

Telecommunications Tower MISC-22-42

Regional District of Central Okanagan Board Meeting

February 2, 2023

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

The applicant seeks a letter of concurrence from the RDCO, to allow a cell tower to be installed on private land.

Overview – Antenna Systems in Canada

Innovation, Science and Economic Development Canada (ISED), regulates tower siting

Companies must advise local authorities, and notify residents...

- Following local policies if established, or
- Using **ISED's default consultation** process if no local policy exists

The company must consider the community's views request a letter of concurrence from the local authority.

If the local authority issues the letter of concurrence, the tower must be built within three years.

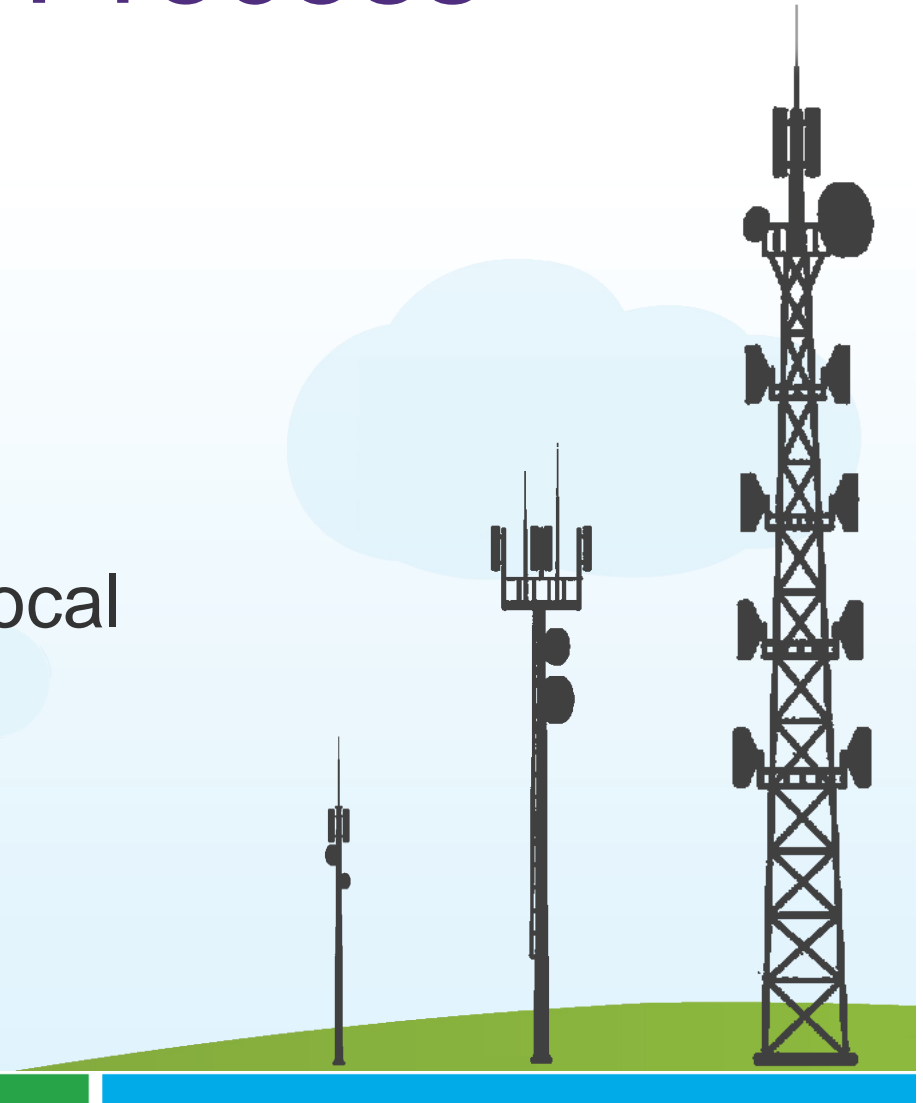
120 days



ISED Default Consultation Process

The aim of consultation is to:

- Present site options
- Ensure local processes are respected
- Address reasonable concerns from the local authority and the community
- Obtain local authority concurrence

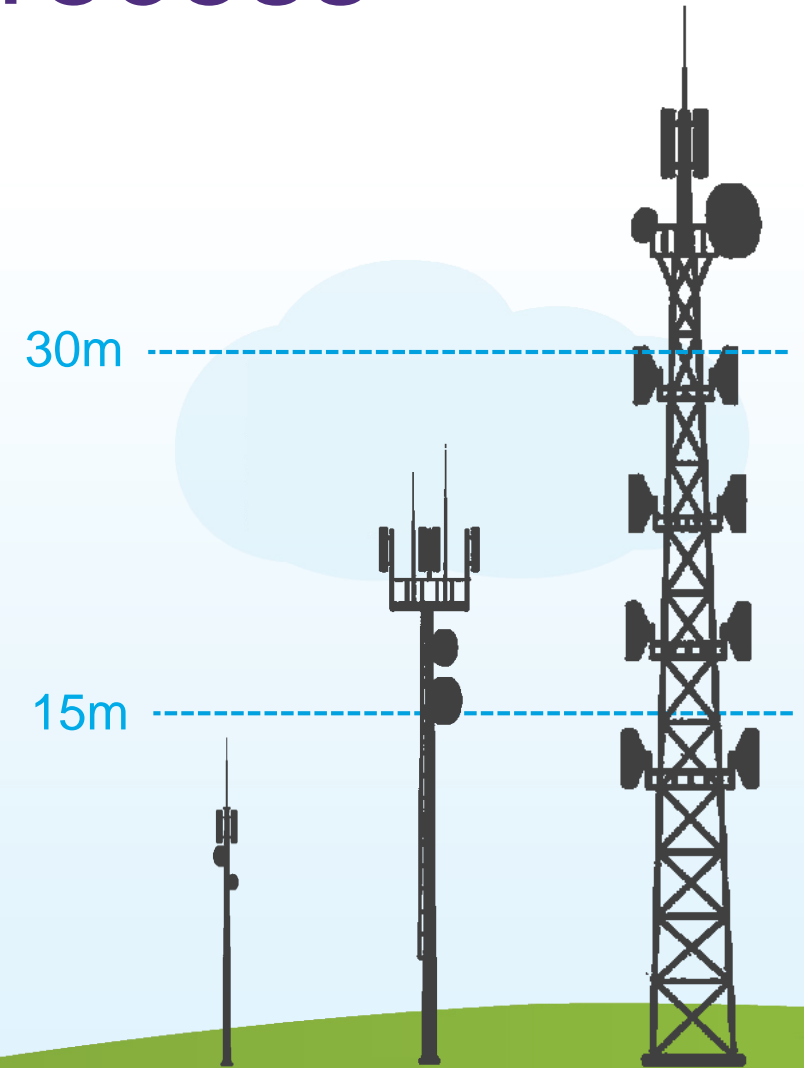


ISED Default Consultation Process

Over 30m: proponent must place a notice in a local community newspaper

Over 15m: must notify residents within three-times the height of the tower

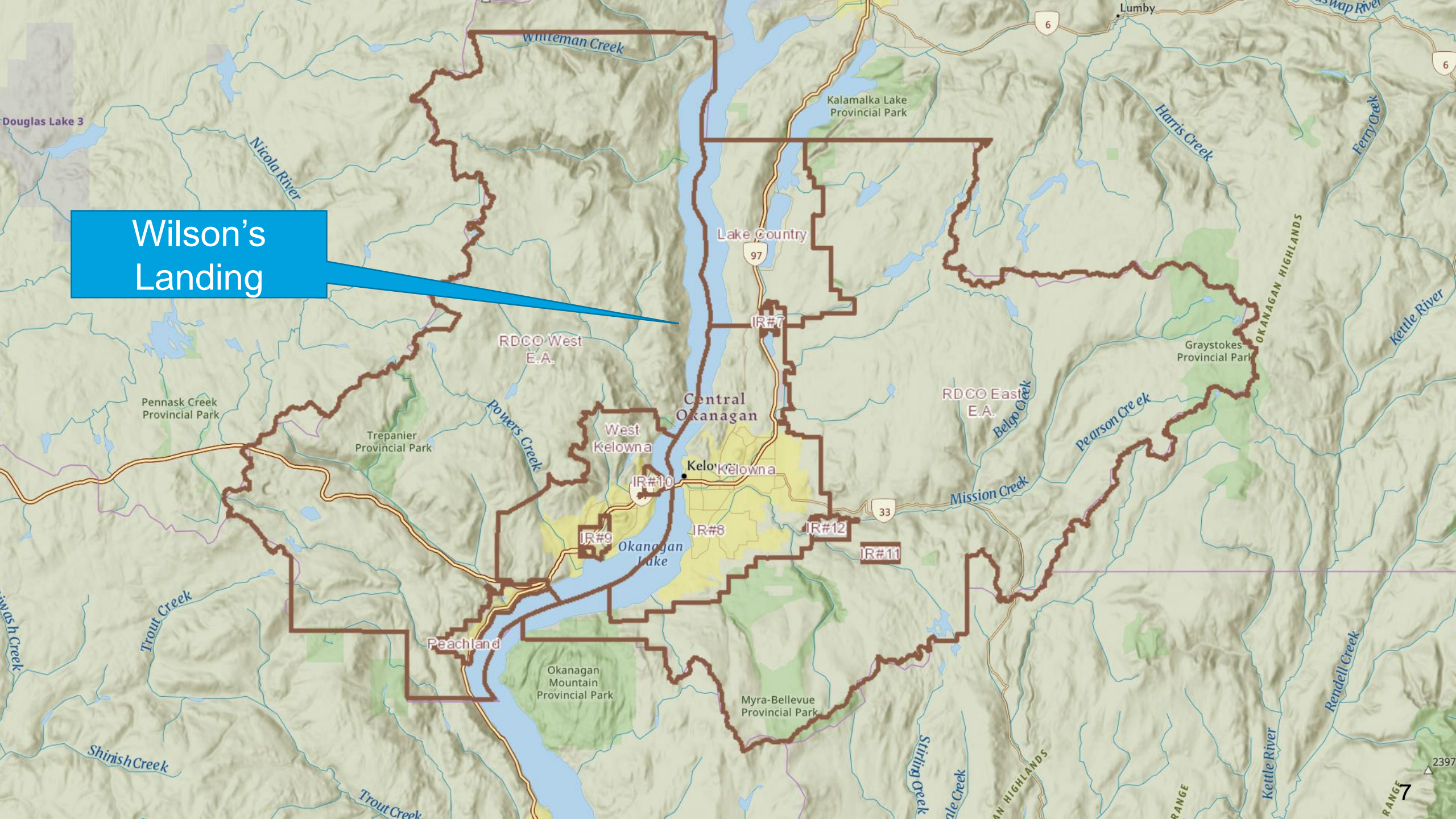
Under 15m: may be exempt from notification requirements



Proposal

- 15.9m tower
- Rogers Communications
- Private land
- Adjacent to Wilson's Landing Fire Hall

Wilson's
Landing

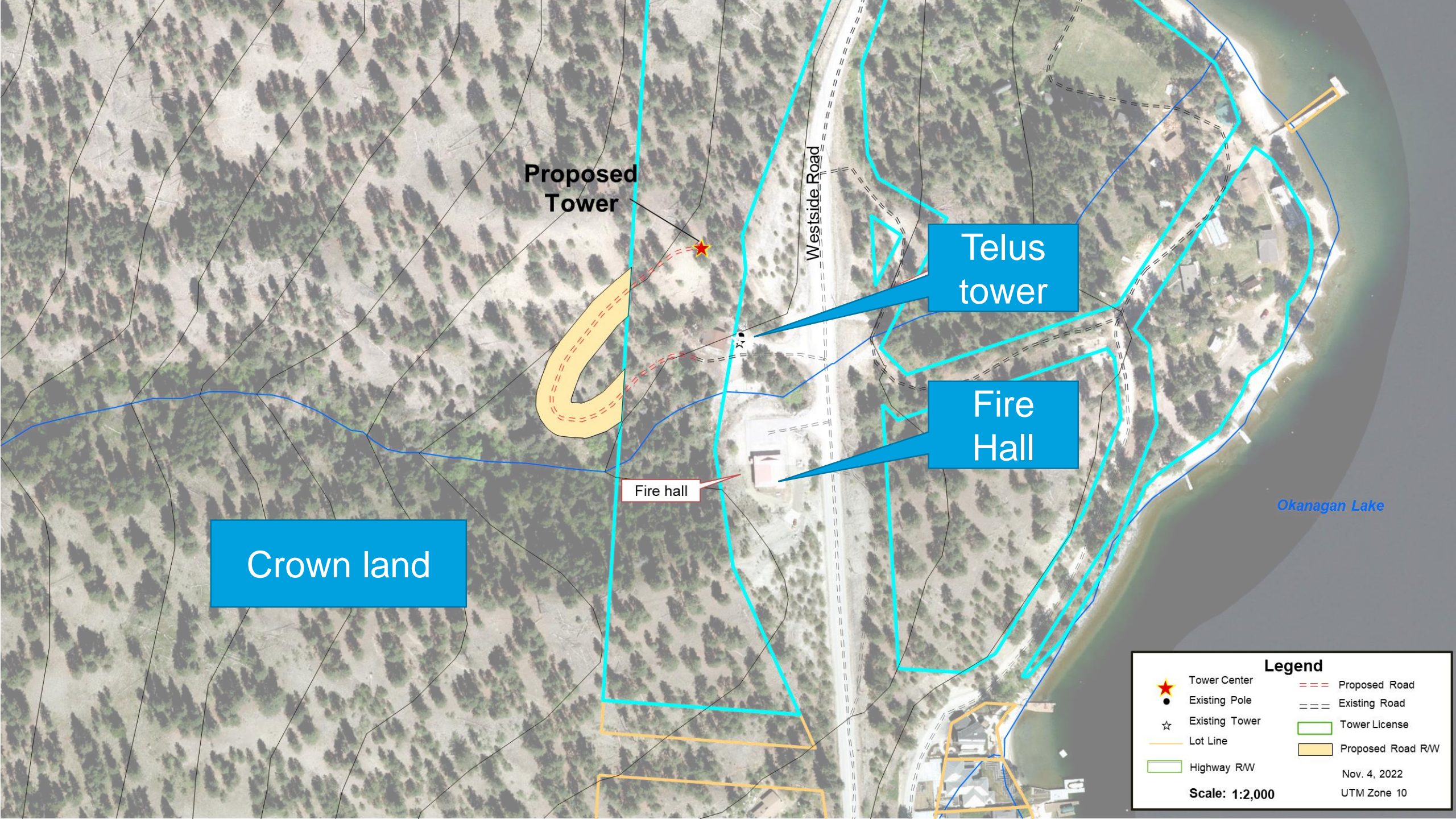




Proposed location

Wilson's Landing Firehall

Camp Owaissi



Proposed Tower



Telus tower



Fire Hall

Fire hall

Crown land

Westside Road

Okanagan Lake

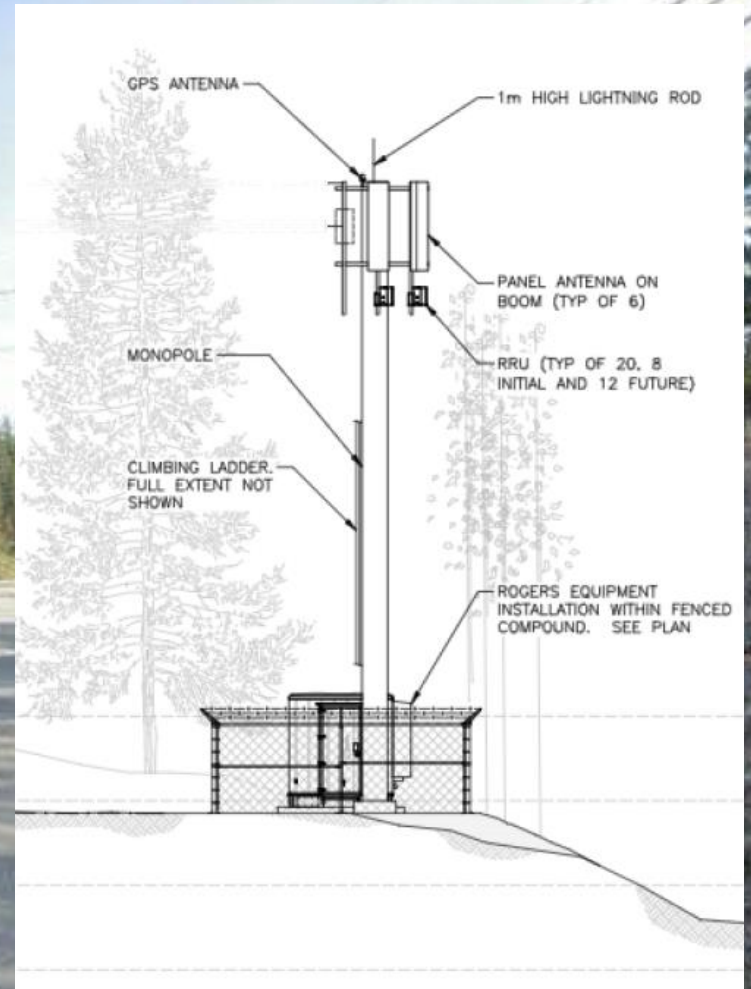
Legend

	Tower Center		Proposed Road
	Existing Pole		Existing Road
	Existing Tower		Tower License
	Lot Line		Proposed Road R/W
	Highway R/W		

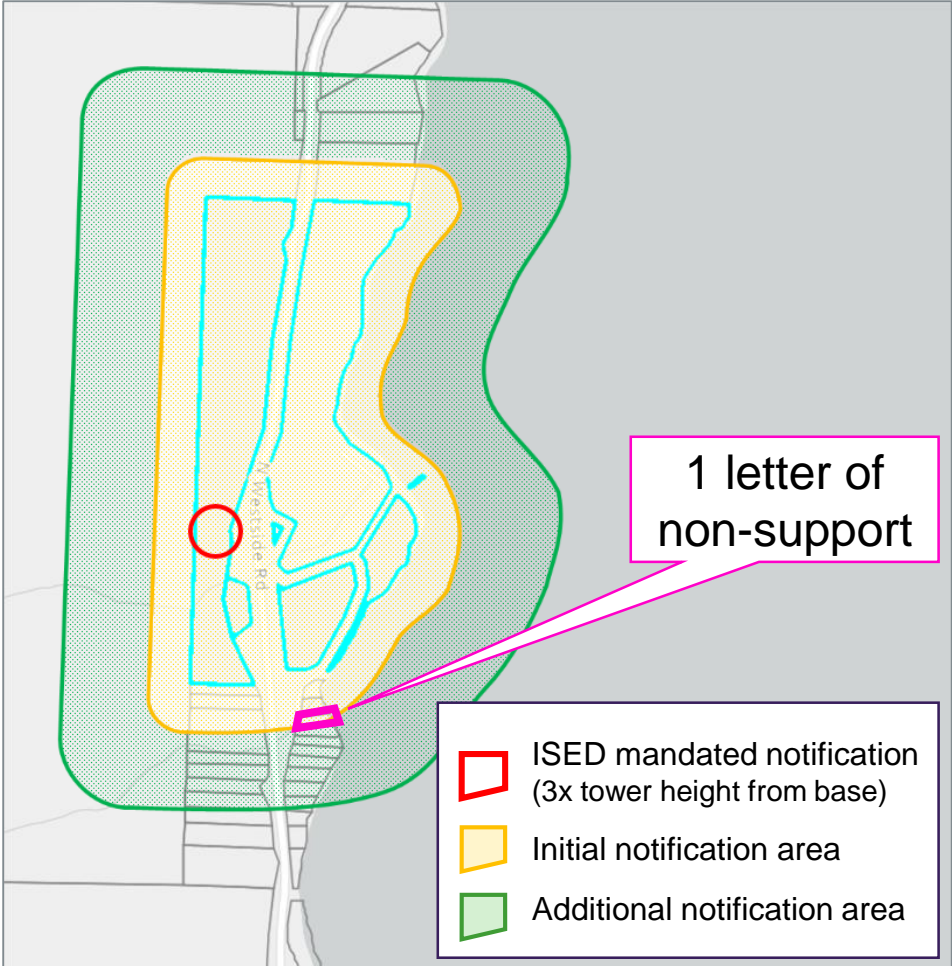
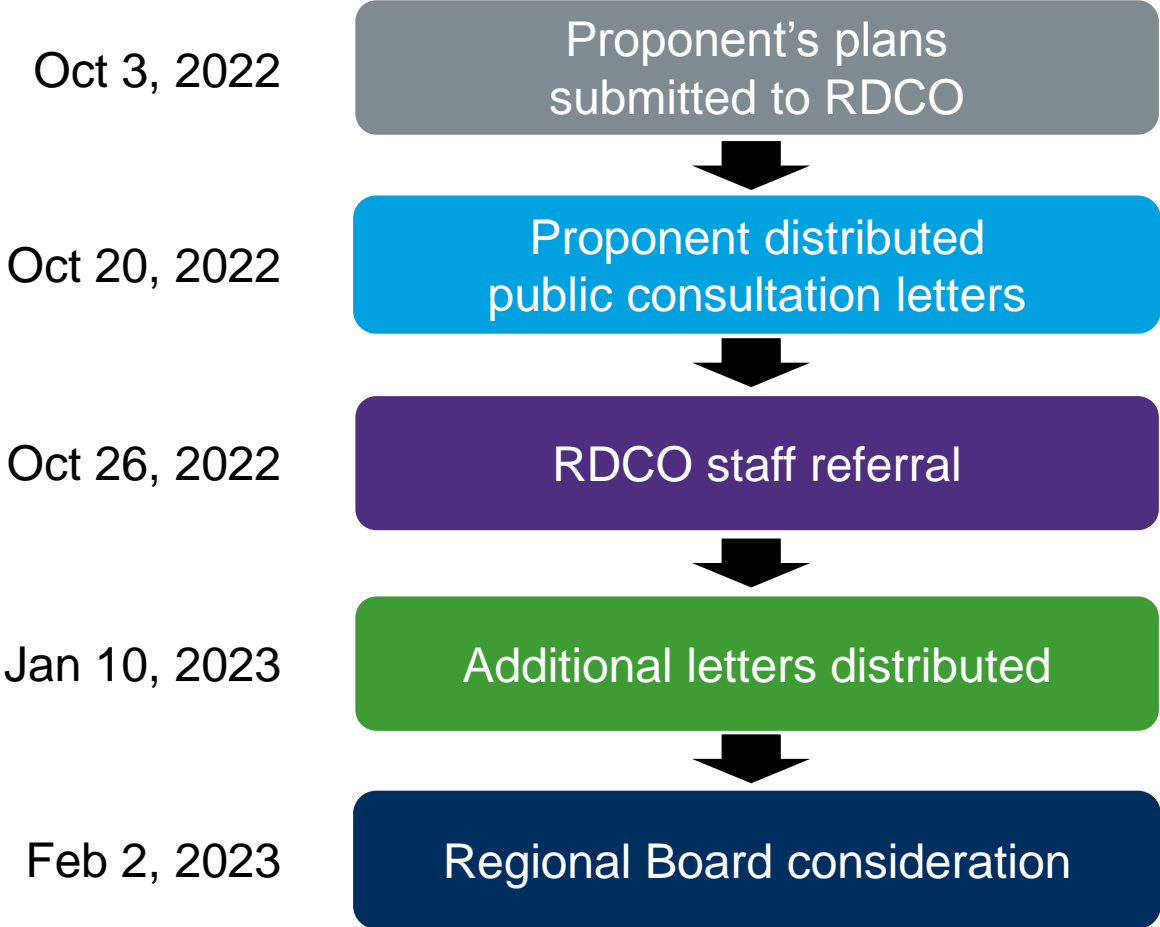
Nov. 4, 2022
UTM Zone 10

Scale: 1:2,000

Simulated depiction



Process and Consultation Overview



Referral comments

Environmental Planning

- Within Development Permit Areas
- Proposed access partially on Crown land

Inspection Services

- Fully engineered towers are not subject to BCBC
- Building permits may be required for associated equipment structures

Recommendations

All Directors – Unweighted Corporate Vote – Simple Majority (LGA s.208)

THAT the Regional Board receives the report from the Director of Community Services, dated February 2, 2023, with respect to RDCO File: MISC-22-42 for the property located at 2411 Westside Place and legally described as Lot 5, Plan KAP5621, DL 3745, ODYD, Except Plan H17953, Exc Leased Portion to Regional District (Fire Hall) (“the Subject Property”);

AND THAT the Regional Board confirms that Rogers Communications Inc. (“the Applicant”) has completed satisfactory public notification, and consultation with the Regional District of Central Okanagan with respect to RDCO File MISC-22-42;

Recommendations

AND FURTHER THAT the Regional Board approve sending a letter of concurrence for the Applicant's proposal (RDCO File MISC-22-42) to construct a wireless telecommunications facility with the following comments:

1. It is constructed substantially in accordance with the plans submitted and described as W4847; and
2. The proposal can be shown to substantially comply with the Development Permit Area guidelines as defined in Rural Westside Official Community Plan Bylaw No. 1274, and
3. Provincial approval for access is granted.

