



REGIONAL DISTRICT OF MOUNT WADDINGTON
PLANNING COMMITTEE MEETING MINUTES

July 21, 2015

RDMW Office – 2044 McNeill Road, Port McNeill

PRESENT: Chair Heidi Soltau and Directors Shirley Ackland, Jan Allen, Mike Berry, Hank Bood, Dennis Dugas, Andrew Hory, Dave Rushton and Phil Wainwright

STAFF: Jeff Long, Manager of Planning & Development Services
Melissa Tonkin and Liette Patterson, Recording Secretaries

PUBLIC: 1- John Leugner, Telus (TM Mobile Inc.)

A. CALL TO ORDER

Chair Soltau called the meeting to order at 12:05pm.

B. APPROVAL OF AGENDA

Moved/Seconded/Carried
THAT the agenda be approved as presented.

15-14
AGENDA
APPROVED AS
PRESENTED

C. ADOPTION OF MINUTES

1. Minutes of the Planning Committee meeting held June 16, 2015.

Moved/Seconded/Carried
That the minutes of the Planning Committee meeting held on June 16, 2015 be adopted.

15-15
PC MINUTES
JUNE 16, 2015
APPROVED

D. DELEGATIONS

1. Jon Leugner, Telus – TM Mobile Inc. Re: Proposed Wireless Communications Tower in Woss

Mr. Leugner provided a detailed overview of the proposal by Telus to construct a 30 metre high communications tower and related infrastructure on its property in Woss for the purposes of providing wireless cellular coverage to the community of Woss. He addressed matters pertaining to:

JON LEUGNER, -
TELUS - WOSS
CELLULAR
TOWER/SERVICE

- Property location;
- Description of tower and associated works;
- Scope and extent of services to be provided and associated benefits;
- Review of site selection factors;
- Process undertaken in accordance with Industry Canada requirements including public consultation via newspaper advertisements, and notification to land owners/tenants, as well as information meeting conducted by Telus on a volunteer basis;
- Review of input received from the public;
- Information prepared by Telus to address public concerns including a visual impact analysis, photo simulation and alternative design parameters.

Mr. Leugner advised that should the Regional District prefer to have the tower painted, then Telus would provide options for doing so prior to construction and undertake the preferred option.

Questions from Planning Committee and staff throughout Mr. Leugner's presentation included:

- Can the tower be placed on Woss Mountain? Yes it can, but the extent of service delivery for Woss would not be as otherwise preferred;
- Will the new tower provide service for the Highway 19 corridor? In a very limited capacity in proximity, but the objective of this project is focused on Woss itself.
- Will there be any negative impacts to the service by going with the monopole design as opposed to the lattice? There will be a 5-10% reduction in strength but it will be substantially unchanged over the service area.
- Do you have rendered photos that depict the two types of towers side by side for comparison purposes? No, but as you can see, there is a single photo that depicts the monopole design which gives you an idea as to how it would look in comparison to the photos of the lattice design.

Mr. Leugner advised that as part of this process, Telus is seeking a resolution from the Board that it can provide to Industry Canada and that resolution options have been included in the staff report.

Chair Soltau thanked Mr. Leugner for his presentation and advised that given there is a staff report on this proposal which is included in section F of the agenda, she called upon Jeff Long, Manager of Planning & Development Services, to speak to this matter at this time.

Mr. Long advised that Mr. Leugner covered several of the matters addressed in the staff report. He reviewed matters pertaining to the Woss Official Community Plan and Land Use Bylaw. He noted that the proposed public utility use is a permitted use in all zones and that the general height restriction of 10.7 metres was not intended to apply to uses of this nature. In this regard, the Land Use Bylaw is flawed in that it does not provide height exceptions for specific kinds of use/structures which is otherwise typical. He advised that tower such as this is not subject to the BC Building Code. Mr. Long noted that the RDMW undertook a public information meeting and that the minutes are included in the staff report along with submissions received by the RDMW.

Mr. Long reviewed the options for dealing with the proposal and advised that any resolution pertaining to this proposal could include the preferred tower construction option (lattice versus monopole) and that Telus provide options for painting the proposed tower and do so as a prelude to construction.

15-16
WOSS TELUS
TOWER
PROPOSAL

Moved/Seconded/Carried

WHEREAS TELUS proposes to erect a wireless telecommunication tower and accessory structures on the property legally described as Block T, Section 21, Rupert District and civically addressed as 3009 Englewood Drive in the community of Woss;

AND WHEREAS proponents of telecommunication towers are regulated by Industry Canada on behalf of the Government of Canada, and as part of the approval process to erect these towers, Industry Canada requires proponents to consult with the local land use authority and public as provided for in CPC-2-0-03;

AND WHEREAS TELUS advises it has consulted with the public by notifying all property owners and occupants within three (3) times the tower height and placed advertisements in the North Island Gazette and has provided thirty (30) days for written public comment;

AND WHEREAS TELUS advises it conducted a community information meeting in Woss on July 8, 2015.

AND WHEREAS TELUS advises it has responded to those members of the public that made written submissions as a result of the public consultation process;

NOW THEREFORE BE IT RESOLVED THAT:

The Manager of Planning & Development Services is hereby instructed to advise TELUS that:

- a) TELUS has satisfactorily completed its consultation with the Regional District of Mount Waddington;*
- b) The Regional District of Mount Waddington is satisfied that TELUS has undertaken the required public consultation process; and,*
- c) The Regional District of Mount Waddington has no objection to TELUS's proposal to construct a wireless telecommunications tower and accessory structures on the lands described above, provided they are constructed substantially in accordance with the revised plans for a single pole tower as presented to the Regional District of Mount Waddington Planning Committee by TELUS on July 21, 2015, and further that Telus provide the Regional District of Mount Waddington with options for painting of the single pole tower such that the Regional District of Mount Waddington can decide which option that it wishes for Telus to implement, if any.*

E. CORRESPONDENCE

1. Cliff and Lorrene Laursen Re: Request for Extension to Development Variance Permit DVP-03-2010 – 6010 Mine Road, Hyde Creek (July 13, 2015)

Jeff Long, Manager of Planning & Development Services, described the background associated with this Development Variance Permit which was approved by the Board in 2010 and is set to expire in December, as well as the nature of the request to extend the expiry date for three years. He advised that it is typical to include an expiry date in permits of this nature in case a permit is not implemented and applicable policies and regulations change, then a new permit application would be required and can be considered in the context of the latest policies and regulations. He noted that applicable RDMW policies and regulations have not changed in this case and that the applicants satisfied the conditions associated with the approval of the Development Variance Permit.

Moved/Seconded/Carried

THAT the Board of Directors of the Regional District of Mount Waddington hereby extends the expiry date to December 7, 2018 associated with Development Variance Permit DVP-03-2010 with respect to the property legally described as Lot A, Section 16, Township 1, Rupert District, Plan VIP85720 (PID 027-677-184).

F. REPORTS

1. Staff Report: Proposed Wireless Communications Tower by Telus (TM Mobile Inc.) in Woss (July 14, 2015).

Dealt with in section D. Delegations.

G. NEW BUSINESS

None

H. NEXT MEETING DATE

August 18, 2015 if required

I. ADJOURNMENT

15-18
ADJOURNMENT

Moved
THAT the meeting be adjourned.

Time: 1:08pm

CORRECT

APPROVED



SECRETARY



CHAIR