

ATTACHMENT C

PUBLIC CONSULTATION SUMMARY & LAND USE CONCURRENCE REQUEST (TELUS)



Cypress Land Services Inc.

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Vancouver, BC V6C 1T2

Website : www.cypresslandservices.com

January 2nd, 2025

VIA: Payton.carter@nanaimo.ca

Payton Carter
Planner, Current Planning
City of Nanaimo

Dear Ms. Carter,

Subject:	Request for Concurrence for a TELUS Telecommunications Tower
Address:	4600 Hammond Bay Road, Nanaimo, BC
PID:	029-550-238
Coordinates:	49.233139, -123.971415
TELUS Site:	BC109818 Hammond Bay

Please be advised that following Innovation, Science and Economic Development Canada (ISEDs) consultation process commonly referred to as the CPC, TELUS Communications Inc (“TELUS”) has completed the public consultation process and is respectfully requesting concurrence for the proposal to build a 63 metre tower and equipment installation at 4600 Hammond Bay Road. Enclosed please find evidence of the following efforts regarding this consultation process:

- In August 2024, an Information Package was submitted to the City formalizing the consultation process for the proposed tower location. Please see **Appendix 1: Information Package**.
- On October 9th, 2024, Notification Packages were issued to residents who fell within a radius of three times the tower height (per ISED’s public consultation requirements) from the proposed tower location. Please see **Appendix 2: Notification Package**.
- On October 9th and 16th 2024, advertisements were placed in the Nanaimo News Bulletin. Please see **Appendix 3: Newspaper Advertisement**.
- On November 16th 2024, the comment period concluded. During the consultation period a large amount of input was provided by community members. In total thirteen (13) community members expressed concern for the proposal and one hundred and fifteen (115) expressed support for the project. In addition to the above, the four community associations in the area collected support for the project from one hundred (141) community members. A full record of the comments received and any responses provided has been provided separately.
- **What we Heard:** There is a very large amount of support for the project and improved service. The community is aware of poor service and past attempts made over the years to try to improve service. The main theme of those with concerns was with regard to public safety and radio frequency output. TELUS has confirmed that the installation will be in compliance with Health Canada’s Safety Code 6 at all times.

If Council concurs with the proposed tower project, please find in **Appendix 4: Resolution Example**, a sample resolution which may be used.

TELUS is committed to working with the community to find improve wireless services. Should you require any additional information, please do not hesitate to contact us at 604-620-0877 or by e-mail at chad@cypresslandservices.com.

Chad Marlatt
Director, Gov't Affairs

Cypress Land Services
Agents for TELUS Communications Inc.



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Website: www.cypresslandservices.com

August 18th, 2024

Via Email: Planning.Admin@nanaimo.ca

Lainya Rowett
 Manager, Current Planning
 City of Nanaimo

Dear Ms. Rowett,

Subject: TELUS Telecommunication Tower Proposal - Information Package
Location: 4600 Hammond Bay Road, Nanaimo, BC
PID: 029-550-238
Coordinates: 49.233139, -123.971415
TELUS Site: BC109818 Hammond Bay

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS, is submitting this information package (Information Package) to initiate the consultation process related a 60-meter telecommunications facility in the Hammond Bay area of Nanaimo proposed at 4600 Hammond Bay Road. The facility is required to provide much-needed voice and data mobile service improvements to the area. This Information Package is intended to formalize the consultation process.

Proposed Site

The proposed site is located at **4600 Hammond Bay Road, Nanaimo, BC**, at the coordinates **49.233139, -123.971415 (Schedule A: Tower Site Location)**. The property (Greater Nanaimo Pollution Control Centre) is owned by the Regional District of Nanaimo (RDN) and the facility is proposed to be located near the centre of the property. TELUS has entered into an agreement with the RDN to construct and operate the facility.

Rationale for Site Selection

This area is known to have poor mobile services and TELUS has tried for several years to improve services. This is a challenging area geographically to service given the local topography and tree cover. There is a history of community sensitivity to the visibility of wireless infrastructure over the years, posing further challenges to provide services. However, there are vocal community members who desire improved services to meet their personal, business and emergency needs. The site selected is a large parcel that ensures a maximum setback from homes in the area, while at the same time providing much needed wireless services to community members. The nearest

residence from the tower facility is 200m away and the nearest residence with a view of the top of the facility is approx. 350m away (upslope to the south). The chosen site is well treed in all directions, limiting view of the structure. TELUS has been working in conjunction with the RDN and Rogers to ensure that the facility will provide services for wireless users in the area.

Further to the above, the proposed site is a result of many considerations. Existing structures, including towers and rooftops, were initially reviewed during the site selection process. After careful examination, it has been determined that there are no viable existing structures in the area that would be suitable for the operations of TELUS' network equipment. There are no other towers or buildings that could be used to locate TELUS equipment to maintain services to the area.

Tower Proposal Details

TELUS is proposing to install a 60m lattice tower structure, with nineteen (19) antennas (for both Rogers and TELUS), two equipment shelters at the base, all enclosed by a chain-link fence compound area occupying a compound area of 20m by 20m. TELUS has completed a site plan of the proposed facility – Please see **Schedule B: Preliminary Plans** and a **Photo-simulation, Schedule C**. The lattice tower design has been chosen to ensure the maximum structural support (this is a large tower) and flexibility to support future wireless improvements to the community. Given that three quarters of the structure is well screened by mature trees, and it is well setback from the surrounding uses, the visibility of the structure from upslope homes has been reduced as much as possible. Note that the facility will be setback approximately 250m from Hammond Bay Road and 200m from McGuffie Road.

Consultation Process

Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. The City of Nanaimo has not adopted a telecommunications policy or protocol. Therefore, following ISED's requirements, TELUS would like to initiate ISED's Default Public Consultation Process (as described in the CPC-2-0-0-03 – Radiocommunication and Broadcasting Antenna Systems, commonly referred to as the "CPC").

Information on the "CPC" consultation process developed by ISED may be found online at:

[CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems - Spectrum management and telecommunications](#)

In order to obtain comments, concerns or questions in regard to the proposed tower site, the CPC requires TELUS to send out notification packages to all property owners and residents located within three (3) times the height of the proposed tower in both English and French. This comment period is minimum of 30 days. We expect the notification package to be sent by the end of September 2024.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process and report to the Council, a letter or resolution of concurrence is issued by Council.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, TELUS will be requesting concurrence from the City in a form acceptable by ISED.

Conclusion

Please consider this Information Package as the official commencement of the consultation process for this site. TELUS is committed to working with the City and the community throughout the consultation process.

Please do not hesitate to contact us by phone at 604.620.0877 or by email at chad@cypresslandservices.com.

Thank you in advance for your assistance and time.

Sincerely,

CYPRESS LAND SERVICES

Agents for TELUS Communications Inc.

Chad Marlatt
Director, Government Affairs

SCHEDULE A – TOWER SITE LOCATION



**SCHEDULE C
PHOTO-SIMULATION**

BEFORE



AFTER



View: Looking north from Laguna Way.

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans*

October 4th 2024

Subject: Public Notification: 63m lattice tower**To:** Property Owner / Current Resident**Re:** Proposed 63m Lattice Tower
Location: Hammond Bay**TELUS File:** BC109818**Address:** 4600 Hammond Bay Road, Nanaimo**Coordinates:** 49.233139, -123.971415

Dear Members of the Hammond Bay Community,

TELUS (in conjunction with Rogers) would like to bring improved cellular service to your community and we want to include you in the conversation. We are proposing the addition of a new communications tower on RDN owned lands (at the Greater Nanaimo Pollution Control Centre). This notification package is the first part of the consultation process that includes the following steps:

Public notification: Our first step is to reach out to the community to share our proposal and gather feedback from community members such as yourself. TELUS has sent a copy of this package to all residents and businesses within three (3) times the structure height (189 metres).

Local government consultation: At the same time that TELUS consults with members of the public, we have engaged the City of Nanaimo in land use consultation. At the end of the full consultation process, TELUS will request land use concurrence from the City of Nanaimo Council.

In this document, you'll find a lot of information. We are required to provide community members information on our proposal as well as the tower siting process, including:

- An explanation of how we determine where a new tower is needed.
- A description and specs of the tower itself, as well as where the tower will be located.
- Other locations that we were looking at for the tower, and why they will not work.
- Safety information

We encourage you to review all of the documentation we've provided to learn more about the proposed telecommunications site facility proposed.

We are excited to provide this information to you to start the discussion on wireless improvements to your community. We welcome any questions you may have about this process and a list of contacts will be provided at the end of this document.

Yours sincerely,

Chad Marlatt
Director, Government Affairs, Cypress Land Services

PS: Who is Cypress Land Services? When a new tower is needed, TELUS hires independent contractors like us to help discuss these plans with the communities. As such, we are pleased to share this information notification package with you that will explain the details for the necessary hardware with you and your community.

Fast Answers:

Why am I receiving this letter?

Your home or business is located within our notification area.

What is this letter about?

TELUS is proposing a new tower in your area.

Why is this letter so technical?

Innovation, Science & Economic Development Canada (ISED) (who oversees this process), requires us to disclose technical information.

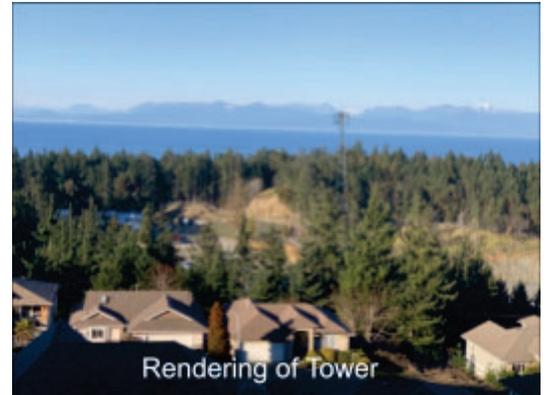
October 4th 2024

Subject: Public Notification: 63m lattice tower

TELUS's Proposal

TELUS is proposing to construct a 63m lattice tower near the centre of the Greater Nanaimo Pollution Control Centre in the Hammond Bay area.

- All the equipment necessary to operate this facility will reside within a compound located at the base of the tower. The facility will provide network improvements for both TELUS and Rogers.
- The proposed facility is located on a large industrial lot owned by the Regional District of Nanaimo.
- The tower, if constructed, will provide access to dependable high-speed voice and data services in the Hammond Bay.



Who authorizes TELUS to choose this tower location?

ISED—Innovation, Science and Economic Development Canada, (formerly Industry Canada) is the governing body that has exclusive jurisdiction over the placement of wireless telecommunications facilities in Canada. As such, **ISED requires a carrier like TELUS to consult with the applicable local government and the general public regarding new installations.**

The public consultation process is intended to provide an opportunity for community members to have questions addressed while respecting federal jurisdiction of this process.

ISED's Client Procedure Circular 2-0-03 (CPC): *In cases where a local government does not have a telecommunications policy in effect, TELUS must follow the default public and land use authority process outlined in the CPC.*

The CPC provides information on the required scope and timelines of a tower consultation, issues and topics that are defined as reasonable and relevant to the consultation, health and safety guidelines and other relevant information.

October 4th 2024

Subject: Public Notification: 53m lattice tower

Public Consultation Process

(as prescribed by Innovation, Science and Economic Development of Canada and the City of Colwood).

STEP 1: PUBLIC NOTIFICATION

As the City of Nanaimo does not have an adopted Telecommunications Process, TELUS is required to follow the consultation process outlined by ISED.

Why are you getting this letter? TELUS is required to provide notification packages to property owners within a radius of 189 metres, measured from the tower location. As your property falls within this notification radius, accordingly, TELUS is consulting with you on this tower. We are inviting you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. This notification will also be submitted to the City of Nanaimo, the RDN, interested stakeholders and ISED as part of our application for land use concurrence.

In addition, members of the broader public will be invited to comment on the proposed site in response to a public notice that will be placed in the Nanaimo News Bulletin. The public notice will run in the October 9th and 16th editions. The public will then have 30 days to submit comments and questions to myself on behalf of TELUS.

I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to the City of Nanaimo.

STEP 2: CITY OF NANAIMO LAND USE CONCURRENCE

Following the public consultation process, TELUS will provide the details of correspondence with community members including TELUS' responses to the City of Nanaimo. Finally, TELUS will request a resolution of land use concurrence from the City of Nanaimo Council which will enable TELUS to proceed with planning for wireless upgrades in the community.

October 4th 2024

Subject: Public Notification: 63m lattice tower

Site Details

PURPOSE

The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed voice and data services in the Hammond Bay area. TELUS is directly responding to significant interest from the community of Hammond Bay for improved wireless service.

Currently, there are no suitable existing antenna support structures or other feasible structures that can be used and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed and access to emergency 911 services for those in the vicinity of the facility.

LOCATION AND LAND USE

The tower is proposed to be located on industrial land owned by the RDN and operated as the Greater Nanaimo Pollution Control Centre (GNPCC). The proposed site for the facility is located towards the middle of the property, setback from nearby roadways is between 200 and 250 metres. The portion of the site occupied by the tower, and the perimeter of the property, are well treed enabling a large portion of the tower to be screened from view of nearby residential homes.

SAFETY CODE 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 including combined effects with the local radio environment, as may be amended from time to time.

SITE ACCESS

TELUS is proposing to use the existing access off Mcguffie Road. TELUS' compound will be contained within a chain link fence to mitigate public access.

ENVIRONMENT

TELUS confirms that the installation is excluded from environmental assessment under the Impact Assessment Act.

DESIGN

This proposal is for a 60m lattice tower with a 3m tall lightning rod at the top, (63m of total height including the lightning rod). A preliminary design of the tower profile and compound plan is included in this notification for your reference. Initially, the tower is planned to support nineteen (19) TELUS and Rogers antennas, supporting a variety of communication technologies. At the time of construction, TELUS is planning to deploy the following frequencies: 2600MHz, 1900MHz,

October 4th 2024

Subject: Public Notification: 53m lattice tower

2100MHz, 800MHz, 700MHz, 600MHz. A preliminary design of the tower profile and compound plan is included in this notification for your reference.

TRANSPORT CANADA

The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements. Applications have been made and it is anticipated that no marking or lighting will be required.

STRUCTURAL CONSIDERATIONS

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.

LAND USE AUTHORITY

The City of Nanaimo does not have an adopted telecommunications policy, as such ISED's Default Public Consultation Process will be followed.

CO-LOCATION

TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols. Rogers will place equipment on the tower to better service its customers in the area.

GENERAL INFORMATION

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.

October 4th 2024

Subject: Public Notification: 63m lattice tower

Contacts

Cypress Land Services

Chad Marlatt, Director, Government Affairs
1051-409 Granville Street, Vancouver, BC V6C 1T2
604-620-0877

PublicConsultation@cypresslandservices.com

City of Nanaimo

Payton Carter, Planner, Current Planning
City of Nanaimo
250-755-4460 ext. 4220 payton.carter@nanaimo.ca

ISED - Vancouver Island District Office

1230 Government Street, Room 430
Victoria BC V8W 3M4
250-363-3803
spectrumvictoria-victoriaspectre@ised-isde.gc.ca

Do you have questions or comments about this proposal? We value your feedback.

Written comments posted on or before November 16th, 2024 will be included in the formal submission package.

Please contact our office to discuss the proposed facility with representatives from Cypress Land Services.

Phone: 604-620-0877

Email:
PublicConsultation@CypressLandServices.com

Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **November 16th, 2024.**

October 4th 2024

Subject: Public Notification: 53m lattice tower



Comment Sheet – BC109818

If you would like to share your comments, please submit them either by:

Fax: 604-620-0876

Phone: 604-620-0877

Email: PublicConsultation@cypresslandservices.com

Mail: 1051-409 Granville Street Vancouver BC, V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: BC109818

1. Are you a cellular telephone or wireless internet user? Yes No

2. Is the location of the proposed facility acceptable? Yes No

If no, why? _____

3. Are you satisfied with the design of the proposed facility? Yes No

Comments: _____

4. Other comments (please attach pages if more space is needed):

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: _____

Address: _____

Phone: _____ Email: _____

Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 63.0-Meter Tall Lattice Tower Structure Projet D'Installation De Télécommunications TELUS Structure de Tour en Treillis de 63,0 Mètres de Hauteur

Proposed Structure:

As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the City of Nanaimo, TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 63.0-meter tall lattice tower structure and ancillary radio equipment at 4600 Hammond Bay Road, Nanaimo.

Tower Location/Emplacement de la Tour :

4600 Hammond Bay Road (Greater Nanaimo Pollution Control Centre) / (Centre de contrôle de la pollution du Grand Nanaimo)

Coordinates/Coordonnées :

Lat: 49.233139°

Long: -123.971415°

Any person may comment by close of business day on November 17th, 2024 with respect to this matter. Please submit any comments to the following contact:

Toute personne peut faire des commentaires sur ce sujet avant la fermeture des bureaux le 17 novembre 2024. Veuillez soumettre vos commentaires aux coordonnées ci-dessous :

TELUS Contact / Coordonnées du Représentant de TELUS : Cypress Land Services

Chad Marlatt

1051-409 Granville Street

Vancouver, BC V6C 1T2

604-620-0877

PublicConsultation@cypresslandservices.com

Structure Proposée :

Dans le cadre du processus de consultation publique exigé par Innovation, Sciences et Développement économique Canada (ISDE) et le ville de Nanaimo, TELUS invite le public à formuler des commentaires sur un projet d'installation de structure de télécommunications consistant en un tour treillis de 63,0 mètres de hauteur et de l'équipement radio auxiliaire au 4600 chemin Hammond Bay à Nanaimo.

