

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 and ROGERS have 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 to provide adequate wireless service to the area. The site was chosen by TELUS and ROGERS as it is the only large lot, set back from the majority of residences in the area that provides existing mature trees to allow for screening with a willing landlord. The applicant has noted that the tower needs to be within reasonable proximity to residences near the Morningstar Golf Course to provide reliable voice and data service to that area and that the proposal is partially driven by ongoing customer requests for service improvements 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 and ROGERS have chosen to co-locate the proposed tower to mitigate the need for a redundant purpose-built tower structure in the area and that the 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. The applicant submitted an assessment of potential environmental constraints report prepared by Toth and Associates Environmental Services Ltd., dated October 20, 2022, to address mapping that indicates that Morningstar Creek runs through the southeast corner of the subject property. The report confirms that there are no watercourses in the vicinity of the proposed project and that the mapping alignment for Morningstar Creek is incorrect. In addition, the report notes that no eagle or heron nest sites were identified during a field survey of the property. No 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 providing co-location opportunities, as such, the applicant has submitted a request for siting concurrence from the RDN.