

**REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA SERVICES COMMITTEE
AGENDA**

Monday, June 7, 2021

1:00 P.M.

Held Electronically

This meeting will be recorded

Pages

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF THE MINUTES**
 - 3.1. **Electoral Area Services Committee Meeting - May 6, 2021** 4

That the minutes of the Electoral Area Services Committee meeting held May 6, 2021, be adopted.
4. **CORRESPONDENCE**
5. **COMMITTEE MINUTES**

That the following minutes be received for information:

 - 5.1. **East Wellington / Pleasant Valley Parks and Open Space Advisory Committee Meeting - April 26, 2021** 10
 - 5.2. **Electoral Area F Parks and Open Space Advisory Committee Meeting - May 6, 2021** 12
 - 5.3. **Electoral Area G Parks and Open Space Advisory Committee Meeting - May 10, 2021** 14
6. **PLANNING**
 - 6.1. **Development Permit**

6.1.1.	Development Permit Application No. PL2020-144 (Revised) - Lee Road, Electoral Area G	17
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That the Board approve Development Permit PL2020-144 (Revised) to permit the construction of a 60-unit phased building strata subject to the terms and conditions outlined in Schedules 1 to 5 of the draft development permit included as Attachment 2.

6.2. Development Variance Permit

6.2.1.	Development Variance Permit Application No. PL2021-045 - 1353 Madrona Drive, Electoral Area E	75
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Delegations Wishing to Speak to Development Variance Permit Application No. PL2021-045 - 1353 Madrona Drive, Electoral Area E

That the Board deny Development Variance Permit PL2021-045 to reduce the setbacks from the natural boundary of the sea from 15.0 metres to 4.5 metres, the Other Lot Line setback from 5.0 metres to 4.5 metres, and top of bank from 8.0 metres to 0.0 metres.

6.3. Other

6.3.1.	Telecommunications Antenna System Application No. PL2021-017 - 210 Cochrane Road, Electoral Area H	83
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Delegation:

1. Brian Gregg

That the Regional District of Nanaimo advise TELUS Communications Inc. and Innovation, Science and Economic Development Canada of the following:

- TELUS Communications Inc. has satisfactorily completed its consultation with the Regional District of Nanaimo;
- The Regional District of Nanaimo is satisfied with TELUS Communications Inc.'s public consultation process and does not require any further consultation with the public; and
- The Regional District of Nanaimo concurs with TELUS Communications Inc.'s proposal to construct a wireless telecommunications facility on the parcel legally described as Lot 6, District Lot 20, Newcastle District, Plan 6469.

6.3.1.1.	Delegation Submission	232
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1. Brian Gregg

7. COMMUNITY PARKS

7.1. Schooner Ridge Community Park – Trail Development Feasibility Assessment 233

That the Schooner Ridge Community Park Trail Development be considered as a potential project in the Electoral Area E Community Parks 5-Year Financial Plan.

8. EMERGENCY PREPAREDNESS

8.1. Vancouver Island Emergency Response Academy First Responder Training Program Agreement Renewal 239

That the annual agreement between the Regional District of Nanaimo, City of Nanaimo, Coombs Volunteer Fire Department, Nanoose Volunteer Fire Department and Dashwood Volunteer Fire Department for the Vancouver Island Emergency Response Academy First Responder Training Program, be renewed.

8.2. John Howard Society Agreement 241

That the John Howard Society Agreement to provide an annual grant of \$5,000 for a five-year term from January 1, 2021 and ending on December 31, 2025, be endorsed.

9. FIRE PROTECTION

9.1. Firefighting Apparatus Purchase - Request for Budget Amendment 248

1. That the budget for the purchase of the Dashwood fire apparatus be increased from \$400,000 to \$500,000 and;
2. That the purchase of the Dashwood fire apparatus be awarded to Fort Garry Fire Trucks Ltd. in accordance with the preferred supplier agreement subject to the final execution of the agreement.
3. That the budget for the purchase of the Coombs fire apparatus be increased from \$500,000 to \$645,000 and;
4. That the purchase of the Coombs fire apparatus be awarded to Fort Garry Fire Trucks Ltd. in accordance with the preferred supplier agreement subject to the final execution of the agreement.
5. That the planned replacement of the Coombs Volunteer Fire Department rescue engine in 2022 be reallocated to 2021 and that \$150,000 be approved for the replacement.

10. NEW BUSINESS

10.1. Directors' Roundtable

11. ADJOURNMENT

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA SERVICES COMMITTEE MEETING

Thursday, May 6, 2021
1:03 P.M.
Held Electronically

In Attendance:	Director B. Rogers	Chair
	Director K. Wilson	Electoral Area A
	Director V. Craig	Electoral Area B
	Director M. Young	Electoral Area C
	Director L. Salter	Electoral Area F (1:09 PM)
	Director L. Wallace	Electoral Area G
	Director S. McLean	Electoral Area H
Also in Attendance:	C. Pinker	Alternate Director, Electoral Area C
	P. Carlyle	Chief Administrative Officer
	T. Osborne	Gen. Mgr. Recreation & Parks
	D. Pearce	Gen. Mgr. Transportation & Emergency Services
	P. Thompson	A/Gen. Mgr. Strategic & Community Development
	M. Walters	A/Gen. Mgr. Regional & Community Utilities
	G. Keller	A/Mgr. Current Planning
	K. Fowler	Mgr. Long Range Planning
	Y. Gagnon	Mgr. Parks Services
	G. Smith	Deputy Corporate Officer
	C. Golding	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved, as amended, to include the following under Item 6.1.1 Development Permit Application No. PL2020-144 - Lee Road, Electoral Area G, Item 6.3.1 Proposed Official Community Plan and Regional Growth Strategy Amendment Application No. PL2021-136 - 1841 Shasta Road, Electoral Area A, and Item 11. New Business:

6.1.1 Additional Delegation Submission

6.3.1 Delegation Submissions

11.2 Maple Lane Park Improvement

11.3 Sunnybeach Access Improvement Project

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

It was moved and seconded that the following minutes be adopted:

Electoral Area Services Committee Meeting - April 8, 2021

Special Electoral Area Services Committee Meeting - March 18, 2021

CARRIED UNANIMOUSLY

CORRESPONDENCE

It was moved and seconded that the following correspondence be received for information:

J. Campbell, South Forks Nanaimo River Community Association, re Nanaimo River Fire Service Area

CARRIED UNANIMOUSLY

COMMITTEE MINUTES

It was moved and seconded that the following minutes be received for information:

Electoral Area A Parks, Recreation and Culture Commission Meeting - April 21, 2021

CARRIED UNANIMOUSLY

The Chair welcomed Alternate Director Pinker to the meeting.

PLANNING

Development Permit

Development Permit Application No. PL2020-144 - Lee Road, Electoral Area G

J. Tomlinson provided an overview of the design and development related to rainwater management and aquifer protection.

P. Gerritsen answered questions from the Committee.

D. Silvester answered questions from the Committee.

It was moved and seconded that the Board deny Development Permit PL2020-144 because the proposal is not consistent with Development Permit Area Guideline 13, based on the single type of housing proposed.

CARRIED UNANIMOUSLY

Development Variance Permit

Development Variance Permit Application No. PL2021-025 - 2180 South Lake Road, Electoral Area H

It was moved and seconded that the Board approve Development Variance Permit No. PL2021-025 to increase the maximum permitted floor area for a recreational residence subject to the terms and conditions outlined in Attachment 2.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2021-025.

CARRIED UNANIMOUSLY

Development Variance Permit Application No. PL2021-026 - 6590 Island Highway West, Electoral Area H

Rachel Hamling, Sims Associates Land Surveying Ltd., provided an overview of the request for the variance and answered questions from the Committee.

It was moved and seconded that the Board approve Development Variance Permit No. PL2021-026 to reduce the minimum site area requirement for a restaurant with a community water system to facilitate a two-lot subdivision subject to the terms and conditions outlined in Schedules 1 and 2 of Attachment 2.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2021-026.

CARRIED UNANIMOUSLY

Development Variance Permit Application No. PL2021-028 - 5065 Longview Drive, Electoral Area H

It was moved and seconded that the Board approve Development Variance Permit No. PL2021-028 to reduce the interior side lot line setback and to increase the allowable interior side lot line projection for an existing dwelling unit subject to the terms and conditions outlined in Attachment 2.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2021-028.

CARRIED UNANIMOUSLY

Other

Proposed Official Community Plan and Regional Growth Strategy Amendment Application No. PL2020-136 - 1841 Shasta Road, Electoral Area A

T. Seward advised the Committee of the steps taken to address density concerns and answered questions from the Committee.

It was moved and seconded that the Board not support proposed Official Community Plan and Regional Growth Strategy Amendment Application No. PL2020-136.

CARRIED UNANIMOUSLY

REGIONAL AND COMMUNITY UTILITIES

Bylaws 889.76 and 1021.14 - Request for Pacific Shores Sewer Service

It was moved and seconded that “Regional District of Nanaimo Northern Community Sewer Local Service Amendment Bylaw No. 889.76, 2021” be introduced and read three times.

CARRIED UNANIMOUSLY

It was moved and seconded that “Pacific Shores Sewer Local Service Area Amendment Bylaw No. 1021.14, 2021” be introduced and read three times.

CARRIED UNANIMOUSLY

BUILDING INSPECTION

Building Permit Activity for the First Quarter - 2021

It was moved and seconded that the report Building Permit Activity for the First Quarter - 2021 be received for information.

CARRIED UNANIMOUSLY

MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

Report on Current Status / Legality of Tiny Homes

It was moved and seconded that in recognition of the current challenges with affordable housing in the Regional District of Nanaimo: that staff prepare a report that outlines the current status of the legality of people living in tiny homes - with and without wheels - in the Regional District of Nanaimo, provides information about the approach of other local governments to tiny homes, and identifies potential actions that could facilitate making living in a tiny home legal in the Regional District of Nanaimo.

CARRIED UNANIMOUSLY

Restricting Fireworks Use in the Regional District of Nanaimo

It was moved and seconded to direct staff to provide a report and bylaw recommendations on restricting fireworks use in the Regional District of Nanaimo.

Opposed (3): Director Rogers, Director Young, and Director Salter

CARRIED

Car Top Boat Launching Facility - Mudge Island, Electoral Area B

It was moved and seconded that development of a car top boat launching facility be investigated for the northeastern side of Mudge Island in Electoral Area B and be considered for inclusion in the 2022 Electoral Area B Parks Budget.

CARRIED UNANIMOUSLY

NEW BUSINESS

Maple Lane Park Improvement

It was moved and seconded that the Electoral Area G Community Works Fund allocation for the Maple Lane Park Improvement project be increased from \$20,000 to \$57,000 in 2021 to provide for the installation of a new swing set, play area curb adjustments / additions and the installation of engineered wood fiber playground safety surfacing.

CARRIED UNANIMOUSLY

It was moved and seconded that the 2021-2025 Financial Plan be amended accordingly to provide for the completion of these park features at Maple Lane Park in 2021.

CARRIED UNANIMOUSLY

Sunnybeach Access Improvement Project

It was moved and seconded that the Electoral Area H Community Park Budget transfer to reserves be reduced by \$21,075 in 2021 and that \$21,075 be re-allocated to the Sunnybeach Access Improvement Project in EA H and that the 2021-2025 financial plan be amended accordingly.

CARRIED UNANIMOUSLY

Directors' Roundtable

Directors provided updates to the Committee.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 2:50 PM

CHAIR

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE EAST WELLINGTON / PLEASANT VALLEY PARKS AND OPEN SPACE
ADVISORY COMMITTEE MEETING

Monday, April 26, 2021
2:00 P.M.
Held Electronically

In Attendance:	Director M. Young	Chair
	S. Cameron	Member at Large
	B. Erickson	Member at Large
	B. Lind	Member at Large
	D. Remillard	Member at Large
Regrets:	D. Cawthorne	Member at Large
Also in Attendance:	Y. Gagnon	Mgr. Parks Services
	E. McCulloch	Senior Parks Planner
	P. Williams	Parks Planner
	A. Harvey	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

East Wellington / Pleasant Valley Parks and Open Space Advisory Committee Meeting - January 25, 2021

It was moved and seconded that the minutes of the East Wellington / Pleasant Valley Parks and Open Space Advisory Committee meeting held January 25, 2021, be adopted.

CARRIED UNANIMOUSLY

REPORTS

Parks Update for Q4 2020 – Q1 2021

Y. Gagnon provided an update on some regional projects in Electoral Area C.

P. Williams showed the committee the design for the Anders and Dorrit's Community Park improvements that includes an accessible plaza with a grape arbor, an improved and safer driveway entrance to the site, a new parking area, a trail to the river, and enhancement to the original ornamental plantings. Additional features will include two boardwalks over an oxbow channel of the Millstone River creating a "Riverwalk" loop, seating areas suitable for an outdoor classroom, and school bus parking. The construction of the project is expected to be completed in 2021. Questions from the Committee were addressed.

It was moved and seconded that the Parks Update for Q4 2020 – Q1 2021 be received as information.

CARRIED UNANIMOUSLY

NEW BUSINESS

2021 Electoral Area C-East Wellington/ Pleasant Valley Community Park Projects List

E. McCulloch reviewed the 2021 project: Anders and Dorrit's Community Park: Detailed Drawings and Construction.

ROUNDTABLE

Potential Park Projects - Project Initiatives Discussion

The committee discussed possible park projects for 2022:

- Phase 2 Anders and Dorrit's Community Park - boardwalks (carry forward from 2021)
- Follow-up letter with Fire Department requesting them to keep gate locked
- Possibility to develop an accessible forest trail network at Meadow Drive Community Park

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 2:56 P.M.

CHAIR

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA F PARKS AND OPEN SPACE ADVISORY
COMMITTEE MEETING

Thursday, May 6, 2021
7:10 P.M.
Held Electronically

In Attendance:	Director L. Salter	Chair
	A. Dunn	Member at Large
	J. Fell	Member at Large
	S. Gerber	Member at Large
	R. Nosworthy	Member at Large
	R. Shackleton	Member at Large
	B. Smith	Member at Large

Also in Attendance:	Y. Gagnon	Mgr. Parks Services
	E. McCulloch	Senior Parks Planner
	J. Vander Klok	Parks Planner
	A. Harvey	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area F Parks and Open Space Advisory Committee Meeting - January 27, 2021

It was moved and seconded that the minutes of the Electoral Area F Parks and Open Space Advisory Committee meeting held January 27, 2021, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS

J. Peake, J. Sturgill Jr., G. Migneaul, E&N Division, Canadian Rail Historical Association, re: Update on Upgrade to Rail Line from Parksville to Coombs

J. Peake, J. Sturgill Jr., and G. Migneaul from E&N Division, Canadian Rail Historical Association, gave a summary of the project of upgrading the rail line from Parksville to Coombs and then Coombs to Cameron Lake for a tourist excursion train. They are looking for a contribution to the cost of the rail ties.

REPORTS

Parks Update for Q4 2020 – Q1 2021

Y. Gagnon introduced the report and J. Vander Klok showed the committee the concept design layout for Errington Community Park. It includes parking, a shade structure, and a playground for younger and older children with sand, swings, play fort, and digger toy. Also in this plan is a switchback trail up the hill and an elevated boulder scramble for climbing.

Y. Gagnon gave an update on Malcom Community Park entrance. The landowner received a permit to put a road through using the road allowance, Since this is public land, there is the possibility of parking and accessing the trail from there.

It was moved and seconded that the Parks Update for Q4 2020 – Q1 2021 report be received for information.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM DELEGATIONS

Update on Upgrade to Rail Line from Parksville to Coombs

The committee discussed the project presented by the delegation and while there was support for the project, they agreed that the Electoral Area F Parks and Open Space Advisory Committee was not the place for them to request funding.

NEW BUSINESS

2021 Electoral Area F Community Park Projects List

The Errington Community Park playground construction is the budgeted project for 2021.

ROUNDTABLE

Potential Parks Projects - Project Initiatives Discussion

The committee discussed potential park projects for future years' budgeting. These ideas included:

- Malcolm Road – trailhead parking development
- Errington Community Park parking lot
- Errington Community Park playground lookout
- Roadside path along Meadowood Drive – connect to store
- Consider contributing/saving money for future parkland purchases
- West Palmer Road trail connection

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 8:45 P.M.

CHAIR

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA G PARKS AND OPEN SPACE ADVISORY
COMMITTEE MEETING

Monday, May 10, 2021
2:00 P.M.
Held Electronically

In Attendance:	Director L. Wallace	Chair
	S. Coull	Member at Large
	J. Craig	Member at Large
	M. Foster	Member at Large
	J. LeBrun	Member at Large
	B. Riordan	Member at Large
	R. White	Member at Large
Also in Attendance:	T. Osborne	Gen. Mgr. Recreation & Parks Services
	Y. Gagnon	Mgr. Parks Services
	J. Vander Klok	Parks Planner
	A. Harvey	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area G Parks and Open Space Advisory Committee Meeting - March 15, 2021

It was moved and seconded that the minutes of the Electoral Area G Parks and Open Space Advisory Committee meeting held March 15, 2021, be adopted.

CARRIED UNANIMOUSLY

CORRESPONDENCE

It was moved and seconded that the following correspondence be received for information:

L. and S. Peddemors, Electoral Area G residents, re: Admiral Tryon Boulevard Improvement

D. Kerk and B. Price, Shorewood and San Pareil Property Owners and Residents Association, re: Continued Improvements to Maple Lane Community Park

P. Harvie, Electoral Area G resident, re: Garbage Cans in Community Parks

CARRIED UNANIMOUSLY

REPORTS

Parks Update for Q4 2020 – Q1 2021

Y. Gagnon answered questions from the committee about the report.

M. Foster asked about the cost of a bench in the parks amenity donation program. Y. Gagnon provided the answer: Park bench: \$4,000 for bench and plaque, or \$1,000 for a plaque on an existing bench. Picnic table: \$4,500 with plaque, or \$1,000 for a plaque on an existing picnic table. Costs for other amenity donations will be determined on a case-by-case basis. He said he would follow up with members when a request comes in for a park amenity in electoral area G.

It was moved and seconded that the Parks Update for Q4 2020 – Q1 2021 report be received for information.

CARRIED UNANIMOUSLY

Boulton Community Park - Preliminary Engagement Results (Verbal)

J. Vander Klok summarized the results of the engagement survey for Boulton Community Park. The engagement survey received an excellent number of responses. He said that the next steps would be to put the information gathered into a few potential concept plans and determine the costs for budgeting in future years.

The committee requested a flow chart of the project and budgeting process. Staff will provide this to the committee.

River Edge Community Park (Verbal)

J. Vander Klok said this project includes constructing a gravel parking lot, a school bus pullout and a pathway to connect to the bike racks. Two school bus stops will be consolidated into this one stop. The plan has been reviewed by BC Hydro and the Ministry of Transportation and Infrastructure. They would like some additional information and once they approve the plan, work can start.

Maple Lane Community Park Update (Verbal)

J. Vander Klok shared the design layout for Maple Lane Community Park. A semicircle addition will be added and the current curbing will be removed. A swing set will be added, some earthworks will be done to level the surface and wood chips will be added. Quotes have been received and pending Board approval of the costs at the end of the month, work should get started fairly quickly after that. Start and end dates will be confirmed with the contractor.

NEW BUSINESS

L. and S. Peddemors, Electoral Area G residents, re: Admiral Tryon Boulevard Improvement

The committee discussed the correspondence from L. and S. Peddemors. Y. Gagnon gave a summary of the process for the Regional District of Nanaimo to obtain a permit or license from the Ministry of Transportation and Infrastructure to do work at this large site. It would also need a budget attached to it as a number of improvements would need to be done to rectify the problem as well as ongoing maintenance costs. The committee agreed not to proceed at this time with this request.

D. Kerk and B. Price, Shorewood and San Pareil Property Owners and Residents Association, re: Continued Improvements to Maple Lane Community Park

The committee discussed the correspondence from D. Kerk and B. Price regarding adding a future picnic table and bench. The committee agreed that this could be considered in the future but is not a high priority at this time.

P. Harvie, Electoral Area G resident, re: Garbage Cans in Community Parks

The committee discussed the correspondence from P. Harvie regarding garbage cans in community parks. Y. Gagnon explained the challenges of garbage cans in parks and their misuse with household garbage dumping. The majority of the committee agreed that no additional garbage cans in community parks are needed at this time.

The Chair said she would follow up with the letter writers and let them know that the items were discussed and that they can view the meeting on the Regional District of Nanaimo website.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 3:43 P.M.

CHAIR



REGIONAL
DISTRICT
OF NANAIMO

DEVELOPMENT PERMIT APPLICATION NO. PL2020-144 (Revised)
LEE ROAD, ELECTORAL AREA G

RECOMMENDATION

That the Board approve Development Permit PL2020-144 (Revised) to permit the construction of a 60-unit phased building strata subject to the terms and conditions outlined in Schedules 1 to 5 of the draft development permit included as Attachment 2.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an amended Development Permit (DP) application from J.E. Anderson and Associates on behalf of 1188535 BC Ltd to permit the construction of a 60-unit phased building strata on the subject property in conjunction with subdivision application PL2019-148. Prior to this application, 2 DPs were issued on the subject property including PL2019-029 to permit the creation of a 9-lot subdivision and PL2020-053 to permit clearing of the subject property. Most recently, at its May 25, 2021 meeting, the Board denied the original DP application PL2020-144 which proposed 60 single detached dwelling units based on inconsistency with form and character Development Permit Area (DPA) guideline 13 which supports a variety of housing sizes and types. The applicant has since amended the proposal to include both single detached units and duplex units.

The subject property is approximately 7.45 hectares in area, is legally described as Lot 1, District Lots 28 and 29, Nanoose District, Plan EPP104890 and is zoned Residential 5 (RS5) pursuant to “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” (see Attachment 1 – Subject Property Map). The subject property is located north of Lee Road, south of the French Creek Pollution Control Centre (FCPCC) and in between French and Morningstar Creeks. In addition, the subject property is located between French Creek Community Park and Lee Road Community Park. The property is undeveloped, has been cleared, and is serviced with EPCOR water and RDN community sewer servicing.

The proposed development is subject to the Hazard Lands, Aquifers, Multi Residential, Intensive Residential, Industrial, Commercial Form and Character, and Freshwater and Fish Habitat DPA as per “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008”. As the proposed development would result in a combined floor area of greater than 600 m², the approval of this permit can not be delegated in accordance with “Regional District of Nanaimo Delegation of Authority Bylaw 1759, 2017”.

Proposed Development

The proposed development consists of a phased building strata subdivision that includes 60 dwelling units that are proposed to be constructed over 11-phases (see Schedule 2 of Attachment 2 – Draft Development Permit). A DP is required to satisfy the above DPA guidelines.

The applicant has elected to proceed with the first two phases at this time which include 10 dwelling units fronting on Lee Road. The applicant has provided written confirmation that water has been secured from EPCOR for the first two phases and has verbally indicated that they have paid for and are in the process of securing water for connections for the balance of the project. It is unknown when the remaining phases will be developed. This application is intended to apply to all 11 phases to ensure that the overall development is consistent with the DPA guidelines.

Land Use Implications

The applicant has submitted a comprehensive development proposal to satisfy the applicable DPA guidelines. The following provides a summary of how the proposal satisfies the applicable DPA guidelines and some of the key highlights of the proposed development. Please refer to Attachment 3 for the supporting land use implications which includes a detailed description of how this application proposes to satisfy each applicable DPA guideline.

- The property is deemed safe for the intended use, provided the recommendations of the applicant's Geotechnical Assessment prepared by Ryzuk Geotechnical Engineering and Materials Testing, dated December 8, 2020 are followed.
- The requirement to satisfy the Freshwater and Fish Habitat DPA guidelines is limited to addressing approximately 360 m² of Streamside Protection and Enhancement Area (SPEA) that was cleared without the required DP. The affected area has been assessed and replanted. Split rail fence will be installed in the affected area to delineate the SPEA.
- The proposal was reviewed by a professional engineer and was found to pose low risk to the aquifer. The aquifer is proposed to be protected through a number of measures including the provision of community water and sewer, and an engineered stormwater management plan, and by allowing for infiltration of stormwater into the ground using rock pits designed to accommodate 100-year storm returns.
- Site servicing has been designed by a qualified Engineer and the applicant is in the process of obtaining Design Stage Acceptance.
- A detailed landscaping plan prepared by New Landscapes proposes a comprehensive landscaping plan and itemized cost estimate to satisfy the DPA Guidelines (see Schedule 2 of Attachment 2). The proposal is to submit landscaping security on a phase-by-phase basis to ensure that the total costs reflect current market value. The estimated cost of landscaping for Phase 1 and 2 is \$157,024.00.
- To satisfy Form and Character DPA guideline 13, which encourages a variety of housing sizes and types, the applicant is proposing that approximately 40% of dwelling units be located within a duplex, 30% of units be single-storey detached, and 30% of units be two-storey detached. In addition, a range of dwelling unit sizes is proposed for both duplex and detached units.
- The proposal provides pedestrian connectivity through a pathway constructed along the frontage of Lee Road Community Park, to be constructed in Phase 1. The proposed pathway also includes a gazebo and a bicycle rack which accommodates 6 bicycles. The proposal also includes a pedestrian connection to French Creek Community Park to be located near the proposed stormwater overflow. The applicant is proposing to construct a set of stairs and pathway to the satisfaction of the RDN prior to the first building permit being issued for Phase 6. This connection will create a publicly accessible walking loop to be secured through a Section 219 covenant and statutory right-of-way.

- Other site and design features within the proposed development include internal concrete sidewalks; ornamental streetlighting; five benches located on common property adjacent to the proposed sidewalks; and the use of west coast design featuring the use of cedar, hardi-board, and stone building materials.

To ensure that the proposed development proceeds in a way which is consistent with the applicable DPA guidelines, a number of Section 219 covenants and conditions of approval are required (see Schedule 1 of Attachment 2 – Conditions of Approval).

As the proposal is consistent with the DPA guidelines and the proposed development was reviewed by a team of Registered Engineers and a Qualified Environmental Professional and will be undertaken in accordance with all recommendations contained in the professional reports, it is anticipated that the proposed development will not have a negative impact on the environment.

INTERGOVERNMENTAL IMPLICATIONS

The application was referred to the Parksville Fire Department. The Fire Chief indicated that the proposed access is acceptable and offered some suggestions with respect to the location of fire hydrants within the development, fire smart landscaping, fire sprinklers, and a lock box program providing access to common areas. The applicant has addressed the comments in the proposal and will add additional hydrants or relocate the proposed hydrants to meet the concerns of the Fire Chief and agrees not to use conifers under the eaves or bark mulch surrounding the proposed dwelling units. The applicant is not proposing to install fire sprinklers or any fire-related infrastructure that would require a lock box program.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2021 – 2025 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and has no implications for the 2019 – 2022 Board Strategic Plan.

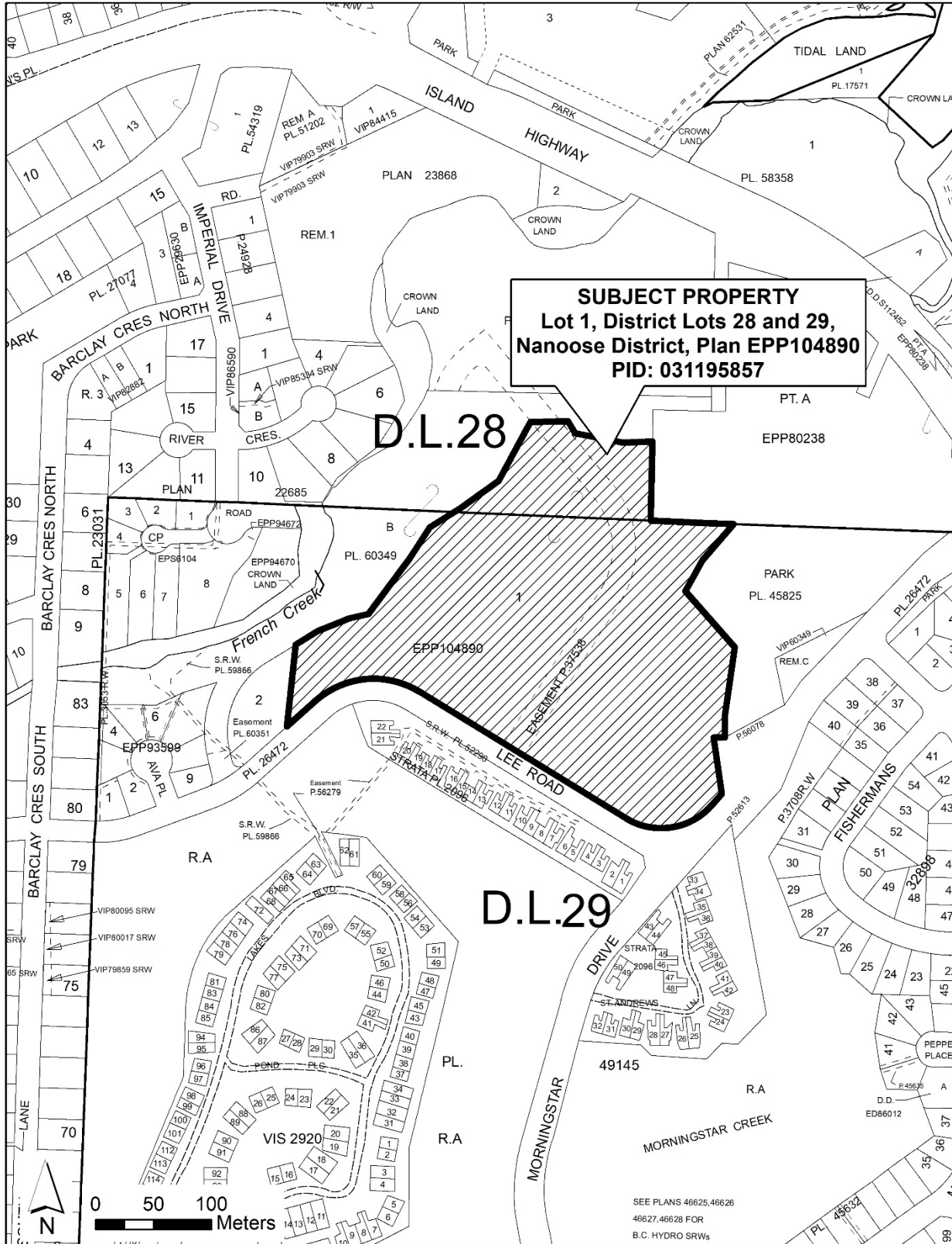
REVIEWED BY:

P. Thompson, Acting General Manager, Strategic and Community Development


ATTACHMENTS:

1. Subject Property Map
2. Draft Development Permit PL2020-144
3. Land Use Implications

Attachment 1 Subject Property Map



**Attachment 2
Draft Development Permit PL2020-144**

 <p style="font-size: 24pt; margin: 0;">REGIONAL DISTRICT OF NANAIMO</p>	<p style="margin: 0;">STRATEGIC & COMMUNITY DEVELOPMENT</p> <p style="margin: 0;">6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p style="margin: 0;">DEVELOPMENT PERMIT NO. PL2020-144</p>
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To: ("Permittee") 1188535 BC Ltd.

Mailing Address: c/o J.E. Anderson and Associates
1A-3411 Shenton Road
Nanaimo BC V9T 2H1

1. Except as varied or supplemented by this permit, the development permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot 1, District Lots 28 and 29, Nanoose District, Plan EPP104890 ("the Lands")

Civic Address: Lee Road P.I.D.: 031-195-857

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee as a condition of issuance of this permit agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee as a condition of issuance of this permit agrees to develop the Lands, in substantial compliance with the plans and specifications included in Schedules 2, 3, 4, and 5, which are attached to and form part of this permit.
6. With respect to the Lands, there are no variances to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" associated with this permit.
7. Subject to the terms of the permit, if the holder of the permit does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. Provisions of Section 502 of the *Local Government Act*, to provide security for landscaping in the amount of one hundred and fifty seven thousand twenty four dollars (\$157,024.00) ("Deposit"), applies to phases one and two of this development and additional Deposits shall be submitted on a phase-by-phase basis to achieve the overall landscaping plan.
9. This permit prevails over the provisions of the bylaw in the event of conflict.
10. Notice of this permit shall be filed in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing, the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
11. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this day of , 2021.

General Manager of Strategic & Community Development

Schedule 1
Conditions of Permit (Page 1 of 4)

The following conditions must be completed to the satisfaction of the Regional District of Nanaimo (RDN) prior to the issuance of Development Permit PL2020-144.

1. The Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title containing the Stormwater Management Report prepared by J.E. Anderson & Associates, dated May 19, 2021, the Stormwater Management Review prepared by Waterline Resources Inc., dated January 4, 2021, and the Stormwater Management Maintenance Schedule prepared by J.E. Anderson & Associates, dated January 6, 2021 and that the property be developed and utilized in accordance with the above reports and maintenance recommendations be implemented.
2. The Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title containing the Geotechnical Assessment prepared by Ryzuk Geotechnical Engineering, dated December 8, 2020, and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as result of the potential hazard. The covenant is to include the requirement to survey the areas which are to remain free of development, include an explanatory plan,
3. The Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title which requires the installation and maintenance of permanent split rail fencing to delineate 'Area 2' as shown on Schedule 2. Split rail fence is to be installed to the satisfaction of the RDN prior to the issuance of the first building permit in any phase which includes lands affected by 'Area 2'. As per the provisions of Covenant EH161740, the fence may be relocated into the covenant area with written consent from the Ministry of Forests, Lands, and Natural Resource Operations. And subject to all applicable provincial statutes, other registered covenants, and RDN Bylaws. Additional vegetation removal may require a Development Permit in accordance with applicable DPA guidelines.
4. The Permittee, at the Permittee's expense, registers a blanket statutory right-of-way (SRW) with a Section 219 Covenant on the property title which requires:
 - a. Construction of a publicly-accessible pedestrian pathway to the proposed gazebo and widened Lee Road shoulder along the property frontage at the owners expense and to the satisfaction of the RDN in the general location shown on Schedule 2 prior to occupancy of the first dwelling unit in Phase 1 and 2 whichever comes first. The statutory right-of-way to provide public access across the pathway and to the gazebo to come into force immediately upon completion of the gazebo and pathway. Note, shoulder widening is subject to Ministry of Transportation and Infrastructure approval.
 - b. Construction of a publicly-accessible pedestrian pathway and/or stairway adjacent to the proposed rip rap spillway prior to the first building permit being submitted for Phase 6. The statutory right-of-way to provide public access through the subject property to this stairway is to come into force immediately upon completion of the stairway and prior to the issuance of the first building permit in Phase 6.
 - c. Covenant to include the obligation for the owner to maintain the gazebo, stairway, and pathways to acceptable municipal standard and a requirement to survey and reduce the SRW upon completion of the proposed works.

Schedule 1
Conditions of Permit (Page 2 of 4)

5. The Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title that registers the Riparian Areas Protection Regulation (RAPR) Assessment Report, dated January 19, 2021, and includes an explanatory plan of the Streamside Protection and Enhancement Area (SPEA) and requires a split rail fence to be installed along the SPEA to the satisfaction of the RDN prior to the issuance of the first building permit in any phase which includes lands identified on the explanatory plan.
6. The Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title that requires that the land only be used in accordance with the Landscaping Plan prepared by New Landscapes as attached in Schedule 3 and that prior to submission of the first building permit in each phase, requires the owner to submit a phase-specific landscaping itemized cost estimate and a security deposit in an amount that is equal to the total cost of materials, irrigation, and labour based on the landscaping works applicable to each phase as shown on Schedule 3 and to the satisfaction of the RDN.

The following sets out the conditions of Development Permit No. PL2020-144:

Conditions of Approval

1. The lands shall be developed:
 - a. In accordance with the proposed site plan prepared by J.E. Anderson & Associates., dated May 19, 2021 and attached as Schedule 2.
 - b. In accordance with the Landscaping Plan prepared by New Landscapes as shown on Schedule 3.
 - c. In accordance with the street standards, streetlighting specification, gazebo elevation, and urban amenities as shown on Schedule 5.
 - d. In accordance with the Condition and Impact Assessment prepared by Current Environmental Ltd., dated March 12, 2021.
 - e. In accordance with the Riparian Areas Protection Regulation Assessment Report prepared by Current Environmental Ltd., dated January 19, 2021.
 - f. In general compliance with the Ministry of Forests, Lands, and Natural Resource Operations approval # 1004631 for the required wetland mitigation as amended on January 11, 2021.
 - g. In general compliance with the Hydrogeological Assessment prepared by Waterline Resources Inc., dated May 27, 2019.
 - h. In general compliance with the Stormwater Management Report prepared by J.E. Anderson & Associates, dated May 19, 2021.
 - i. in general compliance with the Stormwater Management Review prepared by Waterline Resources Inc., dated January 4, 2021.

Schedule 1
Conditions of Permit (Page 3 of 4)

- j. In general compliance with the Stormwater Management Maintenance Schedule prepared by J.E. Anderson & Associates, dated January 6, 2021.
 - k. In general compliance with the Geotechnical Assessment prepared by Ryzuk Geotechnical Engineering, dated December 8, 2020.
2. Split rail fence to be installed along the SPEA to the satisfaction of the RDN prior to the issuance of the first building permit in any phase which includes lands identified on the explanatory plan. A minimum of one sign, designed to the specification shown on Schedule 4 identifying the Streamside Protection and Enhancement Area is to be permanently installed on the fence in a visible location every 10 metres.
 3. All dwelling units are to be of west coast design and include natural cedar, fir, and rock accents
 4. Dwelling unit size and type shall be in accordance with the following:
 - a. A minimum of 40 percent of the dwelling units to be located within a duplex in the general location shown on the site plan prepared by J.E. Anderson & Associates., dated May 18, 2021 and attached as Schedule 2.
 - b. Duplex floor area will generally range from 404 m² to 441 m² excluding decks. Duplex footprints may vary from that shown on schedule 2 provided a range of duplex dwelling unit sizes are provided.
 - c. No duplex unit footprint shall be repeated more than twice in any given phase and external design shall provide architectural variation to avoid repetition.
 - d. No single detached house plan shall be repeated more than twice in any given phase.
 - e. No house plan shall be repeated more than twice across adjacent phase boundaries including where a unit is separated from the adjacent unit by an internal roadway.
 - f. Single detached dwelling units must include both single and two storey units which vary in size from 147 m² to 215 m².
 - g. Except for phase 1 which does not include single detached units, single detached units in each subsequent phase must target a mix of approximately 30 percent single storey designs and approximately 30 percent two storey designs on a phase by phase basis.

Schedule 1
Conditions of Permit (Page 4 of 4)

5. The Permittee shall provide landscaping security deposit in the amount of \$157,024.00 for Phases 1 and 2.
6. The Permittee shall complete landscaping on a phase-by-phase basis provided landscaping is constructed generally in accordance with Schedule 3.
7. Prior to submission of any building permit application, the Permittee shall submit a phase-specific landscaping itemized cost estimate and submit a security deposit in an amount that is equal to the total cost of materials, irrigation, and labour based on the landscaping works applicable to each phase as shown on Schedule 3.

8. The RDN shall return the Deposit to the Permittee on the following terms:

- i. the Permittee provides to the General Manager written confirmation, to the General Manager's satisfaction, that the plantings have been installed in accordance with the recommendations of the Landscaping Plan; and
- ii. following a site visit conducted by RDN staff, the General Manager is satisfied that the plantings have been installed in accordance with the recommendations of the Landscaping Plan;

then the RDN shall return 20% of the Deposit to the Permittee; and

b. If:

- i. the Permittee provides to the General Manager written confirmation, to the General Manager's satisfaction, that the plantings have been maintained in accordance with the recommendations of the Landscaping Plan; and
- ii. following a site visit conducted by RDN staff, the General Manager is satisfied that the plantings have been maintained for two years in accordance with the recommendations of the Landscaping Plan;

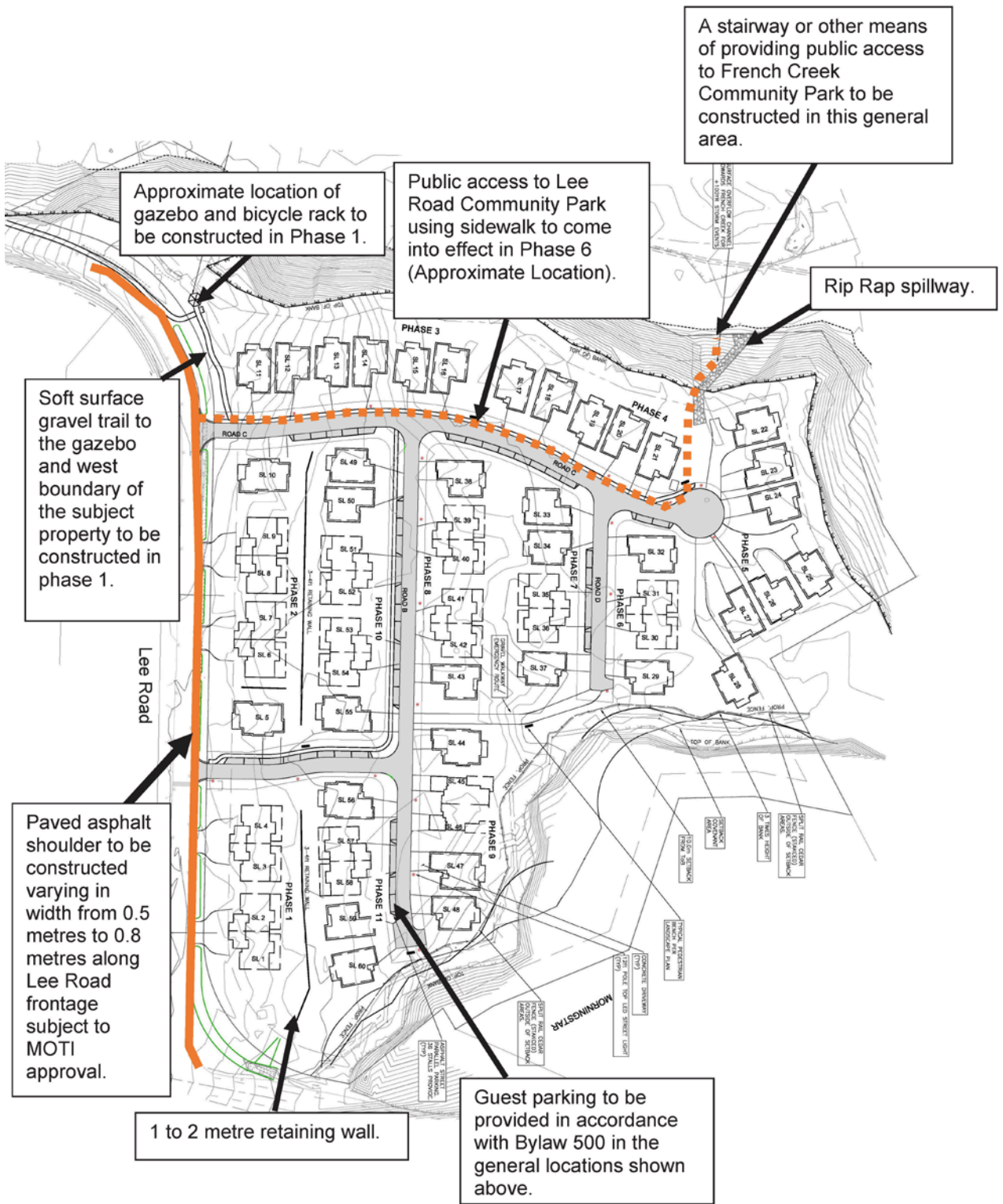
then the RDN shall return 80% of the Deposit to the Permittee.

Schedule 2 (Page 1 of 8) Site Plan



NO.	DESCRIPTION	DATE	BY	CHK	APP
1	ISSUED	2021 05 14	JEA	JEA	JEA
2	REVISION FOR DEVELOPER REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
3	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
4	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
5	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
6	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
7	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
8	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
9	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
10	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
11	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
12	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
13	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
14	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
15	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
16	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
17	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
18	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
19	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
20	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
21	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
22	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
23	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
24	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
25	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
26	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
27	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
28	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
29	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
30	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
31	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
32	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
33	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
34	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
35	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
36	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
37	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
38	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
39	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
40	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
41	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
42	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
43	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
44	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
45	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
46	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
47	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
48	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
49	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA
50	REVISION FOR CONSULTANT REVIEW - INCLUDING SHARED, COMMON, PARKING	2021 05 14	JEA	JEA	JEA

Schedule 2 (Page 2 of 8)
Site Plan – Enlarged for Convenience



Schedule 2 (Page 4 of 8)
Site Plan – Water Servicing, Enlarged for Convenience



Schedule 2 (Page 5 of 8) Site Plan – Sanitary Sewer Servicing



Schedule 2 (Page 6 of 8)
Site Plan – Sanitary Sewer Servicing, Enlarged for Convenience



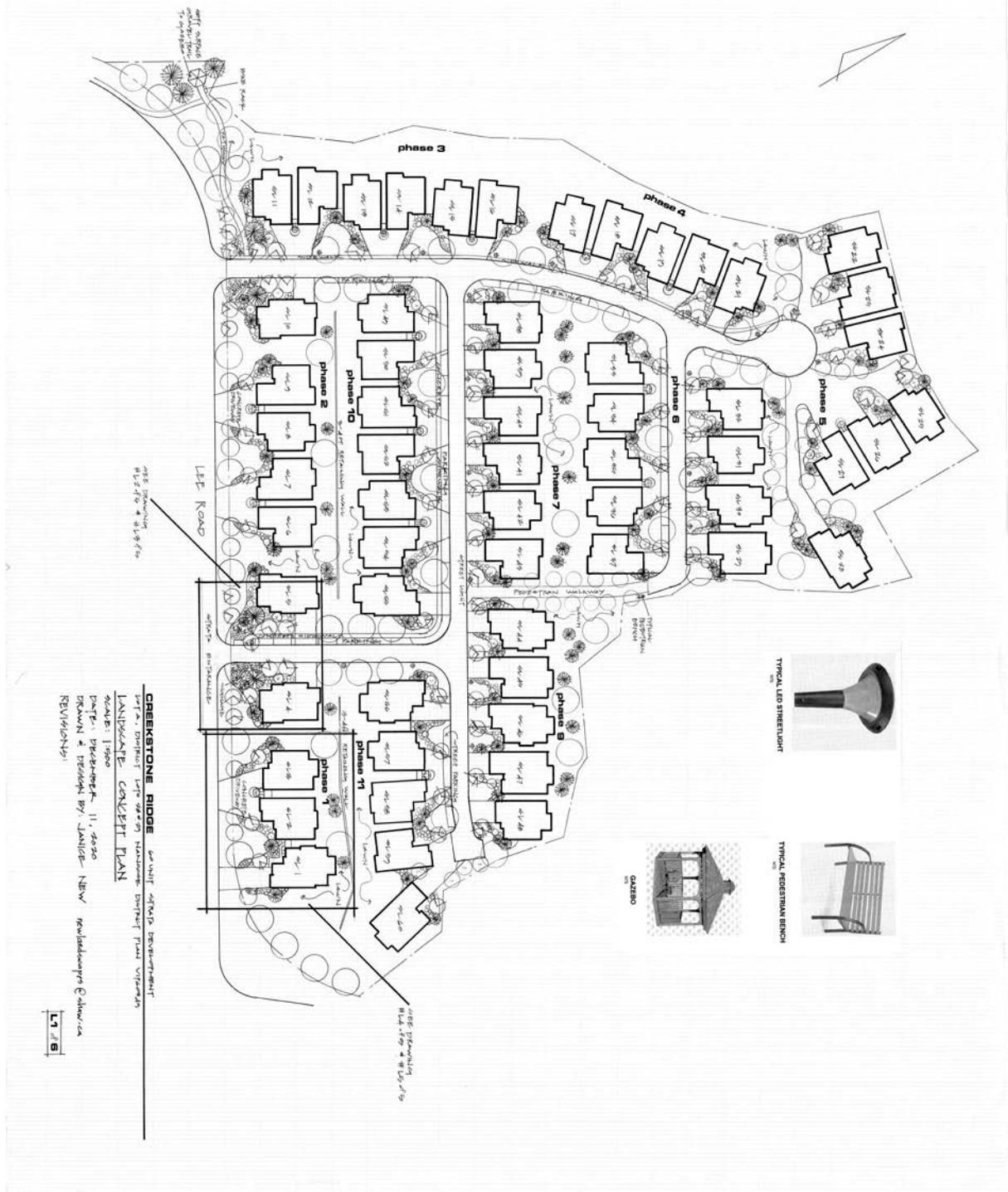
Schedule 2 (Page 7 of 8) Site Plan – Stormwater Servicing



Schedule 2 (Page 8 of 8)
Site Plan – Sanitary Sewer Servicing, Enlarged for Convenience



Schedule 3 (Page 1 of 6)
Landscaping Plan - Overall Plan without Colour



Schedule 3 (Page 2 of 6)
 Landscaping Plan - Overall Plan in Colour



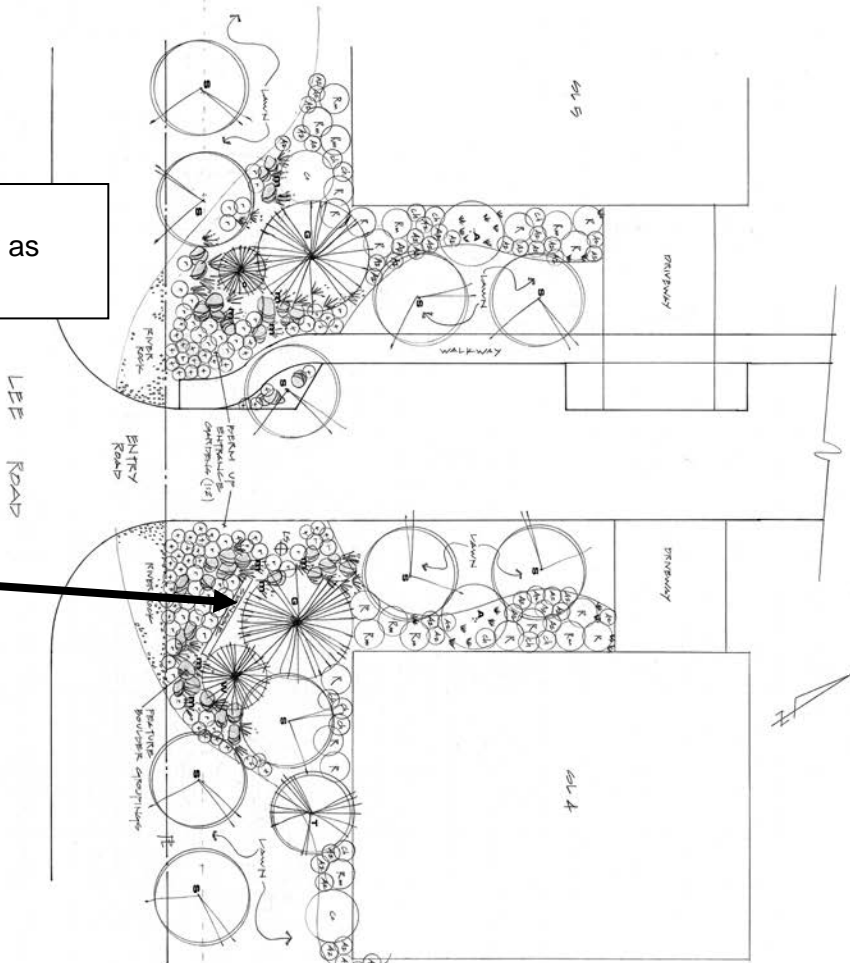
CREEKSTONE RIDGE LANDSCAPE CONCEPT PLAN
 SCALE: 1:500
 DATE: PRELIMINARY 11. 2020
 DRAWN & DESIGN BY: JAVIER NEW LANDSCAPE CONSULTANTS
 REVISIONS:

12/26

Schedule 3 (Page 3 of 6)
Landscaping Plan – Entrance Way Treatment

Both entrances to be landscaped generally as shown here.

Signage as per Schedule 5



PLANT SCHEDULE

TRUSS	NOV	DESCRIPTION / COMMON NAME	SIZE & SPECIES
A	2	AKSIK (PARKLANA) / STREPTOCARPA / JUNIPERUS PARS	#10
B	2	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
D	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
E	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
F	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
G	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
H	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
I	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
J	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
K	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
L	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
M	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
N	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
O	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
P	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
Q	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
R	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
S	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
T	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
U	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10
V	1	PUSA (PUSAPUSAP) / ANACARDIUM FRAXINIFOLIUM	#10

PERKUSI

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ALTERNATE TREE SCHEDULE

- 1. ALTERNATE TREE
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- 7. ALTERNATE TREE
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- 9. ALTERNATE TREE
- 10. ALTERNATE TREE

NOTES

1. All plants are planted to be in full bloom at the time of opening.
2. All plants are to be planted with one side of the trunk facing North.
3. All plants are to be planted with one side of the trunk facing South.
4. All plants are to be planted with one side of the trunk facing East.
5. All plants are to be planted with one side of the trunk facing West.
6. All plants are to be planted with one side of the trunk facing North-East.
7. All plants are to be planted with one side of the trunk facing North-West.
8. All plants are to be planted with one side of the trunk facing South-East.
9. All plants are to be planted with one side of the trunk facing South-West.
10. All plants are to be planted with one side of the trunk facing East-West.

Creatio

1. Proposed Landscape Plan for Entrance to ATRIA

2. Proposed Landscape Plan for Entrance to ATRIA

3. Proposed Landscape Plan for Entrance to ATRIA

4. Proposed Landscape Plan for Entrance to ATRIA

Schedule 3 (Page 4 of 6)
Landscaping Plan - Entrance Way Treatment

Both entrances to be landscaped generally as shown here.

Signage as per Schedule 5



PLANT	SCHEDULE	COMMON NAME	CODE & HEIGHT
1	1	Asplenium nidus	10
2	2	Polka Dot Plant	10
3	3	Polka Dot Plant	10
4	4	Polka Dot Plant	10
5	5	Polka Dot Plant	10
6	6	Polka Dot Plant	10
7	7	Polka Dot Plant	10
8	8	Polka Dot Plant	10
9	9	Polka Dot Plant	10
10	10	Polka Dot Plant	10
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94	94	Polka Dot Plant	10
95	95	Polka Dot Plant	10
96	96	Polka Dot Plant	10
97	97	Polka Dot Plant	10
98	98	Polka Dot Plant	10
99	99	Polka Dot Plant	10
100	100	Polka Dot Plant	10

NOTES

1. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
2. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
3. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
4. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
5. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
6. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
7. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
8. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
9. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.
10. All plants are to be planted to the 100% shade, waterlogged, nutrient deficient soil.

CREATION

Prepared Landscaping Plan for Entrance to Entry

Drawn & Designed by: [Name]

Date: [Date]

Revised: [Date]



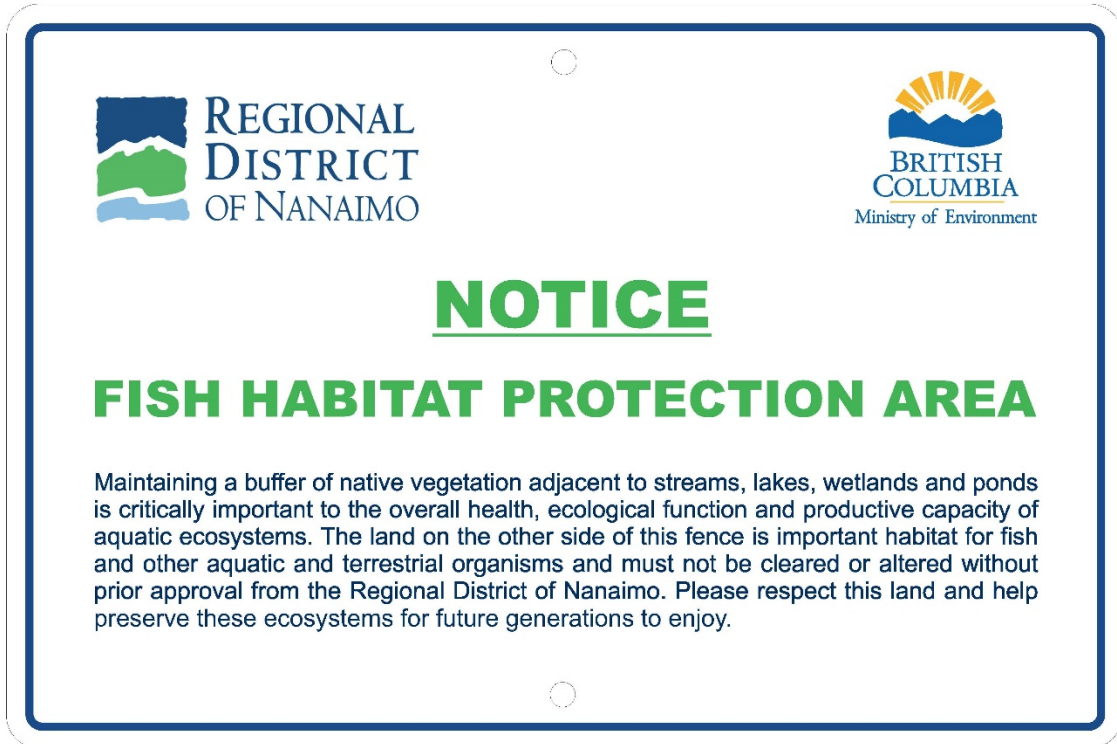
Schedule 3 (Page 6 of 6)
Landscaping Plan - Landscape Treatment for a Typical Strata Lot with Colour

Landscaping of each strata lot in substantial compliance with the plans and specifications shown here.

No bark mulch to be used under eaves. Fire resistant groundcover such as rock to be used.



Schedule 4
SPEA Identification Signage

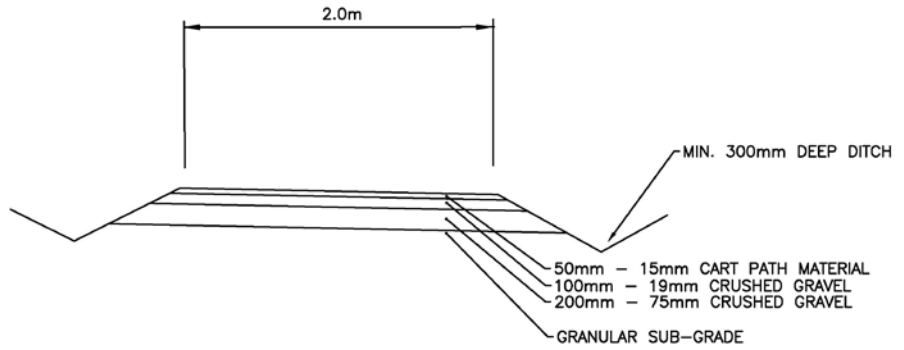


Aluminum or Dibond 12"x18" Radius corners
Inline border .14"
RDN logo: 2"x5.17"
Ministry of Environment logo: 2.5"x2.92" Notice:
Arial black type .90"
Fish Habitat Protection Area: Arial black type .60"
All other text: Arial bold type .27"

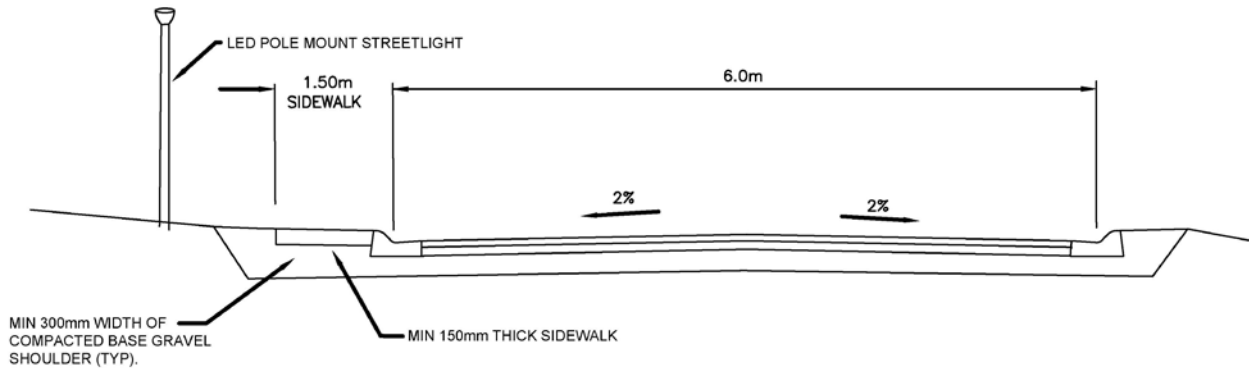
All signs are to be posted on a permanent,
durable post or fence.

Schedule 5 (Page 1 of 4)
Road Standards, Streetlighting Specification, Gazebo Elevation, and Urban Amenities

Trail and Road Standards – Internal Strata owned and operated trails and roads shall generally be constructed to the following standards subject to MOTI approval.



TYPICAL TRAIL SECTION
 SCALE: 1: 50



NOTES:

1. PAVED SURFACE - 50mm ASPHALT (COMPACTED THICKNESS)
2. BASE - 100mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. DEPTHS OF SURFACING AND BASE GRAVELS ARE MINIMUM AND IN SOME CASES WILL HAVE TO BE INCREASED TO MEET MAXIMUM ALLOWABLE BENKELMAN BEAM DEFLECTION.
5. MOUNTABLE MONOLITHIC CURB AND GUTTER
6. SIDEWALK TO BE 100mm THICK EXCEPT 150mm THICK AT DRIVEWAY CROSSINGS.
7. DRAINAGE COLLECTED VIA CONCRETE GUTTER AND DIRECTED TO UNDERGROUND STORM PIPING.

TYPICAL ONSITE ROAD SECTION
 SCALE: NTS

Schedule 5 (Page 2 of 4)
Street Standards, Streetlighting Specification, Gazebo Elevation, and Urban Amenities

1. A minimum of five benches similar to the one depicted below shall be located on common property located along sidewalk routes.



2. A minimum of one Gazebo with a minimum of 10 m² in floor area generally designed as depicted below shall be constructed in the general location shown on Schedule 2 to the satisfaction of the RDN prior to the issuance of the first building permit in any phase beyond Phase 1 and 2.

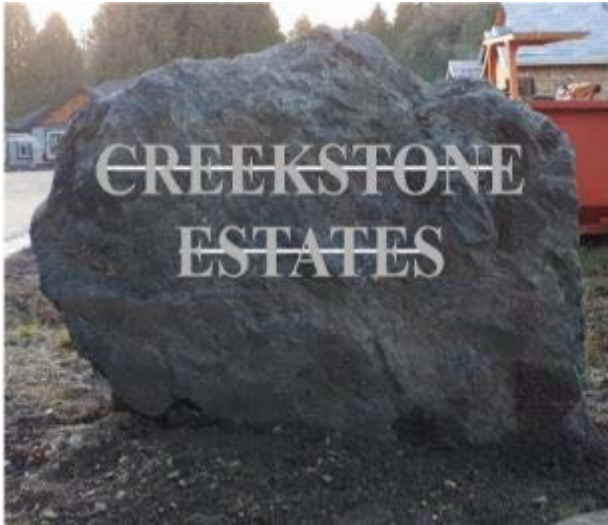


Schedule 5 (Page 3 of 4)
Street Standards, Streetlighting Specification, Gazebo Elevation, and Urban Amenities

3. One bicycle rack similar to the one depicted below shall be located in close proximity to the Gazebo concurrently with construction of the Gazebo.



4. One non-illuminated development Identification sign similar to the sign depicted below shall be permitted.



Schedule 5 (Page 4 of 4)

Street Standards, Streetlighting Specification, Gazebo Elevation, and Urban Amenities

5. LED streetlighting is to be owned and operated by the Permittee and shall generally be RAB Design model XBARI-LED as shown below.



XBARI-LED
LED Area Light

SPECIFICATIONS*	XBARI-LED35	XBARI-LED75
Watts	31	75
Lumens	3675	9138
Efficacy lm/W	117.8	121.4
Replaces Up To	70-100W MH	150-175W MH
Colour Temp	Colour Selectable - 3000K, 4000K, 5000K	
Operating Temp	-40°C to +50°C	
Voltage	120-277V . 347V	
Certification	cULus, IP65 . DLC Premium	
Housing Material	Die Cast Aluminum	
Lens	Clear Polycarbonate Lens	
Power Factor	0.9	
Mounting	post top - fits a 3" tenon	
THD	15%	
CRI	80	



DESCRIPTION

The XBARI-LED Series is a slim, round post top area light with a colour selectable switch allowing you to choose a colour temperature of 3000K, 4000K or 5000K.

APPLICATIONS



Parking
Lots



Area
Lighting



Commercial
Plaza

FEATURES

- Colour selectable fixture that gives you the flexibility to choose between 3000K, 4000K or 5000K CCT during installation
- Unit has a switch inside the housing that is set at a default CCT of 4000K that can be adjusted if needed.
- Ruggedly designed with die cast aluminum housing and polycarbonate lens.
- Fixture has been designed to fold neatly to minimize packaging footprint.
- Optional twist lock photocell

Attachment 3
Land Use Implications
(Page 1 of 2)

The applicant has submitted a comprehensive application package to satisfy the applicable DPA Guidelines. In summary, the applicant is proposing to satisfy the DPA Guidelines as follows. Please refer to Schedule 1 – Development Permit Area Guideline Checklist for a detailed description of how the proposed development proposes to satisfy the DPA Guidelines.

Key Highlights - Hazard Lands DPA

To satisfy the Hazard Lands DPA, the applicant submitted a Geotechnical Assessment (Assessment) prepared by Ryzuk Geotechnical Engineering & Materials Testing, dated December 8, 2020, which recommends that building envelopes and fill be located at least 6.0 metres back from all slope crests. The Assessment also recommends that tree removal within 6.0 metres of slope crests be undertaken by a qualified arborist and all stumps be left in place. The Assessment concludes that the land is considered safe for the intended use.

Key Highlights - Freshwater and Fish Habitat DPA

A DP is required to address an area of approximately 360 metres of the Streamside Protection and Enhancement Area (SPEA) that had unintentionally been cleared during site clearing without the required DP. In support of this request, the applicant has submitted a Condition and Impact Assessment prepared by Current Environmental, dated March 1, 2021, with recommendations for site restoration. The applicant has replanted the SPEA as confirmed by Current Environmental in a memo dated March 12, 2021. Therefore, the applicable DPA Guidelines have been satisfied.

It is noted, that the applicant is also undertaking a wetland compensation project which is required as a condition of a Section 11 *Water Sustainability Act* (WSA) approval to fill in four wetlands that were located on the subject property. The mitigation works will result in a constructed wetland with a surface area of approximately 900 m² located on the east side of the property adjacent to Morningstar Creek. The restoration works are exempt from the Freshwater and Fish Habitat Protection DPA under exemption 9 as the works were approved under Section 11 of the WSA and are being overseen by the Ministry of Forests, Lands, and Natural Resource Operations. Therefore, the DPA Guidelines do not apply to the construction of the proposed wetland.

Key Highlights - Aquifers DPA

The applicant submitted a Stormwater Management Plan prepared by J.E. Anderson and Associates, dated January 4, 2021, as well as a subsequent review by Waterline Resources Inc, dated January 4, 2021. The proposal includes an engineered storm water management plan intended to protect the aquifer and reduce flows leaving the property to pre-development rates. Phases 1 and 2 propose to utilize rock pits and the Lee Road ditch as approved by the Ministry of Transportation and Infrastructure. The balance of the project proposes to direct water to rock pits which are designed to accommodate up to the 100-year storm event. Any flows in excess of the 1 in 100-year event are proposed to overflow the rockpit through an engineered rip rap spillway over the bank towards French Creek immediately adjacent to French Creek Community Park. The proposal has been reviewed and accepted by the RDN Parks Department and the applicant has submitted a memo prepared by J.E. Anderson & Associates, dated March 11, 2021,

Attachment 3
Land Use Implications
(Page 2 of 2)

confirming that no construction activities are required in the Park and that the proposed works are not anticipated to have any negative effects to the downstream receiving environment.

The proposed development was reviewed by a professional engineer and was found to pose low risk to the aquifer. The aquifer is protected through a number of measures including the provision of community water and sewer, an engineer stormwater management plan, and by allowing for infiltration of stormwater into the ground using rock pits designed to accommodate the 100-year storm returns. The proposal has been designed to ensure that post development flow rates equal predevelopment flow rates.

Key Highlights - Multi Residential, Intensive Residential, Industrial, and Commercial Form and Character, and Freshwater DPA

The applicant is proposing an 11-phase phased building strata consisting of 60 dwelling units. The proposal includes a mix of duplex units and single detached units. Approximately 40 percent of the proposed units are located within a duplex, 30 percent are one-storey single detached, and 30 percent two-storey single detached. The applicant is also proposing a range in sizes with duplex plans ranging in size from 404 m² to 441 m² and single detached units ranging in size from 147 m² to 215 m².

The amended application is consistent with all applicable DPA guidelines including DPA guideline 13, which supports a variety of housing sizes and types. Further, the proposal also provides for a gradual transition from adjacent housing types.

A number of site features and amenities are proposed to satisfy the DPA Guidelines including:

- A comprehensive landscaping plan prepared by New Landscapes which includes a mix of both native and non-native plant species throughout the site.
- All dwelling units are of west coast design and include natural cedar, fir, and rock accents.
- The proposed internal strata road standard includes concrete sidewalks, benches, and ornamental lighting. Streetlighting is to be full-cut-off luminaries.
- A publicly-accessible gravel pathway, bicycle rack, and gazebo are proposed adjacent to Lee Road and a publicly-accessible stairway accessing Lee Road Community Park is proposed to be constructed prior to initiating construction in Phase 6.
- A widened asphalt shoulder varying in width from 0.5 to 0.8 metres is proposed to improve cycling and pedestrian safety fronting the subject property. Note, due to the location and Ministry of Transportation and Infrastructure (MOTI) requirement for an open ditch, it is not possible to achieve a wider shoulder in this location.

The proposed development has demonstrated compliance with the applicable DPA Guidelines and is anticipated to be compatible within the context of the existing neighbourhood. In addition, the proposed development is not anticipated to have a negative impact on the environment.

**Schedule 1
Development Permit Area Guideline Checklist**

The purpose of this Schedule is to provide a detailed analysis of how the proposed development satisfies the applicable Development Permit Area (DPA) Guidelines. As the proposal is consistent with the DPA Guidelines, it is recommended that the Board approve DP PL2020-144.

Freshwater and Fish Habitat Development Permit Area

The Freshwater and Fish Habitat DPA Guidelines apply to a 360 m² area of the Streamside Protection and Enhancement Area (SPEA) that was accidentally cleared during land clearing. All other aspects of the proposed development are located outside of the Riparian Assessment Area and therefore not subject to the Freshwater and Fish Habitat DPA Guidelines. The following outlines how the application proposes to address the Freshwater and Fish Habitat DPA Guidelines.

	Freshwater and Fish Habitat DPA Guideline	Applicant’s Proposal and Notes
1.	<p>An assessment must be prepared by a Registered Professional Biologist (a Qualified Environmental Professional (QEP) for streams applicable to the Riparian Areas Protection Regulation(RAPR)] for the purpose of identifying sensitive biophysical features on or near the DPA and providing recommendations and conditions for development to avoid or mitigate impacts to these features. The assessment should list each guideline with an explanation of how the development is consistent with the guideline, or an explanation as to how the guideline is not applicable. The site plan should indicate the areas for yard and driveway and areas to remain free from development. See Guideline 13 for additional requirements of this report for streams applicable to RAPR.</p>	<p>The applicant submitted a Condition and Impact Assessment prepared by Current Environmental Ltd., dated March 12, 2021. The Assessment was provided to address an area of approximately 360 m² of the SPEA that was accidentally cleared during land clearing. The disturbed area has been replanted as per the recommendation contained in the Assessment.</p> <p>In addition, a RAPR Assessment Report prepared by Current Environmental Ltd., dated January 19, 2021 was submitted to identify the SPEA. No development is proposed within the SPEA.</p>

	Freshwater and Fish Habitat DPA Guideline	Applicant's Proposal and Notes
2.	<p>If development or alteration of land is proposed within the DPA, it shall be located so as to minimize the impact on the stream or waterbody. The assessment report shall include an explanation as to how locating development entirely outside of the DPA has been considered, and the reason that it is not being proposed. Variances to the zoning bylaw regulations to minimize development in the DPA should be considered.</p>	<p>The applicant has obtained a Section 11 Approval pursuant to the <i>Water Sustainability Act</i> to fill four small wetlands that were located on the subject property. A condition of the Approval as required by the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) is to construct similar habitat elsewhere on the subject property. The proposed wetland construction is generally located on the southeast side of the property adjacent to Morningstar Creek.</p> <p>In support of the wetland mitigation, the applicant submitted proof of FLNRO approval of file #1004631 prepared by Current Environmental Ltd., dated December 31, 2020. The applicant later amended the location of the required wetland mitigation works and submitted FLNRO an amendment dated January 11, 2021.</p> <p>The proposed remediation is a coordinated project between FLNRO and Current Environmental Ltd. As such, the wetland mitigation is exempt from the Freshwater and Fish Habitat DPA Guidelines.</p>
3.	<p>Sensitive biophysical features to be assessed in this DPA include but are not limited to:</p> <ul style="list-style-type: none"> a) forest cover and ecological communities; b) surface drainage patterns; c) site topography and channel morphology; d) aquatic and riparian habitat values, condition and function; e) rare and uncommon species and plant communities; and f) an overall assessment of the ecological importance of the watercourse. 	<p>Addressed in Riparian Areas Protection Regulation (RAPR) Assessment Report prepared by Current Environmental Ltd., dated January 19, 2021.</p>

	Freshwater and Fish Habitat DPA Guideline	Applicant's Proposal and Notes
4.	<p>Mitigation measures that should be considered in the biological assessment include but are not limited to:</p> <ul style="list-style-type: none"> a) minimization of vegetation removal; b) maintenance of linkages with adjacent sensitive ecosystems to minimize habitat fragmentation and maintain wildlife corridors; c) sediment and erosion control; d) protection of sensitive areas through fencing or other permanent demarcation; and e) timing of construction to minimize potential impacts. 	<p>Addressed in RAPR.</p>
5.	<p>Where the applicant's biologist or other qualified professional recommends revegetation and/or enhancement works, the RDN of Nanaimo (RDN) may require the applicant to submit a landscaping plan and a security deposit equal to the total estimated costs of all materials and labour as determined by a Landscape Architect or other qualified professional to the satisfaction of the RDN.</p>	<p>The proposed works are included in the Alternative Wetland Offset Locations Report prepared by Current Environmental, dated December 31, 2020. .</p>
6.	<p>For the SPEA or where the applicant's biologist or other qualified professional recommends other specific areas that must remain free from development:</p> <ul style="list-style-type: none"> a) the RDN may require a Section 219 covenant to be prepared at the applicant's expense, to the satisfaction of the RDN, to ensure that the identified areas remain free from development; and b) prior to construction commencing, the installation of temporary fencing or flagged stakes marking the protection area is required to avoid encroachment within the areas to be protected through to the completion of the development. 	<p>The SPEA will be delineated with split rail fencing as a condition of the requested permit.</p> <p>Temporary stakes and survey flagging will be placed prior to commencing construction.</p>

	Freshwater and Fish Habitat DPA Guideline	Applicant's Proposal and Notes
7.	The applicant's biologist or QEP may be required to provide confirmation to the RDN that the property has been developed in accordance with the QEPs recommendations.	Current Environmental Ltd. will provide confirmation that all works have been completed in accordance with permits.
8.	<p>No development shall take place within any SPEA except where:</p> <ul style="list-style-type: none"> a) a QEP has determined that no serious harm is likely to occur or that it can be mitigated by following prescribed measures; or b) the owner has obtained an authorization under subsection 35(2) (serious harm to fish) of the <i>Fisheries Act</i> or Section 11 (changes in and about a stream) of the <i>Water Sustainability Act</i>. 	A <i>Water Sustainability Act</i> , Section 11 Approval has been issued for the proposed wetland mitigation.
9.	The RDN shall require the applicant to retain a QEP, at the expense of the applicant, for the purpose of preparing an assessment report, pursuant to Section 4(2) of the RAPR and the RAPR Assessment Methodology Guidebook, and the assessment report must be electronically submitted to the provincial ministry responsible, via the Riparian Area Regulations Notification System, and a copy must be provided to the RDN.	A RAPR Assessment Report has been submitted.
10.	<p>In addition to implementing the measures in the assessment report, to ensure the integrity of the SPEA the RDN and landowner may consider the following:</p> <ul style="list-style-type: none"> a) gift to a nature preservation organization all or part of the SPEA; or b) register a restrictive covenant or conservation covenant on title securing the measures prescribed in the assessment report. 	Not required.
11.	For the purpose of subdivision design, proposed lot configuration shall consider the protection of the SPEA and minimize new lot lines in the SPEA. The proposed lot configuration should demonstrate that enough developable land is available on each lot to establish a development envelope that includes a reasonable yard area outside of the SPEA to accommodate wastewater disposal field, driveway, accessory buildings and yard.	Other than a 360 m ² area of clearing within the SPEA that has been replanted under the supervision of Current Environmental Ltd., the proposed development is located entirely outside of the Development Permit Area.

	Freshwater and Fish Habitat DPA Guideline	Applicant's Proposal and Notes
12.	<p>Permanent fencing and/or other means of clearly delineating the SPEA boundary such as signage must be designed to follow the standard established by the RDN and Ministry of Environment. Signage should be installed to the satisfaction of the RDN prior to land alteration and in the case of subdivision prior to the RDN notifying the Approving Officer that the conditions of the development permit have been met. Fencing must be maintained in good order.</p>	<p>A split rail fence will be installed to delineate the SPEA.</p>

Aquifers Development Permit Area

As the proposed development will be serviced with community water from EPCOR, the proposed development is exempt from the Aquifers Development Permit Area (DPA) when it comes to construction of the proposed units. However, significant land alteration is required to develop roads and servicing on the property. Therefore, the aquifers DPA Guidelines apply. The following outlines how the applicant(s) proposes to address the Aquifers DPA Guidelines.

	Aquifers DPA Guideline	Applicant's Proposal and Notes
1.	The use or disposal of substances or contaminants that may be harmful to area aquifers is discouraged and steps must be taken to ensure the proper disposal of such contaminants.	The residential development will have low risk for disposal of substances or contaminants that may be harmful to the area aquifers. Additionally, the site is serviced by a public sanitary sewer system operated by the RDN of Nanaimo.
2.	<p>A report must be prepared by a Professional Engineer or Geoscientist with experience in hydrogeology. The report should follow any applicable checklist of the RDN for preparation of hydrogeological assessment reports and should also include, but is not limited, to the following:</p> <ul style="list-style-type: none"> a) definition of the study area and the relationship of the proposed development to the protected aquifer and known recharge areas, including map(s) indicating community water well locations; b) capture zone analysis for existing and proposed new wells; c) an assessment of the ability of the aquifer to accommodate additional groundwater demand proposed by the development, which shall include the anticipated water demand of the proposed uses based on the development potential of the subject property based on the current zoning; d) identification of potential impacts on adjacent properties and land uses; and e) recommendations for measures required to ensure the quality and quantity of water in the aquifer is protected 	<p>The applicant submitted a Hydrogeological Assessment prepared by Waterline Resources Inc., dated May 27, 2019.</p> <p>The Assessment was prepared, based on a 90-unit residential subdivision, but the current application is reduced to 60 units so there is no effect to the report findings.</p> <p>The report addresses the DPA Guidelines. It should be noted that the proposed development does not propose to extract groundwater, because it will be fully serviced by EPCOR's water system.</p>

	Aquifers DPA Guideline	Applicant's Proposal and Notes
3.	The use of permeable paving and other methods to reduce rainwater runoff are encouraged.	The roads and driveways will be paved with standard road mix asphalt. Consideration was given to reducing runoff in the stormwater management plan.
4.	Where a proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation, (B.C. Reg. 375/96), the report prepared by a Professional Engineer or Geoscientist with experience in hydrogeology (as described in Guideline 2) shall be required to confirm the protection of the aquifer in relation to the intended uses.	No activities listed in Schedule 2 of the Contaminated Sites Regulation are proposed with this development.
5.	<p>A rainwater management plan prepared by a Professional Engineer may be required to ensure that the discharge of any treated effluent and rainwater does not negatively affect groundwater quality. The plan must include recommendations on how to minimize the risk of deleterious substances entering the groundwater, including:</p> <p>a) Treated effluent and diverted rainwater collection and discharge systems on commercial, industrial, multi- residential, and other developments where there is potential for silt and petroleum-based contaminants to enter a watercourse or infiltrate into the ground must be directed through an appropriately sized and engineered sediment, oil, water and grease separator or other engineered solution. Examples of uses to which this guideline applies includes uses such as vehicle and machinery storage, cleaning and , and public parking areas.</p> <p>b) The engineer must provide an appropriate maintenance schedule.</p>	<p>The applicant submitted a Stormwater Management Report prepared by J.E. Anderson and Associates, dated May 19, 2021.</p> <p>The applicant submitted a Stormwater Management Review prepared by Waterline Resources Inc., dated January 4, 2021.</p> <p>No effluent will be discharged to the ground because the site will be serviced by a public sanitary sewer connection.</p> <p>Upstream treatment of stormwater is recommended to protect the aquifer from contaminants. The design will include all outlets to rock pits to have trapping hoods or 90-degree bends to protect the rock pit from hydrocarbons and sedimentation, as well as a Stormceptor (or equivalent) system providing oil water separation and sediment capture from the flows directed to the larger infiltration system.</p> <p>The applicant submitted a Stormwater Management Maintenance Schedule prepared by J.E. Anderson & Associates, dated January 6, 2021.</p> <p>Maintenance of the proposed Stormwater System is to be as follows:</p> <ul style="list-style-type: none"> Per Waterline Resources Inc. report dated January 4, 2021, a baseline sample of the stormwater quality will be collected in advance of development. <p><i>Sump Manholes and Catch Basins:</i></p> <p>a) Review structures at minimum every 6 months, in fall prior to rainy season, and during heavy rain events</p>

	Aquifers DPA Guideline	Applicant's Proposal and Notes
5.	(continued)	<ul style="list-style-type: none"> b) Maintain grate, inlets, and all outlets free of debris at all times. c) Confirm satisfactory operation during heavy rain events. d) Ensure overflow routes from sump grate are kept clear at all times, particularly during heavy rainfall events. e) Clean floating debris out of sump at every inspection. f) Clean sump whenever depth of sediment is over 100 mm. g) Repair/replace system whenever system becomes non- functional. <p><i>Stormceptor:</i></p> <ul style="list-style-type: none"> a) Review the structure and pollutant levels at minimum every 6 months. Pending pollutant accumulation rate noted in the first year after the development is completed, review may be required more frequently. b) Inspect the unit immediately after an oil, fuel, or chemical spill. c) Maintenance and operation procedures to be in accordance with manufacturers specifications. <p>Compliance with the Stormwater Management Report prepared by J.E. Anderson and Associates, dated May 19, 2021, Stormwater Management Review prepared by Waterline Resources Inc., dated January 4, 2021, and Stormwater Management Maintenance Schedule prepared by J.E. Anderson and Associates, dated January 6, 2021 and registration of a Section 219 covenant are included in the recommended conditions of approval.</p>
6.	<p>Development or subdivision of land should be designed to:</p> <ul style="list-style-type: none"> a) replicate the function of a naturally vegetated watershed; b) maintain the hydraulic regime of surface and groundwater and pre-development flow rates; and c) not interfere with groundwater recharge. 	<p>The applicant has submitted a Stormwater Management Report prepared by J.E. Anderson and Associates, dated May 19, 2021.</p> <p>The applicant has also submitted a Review of the Stormwater Management Report prepared by Waterline Resources Inc. Inc. dated January 4, 2021. The Review provides the following:</p> <ul style="list-style-type: none"> a) Rainwater will be directed to rock pits for exfiltration into the ground, up to the 100-year return storm flows. b) The hydraulic conductivity of the existing ground where infiltration is proposed will accommodate anticipated flows up to the 100-year

	Aquifers DPA Guideline	Applicant's Proposal and Notes
6.	(continued)	<p>return storm flows.</p> <p>c) Stormwater that is infiltrated will eventually migrate laterally along the Capilano/Vashon till interface (first impermeable layer) above bedrock, draining towards lower elevations and into French Creek.</p> <p>d) Upstream treatment is recommended to protect the aquifer from contaminants. At minimum, the design will include all outlets to rock pits to have trapping hoods or 90-degree bends to protect the rock pit from hydrocarbons and sedimentation, as well as a stormceptor (or equivalent) system providing oil water separation and sediment capture from the flows directed to the larger infiltration system.</p>
7.	<p>Where a proposed development is within a sub- area “risk of artesian conditions” as identified in the applicable official community plan:</p> <p>a) the professional report shall determine the depth of the overlying till aquitard, and provide recommendations for its protection during excavation, well drilling, and construction; and,</p> <p>b) wells must be drilled by a registered well driller who is qualified to control artesian flow.</p>	<p>The applicant submitted a Hydrogeological Assessment prepared by Waterline Resources Inc. Inc. for Phase 2 Residential Development, dated, May 27, 2019. The Assessment was previously provided as part of DP application PL2020-053 and indicates the following:</p> <p>a) The proposed design and construction for the Phase 2 development will change the surface cover but not impact the underlying Aquifer 212, French or Morningstar Creek and or nearby groundwater users.</p> <p>Aquifer 217 was not identified at the Site and is discontinuous in the project area. Increased runoff volumes by changes in land use type (forested public land to residential land) and concentration of runoff from the development are not expected to infiltrate to the underlying Aquifer 212 and should have little to no contribution to the expected base flow of French and Morningstar Creeks given the project location and footprint.</p> <p>b) there are no drilled wells proposed with this development.</p>
8.	<p>Where a proposed development is within the well protection area or well capture zone of a community water system, the professional report must refer to the relevant well protection plan and provide recommendations for the development to ensure mitigation of any potential risk to the community water source.</p>	<p>There is no well protection area or well capture zone of a community water system affected by this development.</p>

	Aquifers DPA Guideline	Applicant's Proposal and Notes
9.	All development that proposes a site, facility, or premise where municipal solid waste or recyclable materials will be managed must be conducted in accordance with RDN Waste Stream Management Licensing Bylaw No. 1386, 2004 as amended or replaced from time to time.	The site will be connected to RDN sanitary sewer.
10.	Recommendations within the professional report(s) will form part of the development permit terms and conditions, and may include registration of a Section 219 covenant, prepared at the applicant's expense and to the satisfaction of the RDN. Where a maintenance schedule for a sediment, oil, water and grease separator is recommended, a commitment to the maintenance schedule may be included in the covenant.	The applicant agrees to enter into a number of Section 219 Covenant in relation to the proposed stormwater management plan.
11.	Developments that are found to pose detrimental impact(s) on either the quality or quantity of groundwater which cannot be adequately mitigated shall not be supported by the RDN.	The proposed design and construction will change the surface cover but not impact the underlying Aquifer 212, French or Morningstar Creek and or nearby groundwater users.

Hazard Lands Development Permit Area Guidelines

Portions of the subject property closest to French and Morningstar Creek are located within the Hazard Lands Development Permit Area (DPA). The following outlines how the application proposes to address the Hazard Lands DPA Guidelines.

	Hazard Lands DPA Guideline	Applicant's Proposal and Notes
1.	<p>An assessment report prepared by a Professional Engineer or Geoscientist with experience in geotechnical engineering, geohazard assessment or river hydrology, as applicable, shall be required to assist in determining what conditions or requirements shall be included in the development permit so that the proposed development is protected from the hazard, and no increase in hazard is posed to existing development on or near the subject property.</p> <ul style="list-style-type: none"> a) The assessment report should include a site plan identifying areas susceptible to the flooding, erosion or steep slope hazard, location of watercourses, existing natural vegetation, on site topography, and the location of the proposed development. b) The assessment report must include a statement from the Professional Engineer that states in their opinion that the property is safe for the intended use. c) The assessment report will form part of the development permit terms and conditions, and which may include registration of a Section 219 covenant, prepared at the applicant's expense and to the satisfaction of the RDN. 	<p>The applicant submitted a Geotechnical Assessment prepared by Ryzuk Geotechnical Engineering, dated December 8, 2020.</p> <p>The Assessment includes site development and identifies areas susceptible to erosion or steep slope hazard. The Assessment found that the site is not susceptible to flooding and is safe for the intended use.</p> <p>Property to be developed in accordance with the Assessment and registration of the Assessment on title as a Section 219 covenant has been included as a condition of approval prior to issuance.</p>
2.	<p>It should be demonstrated that locating development entirely outside of the development permit area has been considered, and a description of why that is not being proposed should be provided. It should be demonstrated that variances to minimize development in the development permit area have been obtained or considered.</p>	<p>The development is located outside of the development permit area with the exception of the storm water overflow.</p> <p>The overflow is required to protect the site by directing concentrated flows away from the top of bank.</p>

	Hazard Lands DPA Guideline	Applicant's Proposal and Notes
3.	<p>Where the assessment report recommends revegetation and/or enhancement works, the RDN may require the applicant to submit a landscaping plan and a security deposit equal to the total estimated costs of all materials and labour as determined by a Landscape Architect or other qualified professional to the satisfaction of the RDN.</p>	<p>No revegetation and/or enhancement works are recommended.</p> <p>The assessment recommends that the where tree removal is proposed within the 6.0-metre setback from slope crest, it shall be undertaken by a qualified arborist with all stumps left in place. The proposed development only requires vegetation removal within the storm water overflow location. This work is to be reviewed by the geotechnical engineer and civil engineer.</p>
4.	<p>Development should:</p> <ul style="list-style-type: none"> a) be designed to ensure that development can withstand the hazard; b) take a form that minimizes the development with any hazardous areas and minimizes impact on the natural features including vegetation, that help to mitigate flood and/or erosion risk; and c) be conducted at a time of year, and use construction methods, that minimize the impact on the development permit area. 	<p>The proposed development meets the following recommendations of the geotechnical assessment:</p> <ul style="list-style-type: none"> a) All in-ground rainwater disposal areas include an overflow that will be located below the underside of the proximal grade support slabs. b) All in-ground rainwater disposal systems are located beyond 10.0 metres of the crest of slope. c) No concentrated runoff is directed towards the slope crest areas. d) All buildings are located beyond 6.0 metres of the slope crests. e) No fills are proposed within the 6.0 metre setback from slope crests f) No tree removal is proposed within the 6.0 metre setback from slope crests <p>This site is not susceptible to flooding for any foreseeable event.</p> <p>The Assessment identifies a possibility for Morningstar Creek to erode the toe of slope, however there wasn't active eroding at the time of site review.</p> <ul style="list-style-type: none"> a) Proposed building locations are setback such that an occurrence would not foreseeably result in immediate instability risk to the adjacent residences. b) In the hypothetical scenario where erosion occurs, there would

	Hazard Lands DPA Guideline	Applicant's Proposal and Notes
4.	(continued)	be adequate warning for any remediation to be carried out to provide toe revetment so as to mitigate risk against continued erosion and additional slope instability.
5.	Prior to construction commencing, the installation of temporary fencing or flagged stakes marking any areas to be avoided due to either hazardous conditions or to avoid disturbance to a sensitive vegetation that plays a role in mitigating the hazard, is required.	A temporary surveyed boundary complete with flagged stakes, will be placed along the 6.0-metre setback from crest slope. These stakes will be maintained until completion of construction.
6.	<p>Development or subdivision of land should be designed to:</p> <ul style="list-style-type: none"> a) replicate the function of a naturally vegetated watershed; b) maintain the hydraulic regime of surface and groundwater and pre- development flow rates; and c) not interfere with groundwater recharge. 	<p>The applicant has provided a Stormwater Management Report prepared by J.E. Anderson and Associates Stormwater Management Report, dated May 19, 2021.</p> <p>In addition, the applicant provided a review of the above report prepared by Waterline Resources Inc. Inc., dated January 4, 2021 which confirms:</p> <ul style="list-style-type: none"> a) Rainwater will be directed to rock pits for exfiltration into the ground, up to the 100-year return storm flows. b) The hydraulic conductivity of the existing ground where infiltration is proposed will accommodate anticipated flows up to the 100-year return storm flows. c) Stormwater that is infiltrated will eventually migrate laterally along the Capilano / Vashon till interface (first impermeable layer) above bedrock, draining towards lower elevations and into French Creek. d) Upstream treatment is recommended to protect the aquifer from contaminants. At minimum, the design will include all outlets to rock pits to have trapping hoods or 90-degree bends to protect the rock pit from hydrocarbons and sedimentation, as well as a stormceptor (or equivalent) system providing oil water separation and sediment capture from the flows directed to the larger infiltration system.

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6.	(continued)	Development of the subject property in accordance with the Stormwater Management Report prepared by J.E. Anderson and Associates Stormwater Management Report, dated May 19, 2021 and Review of the above report prepared by Waterline Resources Inc. Inc., dated January 4, 2021 and registration of a section 219 covenant have been included as a condition of approval.
7.	Wetlands and other natural water features should be maintained in their natural state to enhance natural flood storage and protect environmentally sensitive ecosystems. Restoration of previously impacted natural freshwater systems should be considered in this development permit area to improve flood hazard mitigation.	<p>There were some surface wetland areas that were cleared/filled as part of site clearing. These areas did not impact flood hazard mitigation. The details of the clearing and mitigation are addressed as part of wetland mitigation summarized as follows:</p> <ul style="list-style-type: none"> a) FLNRO <i>Water Sustainability Act</i> Approval – Changes In and About a Stream Section 11(2), Clause (a) was issued April 6, 2020. b) All works are to be constructed in accordance with Lee Road French Creek Project Phase II Wetland Mitigations Proposal Report completed by Robert Crandall - June 2018; c) Aquatic Habitat Inventory and Offset proposal, Lot A Lee Road, French Creek BC completed by Current Environmental Ltd., dated, January 22, 2020. d) Alternative Wetland Offset Locations, Lot A Lee Road, French Creek, BC FLNRO File#1004631 completed by Current Environmental Ltd. dated December 31, 2020 amendment to the original Aquatic Habitat Inventory and Offset proposal, Lot A Lee Road, French Creek BC completed by Current Environmental Ltd.– January 22, 2020.
8.	Site development shall preserve natural vegetation where it contributes to flood protection and mitigation.	There are no areas within the proposed development that contribute to flood protection and mitigation.

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9.	Where the placement of fill is proposed within a floodplain, the fill must not restrict the passage of flood waters, redirect flood flows, decrease natural flood storage, or result in higher flood flows or flood potential elsewhere in the floodplain. The RDN may require a report by a Professional Engineer that ensures the placement of the proposed fill would not restrict the passage of flood waters, redirect flood flows, decrease natural flood storage, or result in higher flood flows or flood potential elsewhere in the floodplain.	The proposed development is not located within a floodplain. No fill within a floodplain or alterations to a floodplain are proposed.
10.	No unnecessary disturbance of the steep slope shall be permitted. Site development shall preserve natural vegetation on steep slopes and retain the natural terrain, topography of the site, and minimize cutting into the slopes.	No disturbance within 6.0 metres of the slope crest is proposed, except within the armoured overflow channel location. Construction of the channel will be reviewed by the geotechnical engineer and civil engineer.
11.	Development at the top and toe of a steep slope should be designed to prevent negative impacts to slope stability and protect development from the hazard. The assessment report should include recommendations for development such as drainage management, landscaping, and proximity of buildings and structures to the slope.	No development is proposed at the top or toe of slope, except the overflow channel required for storm water management. The geotechnical assessment recommends: <ul style="list-style-type: none"> a) All in-ground rainwater disposal areas include an overflow that will be located below the underside of the proximal grade support slabs. b) All in-ground rainwater disposal systems are located beyond 10.0 metres of the crest of slope. c) No concentrated runoff is directed towards the slope crest areas. d) All buildings are located beyond 6.0 metres of the slope crests. e) No fills are proposed within the 6.0 metre setback from slope crests. f) No tree removal is proposed within the 6.0 metre setback from slope crests.

Multi Residential, Intensive Residential, Industrial, and Commercial Form and Character Development Permit Area Guidelines

The following outlines how the application proposes to address the Multi Residential, Intensive Residential, Industrial, and Commercial Form and Character Development Permit Area (DPA) Guidelines.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
<i>Servicing</i>		
1.	<p>Prior to any phase of a proposed development, the developer must provide a report prepared by a registered professional engineer that provides the following:</p> <ul style="list-style-type: none"> a) detailed plans and specifications showing the proposed sewage connection or disposal system (in unserviced areas) and rainwater drainage systems to be constructed to service the proposed development; b) on lands serviced by community water, proof that the proposed development will be connected to the community water system and that the proposed system is compatible with the adjacent municipality's engineering standards; and, c) on lands serviced with community sewer, proof that the proposed development will be connected to the community sewer system and that the proposed system is compatible with the adjacent municipalities engineering standards. 	<p>The applicant has satisfied this DPA guideline by submitting written confirmation from EPCOR that water service connections are available for Phases 1 and 2. Prior to proceeding with a building permit for any further phases proof of water and sewer service connections is required. Covenant CA8244311 requires proof of water and sewer service connections prior to issuance of a building permit. This will ensure that community water and sewer are provided prior to each development phase proceeding.</p> <p>The applicant is in the process of obtaining Design Stage Acceptance.</p>
2.	The RDN of Nanaimo shall require an applicant to submit building elevations prepared by an architect or other qualified professional.	The applicant has submitted the 54 house plans which include a front elevation for each proposed house plan.
3.	Commercial development should be ground oriented and in scale with the surrounding uses.	n/a
4.	The use of non-combustible building materials is encouraged and where feasible locally produced natural building materials should be incorporated into the design without compromising the building or structure's fire resistance. Westcoast architecture is encouraged.	<p>The applicant is proposing the following:</p> <ul style="list-style-type: none"> • 6/12 – 8/12 roof pitches – West Coast Detail • Fir post and beam entrance detail – West Coast detail • Natural cedar accents – West Coast detail • Natural Rock accent – West Coast detail

	Form and Character DPA Guideline	Applicant's Proposal and Notes
4.	(continued)	<ul style="list-style-type: none"> • Pre-finished Hardie siding (30-year warranty). Hardie board siding is 90 percent sand and cement which makes it fire-resistant. • High quality 30-year fiberglass roof shingles which are fire resistant.
5.	There shall be no net increase in peak rainwater run-off from the land to adjoining lands.	Per the engineer's storm water management plan submitted there is no net increase in peak rainwater run-off from the land to adjoining lands
6.	<p>Development or subdivision of land should be designed to:</p> <ul style="list-style-type: none"> a) replicate the function of a naturally vegetated watershed; b) maintain the hydraulic regime of surface and groundwater and pre-development flow rates; c) not interfere with groundwater recharge; d) not introduce or remove materials where it would cause erosion of or the filling in of natural watercourses and/or wetlands. 	<p>The proposed development satisfies this guideline as follows:</p> <ul style="list-style-type: none"> • Water is being directed toward Morningstar Creek and French Creek at predevelopment flows per the Storm Water Management Plan (SWMP) through the use of rock pits and infiltrators per the SWMP. • The development has been designed to maintain pre-development flow rates. • There are no natural watercourses or wetlands on the property where development is occurring.
7.	Benches, ornamental street lights, and public art are encouraged throughout the site. Outdoor patios or amenity areas are encouraged.	<ul style="list-style-type: none"> • Ornamental streetlights will be incorporated throughout the development. • Five benches will be placed on common property throughout the development per the attached plan and photo of a typical bench. • Rear patio/decks are incorporated into the house plans.
8.	Street furniture such as benches, lamps and refuse containers shall be incorporated in the landscape design. These shall be required to be consistent, similar, or identical in character to the architectural character of the development and identified by type and source in the application.	<ul style="list-style-type: none"> • Five benches will be placed on common property along sidewalk routes per the attached plan. • Ornamental street lighting will be incorporated into the development per the attached plan. • The development will have individual curbside pickup for garbage. Individual containers will be brought to curbside on garbage day. There will be no large refuse containers.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
9.	Public open space and pedestrian walkway linkages to adjacent neighbourhoods and to Wembley Mall which complement existing parks and recreation opportunities and reduce automobile dependence shall be encouraged.	<ul style="list-style-type: none"> • Sidewalks have been incorporated into the plan to allow for pedestrian linkage throughout the neighborhood. • A three-foot-wide gravel walking path will be built along Lee Road from the entrance of SL 11 to the West property corner. This will provide a safe walkway linkage for pedestrians within the development to walk to the park access further SE down Lee Road.
10.	The use of energy efficient building materials, techniques, and practices that reduce the amount of energy consumption shall be encouraged.	<ul style="list-style-type: none"> • High efficiency heat pump (heating/cooling) installed in each house. • High efficiency Navien on demand hot water system in each house. • Dual pane Low E/Argon gas windows installed in each house. • High quality 30-year fiberglass roof shingles. • Hardie board exterior siding. • Starline energy star rated Euro Series door. • Stained fiberglass insulated front entry door. • High efficiency LED lighting throughout.
11.	Comprehensive development proposals that consider the full life cycle of input materials and process by-products as well as seek to minimize energy and raw materials use, minimize waste, and build sustainable economic, ecological and social relationships (eco-industrial networking) shall be encouraged.	<ul style="list-style-type: none"> • Using low flush toilets to conserve water. • Using local company (Starline Windows) for low E windows. • Using locally sourced cedar for fence material. • Using locally sourced fir for timber beams. • Locally sourcing plants per the landscape plan to enhance the development through planting of native species. Green Thumb Nursery in Nanaimo and Streamside Native Plants in Bowser.
12.	Buildings shall be designed so as to avoid presenting an overly massive appearance using roof lines, window treatments, and landscaping to break up their bulk and soften their appearance.	<ul style="list-style-type: none"> • There are multiple roof lines on each house per submitted plans showing typical west coast design that breaks up house massing. • Gable treatments of cedar to soften and enhance façade.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
12.	(continued)	<ul style="list-style-type: none"> • Front entrance treatment of transom window and side light offer visual appeal and soften façade. • Landscaping per landscape plan creates a natural vegetative break. • Stone accenting officers a visual break to enhance façade.
Residential Development Guidelines		
13.	Residential developments should include a variety of housing sizes and types. These may range from single dwelling units, condominiums, and townhouses. Residential land uses should be arranged to achieve gradual transition from adjacent housing types and surrounding neighbourhoods.	<ul style="list-style-type: none"> • A mix of duplex units and single detached units. Approximately 40 percent of the proposed units are located within a duplex, 30 percent are one-storey single detached, and 30 percent two-storey single detached. • A range in dwelling unit sizes is proposed with duplex plans ranging in size from 404 m² to 441 m² and single detached units ranging in size from 147 m² to 215 m².
14.	Developments should be designed to take advantage of sun exposure to reduce winter heating and summer cooling.	<ul style="list-style-type: none"> • The open site allows for sun exposure throughout the development. • The road network will provide spacing between the units to allow for sun exposure to the homes.
15.	Multiple dwelling unit buildings should be designed to utilize sunlight for the health and comfort of residents and for energy conservation purposes.	n/a
16.	Dwelling units should be designed to allow residents privacy as well as a sense of community such that each unit has at least one private outdoor space with access to or views of adjacent semi-public spaces.	<ul style="list-style-type: none"> • House designs incorporate a patio/deck in the rear of the property for private outdoor space. • Landscaping at the front of the units creates connectivity between the houses visually as well as through the use of similar plants creating a natural linkage between houses. • Driveways at the front of the houses allow for interaction between homeowners.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
		<ul style="list-style-type: none"> • Front windows on the houses provide views to the street and create a connection between homeowners within the community.
17.	<p>Development shall not be a separate "gated community" with walled or fenced enclaves and shall be integrated with and compatible with surrounding neighbourhoods.</p>	<ul style="list-style-type: none"> • The building strata is integrated into the neighborhood and streetscape via the houses built along Lee Road. Those houses provide a connectivity to existing houses across the street. • A statutory right-of-way for public access is proposed to provide public access through the subject property to the proposed stairway. • A walkway linkage has been provided along Lee Road to connect the development to the neighborhood. • The style of housing proposed is similar to that being built in Ava Place and therefore there will be integration in terms of style and housing type within the community.
18.	<p>Where practical, clustering of multi-residential development a minimum of 250 metres away from the centre of the French Creek Pollution Control Centre (FCPCC) should be required in order to maximize vegetation retention buffers to limit periodic odour migration.</p>	<ul style="list-style-type: none"> • There is a vegetative buffer adjacent to French Creek Community Park and Morningstar Creek at the back of Phases 1, 3, 4, 5, 6, 7, 9 & 11 where trees will be maintained to provide a vegetation buffer from the FCPCC. • There is no other vegetation on the property therefore clustering will not result in a further maximization of vegetation being retained.
<i>Parking and Loading</i>		
19.	<p>Parking and loading areas shall generally be located to the rear of buildings, must be screened from view from adjacent properties, and be located outside of the minimum required zoning setback. The screening should consist of landscaping and/or fencing.</p> <p>Parking areas shall include landscaped areas, defined by concrete curbs, to provide visual breaks between clusters of approximately ten stalls.</p>	<ul style="list-style-type: none"> • All the homes will have a double front car garage which will screen cars within the community. • Landscaping at the front of the units will create a visual break from the driveway. • The development's asphalt road network has been widened to allow for on-street parking per the attached plan.

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		<ul style="list-style-type: none"> The low density of the development negates the necessity of creating parking stall clusters/parking areas that would require screening or further landscaping.
20.	<p>Vehicular and truck movement patterns must be illustrated on the site plan submitted by the applicant to ensure adequate circulation. A professional engineer may be required to ensure that adequate lane widths and turning radiuses are provided for all forms of vehicles intended to use the property.</p>	<ul style="list-style-type: none"> The number of entrances into the development has been reviewed by MOTI and deemed adequate for the density. The road network has been designed to meet MOTI standards for approval of the subdivision. The turning radiuses for all forms of vehicles meet the requirements of MOTI. The road and phasing plan has been provided to the RDN.
21.	<p>Provision should be made for emergency vehicles, moving vans, and service vehicles.</p>	<ul style="list-style-type: none"> Emergency access is proposed on the east side of Phase 7 to allow for an alternative exit in the case of an emergency. This was a requirement of MOTI. They have reviewed and agreed with the established emergency access on the plan.
22.	<p>Safe, efficient, and effectively designed and located roadways, entrance points, parking areas, pedestrian paths, and open spaces shall be provided.</p>	<ul style="list-style-type: none"> The road network was designed to provide two accesses onto Lee road for safety and emergency vehicle access. <p>The entrance points are evenly spaced to allow for effective traffic flow within the development.</p> <ul style="list-style-type: none"> Sidewalks have been provided within the development to allow for the safe circulation of pedestrians within the development. A pathway will be provided at the West side of the development fronting Lee Road to provide access to the RDN's community park. Five community benches are being provided for the benefit of pedestrian traffic within the development per the attached plan.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
		<ul style="list-style-type: none"> • An open space of common property is provided at the West end of the development fronting Lee Road. This will be used as a gathering place and a gazebo will be built for the enjoyment of the community. • Forty-two visitor parking stalls are proposed.
Landscaping and Screening		
23.	<p>The RDN shall require the applicant to submit a landscaping plan prepared by a Landscape Architect or equivalent professional which meets the British Columbia Landscape Standard and satisfies the following objectives:</p> <ol style="list-style-type: none"> a) to use a variety of drought tolerant deciduous and evergreen native plant species that are best suited to the site specific growing conditions; b) to minimize water consumption through means such as micro-irrigation and xeriscaping; c) to provide visual separation from and compatibility with surrounding single residential uses; d) to improve the aesthetic appeal of the development; e) to assist in the safe movement of pedestrians throughout the site; f) to reduce the amount of impervious surfaces on the site; g) to compliment the development and surrounding uses; h) to preserve the rural experience and to minimize the visual distraction of development on Highways No. 19, 19A, and Highway 4; and, i) to establish or enhance habitat values on the development site where appropriate. 	<p>The applicant has submitted a landscaping plan prepared by New Landscapes, dated December 11, 2020 and an itemized cost estimate for phases 1 and 2.</p> <p>Landscaping security will be provided on a phase by phase basis. And secured through a Section 219 covenant and conditions of approval.</p> <p>The plan satisfies the DPA Guidelines and includes a number of native and non-native plant species that satisfy the landscaping objectives.</p> <p>Development in accordance with the landscaping plan has been included as a condition of approval.</p>

	Form and Character DPA Guideline	Applicant's Proposal and Notes
24.	The landscaping plan must be drawn to scale and show the type, size and location of proposed landscaping and shall be submitted with the development permit application.	<ul style="list-style-type: none"> • The landscaping plan is drawn to scale and shows the type, size and location of the proposed landscaping on a typical row of three strata lots and the plants for one typical strata unit. • The landscaping plan for the front entrance shows the type, size and location of the proposed landscaping at the two entrances to the development.
25.	At minimum the landscape design should provide a continuous landscaped buffer area of at least 2.0 metres in width along the inside of all property lines, excluding access points, adjacent to all roads and highways and adjacent to all residential zoned property and should contribute towards the objectives identified in Guideline 24.	<ul style="list-style-type: none"> • The landscape design provides for a continuous landscape buffer at the front of all of all proposed dwelling units. • Larger trees have been strategically planted at the front of the property line to create boulevard landscaping. • The clustering of landscaping behind the trees creates a visual break between the homes and the street. • The width of the garden beds at the front of the dwelling units and alongside the driveways are 2 meters or greater.
26.	Notwithstanding Guideline 24, the landscaped buffer adjacent to any watercourse, coastal area, or environmentally sensitive feature shall be determined by a QEP and shall work towards Guideline 23(i) – to establish or enhance habitat values on the development site.	There are no watercourses, coastal areas or environmentally sensitive features within the area being developed on the property.
27.	To separate parking, service or storage areas from adjacent properties, a landscaped buffer area of at least 2.0 metres in width and 2.0 metres in height, shall be provided along the inside of all affected property lines.	<ul style="list-style-type: none"> • Where driveways are paired a 2 meter vegetative buffer protruding from the front of the homes out into the driveway is proposed. • A continuous landscape buffer greater than two meters in width from the end of the driveway in front of the homes to the beginning of the next driveway is proposed.
28.	Buildings and structures should be sited in a manner that minimizes the disturbance of existing native vegetation.	<ul style="list-style-type: none"> • There is no native vegetation remaining on the lands where development is taking place.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
28	(continued)	<ul style="list-style-type: none"> • The areas around the perimeter of the property with native vegetation are already protected via a covenant on title. • Native plantings are included as part of the attached landscape plan to reintroduce native species and other complimentary species into the development.
29.	Vegetation species used in replanting, restoration and enhancement shall be selected to suit the soil, light and groundwater conditions of the site, should be native to the area, and be selected for erosion control and/or fish and habitat wildlife habitat values as needed.	<ul style="list-style-type: none"> • The proposed vegetation species were chosen by the landscape technician to suit the soil, light and groundwater conditions. • Native species are included in the proposed landscaping plan. • Specific species were chosen that are naturally resistant to deer which are prevalent in the area. • There is no fish habitat on the part of the property being developed so no species were selected for this purpose. • Development is not occurring in proximity to any slopes where erosion could take place so no species are being introduced for erosion control.
30.	All replanting shall be maintained by the property owner for a minimum of five years from the date of completion of the planting. Unhealthy, dying or dead stock will be replaced at the owner's expense during the next regular planting season.	<ul style="list-style-type: none"> • A strata corporation will be formed. The corporation will maintain all the plantings on common property for a five-year period after construction is completed. • All planting on limited common property will be maintained by the owner of the limited common property for a period of five years.
31.	All landscaping shall require the following minimum depth of topsoil or amended organic soils on all landscaped areas of a property: <ul style="list-style-type: none"> a) shrubs – 45 cm; b) groundcover and grass – 30 cm; and c) trees – 30 cm around and below the root ball. 	The landscaping will be planted into topsoil depths in accordance with the planting requirements above which are listed on the Landscape Plan.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
32.	Where irrigation is required to maintain proposed landscaping, it shall be designed and installed by an Irrigation Industry Association of British Columbia (IIABC) certified irrigation designer.	<ul style="list-style-type: none"> • Irrigation for the landscaping has been designed by a certified irrigation designer of BC. • The irrigation will be installed by an IIABC certified irrigation designer. • Irrigation design by Apex Landscaping is estimated to cost between \$3,800 and \$4,200 per unit.
33.	The RDN of Nanaimo shall require the applicant to submit a landscaping and security deposit equal to the total estimated costs of all materials and labour as determined by a Landscape Architect or other similarly qualified person to the satisfaction of the RDN to be released upon final inspection by a Landscape Architect or other similarly qualified person to the satisfaction of the RDN of Nanaimo.	<ul style="list-style-type: none"> • The landscaping budget for materials for each lot and the front entrance of the building strata has been quoted by a qualified professional. • The labor to install was quoted by as 1.5 times the cost of the plant material. • The total estimated cost of materials and labour for phases 1 and 2 is \$157, 024.00 and includes landscaping at the entryway as well as the proposed dwelling units. As the proposed development is to occur over 11 phases, it is recommended that the landscaping security to submitted in phases prior to issuance of the first building permit in each subsequent phase. The cost estimate will need to be updated on an annual basis.
34.	Garbage and recycling containers shall be screened with landscaping and fencing and gated to a minimum height of 2.0 metres. Similarly, utilities, service kiosks, meters, elevator housing, exhaust elements, satellite dishes, etc. shall be screened with landscaping and fencing.	Garbage and recycling containers will be stored inside the homeowner's garage or screened within the homeowners limited common property behind fencing per the landscaping plan.
35.	Chain link fencing shall be used only when screened by landscaping. Decorative fences are encouraged matching the materials used for the principle building.	<ul style="list-style-type: none"> • Chain link fencing will not be used within the development. This will be included as a rule in the Strata Corporation. • Standard 6' cedar fencing will be used throughout the development.
36.	Subject to the approval of the Ministry of Transportation and Infrastructure (MOTI) where applicable, the installation of boulevards, street trees, pedestrian pathways, or sidewalks within the public road right of way may be supported. Boulevards must be landscaped, irrigated, and maintained by the subject development.	<ul style="list-style-type: none"> • There are no public roads within the main body of the development. • MOTI requires a ditch within the ROW along Lee Road and does not want obstruction for snow removal so trees have not been shown in the ROW.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
36	(continued)	<ul style="list-style-type: none"> • There are also overhead power lines running along Lee Road which also need to be avoided. • Trees are shown on the landscaping plan just inside the property line to give the visual effect desired above. The trees will provide a visual break and have been placed to accommodate their height and spread at maturity. • The typical tree planting detail will result in the roads being lined with trees with clusters of landscaping closer to the houses. • Sidewalks within the strata on private property are being provided and are shown on the plan. • The applicant is proposing to construct a widened asphalt shoulder varying in width from 0.5 metres to 0.8 metres fronting the subject property along Lee Road to accommodate improved cycling and pedestrian movement. The location of the ditch and road right of way width limits the width to what is proposed.
37.	Open spaces acting as sites of public assembly shall incorporate special landscape features such as fountains, landscaping or monuments as focal elements.	<ul style="list-style-type: none"> • A gazebo with a minimum floor area of 10 m² is planned on the West end of the property, see landscape plan.
<i>Site Illumination and Signage</i>		
38.	Lighting should be designated for security and safety. However, there should not be glare on neighbouring properties, adjacent roads or the sky.	The ornamental street lighting has been chosen by a certified electrician and electrical supply company. The lighting will provide adequate street lighting without creating glare on neighboring properties, adjacent roads or the sky.
39.	All new, replacement and upgraded exterior lighting in existing and proposed developments shall be Full-Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas.	Full-Cut-Off luminaries are proposed.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
39. (cont)	Exterior building lighting will also be required to have FCO lighting fixtures.	
40.	The size, location and design of freestanding signage shall be architecturally integrated with the overall design of the buildings and landscaping. The design of fascia signs containing individual business signage shall be integrated into the design of the building.	<ul style="list-style-type: none"> • The front entrance sign and lighting will be per the Development Permit (DP) and will be set within the entrance landscaping per the landscape design. • The proposed entrance sign will be placed on a feature rock at the entrance per the DP. This ties in with the Creekstone development at Ava Place.
41.	No roof top signs shall be permitted. Multi-tenant buildings shall provide combined tenant signage.	<ul style="list-style-type: none"> • No roof top signs shall be permitted and will be a rule of the strata corporation. • All residences are single detached units so there are no multi-tenant buildings.
42.	Signage should be visually unobtrusive; particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting or boldness to be effective.	Neon or obtrusive lighting will not be permitted on any sign and will be prohibited as a rule of the strata corporation.
<i>Pedestrian and Cyclist Considerations</i>		
43.	Pedestrian sidewalks or defined pathways connecting building entrances to and through parking areas and sidewalks or road right-of-ways of the adjacent streets shall be provided.	<ul style="list-style-type: none"> • Pedestrian sidewalks are being provided per the DP • There are no pathways connecting building entrances or common parking areas as these are single family dwellings. • There is a connecting pathway from the West entrance of the property to the Gazebo and then to the termination of the property line to provide an access way for residents to use the Gazebo and connect to the RDN's community park.
44.	All internal pedestrian walkways shall be distinguished from driving surfaces through the use of a clearly delineated pathway or durable, low maintenance surface materials such as pavers, bricks, or concrete	All the internal sidewalks shown on the plan will be concrete.

	Form and Character DPA Guideline	Applicant's Proposal and Notes
44. (Cont)	to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.	
45.	Bicycle parking facilities should be provided at grade near the primary building entrances.	<ul style="list-style-type: none"> • A bike rack for 6 bicycles will be provided near the gazebo close to the West entrance for residents or guests to park and lock up their bikes. • Bikes will not be permitted to remain on the front driveway or lawn of a dwelling unit and this will be a rule of the Strata Corporation.



REGIONAL
DISTRICT
OF NANAIMO

**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. PL2021-045
1353 MADRONA DRIVE, ELECTORAL AREA E**

RECOMMENDATION

That the Board deny Development Variance Permit PL2021-045 to reduce the setbacks from the natural boundary of the sea from 15.0 metres to 4.5 metres, the Other Lot Line setback from 5.0 metres to 4.5 metres, and top of bank from 8.0 metres to 0.0 metres.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Creative Advantage Design Inc. on behalf of Nairne and Shannon Gray to permit a swimming pool at the west of the dwelling and within the setback to the natural boundary of the sea. The subject property, legally described as Lot C, District Lot 68, Nanoose District, Plan 32795, is approximately 1,982 m² in area and is zoned Residential 1 (RS1), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located northeast of Craig Bay and on the Madrona peninsula. The property contains an existing dwelling unit and accessory buildings.

Proposed Development and Variance

The proposed swimming pool requires a numbers of variances to the coastal setbacks within Electoral Area E. The applicant proposes to vary the following regulations from the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (Bylaw 500):

- **Section 3.3.9 – Setbacks – Sea** to reduce the minimum setback from the top of slope 30% or greater from 8.0 metres to 0.0 metres.
- **Section 3.3.9 – Setbacks – Sea** to reduce the minimum setbacks from the natural boundary of the sea from 15.0 metres to 4.5 metres.
- **Section 3.4.61 – Minimum Setback Requirements** to reduce the other lot line setback from 5.0 metres to 4.5 metres.

Land Use Implications

Board Policy B1.5 (Development Variance Permit, Development Permit with Variance & Floodplain Exemption Application Evaluation) requires that there is an adequate demonstration of land use justification prior to the Board's consideration. The applicant has provided a land use justification which reflects the constraints on the property, including the location of the existing home and swimming pool. The applicant identifies that the location of the pool avoids any environmentally sensitive areas and allows for passive heating by the sun. The

justification also emphasizes that the pool is essential for the health and wellness of the residents who are both seniors.

Unlike Electoral Areas A, G and H, which have an 8.0 metre setback from the sea and a Marine Coast Development Permit Area (DPA), Electoral Area E has a 15.0 metre setback and no DPA. The 15.0 metre setback was designated in recognition that there is no Marine Coast DPA applicable to Electoral Area E. The larger setback is intended to protect the marine coast by prohibiting buildings and structures from being constructed close to the natural boundary.

The variance for a swimming pool is inconsistent with coastal policies in the “Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005”, which encourage stewardship and care of the coastal zone and the intent is buildings and structures would comply with the 15.0 metre setback. Currently, landscaping and impervious surfaces can be situated within the setback area with no oversight. Buildings and structures (including swimming pools) further contribute to cumulative impacts on the natural shoreline environment. Buildings and structures within the setback may also contribute pollutants to the coastal environment (water treatment chemicals), affect habitat diversity, and disrupt connectivity along the shoreline.

While the recommendation is to deny the Development Variance Permit to reduce the cumulative impact on natural shorelines, the following options are available to the RDN Board:

1. To approve Development Variance Permit No. PL2021-045 subject to the conditions outlined in Attachments 2 – Schedule 1 to 2 and completion of required notification.
2. To deny Development Variance Permit No. PL2021-045.

A draft Development Variance Permit is attached should the RDN Board grant the variance (see Attachment 2 – Draft Development Variance Permit). Conditions within the draft permit include requirements for a survey plan to confirm that the pool location complies with the variance; a geotechnical assessment to ensure the location of the swimming pool is safe for the intended use and adjacent properties; and a vegetation plan for enhancements to improve the natural shoreline.

Environmental Implications

The applicant has provided an Environmental Impact Assessment by Aquaparian Environmental Consulting Ltd., dated March 15, 2021, to address environmental concerns with the proposal. The assessment notes that the proposed location of the swimming pool is restricted to exposed, barren rock which has extremely low habitat value as little or no soils or vegetation exists on the rocky surface. Also, as the construction will involve little vegetation removal and amount to no habitat loss, habitat compensation is not recommended. Given the proximity to the sea, mitigation measures are provided to ensure the marine water quality is not impacted during construction, such as sediment and erosion control measures.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2021-2025 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development has no implications related to the Board 2019-2022 Strategic Plan.

REVIEWED BY:

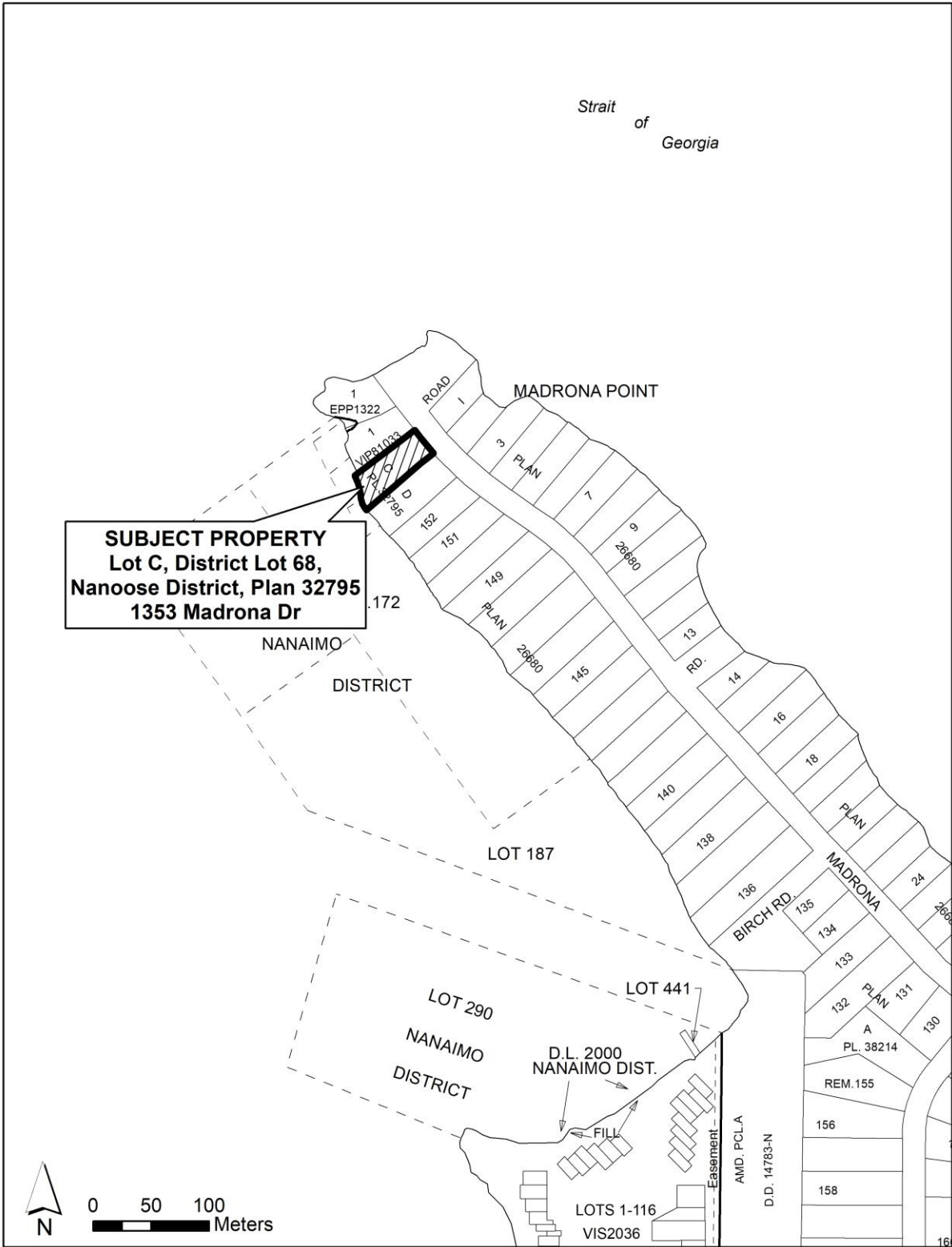
G. Keller, Acting Manager of Current Planning

P. Thompson, Acting General Manager of Strategic and Community Development


ATTACHMENTS:

1. Subject Property Map
2. Draft Development Variance Permit No. PL2021-045

Attachment 1 Subject Property Map



**Attachment 2
Draft Development Variance Permit**

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p>STRATEGIC & COMMUNITY DEVELOPMENT</p> <p>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p>DEVELOPMENT VARIANCE PERMIT NO. PL2021-045</p>
--	---

To: ("Permittee") Thomas Nairne Duggan Gray and Leslie Shannon Gray

Mailing Address: c/o CA Design
156 Fern Road West
Qualicum Beach, BC V9K 1S4

1. Except as varied or supplemented by this permit, the development variance permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development variance permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot C, District Lot 68, Nanoose District, Plan 32795 ("Lands")

Civic Address: 1353 Madrona Drive P.I.D.: 000-192-287

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee, as a condition of issuance of this permit, agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee, as a condition of issuance of this permit, agrees to develop the Lands in substantial compliance with the plans and specifications included in Schedule 2, which is attached to and forms part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 is varied as outlined in Schedules 1 and 2, which are attached to and form part of this permit.
7. Subject to the terms of the permit, if the Permittee does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. The RDN shall file the notice in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this XXth day of Month, 20XX.

Schedule 1 Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2021-045:

Bylaw No. 500, 1987 Variances

With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as follows:

1. Section 3.3.9 – Setbacks – Sea to reduce the minimum setback from the top of slope of 30% or greater from 8.0 metres to 0.0 metres for the swimming pool.
2. Section 3.3.9 – Setbacks – Sea to reduce the minimum setback from the natural boundary of the sea from 15.0 metres to 4.5 metres for the swimming pool.
3. Section 3.4.61 – Minimum Setback Requirements to reduce the other lot line setback from 5.0 metres to 4.5 metres.

Conditions of Approval

1. The Lands are developed:
 - a. in accordance with the Site Plan prepared by C.A. Design dated November 4, 2020, and attached as Schedule 2.
 - b. in accordance with the Environmental Impact Assessment prepared by Aquaparian Environmental Consulting Ltd., dated March 15, 2021.
2. The issuance of this permit shall be withheld until the Permittee, at the Permittee's expense, provides the following documents or reports:
 - a. Survey Plan by a BC Land Surveyor to confirm the swimming pool complies with variances.
 - b. Geotechnical Assessment by a Geotechnical Engineer confirming the swimming pool is safe for the intended use and will not impact neighbouring properties.
 - c. Vegetation Plan by a Registered Professional Biologist recommending improvements to the coastal area to enhance natural habitat.

Schedule 2 Site Plan with Variances (Page 1 of 2)

C.A. DESIGN

1100 WEST 104TH AVENUE
SUITE 100
DENVER, CO 80231

Phone: (303) 751-1100
Fax: (303) 751-1101
www.cadesign.com

PROJECT INFORMATION:
PROJECT NAME: GRAY RESIDENCE RENOVATION
CLIENT: NATURE & SHAMON GRAY
ADDRESS: 1325 MADRONA DRIVE, DENVER, CO 80202

DESIGNER:
C.A. DESIGN
1100 WEST 104TH AVENUE, SUITE 100
DENVER, CO 80231
PHONE: (303) 751-1100
FAX: (303) 751-1101
WWW.CADISEIGN.COM

DATE: 08/14/2018

SCALE: 1/8" = 1'-0"

PROJECT NO.: GRAY RESIDENCE RENOVATION
REVISIONS:

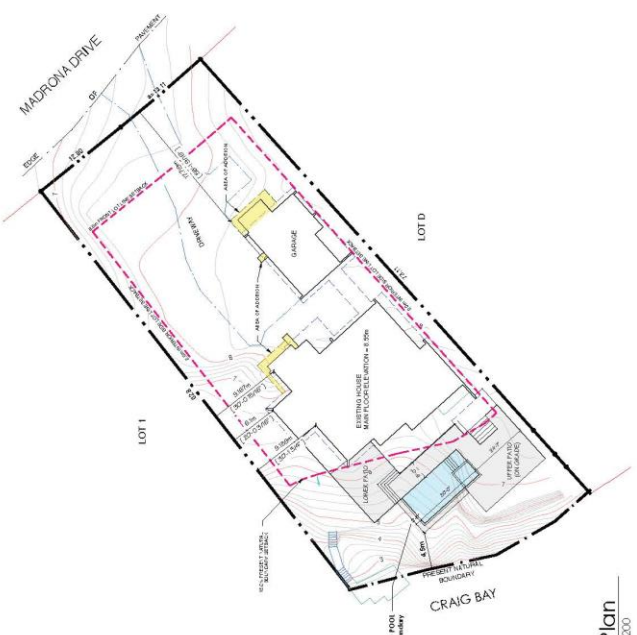
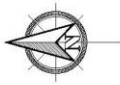
NO.	DATE	DESCRIPTION
1	08/14/2018	ISSUED FOR PERMIT

OWNER: Nature & Shamon Gray
1325 MADRONA DRIVE
DENVER, CO 80202



1.1 CONTEXT MAP
1/8" = 1'-0"

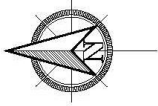
- Site Summary:**
PROJECT NO. GRAY
1325 MADRONA DRIVE
DENVER, CO 80202
- LEGAL INFORMATION:**
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- CIVIC ADDRESS:**
1325 MADRONA DRIVE, DENVER, CO 80202
- LEGAL AREA:** 1.00 AC
ZONING: R-1
- ZONING DETAILS:**
REQUIRED SETBACKS:
FRONT LOT LINE = 5m
REAR LOT LINE = 5m
SIDE LOT LINE = 5m
OTHER LOT LINE = 5m
MIN. PARCEL COVERAGE = 20%
MAX. BUILDING HEIGHT = 8.0m (26'-3")
ACCESSORY BUILDINGS:
ACCESSORY BUILDING HEIGHT = 5.0m
- DPW:** 20% HARVEST
BACKLASH HEIGHT
- SITE AREA:** 1.00 AC (13.25 AC)
- MIN. REQUIRED BUILDING SETBACKS:**
PROPERTY LINE
- NOTES:**
SITE CONDITIONS AND DETAILS TO BE COMPLETED BY THE CLIENT AND ARCHITECT. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.



1.1 Site Plan
1/8" = 1'-0" / Scale = 1:200

- NOTES:**
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
CONTOUR INTERVAL IS 0.3 METERS.
ELEVATIONS ARE IN METERS AND ARE GEODESIC.

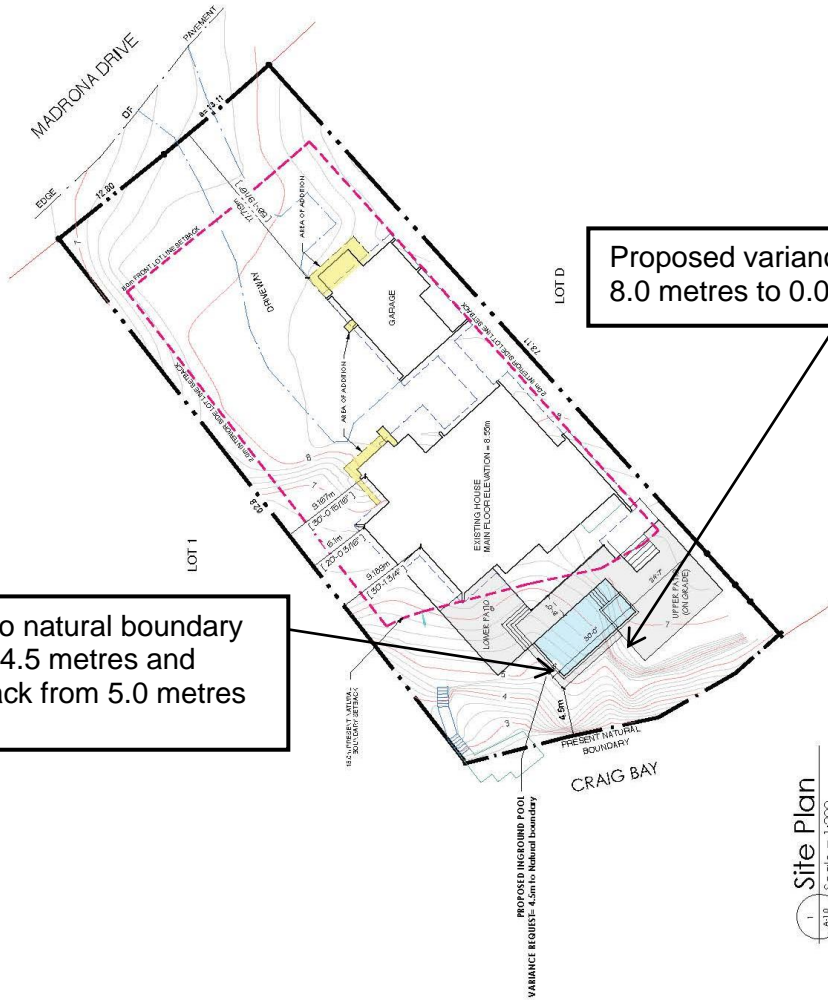
Schedule 2 Site Plan with Variances (Page 2 of 2)



Site Summary

PROJ. NO.: 162-297
LEGAL DESCRIPTION: LOT 1, 162, MADROSA DISTRICT, PLAN VPS2735
CIVIC ADDRESS: 1225 MADROSA DRIVE, MADROSA BAY, B.C.
ZONING: ELECTRONIC AREA - E (RESIDENTIAL 1 (RS1))
ZONING DETAILS:
 REQUIRED SETBACKS:
 FRONT LOT LINE = 2m
 REAR LOT LINE = 2m
 SIDE LOT LINES = 5m
 OTHER LOT LINES = 5m
 MAX. PARCEL COVERAGE = 35%
 MAX. DWELLING UNIT HEIGHT = 6.0m (20'0")
ACCESSORY BUILDINGS:
 COVERED FLOOR AREA OF 100 sq.m. OR 2% OF AREA OF LOT, WHICHEVER IS GREATER, BUT SHALL NOT EXCEED 250 sq.m.
 ACCESSORY BUILDING HEIGHT = 6m

DPA: FISH HABITAT
 FARMLAND
 ENGELMANN NESTING
SITE AREA: 1383 sq.m. = (31,244 sq. ft.)
 MIN. REQUIRED BUILDING SETBACKS
 PROPERTY LINE
 SITE DIMENSIONS AND DETAILS TO BE CONFIRMED BY CERTIFIED B.C. LAND SURVEYOR UNLESS OTHERWISE APPROVED BY LOCAL AUTHORITIES



Proposed variance to natural boundary from 15.0 metres to 4.5 metres and Other Lot Line setback from 5.0 metres to 4.5 metres.

Proposed variance to top of slope from 8.0 metres to 0.0 metres.

Site Plan
 Scale = 1:200

NOTES:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.
 CONTOUR INTERVALS 0.2 METRES.
 ELEVATIONS ARE IN METRES AND ARE GEODETIC



REGIONAL
DISTRICT
OF NANAIMO

**TELECOMMUNICATIONS ANTENNA SYSTEM APPLICATION NO. PL2021-017
210 COCHRANE ROAD, ELECTORAL AREA H**

RECOMMENDATION

1. That the Regional District of Nanaimo advise TELUS Communications Inc. and Innovation, Science and Economic Development Canada of the following:
 - TELUS Communications Inc. has satisfactorily completed its consultation with the Regional District of Nanaimo;
 - The Regional District of Nanaimo is satisfied with TELUS Communications Inc.'s public consultation process and does not require any further consultation with the public; and
 - The Regional District of Nanaimo concurs with TELUS Communications Inc.'s proposal to construct a wireless telecommunications facility on the parcel legally described as Lot 6, District Lot 20, Newcastle District, Plan 6469.

BACKGROUND

The Regional District of Nanaimo (RDN) has received a request for concurrence from SitePath Consulting Ltd. on behalf of TELUS Communications Inc. (TELUS). to allow for the construction of a proposed 63.1 metre tall self-supported telecommunications tower on property located at 210 Cochrane Road in Qualicum Bay (see Attachment 1 – Subject Property Map). The applicant hosted a virtual public meeting on April 1, 2021, and submitted required information to fulfill all requirements of *RDN Board Policy B1.23 – Electoral Area Telecommunication Antenna System, Consultation and Information Policy*. Responses as a result of the public meeting and public notification process were both in favour and against the proposed tower. Those in favour citing poor existing cellular coverage in the area and public safety as reasons. Respondents in favour identified a need for stronger cellular coverage as more residents are working from home during the pandemic and require more reliable services. Responses in opposition expressed concerns that the proposed telecommunications tower would be too close to nearby residential properties potentially causing negative health, property value and aesthetic impacts.

Given that the application for a proposed telecommunications tower satisfied all requirements of Board Policy B1.23, is consistent with zoning, will contribute positively to community and economic development, and will enhance emergency service and public safety initiatives, it is recommended that the Board provide a statement of siting concurrence to locate a proposed telecommunications tower on the subject property.

Proposed Development

TELUS is proposing a 63.1 metre tall self-supported telecommunications tower on private land in Qualicum Bay in response to customer requests for dependable wireless service in the area. The proposed telecommunications tower will reside on the northwest portion of the property within a 15.0 square metre

compound housing all necessary equipment and infrastructure. The applicant has provided site plans, elevation plans, photo simulations and detailed structure description and renderings in support of their proposal (see Attachment 2 – Proposed Telecommunications Tower Description and Designs).

TELUS has identified that dependable wireless service is not currently available for its customers within the Qualicum Bay area. The intent of the proposed telecommunications structure is to provide high-speed, high bandwidth cellular service to the Qualicum Bay area to support personal safety initiatives, as the majority of emergency calls are made using a cellular phone. TELUS has indicated that no existing antenna support structure, or any other feasible alternatives can be utilized in the surrounding vicinity, and a new tower structure will be required to provide dependable cellular and data service to the surrounding community. The proposed tower would be located approximately 67.0 metres (this is different than the distance reported by the applicant) to the south of the nearest residence and over 100.0 metres away from all other residences within the vicinity. Due to its height, the proposed tower will be visible from certain points along Island Highway West and other vantage points in the surrounding area.

Information on the Role of Innovation, Science and Economic Development Canada and Local Governments on the siting and approval process for telecommunication antenna systems is outlined in Attachment 3 – Role of Innovation, Science and Economic Development Canada and Local Governments.

To help achieve the benefits of telecommunication infrastructure, Board Policy B1.23 was created to outline the RDN's role in the siting of telecommunication antenna systems in the Electoral Areas, excluding Electoral Area B. A review of the applicant's proposal and how it addresses requirements of Board Policy B1.23 is outlined in Attachment 4 – Application Consistency with Board Policy B1.23.

Land Use Implications

The subject property is approximately 2.23 hectares in area and is zoned Industrial 2 (IN2), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located in Qualicum Bay within Electoral Area H, and contains a custom teak milling business and outdoor storage. The property directly to the south is a large resource management lot, and neighbouring properties to the west are large rural lots. Properties to the north are mid-sized residential lots, and land to the east is within the Qualicum First Nation reserve lands. The RDN was not involved in the site selection or structural designs of 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. Transport Canada has undergone an Aeronautical Assessment of the proposed structure and indicated that marking or lighting on the tower is not required and have forwarded their recommendation to NAV CANADA for final review. NAV CANADA is currently reviewing the proposal and will provide comments relating to lighting and painting requirements for the proposed telecommunications tower.

Public Consultation Implications

As part of the public consultation process outlined within Board Policy B1.23, the applicant hosted a virtual public meeting at 5:00 p.m. on April 1, 2021 through the online meeting application WebEx. Notification of the meeting was placed in two separate editions (March 3, 2021 and March 10, 2021) of the Parksville Qualicum Beach News, and written notices were sent by regular mail to all tenants and property owners within a 631.0 metre radius of the proposed telecommunications tower.

Six members of the public attended the virtual public meeting and 48 written submissions were received as part of the public consultation process. Of the 48 submissions received through the consultation process, 28 were in support, 17 were in opposition, and three not did express support or opposition and asked for further information. The 28 responses in support of the application identified a longstanding need for service enhancements in the area and the need for more reliable service for public safety. The proposal was strongly opposed by some community members. Of the responses received in opposition, concerns raised by the public regarding the proposed telecommunications tower were mostly related to its siting and proximity to residents, potential health and environmental impacts, perceived decrease in property values and whether an alternative tower location could be considered. Of note is that moving the location of the tower would require that the consultation process be reinitiated with the new information.

Written notification was also provided to local agencies, community associations, emergency service providers and the Qualicum First Nation. No responses were received from local agencies, community associations, emergency service providers or the Qualicum First Nation. As required by Board Policy B1.23, the applicant has provided a summary of the consultation process, including the minutes from the virtual meeting, and provided responses to key concerns received through the notification process (see Attachment 5 – Public Consultation Summary and Request for Siting Concurrence).

Given that the proposed telecommunication tower application is consistent with zoning and Board Policy B1.23, all public consultation requirements have been met, there are no viable co-location opportunities, and the identified need for more reliable service in this area, the siting of the tower on the subject property is a supportable initiative from a land-use perspective.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications to the Board Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and is consistent with the Board Strategic Plan of focusing on Economic Coordination - Set the table to enable diverse economic opportunities across the Region.

The proposed telecommunication tower is consistent with this strategic priority as reliable wireless coverage is crucial to business, especially with the recent increase in residents working from home due to the Covid-19 pandemic.

REVIEWED BY:

G. Keller, Acting Manager, Current Planning

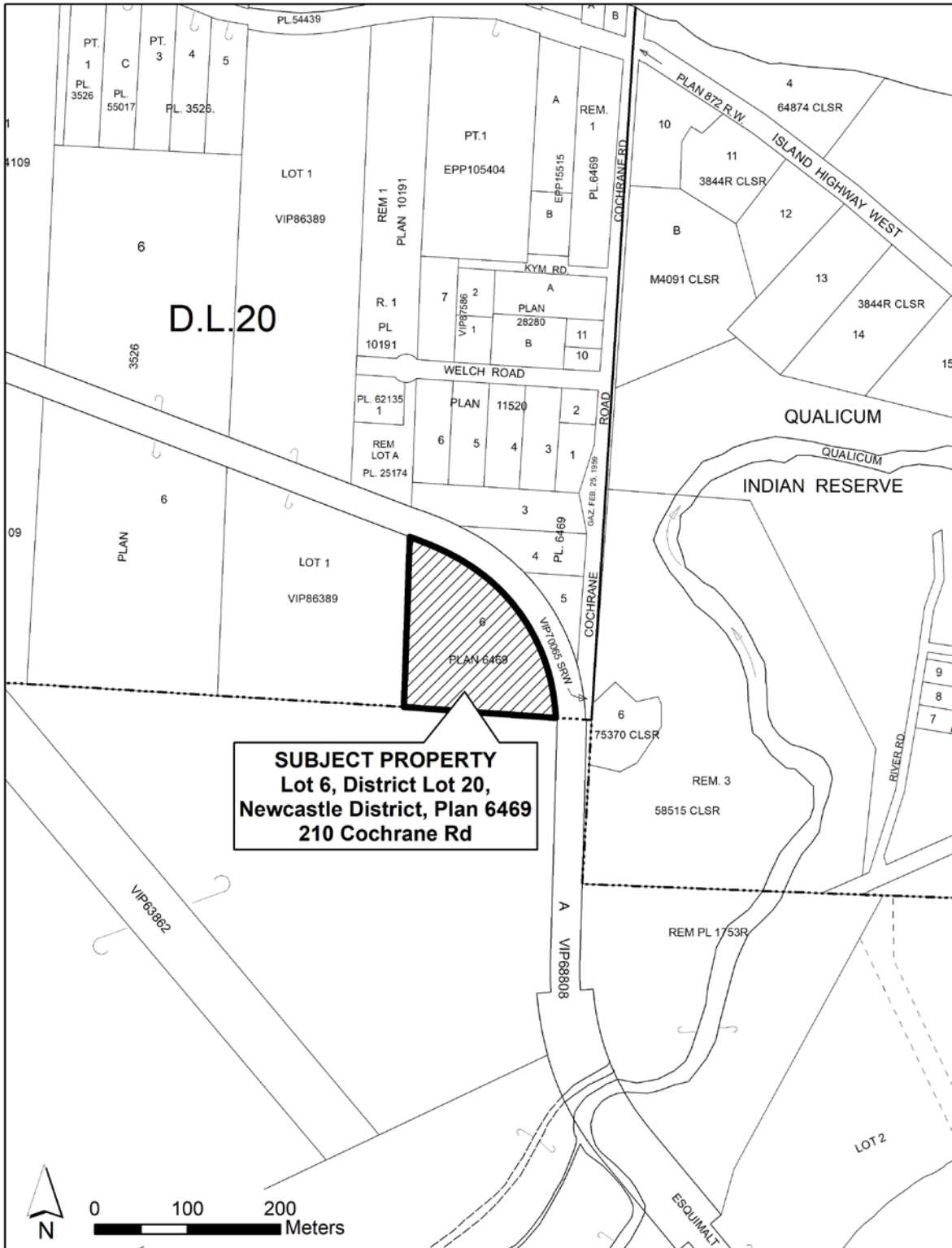
P. Thompson, Acting General Manager, Strategic and Community Development

P. Carlyle, Chief Administrative Officer

ATTACHMENTS:

1. Subject Property Map
2. Proposed Telecommunications Tower Description and Designs
3. Role of Innovation, Science and Economic Development Canada and Local Governments
4. Application Consistency with Board Policy B1.23
5. Public Consultation Summary and Request for Siting Concurrence
6. Safety Code 6 Assessment

Attachment 1
Subject Property Map



Proposed Telecommunications Tower Description and Designs



SitePath Consulting Ltd.
2528 Alberta Street
Vancouver, B.C. V5Y 3L1

Telephone: 778-870-1388
Email: briangregg@sitepathconsulting.com
www.sitepathconsulting.com

February 4th, 2021

Information Package

SitePath Consulting Ltd. ("SitePath") is representing TELUS Communications Inc. ("TELUS") in seeking preliminary comments from the Regional District of Nanaimo (RDN) in response to a proposed telecommunications installation.

TELUS Site ID: BC106547 - Qualicum Bay
Prepared For: Regional District of Nanaimo (RDN)
Prepared By: SitePath Consulting Ltd., representing TELUS
Brian Gregg, Real Estate & Government Affairs Consultant
Location: Private land in Qualicum Bay
Coordinates: 49.397504, -124.623000
Legal Description: LOT 6, DISTRICT LOT 20, NEWCASTLE DISTRICT, PLAN 6469
005-824-222
Land Use Authority: Regional District of Nanaimo (RDN)
Zoning: IN2 – Industrial 2

Objective

- TELUS has identified that there is not currently dependable wireless service for its customers within Qualicum Bay. As a result, TELUS is proposing to install a new 63.1-meter tall self-support cell tower on private land.
- The proposed facility will provide high-speed, high bandwidth cellular service to Qualicum Bay and surrounding areas.
- The proposed installation is important given that greater than 70 percent of all calls to emergency responders are placed through mobile devices.

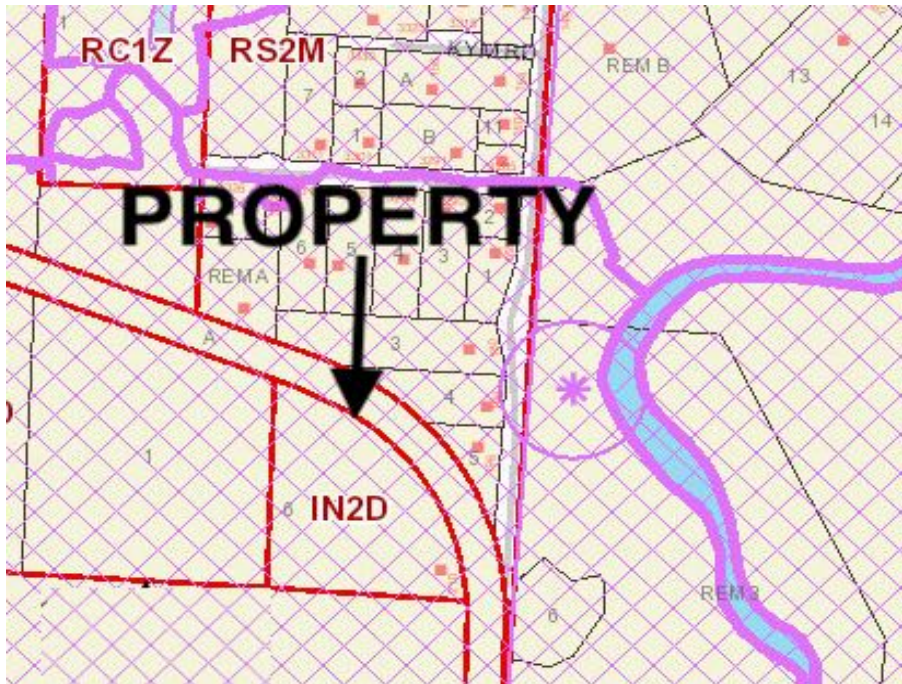
Description of Proposed Site and Site Selection Rationale

- TELUS is proposing the construction of a 63.1-meter tall self-support cell tower on private land in Qualicum Bay.
- The subject property is the only industrial-zoned property in the community and is significantly setback from adjacent residences and the core of the community.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 15-meter x 15-meter right of way area at the northwest corner of the subject property adjacent to existing railroad tracks.
- The site will be accessed from via Cochrane Road and via existing driveways on the subject property.
- Power will be connected to the proposed facility via an underground power line extension, tying the site into an existing hydro distribution pole on the property.
- TELUS' equipment compound shall be housed within a chainlink fence at the base of the tower to ensure security of the equipment and public safety.

Aerial Photograph (Source: Google Earth)



Zoning Map – A-1.2 Zoning District (Source: RDN)





SitePath Consulting Ltd.
2528 Alberta Street
Vancouver, B.C. V5Y 3L1

Telephone: 778-870-1388
Email: briangregg@sitepathconsulting.com
www.sitepathconsulting.com

Existing Structures

TELUS has reviewed all existing structures within 1,000 meters of the proposed facility and has confirmed that there are no existing antenna-support structures of a suitable height or location that would provide dependable wireless service in the area. As a result, a new purpose-built tower structure is required in order to provide wireless service to the area.

Visibility

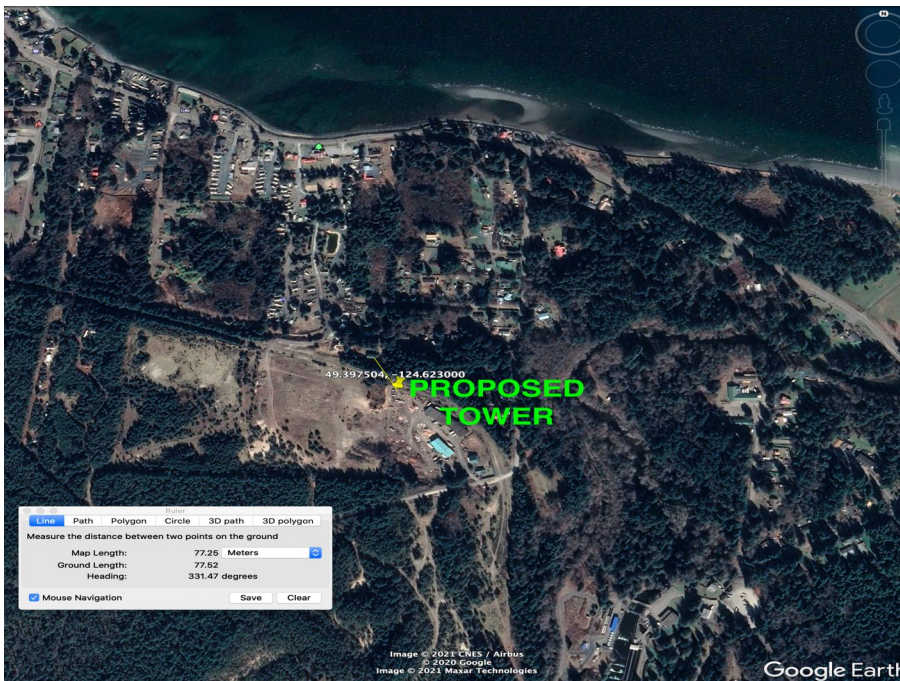
- The proposed tower site location will be visible from certain vantage points in the Qualicum Bay area, although it is significantly setback from the core of the community.
- The antennas on the tower must be above natural obstacles in order to achieve line of site to TELUS' adjacent tower and to tie the facility into TELUS' network.
- Mature trees in the area will entirely block views of the tower from many vantage points.

Co-location

As is required by Innovation, Science and Economic Development (ISED) Canada, TELUS must be willing to consider applications for co-location from third parties, including other wireless service providers. The subject tower will be designed to accommodate additional antennas at lower levels on the tower for both the future use of TELUS and possible third party users should there be interest in co-location.

Proximity to Closest Residence

TELUS estimates that the closest residence is approximately 77 meters to the north of the proposed tower, as depicted below. Existing railroad tracks separate the subject property from the residences in the area.



Site Plan (for discussion purposes only)



NOTE:
 CLEAR VEGETATION AS REQUIRED W/
 LANDLORD & CITY'S APPROVAL

⊙ SITE PLAN

Elevation Plan (for discussion purposes only)

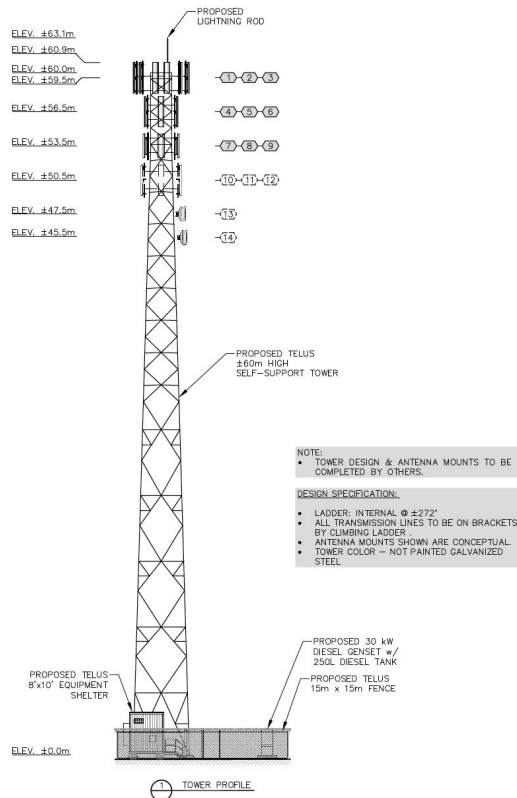


Photo Simulations

**1 - View Looking Southeast from Island Hwy W
(for discussion purposes only)**

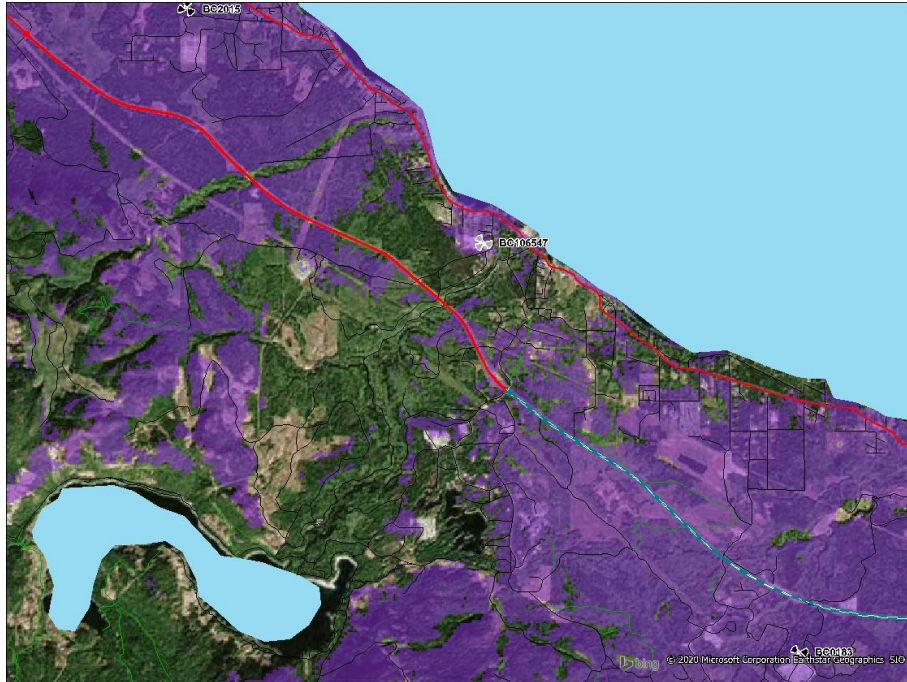


**2 - Northeast Elevation - View Looking North from Subject Property
(for discussion purposes only)**

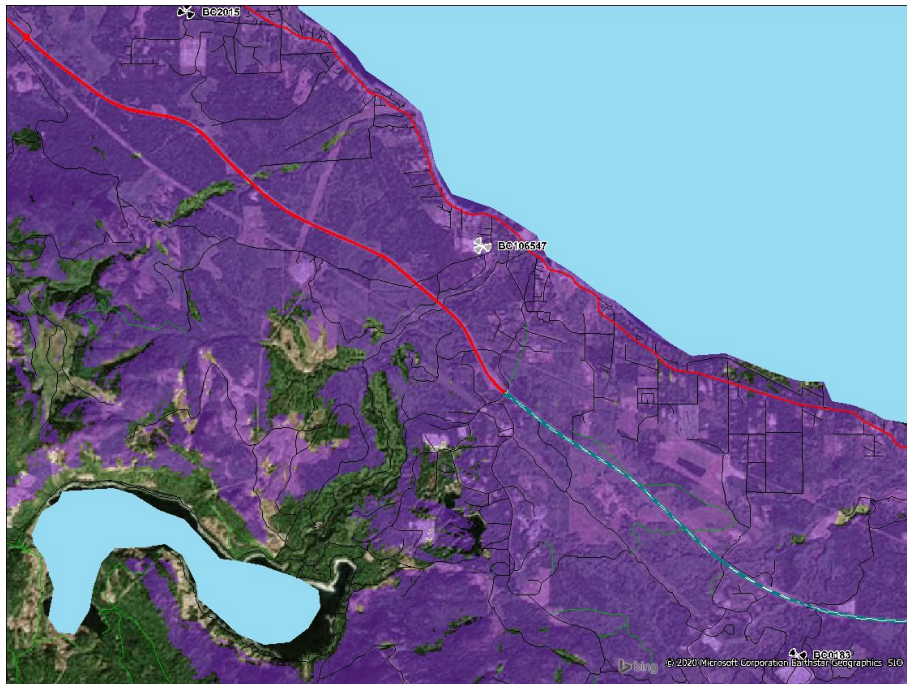


Coverage Maps

1. Before



2. After





TELUS

ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD. ROEHAMPTON COMMUNICATIONS LTD.

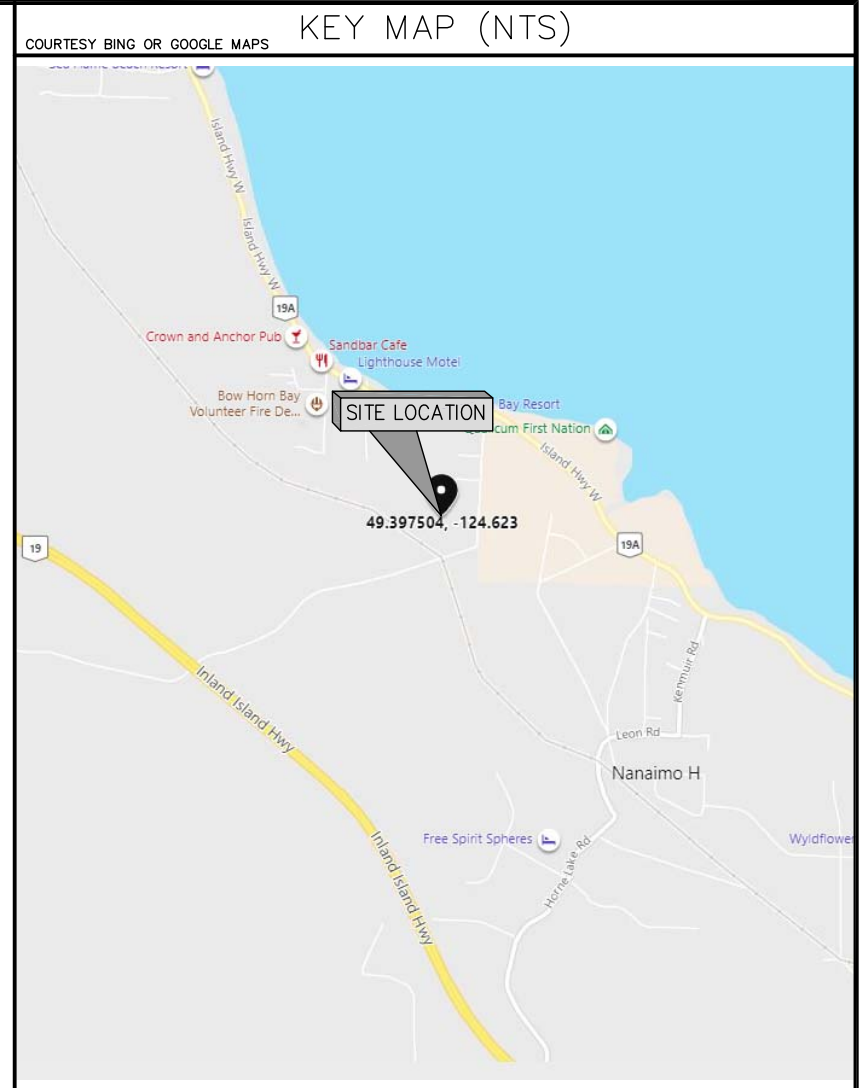
PROJECT NAME:	NEW SITE – GREENFIELD
PROJECT TYPE:	60m SELF-SUPPORT TOWER & EQUIPMENT INSTALLATION
PROJECT SITE No.:	BC106547 – QUALICUM BAY
TOWER OWNER:	TELUS
ADDRESS:	210 COCHRANE ROAD, QUALICUM BAY, B.C.

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	0	15 DEC 20
A01	TOWER PROFILE	0	15 DEC 20
A02	SITE PLAN	0	15 DEC 20
A03	COMPOUND LAYOUT	0	15 DEC 20
A04	PARTIAL SOUTH-WEST ELEVATION	0	15 DEC 20
E01	ELECTRICAL ROUTING	0	15 DEC 20

ISSUE		
NO.	DESCRIPTION	DATE
0	PRELIMINARY	15 DEC 20



SITE PHOTO



GEOGRAPHIC COORDINATES

LATITUDE: N 49.397504°
 LONGITUDE: W 124.623000°

UTILITY – CONTACT

BRITISH COLUMBIA ONE CALL: (BEFORE YOU DIG) 1-800-474-6886

NOTES:

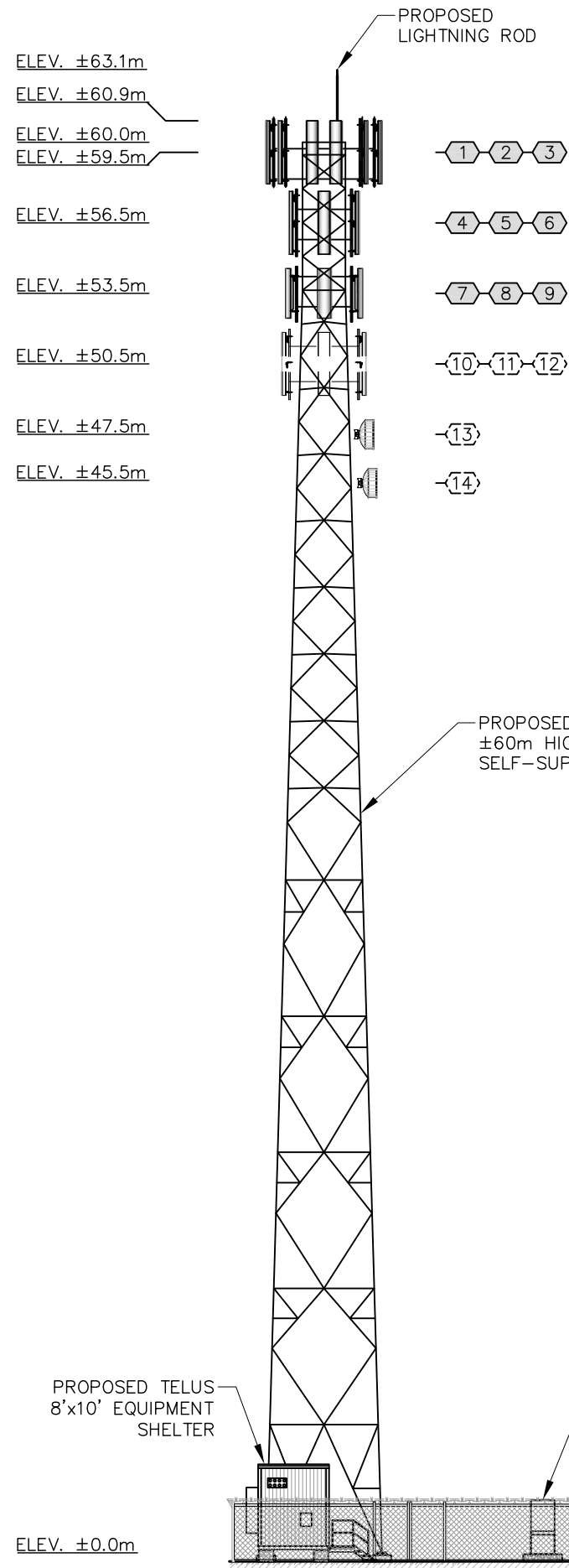
1. ENSURE ALL ASPECTS OF WORK CONFORM TO TELUS SPECIFICATIONS.
2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES.
6. DO NOT SCALE DRAWINGS.



ROEHAMPTON WEST
 1112 WEST PENDER ST,
 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

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1 TOWER PROFILE

NOTE:

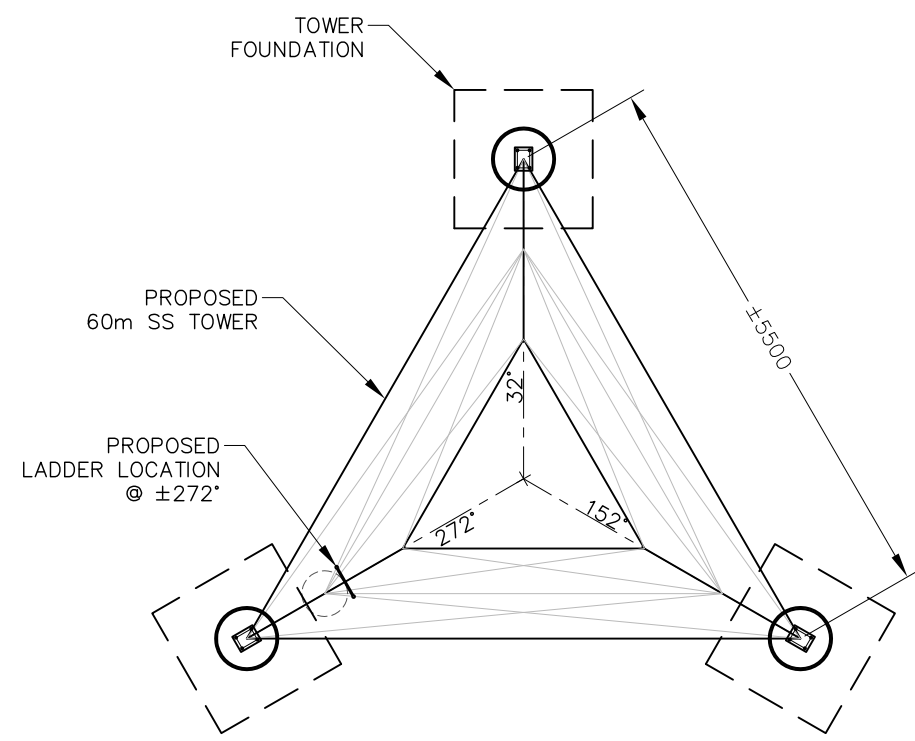
- TOWER DESIGN & ANTENNA MOUNTS TO BE COMPLETED BY OTHERS.

DESIGN SPECIFICATION:

- LADDER: INTERNAL @ ±272°
- ALL TRANSMISSION LINES TO BE ON BRACKETS BY CLIMBING LADDER .
- ANTENNA MOUNTS SHOWN ARE CONCEPTUAL.
- TOWER COLOR – NOT PAINTED GALVANIZED STEEL

RADIO ANTENNA SCHEDULE									
#	ELEV. (m)	ANTENNA/EQUIPMENT			Tx LINE			OWNER	STATUS
		QTY.	MODEL	AZIMUTH(DEG.)	QTY.	MODEL	LENGTH		
1	±59.5	6	TONGYU TDQM-608016/172718DEI-65F	TBD*/TBD*/TBD*	72	JUMPERS	±3.0m	TELUS	PROPOSED
2	±59.5	24	RRU'S	-	-	-	-	TELUS	PROPOSED
3	±59.5	1/1	MLUP/MLUF	-	1/1	DC & FB	±72.1m	TELUS	PROPOSED
4	±56.5	3	TONGYU TDQM-608016/172718DEI-65F	TBD*/TBD*/TBD*	36	JUMPERS	±3.0m	TELUS	PROPOSED
5	±56.5	12	RRU'S	-	-	-	-	TELUS	PROPOSED
6	±56.5	1/1	MLUP/MLUF	-	1/1	DC & FB	±68.6m	TELUS	PROPOSED
7	±53.5	3	ASI4516R0v06	TBD*/TBD*/TBD*	36	JUMPERS	±3.0m	TELUS	PROPOSED
8	±53.5	12	RRU'S	-	-	-	-	TELUS	PROPOSED
9	±53.5	1/1	MLUP/MLUF	-	1/1	DC & FB	±65.2m	TELUS	PROPOSED
10	±50.5	3	TONGYU TDQM-608016/172718DEI-65F	TBD*/TBD*/TBD*	36	JUMPERS	±3.0m	TELUS	FUTURE
11	±50.5	12	RRU'S	-	-	-	-	TELUS	FUTURE
12	±50.5	1/1	MLUP/MLUF	-	1/1	DC & FB	±61.7m	TELUS	FUTURE
13	±47.5	1	HP4 - 4' M/W	T.B.D.	1	CAT5E	±58.3m	TELUS	FUTURE
14	±45.5	1	HP4 - 4' M/W	T.B.D.	1	CAT5E	±56.0m	TELUS	FUTURE

JUMPERS = LDF4=1/2" DC=1/2-3/4" FIBER = 3/8"-1/2"



2 TOWER BASE PLAN VIEW

- NOTES:**
- TOWER DESIGN IS CONCEPTUAL FOR PERMIT PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
 - ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 - DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:

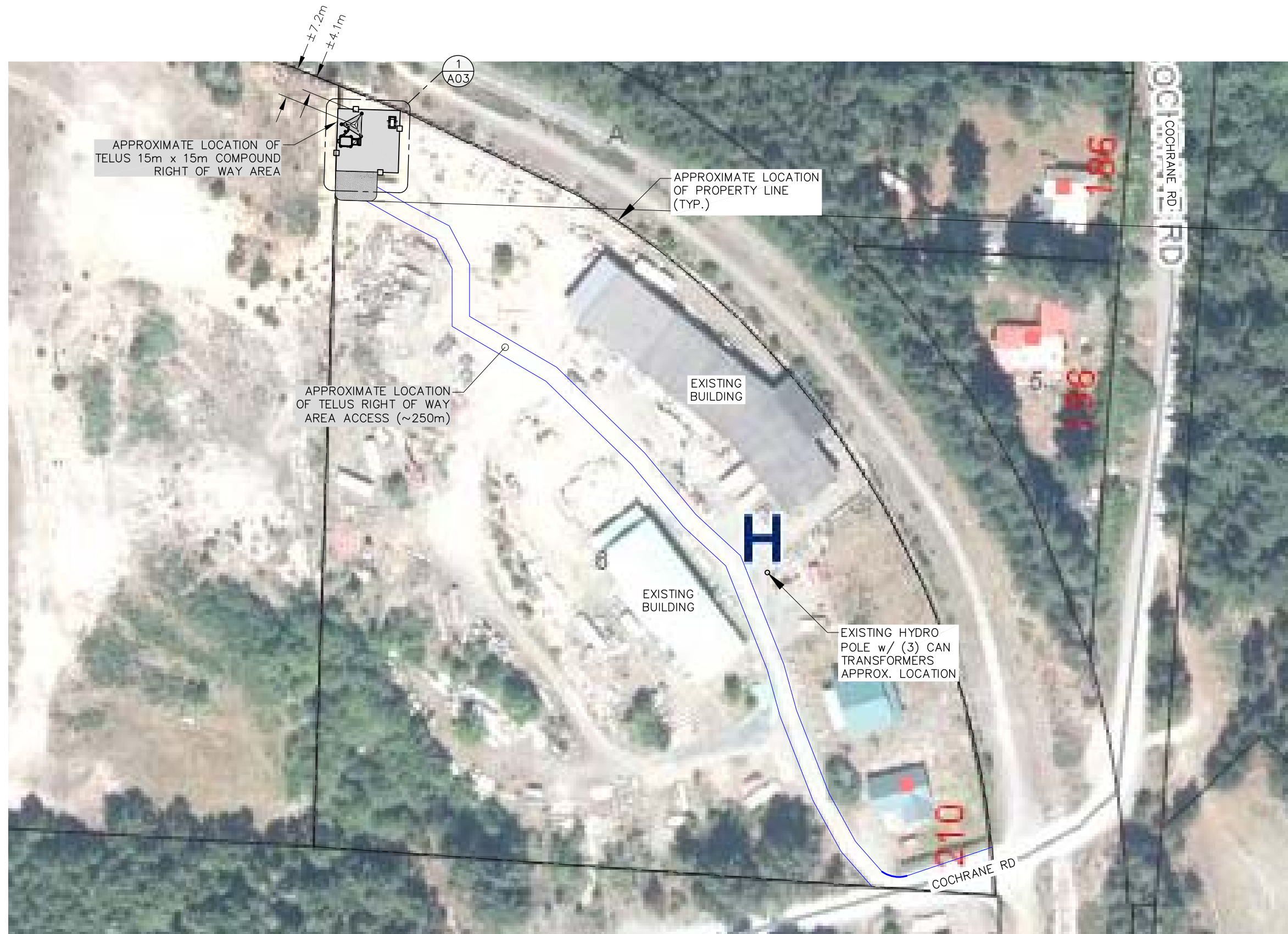
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0	MJ	PRELIMINARY	15 DEC 20
NO.	BY	DESCRIPTION	DATE

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LOCATION:
210 COCHRANE ROAD, QUALICUM BAY, B.C.

TITLE:
TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC106547 DWG. NO: A01



NOTES:


1. SITE PLAN OBTAINED FROM GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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NO.	BY	DESCRIPTION	DATE



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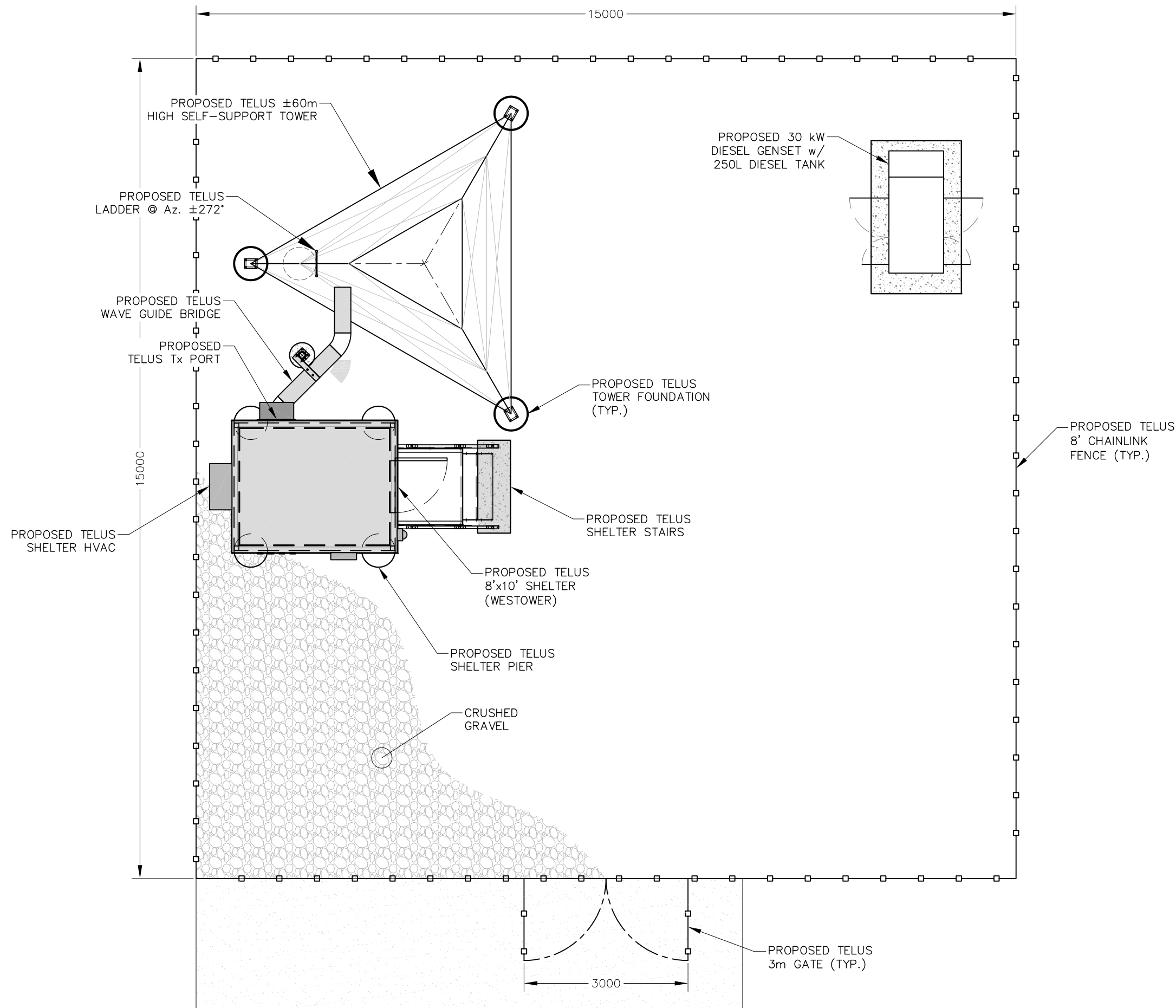
LOCATION:
210 COCHRANE ROAD, QUALICUM BAY, B.C.

TITLE:
SITE PLAN

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC106547	DWG. NO: A02
--	-------------------------	-----------------

NOTE:
CLEAR VEGETATION AS REQUIRED W/
LANDLORD & CITY'S APPROVAL

① SITE PLAN



NOTES:

1. SITE PLAN OBTAINED FROM GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. COMPOUND LAYOUT SUBJECT TO CHANGE BASED ON FINAL TOWER DESIGN.
3. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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NO.	BY	DESCRIPTION	DATE

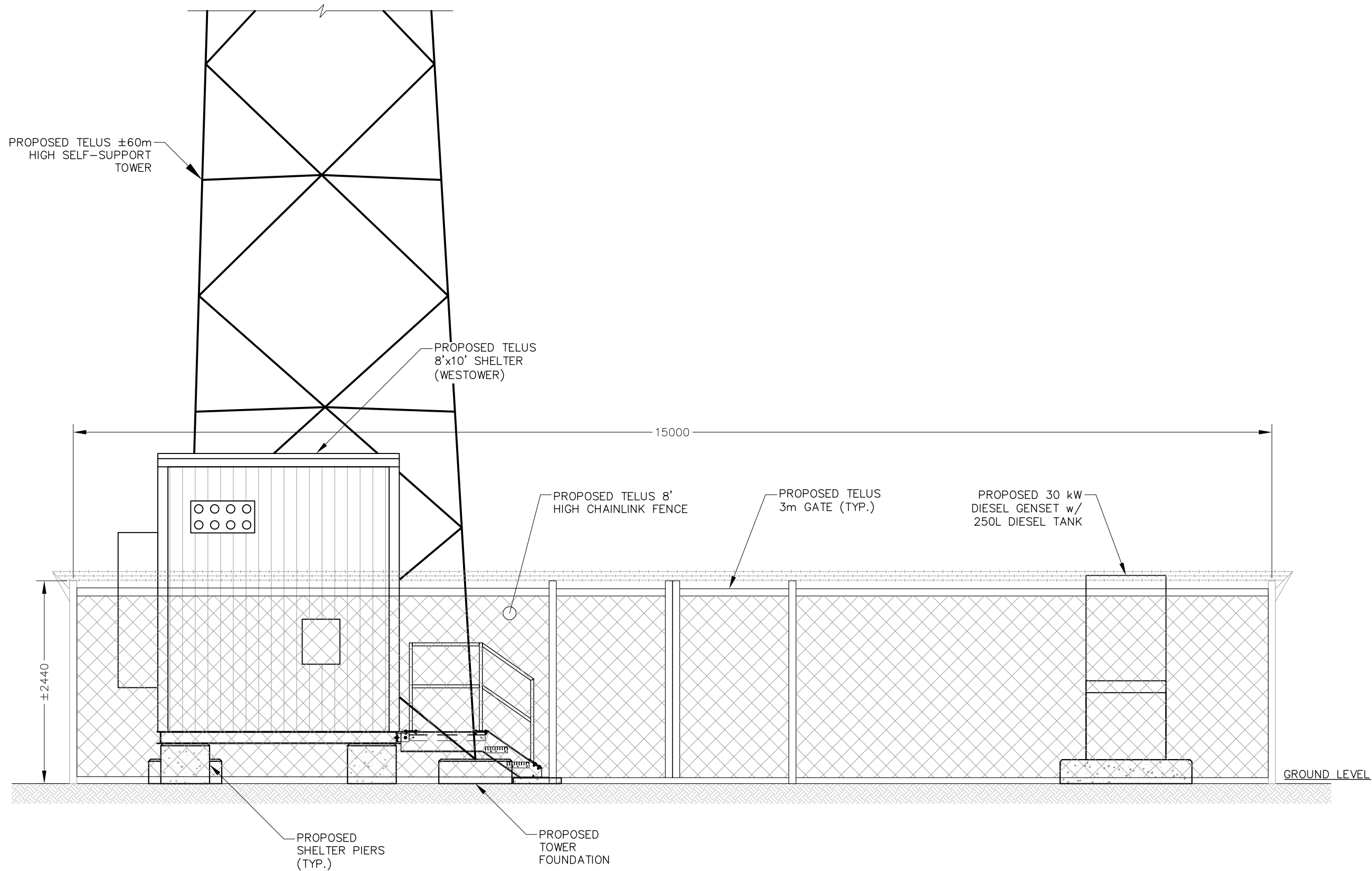
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 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
210 COCHRANE ROAD, QUALICUM BAY, B.C.

TITLE:
COMPOUND LAYOUT

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC106547	DWG. NO: A03
--	-------------------------	-----------------

1 COMPOUND LAYOUT



1 PARTIAL SOUTH-WEST ELEVATION

NOTES:

1. SITE PLAN OBTAINED FROM GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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0	MJ	PRELIMINARY 15 DEC 20
NO.	BY	DESCRIPTION DATE

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 SUITE 908
 VANCOUVER, BC V6E 2S1
 TEL. (778)300-1233
 VANCOUVER - EDMONTON - CALGARY

LOCATION:
210 COCHRANE ROAD, QUALICUM BAY, B.C.

TITLE:
PARTIAL SOUTH-WEST ELEVATION

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC106547	DWG. NO: A04
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APPROXIMATE LOCATION OF TELUS 15m x 15m COMPOUND RIGHT OF WAY AREA

APPROXIMATE LOCATION OF PROPERTY LINE (TYP.)

APPROXIMATE LOCATION OF TELUS RIGHT OF WAY AREA ACCESS (~250m)

PROPOSED TELUS U/G (±165m) HYDRO & FIBRE LINE

EXISTING BUILDING

EXISTING BUILDING

EXISTING HYDRO POLE w/ (3) CAN TRANSFORMERS APPROX. LOCATION

NOTE:
CLEAR VEGETATION AS REQUIRED W/
LANDLORD & CITY'S APPROVAL

1 ELECTRICAL ROUTING



NOTES:

1. SITE PLAN OBTAINED FROM GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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0	MJ	PRELIMINARY	15 DEC 20
NO.	BY	DESCRIPTION	DATE

ROEHAMPTON WEST
1112 WEST PENDER ST.
SUITE 908
VANCOUVER, BC V6E 2S1
TEL. (778)300-1233
VANCOUVER - EDMONTON - CALGARY

LOCATION:
210 COCHRANE ROAD, QUALICUM BAY, B.C.

TITLE:
ELECTRICAL ROUTING

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC106547	DWG. NO: E01
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Attachment 3

Role of Innovation, Science and Economic Development Canada and Local Governments

Under the *Radiocommunication Act*, the Minister of Innovation, Science and Economic Development (ISED) has sole jurisdiction over inter-provincial and international communication facilities. The final decision to approve and license the location of telecommunication antenna systems is made only by ISED. All technical aspects and siting of telecommunication and broadcasting services are regulated by the federal government under the *Radiocommunication Act*. ISED has an established procedure, *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular (CPC-2-0-03)*, which prescribes 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 ISED's prescribed public consultation process.

Local governments are referred applications for proposed towers and are provided the opportunity to comment on the proposal. ISED requires the proponent to consider any issues raised by the local government and request a statement of siting concurrence. Ultimately, the role of the Regional District of Nanaimo is to issue a statement of concurrence or non-concurrence to the proponent and ISED. The statement considers the land-use compatibility of the antenna structure, the responses of the impacted residents and the proponent's adherence to this protocol. In addition, local governments can communicate and provide guidance to the proponent on the particular sensitivities, planning priorities, and characteristics of an area. Moreover, local governments can establish siting guidelines, which includes reasonably augmenting the public consultation process as defined in ISED's *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular (CPC-2-0-03)*.

A local government may establish and develop a formal telecommunications antenna and tower siting protocol and the RDN has adopted Board Policy B1.23 to achieve this and augment ISED's public consultation requirements. Board Policy B1.23 outlines the process and requirements necessary for applicants to apply for a telecommunication antenna system but does not dictate where the physical location of the structure should be. It should also 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 ISED retains the authority to approve telecommunication infrastructure.

With regard to public health, ISED 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 outlined in Health Canada's *Safety Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz – Safety Code 6*. In addition to Health Canada's requirements, proponents must comply with the *Canadian Environmental Assessment Act* and any painting and lighting requirements for aeronautical safety prescribed by NAV CANADA and Transport Canada. Board Policy B1.23 does not address health implications associated with telecommunication towers as this falls under the jurisdiction of Health Canada. The proponent has stated that they will comply with all federal, environmental and health requirements. The proponent has also completed a Safety Code 6 analysis (see Attachment 6 – Safety Code 6 Assessment) and anticipates within a 1.0 kilometer radius of the proposed tower, the facility will operate at 277 times below Health Canada's radiofrequency energy limit.

Attachment 4
Application Consistency with Board Policy B1.23

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.

To help achieve the benefits of telecommunication infrastructure, Board Policy B1.23 was created to outline the Regional District of Nanaimo's role in the siting of telecommunication antenna systems in the Electoral Areas, excluding Electoral Area B. The intent of Board Policy B1.23 is to communicate the RDN's expectations of the proponent with regards to public consultation and application submissions, establish that ISED has exclusive authority over the approval of the siting and installation of telecommunication infrastructure in Canada and provide the RDN Board with consistent procedures and information in which to evaluate the siting of a telecommunication antenna system.

To address Board Policy B1.23, the applicant indicated that they researched potential alternative locations and co-location potentials on existing or proposed telecommunication antenna systems within 1000 metres of the subject property. TELUS stated that they reviewed all existing structures within the area and confirmed that there are no existing antenna support structures within 1000 metres and a new structure is required in order to provide adequate wireless service to the area. The site was chosen by TELUS as it is the only industrially zoned property in the area and setback from adjacent residences and the centre of the community, yet will still provide reliable service to the area. Board Policy B1.23 also outlines the RDN's preference for taller towers for the reason of public safety and supporting future co-location opportunities. TELUS stated that the proposed telecommunication tower will be designed to accommodate additional antennas at lower levels on the tower for both their future use and the use of third party providers should there be interest. No environmental or geotechnical reports were submitted with the application package.

The proposed telecommunications tower application has satisfied all requirements of Board Policy B1.23 and meets the RDN's preference of taller towers over shorter towers for the reason of public safety and supporting future co-location opportunities, as such, the applicant has submitted a request for siting concurrence from the RDN.



April 15th, 2021

Public Consultation Summary & Land Use Concurrence Request

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

TELUS Site: BC106547 - Qualicum Bay
 Prepared By: SitePath Consulting Ltd., representing TELUS
 Brian Gregg, Real Estate & Government Affairs Consultant
 Property: 210 Cochrane Road, Qualicum Bay, BC
 Coordinates: 49.397504, -124.623000
 Legal Description and PID: LOT 6, DISTRICT LOT 20, NEWCASTLE DISTRICT, PLAN 6469 LOT 6, DISTRICT LOT 20, NEWCASTLE DISTRICT, PLAN 6469
 PID: 005-824-222
 Land Use Authority: Regional District of Nanaimo
 Zoning: IN2 -Industrial 2

Objective

- TELUS has identified that there is currently not dependable wireless service in Qualicum Bay. As a result, TELUS is proposing to install a new cell tower on privately-owned property where TELUS holds existing land rights.
- The proposed facility will provide dependable voice and data service to the surrounding community and improve personal safety as the majority of emergency calls are made using wireless devices.
- The subject proposal is partially driven by ongoing customer requests for service improvements.

Description of Proposed Site

- TELUS is proposing the construction of a 63.1-meter tall self-support tower on a private property at 210 Cochrane Road, Qualicum Bay, BC. The approximate coordinates of the tower are as follows: 49.397504, -124.623000.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 15.0 meter by 15.0 meter fenced compound located at the base of the tower.
- The subject property was selected for the following reasons:
 - **Land Use:** The subject property is zoned IN2-Industrial 2. The proposed tower is a permitted use.
 - **Setbacks from Residences:** The subject property separated from adjacent residential uses by an existing rail corridor. The closest residence is over 70 meters away.
 - **Minimal View Impacts:** The proposed facility is sited to the south of the existing residential areas in the community thereby mitigating the majority of potential view impacts towards the ocean.
 - **Favorable Topography:** The favorable topography of the subject property mitigates the need for a taller tower structure thereby enabling TELUS to deploy a self-support structure requiring minimal ground space.
 - **Access:** Access is achievable via Cochrane Road and a small access driveway through the property into TELUS' compound.
 - **Power:** Power is nearby on the subject property mitigating the need for TELUS to construct a lengthy power line.

Aerial Photograph (Source: Google Earth)



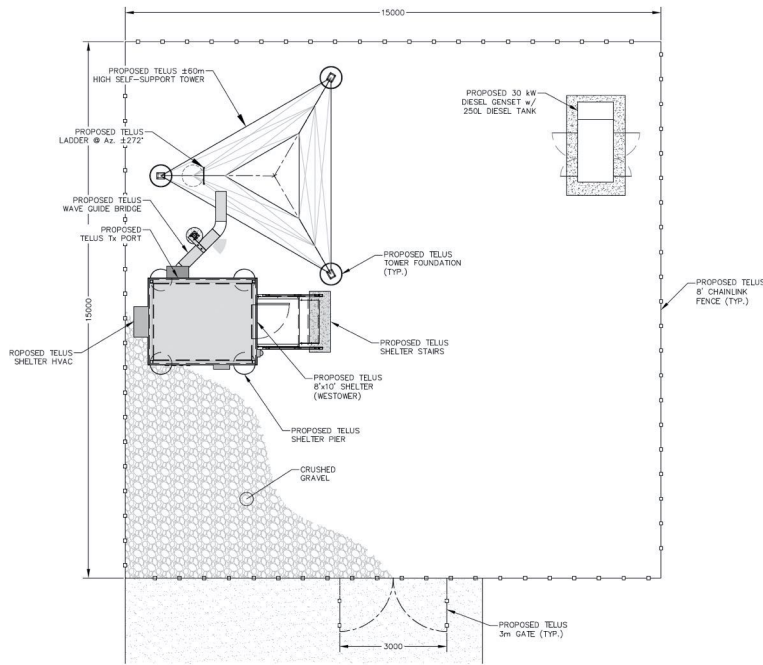
Site Plan (Source: SitePath Consulting Ltd.)



NOTE:
CLEAR VEGETATION AS REQUIRED W/
LANDLORD & CITY'S APPROVAL.

⊕ SITE PLAN

Compound Layout



Existing Structures

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

Visibility

- The proposed tower will be visible when looking toward the subject property. Please refer to the next page for some photo simulations.

Photo Simulations

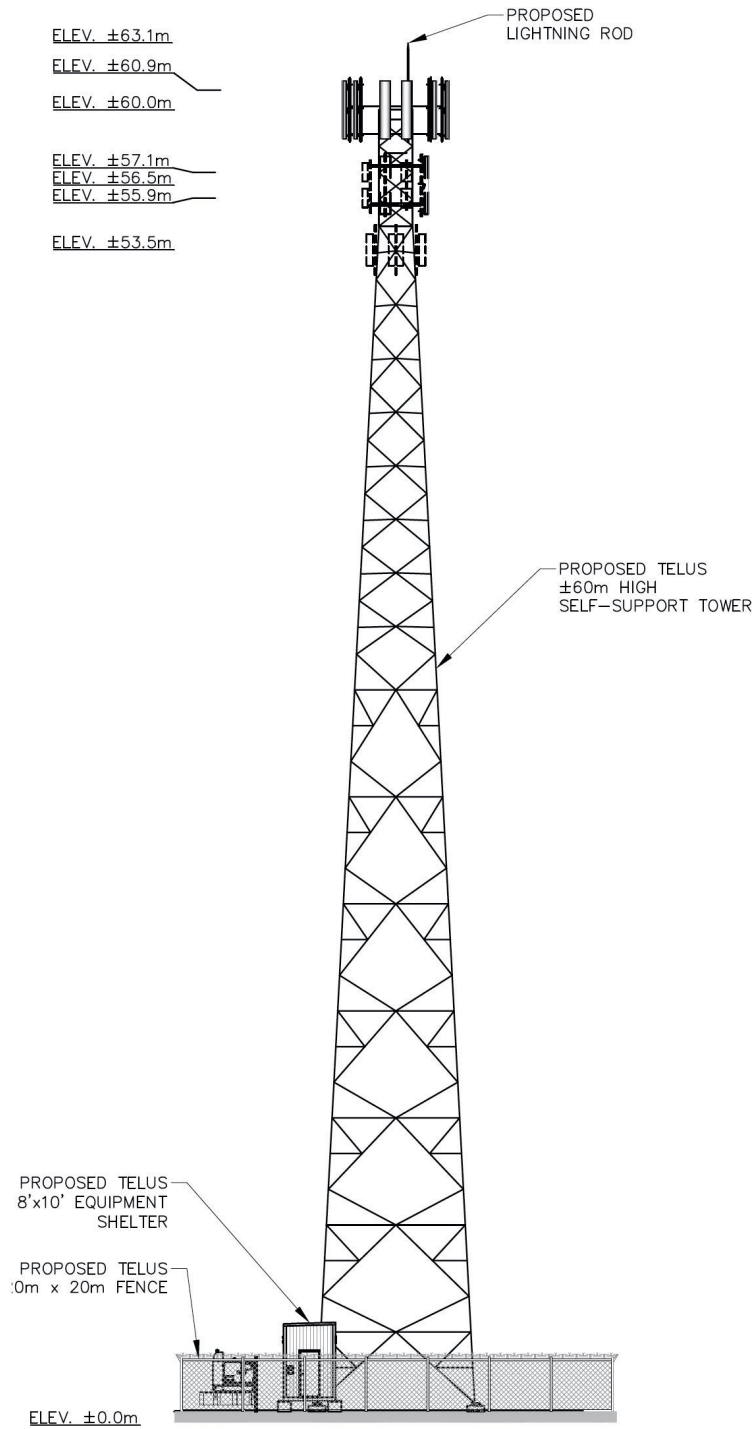


**1 - View Looking Southeast from Island Hwy W
(for discussion purposes only)**



**2 - Northeast Elevation - View Looking North from Subject Property
(for discussion purposes only)**

Elevation Plan - Tower Profile (for discussion purposes only)



Consultation Process & Summary

Regional District of Nanaimo (RDN) Public Consultation Process

As the RDN has an established and documented public consultation process applicable to tower siting, *B1-23 Electoral Area Telecommunication Antenna System Consultation and Information Policy*, TELUS was required to follow the RDN process. In addition to other submission requirements, the RDN public consultation process entailed the following steps:

1. **Newspaper Notice** - TELUS was required to post a public notice in (2) consecutive issues of the *Parksville Qualicum Beach News* on March 3rd and March 10th, 2021. The public was given 30 days from the date of the second notice or until April 12th, 2021 to submit comments and questions to TELUS. Refer to **Appendix A** for copies of the newspaper notices.
2. **Area Resident Notification** - TELUS was required to mail a consultation package to all property owners/occupants within a 631 meter notification radius (a 10 meter notification radius is required for every 1 meter of tower height).
3. **Public Information Meeting** - TELUS was required to host a public information meeting. The public meeting was hosted digitally via the WebEx application on April 1st, 2021 from 5:00-6:00 pm. Please refer to **Appendix B** for the public meeting attendance log, a record of the digital chat content as well as a copy of the slide deck provided by TELUS during the meeting.
4. **Land Use Concurrence Request** - Now that the public consultation process has come to a close, TELUS is required to request a motion or letter of land use concurrence from the RDN Board.

Consultation Summary

During the public consultation process, TELUS received comments from forty-eight (48) community members. Of the comments received, approximately twenty-eight (28) stated support, seventeen (17) stated opposition and three (3) did not state a position and rather wanted more information. Reasons for support generally included a longstanding need for service enhancements and public safety. Of those who stated opposition, the reasons stated included health concerns, perceived property value impacts, siting (proximity to residential areas) and whether an alternative tower location could be considered. Please refer to **Appendix C** for copies of all public comments received.

TELUS Responses to Key Concerns

- **Health and Safety**
 - TELUS is required to comply with Health Canada's Safety Code 6. As long as the safety code is adhered to, as is required, there are no science-based health concerns associated with the infrastructure.
 - TELUS completed a Safety Code 6 analysis and anticipates that within a 1 kilometer radius of the tower the facility will operate at a maximum of 277 times below of the radiofrequency energy limits set by Health Canada.
 - *TELUS respectfully noted that per ISED protocols, debating the validity of Health Canada's Safety Code 6 is beyond the scope of this consultation.*
- **Property Values**
 - TELUS noted that there is no consistent evidence to suggest a consistent positive or negative relationship between wireless infrastructure and property values.
 - TELUS noted that BC Assessment will typically levy additional commercial property tax on the subject property as a result of the infrastructure improvements if the facility is indeed installed.
 - *TELUS respectfully noted that per ISED protocols, concerns about potential impacts to property values are beyond the scope of this consultation.*
- **Tower Siting**
 - Although TELUS' proposed cell tower is under federal jurisdiction not requiring zoning compliance, TELUS noted that the proposed facility is a permitted use in the RDN Zoning Bylaw per input from RDN staff.

- TELUS noted that the subject property is the *only* industrial-zoned property in Qualicum Bay and that while TELUS often has its facilities located in residential areas and on other property types, TELUS made all best efforts to find a property with supportive zoning.
- TELUS noted that in order to both provide dependable voice and data services within the Qualicum Bay community, the facility needs to be located reasonably close to the population it is aiming to service. The subject location achieves its technical objectives.
- TELUS indicated that it made all best efforts to identify a location that would enable large setbacks from residences and mitigate view impacts to the extent possible. Specifically, it was noted that the proposed tower is separated from adjacent residential uses by a railroad track and over 70 meters of distance to the closest house. TELUS also noted that the tower does not appear to block any ocean views as it is located to the rear of the majority of the residential properties (not between the residences and the ocean).
- TELUS noted that it is constrained by the need to find a willing property owner.
- Several community members inquired about TELUS shifting the tower to alternative locations including:
 - BC Hydro's Substation - TELUS confirmed that this is not feasible as BC Hydro generally does not lease space out at its substation properties as they aim to reserve space for the future expansion needs;
 - Other Locations - Numerous other locations were shared including locations near Hwy 19, the Big Qualicum Hatchery property and other undefined locations that appeared to be too far away from the population that TELUS is aiming to service.
 - Setting the Tower Further Back Into the Subject Property - TELUS confirmed with ISED that while setting the tower further back into the subject lot could be explored it would require TELUS re-do its entire public consultation process (newspaper notice, mail-out, public meeting and concurrence request). TELUS would also need to work with the subject property owner to complete a revised easement agreement, re-do its engineered drawings, re-do its environmental assessment for any specific location given the former industrial uses of the property, amongst other tasks that would set this proposal back by approximately one (1) year and may or may not be feasible. Given that the proposed tower location received broad support and since it is already reasonably setback from adjacent uses (approximately 77 meters from the closest residence) and on an industrial-zoned property that permits the proposed use, TELUS trusts that the current proposed location merits consideration for land use concurrence.

Land Use Concurrence Request

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

- *The RDN is satisfied with TELUS' consultation process;*
- *That the proposed tower is a permitted use;*
- *The proposed design and location is acceptable;*
- *That the RDN has been consulted and concurs with the tower location.*

APPENDIX A - NEWSPAPER NOTICES

A40 Wednesday, March 3, 2021

Parksville Qualicum Beach News

www.pqbnews.com

Business Services	Merchandise for Sale	Rentals	Legal	Legal	Legal
Painting & Decorating	Misc. for Sale	Apt./Condo for Rent	Legal Notices	Legal Notices	Legal Notices
M OXFORD Home & Commercial Reno's & Painting, Decks, Sheds, Hardwood & Trim, 25 yrs exp. Quality Guaranteed. Fully insured. (250)228-5204.	SMART MOVE Liquidation Outlet New Location! 149 Alberni Hwy Parksville We are now accepting items on consignments and donations for Oceanside Stroke Recovery Society. Check out our website: smartmoveservices.ca 250-240-2816	Senior Independent living, in a town home complex in Parksville, 1 bedroom, 1 bathroom patio town home in Emerald Estates, approx 700 sq ft. Available for rent on March 15, 2021. Home maker services for cleaning & laundry included in rent. Meal service available. Rent including all services except meals and hydro, \$152/month. Check website for further info and location, or call 250-248-9249	<p>PUBLIC NOTICE - QUALICUM BAY PROPOSED TELUS TELECOMMUNICATIONS FACILITY 63.1-METER TALL SELF-SUPPORT TOWER STRUCTURE</p> <p>PROPOSED STRUCTURE: As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Regional District of Nanaimo (RDN), TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 63.1-meter tall self-support structure and ancillary radio equipment situated on private land in Qualicum Bay.</p> <p>LOCATION: 210 Cochrane Road, Qualicum Bay, BC COORDINATES: 49.397504, -124.623000</p> <p>PUBLIC MEETING: TELUS will host a digital public meeting via the Webex application on Thursday, April 1st, 2021 from 5:00-6:00 pm. Please note that during the public meeting there will be two (2) presentations, including a presentation at 5:00 pm and another presentation at 5:30 pm. Each presentation will be followed by a question and answer period. For details regarding how to join the Webex meeting, please contact the TELUS contact listed below by no later than Wednesday, March 31st, 2021.</p> <p>ANY PERSON may comment by close of business day on April 12th, 2021 with respect to this matter.</p> <p>TELUS CONTACT: Further information can be obtained by contacting: Brian Gregg, SitePath Consulting Ltd. 2528 Alberta Street, Vancouver, BC V5Y 3L1 Email: briangregg@sitepathconsulting.com</p>		
Plumbing	Sporting Goods	Homes for Rent			
John G Plumbing Inc 250-797-0858 • Plumbing • Heating • Gas • Drainage johngplumbing.com	Kayaks For Sale Parksville, BC Super Tough Thermo-poly Kayaks \$950 + tax Ocean-Going - 5 meters long by 61 cm wide. Colours: Green, yellow, red, blue and a red yellow mix. Call or text Pete at 778-268-2441 rocksteadykayaks.ca info-rocksteadykayaks@shaw.ca	Full Alberni Beaver Creek Area New House Be First Occupant 1300 sq ft 2 Bedroom 1 Bathroom, Rancher Electric, heat, n/p, \$1800/mo. Reply to email rsteinvest@gmail.com	<p>ROYAL LEPAGE ATTENTION! Owners & Tenants! Go to: islandsbesthomes.ca for the largest most comprehensive listing of RENTAL PROPERTIES in our area.</p> <p>BUYER → ← SELLER</p> <p>Place Your Ads Online Call 1-866-865-4460 Black Press Media</p>		
Window Cleaning	Pets	Rentals	<p>Your Community Your Classifieds 1-866-865-4460</p>		
ROLF'S WINDOW CLEANING Fast, Friendly Service Commercial & Residential GUTTERS SIDING & ROOF DEMOSSING 250-248-0422 Qualicum Beach, Parksville & surrounding areas Just 4 U rolf@shaw.ca	Boarder Collie Cross 4 year old male, very good with children and small pets. Not fixed. Not house broken, good outdoor dog. Selling for \$400 250-201-1889	Central Qualicum Beach Close to all amenities, 2 Bedroom Apartment Quiet Senior building, patio, N/S, N/P. Parking available. \$1,425/month + utilities. Please Call Claire 778-580-9488	<p>MEKOE Electric LOCAL • PERSONABLE • EFFICIENT 250-668-0273 kostamoses@gmail.com Licensed • Bonded • Insured</p>		
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Merchandise for Sale	Appliances	RENTALS	<p>MEKOE Electric LOCAL • PERSONABLE • EFFICIENT 250-668-0273 kostamoses@gmail.com Licensed • Bonded • Insured</p>		
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250-248-9322

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Legal Notices

Legal

Legal Notices

ISLAND SELF STORAGE LTD.
Located at 990 Shearman RD. will be selling the household goods owned by Evan Cue and stored in an 8 x 20 locker at Island Self Storage on Sunday, March 21, 2021, unless the outstanding account is paid in full no later than 5:00 pm on March 19, 2021.

Legal

Legal Notices

PUBLIC NOTICE - QUALICUM BAY PROPOSED TELUS TELECOMMUNICATIONS FACILITY 63.1-METER TALL SELF-SUPPORT TOWER STRUCTURE

PROPOSED STRUCTURE: As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Regional District of Nanaimo (RDN), TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 63.1-meter tall self-support structure and ancillary radio equipment situated on private land in Qualicum Bay.

LOCATION: 210 Cochrane Road, Qualicum Bay, BC

COORDINATES: 49.397504, -124.623000

PUBLIC MEETING: TELUS will host a digital public meeting via the Webex application on Thursday, April 1st, 2021 from 5:00-6:00 pm. Please note that during the public meeting there will be two (2) presentations, including a presentation at 5:00 pm and another presentation at 5:30 pm. Each presentation will be followed by a question and answer period. **For details regarding how to join the Webex meeting, please contact the TELUS contact listed below by no later than Wednesday, March 31st, 2021.**

ANY PERSON may comment by close of business day on **April 12th, 2021** with respect to this matter.

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



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APPENDIX B – PUBLIC INFORMATION MEETING ATTENDANCE LOG, COMMENTS AND SLIDE DECK

The following community members attended TELUS' public meeting on April 1st, 2021 from 5:00-6:00 pm. The meeting was hosted online via the WebEx application.

1. Nick Redpath - [REDACTED]
2. Nancy McCurrach - [REDACTED]
3. Barbara Taylor - [REDACTED]
4. Lydia Blackwell - [REDACTED]
5. Ross Murray - [REDACTED]
6. Sylvia Clark - [REDACTED]
7. Fred and Lorae le Roux - [REDACTED]

Below is the Q&A Session from the WebEx Public Meeting.

Note: The following notes only represent the typed questions and comments that TELUS received during the public meeting. Further dialogue was had verbally. All attendees were encouraged to follow up with written comments and/or comment sheets.

Session Number: 1450793637

Date: 2021-4-1

Starting time: 16:45

Nancy McCurrach([REDACTED]) - 17:17

Q: Hey - nancy here can I say something please.

Priority: N/A-

-TELUS Wireless Real Estate - 17:17

A: Hi Nancy - yes, I will unmute you next -

-Nancy McCurrach([REDACTED]) - 17:31

Q: Thank you also to Linton, Richard and Heather. Great job everyone!

Priority: N/A--

Nancy McCurrach([REDACTED]) - 17:32

Q: Brian and Doug appreciated all your hard work too!

Priority: N/A--

Nancy McCurrach([REDACTED]) - 17:45

Q: Like it better on Web - as we live on the mainland and can I speak

Priority: N/A--

Barbara Taylor([REDACTED]) - 17:46

Q: How many people are on the call? In person should be the foundation; web if necessary.

Priority: N/A-

-TELUS Wireless Real Estate - 17:47

A: 7 people are logged in to the call-

Barbara Taylor([REDACTED]) - 17:51

Q: How many people are on the call?

Priority: N/A--

Barbara Taylor([REDACTED]) - 17:51
Q: Thanks.
Priority: N/A

Nancy McCurrach([REDACTED]) - 17:51
Q: Alright - Times to say goodbye - Have a nice evening everyong.
Priority: N/A-
-TELUS Wireless Real Estate - 17:52
A: Thanks so much for attending Nancy!-

Lydia Blackwell([REDACTED]) - 17:55
Q: good night!
Priority: N/A

Below is a log of the chat feature from the public meeting

04/01/2021 17:23:20 PM from Ross Murray to Host (privately): I have a comment
04/01/2021 17:23:52 PM from TELUS Wireless Real Estate to Ross Murray (privately):Hi Ross, I will unmute you next
04/01/2021 17:27:04 PM from Ross Murray to Host (privately): One more thoiught
04/01/2021 17:27:57 PM from Ross Murray to Host (privately): When will the service be available?
04/01/2021 17:33:20 PM from TELUS Wireless Real Estate to Ross Murray (privately):Hi Ross - I will put this question to Brian when he's run through this second presentation
04/01/2021 17:42:40 PM from TELUS Wireless Real Estate to Ross Murray (privately):Ross - Doug tells me that if we are able to secure approval, we would likely be looking at 2022, but that is subject to change
04/01/2021 17:43:18 PM from Ross Murray to Host (privately): Ihave one.
04/01/2021 17:43:42 PM from Ross Murray to Host (privately): Oh, just read your noite.
04/01/2021 17:48:30 PM from Ross Murray to Host (privately): I think it's good. This is a very convenient to attend. It might be a bit more complex if numbers of participants were greater.
04/01/2021 17:49:32 PM from Ross Murray to Host (privately): Very good presentation!
04/01/2021 17:51:57 PM from TELUS Wireless Real Estate to Ross Murray (privately):Thank you Ross! I will let Brian know

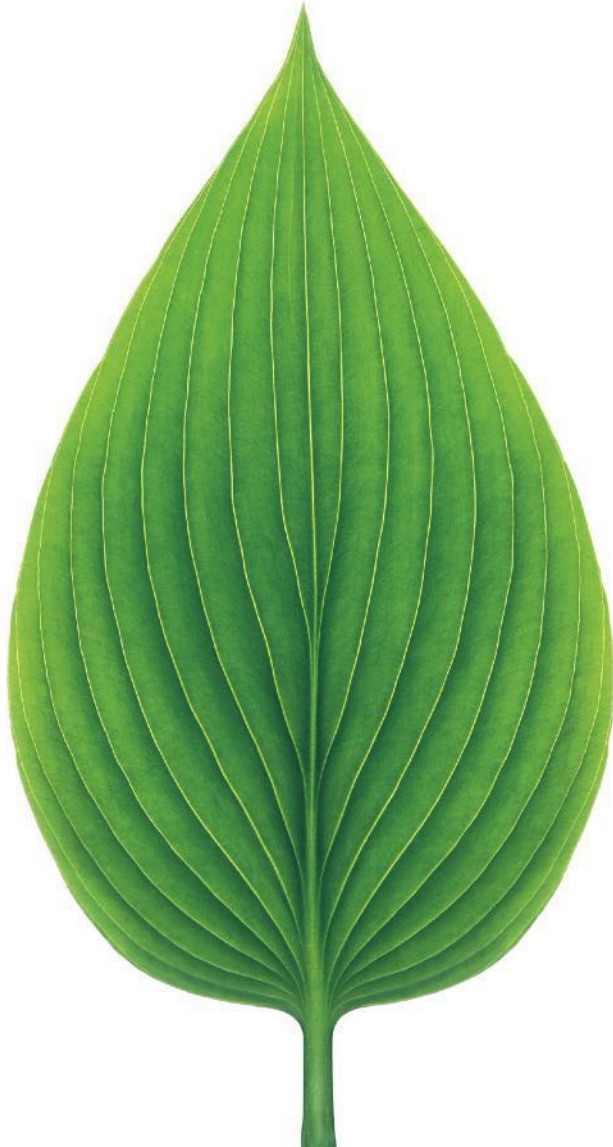
Please refer to the following pages for a copy of the presentation delivered at the public meeting.

TELUS Proposed Communication Site in Qualicum Bay

**TELUS File: BC106547-
Qualicum Bay**

***Regional District of
Nanaimo***

Public Information Meeting – April 1st, 2021



Agenda

- Purpose of Public Meeting
- Innovation, Science & Economic Development Canada (ISED) and Regional District of Nanaimo (RDN) Consultation Requirements
- Why does the network need to be improved?
- Proposed tower location
- Why is this installation needed?
- Proposed design
- Photo simulations
- Health and Safety
- Regional District and Public Consultation Process



Purpose of Public Meeting

- The purpose of this public meeting is to engage the community regarding a need to improve wireless service in the Qualicum Bay community.
- TELUS is proposing to locate a 63.1 meter tall self-support tower on a privately-owned industrial-zoned property at 210 Cochrane Road, Qualicum Bay.
- TELUS is undertaking this consultation process in accordance with RDN's Policy B1-23 - *Electoral Area Telecommunication Antenna System Consultation and Information Policy*.
- This consultation process provides members of the community an opportunity to express any comments, issues or questions.
- All public comments received will be reviewed and shared with the RDN, ISED and TELUS.
- The posterboards presented at this meeting provide an overview of the proposal.



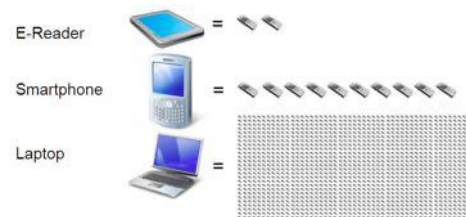
ISED and RDN Consultation Requirements

- Although ISED has the final authority over radio-communications towers and facilities under the Radiocommunications Act, ISED requires carriers to consult with local land use authorities and the public.
- Since the property the tower is being proposed on is located within the boundaries of the RDN, TELUS will be following the RDN process.
- This consultation process includes the following steps:
 - providing notice to property owners within a notification radius of 631 meters (10 meters of notification for every 1 meter of tower height);
 - posting of a newspaper notice; and
 - A public meeting (tonight's meeting).



Why does the network need to be improved?

- More than 70% of all calls to 9-11 in British Columbia are placed through wireless devices.
- Wireless is the communications highway that allows businesses to grow and friends and families to stay in-touch.
- As of September 2020, Canadian wireless phone subscribers numbered approximately 33.8 million (Canadian Wireless Telecommunications Association).
- In 2017, Canada's mobile data traffic grew 38%. It will grow four-fold from 2017 to 2022, a compound annual growth rate of 34% (Cisco, VNI Forecast Highlights, 2018).
- 88.1% of Canadians have a smartphone as of 2018 (Statistics Canada).
- Smart phones use more than 10 times the bandwidth of an ordinary cell phone, while tablets and laptops can consume more than 1000 times the bandwidth (Canadian Wireless Telecommunications Association).



Proposed Tower Location



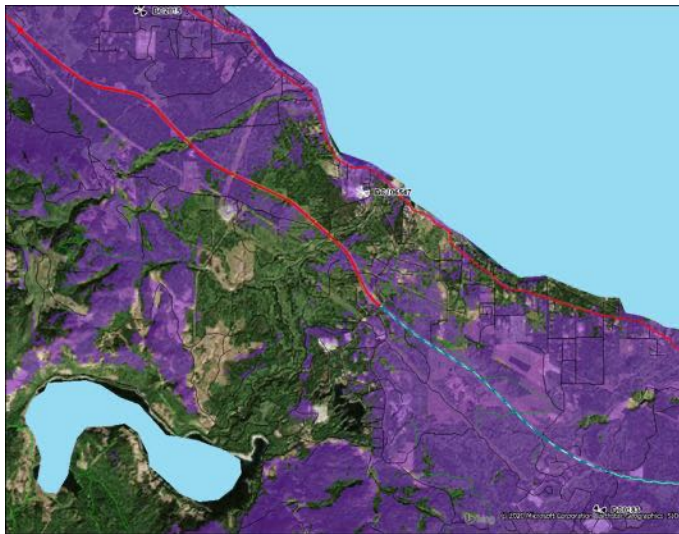
Above: Proposed tower location at 210 Cochrane Road



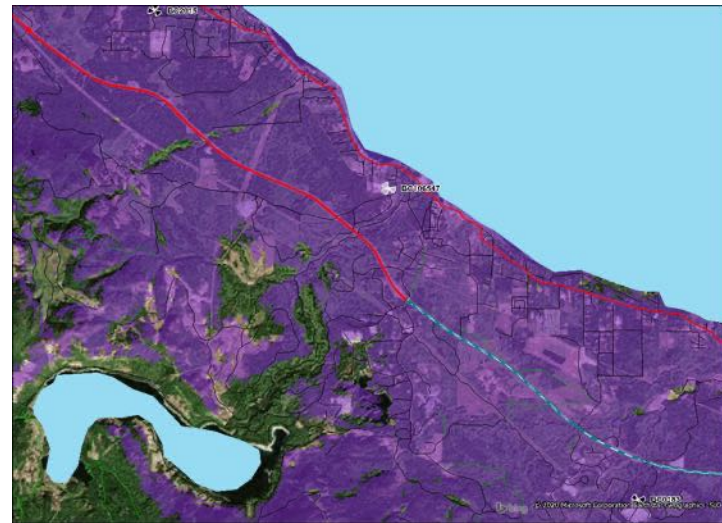
Why is this installation needed?

- TELUS is responding to a long standing request for dependable wireless service in Qualicum Bay.
- The proposed facility will provide high-speed, high bandwidth cellular service to the Qualicum Bay community and improve personal safety, as the majority of emergency calls are made using a cell phone.

COVERAGE MAPS



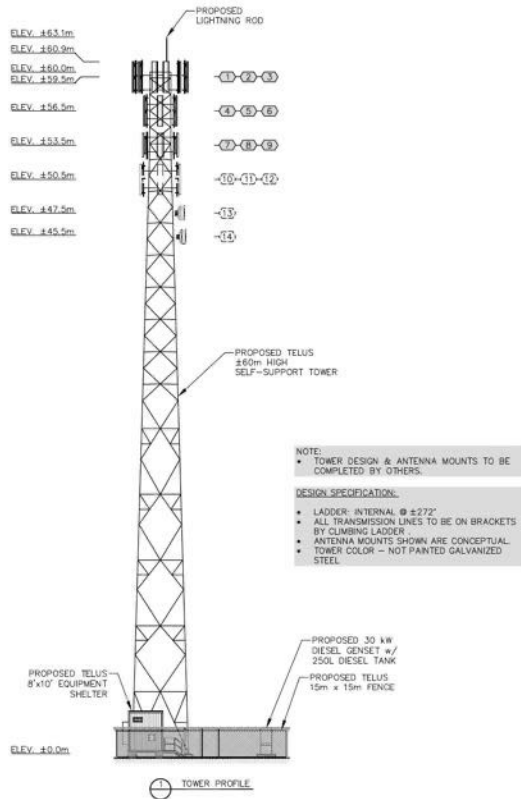
Before



After



Proposed Design – Tower Profile and Site Plan



NOTE:
 CLEAR VEGETATION AS REQUIRED w/ LANDLORD & CITY'S APPROVAL

SITE PLAN

Above: Proposed tower location at 210 Cochrane Road



Photo Simulations



Above: View Looking Southeast from Island Hwy W



Above: View looking North from the Subject Property

Note: The above photo simulations are for discussion purposes only.



Health and Safety

- Canada has one of the most rigorous safety codes in the world for devices that emit radio frequency (RF) energy. Specifically, wireless carriers in Canada must comply with Health Canada's Safety Code 6 - a standard that is comparable to the European Union safety regulations.
- Safety Code 6 was developed and recently updated in March of 2015 by Health Canada as the exposure standard for the regulation of mobile phones, base stations, Wi-Fi and other radio communications emitting infrastructure.
- The exposure limits are the result of thorough and ongoing scientific review and are comparable to similar safety codes in Europe, the USA, Japan and Australia. Safety Code 6 is based on peer reviewed science.
- ISED has made compliance with Safety Code 6 a condition of license for all Canadian wireless carriers.
- TELUS attests that its installation will comply with Safety Code 6.



Municipal and Public Consultation Process

June, 2020: Right of Way Agreement

TELUS secured a right of way agreement for the proposed tower location at 210 Cochrane Road.



June - December, 2020: RDN Pre-Consultation and Design

TELUS pre-consulted RDN planning department staff regarding the proposed tower siting and public consultation process.



February, 2021: Information Package

TELUS submitted a detailed information package to RDN planning department staff including all the requirements stated in RDN Policy B1-23 - *Electoral Area Telecommunication Antenna System Consultation and Information Policy*.



March - April, 2021 – Public Consultation

TELUS commenced its public consultation process including two (2) newspaper notices, a mail-out to area residents and tonight's public meeting.

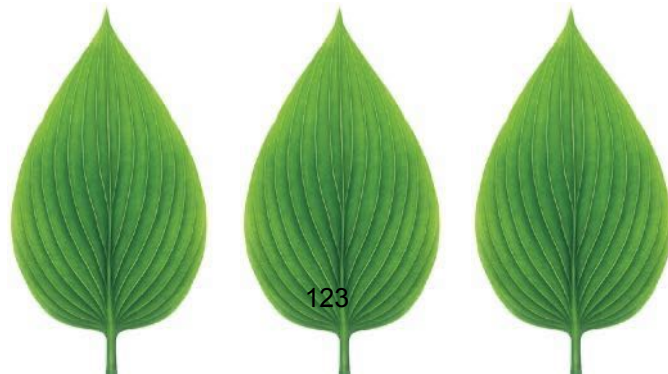


April – May, 2021 - Land Use Concurrence Request

TELUS will request a motion or letter of land use concurrence from the RDN Board.



the future is friendly®






Brian Gregg <briangregg@sitepathconsulting.com>

cell tower

Hans Stussi <[REDACTED]>
To: briangregg@sitepathconsulting.com

Thu, Mar 4, 2021 at 8:02 PM

We approve
Hans & christine Stussi

 **CCF_000012.pdf**
125K

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

1. Are you a cellular phone or wireless device user?

- Yes
 No

2. Do you feel this is an appropriate location for the proposed facility?

- Yes
 No

Comments

WILL THIS IMPROVE SERVICE IN NILE CREEK AREA. IS THERE SOMEWHERE PERHAPS CLOSER TO CHARLTON THAT WOULD STILL SERVE NEED ALONG HORNE LAKE RD?

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

- Yes
 No

Comments

Additional Comments

SE DOWSER AREA STILL HAS TERRIBLE SIGNAL STRENGTH.

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

Name NORMAN ANDERSON
(Please print clearly)

Mailing Address [REDACTED]
[REDACTED]

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed cell tower 210 Cochrane road

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Mar 5, 2021 at 3:12 PM

To: Chris Sampson <[REDACTED]>

Hi Chris:

Thank you for sharing your feedback. I sincerely appreciate it. We will save it on file. I would be pleased to discuss this with you further. For now, I'll share a few thoughts:

- As you can imagine, one of the main reasons we selected this location is due to the industrial zoning of the property. In fact, it is the only industrial zoned property in the entire community and the RDN advised us that the tower is a permitted use in their zoning by-law.
- The reason for the proposal is based on longstanding demands for better service from the community. With more people working remotely during COVID-19, we are seeing escalating demands on our network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service.
- The location does offer reasonable setbacks from residences as the property is separated from the residential areas by a railroad track.
- The location would achieve excellent sight lines across the community enabling broad service enhancements.

You noted a BC Hydro property. Please feel free to share the location however if it's a substation I can confirm that BC Hydro is typically unwilling to lease land to third parties on those properties as they desire the space for future expansion needs.

Upon reviewing your input, I am of the impression that you may have concerns about the health and safety of your family. In summary, the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

I would welcome a phone call. My cell number is 778 870 1388.

Thanks,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Mar 4, 2021 at 6:00 PM Chris Sampson <[REDACTED]> wrote:

Hello Brian . My name is Chris Sampson I am the home owner at 3318 Welch road. I have looked at the proposal . I am sorry too report too you that I am very unhappy about this . The site in question is roughly 150 feet from my

back door and I am more than happy with my cell service in the area . I do realise there are needs for advancement however I do believe the hydro station up the road would be a far better suited area . This I'm sure will be the first of many emails and conversation with you . There is a possibility of buying me out however I will need to have the proper assesments done on my property and adjust accordingly too my needs. Thanks Brian . I have 4 children age 4 too 14 . Cell tower next door doesn't work for me . Ps . Bob my neibours is objecting as well . We do live right close. Thanks again look forward too hearing from you . Chris

[Sent from Yahoo Mail on Android](#)



Statement from CMHO re Cell Phones-June2011(1).pdf

1122K



Brian Gregg <briangregg@sitepathconsulting.com>

Chris Sampson 3318 Welch road

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Mar 19, 2021 at 10:02 AM

To: Chris Sampson <[REDACTED]>

Hi Chris:

I appreciate your thoughts. To be honest, we have the exact same equipment operating on the rooftops of thousands of buildings including residential condos, apartments, office buildings, hospitals (even BC Children's Hospital) in much closer proximity to habitable spaces where people are living. We also have similar towers in many rural and urban areas with the same equipment operating. In my neighbourhood in Vancouver there are approximately 10 cell sites within a few blocks from my family's house which is also near City Hall and the Vancouver General Hospital. While I can appreciate your perspective and desire to protect your family's safety, I would urge you to read up on the science before making a large decision like moving away. The facility that TELUS is proposing to implement will operate safely and in compliance with the required safety code. I think your concerns may be alleviated if you were to put some trust into the safety standards set by Health Canada. I may have shared this with you previously, however below is a useful link and attached is an article that summarizes the literature well (from the VCH Chief Medical Health Officer). <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

There is a lot of scary misinformation online and one must be careful with regards to which sources of information they rely on. I would urge you to read the above link and attached article in full as it may give you peace of mind.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Mar 18, 2021 at 4:20 PM Chris Sampson <[REDACTED]> wrote:

Thank you for responding to my email Brian. Well I'm asking around 560000 for my place then . Possibly your company would like too purchase . I have 1.8ac there's just no way I can stay here and raise my family that close too a cell tower . I hear it is easier for an existing owner too change a property's zoning before it's sold... Thanks again . Chris

Sent from Yahoo Mail on Android

 Statement from CMHO re Cell Phones.pdf
1122K



Brian Gregg <briangregg@sitepathconsulting.com>

Chris Sampson

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Mar 19, 2021 at 10:05 AM

To: Chris Sampson <[REDACTED]>

Thanks Chris for your follow up on this.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Mar 18, 2021 at 5:06 PM Chris Sampson <[REDACTED]> wrote:

Hello again sorry. I forgot too let you know .. the hydro station up the road is a substation there is also gas lines and a station for such . I understand about them not wanting too lease the land .. gerr 😊

[Sent from Yahoo Mail on Android](#)



Brian Gregg <briangregg@sitepathconsulting.com>

Chris Sampson

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 22, 2021 at 8:02 PM

To: Chris Sampson <[REDACTED]>

Hi Chris:

Thanks for your feedback. Your input will be shared with the relevant stakeholders including the RDN Board, RDN staff, TELUS and ISED.

Regards,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Mar 22, 2021 at 7:44 PM Chris Sampson <[REDACTED]> wrote:

Hello Brian . Well I managed too talk with the home owner . He was quite understanding about my concerns . I also am understanding about the need for the tower . He was ok with the proposal of shifting the location on his property . Thanks for your help Brian . Hope too see a new location .. I know more planning for you sorry . But truly thank you . Chris .

[Sent from Yahoo Mail on Android](#)



Brian Gregg <briangregg@sitepathconsulting.com>

Chris Sampson

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 22, 2021 at 8:02 PM

To: Chris Sampson [REDACTED]

Hi Chris:

Thanks for your feedback. Your input will be shared with the relevant stakeholders including the RDN Board, RDN staff, TELUS and ISED.

Regards,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Mar 22, 2021 at 7:44 PM Chris Sampson <[REDACTED]> wrote:

Hello Brian . Well I managed too talk with the home owner . He was quite understanding about my concerns . I also am understanding about the need for the tower . He was ok with the proposal of shifting the location on his property . Thanks for your help Brian . Hope too see a new location .. I know more planning for you sorry . But truly thank you . Chris .

[Sent from Yahoo Mail on Android](#)

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

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

Comments

I have been in the Qualicum Bay area for 22 years and the Telus signal has always been one bar or less, we have had to drive up to the highway 4 k away to get a signal. This location would benefit so many people we are all for it

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

Comments

Because of the location it would not be easily seen to the public, I think its a perfect place to install it

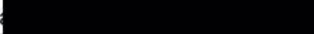
Additional Comments

This will be a long over due Telus Service

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

Name Nancy McCurrach
(Please print clearly)

Mailing Address 

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

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

Name Ray McCurrach

(Please print clearly)

Mailing Address



Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
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Additional Comments

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

Name Monica Murphy

(Please print clearly)

Mailing Address 

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

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

Name Bill McCurrach
(Please print clearly)

Mailing Address



Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
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COORDINATES: 49.397504, -124.623000
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Additional Comments

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

Name Andrew Murphy
(Please print clearly)

Mailing Address 

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
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 No

Comments

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

Comments

Additional Comments

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

Name Katrina McCarrach
(Please print clearly)

Mailing Address



Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

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 Yes
 No

Comments

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

Comments

Additional Comments

We've owned a summer place in Qualicum Bay for years & now are full time area
residents. Cell service here as been problematic for years. We look forward to increased
& reliable service. It's either that or we'll have no choice but to switch providers.

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

Name Kelly Sholinder
(Please print clearly)

Mailing Address [REDACTED]

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
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- Yes
 No

Comments

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- Yes
 No


Comments


Additional Comments

WHEN WILL WE GET OPTION FOR
TELUS TV?

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

Name AUSON DAVIES
(Please print clearly)

Mailing Address 

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed cell tower on Cochrane Road Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 8, 2021 at 5:14 PM

To: Bruce Whitehead <[REDACTED]>

Cc: stuart.mclean@rdn.bc.ca

Hi Bruce:

There are numerous reasons that the proposed location was selected for the purposes of this consultation as stated before, however one additional reason as you can imagine is that we need to find a location that works for the property owner, the land use authority (RDN), the community and TELUS. This can be a complex process aligning numerous objectives. We value your input and will make note of it.

To respond to your additional input below, industrial land is not required for our purposes. I only mentioned that fact because many community members and land use planners appreciate it when we make an effort to site our infrastructure in areas that specifically permit our proposed uses, as is the case here. The subject zoning permits the tower use, I was advised, and therefore it is noteworthy however as a federally regulated land use we are not beholden to zoning by-laws and often have our infrastructure sited on all types of land (residential, commercial, industrial, institutional or otherwise). Communication sites are typically not considered industrial uses and are rather "utility" uses, similar to telephone poles, electricity lines or other structure types that are often located and permitted in all zones.

The final decision will rest with the RDN Board.

Thanks,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Mar 8, 2021 at 4:48 PM Bruce Whitehead <[REDACTED]> wrote:

Mr Gregg

I forgot to ask in my previous reply why industrial land is so important since you pointed out that towers exist:

- on the rooftops of condos, apartment buildings, office buildings, hospitals and schools

Bruce

Sent from my iPhone

On Mar 8, 2021, at 12:34 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks Bruce. We greatly appreciate your feedback. The purpose of this consultation is to hear from all interested parties. We will save your input in our consultation summary for both TELUS and the RDN to consider as part of the land use decision.

Ultimately, the location under proposal was selected by TELUS based on numerous factors including, but not limited to, the following:

- **Industrial Zoning** - The subject property is the only industrial zoned property in the entire community and RDN planning staff advised us that the tower is a permitted use in their zoning by-law.
- **Demand** - The overarching reason for the proposal is based on longstanding demands for better service from the community. With more people working remotely during the COVID-19 pandemic, we are seeing escalating demands on our wireless network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service including both cell phone service and wireless high speed internet access.
- **Setbacks** - The location does appear to offer reasonable setbacks from residences as the property is separated from the residential areas by a railroad track. I acknowledge your feedback that the precise 77 meter measurement may be incrementally off as the distance measured in our package is only based on online mapping from Google Earth and there is a margin of error when taking measurements on aerial photographs. Ultimately, the purpose of the tower is to service residents in the area and we have many facilities with the same technology in much closer proximity to residential areas. We even have our antennas on the rooftops of condos, apartment buildings, office buildings, hospitals and schools. Based on this, we trust that the setback provided is sensible from a land use planning perspective.
- **Infrastructure Planning** - The location would achieve excellent sight lines across the community enabling broad service enhancements. This location will also tie into TELUS' network. Additionally, there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line.

Ultimately, it can be a challenge to find a location for utility structures such as this that satisfy everyone's objectives especially in residential communities. While I understand your feedback, the subject property may be one of the only locations from a land use perspective where such a proposal would be considered reasonable.

In my above input, I have addressed your siting and concerns to the best of my ability. While not stated by you directly, I assume that one possible reason for your concern regarding setbacks other than aesthetics is health and safety. In response to this, I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

I hope this information has been helpful. If you desire further dialogue, please feel free to call me at 778 870 1388 at your convenience. I will do my best to respond to your feedback and sincerely appreciate your time.

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

<Authorized Service Provider.jpg>

On Mon, Mar 8, 2021 at 11:48 AM Bruce Whitehead [REDACTED] > wrote:

As a nearby homeowner to the cell tower proposed for construction on Cochrane Road in Qualicum Bay I would like to express my objection.

I dispute the claim that the tower site is significantly distant from nearby homes. From my daily

walks in the area I would peg the distance at less than the 77 metres stated in the report I received from our regional director.

I also question why the northwest corner of the proposed property was chosen. This is the closest corner to residences and the neighbouring campground, from which the tower would be visible to all campers.

Surely a less obtrusive site can be found.

Thank you.

Bruce Whitehead

[REDACTED]

Qualicum Bay

Sent from my iPhone

<Statement from CMHO re Cell Phones.pdf>



Brian Gregg <briangregg@sitepathconsulting.com>

Telus File #BC106547 Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 9, 2021 at 9:47 AM

To: Kim Rempel <[REDACTED]>

Good Morning Kim:

Thank you for sharing your input. I will save this in our consultation summary for TELUS and the RDN to consider.

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Mar 8, 2021 at 8:55 PM Kim Rempel <[REDACTED]> wrote:

Yes I am in favour.

Kim Rempel



Brian Gregg <briangregg@sitepathconsulting.com>

Telus file# BC106547 Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 9, 2021 at 9:37 AM

To: Richard Rempel [REDACTED]

Hi Richard:

Thanks very much for your input. I will save this in our consultation summary for both TELUS and the RDN to review.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Mar 8, 2021 at 9:00 PM Richard Rempel [REDACTED] wrote:

Yes I am in favor of a new cell phone tower in Qualicum Bay

Richard Rempel

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

1. Are you a cellular phone or wireless device user?

- Yes
 No

2. Do you feel this is an appropriate location for the proposed facility?

- Yes
 No

Comments

TOO CLOSE TO HOMER

MOVE ELSEWHERE OR TO ~~THE~~ SOUTHWEST
CORNER OF LOT

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

- Yes
 No

Comments

TOO TALL FOR PROPOSED LOCATION

MOVE TO SW CORNER OF PROPERTY

Additional Comments

MOVE TO ANOTHER LOCATION

OR SITUATE TOWER ON SW CORNER

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

Name BRUCE WHITEHEAD
(Please print clearly)

Mailing Address

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed cell tower on Cochrane Road Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 9, 2021 at 10:34 AM

To: Bruce Whitehead [REDACTED]
Cc: stuart.mclean@rdn.bc.ca

Hi Bruce:

My comments are below in green text. Would you like to arrange time for a phone call? It would be helpful for me to hear your thoughts and discuss. 778 870 1388 is my cell number. Please kindly let me know if you would like to do so. I would appreciate the opportunity as I see that you have many questions. I would like to be responsive. I will continue to put everything in writing as well but sometimes a conversation can be an additional useful step, I find.

Mr Gregg,

My thought was simply that the entire lot must be zoned industrial, not just the northwest corner. I did not know access would be off property via the railway lands. **Access is via the private property off Cochrane Road -- not via the railroad tracks. I only mentioned the railroad tracks because they separate the residential areas from the subject property. The rail tracks will have nothing to do with our facility nor access other than they separate the subject property from surrounding areas.**

The entire lot is zoned industrial, I believe. Ultimately, zoning is not a major factor for communication sites as they can be located in any zone (as with any utility structure) but I figured that the zoning is noteworthy in this instance as it supports the proposed use.

You stated:

"Moving the tower would require landlord approval and numerous other approvals, effectively requiring us to start over and redesign the entire concept."

Can you elaborate on the numerous other approvals required? Is it not typical to access a leased site from that same property?

Typically, when we entirely relocate a facility -- even if on the same property -- we have to re-do the following items:

- **Agreement with property owner;**
- **Survey;**
- **Engineered drawings;**
- **Environmental Assessment for new location if it's an industrial site;**
- **Newspaper notice and mail-out to area residents with new geographic coordinates so as to satisfy our federal and regional district consultation requirements.**

I am only sharing this information to give you a sense of the complexity of relocating a facility completely. This is not to suggest that it's impossible, it's just a complex undertaking and would be a multi-month or even multi-year process. Our intent, as always, is to consult and garner input on a specific location. I understand that you do not support the location. Your position has been documented.

My main concern is my property value. The tower as proposed would be very close to me and this is why I inquired about moving it to the south.

A few thoughts on this topic:

- Our understanding is that there is no consistent evidence to suggest a clear positive or negative impact on property values in relation to wireless infrastructure. Anecdotally, some people may prefer to live off the grid away from infrastructure and we also hear from some people who state that they cannot live in areas without dependable service and our infrastructure. I think this is therefore a subjective matter. We often hear from developers who want our infrastructure to service their subdivisions and likewise I sometimes hear from people like yourself who would prefer that the tower go elsewhere or further away.
- Perhaps a contrary perspective to consider is that BC Assessment will levy TELUS additional commercial property tax on the subject property if the tower is built as it is deemed an "infrastructure improvement" and is treated as an improvement that will add value to the property value rather than retract from it. This is a nearly \$1 million infrastructure investment and rather than reduce the value of property -- at least from a property tax perspective -- it is the opposite in BC Assessment's eyes.
- Ultimately, through our federal regulator, Innovation, Science and Economic Development (ISED) Canada, certain items are excluded from our consultation processes and not considered reasonable or relevant. I mention this gently, as I realize it could sound heavy handed if not cushioned with a disclaimer, but property values, questioning the validity of Health Canada's safety code and certain other items are not considered reasonable concerns in the context of this consultation. Below is a supporting link and the relevant excerpt.

Concerns that are not relevant include:

- *disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;*
- *potential effects that a proposed antenna system will have on property values or municipal taxes;*
- *questions whether the Radiocommunication Act, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.*

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html#sec4.2>

I can tell you that we have our infrastructure, including similar towers, in nearly every community across BC and we are not aware of ongoing concerns about property values.

I would also like to say in closing that your remarks about the work being done and having to start all over, as well as your statement that you are "consulting with the intent of listening but there are good reasons for the current proposal" gives me the impression that the neighbourhood's concerns will not be seriously considered. Why else would you say such things?

I understand why you may feel that way and I am sorry to hear that. Our intent is to consult on a specific location and to garner input on it from all stakeholders in the community. We will listen to everyone and record the input. There are numerous types of feedback we may receive including on siting, the design of the tower, health and safety, service issues, coverage objectives, a need for better service, what technologies we are proposing, amongst other items. Requests to relocate the tower will be recorded and considered seriously, but the honest truth is that this is a complex ask that would require us starting from the beginning with a new agreement, survey, designs, approval from TELUS, and possible a new mail-out and new newspaper notice with new geographic coordinates. If it were as simple as me agreeing with you and shifting the tower immediately then we would do it quickly but it is complex and would require numerous items to be redone as noted above.

My intent in advising you of this is not to make you feel that our process is token or not genuine but to give you an honest picture of what your ask would entail. There are other items that are more easy to implement -- e.g. perhaps we can put some sensible landscaping or an attractive cedar fence at the base of the tower to screen the equipment. Perhaps we could look at painting the facility a preferred color (e.g. green to match trees). Design discussions are often fruitful whereas some other asks can be more challenging to readily implement. In every case, we do document the input for the decision makers at the land use authority, in this

case the RDN Board.

I hope that my detailed responses have been helpful. If there is further dialgoue, due to the need for me to respond to many people on various projects, I would urge a phone call. From there, if you desire more written answers, I'll be pleased to provide them.

Bruce Whitehead

Thanks Bruce.

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Tue, Mar 9, 2021 at 10:00 AM Bruce Whitehead [REDACTED] wrote:

Mr Gregg,

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Bruce Whitehead

Sent from my iPhone

On Mar 8, 2021, at 6:34 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks Bruce. To be clear, I wouldn't interpret anything I stated to be specifically or solely about saving money though we do try to be practical in our tower siting. In this case, our proposal is more about logical use of land and working with the space that was available to us during our right of way negotiations as well as achieving technical objectives. We trust that we made a reasonable effort to identify a logical location over all for the community in terms of property selection (i.e. it's an industrial lot that permits the proposed use adjacent to rail tracks and setback reasonably from the residents we are aiming to service).

My comment regarding avoiding redundant clearing of land was a statement about why this particular lot and location was chosen generally. Other lots may not afford such benefits. It's not necessarily accurate to assume that we have the right to locate our tower anywhere on the subject property as

you appear to be alluding to. Moving the tower would require landlord approval and numerous other approvals, effectively requiring us to start over and redesign the entire concept. It's a complex ask but I will make note of it and explore it.

I believe I did respond to your comment about the northwest corner. I noted that it is a location that we were able to secure an easement for that met our service objectives, landlord objectives and land use planning requirements at the RDN. We don't have free reign over the entire lot, however we will consider your input.

I have been honest and transparent in my feedback to you. Please consider calling me at 778-870-1388 if you desire some meaningful dialogue. I would be pleased to have an open discussion. I think it would be useful for both of us to listen to one another and share thoughts in a friendly manner. We are consulting with the intent of listening but there are good reasons for the current proposal as well hence us consulting on it.

Brian

Sent from my iPhone

On Mar 8, 2021, at 5:45 PM, Bruce Whitehead [REDACTED] wrote:

Mr Gregg

Thank you for your feedback regarding industrial land zoning.

As you have not yet answered my concern about situating the tower on the northwest corner of the subject property, is it fair to infer this is to save Telus money?

I ask in reference to your assertion that:

"...there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line."

As it happens, the property is currently nearly entirely "cleared."

I would also respectfully submit that a buffer for the nearby residences and campers would be a good proposition for the "redundant space."

Thank you,

Bruce Whitehead

Sent from my iPhone

On Mar 8, 2021, at 5:14 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Bruce:

There are numerous reasons that the proposed location was selected for the purposes of this consultation as stated before, however one additional reason as you can imagine is that we need to find a location that works for the property owner, the land use authority (RDN), the community and TELUS. This can be a complex process aligning numerous objectives. We

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Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

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wrote:

Mr Gregg

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- on the rooftops of condos, apartment buildings, office buildings, hospitals and schools

Bruce

Sent from my iPhone

On Mar 8, 2021, at 12:34 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks Bruce. We greatly appreciate your feedback. The purpose of this consultation is to hear from all interested parties. We will save your input in our consultation summary for both TELUS and the RDN to consider as part of the land use decision.

Ultimately, the location under proposal was selected by TELUS based on numerous factors including, but not limited to, the following:

- **Industrial Zoning** - The subject property is the only industrial zoned property in the entire community and RDN planning staff advised us

that the tower is a permitted use in their zoning by-law.

- **Demand** - The overarching reason for the proposal is based on longstanding demands for better service from the community. With more people working remotely during the COVID-19 pandemic, we are seeing escalating demands on our wireless network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service including both cell phone service and wireless high speed internet access.
- **Setbacks** - The location does appear to offer reasonable setbacks from residences as the property is separated from the residential areas by a railroad track. I acknowledge your feedback that the precise 77 meter measurement may be incrementally off as the distance measured in our package is only based on online mapping from Google Earth and there is a margin of error when taking measurements on aerial photographs. Ultimately, the purpose of the tower is to service residents in the area and we have many facilities with the same technology in much closer proximity to residential areas. We even have our antennas on the rooftops of condos, apartment buildings, office buildings, hospitals and schools. Based on this, we trust that the setback provided is sensible from a land use planning perspective.
- **Infrastructure Planning** - The location would achieve excellent sight lines across the community enabling broad service enhancements. This location will also tie into TELUS' network. Additionally, there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line.

Ultimately, it can be a challenge to find a location for utility structures such as this that satisfy everyone's objectives especially in residential communities. While I understand your feedback, the subject property may be one of the only locations from a land use perspective where such a proposal would be considered reasonable.

In my above input, I have addressed your siting and concerns to the best of my ability. While not stated by you directly, I assume that one possible reason for your concern regarding setbacks other than aesthetics is health and safety. In response to this, I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often

share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

I hope this information has been helpful. If you desire further dialogue, please feel free to call me at 778 870 1388 at your convenience. I will do my best to respond to your feedback and sincerely appreciate your time.

Brian Gregg | SitePath Consulting Ltd.

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

sitepathconsulting.com

<Authorized Service Provider.jpg>

On Mon, Mar 8, 2021 at 11:48 AM Bruce Whitehead

wrote:

As a nearby homeowner to the cell tower proposed for construction on Cochrane Road in Qualicum Bay I would like to express my objection.

I dispute the claim that the tower site is significantly distant from nearby homes. From my daily walks in the area I would peg the distance at less than the 77 metres stated in the report I received from our regional director.

I also question why the northwest corner of the proposed property was chosen. This is the closest corner to residences and the neighbouring campground, from which the tower would be visible to all campers.

Surely a less obtrusive site can be found.

Thank you.

Bruce Whitehead

Qualicum Bay

Sent from my iPhone

<Statement from CMHO re Cell Phones.pdf>

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

1. Are you a cellular phone or wireless device user?

- Yes
 No

2. Do you feel this is an appropriate location for the proposed facility?

- Yes
 No

Comments

It appears to be optimally located to serve my business - Lighthouse Veterinary Hospital. And it is in an elevated location, which I assume is a requirement.

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

- Yes
 No

Comments


Looks very unobtrusive

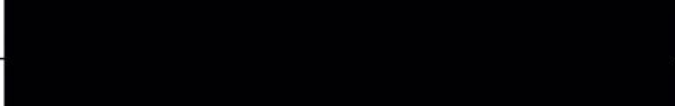
Additional Comments

Currently I cannot phone my clients in the parking lot from a cell phone inside my vet clinic. We use walkie-talkies instead!! It would be marvellous to use cell phones instead.

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

Name Dr Hanna Saefkow
(Please print clearly)

Mailing Address 

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

1. Are you a cellular phone or wireless device user?

- Yes
 No

2. Do you feel this is an appropriate location for the proposed facility?

- Yes
 No

Comments

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

- Yes
 No

Comments

As a landmark it would be a nice trail start/end.

Additional Comments

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

Name Robert De La Giroday
(Please print clearly)

Mailing Address

Email Address



one reply for both addresses

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Telus Cell Tower - Cochrane Rd Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Mar 10, 2021 at 12:14 PM

To: Larry Stevenson <[REDACTED]>

Cc: Andrea Thomas <[REDACTED]>

Hi Larry:

My colleague Heather completed the distribution of our consultation package, as attached, in consultation with the Regional District of Nanaimo planning staff. I am not sure if we sent a package to you, however please find attached a copy now. There is plenty of time to comment as our comment period runs until April as you will see.

In sum, TELUS is proposing a new cell tower on a privately-owned industrial zoned property at 210 Cochrane Road. This is the only industrial-zoned property in the entire community and the RDN planning department advised us that the proposal is a permitted use. Given the limited options in the area for siting this facility, we believe that the location is reasonable as it is setback from the closest residence by over 70 meters. Ultimately, we are proposing this facility in response to demands for better service.

Please feel free to let me know if you have any questions or if you would like to discuss this further.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Mar 10, 2021 at 9:37 AM Larry Stevenson <[REDACTED]> wrote:

Mr. Gregg,

We have had a group of concerned citizens reach out to us concerning the construction of a cell tower adjacent to the rail corridor in the area of Cochrane Rd in Qualicum Bay area,

I am not aware of any notice provided to the ICF about this project, and I am not certain notice is required, but could please provide us with some information so that we may respond to this group.

Sincerely,

Larry

Larry Stevenson

Chief Executive Officer

Island Corridor Foundation

250-754-5104

www.islandrail.ca

Sent from [Mail](#) for Windows

 **Mail-out Package - TELUS - BC106547 - Qualicum Bay.pdf**
964K



Brian Gregg <briangregg@sitepathconsulting.com>

Public Notice Qualicum Bay 63.1 meter Cell Tower

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 15, 2021 at 10:29 AM

To: john Lyotier [REDACTED] >

Thanks for the additional information, John. I think to your point many people don't realize how critical wireless infrastructure is until they have poor service or need to make a call in the case of an emergency. There are cases where it is a matter of saving lives. We have heard about numerous similar instances and, over time, we are finding that people increasingly want dependable service. Ultimately, our success hinges on whether we select suitable locations for the infrastructure. In this case, I am hopeful that since we selected an industrial zoned property that permits the proposed use that we will be successful however we will ultimately rely on the RDN Board to make the decision.

Thanks again and please feel free to keep in touch.

Regards,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Mar 13, 2021 at 2:59 PM john Lyotier [REDACTED] > wrote:

Brian,

Thanks for the detail, perfect. Also worth noting is that more and more people are giving up their land lines in favour of cell service. This becomes an adaptive strategy which will extend well into the future.

Thanks again, and if it matters, count me in as a supporter.

A brief anecdote: about 10 years ago I was building a home in the RDN area H. It was a new, but small development. Other owners were building homes on neighbouring lots. None of us had moved into our homes so there were no home phones or land line connections. One of the owners needed an ambulance but we had no cell service. A neighbouring builder drove to

the local store, 5 minutes away, to call emergency services.

Point is that the entire area represents a growth area and cellular communications are now a fact of economic and social wellbeing. Glad to see this development.

Looking to the future, I do hope the new works will be 5G ready.

John Lyotier

From: Brian Gregg <briangregg@sitepathconsulting.com>
Sent: March 12, 2021 10:26 AM
To: john Lyotier [REDACTED] >
Subject: Re: Public Notice Qualicum Bay 63.1 meter Cell Tower

Thanks John. Our consultation package, as attached, may provide more helpful information. You are correct that the intention is to deliver cell phone service including both voice and data service. This is largely in response to demand for better service in this underserved area.

As you note, this will be critical for emergency response purposes since most calls to 9-11 and other emergency services responders are now placed via wireless devices.

Thanks for your input. I will save it in our consultation summary for both TELUS and the RDN to consider.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Fri, Mar 12, 2021 at 10:11 AM john Lyotier [REDACTED] > wrote:

Brian,

Public Notice (PQB News March 10th) does not say what the proposed tower will do. My presumption is that it will improve cell service in the area. If that is what it will do then please count this as a supportive email.

- 1. Improved service is vital to the area.*
- 2. Explanation about stability during an earthquake would be worthwhile - communications in the event of such natural disaster will be critical. You gotta sell the sizzle.*

John Lyotier, Oceanside resident

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

1. Are you a cellular phone or wireless device user?

- Yes
 No

2. Do you feel this is an appropriate location for the proposed facility?

- Yes
 No

Comments

Such a facility should be located further away from residential homes. There is more undeveloped land further up Cochrane Rd. away from our homes.

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

- Yes
 No

Comments

The height of this tower will be outstanding to all from the deck area of my home

Additional Comments

I have a Telus land line & have had Telus service for many years in Alberta & B.C.

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

Name ANN B. Umpleby
(Please print clearly)

Mailing Address



Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Telus File BC106547

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 16, 2021 at 10:05 AM

To: T Lundberg [REDACTED]

Thanks Gina. I will save your feedback in our consultation file for TELUS and the RDN to review. You may also want to share your input directly with the RDN Board, including the relevant area Director, as this sounds like an important service to you based on your input. The RDN Board will make the final land use decision hence my suggestion.

Funding to build the facility will be formally committed if we obtain our land use approvals from the RDN Board. From there, we will be able to establish a more firm timeline. TELUS commits funding once all approvals are in place. Realistically, I think we are aiming for 2022 at this stage however that is subject to change based on how the process unfolds with the RDN.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Tue, Mar 16, 2021 at 8:58 AM T Lundberg [REDACTED] wrote:

Good morning,

We live in Qualicum Bay and 100% support the cell tower. We have many seniors that live in the area and require good phone coverage. I know a number of seniors that rely on the wellness check phone call every morning and quite a few have had to cancel this service because the cell coverage is so spotty.

Could you please let me know when they are hoping it will be up and running ?

Thank you
Gina Lundberg
6010 Island Hwy W,
Qualicum Beach, BC
V9K 2E1



Brian Gregg <briangregg@sitepathconsulting.com>

Fwd: Telus File BC106547 - Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 16, 2021 at 10:28 AM

To: Rita Haugh [REDACTED]

Thanks Rita. We greatly appreciate your input and will save it in our consultation file.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Mar 15, 2021 at 8:17 PM Rita Haugh [REDACTED] wrote:

Yes, I am in favour.

rch

Sent from my iPhone

Sent from my iPhone

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

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

Comments

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

Comments

Additional Comments

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

Name Steve Kelly
(Please print clearly)

Mailing Address _____

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

qualicum bay cell tower

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Mar 17, 2021 at 12:31 PM

To: Steve Haugh [REDACTED]

Thanks very much, Steve. I will save your input in our consultation file.

Regards,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Mar 17, 2021 at 12:05 PM Steve Haugh [REDACTED] wrote:

Yes, I am definitely in favour.

Steve Haugh



Brian Gregg <briangregg@sitepathconsulting.com>

Fwd: Telus File#BC106547 Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Thu, Mar 18, 2021 at 4:16 PM

To: Carol Germaine [REDACTED]

Thanks very much for your input, Carol.

Regards,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Mar 18, 2021 at 4:00 PM Carol Germaine [REDACTED] wrote:

Yes, I want a cell tower, thanks.

Carol Germaine

From: "Doris Hunter" <hunterdoris3@gmail.com>

To: "Carol Germaine" [REDACTED]

Sent: Thursday, March 18, 2021 1:46:27 PM



Brian Gregg <briangregg@sitepathconsulting.com>

Qualicum Beach Tower

Brian Gregg <briangregg@sitepathconsulting.com>

Sun, Mar 21, 2021 at 1:28 PM

To: Gordon Fecho [REDACTED]

Hi Gordon:

Thanks very much for sharing your input. I will save this in our consultation file for both the RDN and TELUS to consider.

Thanks,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comFax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Mar 21, 2021 at 1:16 PM Gordon Fecho [REDACTED] wrote:

I am all for the tower. Our cell service here in Chartwell is very poor. If it were not for wi-fi we would have very poor to no service. I would like to see the tower given priority for completion.

Thank you

Gordon Fecho

Sent from my iPhone



Brian Gregg <briangregg@sitepathconsulting.com>

Cell Tower

Brian Gregg <briangregg@sitepathconsulting.com>

Sun, Mar 21, 2021 at 1:50 PM

To: Dennis Dudley [REDACTED]

Good Afternoon Dennis:

Thanks very much for sharing your input. I will save it in our consultation file for both TELUS and the RDN to consider.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Sun, Mar 21, 2021 at 12:11 PM Dennis Dudley [REDACTED] wrote:

I live in the Dunsmuir area and would appreciate any improvement in coverage since it's so poor now.



Brian Gregg <briangregg@sitepathconsulting.com>

cell tower

Brian Gregg <briangregg@sitepathconsulting.com>

Sun, Mar 21, 2021 at 1:57 PM

To: john fowler [REDACTED]

Thanks for your input, John. We will save it on file. The BC Hydro property is not an option as BC Hydro typically will not lease space out on its substations due to the need to save space for future expansion.

While we appreciate and will document your concerns, I should note that we selected the *only* industrial-zoned property in the community for this proposal. The RDN planning department advised us the the proposal is a permitted land use in their policies. To our knowledge, there may not be other properties that offer the same land use designations.

Brian Gregg | SitePath Consulting Ltd.
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com



On Sun, Mar 21, 2021 at 1:51 PM john fowler [REDACTED] wrote:

Hi I have to agree with several residents that further up Cochrane road by the old railway bridge or near the hydro station is a much better choice. John Fowler



Brian Gregg <briangregg@sitepathconsulting.com>

Comment re proposed TELUS tower

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Mar 24, 2021 at 3:01 PM

To: Maine McEachern [REDACTED]

Thanks Maine. To confirm, since you may be making an offer on a property in the area however your signature notes Vancouver, this suggests that you currently do not own a property nor reside in the community. Please correct me if I have misunderstood. I will respond nonetheless but I think it is noteworthy for the decision makers. As you can imagine, at times, we garner input from people who do not even live in the communities we are consulting. This is not to suggest that we should not respond to everyone, however it is useful to know where people live in relation to our proposals that we are consulting on.

I have seen the report you shared. I cannot verify the information in that report as it is not from our policy maker, Health Canada. Ultimately, TELUS is required to follow the Health Canada protocols. It is required by law. This is taken seriously. The best that TELUS can do as a service provider is adhere to the safety code. We are not medical experts and therefore must rely on the expertise of Health Canada to regulate our industry. You may wish to share your input directly with Health Canada if you feel that their safety code merits further input. We can assure you that the installation will comply with safety code 6.

Thanks,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Mar 24, 2021 at 2:39 PM Maine McEachern [REDACTED] wrote:

Hi Brian,

Thank you for your response.

To answer your question, in the next 1-2 weeks I will be making an offer on a lot west of Qualicum, not far from the proposed TELUS tower site. I plan to move to the area come fall.

You wrote: "Ultimately, through our federal regulator, Innovation, Science and Economic Development (ISED) Canada, certain items are excluded from our consultation processes and not considered reasonable or relevant ... property values, questioning the validity of Health Canada's safety code and certain other items are not considered reasonable concerns in the context of this consultation."

My concerns about the health impacts of long-term proximitous exposure to the proposed Telus tower's high intensity EMF radiation is not impugning the legal validity of Health Canada's safety code (although such codes are inevitably fungible and approximative at best, and Health Canada's safety code will indubitably be updated as new data emerges into the future); it's an a priori reasonable and relevant concern for any being, anywhere, living in the vicinity of any significant source of EMF radiation. There is far too much evidence of a strong association between long-term proximitous exposure to EMF radiation and grave health conditions.

This website does a good job of collating some of the plethora of available and growing research on the matter, including much evidence powerfully linking cellphone radiation to cancer, reproductive system damage, developmental disorders, DNA fragmentation, etc: <https://en.geovital.com/research/>

I've also attached the keystone BioInitiative 2012 Report, A Rationale for Biologically-based Exposure Standards for Low-Intensity Electromagnetic Radiation. It's 1500+ pages and extremely thorough. Please note the following observations (which are even more relevant today, 9 years later):

As a result of current international research and scientific discussion on whether the prevailing RF and ELF standards are adequate for protection of public health, there are many recent developments prior to 2007 to provide valuable background on the uncertainty about whether current standards adequately protect the public. Since 2007, there are important new milestone publications that underscore the critical need to update public safety limits. These newer documents calling for review and updating are based on a deluge of new scientific studies reporting effects at non-thermal, low-intensity ELF and RF exposure levels. There is little doubt that bioeffects and adverse health effects are occurring at lower-than-safety limit levels, meaning the existing protections are inadequate. [s. 4, p.2]

...

“The guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) specify the quantitative characteristics of EMF used to specify the basic restrictions are current density, specific absorption rate (SAR) and power density, i.e., the energetic characteristics of EMF. However, experimental data on energy-dependency of biological effects by EMF have shown that the SAR approach, very often, neither adequately describes or explains the real value of EMF-induced biological effects on cells and organisms, for at least two reasons: a) the non-linear character of EMF-induced bioeffects due to the existence of amplitude, frequency and ‘exposure time-windows’ and b) EMF-induced bioeffects significantly depend on physical and chemical composition of the surrounding medium.” (Preface pages XI – XIII). [s. 4, p. 30]

Thanks again for your attention to this matter,

Maine
Vancouver, BC

On Sun, 21 Mar 2021 at 14:13, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks Maine. Below are my responses to your input categorized according to each topic that I believe you commented on. If I missed anything or neglected to respond to any pertinent comment, please feel free to let me know. Also, may you have a home address in the community that you could kindly share? We do try to keep track of the location of each commenter as it relates to the proposal so that the decision makers will be aware.

Siting Rationale

- Industrial Zoning - The subject property is the only industrial zoned property in the entire community and RDN planning staff advised us that the tower is a permitted use in their zoning by-law.
- Demand - The overarching reason for the proposal is based on longstanding demands for better service from the community. With more people working remotely during the COVID-19 pandemic, we are seeing escalating demands on our wireless network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service including both cell phone service and wireless high speed internet access.
- Setbacks - The location appears to offer reasonable setbacks from residences as the property is separated from the residential areas by a railroad track.
- Infrastructure Planning - The location would achieve excellent sight lines across the community enabling broad service enhancements. This location will also tie into TELUS' network. Additionally, there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line.

Health and Safety

Another concern you stated relates to health and safety. In response to this, I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code

regulates all **radiofrequency** emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

Property Values

You also stated financial concerns in relation to perceived property value impacts. A few thoughts on this topic:

- Our understanding is that there is no consistent evidence to suggest a clear positive or negative impact on property values in relation to wireless infrastructure. Anecdotally, some people may prefer to live off the grid away from infrastructure and we also hear from some people who state that they cannot live in areas without dependable service and our infrastructure. I think this is therefore a subjective matter. We often hear from developers who want our infrastructure to service their subdivisions and likewise I sometimes hear from people like yourself who would prefer that the tower go elsewhere or further away.
- Perhaps a contrary perspective to consider is that BC Assessment will levy TELUS additional commercial property tax on the subject property if the tower is built as it is deemed an "infrastructure improvement" and is treated as an improvement that will add value to the property value rather than retract from it. This is a nearly \$1 million infrastructure investment and rather than reduce the value of property -- at least from a property tax perspective -- it is the opposite in BC Assessment's eyes.
- Ultimately, through our federal regulator, Innovation, Science and Economic Development (ISED) Canada, certain items are excluded from our consultation processes and not considered reasonable or relevant. I mention this gently, as I realize it could sound heavy handed if not cushioned with a disclaimer, but property values, questioning the validity of Health Canada's safety code and certain other items are not considered reasonable concerns in the context of this consultation. Below is a supporting link and the relevant excerpt.

Concerns that are not relevant include:

- *disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;*
- *potential effects that a proposed antenna system will have on property values or municipal taxes;*
- *questions whether the Radiocommunication Act, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.*

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html#sec4.2>

I can tell you that we have our infrastructure, including similar towers, in nearly every community across BC and we are not aware of ongoing concerns about property values.

Alternative Locations

You recommended numerous alternative tower siting options. As you can imagine, we arrived the subject proposal based on careful consideration of numerous factors including land use planning, technical constraints, amongst other factors like topography, availability of space, having a willing landlord, proximity to supporting infrastructure, etc. At first glance the locations you suggested appear to represent incrementally different service areas relative to the current proposal. Our tower locations are quite targeted. Additionally, BC Hydro will not lease out space at its substation properties typically as they have advised us that they prefer to reserve space for future expansion needs of their own. Certainly, moving the tower would be complex and would require a willing landlord, we would need to renegotiate a new right of way agreement, re-do our public consultation, re-do our survey / engineered designs amongst other considerations. This would be a multi-month or multi year process. Certainly

we will explore and look into the other options however we are consulting on the proposed location and requesting input. I will make note of your opposition to the current proposed location.

I hope this information has been helpful. If you desire further dialogue, please feel free to call me at 778 870 1388 at your convenience. I will do my best to respond to your feedback and sincerely appreciate your time.

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com



On Sat, Mar 20, 2021 at 6:23 PM Maine McEachern [REDACTED] wrote:

Hello,

Placement of the proposed TELUS cellphone tower at 210 Cochrane Road, Qualicum Beach, is a terrible idea. EMF radiation is one of the greatest sources of oxidative and inflammatory stress on modern humans, and thus a key contributor to our explosion in chronic and autoimmune diseases. Placing such a huge, high intensity piece of EMF emitting infrastructure so close to residences is dangerous and unjust. Doing so would potentially cause residents tremendous health stress, both directly through physiological damage from radiation and through the emotional and financial harm that would indubitably be done to their right to enjoy their properties as well as to the value of their properties (and thus their future economic security).

There are a number of other locations that would be much more suitable for locating such a large piece of intrusive and hazardous infrastructure (e.g. the Big Qualicum River bridge, the overpass where Cochrane Road crosses Highway 19, or the Cochrane Road BC Hydro substation).

Thank you,

Maine McEachern



Brian Gregg <briangregg@sitepathconsulting.com>

TELUS Cel Tower

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 22, 2021 at 4:04 PM

To: Corinne Perriman [REDACTED]

Hi Corinne:

Thanks very much for sharing your input. I will save it in our consultation file for TELUS and the RDN to consider.

Regards,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Mar 22, 2021 at 3:27 PM Corinne Perriman [REDACTED] wrote:

I support this project 100%. The current cel service in my area (just south of Qualicum Bay) is inadequate. I often have no service and there are many dead spots.

I also hope they will soon start fibre build for TV & Internet. I was told by Telus that this build was planned for 2020 and then due to Covid was delayed until spring 2021 however I don't see any trucks in the area starting construction. In the meantime I'm tolerating Shaw.

Regards,

Corinne Perriman
[REDACTED]

Sent from my iPhone



Brian Gregg <briangregg@sitepathconsulting.com>

Qualicum Bay Cell Tower

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 23, 2021 at 3:37 PM

To: Anna-Lise Cooke [REDACTED]

Hi Anna-Lise:

We have shared our consultation materials with the First Nation. We have welcomed their input.

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

We have made this proposal based on a detailed preconsultation with RDN staff. We have selected the only industrial property in the community for this proposal. The proposed use, I have been advised, is a permitted use however we are consulting with the community based on RDN and federal requirements.

We would appreciate it if you could share the address of your property as it relates to this proposal.

Best Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Tue, Mar 23, 2021 at 3:30 PM Anna-Lise Cooke [REDACTED] wrote:

Does Telus have consent from Qualicum First Nation to do this? This is within their consultative area boundary, and nothing in the article has indicated that they have consented to the installation.

I am personally opposed to this because of the proximity to my spring/summer home.

I am very sensitive to frequency ranges within the ultra high frequency band that are used for cell service, and the potential for "electro-smog" may cause a disruption to my brain wave frequency. As I do require my brain to be fully operational, I'm sure you can appreciate how a disruption of this nature can be detrimental, not only to my personal health, but to the health of the wildlife in the area. Especially the raptor population, and other species at risk in the area.

Here's a couple of research papers below.

<https://www.tandfonline.com/doi/abs/10.1080/15368370500205472>

<http://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.398.1596&rep=rep1&type=pdf>

<https://pubmed.ncbi.nlm.nih.gov/15804752/>

<http://multimedia.biol.uoa.gr/Kyttariki/EMR-GROUP/Panagopoulos-Margaritis-review-2008.pdf>

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



Brian Gregg <briangregg@sitepathconsulting.com>

Cell Tower Qualicum Beach

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Mar 24, 2021 at 10:45 AM

To: Jim Card [REDACTED]

Hi Jim:

Thanks for sharing your input. While we certainly have not canvassed the entire community, the RDN process is quite extensive and greatly expands upon our typical federal consultation requirements. For example, we were required to send consultation packages to property owners/occupants within a radius of 10 m for every 1 m of tower height. Since the tower is proposed to be 63.1 m tall, our notification radius in this case is 631 meters which covers well over 50 properties (around 100 by the time we send to both absentee owners and occupants/tenants). We were also required to consult the local first nation and over 10 community associations. Further to that, we completed a newspaper notice amongst other requirements including a public meeting. Based on this extensive RDN consultation process, we are garnering a fair amount of input including all perspectives.

Notwithstanding the foregoing, as you alluded to -- and as is the case with most public consultations -- people who are opposed are often more vocal than the supporters. I think people who support projects often assume they will get approved or are ambivalent and are not passionate enough to get involved. However, there are instances where we have received petitions in support of our proposals or letters of support especially in areas that have service issues. If you feel strongly, you may wish to share your input direction with the RDN area director. I will share all input received regardless however as you can imagine some of the more vocal people have reached out to the area director already and copy him on correspondence. I can tell you that no supporters have engaged the RDN area director.

Ultimately, this proposal is in response to demands from the community for better service. It is a matter of public safety, convenience and economic development.

Thanks for sharing your perspective.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Mar 24, 2021 at 6:43 AM Jim Card [REDACTED] wrote:

Greetings,

I truly wish the population in the area affected by this cell tower could be canvassed to determine overall the consensus regarding installation of this much needed installation. I suggest, based on discussions with local citizens, that the vast majority are in favour of this cell tower proposal.

This is a prime example of the "tail wagging the dog". There are always going to be malcontents (small minority) that will oppose progress and common sense. Bringing up issues like radiation without any scientific evidence to support the theory just one example.

This is a much needed installation as a large segment of our population totally rely on the cell phones. Not only for convenience but also for emergency 911 services for health and crime issues.

Regards,

Jim Card

Qualicum Beach



Brian Gregg <briangregg@sitepathconsulting.com>

Cell phone tower 210 Cochrane Rd

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Mar 24, 2021 at 11:03 AM

To: "Adele St.Onge" [REDACTED]

Thanks for sharing your feedback, Adele. We will save it in our consultation file for TELUS and the RDN to consider.

May you have a home address in the Quailcum area to share?

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Mar 24, 2021 at 11:00 AM Adele St.Onge [REDACTED] wrote:

I 'm all for new cell tower, the sooner it's built the better!!!

Regards

Adele

Sent from my iPhone

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
COORDINATES: 49.397504, -124.623000
REGIONAL DISTRICT OF NANAIMO
TELUS FILE: BC106547-QUALICUM BAY

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

Comments

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

Comments

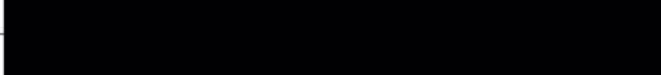
Additional Comments

We have site 25 at Baywater Rv Estates and spend a lot of time there in the good weather. We would appreciate better wifi as I do some business while at 6050 West Island Hwy.

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

Name Harry Running
(Please print clearly)

Mailing Address 

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by April 12th, 2021.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Cochrane Road Cell Tower other suggested site

Brian Gregg <briangregg@sitepathconsulting.com>

Sat, Mar 27, 2021 at 5:20 PM

To: ray bartram [REDACTED]

Thanks Ray. I will share this with TELUS. However, typically when we are looking for sites we are looking within a relatively defined area -- e.g. within a 100-200 m search radius. I suspect that your location will be too far away as it is on the opposite side of the highway entirely outside of Qualicum Bay. I promise to share it with our team but I just wanted to set some realistic expectations as this is not in the area we are aiming to service.

Regards,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Sat, Mar 27, 2021 at 4:34 PM ray bartram [REDACTED] wrote:

Here you go.

Ray Bartram

From: Brian Gregg <briangregg@sitepathconsulting.com>**Sent:** March 27, 2021 2:55 PM**To:** ray bartram [REDACTED]**Subject:** Re: Cochrane Road Cell Tower other suggested site

Thanks Ray. Please feel free to share a map or some coordinates and I'll share it with TELUS in the event that an alternative location is required. At this stage, with a few exceptions, we have largely been supported in the current proposed location as the proposed tower is a permitted use on this lot (it's the only industrial zoned lot in Qualicum Bay). However, if we aren't able to secure approval then we would possibly consider a back up. Please do share a map or coordinates if you would like.

Thanks,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Mar 27, 2021 at 1:56 PM ray bartram [REDACTED] wrote:

Hi Brian:

I understand that many of the residents near to the proposed cell tower at Cochrane road suggest it go to another location. (PQB News March 24/21) One of the suggested sites is further up Cochrane on the high side of the highway.

We have just harvested timber right beside the highway at Cochrane Road for the land owner. There is a plateau above the highway near the BC Hydro Transmission lines that gives sweeping views of the Gulf of Georgia. I'm sure that the additional elevation and access would make the highway site a good one for Telus. I'm sure the landowner who we work for would be supportive. Both sides of Cochrane Road, and the road itself, west of the industrial site at 210 Cochrane are owned by the Fort Nelson Indian Band Land Trust Society. The land is zoned Forestry, as are many other Telus sites, like those on Island Timberlands Lands near Horne Lake.

This site would require power to be delivered, but its not nearly as extensive a project as the Whiskey Creek Tower of a few years back. (I bought the timber from that clearing)

If you would like to see this suitable alternative site, please let me know.

Thanks

Ray Bartram

Ray Bartram MBA, RFT

[REDACTED]

[REDACTED]

Qualicum Beach, BC

[REDACTED]



Brian Gregg <briangregg@sitepathconsulting.com>

Register for Cell Tower: Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Sun, Mar 28, 2021 at 3:11 PM

To: B H [REDACTED]

Cc: Heather Oliver <heatheroliver@sitepathconsulting.com>

Thanks Barb. Is there a legal address of your new home in Qualicum Bay that we can save on file? I am sure the decision makers will be interested to know where the property is that you own in relation to the proposed tower.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Sat, Mar 27, 2021 at 6:54 PM B H [REDACTED] wrote:

We moved to get away from the tower that I was opposed to in Qualicum Beach, as it was too close to our home. The move nearly killed my husband as he was too old to be doing it and the stress caused severe health issues for him. He is still suffering and will never be able to produce a necessary hormone called cortisol again.

Lo and behold I find myself in the exact same position. We live just off of Horne Lake Rd. and will be just across the river from your new proposed tower.
Barb

On Sat, Mar 27, 2021 at 3:01 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Barb:

Heather will send you the invitation. If I recall correctly, you also commented on our previously proposed tower in Qualicum Beach. Would you be able to share your home address? The decision makers will be interested to know where you live in relation to the proposal in Qualicum Bay.

Thank you,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Sat, Mar 27, 2021 at 8:56 AM B H <flecka06@gmail.com> wrote:

Please include me in the link for the information session being held April 1st at 5 pm

Thanks

Barb Hooper



Brian Gregg <briangregg@sitepathconsulting.com>

April 1st - application for digital public meeting via Webex

Brian Gregg <briangregg@sitepathconsulting.com>

Sat, Mar 27, 2021 at 3:02 PM

To: Nancy Mccurrach [REDACTED]

Cc: Ray [REDACTED], Heather Oliver <heatheroliver@sitepathconsulting.com>

Thank you, Nancy.

Heather (cc'd) will send you the invitation to the WebEx meeting.

Regards,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Mar 26, 2021 at 3:45 PM Nancy Mccurrach [REDACTED] > wrote:

oops that was sent out to quickly
and please add my husband's Ray email too: [REDACTED]

Thank you
Nancy 6049684563

On Fri, Mar 26, 2021 at 3:44 PM Nancy Mccurrach [REDACTED] wrote:

Hello Brian,

My husband Ray and I would like to attend the digital public meeting via the Webex for the proposed cell tower on Cochrane Rd, Qualicum Bay. We are very much in support of the cell tower and the better cell service that would follow after it's installation.

Please send us the appropriate link to log in on April 1st from 5:00 to 6:00 pm.

Thank you kindly
Nancy McCurrach : [REDACTED]



Brian Gregg <briangregg@sitepathconsulting.com>

Telus cell tower Cochrane Rd Nanaimo Regional District

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 29, 2021 at 3:41 PM

To: Suzanne LaRoy [REDACTED]

Thanks Suzanne. Heather will send you the link. Information is in the attached package with regards to how to share information with ISED. You may wish to share your input with us as well as we are managing the consultation process.

We would also appreciate it if you could share your home address as it relates to the proposed facility.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comFax: 604-829-6424 | www.sitepathconsulting.com

[Quoted text hidden]

**Mail-out Package - TELUS - BC106547 - Qualicum Bay.pdf**

964K



Brian Gregg <briangregg@sitepathconsulting.com>

Telus cell tower Cochrane Rd Nanaimo Regional District

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 29, 2021 at 4:11 PM

To: Suzanne LaRoy [REDACTED]

Thanks Suzanne. We will save your comments on file.

The truth is that we are unable to offer the faux tree type installation for the reasons noted before. I hope that my honest feedback has been helpful.

Brian
Sent from my iPhone

On Mar 29, 2021, at 4:06 PM, Suzanne LaRoy [REDACTED] wrote:

In case you need my opinion to be collected and presented on the prescribed form, in order for it to be sent to IEDC with your submission, please find my attached submission as I do not agree with your opinion.

Suzanne 
<Telus cell tower.pdf>

On Mar 29, 2021, at 3:57 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks Suzanne. That's helpful information. We'll save it on file. If you review our consultation package that I shared, you will see that we have selected the only industrial zoned property in Qualicum Bay for this proposal. The proposed facility, we have been advised by RDN staff, is a permitted use. We are hopeful that we have therefore selected a responsible location.

As you likely noticed when you drive down the highway, the cell service is not dependable in that area. In fact, many people cannot hold a phone call when driving through and my colleague recently dropped a call when speaking to me along the highway.

Typically, we propose self support towers as they take up the least ground space. This is what we are proposing here. We generally do not propose the faux trees as they are much taller than real trees and tend to draw more attention to themselves. Further, they are not practical to maintain and upgrade as new technologies roll out and over the course of time they tend to look rather rugged. I think our proposed design is a practical, small footprint solution.

Brian Gregg | SitePath Consulting Ltd.
2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Mar 29, 2021 at 3:50 PM Suzanne LaRoy [REDACTED] wrote:
Thanks Brian. I live at 8-5300 Gainsberg Rd, Bowser BC V0R1G0. I transit Highway 19a several times a week, passing the intersection of 18A and Cochrane rd.

No matter where cell towers go in developing or developed areas, they need to be designed so they blend in to the local scenery as much as possible.

I'd be looking for this kind of design and have seen examples in Alberta along highways and they likely are Telus towers.

Suzanne LaRoy

On Mar 29, 2021, at 3:42 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks Suzanne. Heather will send you the link. Information is in the attached package with regards to how to share information with ISED. You may wish to share your input with us as well as we are managing the consultation process.

We would also appreciate it if you could share your home address as it relates to the proposed facility.

Brian Gregg | SitePath Consulting Ltd.
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Mar 29, 2021 at 3:39 PM Suzanne LaRoy [REDACTED] wrote:

Please send me WebEx coordinates for the April 1 WebEx.

Please provide information on how I can submit comments to ISED re this proposal.

Thanks.

Suzanne 



Brian Gregg <briangregg@sitepathconsulting.com>

Qualicum Bay Cell Tower

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 30, 2021 at 10:59 AM

To: Ross Murray [REDACTED]

Cc: Heather Oliver <heatheroliver@sitepathconsulting.com>

Thanks Ross. Heather will send you the invitation. You will need to make sure that you are able to use the WebEx application on your computer or device.

Please kindly share your home address.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

[Quoted text hidden]



Brian Gregg <briangregg@sitepathconsulting.com>

Qualicum Bay Telus Cell tower

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Mar 31, 2021 at 11:04 AM

To: Rodger Aiers [REDACTED]

Thanks for your input, Rodger. I will save it in our consultation file. Ultimately, as you noted, there is a need for better service and we are hoping to work towards a suitable solution. This is our intention through this proposal on the only industrial zoned lot in Qualicum Bay.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Mar 31, 2021 at 10:01 AM Rodger Aiers [REDACTED] wrote:

Hi Brian,

I was excited to hear that Telus is planning a Cell tower to improve cell signal strength in Bowser.

I live on Henry Morgan Drive and Maple Guard and cell service is spotty at best. Usually one bar and very often my call is dropped from inside the house. I end up standing outside on our porch just to use my cell phone.

I appreciate that residents living next to a cell tower have valid (and some not so valid) concerns. I sincerely hope Telus and local residents can come to a workable solution.

It will be nice for cell coverage in our neighbourhood to come into the 21st Century!!

Regards,

Rodger Aiers

--

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>



Brian Gregg <briangregg@sitepathconsulting.com>

Re: Cell Tower at Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Mar 31, 2021 at 3:21 PM

To: cinnamontoast [REDACTED]

Good Afternoon Laurie:

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

I hope this information has been helpful. If you desire further dialogue, please feel free to call me at 778 870 1388 at your convenience. I will do my best to respond to your feedback and sincerely appreciate your time.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Mar 31, 2021 at 8:43 AM cinnamontoast [REDACTED] wrote:

Good Morning Brian,

I hope that you are doing well today:)

My name is Laurie. I live in the Lion's Senior's Housing at 280 Lion's Way Road. This is very close to the proposed cell tower on Cochrane Road.

I have been diagnosed with EHS, (electrohypersensitivity) and would without a doubt be impacted by a cell tower so very near. I have a written diagnosis by an MD in Nanaimo.

I noticed in the Parksville Qualicum Beach newspaper that 2 residents in this area have recommended alternative sites to the one proposed. I would be extremely grateful if the cell tower could be erected farther away from this area. I know that proximity means a lot when it comes to radiation effects from cell masts.

As I have observed in other areas, a cell tower may begin with several masts and in time more are added. Without saying, we both know this means added exposure to radiation.

I am well-informed regarding the effects of wireless radiation due to examining the 2012 Bioinitiative Report. This legitimate scientific report presents the truth about wireless radiation. Here is a link:

<https://bioinitiative.org/category/new/>

I moved into this area only 6 months ago. By a miracle of sorts I was accepted to be a resident of this lovely subsidized housing complex, far from any cell towers. I am completely devastated by the proposal of a cell tower so near to where I live.

Please reconsider the proposed location and choose one farther from all residences.

Sincerely,

Laurie Corbeil

Sent with [ProtonMail](#) Secure Email.



Statement from CMHO re Cell Phones.pdf

1122K



Brian Gregg <briangregg@sitepathconsulting.com>

Registering for Lighthouse Community celtower proposal

Brian Gregg <briangregg@sitepathconsulting.com>
To: Heather Oliver <heatheroliver@sitepathconsulting.com>
Cc: Val Nelson [REDACTED]

Fri, Apr 2, 2021 at 2:27 PM

Hello Val,

During our meeting, we effectively shared the same information contained in our consultation package as **attached**. I am not sure if you have a copy of this package already however I think will have the same information by reading this document. From there, if you would like to have a phone conversation or to submit your comments, please feel free to let us know.

Thanks,

Brian Gregg | SitePath Consulting Ltd.
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Apr 1, 2021 at 6:11 PM Heather Oliver <heatheroliver@sitepathconsulting.com> wrote:

Hi Val,

Sincere Apologies - I just saw this as I was moderating the meeting. I am sorry to hear that you had technical difficulties. It is likely that your Firefox browser may have needed to be updated in order to access the WebEx meeting.

Please feel free to direct any questions or comments to Brian that you were going to ask at the meeting, or let us know if you need any additional information.

Thanks,
Heather

On Thu, Apr 1, 2021 at 5:11 PM Val Nelson [REDACTED] wrote:

Heather I am having trouble getting in to the meeting. My Firefox apparently doesn't support this webex app.
Val

On Mar 25, 2021, at 9:18 AM, Heather Oliver <heatheroliver@sitepathconsulting.com> wrote:

Good Morning Val,

Please see below for the WebEx Info for the April 1st meeting:

Event address for attendees: <https://telus.webex.com/telus/onstage/g.php?MTID=eed60c5d383977f81d9aa84a314944425>

Date and time: Thursday, April 1, 2021 5:00 pm

Duration: 1 hour
Description: Public Meeting (WebEx) - BC106547 - Qualicum Bay
Event number: 145 079 3637
Event password: tower2021

Thanks,
Heather

On Wed, Mar 24, 2021 at 8:23 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
Hi Val:

Heather will send you the details. Maybe kindly ask for your address?

Brian

Sent from my iPhone

On Mar 24, 2021, at 8:14 PM, Val Nelson [REDACTED] wrote:

Good evening Gregg,

I am writing to register for the public consultation taking place via Webex on April 1, 2021, regarding the proposed celtower at 210 Cochrane Road, Qualicum Bay, BC. Please add me to your list.

thank you,
Val Nelson
778-865-2650

--
Heather Oliver | SitePath Consulting Ltd.
Cell: 250-882-4155 | Email: heatheroliver@sitepathconsulting.com
Fax: 1-604-829-6424 w/ ATTN TO: Heather

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Heather Oliver | SitePath Consulting Ltd.
Cell: 250-882-4155 | Email: heatheroliver@sitepathconsulting.com
Fax: 1-604-829-6424 w/ ATTN TO: Heather

 **Mail-out Package - TELUS - BC106547 - Qualicum Bay.pdf**



Brian Gregg <briangregg@sitepathconsulting.com>

TELUS File: BC106547-Qualicum Bay Celtower proposal comments

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Apr 12, 2021 at 4:48 PM

To: Val Nelson [REDACTED]

Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>, "Redpath, Nicholas" <nredpath@rdn.bc.ca>, Heather Oliver <heatheroliver@sitepathconsulting.com>

Hi Val:

I believe our consultation package, as attached, covers the pertinent details. Below are some further thoughts.

Dear Brian and Heather,

Thank you for the information package you sent me last week. As you know, I was unable to get in to the online public session on April 1 due to technological problems, so I only now responding in writing here.

Please note that I do not live in Qualicum Bay, but am aware of this project and at least one other celtower planned for Vancouver Island, and I am writing in general about celtower developments in this region.

Please kindly share your legal address where you reside.

I have a number of questions and concerns I would like you to answer.

Health Canada's Safety Code 6 has not had any major revisions in the last 30 years, therefore is no longer adequate to provide for the multi-level exposure to RF radiation that residents and wildlife would be exposed to 24 hours per day should this tower be installed.

Scientists from 42 countries are now warning their governments about the emerging health problems associated with wireless radiation. Dr. Anthony Miller, Professor Emeritus with the University of Toronto, and adviser to the International Agency for Research on Cancer says, "Many scientists worldwide now believe that radiofrequency radiation should be elevated to a Class One human carcinogen, on the same list as Cigarettes, X-Rays, and Asbestos."

Proof of the carcinogenic nature of RF radiation to animals from celtower radiation is presented in this study:

<https://ehtrust.org/worlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link/>

With this information in mind, what proof can you provide to the Qualicum Beach community that radiation from this celtower will do no harm to public health and the health of local animals?

As stated previously we are required to follow Health Canada's Safety Code 6. This is taken seriously. We are not health experts and rather adhere to the required protocols. If you desire to debate the safety code you may wish to engage in direct discussions with Health Canada. TELUS has no influence over the safety code and we must instead comply with it.

Further, you may wish to refer to section 4.2 of ISED's CPC document which states the following:

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html#sec4.2>

Concerns that are not relevant include:

- ***disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;***
- ***potential effects that a proposed antenna system will have on property values or municipal taxes;***
- ***questions whether the Radiocommunication Act, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.***

What data can you present to show that current technology available to the residents in Qualicum Bay is inadequate?

This proposal is in response to ongoing complaints about a lack of dependable wireless service. If you drive down Island Hwy or throughout the community you will see that in areas there is little to no service. We are responding to a need for better service.

We cannot comment on whatever other technologies people have access to however TELUS customers have non dependable service currently. We are aiming to fix that for TELUS customers.

Have you offered the residents near this celtower safer alternatives such as fibre-optic wired telecommunications, or other potential methods to provide service?

These technologies do not replace a need for dependable wireless service that many people have come to expect and rely on. I am working on this specific proposal to resolve wireless service gaps.

In most cases, a desirable outcome from a technology deployment perspective would be to have both fixed line and wireless service. One does not need to preclude or replace the other.

What levels of radiation will be coming off this celtower?

We can confirm adherence to Safety Code 6. I'll ask our engineering team if they may be open to sharing more information on that at this time however TELUS is prepared to attest to compliance with the safety code as is required.

Will there be 5G implemented on this tower now or in future?

As you know, 5G is the future technology on effectively every wireless network around the world. At some point, if approved, this site will host the latest technology including 5G.

Have you done an analysis of the potential lowering of property values to local residents' homes should adverse health effects result from the installation of this celtower?

Please see my comment above. This is beyond the scope of this consultation.

I look forward to your answers. Please note I am currently moving my home, so snail-mail is not an option at the moment for prompt communications. Therefore your response by email will be necessary.

Thanks. Since you do not live in Qualicum Bay, please kindly advise us of your legal address. I think the decision makers will be interested to know where you live relative to the proposed facility.

Kind regards,

Val Nelson
[REDACTED]

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Apr 12, 2021 at 4:03 PM Val Nelson [REDACTED] wrote:

To:
TELUS Communications
c/o Brian Gregg, SitePath Consulting Ltd.
Real Estate and Government Affairs Consultant
2538 Alberta Street
Vancouver, BC V5Y 3L1

Nocholas Redpath, Planner, Strategic and Community Development
6300 Hammond Bay Rd
Nanaimo, BC V9T 6N2

RE: Proposed 63.1 meter Tall TELUS Communications Radiocumminations Tower

210 Cochrane Road, Qualicum Bay, BC

TELUS File: BC106547-Qualicum Bay

April 12, 2021

Dear Brian and Heather,

Thank you for the information package you sent me last week. As you know, I was unable to get in to the online public session on April 1 due to technological problems, so I only now responding in writing here.

Please note that I do not live in Qualicum Bay, but am aware of this project and at least one other celtower planned for Vancouver Island, and I am writing in general about celtower developments in this region.

I have a number of questions and concerns I would like you to answer.

Health Canada's Safety Code 6 has not had any major revisions in the last 30 years, therefore is no longer

adequate to provide for the mulit-level exposure to RF radiation that residents and wildlife would be exposed to 24 hours per day should this tower be installed.

Scientists from 42 countries are now warning their governments about the emerging health problems associated with wireless radiation. Dr. Anthony Miller, Professor Emeritus with the University of Toronto, and adviser to the International Agency for Research on Cancer says, "Many scientists worldwide now believe that radiofrequency radiation should be elevated to a Class One human carcinogen, on the same list as Cigarettes, X-Rays, and Asbestos."

Proof of the carcinogenic nature of RF radiation to animals from celtower radiation is presented in this study:

<https://ehtrust.org/worlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link/>

With this information in mind, what proof can you provide to the Qualicum Beach community that radiation from this celtower will do no harm to public health and the health of local animals?

What data can you present to show that current technology available to the residents in Qualicum Bay is inadequate?

Have you offered the residents near this celtower safer alternatives such as fibre-optic wired telecommunications, or other potential methods to provide service?

What levels of radiation will be coming off this celtower?

Will there be 5G implemented on this tower now or in future?

Have you done an analysis of the potential lowering of property values to local residents' homes should adverse health effects result from the installation of this celtower?

I look forward to your answers. Please note I am currently moving my home, so snail-mail is not an option at the moment for prompt communications. Therefore your response by email will be necessary.

Kind regards,

Val Nelson


 **Mail-out Package - TELUS - BC106547 - Qualicum Bay.pdf**
964K



Brian Gregg <briangregg@sitepathconsulting.com>

proposed 63.1 metre tall communication tower telus file BC106547

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Apr 5, 2021 at 6:53 AM

To: Melanie Young [REDACTED]

Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>, "Redpath, Nicholas" <nredpath@rdn.bc.ca>, Melanie Young [REDACTED]

Good Morning Melanie:

Thanks very much for sharing your input. I have provided my responses below in green text.

to whom it may concern.

I am a resident of the area where the communication tower is proposed. I live within the radius of the proposed tower.

Thank you for confirming. It may be useful if you would be willing to share your legal address as it can be helpful for the decision makers to know where you live in relation to the proposed facility.

I am curious as to why you would locate it so close to so many homes, recreation sites, a growing residential area, sensitive biodiverse areas, and our first nations community.

While I recognize, but do not necessarily agree with, the need for increased reception for cellular devices etc, and I certainly hear your limp arguments and loose site details, I cannot fathom why you would use a location such as this.

Ultimately, the location under proposal was selected by TELUS based on numerous factors including, but not limited to, the following:

- **Industrial Zoning - The subject property is the only industrial zoned property in the entire community and RDN staff advised us that the tower is a permitted use in the RDN zoning by-law. While we are not beholden to complying with zoning as a federally regulated use, we believe this is a pertinent detail as we always make reasonable efforts to align with local land use planning objectives.**
- **Demand - The overarching reason for the proposal is based on longstanding demands for better service from the community. Increasingly, this demand is coming from the residential areas in Qualicum Bay. With more people working remotely during the COVID-19 pandemic, we are seeing escalating demands on our wireless network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service including both cell phone service and wireless high speed internet access.**
- **Setbacks - The location does appear to offer reasonable setbacks from residences as the property is separated from the residential areas by a railroad track.**
- **Infrastructure Planning - The location would achieve excellent sight lines across the community enabling broad service enhancements. This location will also tie into TELUS' network. Additionally, there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line.**
- **Willing Property Owner - As you can imagine, we also need to secure space on a property that has a landlord that is willing to work with us on a long-term basis. We**

I familiar with the research related to radioactivity and well-documented health concerns, but it seems to me that this is of no concern to you.

I am considering the impact to our community who will, undoubtedly fall prey to long-term health concerns related to DNA changes, tissue heating, nerve stimulation, cancer, a change in DNA repair mechanisms, increase in testosterone, alterations to reproductive activity, depression, anxiety, allergic and inflammatory changes and permeability across the blood, brain barrier.

I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as

Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.<https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

I am also imagining the actual impact of a structure so massive as this as it relates to the aesthetic and the need for lighting and safety. Your photo simulations show only a poorly drawn outline of an idea of the impact against a grey backdrop during the daytime and not the effect of night lighting and flashing etc.

Our consultation package, as attached, contains the renderings you are mentioning. Our intent was to show a distant view of the tower from Island Hwy W as well as a close-up view from Cochrane Road. We are still awaiting input from Transport Canada with regards to whether or not there will be any marking or lighting requirements. We are proposing to marking/lighting but will defer to the applicable authorities as required. Since we are not in a direct flight path or in close proximity to an airport, I am hoping we will not need any lighting or marking and respect your input.

My thoughts relate to the fact that this proposal by Telus, a large and well-resourced company, has chosen to land in a community that is quite small in population and therefore may not have the resources to fulsomely oppose you. However, I am tired of facing the deleterious effects to our tax-paying communities of actions taken by large corporations. We live in a time of ecological suicide. Balance must be sought.

As per above, this proposal is in response to ongoing customer demands for better service. We have many similar installations in communities of all sizes.

I would ask that you revisit this location and inquire as to the possibility of locating this tower closer to or within the BC hydro site on Cochrane road.

BC Hydro is not willing to lease space on its substation properties as they have advised us in numerous instances that they desire to reserve space on their properties for their own future expansion needs.

This energetic area already exists and I am sure you can build amenable relationships and cost-sharing options with an organization so very well set up for just exactly what you propose.

I sincerely appreciate that. Certainly we are willing to hear from all stakeholders to try to work towards a sensible solution to deliver service. We trust that the current proposal has a sound rationale however as always we understand that there are varying perspectives and we are here to listen and to share all reasonable and relevant input with the decision makers.

I will save your comments in our consultation file. Thanks again for your feedback, Melanie.

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com



On Sat, Apr 3, 2021 at 1:49 PM Melanie Young <melanieyoung2010@gmail.com> wrote:

to whom it may concern.

I am a resident of the area where the communication tower is proposed. I live within the radius of the proposed tower.

I am curious as to why you would locate it so close to so many homes, recreation sites, a growing residential area, sensitive biodiverse areas, and our first nations community.

While I recognize, but do not necessarily agree with, the need for increased reception for cellular devices etc, and I

certainly hear your limp arguments and loose site details, I cannot fathom why you would use a location such as this.

I am familiar with the research related to radioactivity and well-documented health concerns, but it seems to me that this is of no concern to you.

I am considering the impact to our community who will, undoubtedly fall prey to long-term health concerns related to DNA changes, tissue heating, nerve stimulation, cancer, a change in DNA repair mechanisms, increase in testosterone, alterations to reproductive activity, depression, anxiety, allergic and inflammatory changes and permeability across the blood, brain barrier.

I am also imagining the actual impact of a structure so massive as this as it relates to the aesthetic and the need for lighting and safety. Your photo simulations show only a poorly drawn outline of an idea of the impact against a grey backdrop during the daytime and not the effect of night lighting and flashing etc.

My thoughts relate to the fact that this proposal by Telus, a large and well-resourced company, has chosen to land in a community that is quite small in population and therefore may not have the resources to fulsomely oppose you. However, I am tired of facing the deleterious effects to our tax-paying communities of actions taken by large corporations. We live in a time of ecological suicide. Balance must be sought.

I would ask that you revisit this location and inquire as to the possibility of locating this tower closer to or within the BC hydro site on Cochrane road. This energetic area already exists and I am sure you can build amenable relationships and cost-sharing options with an organization so very well set up for just exactly what you propose.

Sincerely
Melanie Young

2 attachments



Statement from CMHO re Cell Phones.pdf

1122K



Mail-out Package - TELUS - BC106547 - Qualicum Bay.pdf

964K



Brian Gregg <briangregg@sitepathconsulting.com>

proposed 63.1 metre tall communication tower telus file BC106547

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Apr 6, 2021 at 11:42 PM

To: Melanie Young [REDACTED]

Hi Melanie:

Thanks for your further comments. My input is in red below.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Apr 5, 2021 at 10:20 AM Melanie Young [REDACTED] wrote:

thank you. see below.

On Mon, Apr 5, 2021 at 6:54 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Morning Melanie:

Thanks very much for sharing your input. I have provided my responses below in green text.

to whom it may concern.

I am a resident of the area where the communication tower is proposed. I live within the radius of the proposed tower.

Thank you for confirming. It may be useful if you would be willing to share your legal address as it can be helpful for the decision makers to know where you live in relation to the proposed facility. My address is 3311 Welch Rd, Qualicum Beach, BC V9K 1Z4**Thanks for confirming.**

I am curious as to why you would locate it so close to so many homes, recreation sites, a growing residential area, sensitive biodiverse areas, and our first nations community.

While I recognize, but do not necessarily agree with, the need for increased reception for cellular devices etc, and I certainly hear your limp arguments and loose site details, I cannot fathom why you would use a location such as this.

Ultimately, the location under proposal was selected by TELUS based on numerous factors including, but not limited to, the following:

- **Industrial Zoning - The subject property is the only industrial zoned property in the entire community and RDN staff advised us that the tower is a permitted use in the RDN zoning by-law. While we are not beholden to complying with zoning as a federally regulated use, we believe this is a pertinent detail as we always make reasonable efforts to align with local land use planning objectives. The only industrial zoned property in the entire community, which community, my community. question remains, why here ? you have other proposals in the wider oceanside community I believe. I imagine you mean we are 'underserved' in this community and you'd like to rectify that ? **Correct the intent is to service Qualicum Bay, specifically.****
- **Demand - The overarching reason for the proposal is based on longstanding demands for better**

service from the community. Increasingly, this demand is coming from the residential areas in Qualicum Bay. With more people working remotely during the COVID-19 pandemic, we are seeing escalating demands on our wireless network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service including both cell phone service and wireless high speed internet access. I would love to see the actual data and the number of requests from locals. I work both at home and in Nanaimo, so far so good with reception. Are you looking just at an increase in local usage since Covid? or are you actually getting requests/demands? where would I be able to see these data. **The requests for better service go back before COVID. Not only are we receiving requests for better service, the TELUS team also tracks blocked and dropped call data. While I am not currently authorized to share that data, I can confirm that responding to customer requests as well as blocked/dropped call data drives some of our tower siting decisions.**

- **Setbacks** - The location does appear to offer reasonable setbacks from residences as the property is separated from the residential areas by a railroad track.
- **Infrastructure Planning** - The location would achieve excellent sight lines across the community enabling broad service enhancements. This location will also tie into TELUS' network. Additionally, there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line. So its cheaper for telus? and resonable to one is not reasonable to another. Pretty sure that the railway tracks only create a separation of a few feet and are on the ground, how is this a reasonable barrier? I am sure we will all be able to clearly see the tower and it's excellent sight lines. There are homes directly along the railway track adjacent to the industrial property you have identified. within a few feet to the proposed location. **What None of my comments were intended to refer to costs. My statement regarding locating our facility reasonably close to supporting infrastructure -- existing access and power -- is a comment regarding practical siting. Most community planning departments do not prefer us to clear more land for roads and power lines so locating nearby the existing infrastructure is beneficial from an environmental perspective. The railroad tracks were not stated as any kind of barrier -- rather a landmark and physical border separating the industrial zoned subject property from the residential area. Based on some preliminary measurements on google earth, the closest house is approximately 77 meters (252 ft) away from the proposed tower.**
- **Willing Property Owner** - As you can imagine, we also need to secure space on a property that has a landlord that is willing to work with us on a long-term basis. The landlord has approached this in the same way he has approached all his other business deals. The existing state of the site and the hazzards, the illegal occupancy of renters without sanitation, sewage or safe hydro etc is a reasonanble reflection of his business philosophy. **I have no knowledge of this so will not comment.**

I familiar with the research related to radioactivity and well-documented health concerns, but it seems to me that this is of no concern to you.

I am considering the impact to our community who will, undoubtedly fall prey to long-term health concerns related to DNA changes, tissue heating, nerve stimulation, cancer, a change in DNA repair mechanisms, increase in testosterone, alterations to reproductive activity, depression, anxiety, allergic and inflammatory changes and permeability across the blood, brain barrier.

I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html> Yes I have read this and am currently working to call this into question. Also, if there were no risk then why have a 'safe zone' of a 10 metre notification radius for every metre of height? why need to consult if its so safe and un obtrusive?. **The link and article I provided are from the relevant health policy makers -- Health Canada and BC's largest Health Authority. We rely on these experts to set the safety standards. There is no such "safe zone". I think you may be mixing up the RDN's notification process (which requires 10 meters of notification radius for every 1 meter of tower height) with a safety protocol. This has nothing to**

do with safety and rather ties the public notification radius to the height of the tower (i.e. a taller tower requires more notification). In this case, since our proposed tower is 63.1 meters tall, the notification radius is 610 meters.

I am also imagining the actual impact of a structure so massive as this as it relates to the aesthetic and the need for lighting and safety. Your photo simulations show only a poorly drawn outline of an idea of the impact against a grey backdrop during the daytime and not the effect of night lighting and flashing etc.

Our consultation package, as attached, contains the renderings you are mentioning. Our intent was to show a distant view of the tower from Island Hwy W as well as a close-up view from Cochrane Road. We are still awaiting input from Transport Canada with regards to whether or not there will be any marking or lighting requirements. We are proposing to marking/lighting but will defer to the applicable authorities as required. Since we are not in a direct flight path or in close proximity to an airport, I am hoping we will not need any lighting or marking and respect your input. you achieved your intent, a distant view of the tower. Most towers look pretty insignificant from that kind of distance. The photo from Cochrane shows only looking into the industrial site. If you were to look from higher ground you would see the homes, the resort and the first nations community and the impact this tower will have on them.

Our package provides both a close-up and distant view. The close up is looking across the industrial property towards the residential areas. We have consulted the First Nation.

The information you have provided is not complete if you are still waiting for Transport Canada. Given this is the case and this is still unknown, we can assume that deferring to the applicable authorities is still up for discussion thus rendering our input based on incomplete information. Your date of the 12 April? will your reports be complete by then or would you extend until we are able to review in full? It seems unreasonable/sneaky to ask us for input when you haven't shared the details. That is not how the process generally works. We always consult on the tower location and note, per ISED requirements, that the tower will be marked in accordance with NAV/Transport Canada requirements. We rarely know this information upfront as it takes those organizations several months to respond to our application. I don't imagine marking or lighting will be required however we will defer to the applicable authorities. Our intent is to suggest no marking/lighting and usually we are successful. It's usually only required when we are in a potential flight path or closer to an airport runway.

My thoughts relate to the fact that this proposal by Telus, a large and well-resourced company, has chosen to land in a community that is quite small in population and therefore may not have the resources to fulsomely oppose you. However, I am tired of facing the deleterious effects to our tax-paying communities of actions taken by large corporations. We live in a time of ecological suicide. Balance must be sought.

As per above, this proposal is in response to ongoing customer demands for better service. We have many similar installations in communities of all sizes. Please share all locations within the Oceanisde area from Bowser to Parksville and into Errington, Coombs etc. Again, let's see the demand. Please share the current proposals and those that are under public scrutiny. I believe there is some opposition to many of your proposals. This is proprietary information. For competitive reasons, I am unable to disclose other locations we are exploring until we are in the public consultation stage at which time we will complete the same process (newspaper notice, mail out etc).

I would ask that you revisit this location and inquire as to the possibility of locating this tower closer to or within the BC hydro site on Cochrane road.

BC Hydro is not willing to lease space on its substation properties as they have advised us in numerous instances that they desire to reserve space on their properties for their own future expansion needs. Then I would suggest that, as so many business have to do, you continue to build relationships and work harder to achieve this. It is a more than reasonable option and, if your description of the tower is to be believed, it wont take up space, its safe and looks good. It seems to me that you accept a 'no' from BC hydro, but not from the folks who live in the proposed areas, how is that reasonable, it appears to be that you choose a path of least resistance? We cannot force landlords that are not willing to lease space to come to terms with us. We often do projects with BC Hydro but not on their substations. It's not an option

we are able to explore and has nothing to do with a lack of effort.

This energetic area already exists and I am sure you can build amenable relationships and cost-sharing options with an organization so very well set up for just exactly what you propose.

I sincerely appreciate that. Certainly we are willing to hear from all stakeholders to try to work towards a sensible solution to deliver service. We trust that the current proposal has a sound rationale however as always we understand that there are varying perspectives and we are here to listen and to share all reasonable and relevant input with the decision makers. In my experience, when trying to move a notion, concept or idea forward within a community, success depends on the amount of tangible support and resistance. I am always lost as to why 'how many people say yes or no' is data used to make decisions. If I say 'yes' why do I then not have to defend or support my yes? Surely the folk who say yes also need to provide their 'why' and perhaps even state that they have enough information to make an informed decision and then share what that information is, in the same way I will need to do to defend my 'no'. In my observations, communities often are not able to discern risk easily and rely on out of date, prescriptive, limp, data with an overlay of perceived immediate and short term benefits such as improved cell function. As mentioned before, we are a small community and folk who will not see the tower may be more inclined to agree.

You will have other options in your files. I'd like to see them. Your attachment from the CMHO beautifully outlines, with a timeline, the things we thought we safe over the years but since have been found to not be.

Currently, we are not exploring other options for Qualicum Bay. Within our search area, this is the best candidate from a land use perspective. The land use decision will rest with the RDN Board. Your opinions, and the opinions of all commenters, will be shared with the decision makers.

[Quoted text hidden]



Brian Gregg <briangregg@sitepathconsulting.com>

opposed to the Telus tower in Qualicum Bay-BC 106547

Melanie Young [REDACTED]

Sun, Apr 11, 2021 at 4:15 PM

To: Brian Gregg <briangregg@sitepathconsulting.com>, ic.spectrumvictoria-victoriaspectre.ic@canada.ca, nredpath@rdn.bc.ca

Hi Brian, I have responded below within the thread in purple.

Thanks very much for sharing your input. I have provided my responses below in green text.

to whom it may concern.

I am a resident of the area where the communication tower is proposed. I live within the radius of the proposed tower.

Thank you for confirming. It may be useful if you would be willing to share your legal address as it can be helpful for the decision makers to know where you live in relation to the proposed facility. My address is 3311 Welch Rd, Qualicum Beach, BC V9K 1Z4

Thanks for confirming.

I am curious as to why you would locate it so close to so many homes, recreation sites, a growing residential area, sensitive biodiverse areas, and our first nations community.

While I recognize, but do not necessarily agree with, the need for increased reception for cellular devices etc, and I certainly hear your limp arguments and loose site details, I cannot fathom why you would use a location such as this.

Ultimately, the location under proposal was selected by TELUS based on numerous factors including, but not limited to, the following:

- **Industrial Zoning - The subject property is the only industrial zoned property in the entire community and RDN staff advised us that the tower is a permitted use in the RDN zoning by-law. While we are not beholden to complying with zoning as a federally regulated use, we believe this is a pertinent detail as we always make reasonable efforts to align with local land use planning objectives. The only industrial zoned property in the entire community, which community, my community. question remains, why here ? you have other proposals in the wider oceanside community I believe. I imagine you mean we are 'underserved' in this community and you'd like to rectify that ? **Correct the intent is to service Qualicum Bay, specifically. There is a huge amount of available land above this site that would support the increased service area you believe is wanted and needed here. You state that its too difficult to work with hydro, you make no mention of the suitable logged areas and logging access and service roads in this location.****
- **Demand - The overarching reason for the proposal is based on longstanding demands for better service from the community. Increasingly, this demand is coming from the residential areas in Qualicum Bay. With more people working remotely during the COVID-19 pandemic, we are seeing escalating demands on our wireless network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service including both cell phone service and wireless high speed internet access. I would love to see the actual data and the number of requests from locals. I work both at home and in Nanaimo, so far so good with reception. Are you looking just at an increase in local usage since Covid? or are you actually getting requests/demands? where would I be able to see these data. **The requests for****

better service go back before COVID. Not only are we receiving requests for better service, the TELUS team also tracks blocked and dropped call data. While I am not currently authorized to share that data, I can confirm that responding to customer requests as well as blocked/dropped call data drives some of our tower siting decisions. So you are not willing to share the data you are using to support your claim. Therefore its eems more like hersay than data. Not even percentages, really! not everyone with less relaible celluar coverage sees it as an issue. Noticing dropped calls etc is not seen by everyone as a reason to build a local tower.

- **Setbacks - The location does appear to offer reasonable setbacks from residences as the property is separated from the residential areas by a railroad track. As mentioned teh railroad track is on teh ground I cannot work out how you see that as a barrier. The closest home is about 170 feet from a 200 foot tower. I am certain that the railway will not act as a barrier here, please describe how you see it working as a barrier.**
- **Infrastructure Planning - The location would achieve excellent sight lines across the community enabling broad service enhancements. This location will also tie into TELUS' network. Additionally, there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line. So its cheaper for telus? and resonable to one is not reasonable to another. Pretty sure that the railway tracks only create a separation of a few feet and are on the ground, how is this a reasonable barrier? I am sure we will all be able to clearly see the tower and it's excellent sight lines. There are homes directly along the railway track adjacent to the industrial property you have identified. within a few feet to the proposed location. **None of my comments were intended to refer to costs. My statement regarding locating our facility reasonably close to supporting infrastructure -- existing access and power -- is a comment regarding practical siting. In my business world, this location would clearly have an impact on the financial resources needed to support it. It would be cheaper than in an area without these amenities. Most community planning departments do not prefer us to clear more land for roads and power lines so locating nearby the existing infrastructure is beneficial from an environmental perspective. There are multiple logging road access points further up Cochrance and multiple cleared areas created through logging. These also exist already. The railroad tracks were not stated as any kind of barrier -- rather a landmark and physical border separating the industrial zoned subject property from the residential area. Based on some preliminary measurements on google earth, the closest house is approximately 77 meters (252 ft) away from the proposed tower. The sight lines from the 22 homes that are around this tower will have an excellent view of the tower and be within the currently recommended range of harm from radioactivity.****
- **Willing Property Owner - As you can imagine, we also need to secure space on a property that has a landlord that is willing to work with us on a long-term basis. The landlord has approached this in the same way he has approached all his other business deals. The existing state of the site and the hazzards, the illegal occupancy of renters without sanitation, sewage or safe hydro etc is a reasoanble reflection of his business philosophy. **I have no knowledge of this so will not comment. I am certain that the motivation relates to the rental income recieved by him from Telus.****

I familiar with the research related to radioactivity and well-documented health concerns, but it seems to me that this is of no concern to you.

I am considering the impact to our community who will, undoubtedly fall prey to long-term health concerns related to DNA changes, tissue heating, nerve stimulation, cancer, a change in DNA repair mechanisms, increase in testosterone, alterations to reproductive activity, depression, anxiety, allergic and inflammatory changes and permeability across the blood, brain barrier.

I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html> Yes I have read this and am currently working to call this into question. **The link and article I provided are from the relevant health policy makers -- Health Canada and BC's largest Health Authority. We rely on these experts to set the safety standards. There is no such "safe zone". No safe zone is exactly right. There is no evidence to support that living in the immediate area around a tower such as this one, is 'safe', infact the research timeline identifies the issues clearly and, as we progress our ability to better evaluate the impact of these towers and other EMF we will see stronger regulatory changes to support safety.**

I am also imagining the actual impact of a structure so massive as this as it relates to the aesthetic and the need for lighting and safety. Your photo simulations show only a poorly drawn outline of an idea of the impact against a grey backdrop during the daytime and not the effect of night lighting and flashing etc.

Our consultation package, as attached, contains the renderings you are mentioning. Our intent was to show a distant view of the tower from Island Hwy W as well as a close-up view from Cochrane Road. We are still awaiting input from Transport Canada with regards to whether or not there will be any marking or lighting requirements. We are proposing to marking/lighting but will defer to the applicable authorities as required. Since we are not in a direct flight path or in close proximity to an airport, I am hoping we will not need any lighting or marking and respect your input. you achieved your intent, a distant view of the tower. Most towers look pretty insignificant from that kind of distance. The photo from Cochrane shows only looking into the industrial site. If you were to look from higher ground you would see the homes, the resort and the first nations community and the impact this tower will have on them.

Our package provides both a close-up and distant view. The close up is looking across the industrial property towards the residential areas. We have consulted the First Nation. You have NOT consulted First nation directly, you sent a letter to the Band office. You did NOT notify the folk who live on Cochrane road on the First Nation's land.

The information you have provided is not complete if you are still waiting for Transport Canada. Given this is the case and this is still unknown, we can assume that deferring to the applicable authorities is still up for discussion thus rendering our input based on incomplete information. Your date of the 12 April? will your reports be complete by then or would you extend until we are able to review in full? It seems unreasonable/sneaky to ask us for input when you haven't shared the details. **That is not how the process generally works. We always consult on the tower location and note, per ISED requirements, that the tower will be marked in accordance with NAV/Transport Canada requirements. We rarely know this information upfront as it takes those organizations several months to respond to our application. I don't imagine marking or lighting will be required however we will defer to the applicable authorities. Our intent is to suggest no marking/lighting and usually we are successful. It's usually only required when we are in a potential flight path or closer to an airport runway. You have NOT offered a complete proposal for review as you have not included information about the lighting. You say that you are 'usually successful'. I am best able to respond to information when it is presented in full and not in part. Simply put you have not supplied ALL information and it seems you are crossing your fingers.**

My thoughts relate to the fact that this proposal by Telus, a large and well-resourced company, has chosen to land in a community that is quite small in population and therefore may not have the resources to fulsomely oppose you. However, I am tired of facing the deleterious effects to our tax-paying communities of actions taken by large corporations. We live in a time of ecological suicide. Balance must be sought.

As per above, this proposal is in response to ongoing customer demands for better service. We have many similar installations in communities of all sizes. Please share all locations within the Oceanisde area from Bowser to Parksville and into Errington, Coombs etc. Again, let's see the demand. Please share the current proposals and those that are under public scrutiny. I believe there is some opposition

to many of your proposals. This is proprietary information. For competitive reasons, I am unable to disclose other locations we are exploring until we are in the public consultation stage at which time we will complete the same process (newspaper notice, mail out etc). How convenient, this will require those of us in opposition to find out.

I would ask that you revisit this location and inquire as to the possibility of locating this tower closer to or within the BC hydro site on Cochrane road.

BC Hydro is not willing to lease space on its substation properties as they have advised us in numerous instances that they desire to reserve space on their properties for their own future expansion needs. Then I would suggest that, as so many business have to do, you continue to build relationships and work harder to achieve this. It is a more than reasonable option and, if your description of the tower is to be believed, it won't take up space, it's safe and looks good. It seems to me that you accept a 'no' from BC hydro, but not from the folks who live in the proposed areas, how is that reasonable, it appears to be that you choose a path of least resistance? We cannot force landlords that are not willing to lease space to come to terms with us. We often do projects with BC Hydro but not on their substations. It's not an option we are able to explore and has nothing to do with a lack of effort. This is an unreasonable response. It is incumbent on your organization to navigate these difficult business relationships and work to build unity. I imagine you are well matched. However as cost would be a deterrent in following through with these negotiations with hydro, the logging companies or other larger stakeholder, it seems that it is easier to work with a small group of local residents who you believe are under resourced and under supported. Generally I would see that as manipulative and bullying.

This energetic area already exists and I am sure you can build amenable relationships and cost-sharing options with an organization so very well set up for just exactly what you propose.

I sincerely appreciate that. Certainly we are willing to hear from all stakeholders to try to work towards a sensible solution to deliver service. We trust that the current proposal has a sound rationale however as always we understand that there are varying perspectives and we are here to listen and to share all reasonable and relevant input with the decision makers. This proposal does not have sound rationale as it is incomplete, you have missed some local residents, did not inform First Nations folk individually and you are not willing to work with larger providers to relocate the tower. Neither did you make available the CMHO document at the beginning of your proposal package or add any reasonable external links that allow questions to be formed. It is an unbalanced proposal document biased in favour of your perspective.

You will have other options in your files. I'd like to see them. Your attachment from the CMHO beautifully outlines, with a timeline, the things we thought we were safe over the years but since have been found to not be.

Currently, we are not exploring other options for Qualicum Bay. Within our search area, this is the best candidate from a land use perspective. The land use decision will rest with the RDN Board. Your opinions, and the opinions of all commenters, will be shared with the decision makers.

Sincerely
Melanie Young

[Redacted signature block]



Brian Gregg <briangregg@sitepathconsulting.com>

opposed to the Telus tower in Qualium Bay-BC 106547

Brian Gregg <briangregg@sitepathconsulting.com>

Sun, Apr 11, 2021 at 6:14 PM

To: Melanie Young [REDACTED]

Cc: ic.spectrumvictoria-victoriaspectre.ic@canada.ca, nredpath@rdn.bc.ca

Hi Melanie:

Thanks for your further input. I believe already responded to all these subjects in substantial detail below. While you may not support TELUS' proposal and you are welcome to reiterate your opposition, I feel I that I have already responded to each of these subjects from our perspective.

My only final point of clarification will be to reconfirm that we have followed the required process and have gone above and beyond typical consultation requirements in consultation with RDN staff and ISED.

I will save your further comments on file. If you would like to discuss further, I would welcome a phone call. My direct line is 778-870-1388.

Brian

Sent from my iPhone

> On Apr 11, 2021, at 4:15 PM, Melanie Young [REDACTED] wrote:

>



Brian Gregg <briangregg@sitepathconsulting.com>

Qualicum Bay tower

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Apr 5, 2021 at 6:55 AM

To: Paul Harris [REDACTED]

Hi Paul:

The attached package may be useful.

Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Sun, Apr 4, 2021 at 11:25 AM Paul Harris [REDACTED] wrote:

Hi Brian

I read an article in our local flyer (lighthouse country living) here in Qualicum Bay.

Can you provide me with any links to the proposed cell tower.

Thanks in advance

Paul

 **Mail-out Package - TELUS - BC106547 - Qualicum Bay.pdf**
964K



Brian Gregg <briangregg@sitepathconsulting.com>

(no subject)

Brian Gregg <briangregg@sitepathconsulting.com>

Thu, Apr 8, 2021 at 12:59 PM

To: DAVID EVANS [REDACTED]

Hi David:

Thanks for your inquiry. Would it be possible for you to please kindly share your legal address? The decision makers will be interested to know where any commenters live in relation to the proposed facility.

I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. <https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html> Compliance with the safety code is required whether we are speaking about older technologies or 5G. Certainly, one can anticipate that 5G technology is the future technology on all wireless networks across the globe.

I hope this information has been helpful. If you desire further dialogue, please feel free to call me at 778 870 1388 at your convenience. I will do my best to respond to your feedback and sincerely appreciate your time.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Apr 7, 2021 at 7:49 PM DAVID EVANS [REDACTED] wrote:

Emf radiation tower in Qualicum Bay:

Is this tower meant to radiate 5G frequencies ? If so then have you referred to 5G Apocalypse The Extinction Event. Has this frequency been proven to be safe for human exposure ? A technician involved in the installation of this equipment stated that there is 5G around and does interfere with brain function in humans. This tower should be installed on the inland highway until research proves there is no danger to humans!

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



Brian Gregg <briangregg@sitepathconsulting.com>

Telus Cellphone Tower in Qualicum bay

Brian Gregg <briangregg@sitepathconsulting.com>

Thu, Apr 8, 2021 at 3:21 PM

To: Johnny Chatron [REDACTED]

Thanks again for your input, Johnny.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Apr 8, 2021 at 3:18 PM Johnny Chatron [REDACTED] wrote:

Hello Brian,

That makes sense to me where the tower has to be. I still fully support the project. I am with Shaw but would be willing to switch providers once the tower is running. I am already a Telus Cellphone customer.

Thank you for all the details.

Kind regards,

Johnny Chatron

----- Original message -----

From: Brian Gregg <briangregg@sitepathconsulting.com>

Date: 2021-04-08 1:09 p.m. (GMT-08:00)

To: Johnny Chatron [REDACTED]

Subject: Re: Telus Cellphone Tower in Qualicum bay

Hi Johnny:

Thanks for sharing your feedback. My responses are below in green text.

Hello,

I have been a resident on Welch road for over 26 years. I for one am excited to have a cell phone tower closer to our town as we sometimes receive poor cell phone reception here in Qualicum bay.

With my mom going through medical issues and having a senior dad, having stronger cellular reception in our rural town greatly increases a stable connection when we receive phone calls from doctors.

With the pandemic happening also, more of us are working from home and rely on a strong stable connection to work efficiently and securely. It's always irritating and sometimes worrying when the phone signal drops out during a crucial call when you are talking to a doctor, business or a work related call.

I do believe the best location would be further up Cochrane road where the BC Hydro station is. The elevation is higher, there is an established power source, and the roads to get there are already built and somewhat maintained.

More importantly, many residents from our town and from nearby neighboring towns take Cochrane road to hunt, go off-roading, mushroom pick, camp, work (loggers, truck drivers and BC Hydro employees), etc... So having the cell phone tower further up increases the distance of a secure cellular signal for someone that may have an emergency or an accident up there. This will also save some residents from having to buy and install a cell phone booster in their home.

Unfortunately, BC Hydro is not willing to lease space out on their substation properties as they desire the space for their own future expansion needs. The proposed tower location is also a little outside our search area. The purpose of the proposed facility is to provide not only voice service but also wireless high speed internet access and this type of installation requires us to be located closer to the end users (i.e. delivering data service requires installations in closer proximity to those we are serving). We do believe that the proposed tower location will deliver dependable service into the areas that you noted including along the highway. The subject property has existing access and power as well as favorable topography. 210 Cochrane Road is also the only industrial zoned property in Qualicum Bay and the RDN advised us that the tower is a permitted use hence our proposal in this location.

I am on board and will support this project as I see it as a necessary addition and a step forward into the future for our rural town. Although I'm not an expert on cellphone tower radiation, I do believe more people would feel comfortable if the cell phone tower was more out of sight and further up Cochrane road as I've mentioned. **Thanks for noting your support. We will make note of it. Relocating would be quite a complex undertaking as we'd need to re-do another lease (i.e. find a willing landlord), secure buy-in from TELUS and the RDN, and then re-consult the community. Effectively, we would need to start from the beginning which would be a 1 + year setback. Our intent is therefore to proceed with the current proposal however it is subject to RDN Board approval. If the RDN Board does not support the current proposal then we will look at alternative locations in greater detail. At this stage our intent is to collect community input on the current proposed location.**

If this project gets approved, when would the tower be operational? **The budgets are committed to these facilities once we secure all approvals. I believe at this stage we are hoping for 2022 however this is subject to change. Sometimes we are able to build sooner however TELUS management will commit funding once we know we have all necessary approvals. Until then, we do not have a fully approved project and so the timing remains subject to change. I will keep you updated.**

If you have any questions for me I am more than willing to help out.
Thank you!

Thank you,

Johnny Chatron

Brian Gregg | SitePath Consulting Ltd.
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Apr 8, 2021 at 1:46 AM Johnny Chatron [REDACTED] wrote:
Hello,

I have been a resident on Welch road for over 26 years. I for one am excited to have a cell phone tower closer to our town as we sometimes receive poor cell phone reception here in Qualicum bay.

With my mom going through medical issues and having a senior dad, having stronger cellular reception in our rural town greatly increases a stable connection when we receive phone calls from doctors.

With the pandemic happening also, more of us are working from home and rely on a strong stable connection to work efficiently and securely. It's always irritating and sometimes worrying when the phone signal drops out during a crucial call when you are talking to a doctor, business or a work related call.

I do believe the best location would be further up Cochrane road where the BC Hydro station is. The elevation is higher, there is an established power source, and the roads to get there are already built and somewhat maintained. More importantly, many residents from our town and from nearby neighboring towns take Cochrane road to hunt, go off-roading, mushroom pick, camp, work (loggers, truck drivers and BC Hydro employees), etc... So having the cell phone tower further up increases the distance of a secure cellular signal for someone that may have an emergency or an accident up there. This will also save some residents from having to buy and install a cell phone booster in their home.

I am on board and will support this project as I see it as a necessary addition and a step forward into the future for our rural town. Although I'm not an expert on cellphone tower radiation, I do believe more people would feel comfortable if the cell phone tower was more out of sight and further up Cochrane road as I've mentioned.

If this project gets approved, when would the tower be operational?

If you have any questions for me I am more than willing to help out.

Thank you,

Johnny Chatron



Brian Gregg <briangregg@sitepathconsulting.com>

Telus 5G tower

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Apr 9, 2021 at 12:16 PM

To: Steven Recalma [REDACTED]

Cc: Heather Oliver <heatheroliver@sitepathconsulting.com>

Hi Steven:

As suggested by the Regional District of Nanaimo, we sent consultation packages to the Qualicum First Nation office via both email and regular mail. Attached is a copy of the package. We also completed two newspaper notices (also attached) and public meeting online.

The proposed tower is on the only industrial zoned property in Qualicum Bay. Per the RDN, the proposed facility is a permitted use however we are seeking public input and from there the RDN Board will make the land use decision.


I can assure you that the tower, if approved, will operate safely and in accordance with the applicable safety code. Please feel free to let us know what your specific concerns may be upon reviewing the attached information. '

Regards,

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Fri, Apr 9, 2021 at 12:08 PM Steven Recalma [REDACTED] wrote:

As a Qualicum First Nation band member who lives extremely close to where this purposed tower would be going, I am highly against it going this close to our reserve.... have you consulted the local First Nations in regards to this going on our traditional territory?

3 attachments **Mail-out Package - TELUS - BC106547 - Qualicum Bay.pdf**
964K **MARCH 10 2021.pdf**
720K **MARCH 3 2021.pdf**
1017K



Brian Gregg <briangregg@sitepathconsulting.com>

comments, file:BC106547-Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Apr 9, 2021 at 12:24 PM

To: Sheila [REDACTED]

Hi Sheila,

Thanks for your input. A few responses are below in green text.

Yes, I use a cell phone

No, this is not an appropriate site

The tower is much too close to the residents of this area because the RDN has listed our area as a future "Rural Community Village Centre" in the Official Community Plan.

The proposed facility is on the only industrial-zoned property in Qualicum Bay separated from residential areas by a railroad track. The closest house is around 77 meters away according to our preliminary measurements. RDN staff advised us that the proposed facility is a permitted use however we are consulting the community as required. There are many similar facilities operating safely in residential areas and village centres around BC.

No, I am not satisfied with the appearance of the tower.

Comments: Not this location. There is unlimited forest land on Cochrane Rd. that may never become residential. You could put it near the Cochrane Rd. bridge that crosses over the highway. **The location you referenced is outside our search area. As you can imagine, we would also need to find a willing property owner to enter into an agreement with and then subsequently start over with a new agreement, designs and new consultation process (a 1 year + process when all is said and done). We will weigh other options if the subject proposal that we are consulting on is not supported however our search area is quite defined for technical reasons.**

I object to having flashing lights 24/7 in my windows. **We have not yet received our formal response from Transport Canada regarding marking and lighting requirements. However, we have applied with a suggestion of no such marking or lighting. While we must defer to the authorities on this matter, we usually only need marking and lighting when we are in closer proximity to airport runways.**

The tower is twice as high as the tallest trees **As you can imagine, this is because the trees would block the signal from the tower. Our antennas must be above the tree line.**

and I believe it is wrong to subject small children (my neighbours) to the side effects of non-stop microwave radiation.

I can confirm that the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a

useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required.<https://www.canada.ca/en/news/archive/2014/11/fact-sheet-what-safety-code-6.html>

I hope this information has been helpful. If you desire further dialogue, please feel free to call me at 778 870 1388 at your convenience. I will do my best to respond to your feedback and sincerely appreciate your time.

My name:Sheila Steele

Address: [REDACTED]

Qualicum Beach [REDACTED]

email: [REDACTED]

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Thu, Apr 8, 2021 at 10:07 PM Sheila [REDACTED] wrote:

Yes, I use a cell phone

No, this is not an appropriate site

The tower is much too close to the residents of this area because the RDN has listed our area as a future "Rural Community Village Centre" in the Official Community Plan.

No, I am not satisfied with the appearance of the tower.

Comments: Not this location. There is unlimited forest land on Cochrane Rd. that may never become residential. You could put it near the Cochrane Rd. bridge that crosses over the highway.

I object to having flashing lights 24/7 in my windows. The tower is twice as high as the tallest trees and I believe it is wrong to subject small children (my neighbours) to the side effects of non-stop microwave radiation.

My name:Sheila Steele

Address: [REDACTED]

Qualicum Beach [REDACTED]

email: [REDACTED]

Statement from CMHO re Cell Phones.pdf



Brian Gregg <briangregg@sitepathconsulting.com>

Fwd: Page one-cell tower-from Robert Hunt

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Apr 9, 2021 at 3:29 PM

To: Sheila [REDACTED]

Thanks Robert. I believe I addressed all these comments in my prior email. Please kindly let me know if there is anything you feel I have not addressed specifically. I can assure you that we are consulting the community in accordance with ISED and RDN protocols and that your input will be saved in our file.

Brian Gregg | SitePath Consulting Ltd.Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Fri, Apr 9, 2021 at 2:56 PM Sheila [REDACTED] wrote:

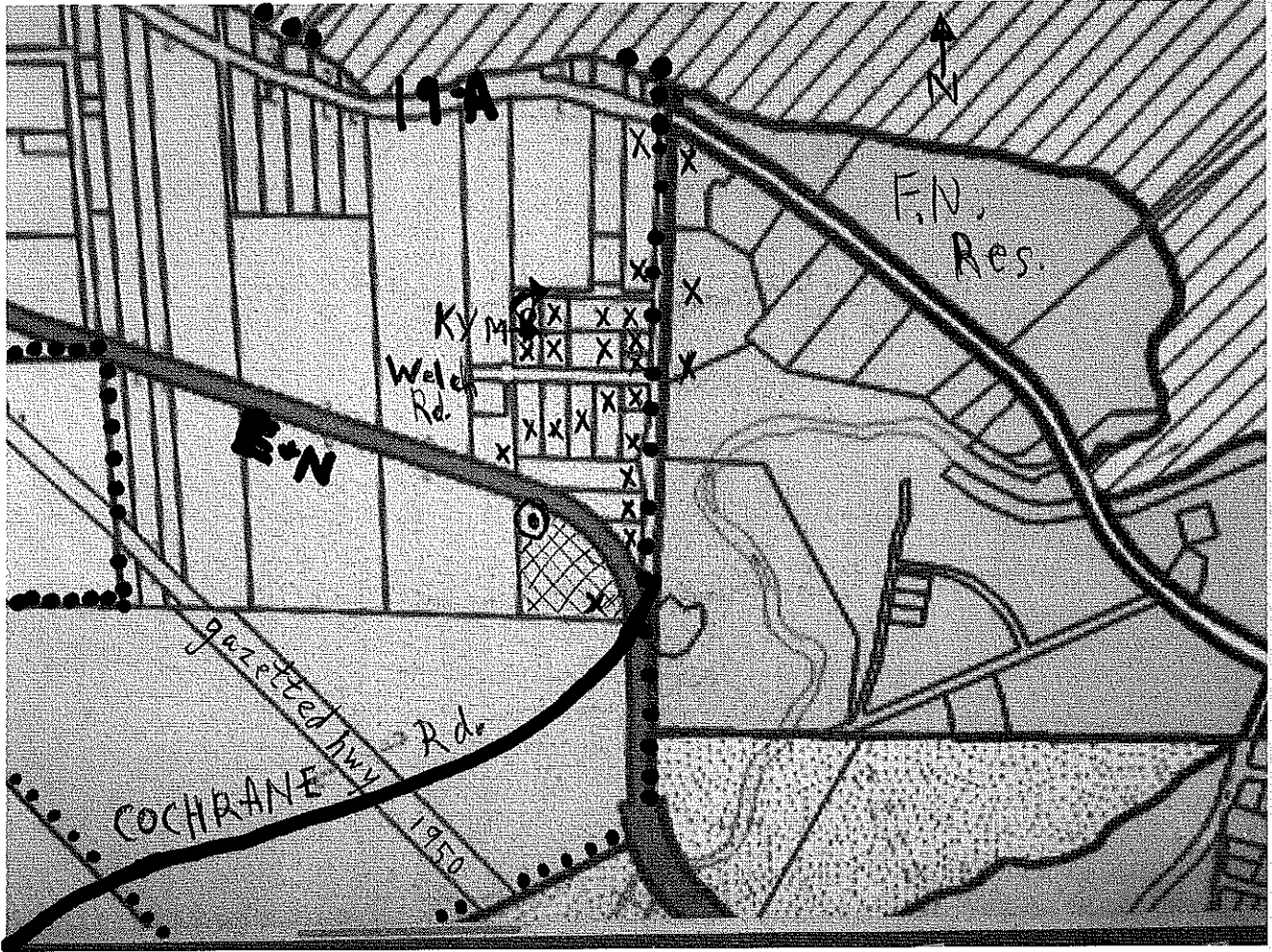
Begin forwarded message:



- > CITIZEN INPUT ON THE PROPOSED CELL TOWER IN QUALICUM BAY, PAGE 1 OF 4
- >
- > RDN-TELUS FILE-106547-QUALICUM BAY
- >
- > submitted by Robert S. Hunt, [REDACTED] Qualicum Beach [REDACTED]
- >
- > [REDACTED]
- >
- > I am opposing the construction in this location for the following reasons:
- >
- > It is a visual eyesore in this low-rise community with no tall buildings or streetlights. It will be visible to approx. 22 homes
- >
- > on Cochrane, Kym and Welch Rds. It is more than twice the height of the tallest trees, which are about 100'.
- >
- > The info packet glossed over issue of navigation lights that would be installed.
- >
- > The nearest home is virtually under the tower, 175' away from a 200' tower. They will lose their property value and quality
- >
- > of life, with no compensation. See the scale elevation diagram on page 4.
- >
- > As far as I can tell, the choice of site is simple convenience for telus, who seemed to have done a poor job of looking into
- >
- > options. The non-resident landowner has a single motivation for renting the space. The reason that there is no industrial
- >
- > zoning in Area H is that over many planning meetings with citizens, the majority reject industrial zones in this quiet, largely
- >

> retirement area.
 >
 > The site being considered was in use as a small concrete plant before zoning was brought in, so was so zoned.
 If it were to
 >
 > be proposed now, I expect it would be rejected by the public. There were no cell towers when the zoning was brought in.
 >
 > Notice from my copy of an RDN planning map (my #1) that the area around the tower site is designated as a "Rural Village Centre".
 >
 > This would put the tower in the centre of future higher-density development. I hope the planners would see this as poor planning.
 >
 > There are three First Nations homes on Cochrane Rd. on the Reserve, and they were not contacted. These families have
 >
 > lived in these homes for 40 years +. This is a violation of the telus obligation to inform all residents within a 610 m. radius.
 >
 > If one packet was sent to the Band office. this is still inadequate notification.
 >
 > Map #2 shows the large area south and west of the prosed site, showing there is NO residential development once past
 >
 > the site on Cochrane Rd. This is an all-season road, used by BC Hydro to access the substation.
 >
 > I would like to suggest some local OPTIONS for siting that would be a acceptable:
 >
 > 1. There is a gazetted hwy (1950) that crosses Cochrane rd. It might be available from the Prov. as HWY 19 was built
 >
 > further inland and parts of the Rt of Way have been disposed of. The land is flat and elev. is 75'.
 >
 > 2. There is a suitable area around the Cochrane rd overpass. There is the remains of the construction road off Cochrane
 >
 > and a wide shoulder on hwy 19. Both would give access to the site. Land elevation is 200', 160' higher than the present site.
 >
 > 3. There is lots of flat land near the Dunsmuir substation. Hydro would be available. The elevation is approx 350'. 310' higher
 >
 > than the pros posed site.
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RDN Web map with my additions

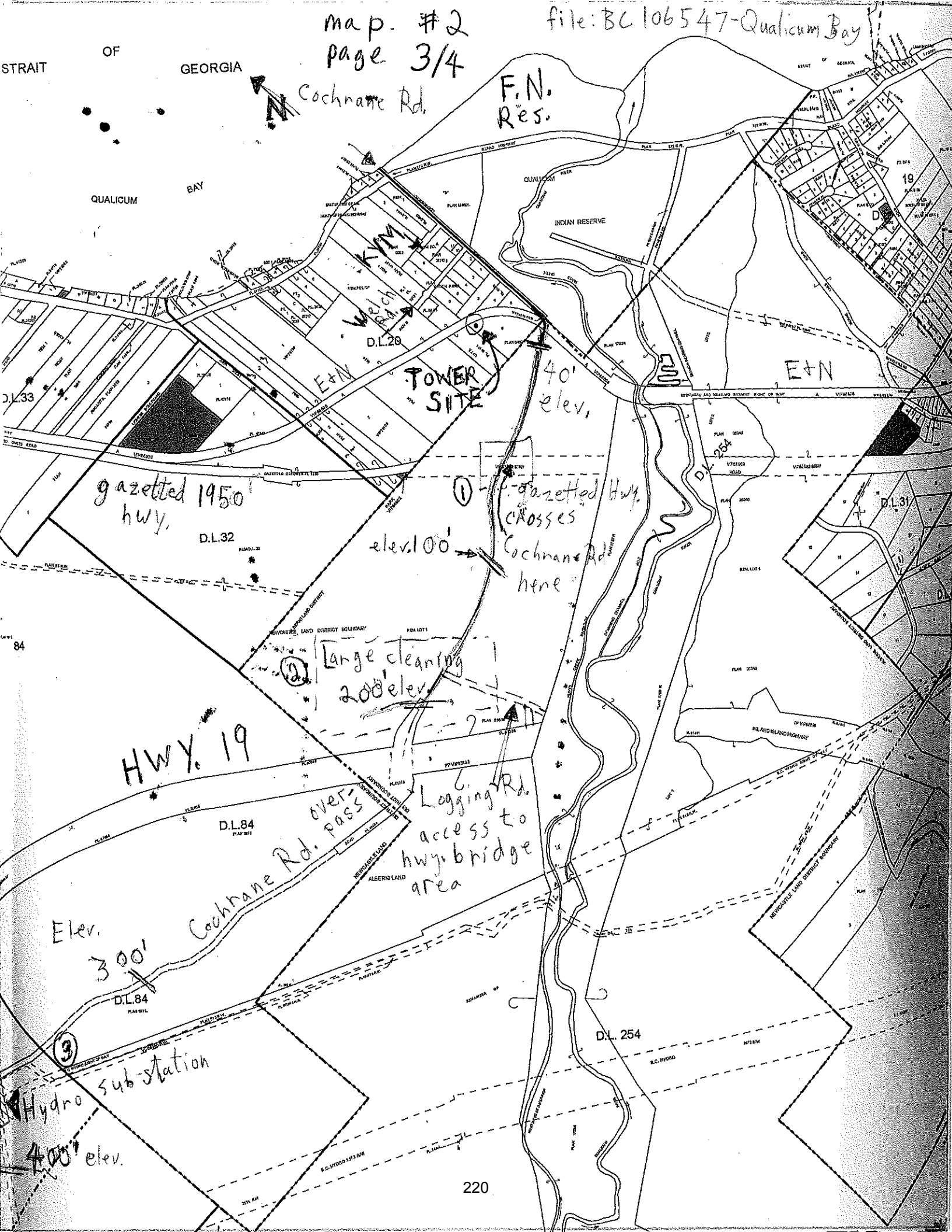
1cm = 350' ~ 108m.



- Rural Village Centre Boundary
RDN MAP - OFFICIAL community plan
-  Industrial Property
-  proposed tower site
- x Homes

STRAIT OF GEORGIA
QUALICUM BAY

Cochrane Rd.
F.N. Res.



telus file: BC 106547-Qualicum Bay
1/2 cm. = 10'

Diagram 1 - Page 4/4

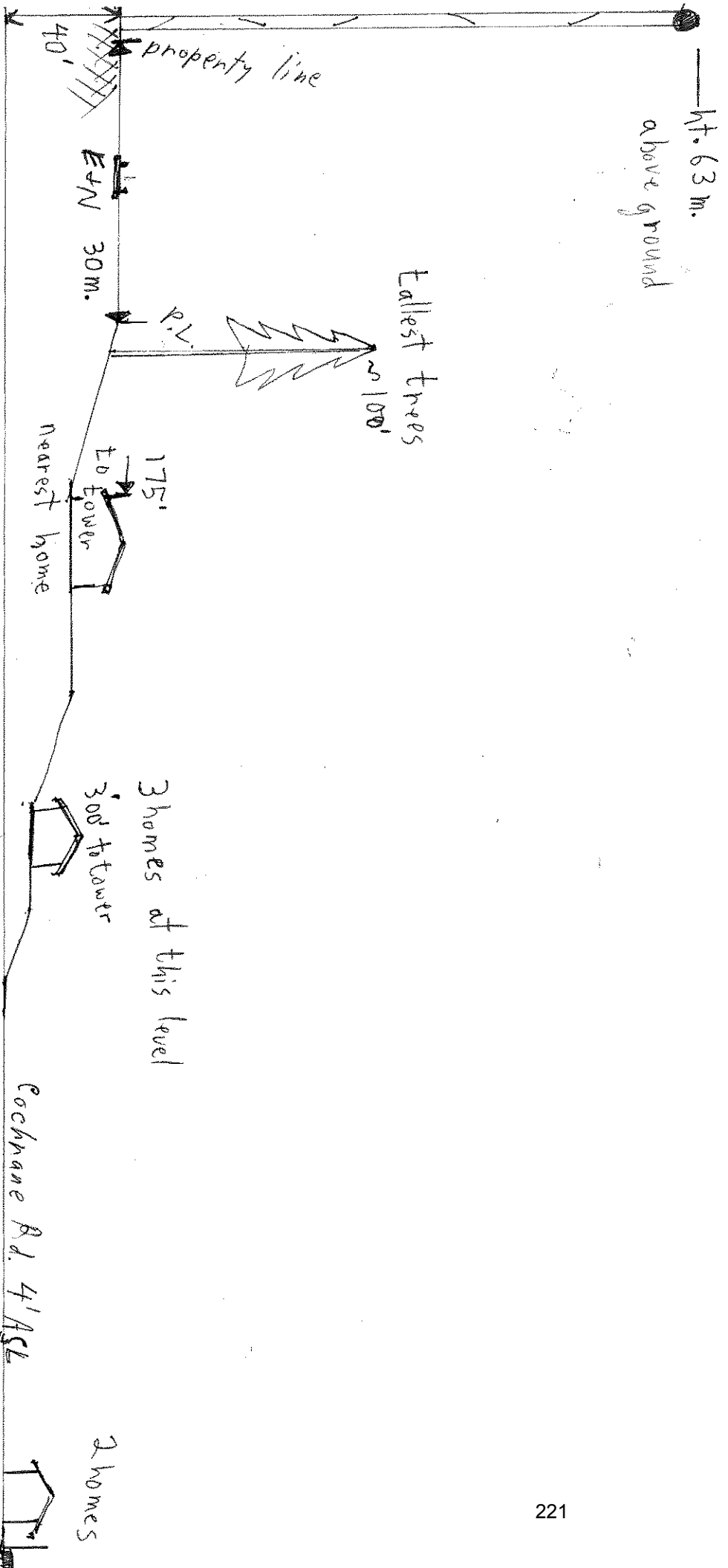
Scale drawing of elevation, looking west from Cochrane Rd, along Welch Rd.

Note the land adds 40' to height of tower

there is 4 homes on Cochrane Rd. at the 40' elevation. See map # 1

This diagram shows the homes on Welch Rd.

ht. 63 m.
above ground





Brian Gregg <briangregg@sitepathconsulting.com>

proposed Telus communications tower in Qualicum Bay

Brian Gregg <briangregg@sitepathconsulting.com>

Fri, Apr 9, 2021 at 12:39 PM

To: LNSS 1 [REDACTED]

Thanks for your feedback, Linda. I'll respond below in green text.

I am writing you in reference to the proposed Telus communications tower in Qualicum Bay.

Your "public meeting" was not public enough, as people such as myself cannot participate fully unless it is in person.

Per public health guidelines and as per the direction of RDN staff, an in-person public meeting is not possible due to the COVID-19 pandemic. As a result, we hosted a digital public meeting and we are also welcoming public comments via our two newspaper notices, consultation package mail-out (comment sheets included to people within a 631 meter radius of the proposed facility) and welcome dialogue with all interested parties during our comment period.

The computer I use is not capable of the technology you are using to get your public input. **I cannot comment on the status of your computer, however the WebEx meeting we hosted is basic free software available to the public. It does not require an advanced computer system. This is comparable to Zoom and other similar applications used regularly for public meetings including even board and council meetings.**

Nonetheless, I can still manage basic e-mail, and am forwarding you my opinion as follows:

Excellent, I am happy to hear that you can manage email. If you find computer usage to be a challenge, you are welcome to use regular mail and you are also welcome to call me directly on my cell phone at 778 870 1388 at your convenience.

I would like to go on record as being against any communications tower being located in Area H, I am generally against installing any such operation in or near areas where people are housed. I moved to a rural area to stay away from this type of thing. Yet, many governments which are supposed to be protecting our health are permitting this 'wireless' and 'invisible' harmful technology to take over.

You may find it helpful to review the following information as it is the basis of TELUS' site selection rationale.

- **Industrial Zoning - The subject property is the only industrial zoned property in the entire community and RDN planning staff advised us that the tower is a permitted use in their zoning by-law.**
- **Demand - The overarching reason for the proposal is based on longstanding demands for better service from the community. With more people working remotely during the COVID-19 pandemic, we are seeing escalating demands on our wireless network and many people are coming forward demanding service upgrades. This facility, if approved, will deliver dependable service including both cell phone service and wireless high speed internet access.**
- **Setbacks - The location offers reasonable setbacks from residences as the property is separated from the residential areas by a railroad track. The closest home is around 77 meters away. Ultimately,**

the purpose of the tower is to service residents in the area and we have many facilities with the same technology in much closer proximity to residential areas. We even have our antennas on the rooftops of condos, apartment buildings, office buildings, hospitals and schools. Based on this, we trust that the setback provided is sensible from a land use planning perspective.

- **Infrastructure Planning** - The location would achieve excellent sight lines across the community enabling broad service enhancements. This location will also tie into TELUS' network. Additionally, there is close proximity to supporting infrastructure including existing access and power lines, mitigating the need for TELUS to clear more redundant space for a road or power line.

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

Finally, please find attached a copy of our consultation package for additional information.

Thank you for your time,
Linda Saarinen

█
Please kindly share your legal address.

I hope this information has been helpful. If you desire further dialogue, please feel free to call me at 778 870 1388 at your convenience. I will do my best to respond to your feedback and sincerely appreciate your time.

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Apr 9, 2021 at 10:52 AM LNSS 1 █ wrote:

I am writing you in reference to the proposed Telus communications tower in Qualicum Bay.

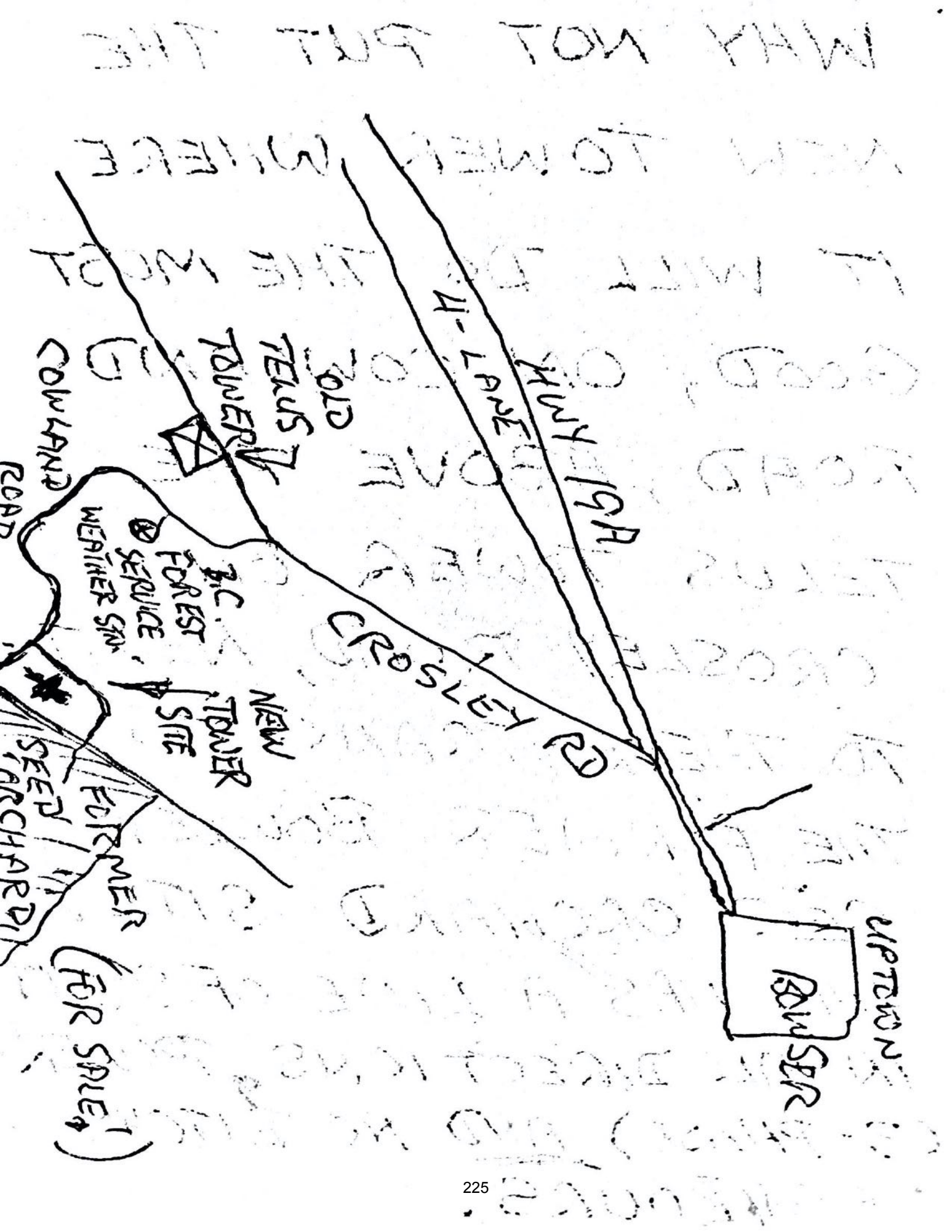
Your "public meeting" was not public enough, as people such as myself cannot participate fully unless it is in person. The computer I use is not capable of the technology you are using to get your public input. Nonetheless, I can still manage basic e-mail, and am forwarding you my opinion as follows:

I would like to go on record as being against any communications tower being located in Area H, I am generally against installing any such operation in or near areas where people are housed. I moved to a rural area to stay away from this type of thing. Yet, many governments which are supposed to be protecting our health are permitting this 'wireless' and 'invisible' harmful technology to take over.

Thank you for your time,
Linda Saarinen

BRIAN,

WHY NOT PUT THE
NEW TOWER WHERE
IT WILL DO THE MOST
GOOD, ON COWLAND
ROAD, ABOVE THE
TELUS TOWER ON
CROSLEY ROAD, NEXT
TO THE ENTRANCE TO
THE FORMER BOWSER
SEED ORCHARD SITE?
THIS HAS A LINE OF SIGHT
IN ALL DIRECTIONS, POWER
(3-PHASE) AND NO BITCHY
NEIGHBOURS





Red Oak Technologies

Supporting Your Wireless Journey

SAFETY CODE 6 SITE VALIDATION

TELUS Site: BC106547

**Vancouver Island
British Columbia, Canada**

**Supervisor: Venkataraman Raghavan
P.Eng. License Number 100052432**

Rev. 1.0

Date: 11 August 2020

1.0 Background

As outlined in Client Procedures Circular CPC-2-0-03 “Radio Communication and Broadcasting Antenna Systems” by Innovation, Science, and Economic Development (ISED) Canada, it is the responsibility of proponents and operators of radio communication and broadcasting installations to ensure that their facilities comply with Health Canada’s Safety Code 6 at all times, taking into consideration the local radio environment. Compliance with Safety Code 6 is an ongoing obligation. Therefore, at any time, antenna system operators may be required to provide a copy of their radio frequency (RF) exposure compliance reports to ISED as proof of ongoing compliance. Proponents and operators of existing antenna systems must retain copies of all information related to Safety Code 6 compliance, such as analyses and measurements.

2.0 Description of the Site

2.1 General Description (Table 1)

Site name:	Nanaimo H - Cochrane Rd/Welch Rd		
Address:	Vancouver Island, British Columbia, Canada		
Location code:	BC106547	Site coordinates: (LAT / LONG) NAD83 / degrees.decimal)	49.397456 N -124.622977 W

2.2 Description of the Site Location (Table 2)

Site Description	
Structure type (e.g. rooftop (with locked access), water tower, monopole, mast, lattice tower (with anti-climb))	Tower
Is tower using guy wires?	NO
Owner of the building and/or antenna structure	Unknown
Overall height of the antenna-supporting structure from the ground level (m) (and above rooftops if applicable (m))	60
Is the structure shared?	NO
Have all on-site antenna systems been included in the report?	YES
Objects (reflectors or scatterers) in the vicinity of the proposed site that may affect the RF field strength	Refer to Google Earth image of site in Section 3.2
Rooftop/tower access is restricted and locked at all times	NA

2.3 Identification of Radio Operators located in the vicinity of the site

LAND MOBILE SERVICE -type cellular sites <u>located less than 100 m</u> from the site:	<input type="checkbox"/> Rogers	<input type="checkbox"/> Bell	<input type="checkbox"/> Freedom	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> None
BROADCAST stations <u>located less than 1 km</u> from the TELUS site:					<input checked="" type="checkbox"/> None

Note: ISED’s Assignment and Licensing System (ALS) database is used to locate transmitting radio base stations.

3.0 Site Installation and Antennas

3.1 Summary of Site Installation

TELUS has 12 antennas on the tower, divided into 3 sectors in different azimuths. For each sector, TELUS has LTE transmitters in 7 bands (600MHz, 700MHz, 850MHz, 1900MHz, 2100MHz, 2300MHz, 2600MHz) and WCDMA transmitters in 2 bands (850MHz and 1900MHz).

3.2 Site and Antenna Locations

The location of the antennas at the site are shown below.



4.0 SAFETY CODE 6 ANALYSIS

4.1 Safety Code Simulation

Using the Safety Code 6 simulation tool, EMF Visual, the antenna supporting structures (e.g. buildings, towers) and the antennas were created. EMF Visual was then used to determine the RF emissions at the areas that are accessible by the general public to assess if the site is compliant with the Safety Code 6 limits for uncontrolled environments.

The analysis of the site shows the emission levels on this site do not exceed the 2015 SC6 limits for uncontrolled environments. No further action is required.

5.0 RF Exposure Compliance (SC-6)

ATTESTATION: I attest that the information provided in this document is correct and a technical report was prepared based on the information available. The site evaluation for Safety Code 6 compliancy was performed under my supervision, and the applicable evaluation methodology has been followed.

The maximum exposure levels on the nearby roofs and ground level was calculated to be less than 2015 SC6 limits for uncontrolled environments. This site is compliant with the 2015 SC6 limits for uncontrolled environments. No further action is required.

Signature:  **Date:** 11 August 2020

Name: Venkataraman Raghavan

Title: RF Engineer

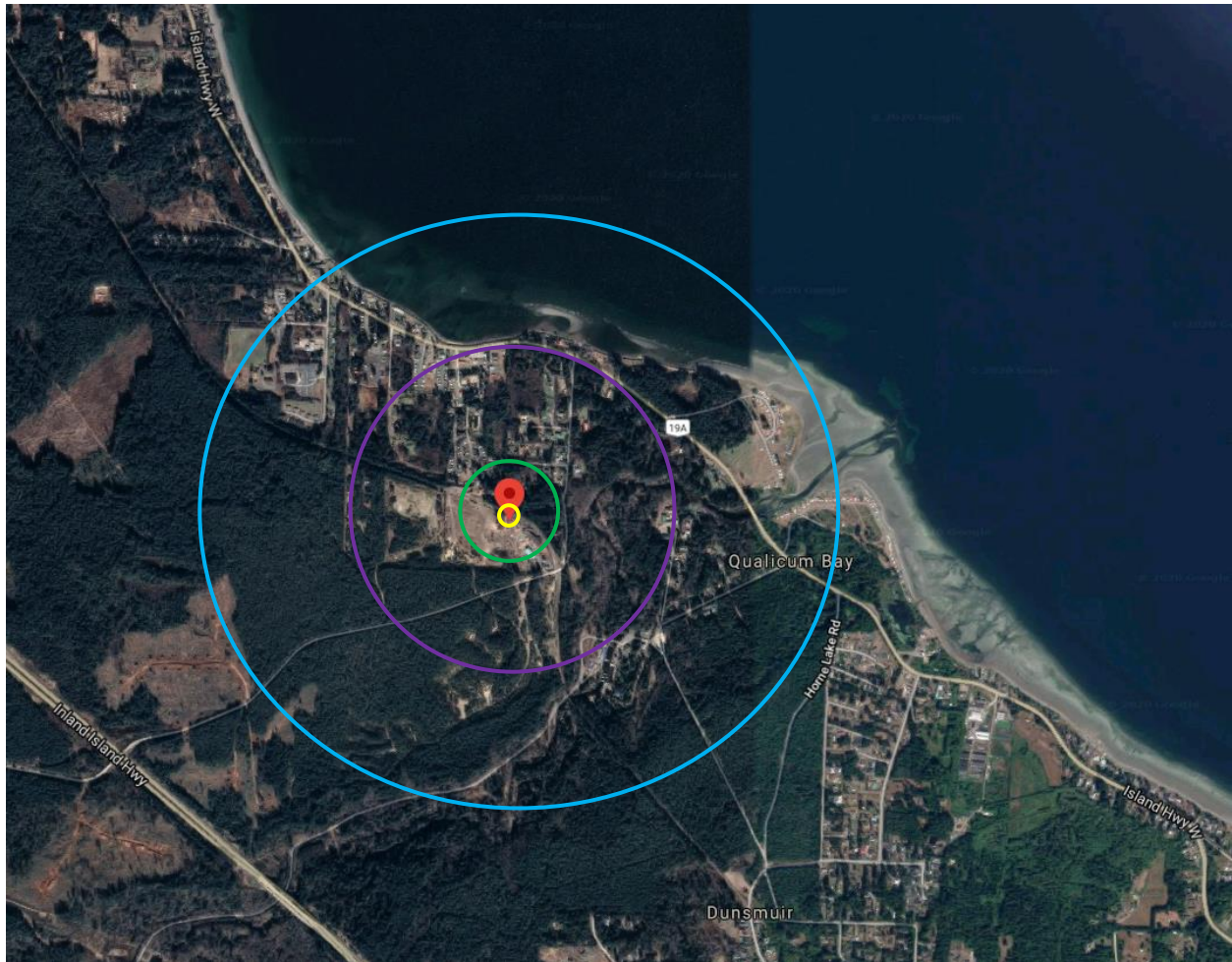
Company: Red Oak Technologies

Disclaimer: This qualification accounts for the site as at the date written above. This qualification is not indefinite and the RF environment is subject to change due to factors which are beyond TELUS' knowledge or control, including but not limited to, building modifications and the addition of new wireless service providers onto the site. Such changes may invalidate the content of this report. TELUS has relied on technical information provided by third parties in the preparation of this report. TELUS cannot be held liable for the inaccuracy of any of the information it has received and relied on in good faith. Measured dimensions of the final physical site configuration may differ from the values used in this report.

References

The following publications/guidelines have been considered during the course of preparation of this SC-6 report

- 1) Broadcasting Procedures and Rules (BPR-1) – *General Rules Issue 7, February 2016*
- 2) Client Procedures Circular (CPC-2-0-03) – *Radio communication and Broadcasting Antenna Systems Issue 5, June 26, 2014*
- 3) Guidelines for the Preparation of Radio Frequency (RF) Exposure Compliance Reports for Radio Communications and Broadcasting Antenna Systems (GL-08, November, 2010)
- 4) Client Procedures Circular (CPC-2-0-20) – *Radio Frequency (RF) Fields – Signs and Access Control Issue 1, March 2013*
- 5) Health Canada – *Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 KHz to 300 GHz – Safety Code 6 (2015).*



Maximum predicted exposure in relation to SC6 within each circle

- Yellow: Within 10m from the tower, 700 times below SC6 maximum
- Green: Within 100m from the tower, 140 times below SC6 maximum
- Purple: Within 500m from the tower, 49 times below SC6 maximum
- Blue: Within 1000m from the tower, 277 times below SC6 maximum

Delegation: Brian Gregg, Site Path Consulting, re TELUS' proposed communication site in Qualicum Bay at 210 Cochrane Road

Summary: TELUS will provide a summary of its proposal including the site selection rationale, a summary of the completed public consultation and a request for land use concurrence.

Action Requested: TELUS is seeking a motion or letter of land use concurrence for its proposed tower.



REGIONAL
DISTRICT
OF NANAIMO

Schooner Ridge Community Park – Trail Development Feasibility Assessment

RECOMMENDATION

That the Schooner Ridge Community Park Trail Development be considered as a potential project in the Electoral Area E Community Parks 5-Year Financial Plan.

BACKGROUND

Schooner Ridge Community Park is located within the Fairwinds Community in Nanoose Bay, in close proximity to the Fairwinds Golf Course in Electoral Area E (Attachment 1 – Context Map). The linear park corridor provides a vegetated buffer between residential properties and the golf course. The park has two access points: a publicly accessible trailhead with entrance signage and limited roadside parking off of Foxrun Place; and a second access off of Sherbrooke Place, which is a private strata road with no public roadside parking (Attachment 1 – Site Map). The southern section of the park has a formal, RDN maintained, out-and-back trail that starts at Foxrun Place and continues north along an RDN water utility corridor. A rugged, informal, unmaintained trail connects the northern end of the Foxrun Trail to the Sherbrooke Rd access.

At the February 17, 2021 Nanoose Bay Parks and Open Space Advisory Committee (POSAC) meeting, a delegation put forward a request that the RDN consider improving the existing informal footpath that links the two access points described above. Subsequently, at the March 23, 2021 Regional District Board meeting, the following motion was passed:

That a report be provided to the Electoral Area Services Committee on the risk, liability, and viability of minor upgrades to the path in Schooner Ridge Community Park.

This report considers the feasibility of trail improvements within an especially challenging segment of the existing informal footpath. As noted above, improvement of this short segment would complete a linkage between the Sherbrooke and Foxrun access points only.

The footpath segment under consideration is approximately 120 meters in length and is located in a narrow, 7-meter wide, linear natural area situated between residential properties and the cliff edge of a rocky escarpment. The footpath contains several steep rock-scramble sections winding over and around massive boulder outcrops and rugged terrain (Attachment 2 – Site Photos). The overall grade of the path within this segment is approximately 5%.

Through much of the segment the existing footpath is in very close proximity to the cliff edge, which drops 10 meters to the golf course below. In general, the existing path surface is narrow, uneven, and rocky. It is necessary to hike single-file and only one-way foot traffic can be accommodated. During rain and snow events the boulders and loose rocks can become slippery and hazardous to hikers.

Suggested Improvements

An appropriate development standard for this trail would be the “single track natural surface” trail type as specified in the *RDN Park and Trails Guidelines (2014)*. This proposed trail type is not universally accessible and is generally found in RDN’s mountainous terrain such as Arrowsmith CPR Trail, Mt. Benson Regional Park, and Benson Creek Falls Regional Park. The single-track trail width typically varies between 0.5 meters to 1 meter, depending on site conditions.

To achieve this basic trail standard, stairs with handrails are recommended in three specific locations within the footpath segment. Each stair location is a unique construction challenge, requiring a custom stair structure of approximately 4 to 5 linear meters in length. The width of the stairs will be narrow (0.75-1.0 m) due to the physical constraints imposed by boulders and rock outcrops. There are several options for stair materials including timber and aluminum.

Directional and regulatory signage identifying the rules and regulations of the trail as well as the potential hazards should be included at trail access points and at key locations along the trail. In addition, vegetation control will be required, including the removal, or pruning of several trees to achieve vertical clearance. Path surfacing with gravel will be required along much of the segment length.

Risk & liability

The trail will continue to be slippery in rain, snow, and icy conditions despite any built improvements. It is not possible nor desirable to install a rail or fence along the entire cliff edge, so the fall hazard will continue to exist. Due to the constraints imposed by boulders there is little that can be done to widen the trail surface and it will remain narrow (approximately 0.5 meters) for most of the segment length. A follow-up inspection by the Municipal Insurance Association of British Columbia (MIABC) may be required after construction. The trail would also be signed as a Recreational Trail per MIA recommendations to mitigate litigation issues.

The rugged, rocky terrain makes it challenging for mechanized equipment to access much of the trail and to mobilize materials. As a result, work will likely have to be done with hand tools, and materials will need to be carried in by hand. Installation of structures may require site-specific techniques, such as anchoring the posts directly into boulders. Where possible, some excavation will be required to create landings.

FINANCIAL IMPLICATIONS

There is \$10,000 available for this initiative in the 2021 Approved Budget. Total costs for supply and installation of the required stairs is estimated to be in the range of \$30,000-\$38,000. Costs for new signage, vegetation control and trail surface upgrades would be additional. Annual inspection and maintenance costs are forecast to be approximately \$1,000.

Parks has submitted a staffing request as part of the 2021 budgeting process for an additional park operations field staff to join the park operations team in 2022. Adding this new position would increase the Parks Division’s capacity to maintain and improve park assets and properties such as the proposed upgrades presented in this report.

As there are insufficient funds in the 2021 Electoral Area E Parks budget to complete the project it is recommended that the project be considered through the preparation of the 2022 budget and the 5-Year Financial Plan.

STRATEGIC PLAN ALIGNMENT

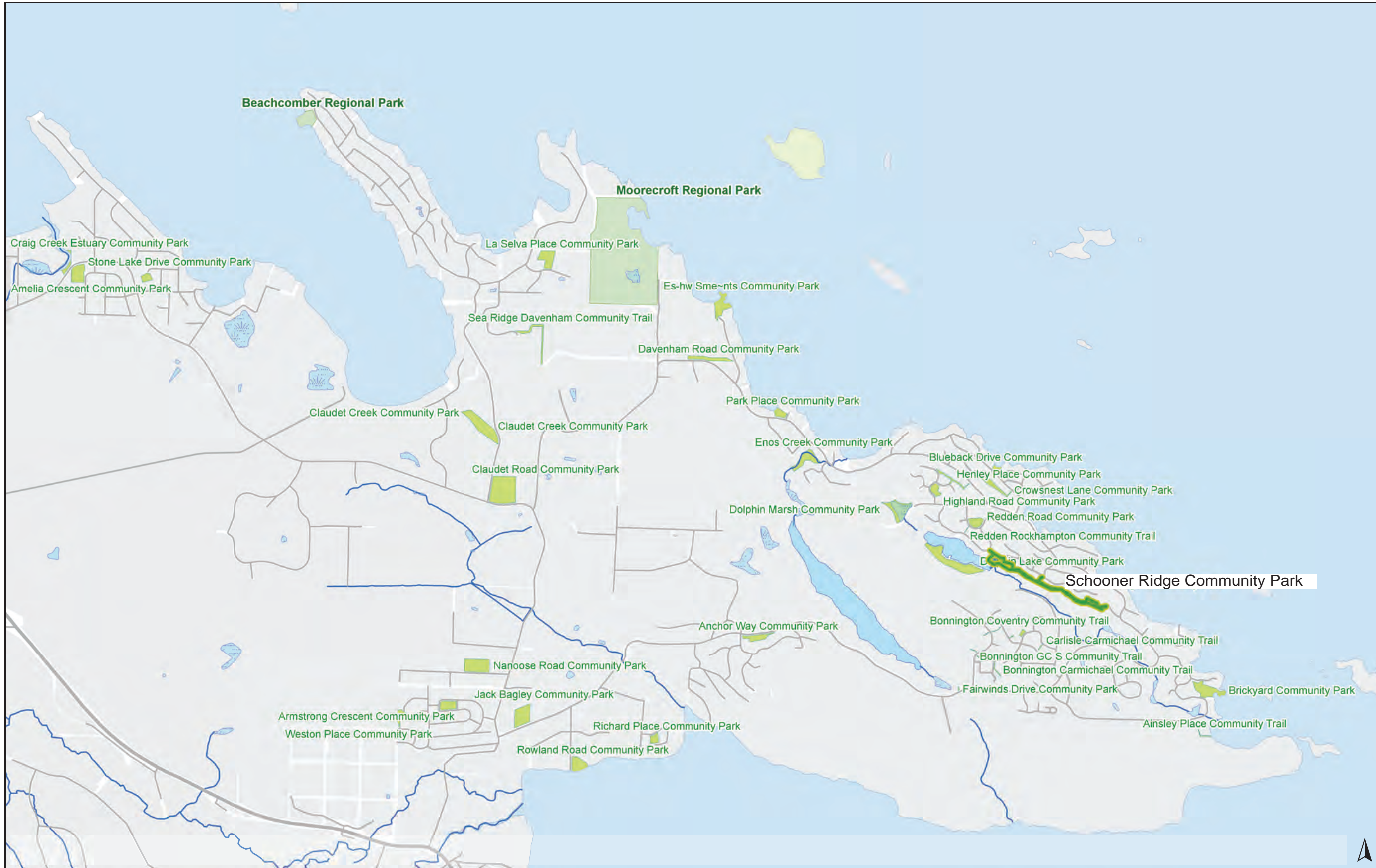
Social Wellbeing - Make the Region a safe and vibrant place for all, with a focus on children and families in programs and planning.

REVIEWED BY:

Y. Gagnon Manager, Parks Services
J. Bradburne, Director of Finance
T. Osborne, General Manager, Recreation and Parks
P. Carlyle, Chief Administrative Officer

ATTACHMENTS

1. Attachment 1 – Context Map and Site Map
2. Attachment 2 – Site Photos



Legend

Internal Layers

Waterbodies

Lake / Pond

Lake / Pond

Wetland / Seasonally Flooded

Watercourses

Ocean, Major Lakes & Rivers

Parks, Community

Parks, Regional

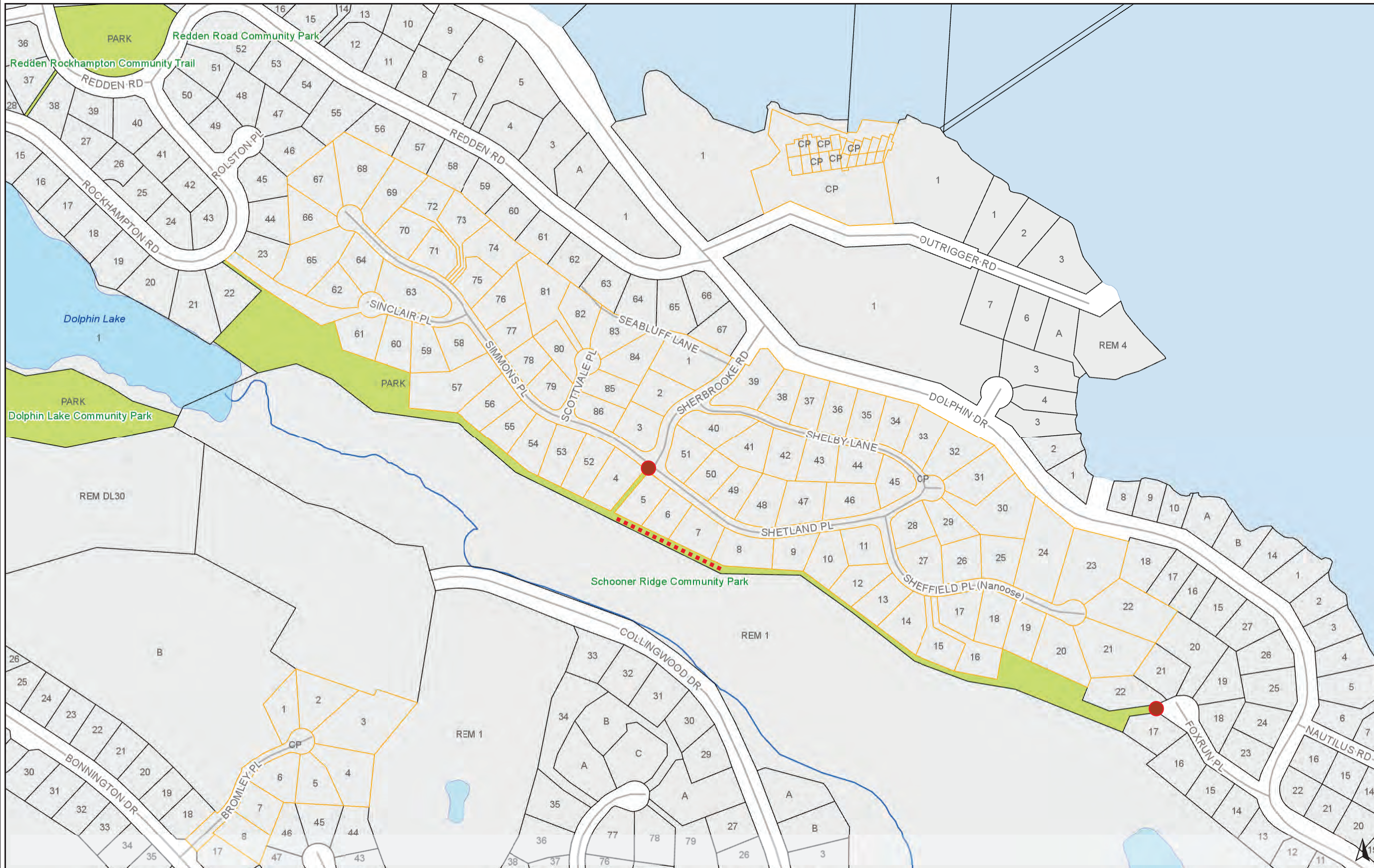
Parks, Provincial

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





Schooner Ridge Community Park

Legend

- Internal Layers
- Waterbodies
 - Lake / Pond
 - Lake / Pond
 - Watercourses
 - Ocean, Major Lakes & Rivers
 - Parks, Community
 - Properties (Strata)
 - Properties (Conventional)
 - Park Access
 - Trail Development Segment



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Attachment Two - Site Photos



Figure 1. The existing narrow footpath over rocky terrain.



Figure 2. Footpath over steep boulder near cliff edge.



REGIONAL
DISTRICT
OF NANAIMO

VANCOUVER ISLAND EMERGENCY RESPONSE ACADEMY FIRST RESPONDER TRAINING PROGRAM AGREEMENT RENEWAL

RECOMMENDATION

That the annual agreement between the Regional District of Nanaimo, City of Nanaimo, Coombs Volunteer Fire Department, Nanoose Volunteer Fire Department and Dashwood Volunteer Fire Department for the Vancouver Island Emergency Response Academy First Responder Training Program, be renewed.

BACKGROUND

The City of Nanaimo entered into a license agreement with the Province on July 19, 2011, for the right to use, reproduce and distribute the First Responder training materials and the Instructor/Evaluator training materials for the purposes of teaching the Instructor/Evaluator course to volunteers and employees of local governments.

In July 2020, the Regional District of Nanaimo (RDN), the City of Nanaimo and the three volunteer fire departments (Coombs, Nanoose and Dashwood) entered into an agreement for access to the Vancouver Island Emergency Response Academy First Responder Training Program (VIERA). The agreement is an annual agreement which expired on March 31, 2021. All three participating departments have requested that the agreement for renewed for another year.

FINANCIAL IMPLICATIONS

There are no financial implications for entering into the agreement. All three participating fire departments account for the First Responder training in their annual training budgets.

Training budgets fluctuate annually based on the number of anticipated new recruits and the Structure Firefighters Competency and Training Playbook certification levels. The Coombs total training budget (First Responder and Fire Firefighter training) for 2021 is \$47,153, Dashwood is \$55,000 and Nanoose \$20,000.

STRATEGIC PLAN ALIGNMENT

Social Wellbeing - Make the Region a safe and vibrant place for all, with a focus on children and families in programs and planning.

REVIEWED BY:

- C. Morrison, Manager, Emergency Services
- D. Pearce, General Manager, Transportation and Emergency Services

P. Carlyle, Chief Administrative Office



REGIONAL
DISTRICT
OF NANAIMO

JOHN HOWARD SOCIETY AGREEMENT

RECOMMENDATION

That the John Howard Society Agreement to provide an annual grant of \$5,000 for a five-year term from January 1, 2021 and ending on December 31, 2025, be endorsed.

BACKGROUND

In 2006, the Regional District of Nanaimo (RDN) Board endorsed a motion to establish a service in Electoral Areas A, B, And C to provide annual funding of \$5,000 to the John Howard Society towards the Restorative Justice Program.

Bylaw No. 1490 known as the Southern Community Restorative Justice Support Service was established for the purpose of providing financial assistance to Restorative Justice Programs in Electoral Areas A, B, C. The John Howard Society has been receiving an annual contribution since 2006 under no formal agreement.

It is recommended that the annual grant contribution of \$5,000 provided by the RDN to the John Howard Society, be formalized. The agreement is for a five-year term with the option to renew for further terms at the discretion of the Board and provides for annual reporting. The John Howard Society has reviewed the proposed grant contribution agreement and have no questions or concerns.

FINANCIAL IMPLICATIONS

The annual grant of \$5,000 is a budgeted item in the 2021-2025 Financial Plan.

STRATEGIC PLAN ALIGNMENT

People and Partnerships - Seek opportunities to partner with the provincial and federal governments, other government agencies, and community stakeholder groups in order to advance strategic plan goals and objectives.

REVIEWED BY:

D. Pearce, General Manager, Transportation and Emergency Services
P. Carlyle, Chief Administrative Officer

ATTACHMENT

1. John Howard Society Funding Agreement

THIS AGREEMENT made the day of , 2021

BETWEEN:

REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

(herein called the "**District**")

OF THE FIRST PART

AND:

NANAIMO REGION JOHN HOWARD SOCIETY

2353 Rosstown Road
Nanaimo, BC
V9T 3R6

(herein called the "**Society**")

OF THE SECOND PART

- A. WHEREAS the District did, by Bylaw No. 1490.01, establish a service known as the Southern Community Restorative Justice and Victim Services Support Service, to provide financial assistance in relation to restorative justice and victim services programs operating in School District 68 and carrying out program services in Electoral Areas A, B and C;
- B. AND WHEREAS Section 176(1)(a)(i) of the *Local Government Act* provides that the Board may make agreements for the operation of services;
- C. AND WHEREAS the Regional Board has approved an annual grant for operating purposes to further assist the Nanaimo Region John Howard Society;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the terms and conditions hereinafter contained the parties hereto covenant and agree each with the other as follows:

INTERPRETATION

In this Agreement the following terms have the following meanings:

"Board" means the Board of the Regional District of Nanaimo.

"Year End" means the calendar year ending December 31st.

"Grant" means \$5,000 (Five Thousand Dollars (CAD)).

TERM

- 1. The Term of this Agreement will commence on **January 1, 2021** and end on **December 31, 2025**, unless otherwise earlier terminated under this Agreement.

2. The Agreement may be renewed for further terms at the discretion of the Board.

ANNUAL GRANT

3. The District shall provide to the Society, an annual operating Grant in the amount of \$5,000 on or about August 1 in each calendar year, unless the Grant is to be prorated to reflect a shorter time frame for service than a full year, such as at the commencement or end of this Agreement.
4. The grant may be used for any reasonable purpose directly related to the activities of the Society.
5. At the request of the District, the Society shall provide a brief presentation to an open meeting of one or both of the Board and a Board Committee outlining its activities and sources of funding for the Restorative Justice Program in the previous year.
6. If the Society does not fully expend the Grant in the calendar year in which such funds are received, the Society shall return any such amounts to the District within thirty (30) days of the end of the calendar year during which the Grant is received.

SOCIETY COVENANTS

7. The Society shall ensure that the Grant is used solely and exclusively for costs directly related to the delivery and administration of the Restorative Justice Program provided by the Society, or any other justice services approved by the District in writing.
8. The Society shall at all times while this Agreement is in effect, maintain liability insurance with a minimum amount of \$2,000,000 (Two Million Dollars (CDN)) coverage per occurrence, with the District named as an additional co-insured.
9. As required by the District from time to time, the Society shall provide the District with a copy of all policies of insurance required under section 7 or if requested by the District, a certificate of insurance signed by an authorized representative of the insurer as evidence of such coverage, accompanied by evidence satisfactory to the District that the premiums in respect to that policy or policies have been paid.
10. The Society shall also throughout the Term, at its sole expense, maintain such insurance over vehicles (owned and non-owned) used in the provision of the Restorative Justice Program or any other justice services provided pursuant to this Agreement, as is required under the *Insurance (Motor Vehicle) Act* of British Columbia, with liability limits of not less than \$2,000,000 (Two Million Dollars (CAD)).
11. The Society shall at all times strictly adhere to all legal, policy and confidentiality requirements of the Ministry of Public Safety & Solicitor General, and Nanaimo RCMP, for the operation of the Restorative Justice Program and delivery of justice services within the community, and shall comply with its societal objects.

ACCOUNTS

12. The Society shall, on or before July 1 in each calendar year, provide a statement of operating results to the Director of Finance, showing all sources of revenues and expenses for the Society in their previous fiscal year.
13. The books of account of the Society shall be kept in a manner that details all income and expenditures for such programs as is normally required under general accounting practices. The Society shall furnish and

make available such books of account for review by one or both of the Director of Finance or their designate, upon written request.

COMPLIANCE WITH LAWS

14. The Society is solely responsible for managing and directing their employees and/or volunteers and shall maintain compliance with WorkSafe BC regulations and all other legal and regulatory requirements relating to their staff and volunteers engaged in the delivery of the Restorative Justice Program or any other justice services provided pursuant to this Agreement.
15. The Society shall ensure the Restorative Justice Program or any other justice services provided pursuant to this Agreement are undertaken in accordance with all federal, provincial and local government enactments and other legal requirements that apply.

REPRESENTATIONS AND WARRANTIES

16. The Society represents and warrants to the District that:
 - a. the Society is incorporated as a society under the provisions of the *Societies Act (British Columbia)*;
 - b. the Society is in good standing;
 - c. the Society has the power and capacity to accept, execute and deliver, and to perform its obligations under this Agreement; and
 - d. to the best of the Society's knowledge and belief, the facts stated in every application for a Grant are true and correct.

RELATIONSHIP BETWEEN THE PARTIES

17. No provision of this Agreement shall be construed as creating a partnership or joint venture relationship, or a principal-agent relationship between the District and the Society in relation to any matter under or arising out of this agreement, including the Restorative Justice Program, or otherwise. The Restorative Justice Program is not a service of the District, and the Society does not undertake the Restorative Justice Program as a contractor or otherwise as an agent, partner or joint venture for or on behalf of the District. Nothing in this Agreement, and no actions taken by the District in implementing or enforcing this Agreement, shall:
 - a. make the District responsible in any way for the management, supervision, administration, operation or delivery of the Restorative Justice Program or any other program or other activity of the Society;
 - b. give rise to any liability on the part of the District, whether to the Society or to any other person, for any losses, damages, costs, or liabilities arising from or related to the Restorative Justice Program or any other program or other activity of the Society; or
 - c. be interpreted as giving rise to a duty of care on the part of the District to the Society, or to any other person, to investigate or to verify whether the Restorative Justice Program is being undertaken in accordance with the requirements of this Agreement, or in accordance with all federal, provincial and local government enactments and other legal requirements that apply.

INDEMNITY

18. The Society shall indemnify and save harmless the District, its employees, agents, officers, directors, and authorized representatives, and each of them, (collectively "the **Indemnified Parties**") from and against all losses, claims, damages, actions, causes of action, costs, and expenses, of any kind that one or more of the Indemnified Parties may sustain, incur, suffer or be put to at any time, arising from acts, errors or omissions including negligent acts or breaches of law, contract or trust, committed by the Society or its employees, agents, contractors, officers or directors in relation to their activities including use of the Grant for the purposes of the Restorative Justice Program. This indemnity shall survive the termination of this Agreement.

NON-DEROGATION

19. Nothing contained or implied in this Agreement shall prejudice or affect the rights and powers of the District in the exercise in its unfettered discretion of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised as if this Agreement had not been executed and delivered by the parties, and the interpretation and administration of this Agreement shall be subject to and consistent with statutory restrictions imposed on the District under the *Local Government Act, Community Charter, Freedom of Information and Protection of Privacy Act and regulations under those statutes.*

NOTICE

20. It is hereby mutually agreed that any notice required to be given under this Agreement will be deemed to be sufficiently given:
 - a. if delivered by hand or
 - b. if mailed from any government postal outlet in the Province of British Columbia by prepaid registered mail addressed as follows:

if to the District:

Corporate Officer
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

if to the Society:

Nanaimo Region John Howard Society
2353 Rosstown Road
Nanaimo, BC
V9T 3R6

TIME

21. Time is of the essence of this Agreement.

BINDING EFFECT

22. This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees.

WAIVER

23. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not effective unless delivery in writing to the other party and is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

TERMINATION

24. The District may terminate this Agreement upon giving ninety (90) days prior written notice to the Society should the District or any successor to the District provide alternate Restorative Justice Programs within School District 68.
25. The District may terminate this agreement immediately without notice to the Society or other party should:
 - a. the Society, in the opinion of the District, fail to perform any of the terms of its obligations or covenants of the Society hereunder and such failure shall continue beyond thirty (30) days from delivery by the District to the Society of written notice specifying the failure and requiring remedy thereof;
 - b. the Society makes an assignment in bankruptcy or is declared bankrupt;
 - c. fails to remain in good standing and such failure shall continue beyond thirty (30) days from delivery by the District to the Society of written notice specifying the failure and requiring remedy thereof;
 - d. uses the Grant for a purpose other than the Restorative Justice Program or another justice services that has been approved in writing by the District; or
 - e. violates any provision of this Agreement.
26. In the event that this Agreement is terminated, the Society shall furnish to the District's Director of Finance or their designate, all books of account for the Restorative Justice Program and any other justice services provided pursuant to this Agreement which shall detail all revenues and expenditures for the current calendar year and previous calendar year of these programs up to the date of termination of this Agreement.
27. Within thirty (30) days from the date of termination of this Agreement, the Society shall return to the District the balance of the Grant remaining for the Restorative Justice Program or any other justice services provided pursuant to this Agreement.

LAW APPLICABLE

28. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

INTERPRETATION

29. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

AMENDMENT

30. This Agreement may not be modified or amended except by the written agreement of the parties.

COUNTERPART

31. This Agreement may be executed in counterpart with the same effect as if both parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

REGIONAL DISTRICT OF NANAIMO

by its authorized signatories:

NANAIMO REGION JOHN HOWARD SOCIETY

by its authorized signatories:



REGIONAL
DISTRICT
OF NANAIMO

FIREFIGHTING APPARATUS PURCHASE – REQUEST FOR BUDGET AMENDMENT

RECOMMENDATIONS

That the budget for the purchase of the Dashwood fire apparatus be increased from \$400,000 to \$500,000 and;

That the purchase of the Dashwood fire apparatus be awarded to Fort Garry Fire Trucks Ltd. in accordance with the preferred supplier agreement subject to the final execution of the agreement.

That the budget for the purchase of the Coombs fire apparatus be increased from \$500,000 to \$645,000 and;

That the purchase of the Coombs fire apparatus be awarded to Fort Garry Fire Trucks Ltd. in accordance with the preferred supplier agreement subject to the final execution of the agreement.

That the planned replacement of the Coombs Volunteer Fire Department rescue engine in 2022 be reallocated to 2021 and that \$150,000 be approved for the replacement.

BACKGROUND

At the January 26, 2021, Regional District of Nanaimo (RDN) Board of Directors meeting, the Board endorsed a motion to negotiate and enter into an agreement with Fort Garry Fire Trucks as a preferred supplier for a five (5) year term. The five-year preferred supplier agreement with Fort Garry Fire Trucks has now been negotiated and was submitted for final execution on May 25, 2021. It is anticipated that the agreement will be fully executed before the June 7, 2021 Electoral Area Services Committee meeting. To avoid any delays in apparatus purchases, the RDN is requesting approval to award the purchases to Fort Garry subject to the final execution of the agreement. The RDN in collaboration with the Fire Departments has established base specification designs for four apparatus types with fixed pricing (subject to exchange rate fluctuations and revision based on an agreed structure of cost plus % of profit) that considers the different needs of each fire department.

The four standard designs are:

Rear Mount Engine	\$699,200 CAD + Taxes
Side Mount Engine	\$656,500 CAD + Taxes
Single Axle Tender	\$459 700 CAD + Taxes
Tandem Axle Tender	\$597,000 CAD + Taxes

Dashwood Volunteer Fire Department

The Dashwood Volunteer Fire Department (DVFD) has budgeted \$400,000 to purchase a Single Axle Tender in 2021. The cost of the Single Axle tender is \$459,700 excluding taxes. DVFD is requesting an increase to the budgeted amount to \$500,000 (cost plus PST and minor customizations). Build time for this apparatus is approximately 14 months.

Coombs-Hilliers Volunteer Fire Department

The Coombs-Hilliers Volunteer Fire Department (CHVFD) has budgeted \$500,000 to purchase a Tandem Axle Tender in 2021. The new Tandem Axle Tender is \$597,000 excluding taxes. CHVFD is requesting an increase to the budgeted amount to \$645,000 (cost plus PST and minor customizations). Build time for this apparatus is approximately 14 months.

CHVFD is also requesting that \$150,000 of the \$250,000 budgeted in 2022 for the replacement of a used rescue pumper for re-allocated to 2021. The immediate purchase of a used rescue pumper for CHVFD is required due to the apparatus (Coombs Engine 105) sustaining considerable damage while responding to an interface incident on May 18, 2021, rendering it out of service. Engine 105 is based out of Coombs Hall #2 and was purchased in 2004 as a demo unit from Superior Fire Trucks. During the incident, the apparatus broke a fuel tank securement strap which caused many reliability challenges. There is significant cost to repair the apparatus and with the scheduled replacement in 2022, CHVFD would like to immediately replace the apparatus and alleviate the costly repairs.

A used piece of apparatus has been identified from Rocky Mountain Phoenix for \$138,600 CDN and would provide a practical replacement for Engine 105. CHVFD is requesting up to \$150,000 (cost plus PST) to purchase the used apparatus or a used apparatus if the Rock Mountain Phoenix apparatus is no longer available.

FINANCIAL IMPLICATIONS

DVFD has budgeted \$400,000 for the replacement of the Single Axle Tender in 2021, and \$800,000 in 2022/2023 to replace their Engine for a total of \$1,200,000 from the reserves. With the preferred supplier agreement, the cost of the Tender is \$500,000 and the cost of the Engine will be \$750,000 (cost plus PST) for a total of \$1,250,000. An overall increase of \$50,000 from reserves over the next two years from budgeted amounts. The Single Axle Tender will not be delivered until 2022 and the additional amount will be included in the 2022 budget.

CHVFD has budgeted \$500,000 for the replacement of the Tandem Axle Tender in 2021, and \$250,000 in 2022 for the replacement of their rescue engine for a total of \$750,000 from the reserves. With the preferred supplier agreement, the cost of the Tender is \$645,000 resulting in a budget increase request of \$145,000. Used apparatus exploration has identified that the replacement of the rescue engine is closer to \$150,000. The total costs for the Tender and the replacement of the used rescue engine is \$795,000, an overall increase of \$45,000 from reserves over the two years. The payment for the new tender is not required until 2022 therefore CHVFD has requested to use up to \$150,000 of the \$500,000 budgeted in 2021 to replace Engine 105. The additional amount for the tender will be included in the 2022 budget.

No amendments to the Financial Plan are required as the new tenders will not be delivered until 2022, the 2022 budgets will be updated to reflect the budget changes for each capital purchase.

STRATEGIC PLAN ALIGNMENT

Social Wellbeing - Make the Region a safe and vibrant place for all, with a focus on children and families in programs and planning.

REVIEWED BY:

J. Bradburne, Director of Finance
C. Morrison, Manager, Emergency Services
D. Pearce, General Manager, Transportation and Emergency Planning
P. Carlyle, Chief Administrative Officer