



ATTACHMENT B
PUBLIC CONSULTATION
SUMMARY & LAND USE
CONCURRENCE REQUEST (ROGERS)

November 7th, 2019

Public Consultation Summary & Land Use Concurrence Request

SitePath Consulting Ltd. (“SitePath”) is representing Rogers Communications Inc. (“Rogers”) in seeking land use concurrence from the City of Nanaimo in response to a proposed telecommunications installation.

ROGERS Site: W5730 - Northfield
Prepared For: City of Nanaimo
Prepared By: SitePath Consulting Ltd., representing Rogers
Brian Gregg, Real Estate & Government Affairs Consultant
Address: 2250 McGarrigle Road, Nanaimo, BC
Coordinates: 49.195389, -123.983056
Land Use Authority: City of Nanaimo
Zoning: I2 – Light Industrial

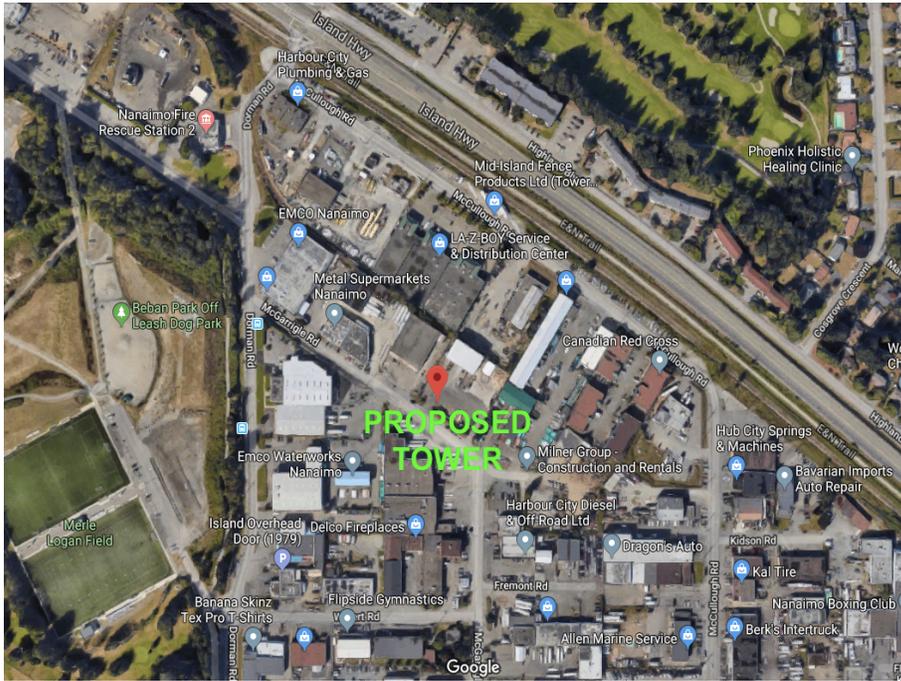
Objective

- Rogers has identified that there is currently not dependable service in the surrounding community. As a result, Rogers is proposing to install a new cell tower on private property where Rogers holds existing land rights.
- The proposed facility will provide high-speed, high bandwidth cellular service to the Nanaimo community and improve personal safety, as the majority of emergency calls are made using wireless devices.

Description of Proposed Site

- Rogers is proposing the construction of a 20-meter tall monopole tower on a private property at 2250 McGarrigle Road, Nanaimo. The approximate coordinates of the tower are as follows: 49.195389, -123.983056.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 8.0 meter x 4.0 meter fenced compound located at the base of the tower.
- The subject property was selected for the following reasons:
 - **Existing Infrastructure:** The subject property is home to power, access and there is surplus space on the lot for Rogers’ compound.
 - **Zoning:** The light industrial zoning of the subject property and surrounding area is compatible with the proposed use.
 - **Setbacks:** The subject property is significantly setback from residential areas mitigating potential property owner concerns regarding aesthetic impacts.

Aerial Photograph (Source: Google Earth)



Zoning Map (Source: City of Nanaimo)



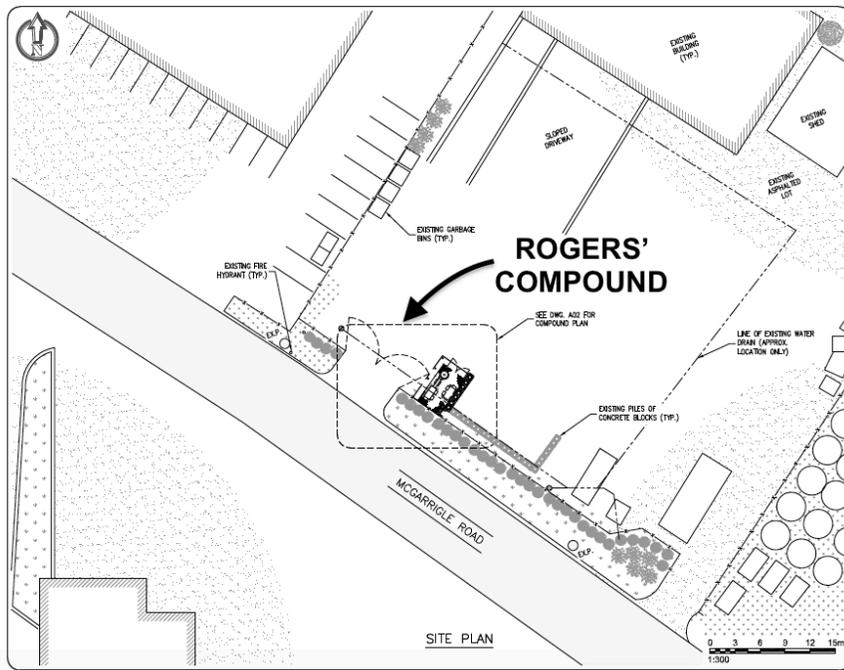
Existing Structures

- Rogers 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.

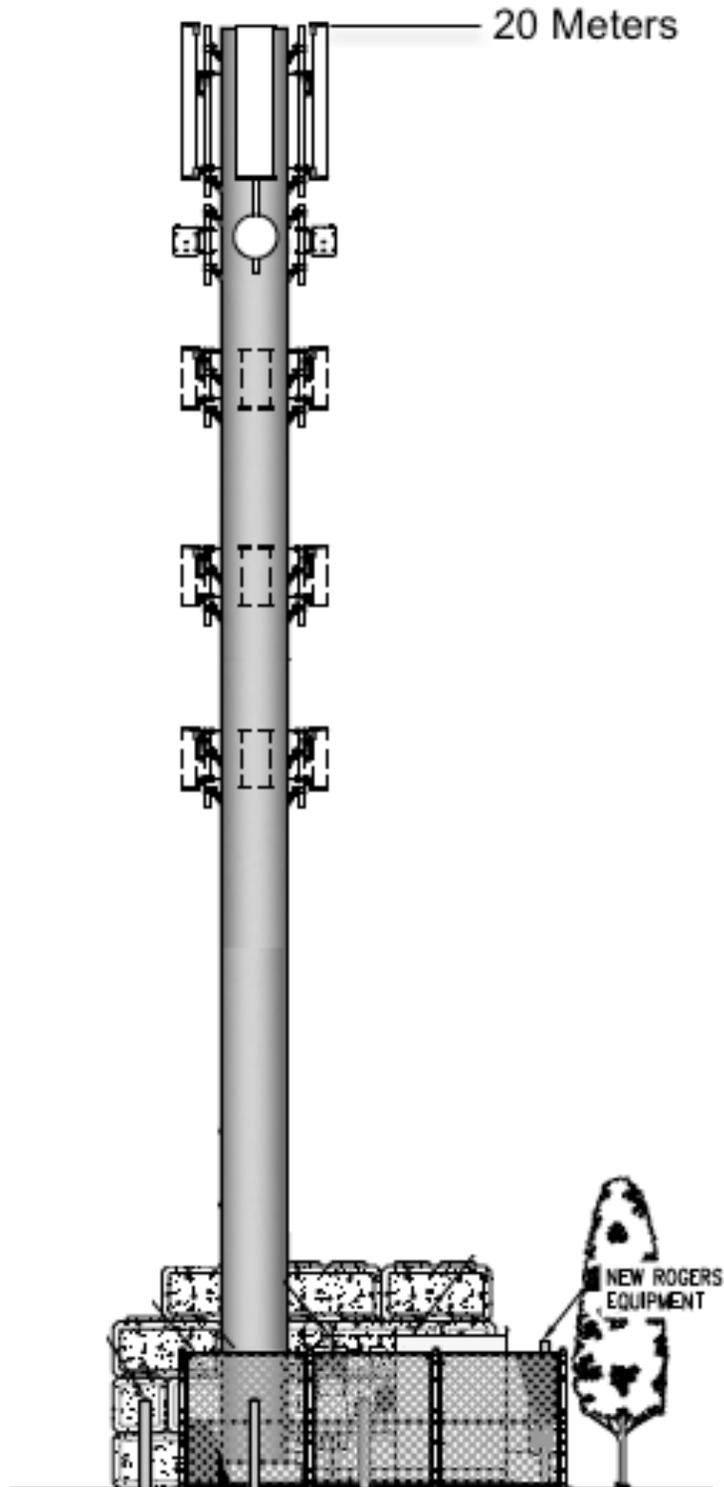
Visibility

- The proposed tower site location will be visible within the community, largely within the industrial area.
- Rogers is proposing an aesthetically integrated monopole design to minimize view impacts.

Site Plan



Elevation Plan - Tower Profile (for discussion purposes only)



Consultation Process & Summary

Innovation, Science and Economic Development (ISED) Canada Default Consultation Process

As the City of Nanaimo does not have an established and documented public consultation process applicable to tower siting on privately-owned land, Rogers was required to follow the ISED Public Consultation Process as follows:

- ***Notify any property owners within three times the proposed tower height.*** During this process, Rogers only received only one (1) inquiry from a neighbouring property owner who wanted an electronic copy of the applicable consultation package. No concerns were expressed by any neighbouring property owners.
- ***Request land use concurrence from the relevant land use authority:*** Rogers is seeking land use concurrence from the City of Nanaimo Council. Rogers will also obtain any required permits.

Land Use Concurrence Request

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

- *The City of Nanaimo is satisfied with Rogers' consultation process, as outlined in ISED's Default Public Consultation Process;*
- *That the proposed tower is a permitted use;*
- *The proposed design and location is acceptable;*
- *That the City of Nanaimo has been consulted and concurs with the tower location.*