

DATE OF MEETING June 16, 2025

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

**SUBJECT PROPOSED TELECOMMUNICATIONS FACILITY – 2020 LABIEUX ROAD**

## **OVERVIEW**

### **Purpose of Report**

To present Council with information regarding a request from Telus Communications Inc. for land use concurrence for a proposed telecommunications facility adjacent at 2020 Labieux Road.

### **Recommendation**

That Council direct Staff to provide a letter of concurrence to Innovation, Science, and Economic Development Canada in response to a proposed 46m telecommunications monopole at 2020 Labieux Road.

## **BACKGROUND**

Cypress Land Services Inc., on behalf of Telus Communications Inc. (TELUS), has requested concurrence from the City of Nanaimo (the “land-use authority”) for a proposed telecommunications facility at 2020 Labieux Road, the existing location of the City of Nanaimo’s Public Works Yard. TELUS is seeking to enter into an agreement with the City to allow the placement, construction, and operation of the facility at the proposed location, as discussed in the accompanying Staff Report dated 2025-JUN-16, prepared by the Real Estate section.

The regulation of telecommunication facilities is within the exclusive jurisdiction of the Innovation, Science, and Economic Development Canada (ISED). Proposals for telecommunications facilities are subject to a federal approval process, which includes consultation with the local land-use authority. Subsection 6.1.1(c) of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) permits utilities, such as telecommunication towers, in all zones and these structures are exempt from height restrictions (Subsection 6.8.1.1).

The City of Nanaimo does not have an established siting protocol or public consultation process for the siting of telecommunications facilities; therefore, Site Path Consulting Ltd. has utilized ISED’s Default Public Consultation Process in accordance with CPC-2-0-03: Radiocommunication and Broadcasting Antenna Systems. The ISED process requires, at a minimum, that the proponents provide a notification package to the local public (including nearby residences, community gathering spaces, public institutions, and schools), neighbouring land-use authorities, businesses, and property owners, located within an area three times the height of the monopole (138m radius).

## **DISCUSSION**

The surrounding area is zoned High-Tech Industrial (I3) and developed with low-intensity industrial uses. Recreational areas are located nearby, including Beban Park to the south and the E&N Trail bordering the north property line. The subject property has many accessory buildings and structures, with large mature trees along the north property line and temporary supportive housing within the western portion of the site. The proposed telecommunications facility will be located northwest corner of subject property, between the E&N Trail and the temporary supportive housing. The proposed improvements include:

- A 46m tall monopole tower (44m tower and 2m lighting rod) with six antennas;
- A 100m<sup>2</sup> compound area, enclosed by a secure 2.4m high chain-link fence with privacy slats;
- A 7.4m<sup>2</sup> utility building with motion sensor downlit lighting, a diesel tank, and generator;
- An easement through the site to facilitate access to the compound, to be finalized during construction.

The City's Public Works Yard and Fire Station 2 are within an area of poor telecommunications wireless coverage. The proposed telecommunications facility is intended to address the need for improved wireless service to meet the personal, business, and emergency needs of the community. A development permit is not required for the proposed telecommunications facility; however, a Tree Removal Permit to facilitate the construction and maintenance of the tower and an access route for maintenance is required. The proposed alignment for access and extent of tree removal will be determined at the detailed design stage. The proposed siting avoids conflict with existing City utilities and on-site operations within the subject property.

The proponent conducted pre-consultation with City Staff beginning in January 2025 and has corresponded with the City to address questions and concerns regarding tree removal, lighting, and general safety of site users. The public consultation period concluded on 2025-MAY-16, with one response received, indicating no concerns with the proposed tower.

TELUS considered existing buildings and structures in the surrounding area to determine whether they could be utilized. None of the existing structures were adequate to support the operations of the proposed telecommunications facility. Due to a lack of towers in the surrounding area, co-location of services on existing towers is not achievable.

The proposal is supportable with consideration of the City's practice to encourage the co-location of infrastructure typically within existing commercial and industrial sites. The proposed tower will be located among compatible uses (utilities) within the Community Service Two (CS2) zone. This zone is intended for uses that have special location needs and must be strategically located throughout the community. The proposal will address wireless service needs in this neighbourhood and be strategically sited to avoid impacts on existing on-site operations and neighbouring properties.

Following the conclusion of the ISED default public consultation process, the proponent has requested a letter of concurrence from the City for the proposed telecommunications facility at 2020 Labieux Road.

## **OPTIONS**

1. That Council direct Staff to provide a letter of concurrence to Innovation, Science, and Economic Development Canada in response to a proposed 46m telecommunications facility at 2020 Labieux Road.
  - The advantages of this option: The TELUS wireless services would be enhanced to service personal, business, and emergency needs of the community.
  - The disadvantages of this option: None identified.
  - Financial Implications: None identified.
2. That Council direct Staff to provide a letter of non-concurrence to Innovation, Science, and Economic Development Canada in response to a proposed 46m telecommunications facility at 2020 Labieux Road.
  - The advantages of this option: This option would allow Council additional opportunity to identify any concerns for ISED's consideration.
  - The disadvantages of this option: Non-concurrence could delay improvement to the TELUS and Rogers wireless services and would not address the poor coverage at the Public Works Yard and Fire Station 2.
  - Financial Implications: None identified.
3. That Council direct Staff to provide a letter to Innovation, Science, and Economic Development Canada advising that the City has no comment regarding the proposed 46m telecommunications facility at 2020 Labieux Road.
  - The advantages of this option: None identified.
  - The disadvantages of this option: ISED is the approving authority, thus the TELUS telecommunications facility may be approved by ISED, provided the technical requirements are met.
  - Financial implications: None identified.

## **SUMMARY POINTS**

- The City has received a request for a letter of concurrence for 46m telecommunications monopole at 2020 Labieux Road.
- The proponent concluded the required ISED default public consultation process on 2025-MAY-16 and one response was received.
- The proposal is intended to enhance the existing wireless service in this neighbourhood and poor wireless coverage onsite while avoiding conflicts with existing site operations.

**ATTACHMENTS:**

ATTACHMENT A: Aerial Photo  
ATTACHMENT B: Location Map  
ATTACHMENT C: Public Consultation Summary & Land Use Concurrence Request  
ATTACHMENT D: Tower Elevations  
ATTACHMENT E: Compound Details  
ATTACHMENT F: Tower Renderings |

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**Concurrence by:**

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