



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

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

October 26th, 2022

Information Package

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

Site IDs:	TELUS: BC106996 - Morningstar; Rogers: W3030 – French Creek
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 near French Creek
Coordinates:	49.333209, -124.367044
Legal Description and PID:	THAT PART OF THE NORTH 1/2 OF DISTRICT LOT 83, NANOOSE DISTRICT, LYING TO THE SOUTH WEST OF THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF WAY IS SHOWN COLOURED RED ON PLAN DEPOSITED UNDER DD 7738F, PID: 009-437-592
Land Use Authority:	Regional District of Nanaimo (RDN)
OCP Land Use:	AG1 - Agricultural 1

Objective

- TELUS and Rogers have both identified that there is not currently dependable wireless service for their customers within French Creek, including the residential areas surrounding Morningstar Golf Course. As a result, TELUS and Rogers are jointly proposing to install a new 63.0-meter tall self-support cell tower on private land.
- Through tower sharing or co-location, TELUS and Rogers will mitigate the need for a redundant purpose built tower structure in the surrounding community.
- The proposed facility will provide high-speed, high bandwidth cellular service to French Creek and surrounding areas for both TELUS and Rogers customers.
- The proposed installation is important given that greater than 80 percent of all calls to emergency responders are placed through mobile devices.

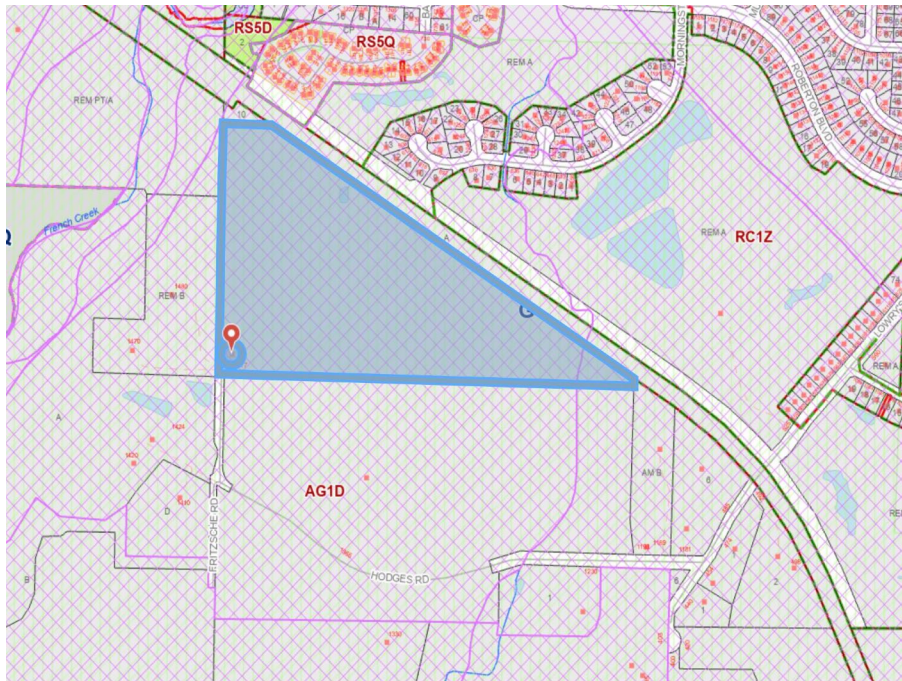
Description of Proposed Site and Site Selection Rationale

- TELUS and Rogers are proposing the construction of a 63.0-meter tall self-support cell tower on private land in French Creek.
- The subject property was selected as it is centrally located within the target service area and is located near supporting infrastructure, including access and power.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 20.0-meter x 20.0-meter right of way area at the eastern side of the subject property.
- The site will be accessed from via Hodge's Road and a small gravel access area that will extend into TELUS and Rogers' shared compound.
- Power will be connected to the proposed facility via an underground power line.
- TELUS' and Rogers' equipment compound shall be housed within a chainlink fence at the base of the tower to ensure security of the equipment and public safety.
- TELUS engaged a biologist to review the watercourse that was identified in RDN mapping systems on the subject property and it was confirmed via field work that the watercourse is not in the mapped location.

Aerial Photograph (Source: Google Earth)



Zoning Map - AG1-Agricultural 1 Zone (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 and Rogers have reviewed all existing structures within 1,000 meters of the proposed facility and have 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. TELUS and Rogers have decided to propose to co-build the proposed tower structure to enable co-location or tower sharing. Through co-location, TELUS and Rogers will mitigate the need for a redundant purpose-built tower structure in the area.

Visibility

- The proposed tower site location will be visible from certain vantage points in the French Creek area, although it is respectfully 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' and Rogers' adjacent towers and to tie the facility into their respective networks.
- TELUS and Rogers have selected a large lot that is respectfully setback from adjacent residential uses so as to minimize any visual impacts to the extent possible.

Co-location

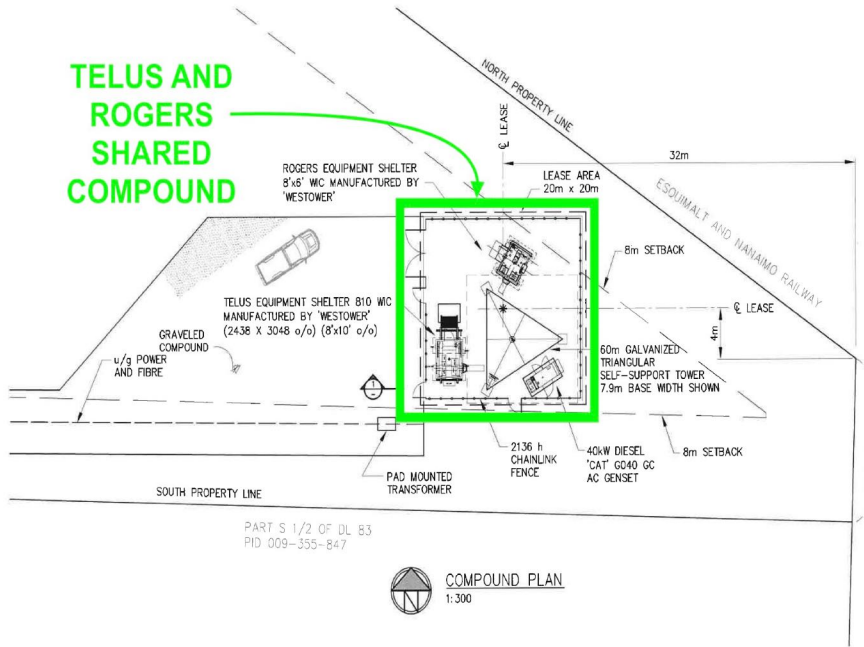
As is required by Innovation, Science and Economic Development (ISED) Canada, TELUS and Rogers will be willing to consider applications for co-location from third parties, including other wireless service providers. The subject tower will be designed to accommodate additional antennas at lower levels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

Proximity to Closest Residence

TELUS estimates that the closest residence is approximately 130 meters to the southeast of the proposed tower, as depicted below. From numerous vantage points, the tower will be screened by mature trees. Additionally, a rail corridor separates the tower from the residential subdivision surrounding Morningstar Golf Course.



Compound Plan (for discussion purposes only)



Elevation Plan (for discussion purposes only)

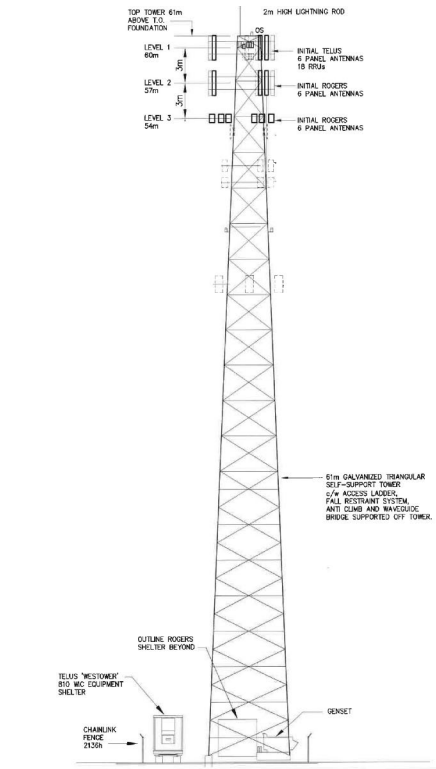


Photo Simulations

**1 - View Looking West
(for discussion purposes only)**



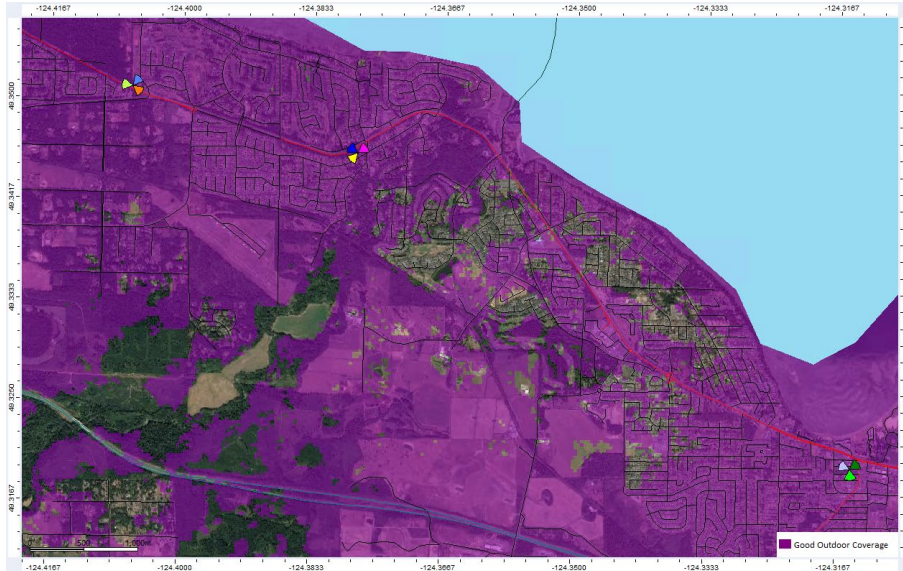
**2 - Northeast Elevation - View Looking North
(for discussion purposes only)**



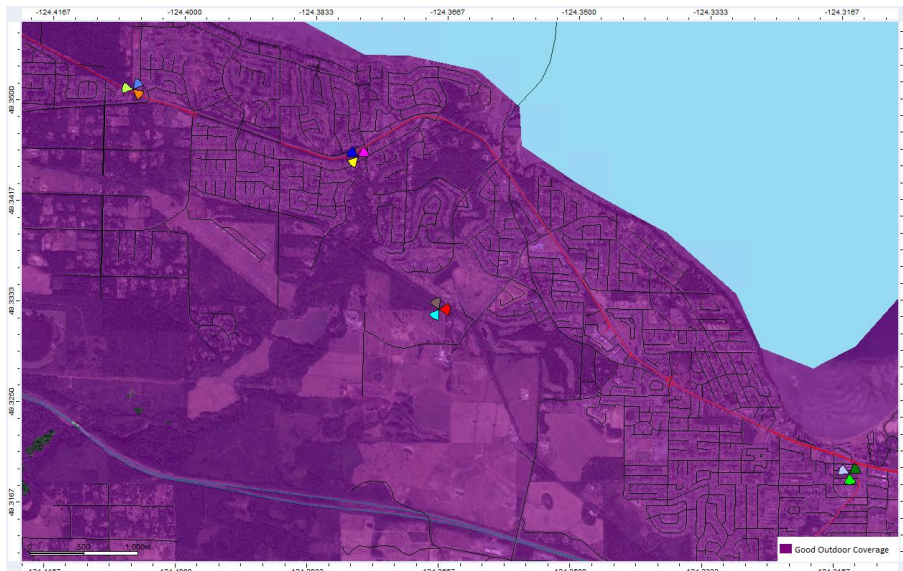
Coverage Maps

TELUS

1. Before

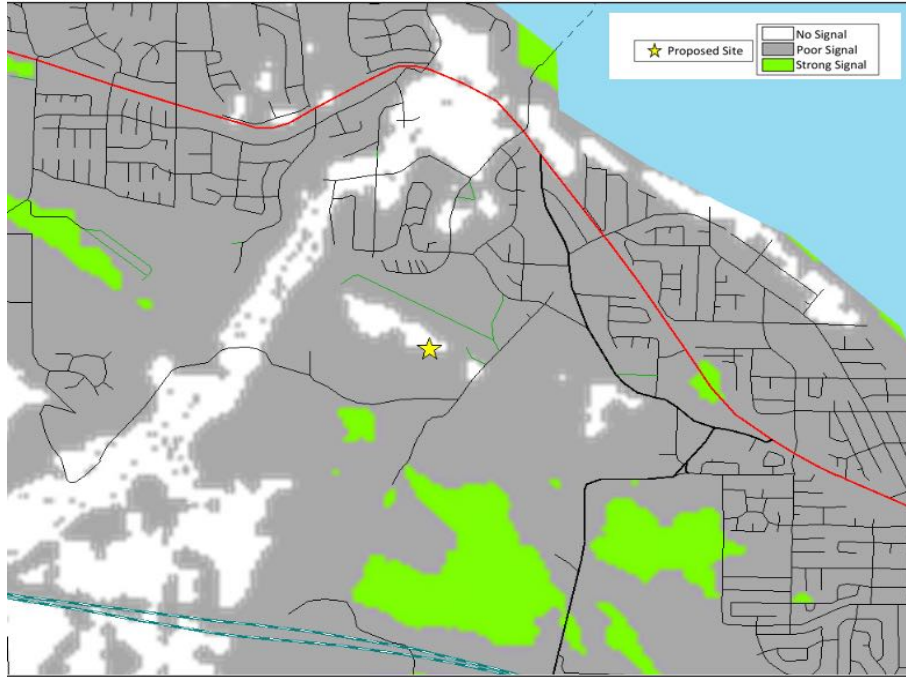


2. After

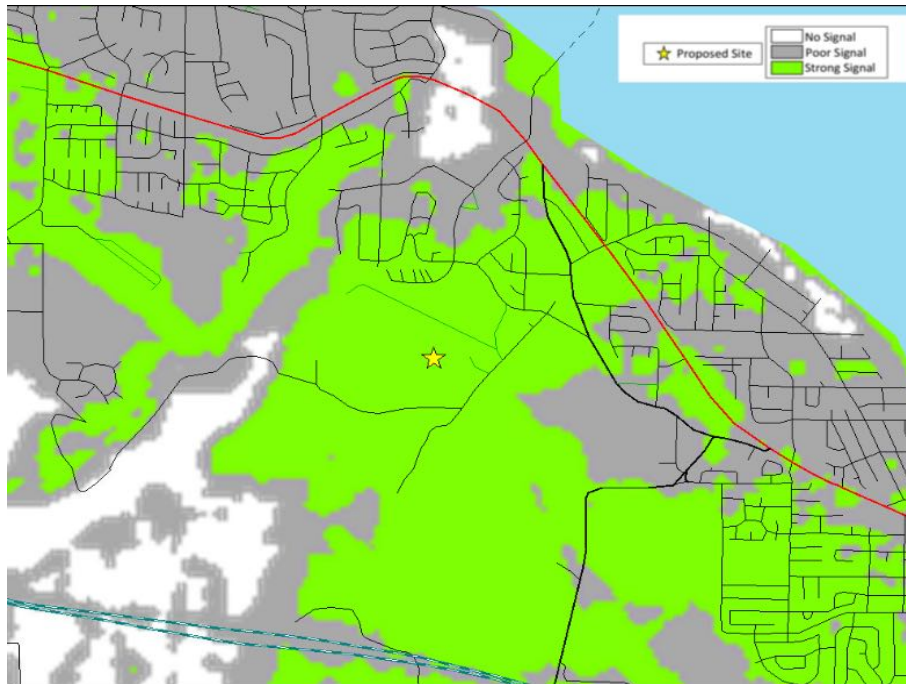


ROGERS

1. Before



2. After





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

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

Safety Code 6 Assessment

TELUS and Rogers both attest that their respective installations will comply with Health Canada's Safety Code 6 as may be amended from time to time.

Policy Overview and Next Steps

The RDN Board has adopted a telecommunications policy and acknowledges that Innovation, Science and Economic Development Canada (ISED) has exclusive jurisdiction over the siting and installation of telecommunications facilities. The purpose of the policy is to set transparent expectations and to enable the review of proposals from proponents to ensure that responsible installations occur within the RDN. At the end of the consultation process, the role of the RDN Board is to issue a statement of concurrence or non-concurrence to the proponent and ISED. Under this policy, the proposed installation in French Creek (Electoral Area G) is not exempt from public consultation.

As part of this policy, the following requested information has been included in this information package as a formal application to RDN for this tower proposal.

1. A letter or report from the Proponent indicating the need for the proposal, the proposed site, the rationale for site selection, a map of radiofrequency coverage and capacity of existing Antenna Systems in the general area and a summary of opportunities for co-location potentials on existing or proposed antenna systems within 1000 metres of the subject proposal. Please refer to **Appendix A**.
2. A written and signed attestation that there are no co-location opportunities within 1000 metres of the proposed site location. Please refer to **Appendix B**.
3. Engineered plans of the proposed structure which includes information outlining the number of antennas proposed on the structure, the type of wireless service each antenna would provide and the structure's ability to accommodate future antennas (including co-location).
4. Visual rendering(s) of the proposed Antenna System superimposed to scale. Please refer to page 5 in this report.
5. A site plan showing the proposed development situated on the site. Please refer to page 4 in this report.
6. A map showing the horizontal distance between the property boundary of the proposed site and the nearest property in residential use. Please refer to page 3 in this report.
7. Confirmation of legal ownership of the lands subject to the proposal, or a signed letter of authorization from the registered property owner of the land, their agent or other person(s) having legal or equitable interest in the land. Please refer to **Appendix C**.
8. A copy of Certificate of Infeasible Title (dated within the past 30 days of proposal submission) and any restrictions, restrictive covenants, easements or rights-of-way registered against the lands the Telecommunication Antenna System is proposed on. Please refer to **Appendix D**.
9. A written and signed attestation that the telecommunication antenna system will respect Health Canada's Safety Code 6 which sets safe radiofrequency emission levels for these devices including the cumulative effects of multiple telecommunication antenna systems at the location and in the immediate area. Please refer to **Appendix E**.
10. A map showing the maximum electromagnetic radiation power levels as watts per square metre, at ground level within 1000 metres of the proposed telecommunication antenna system. The map should include the cumulative effects of multiple telecommunication antenna systems at the proposed location with any other existing telecommunication antenna systems broadcasting in the area. Please refer to the map provided in the Safety Code 6 report in **Appendix E**.



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

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

11. A preliminary geotechnical site investigation report where the potential for geotechnical hazards exist. Please note that an assessment from a professional geotechnical engineer will subsequently be completed prior to issuance of construction drawings to ensure compliance with geotechnical and structural engineering best practices.

12. Any other documentation as identified by the Regional District following the site investigation meeting. Please note that TELUS and Rogers provided a report from a professional biologist confirming that there is no watercourse within the subject proposed development area. Please refer to **Appendix F**.

13. The applicable application fee (\$4000.00 in this case) as required by Bylaw No. 1259, 2002. Please note that this fee has been previously submitted.

Public consultation requirements per the telecommunications policy include a notification package to residents, land owners, land use authorities, emergency service providers, and school districts within the calculated notification radius of 630 metres (10 metres for every 1 metre in height of the freestanding tower). Additional notice will be provided to ISED's local office, the local community associations as well as through advertisements placed twice in the local newspaper about the tower and a public information meeting if required.

Please consider this information package as an official application and commencement of our consultation process with RDN for a new freestanding tower aimed to improve wireless coverage in French Creek, RDN Area G.

Should the RDN have any questions, please feel free to contact the undersigned.

Brian Greç

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

APPENDIX A - RATIONALE LETTER



SitePath Consulting Ltd. Representing
TELUS Communications Inc. and
Rogers Communications Inc.
2528 Alberta Street
Vancouver, BC V5Y 3L1

778-870-1388 Telephone
604 829 6424 Fax
briangregg@sitepathconsulting.com

August 16th, 2022

Regional District of Nanaimo (RDN)

C/O Lisa Grant, General Manager, Planning and Development
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
T: 604-927-5247 | Email: lgrant@rdn.bc.ca

**Re: Proposed Communication Site – 1477 Hodges Road, Parksville
(TELUS File: BC106996 - Morningstar; Rogers File: W3030 - French Creek)**

Dear Ms. Grant:

I am a land use consultant representing *both* TELUS and Rogers. I am writing to share with you some preliminary information regarding a proposed communication site (cell tower) at 1477 Hodges Road, Parksville including the enclosed preliminary drawings (please refer to **Subject 1** enclosed). Specifically, I am pleased to advise you that TELUS and Rogers have decided to work together to jointly construct the proposed facility, if approved. This will enable co-location (tower sharing) and mitigate the need for an additional redundant purpose built tower structure in the area in the future. Although it has taken additional coordination to arrive at this proposal, we trust that it is the most responsible way to propose deploy the needed infrastructure.

Please kindly note that this proposal is in response to ongoing requests for improved service in the area as evidenced by the enclosed petition in support of the facility (please refer to **Subject 2** enclosed).

Based on the foregoing, TELUS and Rogers look forward to arranging a site investigation meeting and fulfilling the other requirements stated in RDN Policy *B1-23 Electoral Area Telecommunication Antenna System Consultation and Information Policy*.

Sincerely,

Brian Gregg

Brian Gregg
Agent of TELUS Communications Inc. and
Rogers Communications Inc.



 **KEY AERIAL**


LEGAL: PART N 1/2 OF DL 83, NO PLAN
 PID: 009-437-592
 CIVIC ADDRESS: 1477 HODGES ROAD, PARKSVILLE

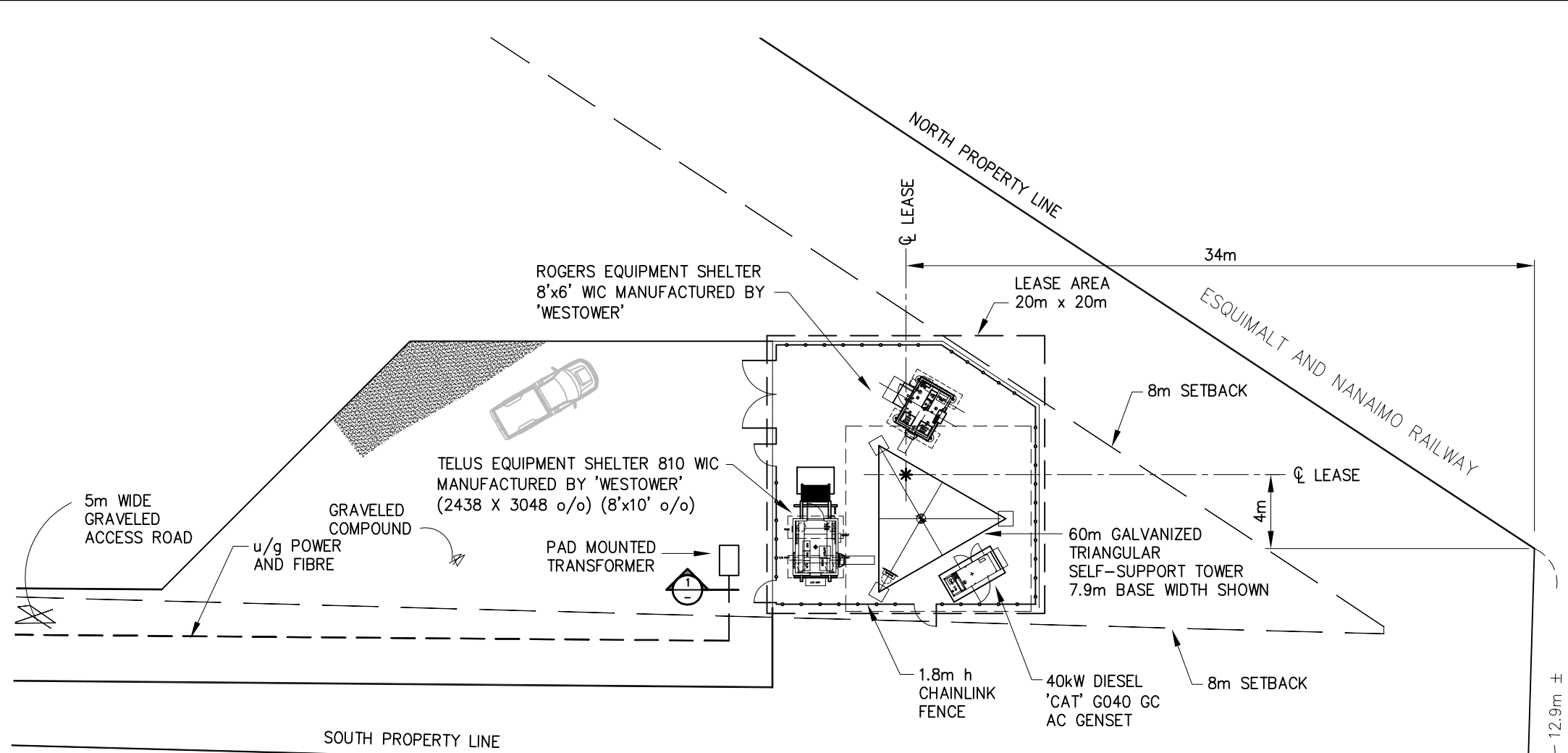
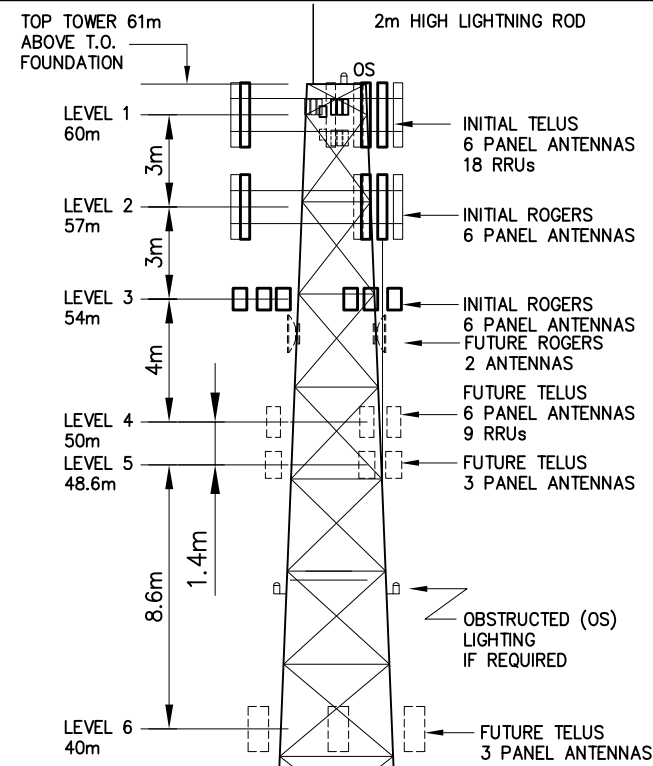
 **SITE AERIAL**
 1:3000

PROPERTY LINE LOCATIONS SHOWN ARE APPROXIMATE

RKTG EGBC PERMIT NUMBER: 1000698

NAD 83 ZONE 10					
DESCRIPTION	NORTHING	EASTING	LAT.	LONG.	GRD EL.
APPROX CENTRE OF COMPOUND	5465397	400681	N49°19'59.55" 49.333209°	W124°22'01.36" -124.367044°	42m±

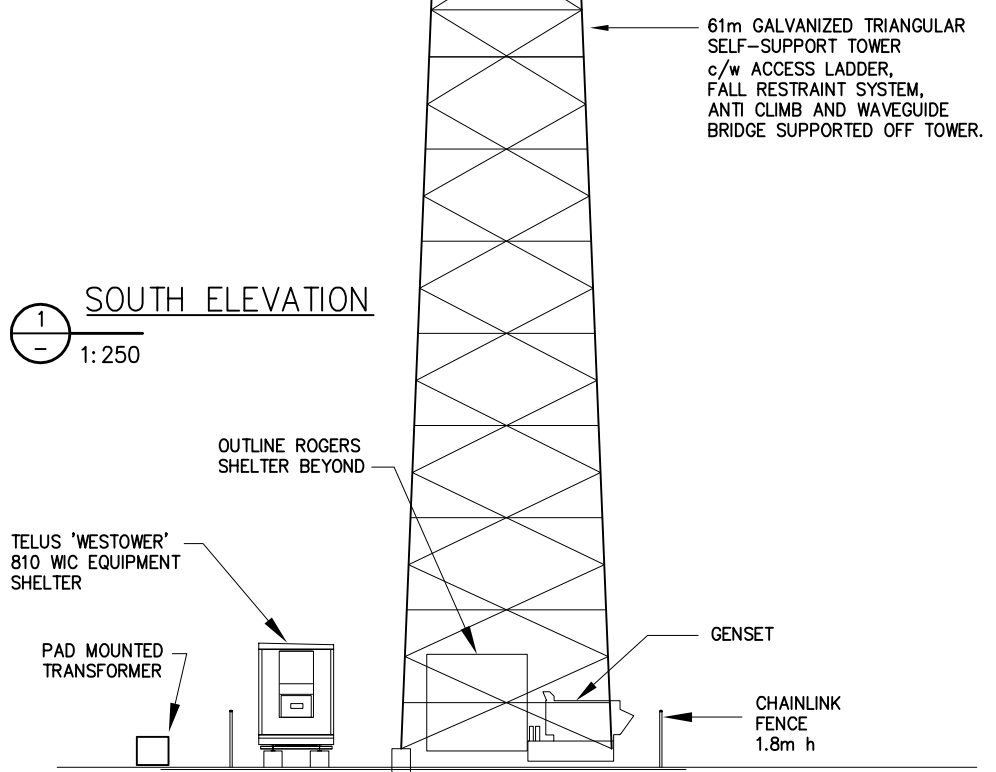
NOTIFICATION PACKAGE 28 OCT 2022 1	ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD CONSULTING ENGINEERS 1138-8257 92nd ST. DELTA, BRITISH COLUMBIA V4G 0A4 604-946-0253		
	RKTG	DRAWING No.: B19-3133A-050	REV. 1
	BC106996-MORNINGSTAR GOLF COURSE, PARKSVILLE 2022 CELL SITE SITE AERIAL CANDIDATE 2		
	ENG: - DR: AA CHK: - APP: -	DATE: JUNE 2022 PLOT: 1 : 1 PLOT DATE: 28 OCT 2022	



PART S 1/2 OF DL 83
PID 009-355-847

COMPOUND PLAN
1: 300

SOUTH ELEVATION
1: 250



RKTG EGBC PERMIT NUMBER: 1000698

NOTIFICATION PACKAGE	ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD CONSULTING ENGINEERS		1138-8257 92nd ST. DELTA, BRITISH COLUMBIA V4G 0A4 604-946-0253	
	RKTG		DRAWING No.: B19-3133A-051	REV. 1
	BC106996-MORNINGSTAR GOLF COURSE, PARKSVILLE 2022 CELL SITE COMPOUND PLAN AND SOUTH ELEVATION			
	CANDIDATE 2			
REVISIONS	THIS DRAWING IS FOR READ ONLY PURPOSES. NO DUPLICATION OR REPRODUCTION OF ANY KIND IS PERMITTED WITHOUT THE WRITTEN CONSENT OF RKTG ASSOCIATES LTD.			
DATE	ENG: -	DATE: JUNE 2022		
DATE	DR: AA	PLOT: 1 : 1		
DATE	CHK: -	PLOT DATE:		
DATE	APP: -	28 OCT 2022		

