg | SitePath Consulting Ltd.**



2528 Alberta Street, Vancouver, BC V5Y 3L1  
Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
Fax: 604-829-6424 | [www.sitepathconsulting.com](http://www.sitepathconsulting.com)

On Thu, May 20, 2021 at 1:12 PM kevin gien [REDACTED] wrote:  
Hi Brian,

Thanks for your reply. I have a few questions/comments regarding the proposed cell tower.

I don't agree these are safe locations for cell towers to be located and find that quite sad that people are being test subjects based on outdated safety standards from the Chief Medical health Officer in 2011. I am sending a u tube video for you to review if you haven't already seen it yet regarding safety issues with wireless technologies. It seems we want to move at lightning speed with technology but not the safety associated with the technology.

Could you please tell what other locations have been considered for the cell tower?

The tenants of Pat Carol the property owner where the proposed cell tower will be built are afraid to speak up because they are afraid they may loose their housing. That is just not right!

How often is the radiofrequency from the cell tower tested daily, weekly, monthly, yearly?

Regards  
Sheryl

<https://youtu.be/LqPJxyeDqYo>

## The Clegg Safety Challenge

C4ST CEO, Frank Clegg challenges a Rogers Communications President Dean Provost to show evidence that the radiation emitted by wireless 5G is safe given that...



[youtu.be](https://youtu.be)**THE CLEGG SAFETY CHALLENGE****"Show me your evidence that radiation from 5G and cell tower antennas is safe."****FRANK CLEGG**  
Former President of  
Microsoft Canada

vs.

**DEAN PREVOST**  
A President of  
Rogers Communications**From:** Brian Gregg <[briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)>**Sent:** May 13, 2021 10:13 AM**To:** kevin gien [REDACTED]**Subject:** Re: Proposed Telecommunications Tower Chase

Hi Sheryl:

Thanks for submitting your comment sheet. I will save your input in our consultation file for TELUS and the Village to consider.

I am not sure if you have our consultation package, as attached, however it may provide some useful information around our siting rationale adjacent to the BC Hydro substation. The package also contains some photo simulations that show how the tower may look.

While we appreciate and will save your feedback, I can confirm that there are no policies or science-based reasons to indicate that our facilities should be 500 meters away from residents. Indeed, we have the same infrastructure operating on the rooftops of apartment buildings, condos, hospitals, office buildings, etc. much closer to living spaces. Having our antennas high up on a tower is the safest way to deploy the equipment.

Further, while this may sound counterintuitive, having a tower closer to the end users allows people to connect to the facility in greater compliance to the safety code. When towers are sited further away, peoples' wireless devices have to operate at a higher power output to connect to the network.

Ultimately, I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

This proposal is not intended to be a replacement for other technologies that you noted such as fibre optics. If approved, this tower will provide mobile service including voice and data service. Fibre is only useful at fixed premises (e.g. at home or at your business) but will not deliver cell service or data services on the go.

Regards,

**Brian Gregg | SitePath Consulting Ltd.**

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Wed, May 12, 2021 at 5:06 PM kevin gien [REDACTED] wrote:  
Hello please find attached the comment sheet as per above.

Thanks Sheryl



Sent from my iPhone



**COMMENT SHEET**  
**PROPOSED TELECOMMUNICATIONS TOWER**  
**VILLAGE OF CHASE**  
Coordinates: 50.822120, -119.704371  
[TELUS File: BC106458 - Chase]

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

This should be located either above the new TCH upgrade or on the hill across the river. A higher location would increase coverage while not exposing residents to the radiation.

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

Comments

There will be a very bright light at the top (required by law) for aircraft navigation as well as a very loud backup generator across the street from a new residential subdivision proposed.

Additional Comments

Good idea but bad choice of location. Would you want your kids growing up being exposed to radiation at home or play?

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 Russel B. Rowe  
(Please print clearly)

Mailing Address [REDACTED] Chase, B.C. Canada  
[REDACTED]

Please email to [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1  
ATTENTION: Brian Gregg  
by May 24<sup>th</sup>, 2021

Thank you for your input.

**COMMENT SHEET**  
**PROPOSED TELECOMMUNICATIONS TOWER**  
**VILLAGE OF CHASE**  
Coordinates: 50.822120, -119.704371  
[TELUS File: BC106458 - Chase]

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

It is located too close to residential areas.  
The loud generator and constant flashing light will be  
seen 24/7. What impact will the radiation that is  
given off by the tower do to local wildlife?

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

☐ Yes  
☒ No

Comments

move it to a mountain.

Additional Comments

A cell tower would be okay, just not the location.

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 Susan Rowe  
(Please print clearly)

Mailing Address

Chase BC

Please email to [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1  
ATTENTION: Brian Gregg  
by May 24<sup>th</sup>, 2021

*Thank you for your input.*





Brian Gregg <briangregg@sitepathconsulting.com>

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## Comment Sheets Regarding TELUS Proposed Tower at 530 Aylmer Rd, Chase (BC106458)

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Brian Gregg <briangregg@sitepathconsulting.com>

Sun, May 16, 2021 at 4:53 PM

To: [REDACTED]

Good Afternoon Russell and Susan:

Thanks for your time over the phone today. I believe I verbally addressed all your feedback in your comment sheets as attached, however if either of you feel that you would like further feedback regarding your questions please feel free to let me know.

I am also writing to share a copy of our consultation package, as attached, for further information as it may explain our rationale and address any outstanding questions.

Please feel free to call me at 778 870 1388 if either of you would like to discuss anything further.

Thanks,

**Brian Gregg | SitePath Consulting Ltd.**

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

Fax: 604-829-6424 | [www.sitepathconsulting.com](http://www.sitepathconsulting.com)

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### 2 attachments



Comment Sheet - Rowe.pdf

1076K



Public Notification Mail-Out Package - TELUS - BC106458 - Chase - 530 Aylmer Rd, Chase.pdf

956K



Brian Gregg <briangregg@sitepathconsulting.com>

---

## Cell towers

---

Jillian Folk [REDACTED]

Tue, May 18, 2021 at 7:05 AM

To: briangregg@sitepathconsulting.com

Cc: rod.crowe@chasebc.ca, Sean O'Flaherty <soflaherty@chasebc.ca>

Brian Gregg Telus Consultant,

I am a sovereign being and I do not consent to having a cell tower within 1 km of my home.

I do not consent to having any 5G compatible technology introduced to my village until your corporation can provide long term independent studies (at least 4 years) on 5Gs effect on organic life. These studies must include the health and environmental impacts on humans (including infants, children and seniors), plant life (plants, trees and agricultural crops) and pollinators (bees, insects and birds).

A fiber optic cable should be installed to meet the internet requirements of this village while we are waiting for the results of these studies to be published.





Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

---

**Cell towers**

---

**Brian Gregg** <briangregg@sitepathconsulting.com>

Tue, May 25, 2021 at 12:33 PM

To: Jillian Folk [REDACTED]

Cc: Rod Crowe &lt;rod.crowe@chasebc.ca&gt;

Thanks Jillian.

**Brian Gregg | SitePath Consulting Ltd.**Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Tue, May 25, 2021 at 12:29 PM Jillian Folk [REDACTED] wrote:

Thank you Brian,

Yes, I am aware of the corruption at the highest levels of our society and how Service to Self corporations take advantage of that.

I therefore enact Universal and Natural Law to state that, "I as a Sovereign Being DO NOT CONSENT to having a cell tower within 1 km of my home or property." "I especially DO NOT CONSENT to any experimental 5G technology within 1 km of my property." Please note that **the Nuremberg Code bans Experimentation without Voluntary Consent** in pursuit of Sovereign Human rights. <http://history.nih.gov/display/history/Nuremberg+Code>.

When Telus has independent, long term data (at least 4 years) on 5G and can prove that it is safe for organic life, they may bring forward a new proposal to the villagers of Chase.

Jillian Folk

On Tue, 18 May 2021 at 07:52, Brian Gregg &lt;briangregg@sitepathconsulting.com&gt; wrote:

Hi Jillian:

Thanks for sharing your input. We do not conduct research nor are we medical experts. In the simplest terms, we are required to adhere to Health Canada's Safety Code 6. This is a legal requirement and as long as compliance is achieved the facilities are deemed safe. Indeed, debating the validity of Health Canada's safety code is beyond the scope of this consultation for the aforementioned reasons.

This proposal is for mobile service. Fibre optics is a fixed line service for at home or at peoples' business. Fibre does not replace a need for wireless service and vice versa.

If desired I can share with you some helpful links from Health Canada. Please feel free to let me know if you would like to discuss. My cell number is 778-870-1388.

Brian

Sent from my iPhone

&gt; On May 18, 2021, at 7:06 AM, Jillian Folk [REDACTED] wrote:



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

---

**Proposed telecommunications tower for Chase**

---

**Brian Gregg** <briangregg@sitepathconsulting.com>  
To: Ariana White [REDACTED]

Mon, Jun 14, 2021 at 1:06 PM

Hi Ariana:

I appreciate your input. For your reference, attached is the consultation package that we sent to you and the other tenants at 530 Aylmer Road.

I will save your input in our consultation file for the Village of Chase and TELUS to consider. I greatly appreciate your feedback.

**Brian Gregg | SitePath Consulting Ltd.**Cell: 778-870-1388 | Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)

On Sun, Jun 13, 2021 at 9:41 PM Ariana White [REDACTED] wrote:  
Hey there,

First off, I apologize..my 5 year old made a mess of the papers that were sent to our household so I can't send them in unless I get a replacement.

However; we live on the property of 530 Aylmer Rd, Chase, BC and fully support the installation of the new cell tower. We currently have to travel to the town core in order to place & hold a call. It has had a huge negative impact on our work. Ideally, this should not be an issue...especially if the town wants to expand. This tower is very much needed. We truly hope that it gets built...its a very much needed necessity.

Thank you for your time & have a great day.

-Ariana White

**Public Notification Mail-Out Package - TELUS - BC106458 - Chase - 530 Aylmer Rd, Chase - REV1.pdf**  
6999K



**COMMENT SHEET**  
**PROPOSED TELECOMMUNICATIONS TOWER**  
**VILLAGE OF CHASE**  
Coordinates: 50.822120, -119.704371  
[TELUS File: BC106458 – Chase]

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

Why not Hydro Station is here

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

☒ Yes  
☐ No

Comments

OSPREYS AND EAGLES WILL ENJOY IT

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:

Name JACQUELINE LEWIS  
(Please print clearly)

Mailing Address

CHASE BC

Please email to [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1  
ATTENTION: Brian Gregg  
by June 18<sup>th</sup>, 2021.

*Thank you for your input.*



Brian Gregg &lt;briangregg@sitepathconsulting.com&gt;

---

**Cell towers**

---

**Brian Gregg** <briangregg@sitepathconsulting.com>

Tue, May 18, 2021 at 7:52 AM

To: Jillian Folk [REDACTED]

Hi Jillian:

Thanks for sharing your input. We do not conduct research nor are we medical experts. In the simplest terms, we are required to adhere to Health Canada's Safety Code 6. This is a legal requirement and as long as compliance is achieved the facilities are deemed safe. Indeed, debating the validity of Health Canada's safety code is beyond the scope of this consultation for the aforementioned reasons.

This proposal is for mobile service. Fibre optics is a fixed line service for at home or at peoples' business. Fibre does not replace a need for wireless service and vice versa.

If desired I can share with you some helpful links from Health Canada. Please feel free to let me know if you would like to discuss. My cell number is 778-870-1388.

Brian

Sent from my iPhone

> On May 18, 2021, at 7:06 AM, Jillian Folk [REDACTED] wrote:  
>





## **VILLAGE OF CHASE Administrative Report**

**TO: Mayor and Council**  
**FROM: Corporate Officer**  
**DATE: 18 June, 2021**  
**RE: Application to Vary Regulations of Village of Chase Zoning Bylaw 683-2006  
116 Macpherson Street**

---

### **ISSUE/PURPOSE**

To obtain Council's approval for a Development Variance Permit which varies development regulations.

### **OPTIONS**

- 1. Authorize issuance of Development Variance Permit #1-2021.**
- 2. Deny issuance of the permit**

### **BACKGROUND**

The applicant, owner of the property at 116 Macpherson Street has applied to vary the parcel setbacks, and the parking requirements

The applicant was recently issued a Development Permit (DP2020-1 for geotechnical) for this project.

#### **Setbacks:**

There are times when a proposed building location doesn't meet the minimum setback requirement for the property. This may be due to the shape of the property, natural features that are present on the site, or other reasons. The Village's zoning regulations can be varied to allow property owners to propose a different setback when there are exceptional conditions that affect the owner's ability to meet the minimum requirements.

In this case, the owner is challenged by an irregular lot shape such that the property boundaries and the design of the multi-family dwellings do not meet at right angles.

#### **Parking:**

Parking is a frequent planning problem that when improperly regulated, can manifest into anticipated and unanticipated consequences. The Village's zoning regulations can be varied to allow property owners to propose a different

parking allocation when there are exceptional conditions that affect the owner's ability to meet the minimum requirements.

In this case, the owner is proposing a compact comprehensive residential design.

## **DISCUSSION**

There are 32 dwelling units proposed of this development. The parking requirement for multi-family developments is 1.5 parking spaces per dwelling unit equaling 48 spaces. Plus, the zoning bylaw specifies that each unit must allocate 0.5 parking spaces for guest parking for a total of 16 guest parking spots. A total of 64 parking spaces are required. This variance application would reduce the parking space requirement from 64 to 29 total parking spaces.

The applicant's rationale for a parking reduction is that the residents of the development would be low income and this would translate into low vehicle-ownership numbers. However, a reduction of parking to less than half the requirement is a significant relaxation request. If more of the residents should happen to have vehicles, where will they be parked; or the vehicles of guests of residents?

Administration recommends that the applicant provide a restrictive covenant for parking on an adjacent property. This will allow the applicant's theory to be tested with a parking security in place. If, after full build-out of the project, there are no parking issues, the parking covenant could be removed. Contrarily, if parking issues become evident, the applicant would be required to construct additional parking on the parking reserve property.

Otherwise there may be unintended consequences of overflow vehicles parking along Macpherson Street, or Hillside Avenue.

Attached to this report are:

- DVP #1-2021
- Site Plan for 116 Macpherson Street
- 2 neighbourhood referral letters

## **REFERRALS**

Notifications were sent out to property owners within 50 metres of the subject property. Section 499 of The Local Government Act requires notice be provided to affected property owners and tenants. As of the date of this report, two (2) written responses have been received affected property owners.

In addition, a referral was sent to the Fire Chief, who indicated that his interests are unaffected by the application to vary setbacks and parking.



### FINANCIAL IMPLICATIONS

None

### POLICY IMPLICATIONS


Pursuant to the provisions in the Local Government Act, a local government may, by resolution, issue a development variance permit, in respect of the land covered in the permit, the provisions of a bylaw that regulates Zoning. As a limit to Council's authority, the use or density of land cannot be varied. In the existing case, the use and density of the property is not affected by the granting of the variance request.

A variance application can come forward at any time to vary a regulation pertaining to construction and development. Council needs to consider whether it is in the best interests of the neighbouring residents to allow the variance, and whether or not granting the variance will set a precedence.

### RECOMMENDATION

**"THAT Development Variance Permit #1-2021 be issued subject to a restrictive covenant for parking being registered on an adjacent property owned by Chase equipment and Supply Ltd."**

Respectfully submitted,

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Approved for Council Consideration by CAO

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## VILLAGE OF CHASE

### Development Variance Permit No. 1-2021

Authorizing resolution of the Council of the Village of Chase passed at its Regular Meeting on the \_\_ Day of **June, 2021**.

- 1.0 LEGAL DESCRIPTION  
**LOT A DISTRICT LOT 517 KAMLOOPS DIVISION YALE DISTRICT**

CIVIC ADDRESS  
**116 Macpherson Street  
Chase, BC**

- 2.0 HOLDER & ADDRESS  
**CHASE EQUIPMENT & SUPPLY LTD  
PO Box 1135  
CHASE, BC  
V0E 1M0**

- 3.0 CONDITIONS TO BE VARIED OR SUPPLEMENTED:

- 3.1 Village of Chase Zoning Bylaw No. 683 - 2006 and amendments thereto states:

Regulations

4.13.3 Regulations for Parking

Multiple family dwelling 1.5 per dwelling unit, plus 0.5 per dwelling unit for communal or visitor parking

6.31 Regulations for Setback

Minimum setback from a rear parcel line	6.0 m
Minimum setback from an exterior parcel line	4.5 m

Variance to Regulations

Section 4.13.3 is hereby varied by way of development variance permit to allow:

a decrease in required parking spaces from 64 to 29

Section 6.31 is hereby varied by way of development variance permit to allow:

a decrease to the minimum setback from a rear parcel from 6.0m to 3.0m;  
a decrease to the minimum setback from an external parcel from 4.5m to 3.0m.



4.0 SECURITY REQUIRED: \_\_\_\_\_ YES \_\_\_X\_\_\_ NO

5.0 GENERAL NOTES:

5.1 This Development Variance Permit is issued subject to all of the Bylaws of the Village of Chase applicable thereto, except as specifically varied or supplemented by this Permit.

5.2 This Permit applies to and only to those lands within the Village of Chase described in 1.0 above.

5.3 This Permit is not a Building Permit.

6.0 APPROVAL REQUIRED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:

\_\_\_\_\_ YES \_\_\_X\_\_\_ NO

Approved by Village of Chase Council on the \_\_\_ Day of \_\_\_ 2021.

Site plan for the Hillside Avenue development. The plan shows three residential phases: Phase 1 (8 Unit Residential, 32m² footprint), Phase 2 (8 Unit Residential, 156m² footprint), and Phase 3 (4 Unit Residential, 18m² footprint). The plan includes a red boundary line around the main development area. Key features include: Phase 1 (8 Unit Residential, 32m² footprint), Phase 2 (8 Unit Residential, 156m² footprint), and Phase 3 (4 Unit Residential, 18m² footprint). Parking areas are labeled with yellow boxes: '4 PARKING STALLS', '7 PARKING STALLS', and '2 PARKING STALLS - E.V. CHARGING'. Setback callouts in yellow boxes indicate 'Reduce setback from 4.5m to 3.0m' and 'Reduce setback from 6.0m to 3.0m'. The plan also shows 'COBURN STREET ROAD DEDICATION', 'HILLSIDE AVENUE', and 'MACPHERSON STREET'. A north arrow is located in the top right corner.



## Sean O'Flaherty

---

**From:** ChaseBC  
**Sent:** Friday, June 04, 2021 10:52 AM  
**To:** Sean O'Flaherty  
**Subject:** FW: 116 MacPherson Street Proposed development Attention Mayor,Councillors,C.A.O ,C.O. URGENT

---

**From:** Doug rensshaw <doug\_rensshaw@yahoo.ca>  
**Sent:** June 4, 2021 9:21 AM  
**To:** ChaseBC <chase@chasebc.ca>  
**Subject:** 116 MacPherson Street Proposed development Attention Mayor,Councillors,C.A.O ,C.O. URGENT

WITHOUT PREJUDICE

URGENT

To all concerned and aforementioned in Subject line et al:

I have read the submission for variance for the proposed project at 116 MacPherson Street from the minutes of the May meeting from the C.O..I wish to point out that the Zoning Bylaw allows up to 70 units /hectare under R3.The area of the property in question would only permit up to 20 units therefore the project is in question and the variance request must be denied since the basis for the variance is without basis.I believe that the original density of a maximum of up to 10 units for the afore mentioned property is best suited to this area of dense population.

This property and the adjacent ones have been bones of contention for 4 years and many Bylaws have been unenforced without reason or proper variance.In particular there are 3 buildings illegally positioned on one lot without principal residence as well as derelict tailer chassies,heavy machinery,building materials both on lots A,B.C.D. and 116 Macpherson Street.The owner of these properties has not once diplayed any signs or fencing or any type of warning regarding the danger from these depositions and they are contrary to the Bylaws of Chase and have been refused enforcement by Mr. O'Flaherty on many occasions.

It would appear that the owner of these properties is able to act with impunity for some unknown reason and against the health safety concerns which are the responsibility of the Village of Chase and its agents to ensure.

The above are not the only issues of contention regarding Village action/inaction and as I have pointed out in previous emails etc.The Village and/or the administration are responsible personally for their action/inaction based on negligent action/inaction.All in question have

been advised of the lack of Bylaw enforcement, issues therewith, the lack of proper variance procedures etc., etc. These decisions are of monumental impact to the citizens and only benefit the developer or so it appears. I purchased my property adjacent to the 116 MacPherson Street property on the basis that there would or could be 10 dwellings 1/lot on the original development plan for the recently rezoned property. Your actions/inactions have and continue to interfere with my enjoyment of property having endured the eyesores, noise, dust, contention etc. relating to the proposed project as have my neighbours who along with me over the years voiced their dissension and have been ignored by you.

The callous attitude displayed by the Village is almost unforgiveable and is most certainly contentious. You are Public Servants and yet serve the developer and yourselves only. The area should be a green space for the enjoyment of the populace of the area surrounding it.

NOT one of the Councillors or the Mayor have once responded to my cries of disbelief but have blindly and with malice proceeded to break the laws of the Village and the Province. Holding an official office is based in the mandate of the office based on Provincial law and a listening and responding ear to the public who you serve. The disrespect you have treated me and others with is despicable. There are many here who know much more than you and they should be respected and listened to as part of your obligations. These obligations ARE STATUTORY Laws of the province.

Sincerely,  
Douglas Renshaw  
1014 Hillside Avenue, Chase, B.C.



## Sean O'Flaherty

---

**From:** ChaseBC  
**Sent:** Monday, June 07, 2021 7:20 AM  
**To:** Sean O'Flaherty  
**Subject:** FW: Attention Counsellors, Mayor, C.A.O., C.O. URGENT re: Pending variance proceeding for 116 MacPherson Avenue

---

**From:** Doug renschaw <doug\_renschaw@yahoo.ca>  
**Sent:** Friday, June 4, 2021 3:48 PM  
**To:** ChaseBC <chase@chasebc.ca>  
**Subject:** Attention Counsellors, Mayor, C.A.O., C.O. URGENT re: Pending variance proceeding for 116 MacPherson Avenue

WITHOUT PREJUDICE

To the Mayor, Counsellors, C.A.O., C.O. Chase B.C.:

Recent May council meeting minutes display a plan for a development @ 116 MacPherson Avenue requesting setback variation mentioning the lane which is to act as a driveway accessing the parking area for the oversized proposed development. If so it has to be widened to accommodate the comings and goings from MacPherson Avenue and the proposed development complex according to driveway dimensions for this type of access. This widening will serve to further reduce the area of the property in question and lower the appropriate occupation units quantity. Further it appears that this widening will need 30 feet by about 300 feet in length to accommodate the pictured driveway accesses on the property from the minutes of the May meeting and the notes of the C.O.

It has also occurred that the applications are from a company NOT licensed for the construction/management of construction or in any way entitled to organize/perform any of the work involved in the development.

Douglas Renschaw

P.S. This info. is intended to embellish the previous 2 emails I sent today to all of you with regard to this matter.

Re Section 57 Notice of Building Contraventions on Title for the Underwood Hotel

In 2008 a Stop Work Order was issued against ES Plastics for renovation work upstairs at the Underwood. A section 57 Notice of Building Contravention was filed.

We cannot be positive what renovations were done by ES Plastics but it mostly looked like they started to renovate the upstairs rooms to make them suitable for residential rentals. When the Calvert's bought the building in 2011, there was new gypsum board on some walls, and some new plumbing fixtures were onsite but most were not installed. To the best of our knowledge ES Plastics did not make any structural changes to the upstairs areas.

In 2017 a second Section 57 Notice was filed.

The renos we did in 2014, that resulted in the second Section 57, did not have any structural changes. It would appear that both Section 57's are for the same area and same type of non-structural renos.

In July of 2014 a Stop Work Order was issued for not having a Building Permit for the renos being done upstairs. This was disputed and in August 2014, we hired TRTA Architecture Ltd to review the work being done. Their report indicated a Building Permit should not be required.

Please take into consideration the following:

- 1) Building Permits were taken out for structural changes to other areas of the Hotel - the Liquor Store, Restaurant/Kitchen and downstairs office.
- 2) Electrical work for upgrades were done under permit by a local electrician – these included creating a hydro meter room, installing building wide smoke alarms and heat sensors.
- 3) A second architect was hired in September 2020 to review the building and determine what upgrades would be required to have the Section 57 Contraventions removed. MacKinnon Architect and the TNRD Building Inspector, Jamie Spies met on site January 14/21, where they determined that the exit stairs were the only upgrades required.
- 4) BP13613 has been taken out for the upgrades to the outside stairs and is complete.
- 5) The building as it is today is much safer than it was prior to our renovations and provides much need low income accommodation in Chase.

We feel that we have done due diligence on our part, and request to have both Section 57 Notice of Building Contraventions removed. Time is of the essence as the new buyers have a time sensitive non-refundable holdback of \$50 000 which is subject to the removal of the Section 57 Notices.

Shirley Bates

For

380 Alexander Investments Ltd

Dbu Underwood Hotel







*Village of Chase*

PO Box 440 826 Okanagan Ave  
Chase, BC V0E 1M0  
Office: 250.679-3238  
Fax: 250.679-3070  
[www.chasebc.ca](http://www.chasebc.ca)

DATE: May 13, 2021

REGISTERED OWNER: 360 Alexander Investments Ltd.

LEGAL DESCRIPTION: Lot 19, Block C, District Lot 517, KDYD, Plan 514

ADDRESS: 718 Shuswap Ave, Chase, BC

To Whom It May Concern:

**Subject: Notice on Title**

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We acknowledge receipt of the \$200 fee to release the **Section 57 Notice on Title**.

We undertake to file the release documents into the Land Title and Survey Authority pending Final Occupancy of the Building Permit for 'Exit Stairs'.

If you have any related questions please contact the undersigned.

Yours truly,

Sean O'Flaherty  
3CBBTP

Digitally signed by Sean O'Flaherty 3CBBTP  
DN: cn=Sean O'Flaherty 3CBBTP o=CA,  
ou=Authorized Subscriber ou=Verify ID at  
www.justcert.com/UKUP.cdn/cn=3CBBTP  
Reason: I am the author of this document  
Location:  
Date: 2021-05-13 11:13:07-00

Sean O'Flaherty, RPP  
Corporate Officer





April 10, 2021

T.N.R.D. Building Department  
300 – 465 Victoria Street  
Kamloops, BC

Project : 4039

Attention: Jamie Spies, Building Inspector

email: jspies@tnrd.ca

Regarding: Underwood Hotel, 718 Shuswap Avenue, Chase, BC  
Existing Exterior Exit Stair Upgrades

Please find attached the following documents:

- Field Review Report dated April 10, 2021
- Diagrams SK-1 and SK-2 dated 2021.01.20
- Underwood Hotel Exterior Exit Stairs; BC Building Code Review, dated January 18, 2021

Based upon my field review on April 10, 2021 of the above noted upgrades, I am of the opinion that this work is now complete and meets the agreed-upon requirements for removal of the Section 57 of the Community Charter Contravention notice which has been registered against the title of this property.

Yours truly,

A handwritten signature of D. Bruce MacKinnon in black ink. Below the signature is a circular red professional seal. The seal contains the text "REGISTERED ARCHITECT", "D. BRUCE MACKINNON", and "BRITISH COLUMBIA". A red star is in the center, and the date "2021.04.10" is stamped across the bottom of the seal.

D. Bruce MacKinnon, Architect AIBC

# FIELD REVIEW REPORT

To: 380 Alexander Investments Ltd.  
Attention: Shirley Bates, Property Manager

Email: sbates.office@gmail.com

To: T.N.R.D.

Attention: Jamie Spies, Building Inspector

Email: jspies@tnrd.ca

Project: Underwood Hotel Exterior Exit Stairs Upgrade

Project #: 4039

Date: April 10, 2021

---

This Field Review Report is issued only for the purpose of recording any clarification or interpretation of the contract documents or giving direction on problems resulting from field conditions. These instructions are subject to the provisions of the Contract Documents and unless stated herein and specifically co-authorized by the Client, will not affect the Contract amount.

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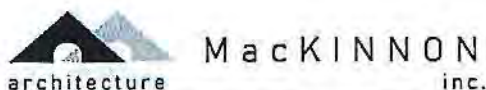
This field review is to confirm completion and general conformance with the following attached documents:

- January 18, 2021 BC Building Code Review prepared by MacKinnon Architecture Inc.
- Diagrams SK-1 and SK-2 dated 2021.01.20 prepared by MacKinnon Architecture Inc. generally indicating required upgrades to two existing exterior exit stairs to conform with the agreed requirements noted in the above referenced January 18, 2021 BC Building Code review.

## Conditions found:

1. Stair tread and landing surfaces have received a non skid surface treatment.
2. Aluminum contrasting nosing is in place at all nosings.
3. Tactile walking zones are in place at the required location at the top of each flight of stairs.
4. New posts have been installed to accommodate existing guards raised to 42" above stair nosings.
5. 2 x 6 outside stringer is added to ensure open clearance below guard is no more than 4".
6. Aluminum handrail has been added to one side of stairs at 36" high running continuously from top landing to bottom of stair.
7. Handrail transition from upper flight to lower flight at landing of switchback stair does not maintain required height at first tread above landing. However handrail is continuous with smooth corners, and provides transition that guides the hand nicely. Strict conformance with the required handrail height would require a vertical transition component that would be more disruptive to continuous hand hold. I judge this anomaly to be acceptable given the existing stair configuration.

Page 2 follows



209 - 1339 McGill Road, Kamloops, BC V2C 6K7  
phone: (250) 372-710 fax: (250) 374-7171

Per: Bruce MacKinnon, Architect AIBC



# FIELD REVIEW REPORT

To: 380 Alexander Investments Ltd.  
Attention: Shirley Bates, Property Manager

Email: sbates.office@gmail.com

To: T.N.R.D.  
Attention: Jamie Spies, Building Inspector

Email: jspies@tnrd.ca

Project: Underwood Hotel Exterior Exit Stairs Upgrade

Project #: 4039

Date: April 10, 2021

---

This Field Review Report is issued only for the purpose of recording any clarification or interpretation of the contract documents or giving direction on problems resulting from field conditions. These instructions are subject to the provisions of the Contract Documents and unless stated herein and specifically co-authorized by the Client, will not affect the Contract amount.

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8. Handrails at top landing of both stairs extend more than the minimum required 12" horizontal extension.
9. Handrails at the bottom of both stairs continue beyond bottom riser to a point 36" above ground and turn to ground at a support post. They do not incorporate a required further 12" horizontal extension. The intent of these extensions is to provide guidance to visually impaired persons before accessing the stair. Since these stairs are designed as exit facilities from the upper floor, passage is intended to be down the stair to ground level. Current configuration provides continuous guidance to ground level. I judge that a further 12" extension would be of only minor assistance once already at ground level, and could provide an impediment to free egress to open space given the existing configuration of these stairs.

Given the findings of this field review, it is my opinion that the upgrades to these two exit stairs are complete and meet the requirements set out in the documents indicated at the start of this review, which in turn incorporate the scope of upgrades agreed upon with the T.N.R.D., as the Authority Having Jurisdiction.

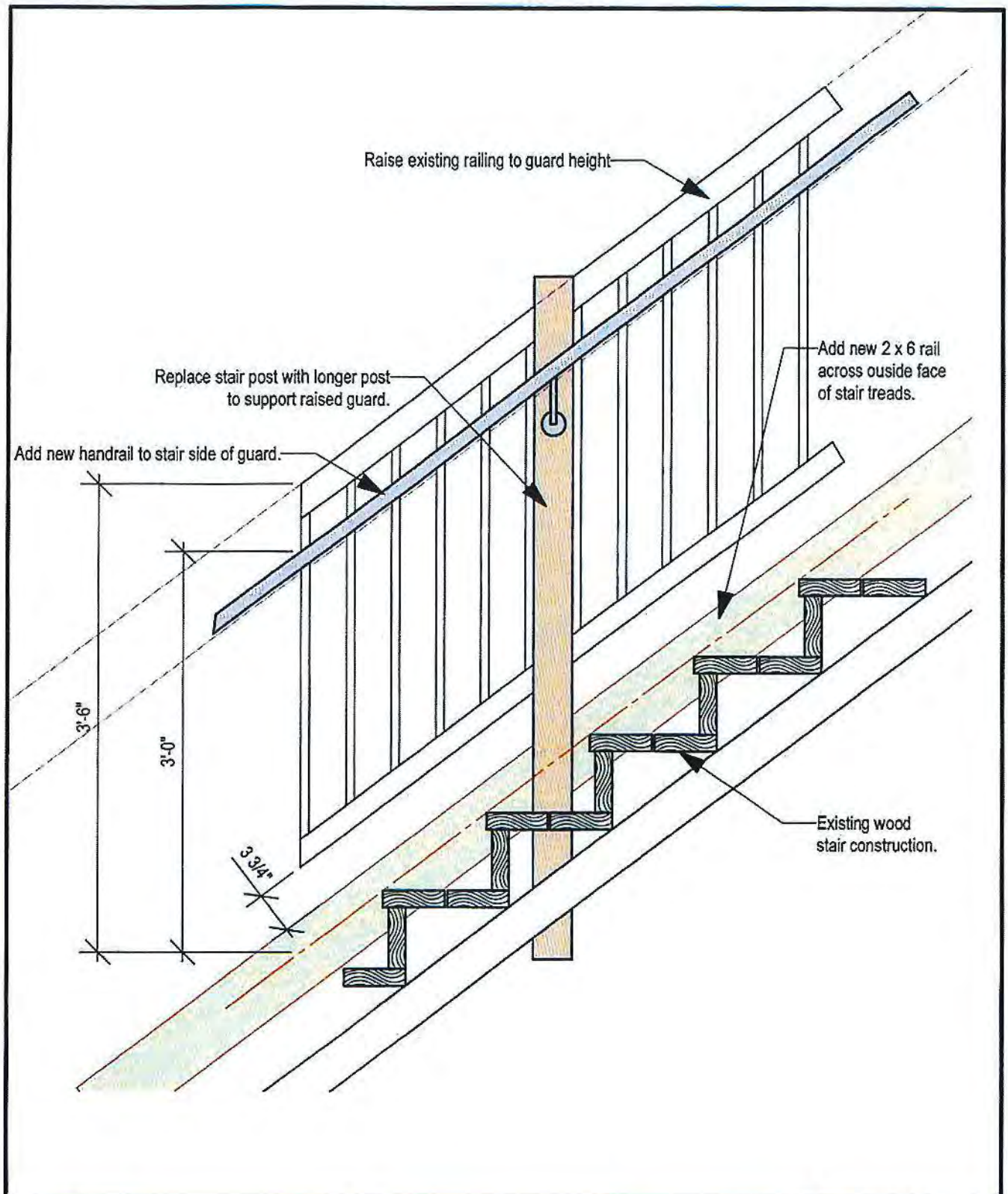


M a c K I N N O N  
inc.

209 - 1339 McGill Road, Kamloops, BC V2C 6K7  
phone: (250) 372-710 fax: (250) 374-7171

Per: Bruce MacKinnon, Architect AIBC





 **MacKINNON**  
Architecture Inc.

209 • 1339 McGill Road  
Kamloops, BC V2C 6K7

tel: (250) 372-7100  
fax: (250) 374-7171

Project

**Underwood Hotel**

No. 4039-20

Title

**Exit Stair Section Diagram**

Scale 3/4" = 1'-0"

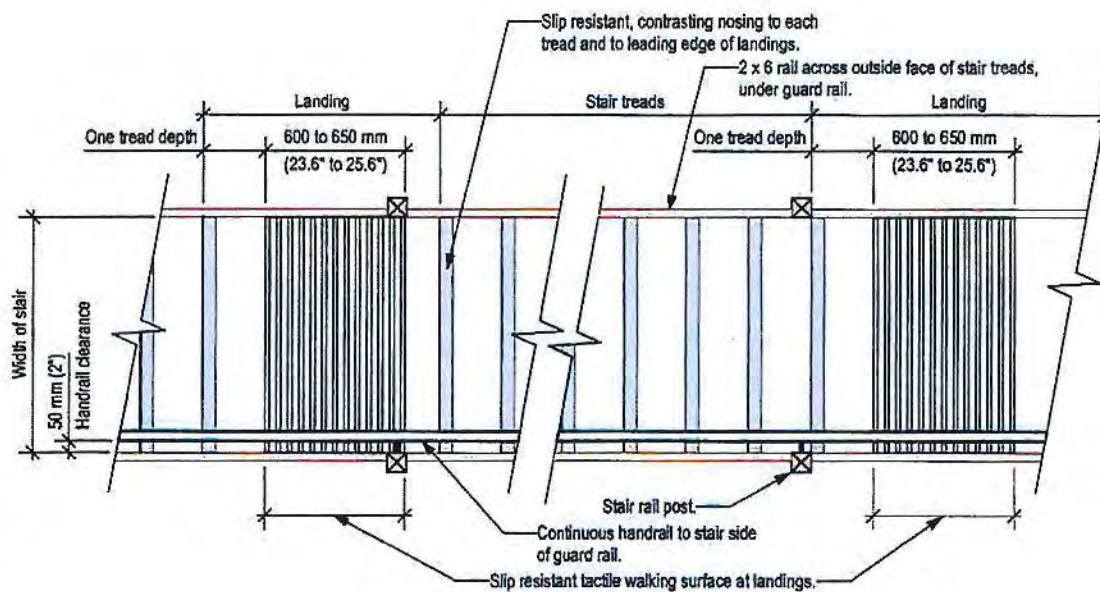
Date 2021.01.20

Drawn DBM

Drawing No.

**SK-1**





209 - 1339 McGill Road  
Kamloops, BC V2C 6K7

tel: (250) 372-7100  
fax: (250) 374-7171

Project

**Underwood Hotel**

No.

4039-20

Title

**Exit Stair Plan Diagram**

Scale 3/8" = 1'-0"

Date 2021.01.20

Drawn DBM

Drawing No.

**SK-2**

**Underwood Hotel Exterior Exit Stairs; BC Building Code Review**  
718 Shuswap Avenue, Chase, BC

Legal Description: Lot 18, Block C, Plan 514, District Lot 517

Project No. : 4039  
Prepared by : MacKinnon Architecture Inc.  
Date : January 18, 2021

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BC Building Code 2018; Division A, Part 1

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**Application to Existing Buildings**

1.1.1.2.(1) Renovations to an existing building shall not decrease the level of life safety and building performance below the level that already exists.

Life safety from the upper floor level was improved in approximately 2015, when new, exterior, wood, exit stairs were constructed from both ends of the upper floor corridor. The configuration of these stairs does not conform in all aspects with the 2018 BC Building Code. The following conditions have been accepted by the Authority Having Jurisdiction as acceptable:

- Rise and run of stair treads does not quite comply in all locations with current metrics.
- Stairs include a combination of open and closed risers.
- Stair treads with closed risers have approximately ¾" nosing overhang.
- North-east stair varies in width from 1067 mm (42") for the upper flight to 1118 (44") for the lower flight. A single continuous handrail will be required for this stair.
- Slip resistance of exposed wood landing and stair tread surfaces will be improved by the introduction of slip resistant stair nosings and slip resistant tactile walking surface on all landings.

Improvements to the existing exit stairs will generally be limited to guards, handrails, stair nosings, and tactile walking surfaces.

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BC Building Code 2018; Division B, Part 3

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**Slip Resistance**

3.4.6.1.(1) Surface of landings and treads shall be slip resistant and nosings shall have a contrasting colour or discernable pattern visible in both directions of travel.

**Landings**

3.4.6.3.(4) Landings shall have tactile walking surface indicators conforming to 3.8.3.

**Handrails**



- 3.4.6.5.(1) One handrail is required for stairs less than 1100 mm (43.3") wide.
- (2) One handrail is required to each side of stairs more than 1100 mm wide.
- (5) Handrail shall be continuously graspable along its entire length with
  - a. Circular cross section not less than 30 mm (1.18") and not more than 43 mm (1.7").
  - b. Non-circular cross section with perimeter not less than 100 mm (3.9") and not more than 125 mm (4.92"), and whose largest cross section dimension is not more than 45 mm (1.77").
- (7) Handrail shall be not less than 865 mm (34") and not more than 1070 mm (42.13") measured vertically up from the nosing to the top of handrail.
- (9) Handrail shall be continuously graspable throughout the length of each flight of stairs.
- (10) At least one handrail shall be continuous throughout the length of the stair including landings.
- (11) Handrails shall terminate in a manner that is not a hazard.
- (12) At least one handrail shall extend 300 mm (12") beyond the top and bottom of the stair.
- (13) Handrail shall be minimum 50 mm (2") clear from adjacent wall/surface and 60 mm (2.36") from a rough wall/surface.

#### **Guards**

- 3.4.6.5.(1) A guard is required to side of stair where the difference in elevation is more than 600 mm (24").
- (2) Height of guard for exit stairs and landings shall be not less than 1070 mm (42.13").
- (5) Openings in guards shall not permit the passage of a sphere that is more than 100 mm (3.94") in diameter

#### **Tactile Walking Surface**

- 3.8.3.9.(3) Tactile walking surface shall be
  - a. Slip resistant
  - b. Durable
  - c. Not more than 3 mm (0.12") different from the surrounding surface
  - d. Detectable when walked upon
  - e. Contrasting colour
  - f. Located one tread back from top riser, and between 600 mm to 650 mm (23.6" to 25.6") by the full width of the stair. Required at top and intermediate landings.