

# ATTACHMENT C

## PUBLIC CONSULTATION SUMMARY & LAND USE CONCURRENCE REQUEST



Cypress Land Services Inc.

Telephone: 604.259.8809

Suite 1051 – 409 Granville Street

Facsimile: 604.620.0876

Vancouver, BC V6C 1T2

Website : [www.cypresslandservices.com](http://www.cypresslandservices.com)June 4<sup>th</sup>, 2025VIA Email: [payton.carter@nanaimo.ca](mailto:payton.carter@nanaimo.ca)

Payton Carter  
Planner, Current Planning  
City of Nanaimo

Dear Ms. Carter

**Subject:** Request for Concurrence for TELUS Wireless Facility  
**Location:** Shepherd Ave, Nanaimo, BC  
**Coordinates:** Pole #1: 49.154859 N, -123.950979 W  
 Pole #2: 49.154395 N, - 123.950969 W  
**TELUS Site:** BC113118

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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 of two 15.7m streetlight monopoles to improve wireless services. Enclosed please find evidence of the following efforts regarding this public notification process:

- On May 5<sup>th</sup>, 2025, Notification Packages were issued to residents who fell within a radius of three times the tower height (48m) of the proposed location, as per ISEDs default consultation policy. In total, 85 notification packages were mailed out. **Appendix 1: Notification Package.**
- On June 8<sup>th</sup>, 2025, the consultation period concluded. During the consultation period, we received 1 comment. Please see **Appendix 2: Public Comments.**

If Council concurs with the proposed tower project, please find in **Appendix 5: Resolution Example**, a sample resolution which may be used.

TELUS is committed to working with the community to improving service within Nanaimo. Should you require any additional information, please do not hesitate to contact me at 250-460-2522 or by e-mail at [tamera@cypresslandservices.com](mailto:tamera@cypresslandservices.com).

Tamera Mills  
Project Manager, Land Use

Cypress Land Services  
Agents for TELUS

BC113118

May 3, 2025

**Subject:** Public Notification: Two 15.7m Monopoles**To:** Property Owner / Current Resident**Re:** Proposed Two light pole replacements

Location: Shepherd Ave, Nanaimo, BC

**TELUS File:** BC113118**Coordinates:** Pole #1: 49.154859 N, -123.950979 W

Pole #2: 49.154395 N, - 123.950969 W

Dear Member of the City of Nanaimo community,

TELUS would like to bring improved cellular service to your community and we want to include you in the conversation. We are proposing the replacement of two light poles/antenna installations in your area. 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 City of Nanaimo 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 a 48m radius from the tower location.

**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.
- Safety information

We encourage you to review all of the documentation we've provided to learn more about the proposed telecommunications site facility proposed at Shepherd Ave, Nanaimo, BC.

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,

Tamera Mills

Project Manager, Land Use, Cypress Land Services

**Who is Cypress Land Services?** When a new tower is needed, TELUS hires independent contractors like us, Cypress,, to help discuss these plans with the communities. As such, we are pleased to share the attached 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.

## TELUS's proposal

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### TELUS is proposing to construct two 15.7m streetlight monopoles on Shepherd Ave, Nanaimo

- The replacement of two 9m light poles with new 15.7m light pole/antenna installation. The light will be reinstated at the same height it is now and antennas will be placed at the top.
- All the equipment necessary to operate this facility will reside within a cabinet at the base of the pole.
- The proposed facility is located on City of Nanaimo property.
- The poles, if constructed, will provide improved wireless high-speed services within the immediate area

## Regulatory authority for cell tower placement

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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.*

## Public consultation process

*(as prescribed by Innovation, Science and Economic Development of Canada and the City of Nanaimo)*

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### STEP 1: PUBLIC NOTIFICATION

As the City of Nanaimo does not have an established and documented public consultation process applicable to tower siting, TELUS is required to follow the ISED Default Public Consultation Process outlined in the CPC policy.

**Why are you getting this letter?** TELUS is required to provide notification packages to property owners/occupants and within a radius of 3 times the proposed tower height,



BC113118

May 3, 2025

**Subject:** Public Notification: Two 15.7m Monopoles

measured from the tower base or the outside perimeter of the supporting structure. The required notification radius in this instance is 48m. As your property falls within this notification radius, TELUS is consulting with you on this installation. 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 and ISED as part of our application for land use concurrence.

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 City of Nanaimo

### STEP 3: 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 which will enable TELUS to proceed with planning for wireless upgrades in the community.

BC113118

May 3, 2025

Subject: Public Notification: Two 15.7m Monopoles

## Site details

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### PURPOSE

The purpose of the proposed installation is to improve TELUS' wireless coverage and to provide access to dependable wireless data and voice services.

Currently, there are no suitable existing antenna support structures to use in the area. As an alternative to constructing a tower, TELUS is proposing to use the light poles to install antennas and provide services to the community. The installation, 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 poles are proposed to be located streetside on Shepherd Ave, Nanaimo, BC. Each pole will have one (1) antenna (shrouded) and an equipment cabinet at the base of each pole.

### 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 access the site via the street (Shepherd Ave)

### ENVIRONMENT

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

### DESIGN

The replacement of two 9m light poles with new 15.7m monopoles. Each pole is planned to support one shrouded antenna and will have one equipment cabinet at the base. A preliminary design of the tower profile is included in this notification for your reference.

### TRANSPORT CANADA

No lighting or marking is required.

## **STRUCTURAL CONSIDERATIONS**

TELUS attests 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 applicable Antenna Siting Protocol and as such we are applying ISED's Default Public Consultation process in consultation with the City of Nanaimo staff.

## **CO-LOCATION**

Collocation of antennas by third parties will not be permitted.

## **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](http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html).



## Contacts

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### TELUS

Tamera Mills, Cypress Land Services

Agents for TELUS

Suite 1051 - 409 Granville Street, Vancouver, BC V6C 1T2

Phone: 604-620-0877

Email: [publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com)

### ISED - Vancouver Island District Office

1230 Government Street, Room 430, Victoria BC V8W 3M4

Telephone: 1-800-667-3780 or 250-363-3803 | Fax: 250-363-0208

Email

[ic.spectrumvictoria-victoriaspectre.ic@canada.ca](mailto:ic.spectrumvictoria-victoriaspectre.ic@canada.ca)

### City of Nanaimo

455 Wallace Street, Nanaimo, BC

250-755-4429 ext. 4275

Email: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

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 **June 8, 2025**.

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

Written comments posted on or before June 8, 2025 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

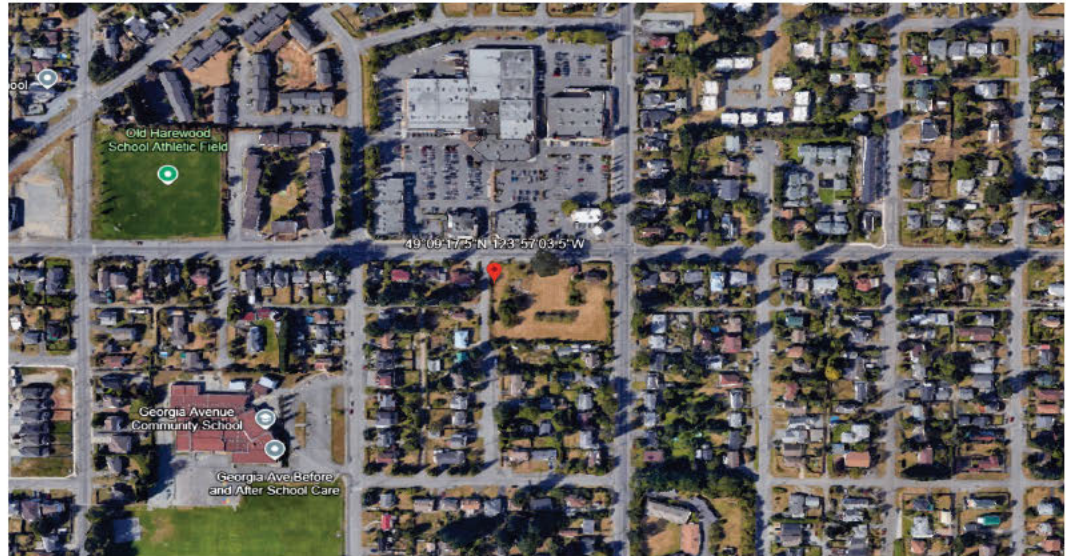
**Email:**

[publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com)

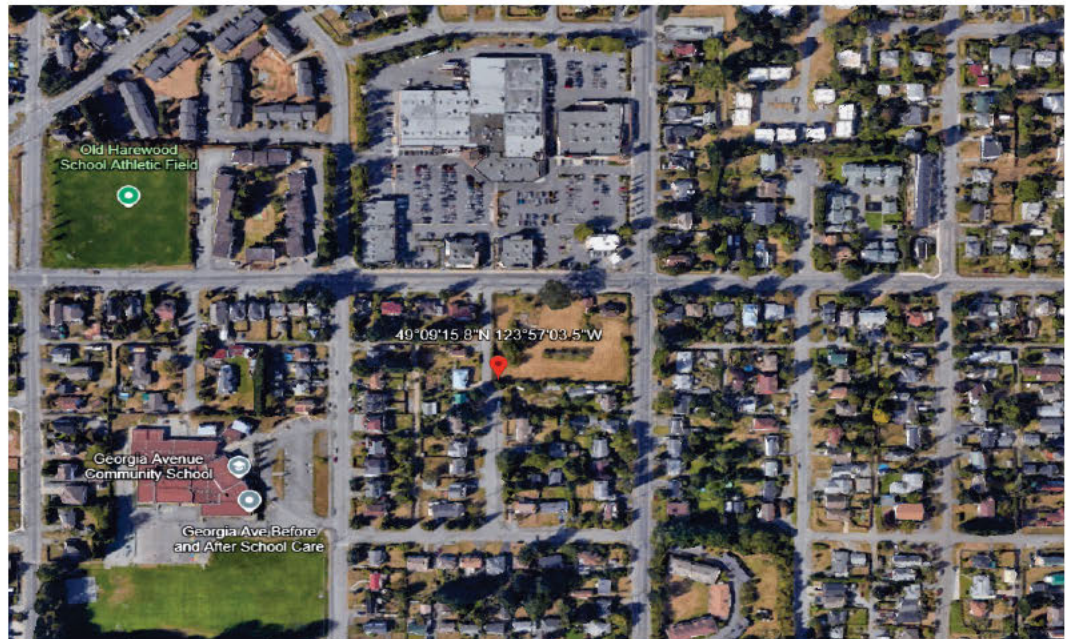
## Map of proposed tower

*for discussion purposes only.*

### Pole # 1

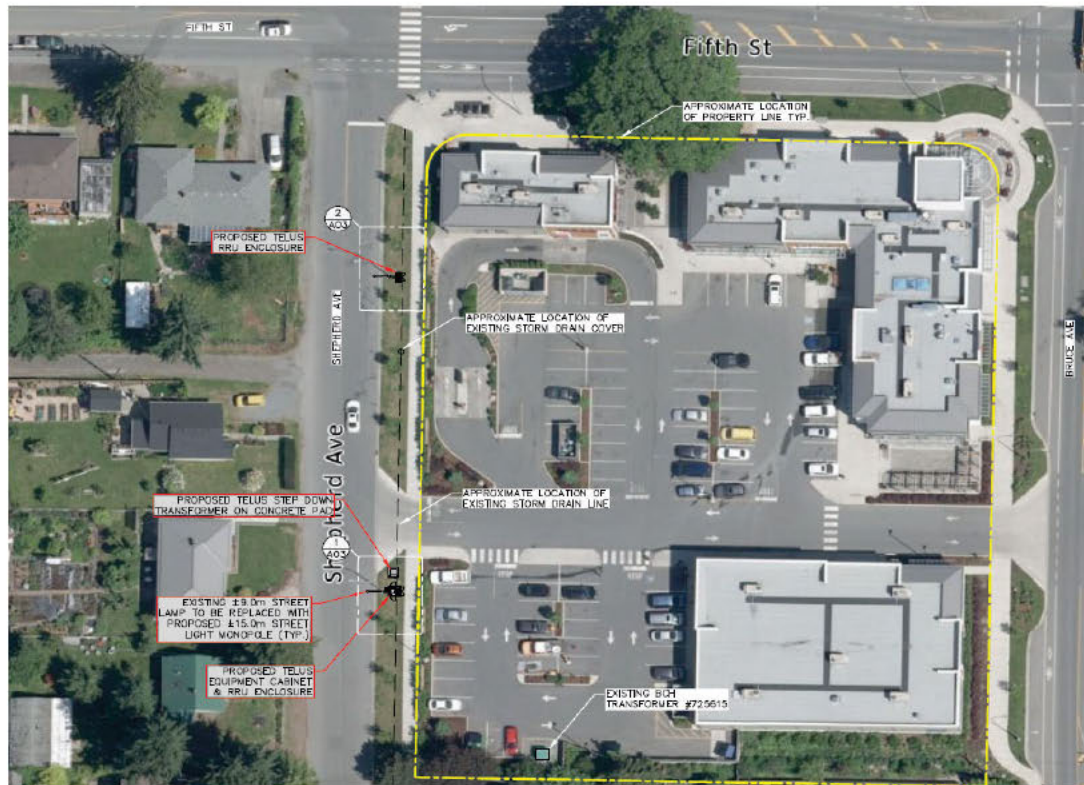


### Pole #2





## Site plan

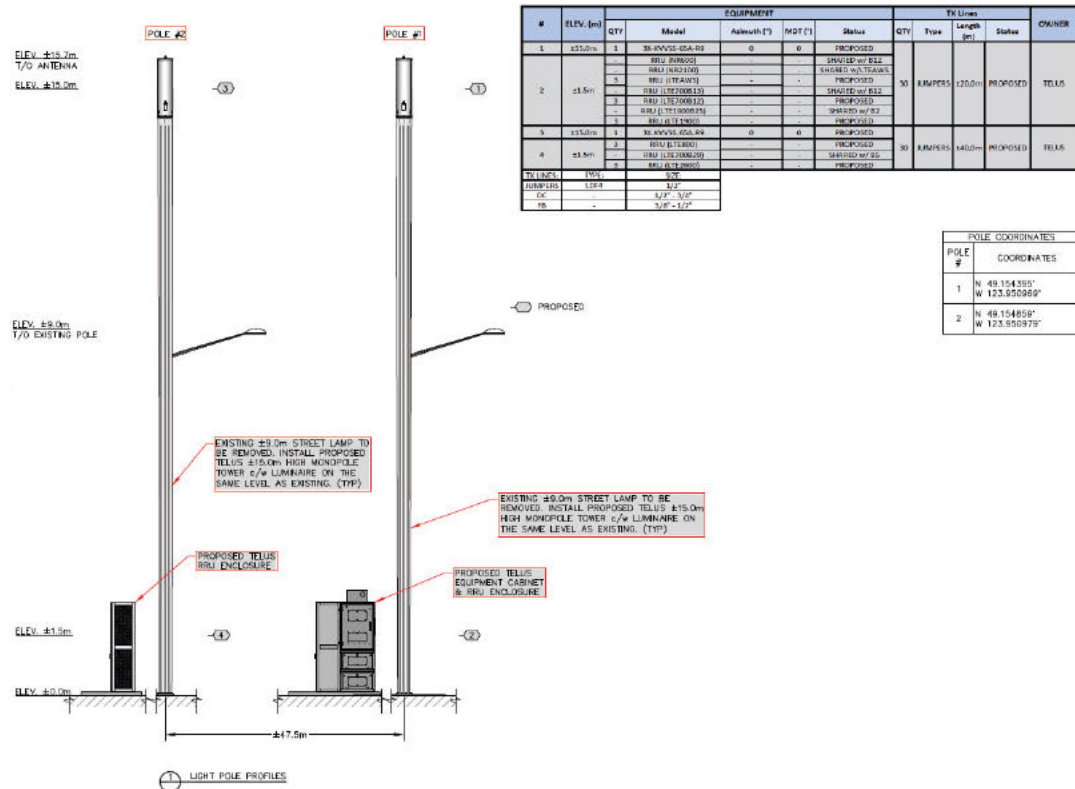


BC113118

May 3, 2025

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## Physical tower profile (for discussion purposes only.)



## Photo simulations (for discussion purposes only.)

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Before : View of proposed tower looking South-East



After: View of proposed tower looking South-East



## Comment sheet – BC113118

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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: Shepherd Ave, Nanaimo

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: \_\_\_\_\_



## RE: Objection to Proposed Installation of Cellular Towers in Residential Area

**From** Chad Marlatt <chad@cypresslandservices.com>

**Date** Mon 2025-06-16 11:20 AM

**To** [REDACTED] leonard.krog@nanaimo.ca <leonard.krog@nanaimo.ca>; sean.mccue@blackpress.ca <sean.mccue@blackpress.ca>; editor@nanaimobulletin.com <editor@nanaimobulletin.com>; planning@nanaimo.ca <planning@nanaimo.ca>; ic.spectrumvictoria-victoriaspectre.ic@canada.ca <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>; Public Consultation <publicconsultation@cypresslandservices.com>; paul.manly@nanaimo.ca <paul.manly@nanaimo.ca>; mayor.council@nanaimo.ca <mayor.council@nanaimo.ca>

**Cc** Payton Carter <payton.carter@nanaimo.ca>

[REDACTED] – Thanks for commenting on the proposed TELUS antenna installations on light poles off Bruce Street. Your comments focussed on the health and safety related to antenna installations in close proximity to homes (and workplaces). I am not sure if you are aware or not, but Health Canada is responsible for ensuring public safety when it comes to RF output of antenna installations. As such, they have regulations in place known as Safety Code 6 (SC6). All of TELUS antenna installations are operated in compliance with SC6 including the antennas at the top of these proposed light poles. It is common for antenna installations to be located near where people live and work to meet their business, personal and emergency needs. Often antenna installations are located in very close proximity to homes in urban areas. In this instance, there is an existing Rogers antenna installation at the University Village Mall. Antenna installations are often located in close proximity to residential properties on street poles, utility poles, on commercial properties, at churches, on the rooftop of apartment/condo buildings, at hospitals, universities, etc. In order to provide adequate services to community members the antennas need to be close to where folks use their devices. Again, the light pole installations will be in compliance with SC6.

Regards,

	<p><b>Chad Marlatt</b>          Director, Government Affairs          604 910 7310  <a href="mailto:chad@cypresslandservices.com">chad@cypresslandservices.com</a>  <a href="http://cypresslandservices.com">cypresslandservices.com</a>          1051 – 409 Granville Street, Vancouver, BC V6C 1T2</p>
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*In accordance with ISED's CPC-2-0-03, you have 21 days to reply to this response should you have any further concerns or questions.*

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**From:** [REDACTED]  
**Sent:** June 8, 2025 12:37 PM  
**To:** leonard.krog@nanaimo.ca; sean.mccue@blackpress.ca; editor@nanaimobulletin.com; planning@nanaimo.ca; ic.spectrumvictoria-victoriaspectre.ic@canada.ca; Public Consultation <publicconsultation@cypresslandservices.com>; paul.manly@nanaimo.ca; mayor.council@nanaimo.ca  
**Subject:** Objection to Proposed Installation of Cellular Towers in Residential Area

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

ATTENTION IMPORTANT COMMUNITY INFO  
University District Nanaimo



**To: City of Nanaimo and TELUS Communications Inc.**

**Subject: Objection to Proposed Installation of Cellular Towers in Residential Area**

Dear City of Nanaimo and TELUS Communications,

We, the undersigned residents of this neighbourhood, strongly oppose the proposed replacement of two existing 9-meter streetlights with 15.7-meter high-speed wireless cellular towers in our residential area. This significant infrastructure change is being considered without any consultation or communication with the homeowners directly affected.

We believe the City must reconsider the use of this public property, particularly given that best practices and numerous sources suggest that safe distances from cellular towers should be a minimum of 300 meters—some even recommend up to 500 meters to 1 kilometre, especially for individuals who are electrohypersensitive (EHS). In many suburban settings, cell towers are typically spaced at least 1 to 2 miles apart for these reasons.


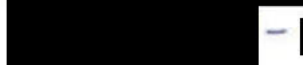


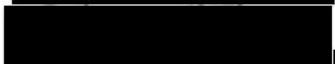

The decision to place these towers directly across from family homes raises serious concerns about health, safety, and overall quality of life. Although the long-term health effects of 5G and similar wireless technologies are still being studied, some research indicates potential links to increased symptoms such as headaches, fatigue, anxiety, and even an elevated risk of cancer in areas with higher radiofrequency (RF) radiation exposure.

There is growing public concern about the cumulative effects of living in close proximity to these towers. Notably, some studies show increased cellular damage in individuals residing near RF-emitting infrastructure, including higher occurrences of chromosomal breaks and disruptions.

In conclusion, this proposal does not reflect the best interests of the residents in this community. We respectfully request that the City of Nanaimo and TELUS reconsider this installation and engage in open consultation with the local community before moving forward with any such project.

Sincerely,

 SHEPHERD AVE  
The Residents of Shepherd Ave Nanaimo

 Shepherd Ave  
 -  Shepard Ave.  
 Shepherd Ave  
 Shepherd Ave  
 SHEPHERD AVE