

**REGIONAL DISTRICT OF NANAIMO**

**SPECIAL ELECTORAL AREA PLANNING COMMITTEE**

**TUESDAY, JUNE 23, 2015**

**4:00 PM**

***(RDN Board Chambers)***

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**DELEGATIONS**

**REPORTS**

2-93

**Proposed Telecommunication Antenna System Application No. PL2013-086 – 891 Drew Road, Electoral Area ‘G’** *Note: Attachment 4, “Public Submissions and Applicant’s Response”, is provided as a separate enclosure.*

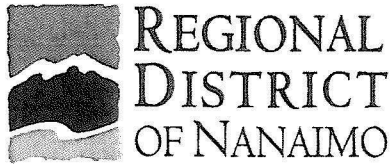
**ADDENDUM**

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**NEW BUSINESS**

**ADJOURNMENT**





RDN REPORT	
CAO APPROVAL	
EAP	<input checked="" type="checkbox"/>
COW	<input type="checkbox"/>
JUN 16 2015	
RHD	<input type="checkbox"/>
BOARD	<input type="checkbox"/>
DATE: June 15, 2015	

**STAFF REPORT**

**TO:** Jeremy Holm  
Manager, Current Planning

**MEETING:** EAPC - June 23, 2015

**FROM:** Tyler Brown  
Planner

**FILE:** PL2013-086

**SUBJECT:** Proposed Telecommunication Antenna System Application No. PL2013-086  
Proposed Rogers Communications Inc. Wireless Tower  
Pt Lot A Lying S Of Swly Bdy Of E&N Rly On PL 7736F, District Lot 27, Nanoose District,  
Plan 1300, Exc PL 25748  
891 Drew Road – Electoral Area ‘G’

**RECOMMENDATIONS**

1. That Regional District of Nanaimo staff be instructed to advise ROGERS COMMUNICATION Inc. and Industry Canada that the Regional District of Nanaimo does not concur with the proposal submitted by ROGERS COMMUNICATION Inc. to construct a single-provider freestanding telecommunication antenna system at 891 Drew Road.
2. That Regional District of Nanaimo staff be instructed to advise ROGERS COMMUNICATION Inc. that it is the Regional District of Nanaimo’s expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.
3. That Regional District of Nanaimo staff be instructed to advise TM Mobile Inc. (TELUS) that it is the Regional District of Nanaimo’s expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.
4. That Regional District of Nanaimo staff be instructed to advise TM Mobile Inc. (TELUS) that it is the Regional District of Nanaimo’s expectation that TELUS will provide a detailed assessment outlining why neither co-location nor co-build opportunities are possible prior to requesting siting concurrence for the proposed telecommunications facility at 885, 891 and 897 Island Highway East.

**PURPOSE**

To receive information and consider a request for concurrence from ROGERS COMMUNICATIONS Inc. (Rogers Communications) with respect to the proposed telecommunications tower on the subject property, and to consider the impact of multiple freestanding telecommunication towers in the French Creek and Eagle Crest area.

## BACKGROUND

The Regional District of Nanaimo (RDN) has received recent correspondence from Rogers Communications regarding the proposed installation of a telecommunications tower on the subject parcel (see Attachment 2 – Second Request for Concurrence). The subject property is zoned Rural 1 (RU1) and is approximately 10.5 ha in area. Additionally, the subject parcel is located within the Agricultural Land Reserve. The tower is proposed to be sited at the northern portion of the parcel bordering Drew Road (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations). The proponent's stated intention is to expand wireless coverage in the French Creek area to satisfy the increasing demand for cellular service and data intensive devices.

The most recent correspondence requests that the RDN Board considers Rogers Communications' request for siting concurrence which was initially submitted to the RDN on August 9, 2013 (see Attachment 3 – Information Package and Request for Concurrence). The initial letter requested that the Board pass the following resolution:

- a) *ROGERS COMMUNICATIONS INC. has satisfactorily completed its consultation with the Regional District of Nanaimo;*
- b) *The Regional District of Nanaimo is satisfied with ROGERS COMMUNICATIONS INC.'S public consultation process and does not require any further consultation with the public; and*
- c) *The Regional District of Nanaimo concurs with ROGERS COMMUNICATIONS INC.'s proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it.*

Upon receipt of the original request, RDN staff provided a report to the September 10, 2013 Electoral Area Planning Committee (EAPC). The Committee did not provide a recommendation to the RDN Board on the matter. Following the result of the September 10, 2013, EAPC meeting, Rogers Communications withdrew the request for siting concurrence. Upon the receipt of the second request for siting concurrence, RDN staff provided a report to the June 9, 2015 EAPC. The Committee again did not provide a recommendation to the RDN Board on the matter.

In accordance with Industry Canada's consultation and siting process, a request for siting concurrence must be made by industry proponents to the local land-use authority. With regard to antenna system proposals in the Electoral Areas, the eligible voting members of the RDN Board are the land-use authority. As the EAPC has not provided a recommendation with regard to the request, the request is being forwarded to the RDN Board without an EAPC recommendation. Eligible voting members of Board representing the land-use authority can consider Rogers Communications' request.

### ***Proposed Tower***

Rogers Communications is proposing a 45 metre monopole tower structure on private land known as 891 Drew Road (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations). Rogers has indicated that there are no existing antenna support structures or any other feasible alternatives that can be utilized in the area and as such a new antenna structure is required (see Attachment 2 – Second Request for Concurrence).

## **DISCUSSION**

When sited appropriately, modern telecommunication infrastructure can contribute positively to community and economic development, strengthen business operations, enhance emergency service and public safety initiatives, and provide increasingly expected tourist amenities. The technical aspects and siting of telecommunication and broadcasting services are regulated solely by the Federal government. Approval of any related antenna systems; including masts, towers and supporting structures, are under the mandate of Industry Canada. With regard to public health, Industry Canada refers to the standards set by Health Canada for determining acceptable levels of radiofrequency electromagnetic energy produced by telecommunication infrastructure. All telecommunication proponents are required to follow the guidelines of both Health Canada and Industry Canada.

Industry Canada has an established procedure for the process and review of proposed telecommunication structures. As part of the process, proponents are required to notify the local land use authority and nearby residents. Moreover, the proponent is required to address the public's questions, concerns and comments through Industry Canada's prescribed public consultation process. With respect to this application, Rogers states that they have fulfilled their obligations under the Industry Canada process. An overview of the completed process is outlined on Page 7 of Attachment 3 and a copy of all public consultation materials is also found in Attachment 3. Formal commencement of consultation with the RDN occurred on February 26, 2013.

### ***Role of Local Government***

As noted above, local government is referred applications for proposed towers and is provided the opportunity to comment on the proposal. Local government concerns and the applicant's response to those concerns are considered by Industry Canada as part of their review process. In this case, staff requested in 2013 that the proponent contact local resident and neighbourhood associations for their comments on the initial proposal. The applicant complied with the RDN's request and concluded public consultation on July 29, 2013. It should be noted that the RDN was not notified of the updated proposal prior to the most recent request for concurrence.

A local government may establish and develop a formal telecommunications antenna and tower siting protocol. Staff have begun developing such a protocol, which is on the Current Planning 2015 Work Plan, and anticipate bringing a report to the Board in July of 2015. While there is no formalized telecommunications siting protocol in place, RDN staff do consult with the proponent on each proposed tower location and provide suggestions with regard to public consultation and process.

It should be noted that while a formalized siting protocol may serve as a guide to the siting of a tower and the consultation process, the Federal government, through Industry Canada, retains the authority to approve telecommunication infrastructure. A local government is not permitted to dictate the telecommunication siting process. Nonetheless, a formalized telecommunications antenna and tower siting protocol will provide clarity and consistency with respect to application submissions for both the RDN and the proponent; state the RDN's expectation for public consultation and process; and provide an expanded opportunity for both the RDN and the public to have input into the tower siting approval process.

## ALTERNATIVES

1. To pass the following resolution requested by ROGERS COMMUNICATION INC:
  - a) ROGERS COMMUNICATIONS INC. has satisfactorily completed its consultation with the Regional District of Nanaimo;
  - b) The Regional District of Nanaimo is satisfied with ROGERS COMMUNICATIONS INC.'S public consultation process and does not require any further consultation with the public; and
  - c) The Regional District of Nanaimo concurs with ROGERS COMMUNICATIONS INC.'s proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it.
  
2. To provide no comment with respect to the proposed request for siting concurrence for a single-provider freestanding telecommunication antenna system at 891 Drew Road.

## LAND USE IMPLICATIONS

### *Development Implications*

The applicant has provided site plans, detailed structure descriptions and the results of a visual impact study for the proposed telecommunications tower. Under federal regulations, the applicant is not required to comply with local zoning or any applicable development permit areas. Additionally, the applicant is not required to obtain a building permit for any essential telecommunications infrastructure. Due to the proximity of the proposed structure to a nearby air strip, the applicant is required to fulfill Navigation Canada's lighting and visibility requirements. Therefore, the proposed structure will be illuminated at night. As outlined in the Background section of this report, Rogers Communications withdrew their formal request of concurrence following the EAPC providing no comment on the proposal at the September 10, 2013 meeting. Since then, Rogers Communications has altered the proposal but did not provide notice to the RDN nor undergo additional public consultation.

The most recent correspondence indicates that Rogers Communications submitted an application to co-locate on the new TELUS tower located at 1421 Sunrise Drive (see Attachment 2 – Second Request for Concurrence). The correspondence indicates that TELUS rejected the offer to co-locate on that particular site in May 2015. Of note is that the RDN Board provided a statement of concurrence on March 24, 2015 to TELUS indicating siting concurrence for a 17.5 metre tower at 1421 Sunrise Drive. To avoid the proliferation of standalone telecommunication towers, Industry Canada requires that industry proponents first explore sharing an existing antenna structures before erecting new antenna systems. The Industry Canada publication Spectrum Management and Telecommunications Client Procedures Circular: Radiocommunication and Broadcasting Antenna Systems anticipate that 30 days is reasonable time for an existing antenna system owner to reply to a request by a proponent in writing with a detailed explanation of why co-location is not possible.

Regarding the tower at 1421 Sunrise Drive, neither Rogers Communications nor TELUS has provided a detailed explanation as to why co-location is not possible nor did Rogers Communications provide explanation as to why they approached TELUS after the RDN issued a statement of concurrence.

Furthermore, upon request by RDN staff, TELUS informed the RDN that Rogers Communications had made a request for a co-build at 1421 Sunrise Drive, which is a different proposition and business arrangement than co-location. With consideration given to avoid unnecessary standalone telecommunication towers and that both TELUS and Rogers Communications desire to expand service in the French Creek area, it should be deemed that co-location on either 1421 Sunrise Drive or 891 Drew Road is viable, unless evidence to the contrary is provided (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations).

In addition to the proposed tower at 1421 Sunrise Drive, TELUS officially notified the RDN on December 9, 2014, of a telecommunications facility proposal for 885, 891 and 897 Island Highway East (French Creek Landing). Subsequently, the proponent completed public notification in accordance with Industry Canada's regulations. Although the public consultation concluded on January 20, 2015, TELUS has yet to request a statement of concurrence from the RDN Board. With consideration given to the minimal information provided by both TELUS and Rogers Communications with respect to co-location attempts for towers telecommunication structures proposed in similar areas and the apparent lack of strategic planning among industry proponents, RDN staff suggest written correspondence be sent to TELUS stating that the RDN's expectation is that TELUS will provide a detailed assessment outlining why neither co-location nor co-build opportunities are possible prior to requesting siting concurrence for the proposed telecommunications facility at 885, 891 and 897 Island Highway East (see Attachment 1 – Subject Property Map and Map of Proposed Cell Tower Locations).

Furthermore, to ensure co-location and co-build opportunities are fully explored by industry proponents for any future telecommunication antenna proposal, staff suggest written correspondence be sent to both Rogers Communications and TELUS that it is the Regional District of Nanaimo's expectation that telecommunication industry proponents will work together maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible.

#### **INTER-GOVERNMENTAL IMPLICATIONS**

All telecommunications infrastructure, including antenna and tower structures, are under the jurisdiction of Industry Canada. As such, these facilities are not subject to local zoning or the development permit process.

#### **PUBLIC CONSULTATION IMPLICATIONS**

The applicant has followed the Industry Canada default public consultation protocol as outlined in the Industry Canada publication Spectrum Management and Telecommunications Client Procedures Circular: Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03). A timeline of the completed process is outlined on Page 1 of Attachment 3, a copy of all public consultation materials is also found in Attachment 3 and all public response received by the applicant is found in Attachment 4.

Although compliant with Industry Canada requirements, it should be noted that significant time has passed since the close of public consultation period on July 28, 2013. The proponent has indicated in their most recent letter that the location of the proposed telecommunication antenna structure has

shifted slightly to the east and a new visibility study was completed (see Attachment 2 – Second Request for Concurrence). However, neither the new structure location nor the results of the visibility study were shared with members of the public.

## **SUMMARY/CONCLUSIONS**

The RDN has received correspondence from Rogers Communications requesting Board concurrence for the proposed installation of a telecommunications tower on the subject parcel. The applicant has submitted to the RDN all information materials provided to the public and subsequent correspondence received from the public. As outlined in this report, all telecommunications infrastructure is under the jurisdiction of Industry Canada. Additionally, the RDN does not currently have a telecommunications siting protocol. Therefore, the applicant has followed the Industry Canada default public consultation protocol. Significant time has passed since the proponent originally requested a statement of siting concurrence from the RDN Board on August 9, 2013, and the close of the public consultation period on July 28, 2013. As part of the default Industry Canada process, Rogers Communication is required to consult with the nearby community. Rogers Communications provided notification packages to property owners within 135 metres of the proposed tower, placed a newspaper notice in the PQ News and Oceanside Star, and consulted with neighbourhood community groups for their original proposal. The public consultation process was concluded on July 28, 2013.

The proponent has indicated in their most recent letter that since the close of the public consultation process the location of the proposed telecommunication antenna structure has shifted slightly to the east and a new visibility study was completed. The results, however, were never provided to the public. In addition, members of the public were not notified of the newly proposed location. As outlined in the Background section of this report, Rogers Communications withdrew their formal request of concurrence following the September 10, 2013 EAPC meeting. The most recent correspondence requesting siting concurrence indicates that Rogers Communications submitted an application to co-locate on the new TELUS tower located at 1421 Sunrise Drive which was rejected by TELUS. Moreover, Rogers Communications has slightly altered the proposal without notifying the public or the RDN. As such, with consideration given to the slightly altered proposal, the length of time that has passed since the close of the public consultation process and the original request for concurrence, and that Rogers Communication approached TELUS with a proposal of co-location on 1421 Sunrise Drive in May after the Board provided a statement of concurrence on March 24, 2015 to TELUS, staff recommend the Board instruct staff to advise Rogers Communications and Industry Canada that the Regional District of Nanaimo does not concur with the proposal submitted by Rogers Communications to construct a freestanding telecommunication antenna system at 891 Drew Road.

To ensure co-location and co-build opportunities are fully explored by industry proponents for any future telecommunication antenna proposal, staff suggest written correspondence be sent to both Rogers Communications and TELUS outlining that it is the Regional District of Nanaimo's expectation that telecommunication industry proponents will work together to maximize co-location opportunities; coordinate the placement of telecommunication infrastructure in the region; and where co-location is not possible, provide detailed information to the Regional District of Nanaimo as to why co-location is not possible. In addition, to ensure TELUS provides sufficient details with regard to the proposed telecommunications facility at 885, 891 and 897 Island Highway East, staff suggest that it is the Regional

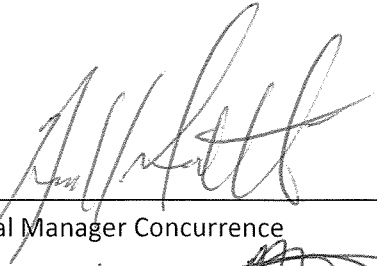


District of Nanaimo's expectation that TELUS will provide a detailed assessment outlining why neither co-location nor co-build opportunities are possible elsewhere.



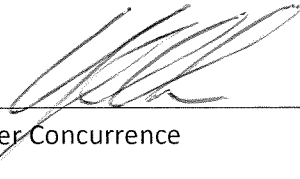
---

Report Writer



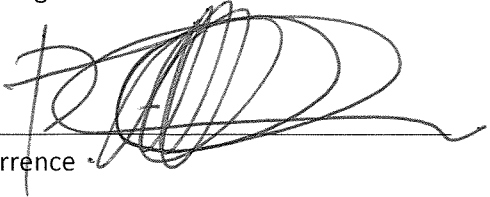
---

General Manager Concurrence



---

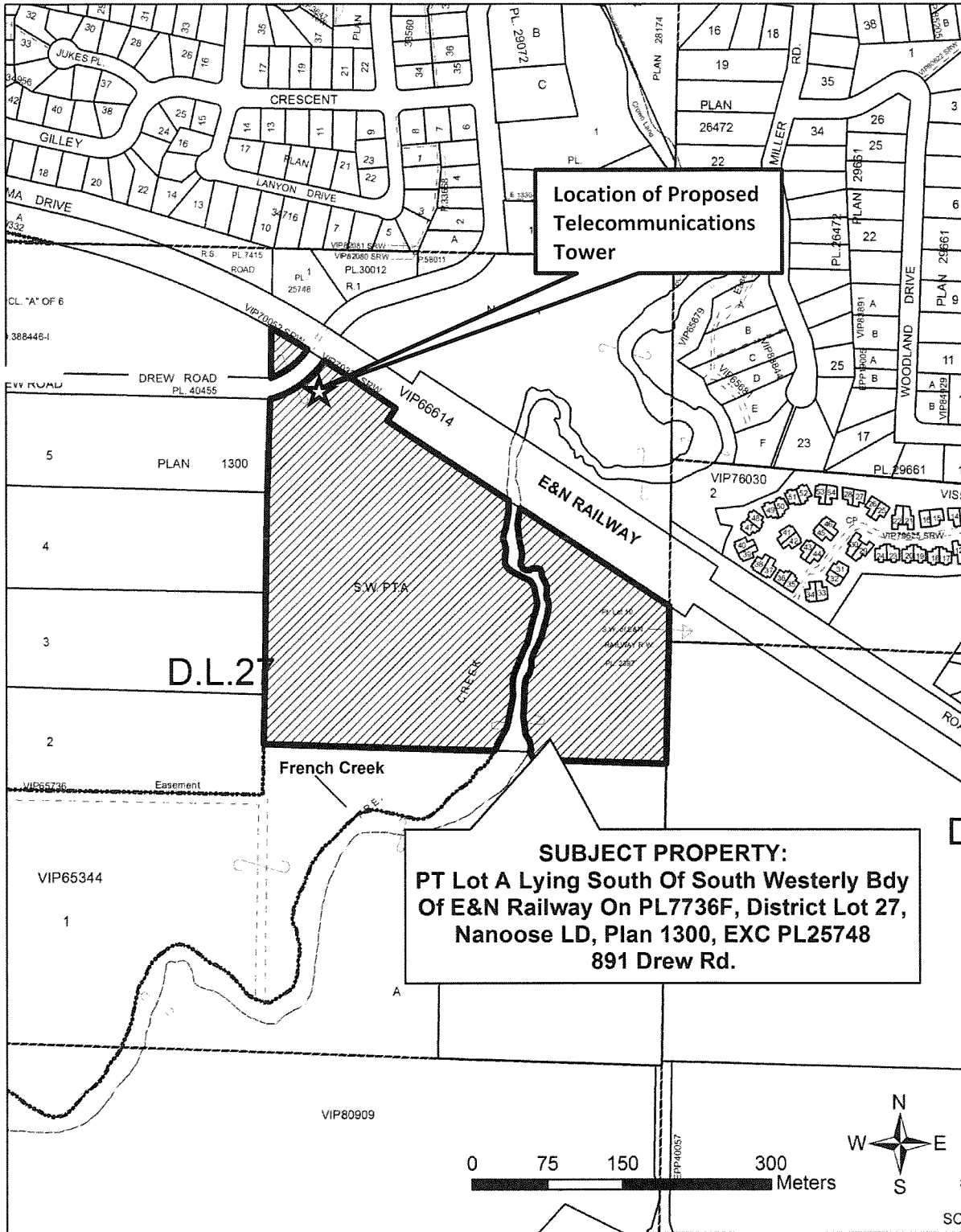
Manager Concurrence



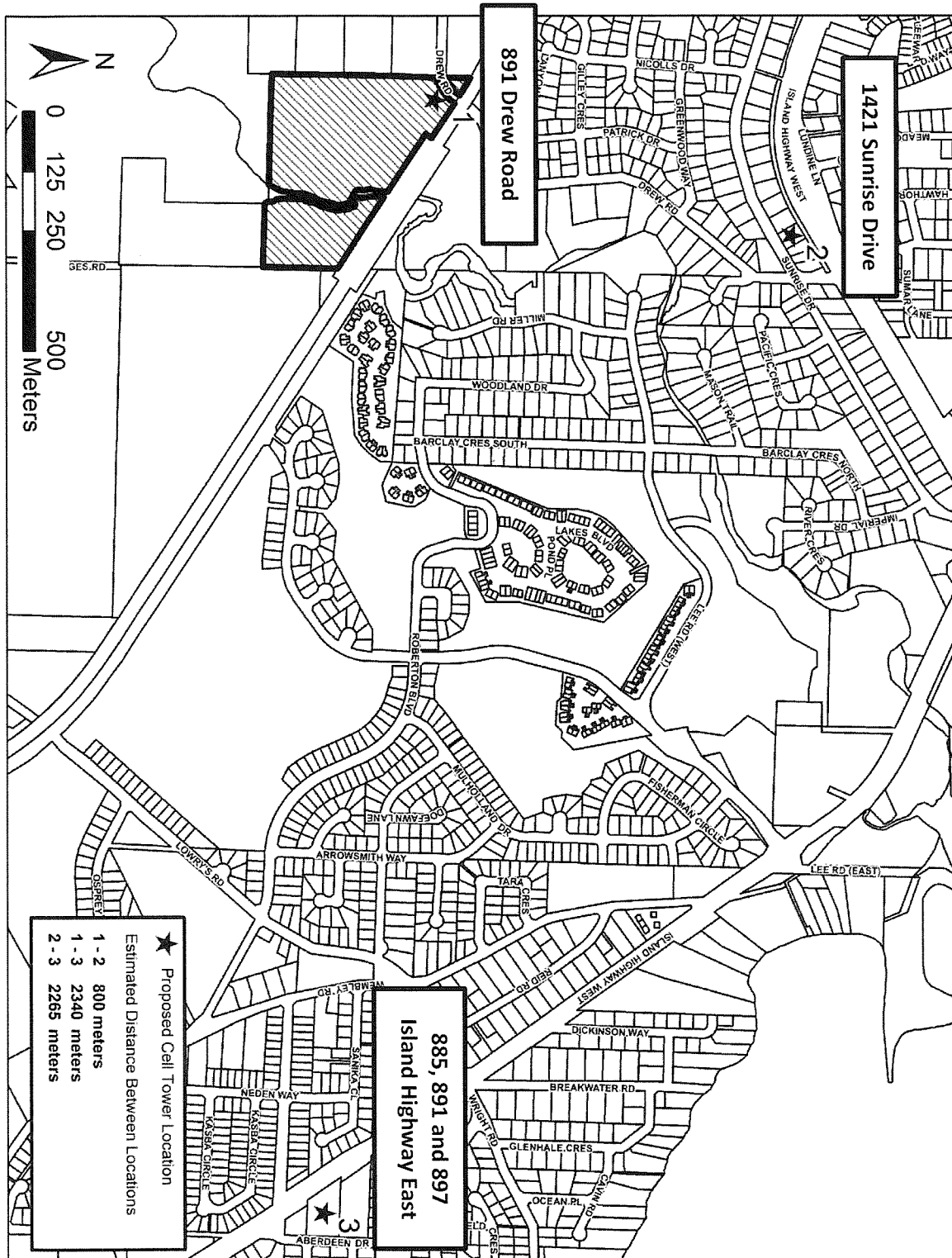
---

CAO Concurrence

**Attachment 1**  
**Subject Property Map and Map of Proposed Cell Tower Locations (Page 1 of 2)**



Attachment 1  
Subject Property Map and Map of Proposed Cell Tower Locations (Page 2 of 2)



**Attachment 2**  
**Second Request for Concurrence**

May 14, 2015

VIA E-MAIL

Jeremy Holm  
Manager, Current Planning  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, British Columbia V9T 6N2

Dear Mr. Holm,

**SUBJECT: REQUEST FOR CONCURRENCE, ROGERS TELECOMMUNICATIONS TOWER**  
**LOCATION: 891 DREW ROAD, PARKSVILLE, BRITISH COLUMBIA ( PID: 007-591-547)**  
**ROGERS SITE: FRENCH CREEK (W3030)**

Rogers kindly requests that the Electoral Area Planning Committee reconsider Rogers' request for concurrence for a new telecommunications tower at 891 Drew Road, Parksville that will greatly enhance wireless service to communities in French Creek and Eaglecrest.

#### **Background**

In July 2013, Rogers completed Industry Canada's Default Public Consultation process, including presenting to the French Creek Residents Association. At the conclusion of the 30 day comment period, Rogers received comments of support - - from residents and businesses who recognized that existing wireless services were in need of upgrade and improvement - - and non-support - - principally from nearby residents. For those who opposed the project, the main issues were visibility of the tower, property values and health concerns.

In considering the proposed tower on September 10, 2013, the Electoral Area Planning Committee defeated the motion of "no comment". Without support from the Board, Rogers has not moved forward, nor has found an alternative location for the proposed tower. Additional information on the proposed tower and the consultation process is included in **Appendix 1: Background Summary** and **Appendix 2: Alternative Sites Considered**.

#### **Rationale for Telecommunication Infrastructure**

Rogers respectfully requests the Electoral Area Planning Committee reconsider supporting additional telecommunication infrastructure based on the following modifications since the original proposal in 2013:

##### **1. Revised Health and Safety Regulation, 2014**

The proposed tower will need to operate within Health Canada's new safety guidelines that were revised in 2014. During the initial consultation, residents raised concerns with the standards of Health Canada's regulations regarding public exposure to radiofrequency electromagnetic fields to ensure public safety. The health of residents is important and Rogers ensures all its antenna installations are safe and operate well below Health Canada's safety regulations. In fact, Health Canada regulations limiting radio frequency exposure has recently been updated, further limiting exposure. For more information, please see Industry Canada's website Fact Sheet: What is Safety Code 6? <http://www.hc-sc.gc.ca/ahc-asc/media/fttr-ati/2014/2014-023fs-eng.php>

##### **2. Reduced Visibility to Residential Areas**

During the consultation process in 2013, residents voiced concern with visibility of the tower, and how the visibility of the tower could potentially affect property values. As a result, Rogers is proposing to move the tower

approximately 20 feet east from the original location. To gauge visibility, Rogers flew a balloon at the height of the tower and took photos from various vantage points. The results confirm that most views north of the railway tracks show the tower will be completely or partially screened by the tree canopy. To review photos taken of a balloon flown at 45 metres at the proposed tower location from various vantage points, please see **Appendix 3: Visibility Analysis**.

In communication with Transport Canada, the tower will not need to be painted red/white. This allows Rogers to paint the tower a dark green, if preferred by the RDN, to reduce the tower's visibility behind the tree canopy. Lighting will be required, however not during the day. Rogers would propose installing a red light medium intensity light, where there is screening at the bottom of the light fixture to block light seen at ground level. This will reduce or eliminate the view of the light to those living within at least 500 metres of the tower.

### **3. Increased Need for High Quality Wireless Service to Support Community Services**

More and more communities, including Parksville, depend on wireless service for all aspects of community life, including first responders, businesses and personal communications. Specifically to Parksville, Rogers's wireless service supports:

#### **a) RCMP**

As confirmed by Sgt. Brian Hunter, Detachment Commander, Oceanside RCMP Detachment, reliable cellular coverage greatly enhances the ability for police to perform their day to day duties which ultimately enhances public safety. Currently, 120 RCMP vehicles rely on the Rogers network to stay connected and respond to emergencies. Further, the RCMP use over 200 Blackberries. Please see **Appendix 4: RCMP**

#### **b) mHealth**

There is a growing interest in health care providers using mobile health, a term used for the practice of medicine and public health supported by mobile devices. For an aging community, mHealth is a fast, convenient service that reduces costs on the health care system while still providing high quality of health care. mHealth provides a mobility option that reduces automobile dependency and the need for one-on-one interaction for minor health check-ups.

#### **c) Support RDN Growth Strategy**

Improving wireless service is in line with the RDN Growth Strategy. For example, enhancing wireless service helps the environment by helping those who telecommute, which leads to reduced greenhouse gases. Improved wireless services help provide services efficiently: Wireless services allow communities to access services and amenities (like health, banking and government services) for those who cannot drive due to social conscience, age, ability, or income.

In line with the RGS Vision, dependable, high speed wireless service supports:

- Expansion and enhancement of mobility options that reduce automobile dependency;
- A strong and resilient economy based (on) ... information age industries and services, such as health and education;
- Efficient, state-of-the-art servicing, infrastructure and resource utilization

We hope the Electoral Area Planning Committee will reconsider our request for concurrence for a new telecommunication tower at 891 Drew Road, Parksville. Please do not hesitate to contact us should the committee require additional information.

We look forward to your response.

Sincerely,  
**ROGERS COMMUNICATIONS INC.**

A handwritten signature in black ink, appearing to read 'Sugita', with several loops and flourishes.

Samuel Sugita  
Municipal Affairs Specialist

## **Appendix 1: Background Summary**

### **A. Proposed Telecommunications Tower**

Rogers proposed the construction of a 45 metre monopole tower to improve service to areas in and around French Creek, improving high speed wireless voice and data services. Below is a link to the RDN staff report:

<http://www.rdn.bc.ca/events/attachments/evID6286evattID1637.pdf>

### **B. Consultation Timeline**

Although required to follow Industry Canada's Default Public Consultation process, Rogers pre-consulted with RDN Planning Staff and the French Creek Residents Association (FCRA), inviting input and comment on the proposed installation. As a result, additional steps were taken by Rogers in order to fully address the community's questions and concerns.

- ❑ January 21, 2013: Rogers pre-consulted with the Regional District of Nanaimo (RDN), seeking comments on the proposed tower location.
- ❑ February 26, 2013: Rogers provided an Information Package to the RDN in order to formally commence land-use consultation efforts.
- ❑ April 2013: Rogers, represented by Standard Land, pre-consulted with the RCRA. Rogers agreed to the FCRA's request to extend the consultation timeline for comments, and present at their evening meeting.
- ❑ April 15, 2013: Rogers provided a Notification Package to residents and owners of surrounding properties within at least a 135 metre radius of the proposed site.
- ❑ April 18, 2013: A newspaper notice, inviting public comments ran in the Parksville Qualicum Beach News.
- ❑ May 9, 2013: An additional newspaper notice, inviting comments ran in the Oceanside Star (as requested by FCRA).
- ❑ May 25, 2013: Conclusion of community comments period.
- ❑ June 28, 2013: In reviewing feedback received from the community consultation on visibility concerns, Rogers flew a balloon at 45 metres and took pictures from various locations to gauge potential visibility. Rogers completed a visibility study and compiled a "Questions and Answers" sheet, summarizing the question(s) received along with a corresponding answer. At the request of the FCRA, Rogers extended the comment period until July 29, 2013.
- ❑ July 28, 2013: Conclusion of second community comments period. No further comments were received.
- ❑ August 9, 2013: Rogers submitted a summary of the consultation process, including copies of all correspondence, and requested concurrence from the RDN.

### **C. Co-location**

Industry Canada requires all telecommunication companies to investigate locating new equipment (i.e. antennas) on existing structures, including telecommunication towers, as well as design towers to support additional carriers. There are no existing structures within 500 metres that offer a height of 45 metres of the proposed tower location.

- Rogers submitted an application to co-locate on the new TELUS tower at 1421 Sunrise Drive, providing the tower be extended by 25% to support the additional antennas. TELUS rejected Rogers request to co-locate in May 2015.
- Rogers would accept applications from other carriers to co-locate on the proposed 45 metres tower in the future, if there were interest.

### **D. Distance to Residential**



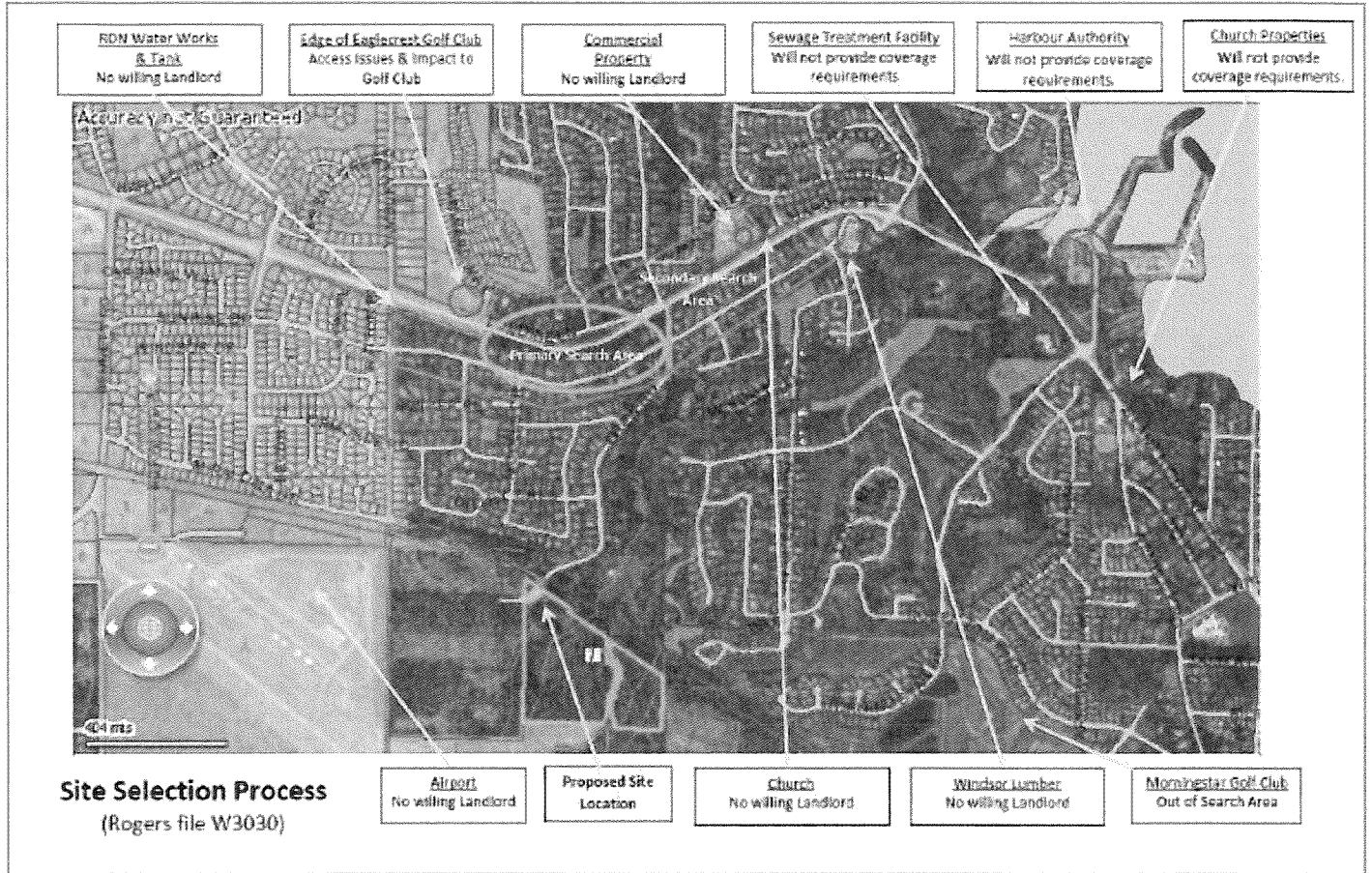
The distance between the base of the tower to the nearest residential dwelling is approximately 70 metres. The proposed tower is 45 metres in height.

#### E. Alternative Locations

Rogers considered more than 10 properties, including industrial lands, prior to submitting an application for the proposed tower at 891 Drew Road in Parksville (see **Appendix 2: Map of Alternative Locations**). During the consultation process, Rogers revisited the possibility of locating on several of these alternative locations, including:

Proposed Alternative Location	Comments
Morning Star Golf Course	This property is located too far southeast and would not provide service to the areas north of West Island Highway.
French Creek Harbour	This property is located too far northwest and would not provide service to the residential properties south of West Island Highway.
Sewage Treatment Facility	This property is located too far east and would only partially satisfy Rogers' service requirements and community service needs.
BC Hydro towers	The transmission corridor is too far south to achieve the coverage objective for the community.
RDN Water Works (1225 Sunrise Drive)	Rogers approached the RDN for the use of their property for a tower; however, the RDN did not want to pursue an agreement for the use of their land.
St. Columba Presbyterian Church	Rogers approached the Church; however, the Church did not want to pursue an agreement for the use of their land.

**Appendix 2: Alternative Sites Considered**



**Appendix 3: Visibility Analysis**

Attached.





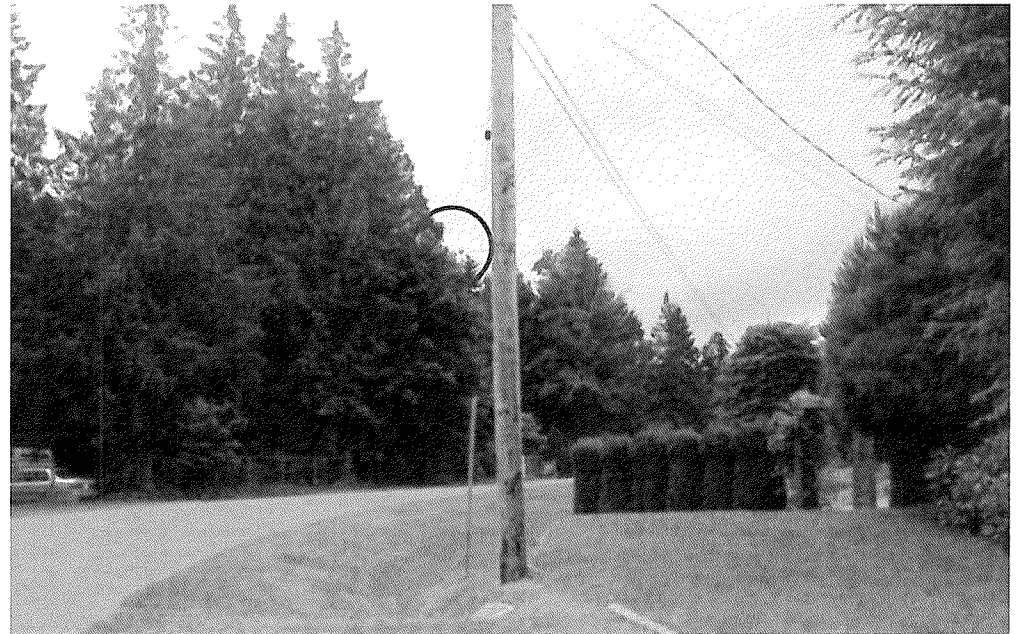
Legend  
● = Tower Location



Legend  
● = Tower Location



Legend  
● = Tower Location



Legend

● = Tower Location



24



Legend  
● = Tower Location

25



Legend  
● = Tower Location

26



Legend  
● = Tower Location

27



Legend  
● = Tower Location

28



Legend  
● = Tower Location

29



Legend  
● = Tower Location

**Appendix 4: RCMP**

Attached.

## Kent Martin

---

**From:** Brian HUNTER <Brian.HUNTER@rcmp-grc.gc.ca>  
**Sent:** Monday, April 13, 2015 3:00 PM  
**To:** Kiersten Enemark  
**Subject:** Re: Improving Wireless Service

Hi Kiersten,

Cellular coverage in the Eaglecrest and French Creek area is weak. Reliable cellular coverage greatly enhances the ability for police to perform their day to day duties which ultimately enhances public safety.

Best regards,

Brian

Brian HUNTER, S.Sgt./S.é.-m.  
Detachment Commander  
Chef de détachement  
Oceanside RCMP Detachment / Government of Canada  
Détachement de la GRC de Oceanside / Gouvernement du Canada  
727 West Island Highway  
Parksville, BC V9P 1B9  
[brian.hunter@rcmp-grc.gc.ca](mailto:brian.hunter@rcmp-grc.gc.ca)  
Tel/Tél.: 250-248-6111  
Fax/Télé.: 250-248-4962

>>> Kiersten Enemark <[kierstene@standardland.com](mailto:kierstene@standardland.com)> 2015/04/13 2:30 PM >>>  
Hello Sgt. Hunter,

Rogers Communications is proposing to improve wireless service by adding new communications infrastructure at 891 Drew Road, Parksville. We plan to reach out to the RDN for support in the next few months.

Do you have any comments that you would be comfortable sharing with the RDN regarding the importance of having access to dependable wireless service?

Your feedback would be welcome.

Regards,

Kiersten Enemark  
Standard Land Company  
Agents to Rogers



**Attachment 3**  
**Information Package and Request for Concurrence**



# StandardLand

Standard Land Company Inc.  
Suite 610, 688 West Hastings Street  
Vancouver, British Columbia  
V6B 1P1

Telephone: 604.687.1119  
Facsimile: 604.687.1339  
Email: [standard@standardland.com](mailto:standard@standardland.com)  
Website: [www.standardland.com](http://www.standardland.com)

August 9, 2013

VIA COURIER

Regional District of Nanaimo  
Tyler J Brown  
Planning Technician  
6300 Hammond Bay Road  
Nanaimo, British Columbia  
V9T 6N2

Dear Mr. Brown,

**SUBJECT: REQUEST FOR CONCURRENCE, ROGERS TELECOMMUNICATIONS TOWER**  
**LOCATION: 891 DREW ROAD, PARKSVILLE, BRITISH COLUMBIA**  
**PID: 007-591-547**  
**ROGERS SITE: FRENCH CREEK (W3030)**

Rogers Communications Inc. ("Rogers"), represented by Standard Land Company Inc. ("Standard Land") has followed Industry Canada's Default Public Consultation process for a new telecommunications tower. Rogers is respectfully requesting from the members of the Board concurrence in the location of this new tower that will be providing advanced, high speed wireless service to the French Creek area.

Enclosed, please find evidence of the following efforts regarding this public consultation process:

April 15 & 16, 2013	Notification packages were issued to approx. 24 property owners within at least a 135 metre radius. Please see <b>Appendix 1: Affidavits of Notification.</b>
April 18, 2013	Notice of proposed tower project placed in The Parksville Qualicum Beach News on April 18 <sup>th</sup> and the Oceanside Star on May 15 <sup>th</sup> . Please see <b>Appendix 2: Newspaper Notice.</b>
May 1, 2013	A Site Selection Process Outline was provided in the form of a visual, including an aerial map as a response to a member of the public's inquiry. Please see <b>Appendix 3: Site Selection Map.</b>
May 8, 2013	Rogers presented to the Residents Association of French Creek.
May 25, 2013	Conclusion of 30 day consultation period. During the consultation period, we received comments from 9 households, 3 of which were in support of the tower. Please see <b>Appendix 4: Comments &amp; Correspondence Tracking Form.</b>
June 28, 2013	Rogers conducted a Visibility Study and a compiled a Questions and Answers sheet provided to members of the community who provided comment and to the Regional District. Additional comments were welcomed until July 28, 2013. Please see <b>Appendix 5: Questions and Answers</b> and <b>Appendix 6: Visibility Study.</b>

The comments received regarding both the location and design of the tower were reviewed, and Rogers has responded to the residents as follows:

<p>Visibility of proposal</p>	<p>In response to the comments received, Rogers investigated the visibility of the area from alternate locations within the property. In our site review, Rogers confirmed the visibility of the tower by completing a visibility study. A “balloon test” was conducted June 14th, where a balloon was flown at 45 metres in height and pictures were taken from various view points from the community. The visibility study conducted confirmed that the proposed tower would be partially visible from certain views, but many views would have little to no visibility due to the mature trees in the area.</p> <p>Rogers is proposing to relocate the tower an additional 10 metres southeast further reduce the visibility from properties to the west and northwest. A greater setback was not feasible as the land elevation drops significantly.</p>
<p>Tower light as required by Transport Canada</p>	<p>Transport Canada requires that Rogers add a light above the tower for safe aeronautical navigation. Understanding that a light above a tower can be obtrusive, Rogers has learned of an alternative light for a tower that would shield the light from those at ground level but clearly visible to aircrafts. This proposed lighting would reduce the appearance of a light to the community.</p>

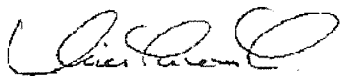
There is an increasing dependence on wireless products for personal, business and emergency purposes, and an improvement in service in French Creek would benefit the community. In response to the public’s demand for high quality wireless services, Rogers is proposing a telecommunications site.

If Council concurs with the proposed tower project, please find in **Appendix 6: Sample Resolution**, a sample resolution which may be used.

Rogers is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact us at (604) 687-1119 or by e-mail at [kierstene@standardland.com](mailto:kierstene@standardland.com).

Sincerely,

Standard Land Company Inc.  
 Agents for Rogers



Kiersten Enemark  
 Director, Land and Municipal Affairs (BC)

- cc: Peter Leathley, Municipal Affairs Specialist (BC), Wireless Network Implementation West  
 Rogers Communications Inc.
- cc: Samuel Sugita, Municipal Affairs Specialist (BC), Standard Land Company Inc.

## **Appendix 1: Affidavits of Notification**



# StandardLand

Standard Land Company Inc.  
Suite 610, 688 West Hastings Street  
Vancouver, British Columbia  
V6B 1P1

Telephone: 604.687.1119  
Facsimile: 604.687.1339  
Email: standard@standardland.com  
Website: www.standardland.com

August 9, 2013

VIA COURIER

Regional District of Nanaimo  
Tyler J Brown  
Planning Technician  
6300 Hammond Bay Road  
Nanaimo, British Columbia  
V9T 6N2

Dear Mr. Brown,

**SUBJECT: REQUEST FOR CONCURRENCE, ROGERS TELECOMMUNICATIONS TOWER**  
**LOCATION: 891 DREW ROAD, PARKSVILLE, BRITISH COLUMBIA**  
**PID: 007-591-547**  
**ROGERS SITE: FRENCH CREEK (W3030)**

Rogers Communications Inc. ("Rogers"), represented by Standard Land Company Inc. ("Standard Land") has followed Industry Canada's Default Public Consultation process for a new telecommunications tower. Rogers is respectfully requesting from the members of the Board concurrence in the location of this new tower that will be providing advanced, high speed wireless service to the French Creek area.

Enclosed, please find evidence of the following efforts regarding this public consultation process:

April 15 & 16, 2013	Notification packages were issued to approx. 24 property owners within at least a 135 metre radius. Please see <b>Appendix 1: Affidavits of Notification.</b>
April 18, 2013	Notice of proposed tower project placed in The Parksville Qualicum Beach News on April 18 <sup>th</sup> and the Oceanside Star on May 9 <sup>th</sup> . Please see <b>Appendix 2: Newspaper Notices.</b>
May 1, 2013	A Site Selection Process Outline was provided in the form of a visual, including an aerial map as a response to a member of the public's inquiry. Please see <b>Appendix 3: Site Selection Map.</b>
May 8, 2013	Rogers presented to the Residents Association of French Creek.
May 25, 2013	Conclusion of 30 day consultation period. During the consultation period, we received comments from 9 households, 3 of which were in support of the tower. Please see <b>Appendix 4: Comments &amp; Correspondence Tracking Form.</b>
June 28, 2013	Rogers conducted a Visibility Study and a compiled a Questions and Answers sheet provided to members of the community who provided comment and to the Regional District. Additional comments were welcomed until July 28, 2013. Please see <b>Appendix 5: Questions and Answers</b> and <b>Appendix 6: Visibility Study.</b>

The comments received regarding both the location and design of the tower were reviewed, and Rogers has responded to the residents as follows:

<p>Visibility of proposal</p>	<p>In response to the comments received, Rogers investigated the visibility of the area from alternate locations within the property. In our site review, Rogers confirmed the visibility of the tower by completing a visibility study. A “balloon test” was conducted June 14th, where a balloon was flown at 45 metres in height and pictures were taken from various view points from the community. The visibility study conducted confirmed that the proposed tower would be partially visible from certain views, but many views would have little to no visibility due to the mature trees in the area.</p> <p>Rogers is proposing to relocate the tower an additional 10 metres southeast further reduce the visibility from properties to the west and northwest. A greater setback was not feasible as the land elevation drops significantly.</p>
<p>Tower light as required by Transport Canada</p>	<p>Transport Canada requires that Rogers add a light above the tower for safe aeronautical navigation. Understanding that a light above a tower can be obtrusive, Rogers has learned of an alternative light for a tower that would shield the light from those at ground level but clearly visible to aircrafts. This proposed lighting would reduce the appearance of a light to the community.</p>

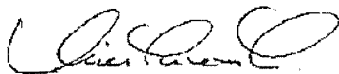
There is an increasing dependence on wireless products for personal, business and emergency purposes, and an improvement in service in French Creek would benefit the community. In response to the public’s demand for high quality wireless services, Rogers is proposing a telecommunications site.

If Council concurs with the proposed tower project, please find in **Appendix 6: Sample Resolution**, a sample resolution which may be used.

Rogers is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact us at (604) 687-1119 or by e-mail at [kierstene@standardland.com](mailto:kierstene@standardland.com).

Sincerely,

Standard Land Company Inc.  
 Agents for Rogers



Kiersten Enemark  
 Director, Land and Municipal Affairs (BC)

- cc: Peter Leathley, Municipal Affairs Specialist (BC), Wireless Network Implementation West  
 Rogers Communications Inc.
- cc: Samuel Sugita, Municipal Affairs Specialist (BC), Standard Land Company Inc.



April 15, 2013

Dear Area Residents and Businesses:

Like so many communities, the community of French Creek is experiencing a growing demand for wireless services as more and more people come to rely on smart phones, tablet computers and laptops as part of their everyday life. In response to this and in order to ensure dependable high speed wireless service is available to the community, Rogers is proposing the construction of a telecommunications tower at 891 Drew Road, Parksville, British Columbia.

As part of the public consultation process, you are invited to comment on the Rogers proposal before May 25, 2013. Following Industry Canada's Default Public Consultation Process, all residents and businesses within 135 metres of the proposed tower location will receive this Public Consultation Information Package. As well, a notice inviting the community to comment has been placed in the Parksville Qualicum Beach News on April 18, 2013.

This package contains detailed information about the proposed structure, the consultation and approval process, as well as contact information available to you during the consultation process.

Rogers has been invited and accepted to attend the French Creek Residents' Association (FCRA) Annual General Meeting on May 8th at 7:00 pm at St. Columba Church Hall, 921 Wembley Road, Parksville to meet with residents and answer any questions regarding the proposed project.

Your questions and comments are an important part of the consultation process. Please know you may provide your comments by contacting Rogers at [CommentsBC@standardland.com](mailto:CommentsBC@standardland.com), or by completing the Comments Sheet on the other side of this letter by May 25, 2013.

We appreciate your time and attention in considering the proposed telecommunications tower and look forward to your comments.

Rogers Communications Inc.

Peter Leathley  
Municipal Affairs Specialist (BC), Wireless Network Implementation



QUESTIONNAIRE & INPUT FORM

We welcome your comments regarding the proposed Rogers telecommunications structure at 891 Drew Road, Parksville, BC. We would appreciate your time in completing this questionnaire. Rogers will respond to any questions or issues, and the correspondence will be shared with the Regional District of Nanaimo and Industry Canada as part of the consultation process. This information will not be used for marketing purposes.

1. Are you currently happy with the quality of wireless service in your community?

Yes  No If no, what areas require improved service?

2. Do you feel this is an appropriate location for a tower?

Yes  No

If not, what change do you suggest:\_\_\_\_\_

3. Are you satisfied with the proposed appearance / design of the proposed tower?

Yes  No

If not, what change do you suggest:\_\_\_\_\_

4. Other Comments:\_\_\_\_\_

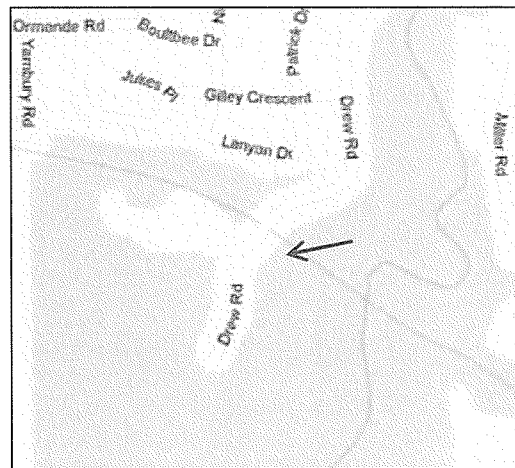
Tower Location

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

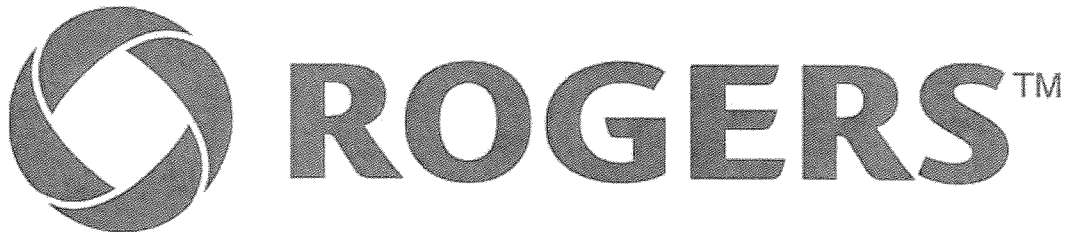
Email: \_\_\_\_\_



Thank you.







**Public Consultation Information Package  
Wireless Communications Installation**

Location: 891 Drew Road, Parksville, BC V9P 1X2  
Rogers Site: W3030 (French Creek)

**Contact**

**Rogers Communications Inc.**  
1600 – 4710 Kingsway,  
Burnaby, British Columbia V5G 4W7

Contact name: Kiersten Enemark  
c/o Standard Land Company Inc.  
Agents to Rogers Communications Inc.  
Tel: 1 (877) 687-1102  
Email: [CommentsBC@standardland.com](mailto:CommentsBC@standardland.com)

April 15, 2013

### **What is being proposed?**

Rogers is proposing to build a new 45 metre monopole tower structure. To ensure continued reliable service, Rogers is proposing to enhance and restore a high quality network signal for the wireless network in the area by adding equipment on a proposed structure.

When a network weakness is identified, Rogers' radiofrequency engineers' first steps are to explore any and all opportunities to add additional equipment on nearby towers or mount antennas on existing buildings. Only when every alternative has been exhausted, does Rogers consider constructing a new wireless structure. Rogers engineers have determined that in this case there are no suitable existing structures in the area. As a result, a single structure of 45 metres is being proposed to meet Rogers' network requirements.

Initially, Rogers identified commercial lands along the Hwy 19A as being appropriate for a tower location. For over a year, Rogers actively searched for a commercial property with a willing property owner to host a telecommunications facility at a location compatible with the Rogers network. Unfortunately, Rogers was unable to finalize a location with a willing property owner.

### **Where is the proposed tower site?**

The proposed location is on rural land (zoning RU1) and is also adjacent to rural lands in all directions. Rogers is proposing to locate the tower southeast of the railway tracks, behind mature trees approximately 30 metres in height. This location is based on Rogers' technical requirements to provide improved service as well as preliminary feedback from the Regional District of Nanaimo.



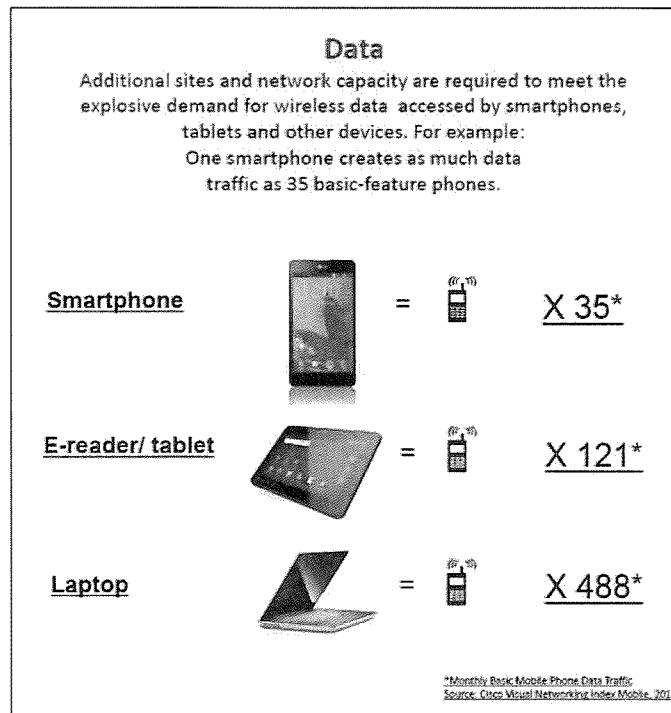
## Why is this new structure required?

A new structure is required to host telecommunications equipment that will provide improved wireless service to the community. Rogers is constantly working to improve coverage and network quality to its customers. Rogers is responding to the growing demand for wireless voice and data services, particularly within existing service areas.

The customers using smartphones like iPhones and Blackberries, portable devices like iPads and tablets, computers and wireless laptops are demanding fast, reliable service. These “smart devices” place an increased demand on the wireless network which, in turn, requires ongoing investment and expansion in order to maintain service quality.

With the introduction of smartphones, tablets and other forms of mobile computing devices, customer demand for higher data speeds has become increasingly important. The amount of data that can be processed and/or the number of calls that can occur at the same time is limited by two key factors: the number of users at any one time and the distance between the device and the cell site. As network demand increases, denser radio networks (more sites that are closer together) are required. It is also the case that the amount of coverage provided by a single site is inversely proportional to the number of voice calls and/or data transactions that occur at a given time. This becomes important as cells sites begin to function at or above capacity and gaps in coverage develop during periods of overcapacity. While this is represented by slowed transactions times for internet use, applications, and e-mail, it is much more problematic for voice calls, which either cannot be made or are constantly dropped. Where once excellent coverage and high quality calls were the norm, as capacity is reached, calls can no longer be processed even though the device may show strong coverage.

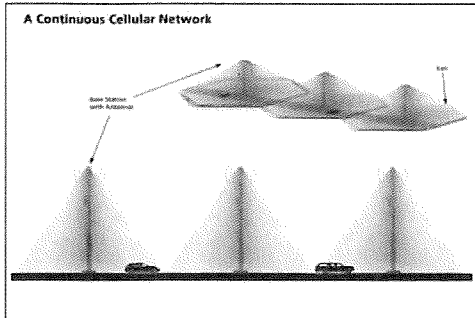
The table below illustrates how devices that transmit and receive data information need much more network capacity than standard mobile phones. For example, one Smartphone uses a wireless network as much as 35 standard mobile phones.



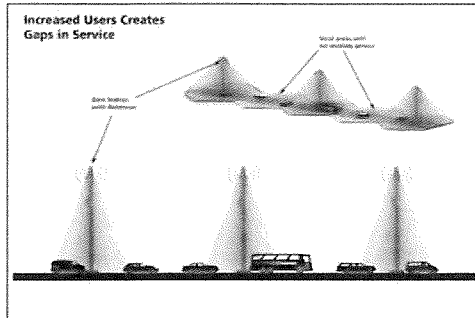
## How do wireless networks work?

Wireless networks work by dividing geographic areas into “cells”. Each cell is served by a base station (in this case, a tower supporting telecommunications equipment). Mobile devices communicate with each other by exchanging radio signals with base stations.

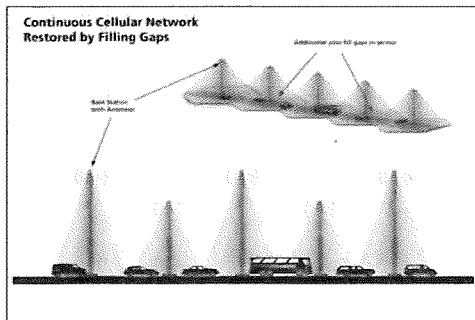
As more mobile phones and devices use the network, the “footprint” of service offered by a base station, like the proposed tower site, shrinks. This result is reduced coverage and gaps in service. Gaps in coverage can result in dropped calls and unreliable service. The drawings below illustrate how gaps in service develop as well as how additional equipment (or the addition of base stations) will enhance service.



*A network is a series of interconnected cells each containing a base station (antennas and radio equipment). A high quality network offers continuous wireless service by placing base stations in specific geographical locations that allow us to use wireless devices.*



*When a base station reaches maximum capacity, the coverage footprint shrinks in order to handle volume.*



*New base stations must be built to fill in the void areas and restore continuous wireless service.*

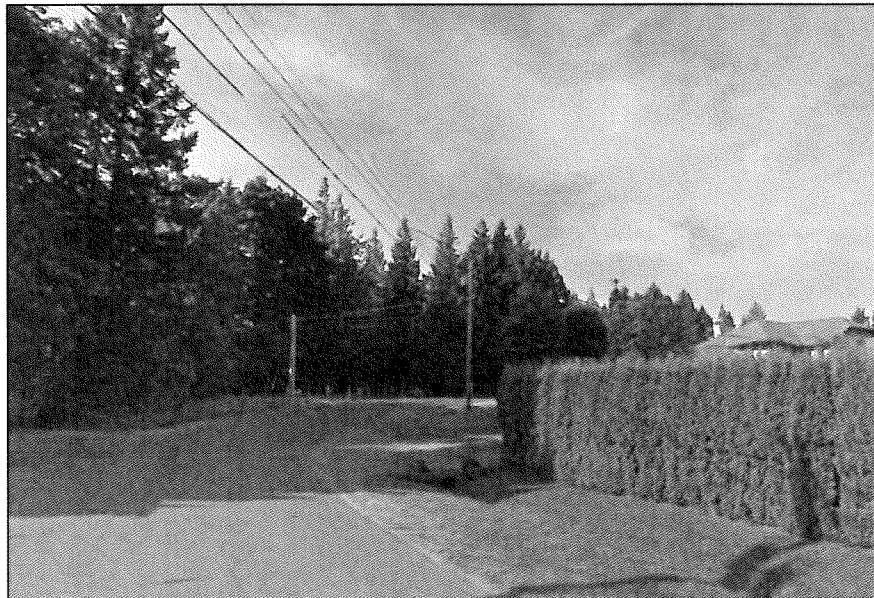
**What will the site look like?**

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Drew Road, looking southwest towards the tower site.

**Before Construction**



**After Construction**



From Drew Road, looking southwest towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.  
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Lanyon Drive, looking south towards the tower site.

**Before Construction**



**After Construction**



Looking south on Lanyon Drive towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.*

*The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*

The radio equipment cabinets at the base of the towers have not been included in the photo simulations where they would not be visible. The proposed designs are subject to review and amendment by the appropriate authorities.

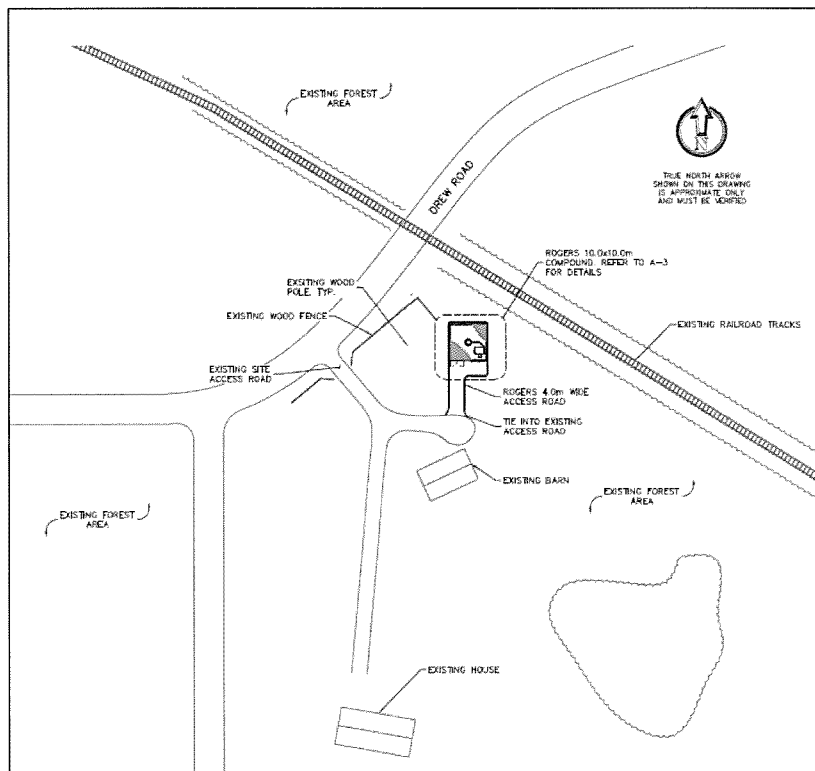
### What will the area look like when it is finished?

Rogers is proposing the construction of a monopole tower. As required by Transport Canada, due to the tower's proximity of the Qualicum Beach Airport, the tower will be painted red and white, and will require lighting.

The site are has been designed to accommodate the tower structure and radio equipment cabinets. The dimensions are approximately 10.0 x 10.0 metres.

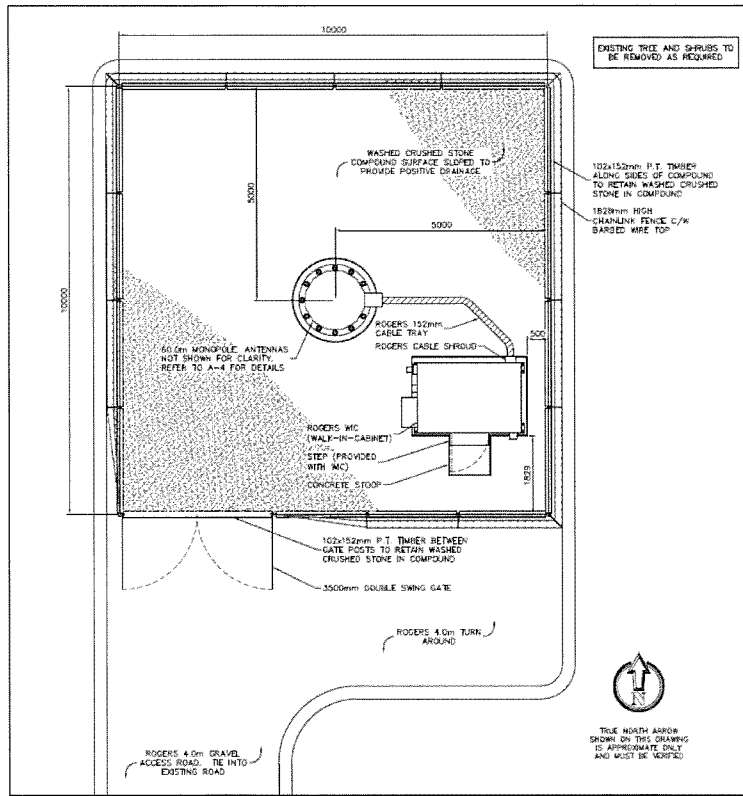
Access to the site will be by Drew Road. The secure site area will not be visible to the public. The property is already fenced and the Rogers compound will include an additional security fence that will be approximately 1.8 metres (6') in height. There will be a locked single access point and a silent alarm system. The shelter will contain radio equipment, back-up battery power, maintenance tools, manuals and a first aid kit. Specific dimensions and access to the site equipment will be determined following consultation, project review and potential approvals.

### Site Plan

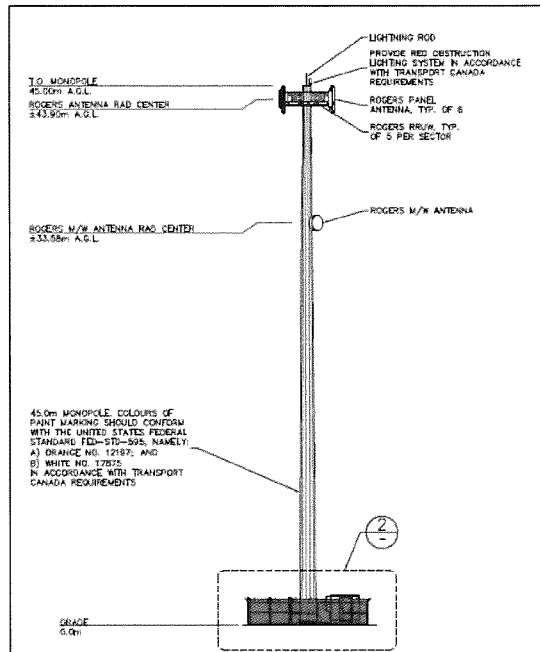


Note: not to scale.

## Site Compound Layout



## Tower Elevation (South)





## **What is the consultation and approval process and who is involved?**

Industry Canada has the final authority to approve towers under the Radiocommunications Act. However, Industry Canada requires the proponent, in this case Rogers, to follow a community consultation process inviting the community to comment on the proposed tower site.

This notification package is part of the required consultation process, where the community is invited to comment within a minimum of 30 days. Rogers is seeking input from the community, including residents, businesses, community groups, elected officials and other interested parties. During this process, Rogers will work to answer your questions.

At the conclusion of this consultation process, Rogers will be sharing the comments received with the land use authority and all regulatory authorities, including the Regional District of Nanaimo. Rogers will also consider and respond to all comments gathered and to make any reasonable adjustments to the proposal.

## **How safe is this tower?**

Rogers relies on the health experts to set radio frequency standards and oversee acceptable levels. In fact, adherence to national health standards is a condition of our operating licence. As a wireless provider, Rogers is responsible for ensuring that all of these safety standards are met and maintained.

In Canada, Industry Canada has adopted Health Canada's Safety Code 6, which establishes the safe limit for all devices that emit radio frequency waves and ensures public safety. The consensus among Canadian health organizations and the scientific community is that wireless antennas are safe. Here in BC, the BC Centre for Disease Control has reviewed the scientific data and supported the safety of wireless structures. Similarly, the Chief Medical Health Officer for Vancouver Coastal Health has determined that installations such as this one are appropriate (see weblinks below).

Base stations, like this tower site, operate at a very low power. Typically, the maximum power density levels from tower structures over 30 metres are less than one percent (1%) of Health Canada's Safety Code 6 government safety standard at ground level. The power would be similar to that of a computer monitor or light bulb operating in a household when measured at ground level.

In addition, Rogers adheres to a number of Canadian safety standards:

### *Health Canada's Safety Code 6 Compliance*

Rogers attests that the radio antenna system described in this package will at all times comply with Health Canada's Safety Code 6 limits.

### *Canadian Environmental Assessment Act*

Rogers attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act.

### *Engineering Practices*

Rogers attests that the radio antenna system proposed for this site will be constructed in compliance with all applicable safety and building standards and comply with good engineering practices including structural adequacy. Preliminary tower profile and equipment layout plans have been included in this notification package.

### *Transport Canada's Aeronautical Obstruction Marking Requirements*

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. Rogers made all necessary applications to Transport Canada and NAV CANADA and confirms that both lighting or markings are required.

## **Where can I go for more information?**

The following web links are provided for your information. We are also happy to answer any questions you may have.

### Telecommunication Systems

[www.ic.gc.ca/epic/site/smt-gst.nsf/eng/h\\_sf01702.html](http://www.ic.gc.ca/epic/site/smt-gst.nsf/eng/h_sf01702.html)

### Public Consultation Guidelines

[www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h\\_sf01702.html](http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html)

### Safety Code 6

[www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html](http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html)

### Vancouver Coastal Health

[www.vch.ca/about\\_us/news/concerns\\_about\\_cell\\_phone\\_tower\\_radiation\\_addressed](http://www.vch.ca/about_us/news/concerns_about_cell_phone_tower_radiation_addressed)

[http://www.vch.ca/about\\_us/news/archive/2011-news/concerns\\_about\\_cell\\_phone\\_tower\\_radiation\\_addressed](http://www.vch.ca/about_us/news/archive/2011-news/concerns_about_cell_phone_tower_radiation_addressed)

### Canadian Wireless Telecommunications Association

<http://www.cwta.ca>

### BC Centre for Disease Control

<http://www.bccdc.ca/healthenv/Radiation/ElectromagRadiation/default.htm>

### RFCOM – University of Ottawa

<http://www.rfcom.ca/welcome/index.shtml>

## **Your role**

Rogers is seeking your input and comments about the proposed site to ensure consideration is given to all of the needs of the community as well as our technical requirements, including improved wireless services for the area. **As this is a formal consultation process, your comments are welcome either by email or posted letter by May 25, 2013.**

## **Regional District of Nanaimo**

Rogers has pre-consulted with the Regional District of Nanaimo to discuss appropriate site options and address any engineering challenges, such as gas lines, sewers, and upcoming projects, which could impact on the site positioning. Following consultation with the community, we will be sharing your feedback with the Regional District of Nanaimo.

## **Industry Canada**

Industry Canada, as the regulator for all wireless providers across Canada, sets out the rules and policies for our business. In addition to Industry Canada, we work closely with municipal and provincial authorities to seek their support to identify appropriate site options and if needed, to obtain any necessary permits and approvals.

## **Land Use Consultant**

Rogers is working with Standard Land Company Inc. on this project, who assists our efforts in gathering public input and working with regulatory authorities.

## **Contact Information**

We would like to hear your comments and answer your questions. You are invited to provide your feedback by mail or electronic mail. Please send your comments and questions to Rogers at the address below by the close of business day on **May 25, 2013.**

### **Rogers Communications Inc.**

c/o Standard Land Company Inc.  
Attention: Kiersten Enemark  
610 – 688 West Hastings Street  
Vancouver, British Columbia V6B 1P1  
Tel: 1 (877) 687-1102  
E-mail: CommentsBC@standardland.com

Please find below, additional contacts in the event that there are questions specific to local land use or Industry Canada Regulations.

### **Regional District of Nanaimo**

Current Planning Department  
6300 Hammond Bay Road  
Nanaimo, British Columbia V9T 6N2  
Tel: (250) 390 6510  
E-mail: planning@rdn.bc.ca

### **Industry Canada**

Vancouver Island District Office  
1230 Government Street  
Victoria, British Columbia V8W 3M4  
Tel: (250) 363-3803  
E-mail: victoria.district@ic.gc.ca

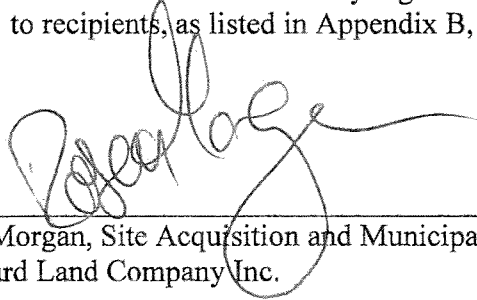
Appendix B: List of Recipients

*Names and personal information not included  
for public distribution pursuant to FOIPPA s. 22*

**Affidavit of Standard Land Company Inc.**

I, Rosa Morgan, Site Acquisition and Municipal Affairs Coordinator (BC) in the City of Vancouver in the Province of British Columbia, make an Oath and say:

1. THAT I caused to be sent by regular mail a notification letter, as included in Appendix A, to recipients, as listed in Appendix B, on Tuesday, April 16, 2013



---

Rosa Morgan, Site Acquisition and Municipal Affairs Coordinator (BC)  
Standard Land Company Inc.

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of British Columbia, this 16<sup>th</sup> day of April, 2013.



---

(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of British Columbia

**Cameron Martin Carruthers**

A Commissioner for Taking Affidavits  
for British Columbia  
Standard Land Company Inc.  
810 - 688 West Hastings Street  
Vancouver, BC V6B 1P1  
Tel: (604) 687-1119  
Expires: June 30, 2013

(Commissioner's stamp or printed name and expiry date)

Appendix A: Notification Letter



April 15, 2013

Dear Area Residents and Businesses:

Like so many communities, the community of French Creek is experiencing a growing demand for wireless services as more and more people come to rely on smart phones, tablet computers and laptops as part of their everyday life. In response to this and in order to ensure dependable high speed wireless service is available to the community, Rogers is proposing the construction of a telecommunications tower at 891 Drew Road, Parksville, British Columbia.

As part of the public consultation process, you are invited to comment on the Rogers proposal before May 25, 2013. Following Industry Canada's Default Public Consultation Process, all residents and businesses within 135 metres of the proposed tower location will receive this Public Consultation Information Package. As well, a notice inviting the community to comment has been placed in the Parksville Qualicum Beach News on April 18, 2013.

This package contains detailed information about the proposed structure, the consultation and approval process, as well as contact information available to you during the consultation process.

Rogers has been invited and accepted to attend the French Creek Residents' Association (FCRA) Annual General Meeting on May 8th at 7:00 pm at St. Columba Church Hall, 921 Wembley Road, Parksville to meet with residents and answer any questions regarding the proposed project.

Your questions and comments are an important part of the consultation process. Please know you may provide your comments by contacting Rogers at [CommentsBC@standardland.com](mailto:CommentsBC@standardland.com), or by completing the Comments Sheet on the other side of this letter by May 25, 2013.

We appreciate your time and attention in considering the proposed telecommunications tower and look forward to your comments.

Rogers Communications Inc.

Peter Leathley  
Municipal Affairs Specialist (BC), Wireless Network Implementation





QUESTIONNAIRE & INPUT FORM

We welcome your comments regarding the proposed Rogers telecommunications structure at 891 Drew Road, Parksville, BC. We would appreciate your time in completing this questionnaire. Rogers will respond to any questions or issues, and the correspondence will be shared with the Regional District of Nanaimo and Industry Canada as part of the consultation process. This information will not be used for marketing purposes.

1. Are you currently happy with the quality of wireless service in your community?

Yes  No If no, what areas require improved service?

2. Do you feel this is an appropriate location for a tower?

Yes  No

If not, what change do you suggest:

3. Are you satisfied with the proposed appearance / design of the proposed tower?

Yes  No

If not, what change do you suggest:

4. Other Comments:

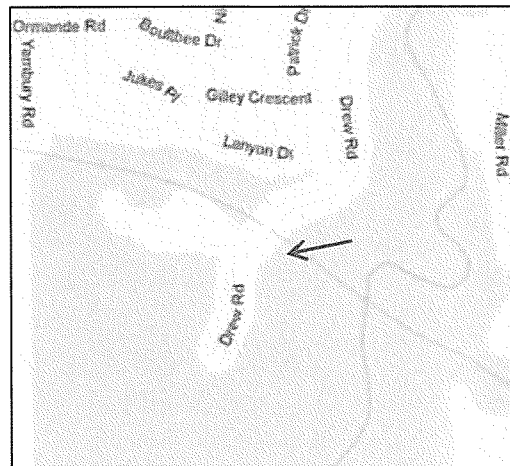
Tower Location

Name: \_\_\_\_\_

Address: \_\_\_\_\_

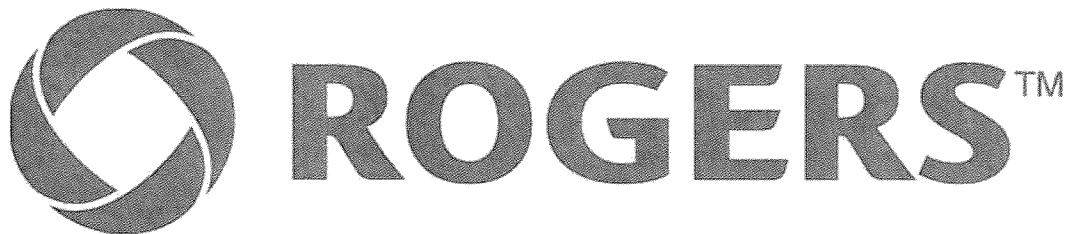
Telephone: \_\_\_\_\_

Email: \_\_\_\_\_



Thank you.





**Public Consultation Information Package  
Wireless Communications Installation**

Location: 891 Drew Road, Parksville, BC V9P 1X2  
Rogers Site: W3030 (French Creek)

**Contact**

**Rogers Communications Inc.**  
1600 – 4710 Kingsway,  
Burnaby, British Columbia V5G 4W7

Contact name: Kiersten Enemark  
c/o Standard Land Company Inc.  
Agents to Rogers Communications Inc.  
Tel: 1 (877) 687-1102  
Email: [CommentsBC@standardland.com](mailto:CommentsBC@standardland.com)

April 15, 2013

**What is being proposed?**

Rogers is proposing to build a new 45 metre monopole tower structure. To ensure continued reliable service, Rogers is proposing to enhance and restore a high quality network signal for the wireless network in the area by adding equipment on a proposed structure.

When a network weakness is identified, Rogers’ radiofrequency engineers’ first steps are to explore any and all opportunities to add additional equipment on nearby towers or mount antennas on existing buildings. Only when every alternative has been exhausted, does Rogers consider constructing a new wireless structure. Rogers engineers have determined that in this case there are no suitable existing structures in the area. As a result, a single structure of 45 metres is being proposed to meet Rogers’ network requirements.

Initially, Rogers identified commercial lands along the Hwy 19A as being appropriate for a tower location. For over a year, Rogers actively searched for a commercial property with a willing property owner to host a telecommunications facility at a location compatible with the Rogers network. Unfortunately, Rogers was unable to finalize a location with a willing property owner.

**Where is the proposed tower site?**

The proposed location is on rural land (zoning RU1) and is also adjacent to rural lands in all directions. Rogers is proposing to locate the tower southeast of the railway tracks, behind mature trees approximately 30 metres in height. This location is based on Rogers’ technical requirements to provide improved service as well as preliminary feedback from the Regional District of Nanaimo.



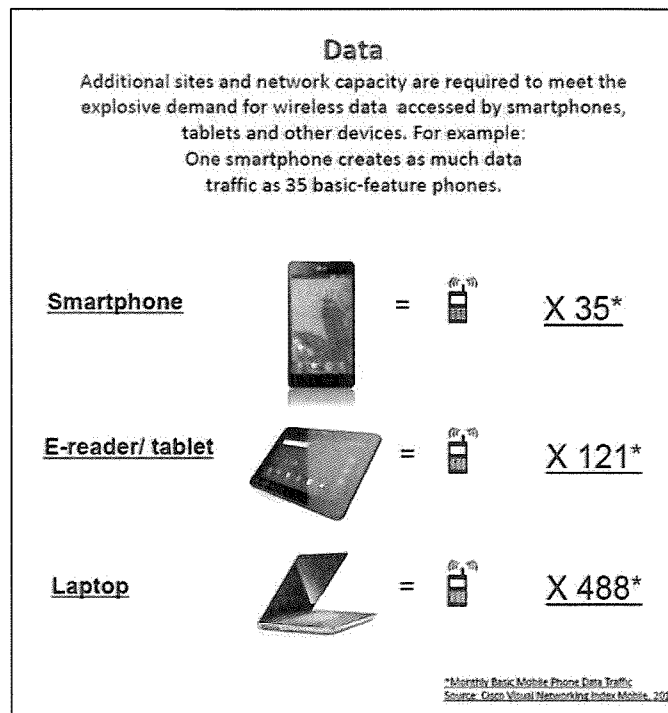
## Why is this new structure required?

A new structure is required to host telecommunications equipment that will provide improved wireless service to the community. Rogers is constantly working to improve coverage and network quality to its customers. Rogers is responding to the growing demand for wireless voice and data services, particularly within existing service areas.

The customers using smartphones like iPhones and Blackberries, portable devices like iPads and tablets, computers and wireless laptops are demanding fast, reliable service. These “smart devices” place an increased demand on the wireless network which, in turn, requires ongoing investment and expansion in order to maintain service quality.

With the introduction of smartphones, tablets and other forms of mobile computing devices, customer demand for higher data speeds has become increasingly important. The amount of data that can be processed and/or the number of calls that can occur at the same time is limited by two key factors: the number of users at any one time and the distance between the device and the cell site. As network demand increases, denser radio networks (more sites that are closer together) are required. It is also the case that the amount of coverage provided by a single site is inversely proportional to the number of voice calls and/or data transactions that occur at a given time. This becomes important as cells sites begin to function at or above capacity and gaps in coverage develop during periods of overcapacity. While this is represented by slowed transactions times for internet use, applications, and e-mail, it is much more problematic for voice calls, which either cannot be made or are constantly dropped. Where once excellent coverage and high quality calls were the norm, as capacity is reached, calls can no longer be processed even though the device may show strong coverage.

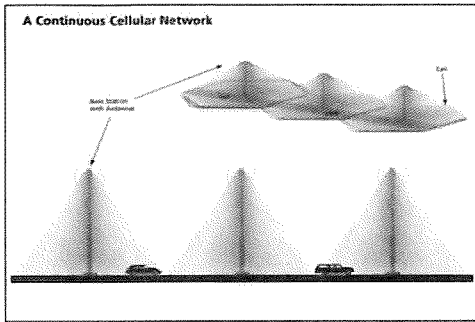
The table below illustrates how devices that transmit and receive data information need much more network capacity than standard mobile phones. For example, one Smartphone uses a wireless network as much as 35 standard mobile phones.



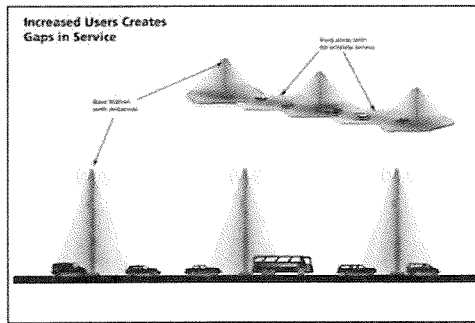
## How do wireless networks work?

Wireless networks work by dividing geographic areas into “cells”. Each cell is served by a base station (in this case, a tower supporting telecommunications equipment). Mobile devices communicate with each other by exchanging radio signals with base stations.

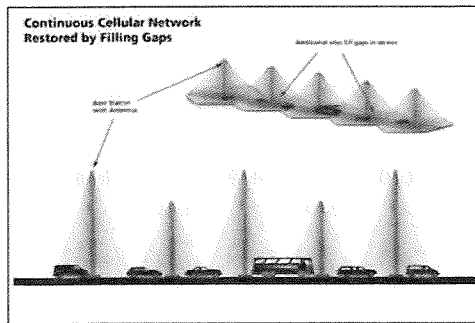
As more mobile phones and devices use the network, the “footprint” of service offered by a base station, like the proposed tower site, shrinks. This result is reduced coverage and gaps in service. Gaps in coverage can result in dropped calls and unreliable service. The drawings below illustrate how gaps in service develop as well as how additional equipment (or the addition of base stations) will enhance service.



*A network is a series of interconnected cells each containing a base station (antennas and radio equipment). A high quality network offers continuous wireless service by placing base stations in specific geographical locations that allow us to use wireless devices.*



*When a base station reaches maximum capacity, the coverage footprint shrinks in order to handle volume.*

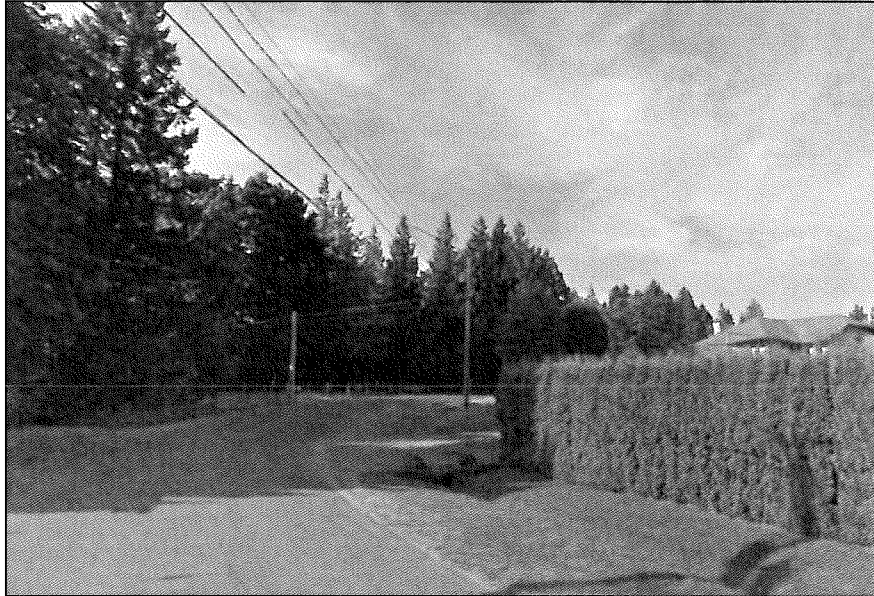


*New base stations must be built to fill in the void areas and restore continuous wireless service.*

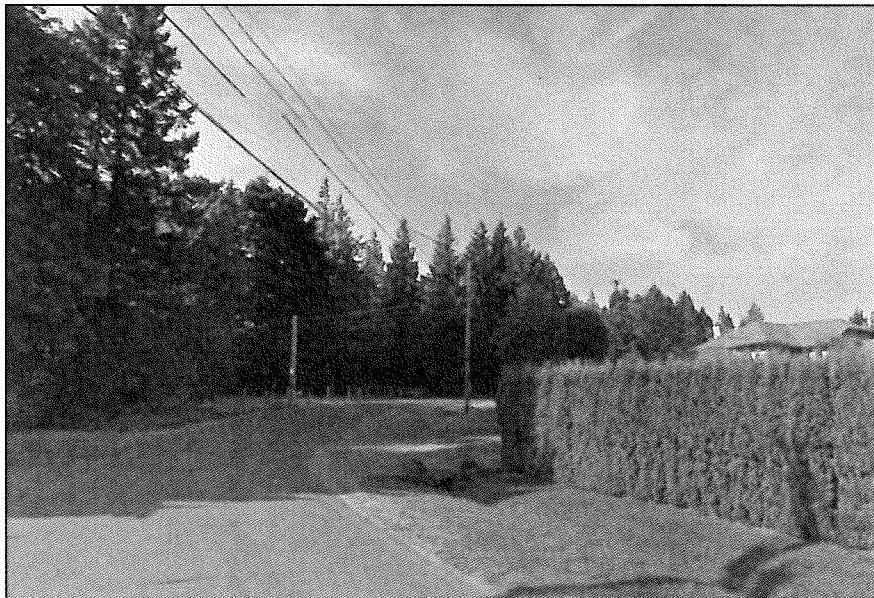
**What will the site look like?**

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Drew Road, looking southwest towards the tower site.

**Before Construction**



**After Construction**



From Drew Road, looking southwest towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.  
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*

The proposed tower will be well screened in all directions by mature trees approximately 20 metres – 30 metres in height. Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Lanyon Drive, looking south towards the tower site.

**Before Construction**



**After Construction**



Looking south on Lanyon Drive towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.*

*The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*

The radio equipment cabinets at the base of the towers have not been included in the photo simulations where they would not be visible. The proposed designs are subject to review and amendment by the appropriate authorities.

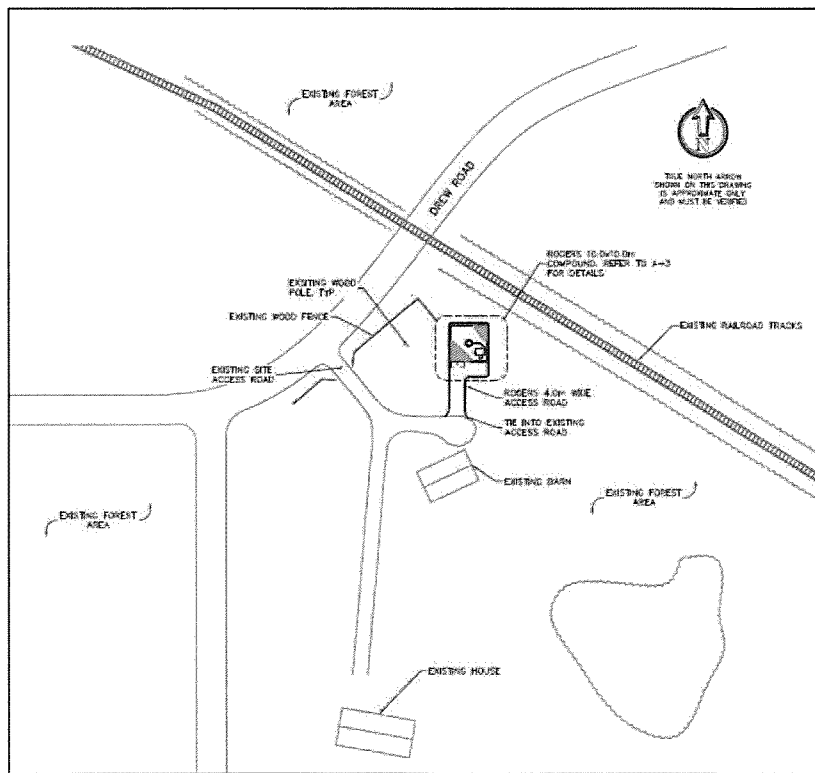
### What will the area look like when it is finished?

Rogers is proposing the construction of a monopole tower. As required by Transport Canada, due to the tower's proximity of the Qualicum Beach Airport, the tower will be painted red and white, and will require lighting.

The site are has been designed to accommodate the tower structure and radio equipment cabinets. The dimensions are approximately 10.0 x 10.0 metres.

Access to the site will be by Drew Road. The secure site area will not be visible to the public. The property is already fenced and the Rogers compound will include an additional security fence that will be approximately 1.8 metres (6') in height. There will be a locked single access point and a silent alarm system. The shelter will contain radio equipment, back-up battery power, maintenance tools, manuals and a first aid kit. Specific dimensions and access to the site equipment will be determined following consultation, project review and potential approvals.

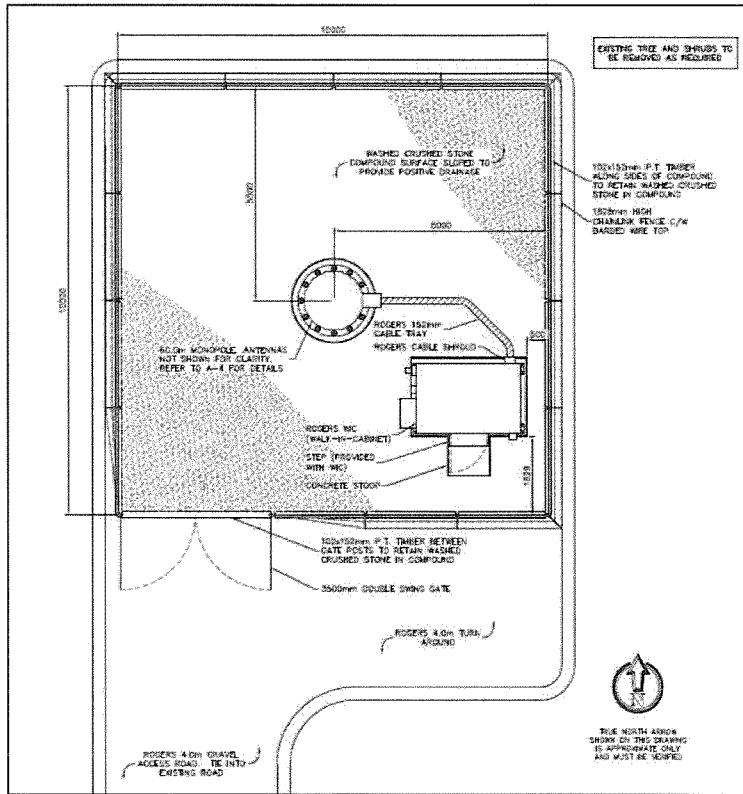
### Site Plan



Note: not to scale.

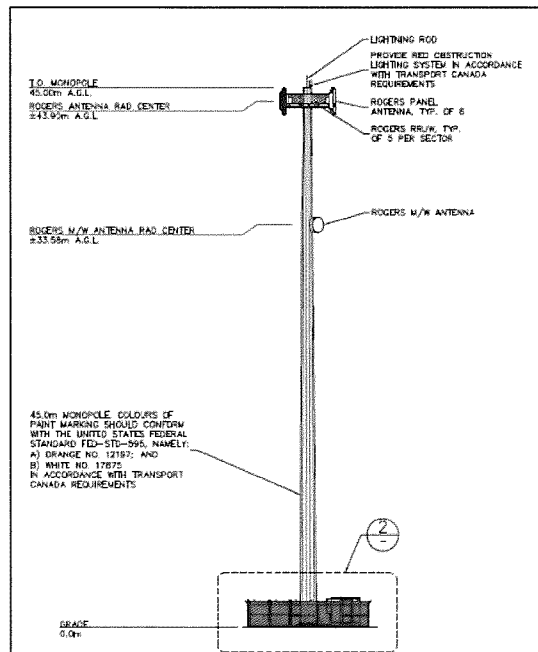


## Site Compound Layout



Note: not to scale.

## Tower Elevation (South)



Note: not to scale.

## **What is the consultation and approval process and who is involved?**

Industry Canada has the final authority to approve towers under the Radiocommunications Act. However, Industry Canada requires the proponent, in this case Rogers, to follow a community consultation process inviting the community to comment on the proposed tower site.

This notification package is part of the required consultation process, where the community is invited to comment within a minimum of 30 days. Rogers is seeking input from the community, including residents, businesses, community groups, elected officials and other interested parties. During this process, Rogers will work to answer your questions.

At the conclusion of this consultation process, Rogers will be sharing the comments received with the land use authority and all regulatory authorities, including the Regional District of Nanaimo. Rogers will also consider and respond to all comments gathered and to make any reasonable adjustments to the proposal.

## **How safe is this tower?**

Rogers relies on the health experts to set radio frequency standards and oversee acceptable levels. In fact, adherence to national health standards is a condition of our operating licence. As a wireless provider, Rogers is responsible for ensuring that all of these safety standards are met and maintained.

In Canada, Industry Canada has adopted Health Canada's Safety Code 6, which establishes the safe limit for all devices that emit radio frequency waves and ensures public safety. The consensus among Canadian health organizations and the scientific community is that wireless antennas are safe. Here in BC, the BC Centre for Disease Control has reviewed the scientific data and supported the safety of wireless structures. Similarly, the Chief Medical Health Officer for Vancouver Coastal Health has determined that installations such as this one are appropriate (see weblinks below).

Base stations, like this tower site, operate at a very low power. Typically, the maximum power density levels from tower structures over 30 metres are less than one percent (1%) of Health Canada's Safety Code 6 government safety standard at ground level. The power would be similar to that of a computer monitor or light bulb operating in a household when measured at ground level.

In addition, Rogers adheres to a number of Canadian safety standards:

### *Health Canada's Safety Code 6 Compliance*

Rogers attests that the radio antenna system described in this package will at all times comply with Health Canada's Safety Code 6 limits.

### *Canadian Environmental Assessment Act*

Rogers attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act.

### *Engineering Practices*

Rogers attests that the radio antenna system proposed for this site will be constructed in compliance with all applicable safety and building standards and comply with good engineering practices including structural adequacy. Preliminary tower profile and equipment layout plans have been included in this notification package.

### *Transport Canada's Aeronautical Obstruction Marking Requirements*

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV CANADA aeronautical safety requirements. Rogers made all necessary applications to Transport Canada and NAV CANADA and confirms that both lighting or markings are required.

## **Where can I go for more information?**

The following web links are provided for your information. We are also happy to answer any questions you may have.

### Telecommunication Systems

[www.ic.gc.ca/epic/site/smt-gst.nsf/eng/h\\_sf01702.html](http://www.ic.gc.ca/epic/site/smt-gst.nsf/eng/h_sf01702.html)

### Public Consultation Guidelines

[www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h\\_sf01702.html](http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html)

### Safety Code 6

[www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html](http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html)

### Vancouver Coastal Health

[www.vch.ca/about\\_us/news/concerns\\_about\\_cell\\_phone\\_tower\\_radiation\\_addressed](http://www.vch.ca/about_us/news/concerns_about_cell_phone_tower_radiation_addressed)

[http://www.vch.ca/about\\_us/news/archive/2011-news/concerns\\_about\\_cell\\_phone\\_tower\\_radiation\\_addressed](http://www.vch.ca/about_us/news/archive/2011-news/concerns_about_cell_phone_tower_radiation_addressed)

### Canadian Wireless Telecommunications Association

<http://www.cwta.ca>

### BC Centre for Disease Control

<http://www.bccdc.ca/healthenv/Radiation/ElectromagRadiation/default.htm>

### RFCOM – University of Ottawa

<http://www.rfcom.ca/welcome/index.shtml>

## **Your role**

Rogers is seeking your input and comments about the proposed site to ensure consideration is given to all of the needs of the community as well as our technical requirements, including improved wireless services for the area. **As this is a formal consultation process, your comments are welcome either by email or posted letter by May 25, 2013.**

## **Regional District of Nanaimo**

Rogers has pre-consulted with the Regional District of Nanaimo to discuss appropriate site options and address any engineering challenges, such as gas lines, sewers, and upcoming projects, which could impact on the site positioning. Following consultation with the community, we will be sharing your feedback with the Regional District of Nanaimo.

## **Industry Canada**

Industry Canada, as the regulator for all wireless providers across Canada, sets out the rules and policies for our business. In addition to Industry Canada, we work closely with municipal and provincial authorities to seek their support to identify appropriate site options and if needed, to obtain any necessary permits and approvals.

## **Land Use Consultant**

Rogers is working with Standard Land Company Inc. on this project, who assists our efforts in gathering public input and working with regulatory authorities.

## **Contact Information**

We would like to hear your comments and answer your questions. You are invited to provide your feedback by mail or electronic mail. Please send your comments and questions to Rogers at the address below by the close of business day on **May 25, 2013.**

### **Rogers Communications Inc.**

c/o Standard Land Company Inc.  
Attention: Kiersten Enemark  
610 – 688 West Hastings Street  
Vancouver, British Columbia V6B 1P1  
Tel: 1 (877) 687-1102  
E-mail: [CommentsBC@standardland.com](mailto:CommentsBC@standardland.com)

Please find below, additional contacts in the event that there are questions specific to local land use or Industry Canada Regulations.

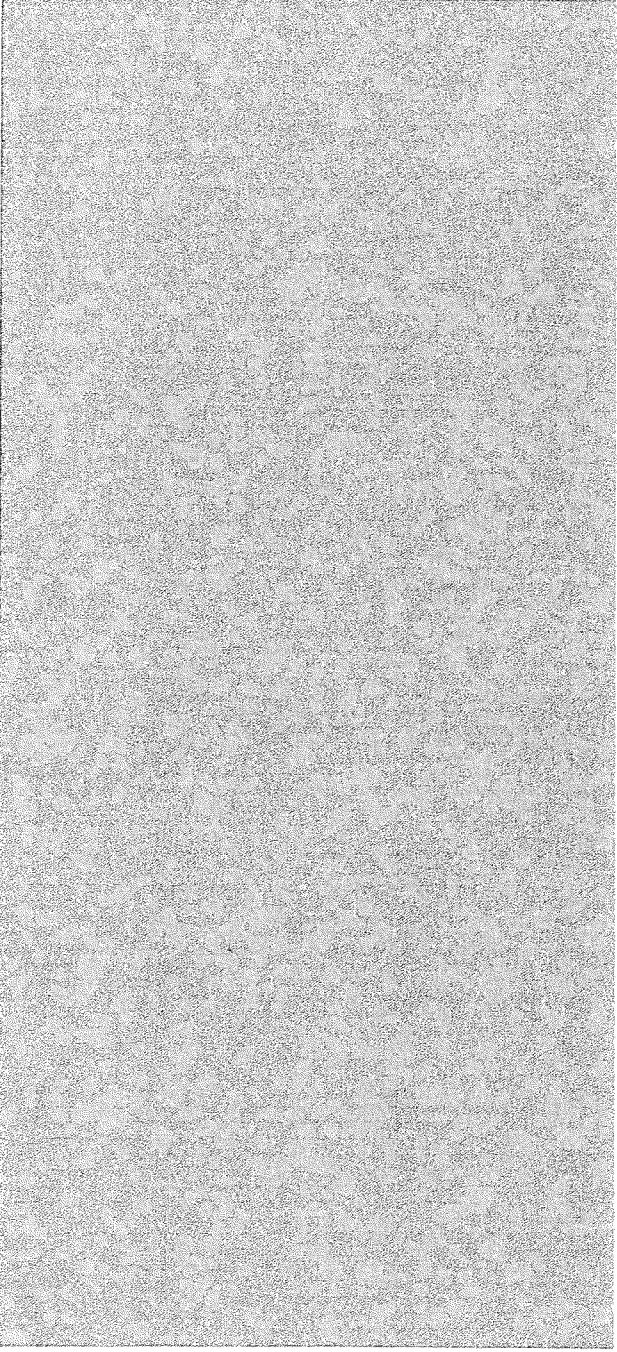
### **Regional District of Nanaimo**

Current Planning Department  
6300 Hammond Bay Road  
Nanaimo, British Columbia V9T 6N2  
Tel: (250) 390 6510  
E-mail: [planning@rdn.bc.ca](mailto:planning@rdn.bc.ca)

### **Industry Canada**

Vancouver Island District Office  
1230 Government Street  
Victoria, British Columbia V8W 3M4  
Tel: (250) 363-3803  
E-mail: [victoria.district@ic.gc.ca](mailto:victoria.district@ic.gc.ca)

Appendix B: List of Recipients



*Names and personal information not included  
for public distribution pursuant to FOIPPA s. 22*

## **Appendix 2: Newspaper Notice**

THE PARKSVILLE QUALICUM BEACH NEWS

Your community. Your classifieds. **Black Press**

**TOLL FREE 1-855-310.3535**

**bcclassified.com**

fax 250.248.4655 email classified@pqbnews.com

Choose any: **2** Black Press Community Newspapers!

**BONUS!** We will upload your ad to **UsedPQB.com** FREE!

plus tax **\$29.98** **SELL YOUR STUFF!** Private Party Merchandise Ad 1" PHOTO + 5 LINES (99¢ extra lines) Runs till it sells, up to 8 weeks!

ADD ANY OTHER PAPER FOR ONLY \$9.99 EACH +TAX

Ask us for more info.

LEADER/PICTORIAL **Gazette Chronicle** **THE PARKSVILLE QUALICUM BEACH NEWS** **MAJALING NEWS Bulletin** **Alberni Valley NEWS** **COMOX VALLEY RECORD** **CAMPBELL RIVER MIRROR** **GAZETTE**


**NEED STORAGE?**

**MINI'S WAREHOUSE**

HOUSEHOLD STORAGE  
CARS & RV STORAGE

A little or a lot we've got a spot. We have heated storage units!

**TOO MUCH STUFF?**



999 Shearman Road, Coombs (Behind Bradley Centre)

**250-248-4588**

www.miniswarehouse.com


**COMMUNITY ANNOUNCEMENTS**

INFORMATION

Your gift to the Heart and Stroke Foundation will help support life saving research and education in heart disease and stroke.

To donate In Memory or In Honour:  
www.heartandstroke.bc.ca  
Tel: 250-754-5274

Mail to:  
PO Box 730,  
Parksville, BC V9P 2G8



HEART & STROKE FOUNDATION OF BC & YUKON  
Finding answers. For life.

**Parksville Qualicum News**  
Deadlines:  
Tuesday Edition  
Word Ads: Thursday 5 pm  
Display Ads: Thursday 5 pm

Friday Edition  
Word Ads: Tuesday 1 pm  
Display Ads: Tuesday 10:30 am

**MAJOR CATEGORIES IN ORDER OF APPEARANCE**  
FAMILY ANNOUNCEMENTS  
COMMUNITY ANNOUNCEMENTS  
TRAVEL  
CHILDREN EMPLOYMENT  
PERSONAL SERVICES  
BUSINESS SERVICES  
PETS & LIVESTOCK  
MERCHANDISE FOR SALE  
REAL ESTATE  
RENTALS  
AUTOMOTIVE  
MARINE

**AGREEMENT**  
It is agreed by any Display or Classified Advertiser requesting space that the liability of the paper in the event of failure to publish an advertisement shall be limited to the amount paid by the advertiser for that portion of the advertising occupied by the incorrect item only and that there shall be no liability in any event beyond the amount paid for such advertisement. The publisher shall not be liable for slight changes or typographical errors that do not lessen the value of an advertisement.


bcclassified.com cannot be responsible for errors after the first day of publication of any advertisement. Notice of errors on the first day should immediately be called to the attention of the Classified Department to be corrected for the following edition. bcclassified.com reserves the right to revise, edit, classify or reject any advertisement and to retain any answers directed to the customer for the sum paid for the advertisement and box rental.

**DISCRIMINATORY LEGISLATION**  
Advertisers are reminded that Provincial legislation forbids the publication of any advertisement which discriminates against any person because of race, religion, sex, colour, nationality, ancestry or place of origin, or age, unless the condition is justified by a bona fide requirement for the work involved.

**COPYRIGHT**  
Copyright and/or properties subsist in all advertisements and in all other material appearing in this edition of bcclassified.com. Permission to reproduce wholly or in part and in any form whatsoever, particularly by a photographic or offset process in a publication must be obtained in writing from the publisher. Any unauthorized reproduction will be subject to recourse in law.

**Advertise across Vancouver Island in the 17 best-read community newspapers.**


**ON THE WEB:**  
bcclassified.com



**FAMILY ANNOUNCEMENTS**

**DEATHS**

**Dawson, Douglas Hart**  
May 19, 1938 - April 14, 2013




Douglas Hart Dawson (May 19, 1938 - April 14, 2013) Doug passed away peacefully at Victoria Hospice, after a very long and brave battle with Parkinson's Disease. Doug was predeceased by his loving wife of 46 years, Louise, his parents Richard and Christine, brothers Richard and Alan, and sister Pearl. He is survived by children Cathy (Doug) of Victoria, BC and Kevin (Pam) of Rigaud, QC and his grandson Sam of Rigaud, QC. He will be missed by many friends in Hudson, QC and Parksville, BC, colleagues and business acquaintances worldwide as well as extended family in Ontario, Manitoba, Alberta, BC, and England. A special thanks to Doug's friend Bill who visited him every week. Many thanks and big hugs to the staff at Halliday House (Catherine, Caroline(s), Gayla, Jennifer, Jessica, Judith, Irene, Millie, Sue, Wendy) who loved and cared for Doug, held his hand, comforted him, and gave him dignity. They were like family to him and he adored them with all his heart. And finally, to all the nurses and doctors at NRGH and those at Victoria Hospice who cared for him in the end. In lieu of flowers, please make a donation in Doug's name to Halliday House.  
Address: 188 McCarter Street, Parksville, BC, V9P 2G6. A celebration of life will take place at Halliday House on Saturday, April 20 at 12:30pm.

**FAMILY ANNOUNCEMENTS**

**DEATHS**

**Veronica "Ronnie" Joan Connor**  
Oct 11th 1922 - April 13th 2013



Ronnie passed away peacefully at the palliative care facility in Nanaimo in her 91st year. Predeceased by her husband, Jack; brother, John; and sister, Sheila. She is survived by her sister, Mary. Dearly beloved by her son, Paul (Gillian) Connor, grandson, Ben (Cydney), and granddaughter, Jacquie (Patrick) Hole. Whether in Bomber Command in the WAAF or in post-war Palestine where she met her husband Jack, or later as a secretary/bookkeeper, Ronnie always had class and fashionable poise, balancing hard work with fun and laughter.

Ronnie and Jack retired to Qualicum from England in 1988 and enjoyed their family, golf, bridge and friends until Jack was cruelly affected by a stroke. Ronnie then became a leader in the Stroke Recovery Club until Jack's death in 2005. Unfortunately she too suffered a stroke in the same year and regardless of her struggles she remained at home at the Gardens and took great comfort in her family, friends and caregivers.

*The family would like to thank the staff at Halliday House, the Gardens, and particularly Mary, Joan, Angela, Terry and Dorene for their love and support.*

**A Funeral Mass will be held at the Catholic Church of the Ascension, 887 Wembley Road, Parksville on Friday April 26th at 1:00 pm. Reception to follow.**

*In lieu of flowers, please consider a donation in Ronnie's memory to the local stroke recovery club.*


To send a condolence to the family please visit www.yatesfuneral.ca

**YATES FUNERAL SERVICE & CREMATORIUM**  
(250-248-5859) in care of arrangements.

**FAMILY ANNOUNCEMENTS**

**CELEBRATIONS**

**Happy Birthday to Lit' Darlin' Andrea**



Lots of Love Tom  
Keep Kissing


**PLACES OF WORSHIP**

**QUALICUM BAPTIST CHURCH**

600 Beach Road  
Qualicum Beach

**WORSHIP SUNDAYS 10:30**

"DESTRUCTIVE DOCTRINES"  
(PETER 2:1-3)



SCENE FREE

**JERICHO ROAD PARKSVILLE**

God still heals and is the kindest person you'll ever meet!

Join us on Sundays **6:30pm**

At the Salvation Army Church  
on the Alberni Highway, near the Rod & Gun.

All welcome! More info at:  
[www.jerichoroad-church.com](http://www.jerichoroad-church.com)

**LEGALS**

**PROPOSED ROGERS TELECOMMUNICATIONS FACILITY 45 METRE MONOPOLE STRUCTURE**

**PROPOSED STRUCTURE:** As part of the public consultation process required by Industry Canada, Rogers is inviting the public to comment on a proposed telecommunications facility consisting of a 45 metre monopole tower and ancillary radio equipment.

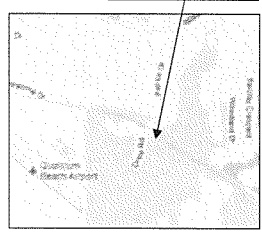
**LOCATION:** 891 Drew Road, Parksville, BC V9P 1X2 (PID: 007-561-547).

**COORDINATES:** Lat: 49° 20' 21.15", Long: -124° 22' 52.81"

**ANY PERSON** may comment by close of business day on May 25, 2013 with respect to this matter.

**ROGERS CONTACT:** Further information can be obtained by contacting Kiersten Enemark, Standard Land Company Inc. Agents for Rogers, Suite 610 - 688 West Hastings Street Vancouver, BC V6B 1P1 Tel: 1 (877) 887-1102 Fax: (604) 687-1339 Email: commentsbc@standardland.com

Location of Telecommunications Facility



**FAMILY ANNOUNCEMENTS**

**IN MEMORIAM GIFTS**

**RONALD McDONALD HOUSE BC**  
Help Tomorrow's Families Today - leave a gift in your will. legacy@rmhbc.ca

**COMMUNITY ANNOUNCEMENTS**

**COMING EVENTS**

**BRADLEY CENTRE** Members & guests, **Pancake Breakfast** April 21, 2013, 8:30-11:30 am

**CALL FOR ENTRIES 11TH ANNUAL** Kitty Coleman Woodland Art & Bloom Festival. Fine Art and Quality Crafts Juried Show. Presented in a spectacular outdoor setting May 18, 19, 20 Applications for Artisans are available at [woodlandgardens.ca](http://woodlandgardens.ca) 250-358-6901

**LOOKING FOR** Artisans for the Parksville Beach Festivals Art in the Park event July 27 & 28 (11am-5pm). \$50 for 2 days or \$30 for 1. Register online at [www.parksvillebeachfest.ca](http://www.parksvillebeachfest.ca)

**PLACES OF WORSHIP**

**WELCOME WAGON**  
NEW to the area? BBB is a not-for-profit organization committed to building relationships of trust in the marketplace. Look for the 2013 BBB Accredited Business Directory Edition on your Black Press Community Newspaper website at [www.blackpress.ca](http://www.blackpress.ca). You can also go to <http://vi.bbb.org/directory/> and click on the 2013 BBB Accredited Business Directory

**IF YOU WANT TO DRINK** that's your business. Want to STOP, we can help. Alcoholics Anonymous. 1-800-883-3968

**WE'RE ON THE WEB**  
bcclassified.com

**INFORMATION**

**LOST AND FOUND**

**FOUND: KEYS:** 6 keys with 4 different functioning fobs on it. Call Community Policing Office at (250)752-2949 to claim.

**LOST: DARK** brown leather wallet on Sat. April 6th, between the News and Cha Cha Java Coffee house. If found please call 250-739-3311

**LEGALS**

**TRAVEL**

**GETAWAYS**

**LONG BEACH - Ucluellet -** Deluxa waterfront cabin, sleeps 6, BBQ, Spring Special. 2 nights \$239 or 3 nights \$299 Pets Ok, Rick 604-306-0891

**YOUR COMMUNITY, YOUR CLASSIFIEDS**  
bcclassified.com  
1-855-310-3535



## Appendix 3: Site Selection Map

RDN Water Works & Tank  
No willing Landlord

Edge of Eaglecrest Golf Club  
Access Issues & Impact to Golf Club

Commercial Property  
No willing Landlord

Sewage Treatment Facility  
Will not provide coverage requirements

Harbour Authority  
Will not provide coverage requirements.

Church Properties  
Will not provide coverage requirements.



### Site Selection Process (Rogers file W3030)

Airport  
No willing Landlord

Proposed Site Location

Church  
No willing Landlord

Windsor Lumber  
No willing Landlord

Morningstar Golf Club  
Out of Search Area

**Appendix 4: Comments &  
Correspondence Tracking Form**

*Names and personal information not included  
for public distribution pursuant to FOIPPA s. 22*

Response to Notification Tracking Report							
French Creek W3030							
Name of Resident	Contact Information	Message Received	Email, Letter or Voice Message	Comment or Question	Areas for Response	Response to Comment or Question	Response sent to Resident (date)
		28-Apr-13	Letter	Please see original letter document.  Summary: 1. Opposed to proposal; 2. Low pollution/ clean/ organic lifestyle; 3. Alternative locations, reasoning for not using alternative properties; 4. Other sites need to be examined - list of suggested properties; 5. Health concerns; 6. Tree screening may not be indefinite; 7. Property values negatively affected; 8. Wireless towers inappropriate in rural setting; 9. Residents within 200 metres of towers should be received compensation; 10. Present and future agricultural uses need to be addressed; 11. Mental health affected.	- Visibility; - Alternative locations; - Health and Safety	Response letter to all comments and concerns was provided, including explanation and map of all acquisition efforts for suggested list (see Appendix 3, Site Selection Map).  Questions and Answers Sheet and Visibility Study mailed.	8-May-13  28-Jun-13
		13-May-13	Phonecall	Alternative Locations.	- Alternative Locations.	SLG to provide further information and research.  Questions and Answers Sheet and Visibility Study mailed.	14-May-13 (Email) 28-Jun-13
		11-Jun-13 (2nd contact)	Comments Sheet	See original comments sheet.  Summary: Currently happy with service. Tower should not be in a 'neighbourhood'. Put somewhere else, not in favour of tower.	- Alternative Locations. - Residential Location.	As above.	
		15-May-13	Email	Please see original email document.  Summary: 1. Opposition to proposal; 2. [REDACTED] 3. Painted red and white, this will light up the area at night; 4. Residential Country area; 5. Devaluation of property value; 6. Natural area diminished; 7. Photo sim does not show the tower realistically.	- Visibility; - Paint and light; - Photo sim does not display the tower correctly.	Questions and Answers Sheet and Visibility Study mailed.	28-Jun-13
		16-May-13	Phone call	In support of a tower. He would like to see improved service.	Supportive due to increase in service.	Phonecall conversation took place.	
		16-May-13	Phone call	In support of a tower. She would like to see improved service.	Supportive due to increase in service.	Phonecall conversation took place.	
		17-May-13	Comments Sheet	See original comments sheet.  Currently happy with wireless service. Not an appropriate location. Move to a more remote location. Antenna is within 80 ft of property. On ALR land.	- Visibility; - Location; - ALR land.	Questions and Answers Sheet and Visibility Study mailed.	28-Jun-13

*Names and personal information not included  
for public distribution pursuant to FOIPPA s. 22*

	26-May-13	Letter	See original letter.  Summary:  1. Opposed to proposal. 2. The previous location suggested was in a residential area; this proposal is still in a residential area. 3. Compensation within the immediate distance of the tower, due to property values being decreased; 4. This tower could expand; 5. Health concerns, 6. Trees that are shown on photo sim could be removed by owner and create more visibility.	- Visibility; - Residential area (no better than previous proposal); - Health and Safety; - Property Values	Responded to concerns and questions, addressing: proximity to residents, health and safety and monopole with smallest footprint.  Questions and Answers Sheet and Visibility Study mailed.	30-May-13  28-Jun-13
	22-May-13	Comments Sheet	See original comments sheet  Currently happy with wireless service (use phone only in emergencies). Seems a strange location with 'dense demand' only on one side of tower.  Not really opposed (but could have a negative effect on property value). Neither 'for' nor 'against' appearance of proposed tower. Could there distribution technologies, in the midst of dense housing. Could be a sales feature when selling house (unclear; service?)	- Could be placed amongst more dense population.  - Note: unclear as to whether any questions are posed that require answer	Questions and Answers Sheet and Visibility Study mailed.	28-Jun-13
	28-May-13	Phonecall	In support of tower as would provide better service for business.	Supportive due to increase in service.	Phonecall conversation took place.  Questions and Answers Sheet and Visibility Study mailed.	24-May-13  28-Jun-13

Appendix 5: Questions and Answers  
& Visibility Study



## QUESTIONS & ANSWERS

### Proposed Telecommunications Tower 891 Drew Road, Parksville

Rogers is committed to a meaningful consultation process with the community of French Creek, in proposing a telecommunications facility to service the community. In our public consultation process, we have engaged community members in a dialogue to better understand their areas of concern, understand them and put forth considerations to address these issues proactively.

We want to thank the community members for voicing their concerns at the French Creek Residents Association Meeting on May 8, 2013, as well as comments we received from residents during the comments period that concluded May 25, 2013. Based on the feedback we received, Rogers reconsidered alternative locations within the property and conducted a visibility study of the proposed tower. In our review, an alternate location further southeast of the property was found to be feasible from the standpoint of Radiofrequency Engineers requirements to provide coverage to this community, while minimizing tower visibility from the community.

Rogers wants to ensure that the community is well informed and understands the project before any decision regarding the tower proposal is made. Below are some questions we heard and answers we have prepared. If you have any further comments, please contact Rogers before July 18, 2013 at [commentsbc@standardland.com](mailto:commentsbc@standardland.com)

#### **How is a tower at this location a benefit to the French Creek community?**

Like many communities across Canada, residents of French Creek are increasingly using wireless data devices in their homes: smartphones, like iPhones and Blackberries, portable devices like iPads and tablets, as well as computers and laptops that depend on wireless service. All of these devices impose an increasing demand on the wireless network which, in turn, requires ongoing investment and improvement to maintain dependable service quality. Without responding to the demand for wireless service, service will only deteriorate and become less reliable.

#### **Is placing a tower in proximity to a residential area appropriate?**

More Canadians rely on wireless devices in their day-to-day lives for personal and business use. As a result, telecommunication installations are found where people require these services. It is not unusual to find antenna installations in residential communities, parks and on hospital or government buildings. If the concern is health, as long as the installation is operating within Health Canada's Safety Code 6 limits, antenna installations are acceptable in all parts of the community, including residential neighborhoods.

#### **Why can't Rogers go outside of the residential community and move further away?**

Rogers needs to locate its equipment where service is needed to service the community. In this case, Rogers is seeking to improve 4G high speed wireless services to the community of Parksville (north and south of Highway 1). Moving the proposed location further away would reduce network performance and compromise the overall coverage objective for the community.

#### **What can Rogers do to mitigate the visibility of the tower?**

In response to the comments received, Rogers investigated the visibility of the area from alternate locations within the property. In our site review, Rogers confirmed the visibility of the tower by completing a visibility study. A "balloon test" was conducted June 14<sup>th</sup>, where a balloon was flown at 45 metres in height and pictures were taken from various view points from the community. The visibility study conducted confirmed that the proposed tower would be partially visible from certain views, but many views would have little to no visibility.

Transport Canada requires that Rogers add a light above the tower for safe aeronautical navigation. Understanding that a light above a tower can be obtrusive, Rogers was able to provide an alternative light for the tower that is shielded from those at ground level but clearly visible to aircrafts. This proposed lighting would reduce the appearance of a light to the community.



### Is this tower going to lower my property value?

There are many factors that affect house prices and there has not been a direct correlation - positively or negatively - between the location of a tower and property values. Antenna installations are found everywhere across Canada within our communities. In fact, in urban areas, there are antenna installations in all zones, sometimes as close as a few metres away, as equipment is located close to an area where service is required.

### What other tower locations have Rogers considered?

During the consultation process, a number of alternative locations within the community were suggested by residents. However, most of the locations were set further away from the area Rogers intends to service, which would require a second tower elsewhere in the community. If possible, Rogers would prefer to install one single telecommunications facility to provide service to the community. Below is a list of properties considered by Rogers during our consultation process:

Proposed Alternative Location	Comments
Morning Star Golf Course	This property is located too far southeast and would not provide service to the areas north of Highway 1.
French Creek Harbour	This property is located too far northwest and would not provide service to the residential properties south of Highway 1.
Sewage Treatment Facility	This property is located too far east and would only partially satisfy Rogers service requirements.
BC Hydro towers	The transmission corridor is too far south to achieve the coverage objective for the community.
RDN Water Works	Rogers approached the RDN for the use of their property for a tower; however, RDN did not want to pursue an agreement for the use of their land.
Church, Wembley Road	Rogers approached the Church; however, they did not want to pursue an agreement for the use of their land.

### Should the community be concerned about health?

Among other requirements, the proposed telecommunications facility is required to comply with standards and regulations set by Health Canada. These guidelines are outlined in Safety Code 6, which is based on current accepted scientific data, as the basis for safe limits from all radio frequencies, electric and magnetic field energy. Health Canada will continue to refer to long-term studies, however, after a decade of research, there is still no conclusive evidence for the adverse effects on health at exposure levels below current Canadian guidelines. Rogers will meet or exceeds these requirements. Specifically, the proposed tower will emit very low EMF energy and will be fully compliant with safety limits set by Health Canada.

If there are continued concerns, we recommend the community to reach out to local health experts as well as Health Canada, to seek advice regarding the effects of EMF energy from telecommunications towers. For additional information about wireless health and safety, please refer to:

- Health Canada Environmental and Workplace Health  
<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>
- Canadian Cancer Society  
<http://www.cancer.ca/en/prevention-and-screening/be-aware/harmful-substances-and-environmental-risks/cell-phones/?region=on>
- World Health Organization  
<http://www.who.int/peh-emf/about/WhatisEMF/en/index.html>
- Vancouver Coastal Health – Concerns about cell phone tower radiation addressed: Radiation from cellular base stations is too low to cause adverse health effects  
[http://www.vch.ca/about\\_us/news/archive/2011-news/concerns\\_about\\_cell\\_phone\\_tower\\_radiation\\_addressed](http://www.vch.ca/about_us/news/archive/2011-news/concerns_about_cell_phone_tower_radiation_addressed)
- BC Centre for Disease Control - Cellular/PCS Base Stations  
<http://www.bccdc.ca/healthenv/Radiation/ElectromagFields/CellPCSTransSites.htm>

### What can the community do now?

You are welcome to reply to Rogers at [commentsbc@standardland.com](mailto:commentsbc@standardland.com) by July 18, 2013. All comments will be shared with the Regional District of Nanaimo.







## View 1 – Facing West from Drew Road

∞



### Legend

● = Tower Location



## View 2 – View Northwest from Drew Road



Legend  
● = Tower Location



### View 3 – View South from Drew Road

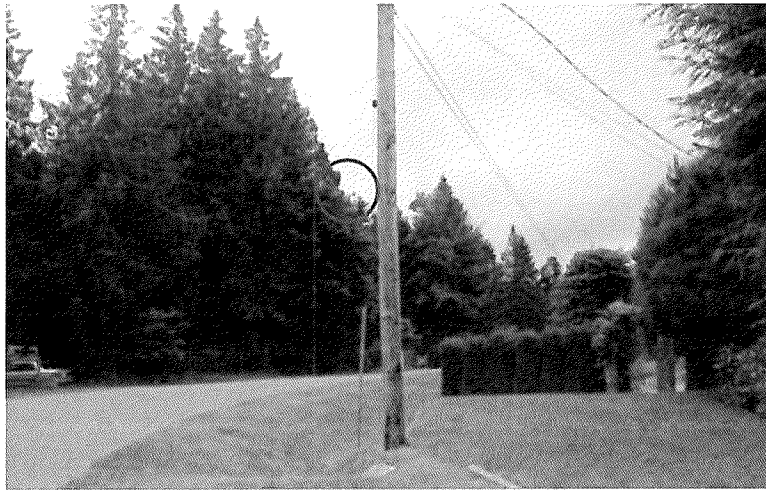
00



Legend  
● = Tower Location



## View 4 – View Southwest from Drew Road

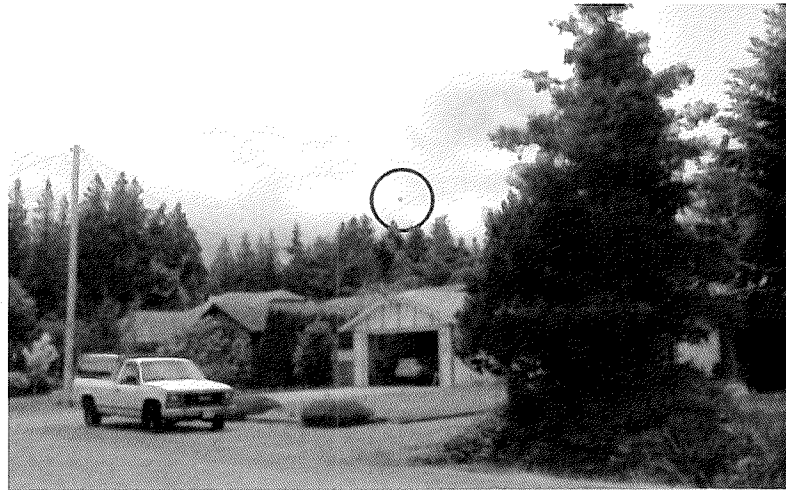


Legend  
● = Tower Location



## View 5 – View South from Drew Road

85



### Legend

● = Tower Location



## View 6 – View South from Drew Road

98



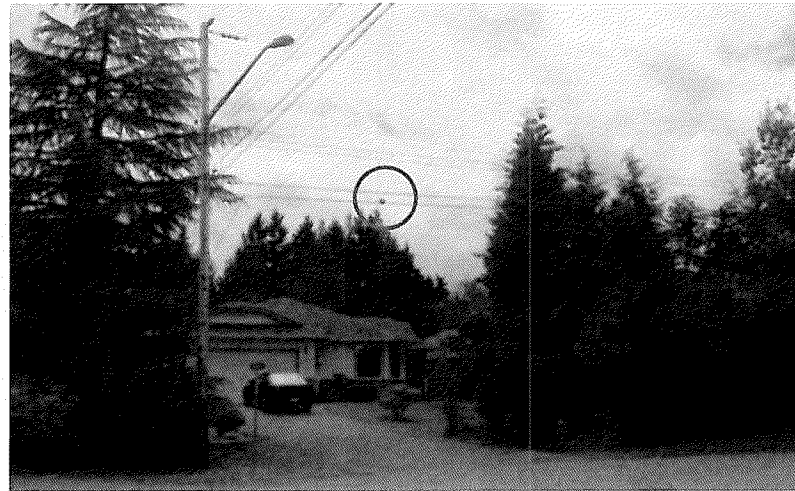
Legend

● = Tower Location



## View 7 – View Southwest from Lanyon Drive

87



**Legend**  
● = Tower Location





## View 8 – View Southeast from Lanyon Drive

88



Legend  
● = Tower Location



## View 9 – View Southeast from railway

68



Legend  
● = Tower Location



## View 10 – View Southwest from railway

06



Legend  
● = Tower Location



## Appendix 6: Sample Resolution

Resolution

Whereas ROGERS COMMUNICATIONS INC. proposes to erect a wireless telecommunication tower and accessory structure on certain lands more particularly described as, THAT PART OF LOT A, DISTRICT LOT 27, NANOOSE DISTRICT, PLAN 1300, LYING TO THE SOUTH OF THE SOUTH WESTERLY BOUNDARY OF THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF WAY IS SHOWN ON PLAN DEPOSITED UNDER DD 7736-F, EXCEPT PART IN PLAN 25748, with the civic address of, 891 Drew Road, Nanaimo, British Columbia V9P 1X2;

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

AND WHEREAS ROGERS COMMUNICATIONS INC. has consulted with the and the planning staff have no objection to the proposed telecommunications tower;

AND WHEREAS ROGERS COMMUNICATIONS INC. has consulted with the public by notifying all property owners and occupants within three (3) times the tower height and has provided thirty (30) days for written public comment.;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise ROGERS COMMUNICATIONS INC. that:
  - a) ROGERS COMMUNICATIONS INC. has satisfactorily completed its consultation with the Regional District of Nanaimo;
  - b) The Regional District of Nanaimo is satisfied with ROGERS COMMUNICATIONS INC.'s public consultation process and does not require any further consultation with the public; and
  - c) The Regional District of Nanaimo concurs with ROGERS COMMUNICATIONS INC. proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it.

## Attachment 4

### Public Submissions and Applicant's Response

*(Distributed as a separate enclosure -  
Names and personal information not included for public distribution  
pursuant to FOIPPA s. 22)*