

PUBLIC CONSULTATION SUMMARY & LAND USE CONCURRENCE REQUEST



LAND SERVICES

December 3, 2025 Lainya

Rowett

Planner, Current Planning

City of Nanaimo

Cypress Land Services Inc.

Suite 1055 – 409 Granville Street

Vancouver, BC V6C 1T2

Telephone 604 620 0877

Facsimile: 604.620.0876

Website : www.cypresslandservices.comVIA Email: planning@nanaimo.ca**Subject:****Location:****Coordinates:****TELUS Site:****Request for Concurrence for TELUS Wireless Facility****1151 Nanaimo Lakes Rd, Nanaimo, BC****49.143221 N, -123.973391 W****BC113121**

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 a 63m self-support tower to improve wireless services. Enclosed please find evidence of the following efforts regarding this public notification process:

- On June 4th, 2025, an Information Package was submitted to the City of Nanaimo formalizing the initiation of the consultation process for the proposed tower location. Please see Appendix 1: Information Package.
- On October 27th, 2025, Notification Packages were issued to residents who fell within a radius of three times the tower height (189m) of the proposed location, as per ISEDs default consultation policy. In total, 129 notifications were mailed out. Appendix 2: Notification Package.
- On October 29th, 2025 an advertisement was placed in the Nanaimo News Bulletin, please see Appendix 3: Newspaper Advertisement.
- On November 29th, 2025, the consultation period concluded. During the consultation period, we received 6 comments, 5 of which were in support. Please see Appendix 4: Public Comments.

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.

Tamera Mills

Project Manager, Land Use

Tamera Mills

Cypress Land Services

Agents for TELUS

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 Current Planning

Appendix 1: Information Package

June 4th, 2025

Via Email: planning@nanaimo.ca

City of Nanaimo

Dear the Planning Team of the City of Nanaimo,

Subject: TELUS Telecommunications Facility Proposal Information Package
Location: 1050 Naniamo Lakes Rd, Nanaimo, BC
Coordinates: 49.143221 N, -123.973391 W
TELUS Site: BC113121

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS Communications Inc. (TELUS), is submitting this information package (Information Package) to initiate the consultation process related to the installation and operation of a telecommunications facility within the City of Nanaimo. The new facility will improve wireless services in the area. This Information Package is intended to formalize the consultation process.

Proposed Site

The proposed site is identified as 49.143221 N, -123.973391 W, located at 1050 Naniamo Lake Rd, Nanaimo, BC (**Schedule A: Tower Site Location**). The property is currently owned by the City of Nanaimo.

Rationale for Site Selection

TELUS seeks to maintain and improve high-quality, dependable network services to Canadians. In order to improve network performance, TELUS is seeking to add the proposed communications tower.

TELUS Site: BC113121

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Page 1 of 9

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. Please see **Schedule B: Map of Existing Towers**. The site was chosen as it meets TELUS network design needs and is on a property with existing city owned utilities. The property is well screened in all directions with mature trees to screen a majority of the structure from public view.

Tower Proposal Details

TELUS is proposing to install a 63m self support tower, with 6 antennas and a 8ft x 10ft equipment shelter at its base. TELUS has completed preliminary design plans in **Schedule C: Preliminary Plans**

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 June 2025.

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 County 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 of Surrey and the neighboring community throughout the consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 250-460-2522 or by email at tamera@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES
Agents for TELUS

Tamera Mills

Tamera Mills
Project Manager, Land Use

TELUS Site: BC113121

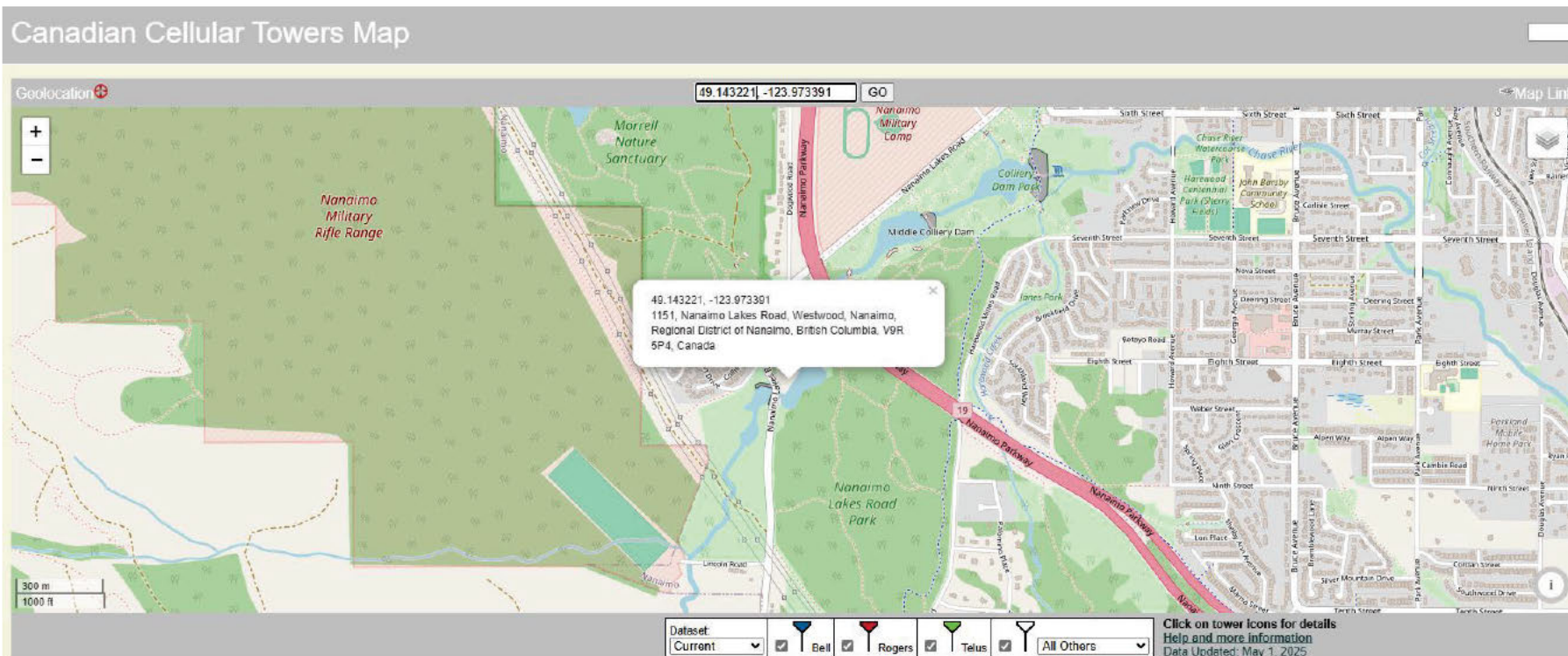
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Page 3 of 9

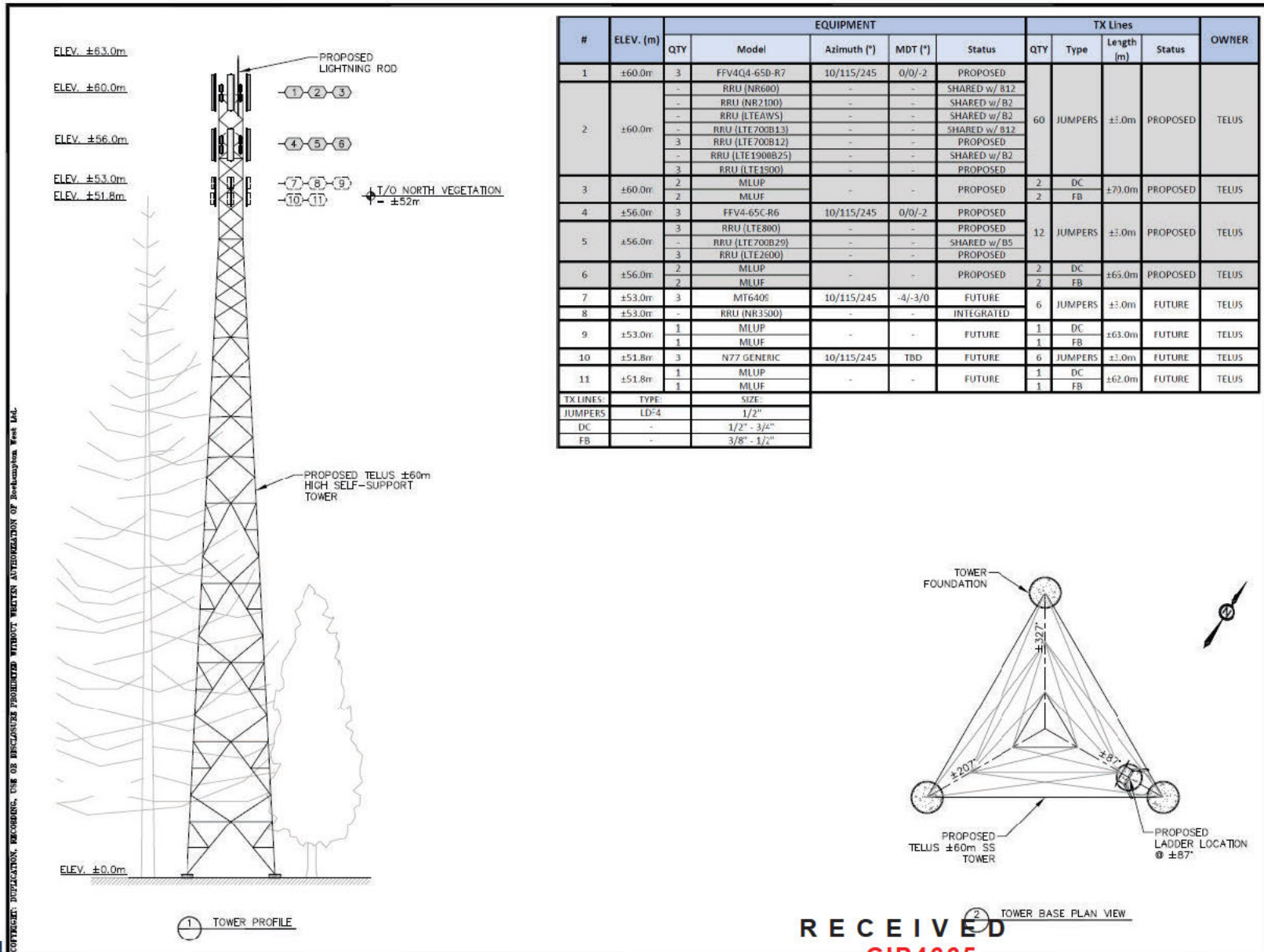
SCHEDULE A TELUS TOWER LOCATION



SCHEDULE B MAP OF EXISTING SITES



SCHEDULE C PRELIMINARY DESIGN PLANS – TOWER PROFILE



#	ELEV. (m)	EQUIPMENT					TX Lines				OWNER
		QTY	Model	Azimuth (°)	MDT (°)	Status	QTY	Type	Length (m)	Status	
1	±60.0m	3	FFV4Q4-650-R7	10/115/245	0/0/-2	PROPOSED					
2	±60.0m	-	RRU (NR600)	-	-	SHARED w/ B12	60	JUMPERS	±±.0m	PROPOSED	TELUS
		-	RRU (NR2100)	-	-	SHARED w/ B2					
		-	RRU (LTEAWS)	-	-	SHARED w/ B2					
		-	RRU (LTE700B13)	-	-	SHARED w/ B12					
		3	RRU (LTE700B12)	-	-	PROPOSED					
3	±60.0m	-	RRU (LTE1900B25)	-	-	SHARED w/ B2					
		3	RRU (LTE1900)	-	-	PROPOSED					
3	±60.0m	2	MLUP	-	-	PROPOSED	2	DC	±70.0m	PROPOSED	TELUS
		2	MLUF	-	-	PROPOSED	2	FB			
4	±56.0m	3	FFV4-65C-R6	10/115/245	0/0/-2	PROPOSED					
5	±56.0m	3	RRU (LTE800)	-	-	PROPOSED	12	JUMPERS	±±.0m	PROPOSED	TELUS
		-	RRU (LTE700B29)	-	-	SHARED w/ B5					
		3	RRU (LTE2600)	-	-	PROPOSED					
6	±56.0m	2	MLUP	-	-	PROPOSED	2	DC	±65.0m	PROPOSED	TELUS
		2	MLUF	-	-	PROPOSED	2	FB			
7	±53.0m	3	MT6405	10/115/245	-4/-3/0	FUTURE	6	JUMPERS	±±.0m	FUTURE	TELUS
8	±53.0m	-	RRU (NR3500)	-	-	INTEGRATED					
9	±53.0m	1	MLUP	-	-	FUTURE	1	DC	±63.0m	FUTURE	TELUS
		1	MLUF	-	-	FUTURE	1	FB			
10	±51.8m	3	N77 GENERIC	10/115/245	TBD	FUTURE	6	JUMPERS	±±.0m	FUTURE	TELUS
11	±51.8m	1	MLUP	-	-	FUTURE	1	DC	±62.0m	FUTURE	TELUS
		1	MLUF	-	-	FUTURE	1	FB			
TX LINES:		TYPE:	SIZE:								
		JUMPERS	LD-4	1/2"							
		DC	-	1/2" - 3/4"							
		FB	-	3/8" - 1/2"							

TELUS

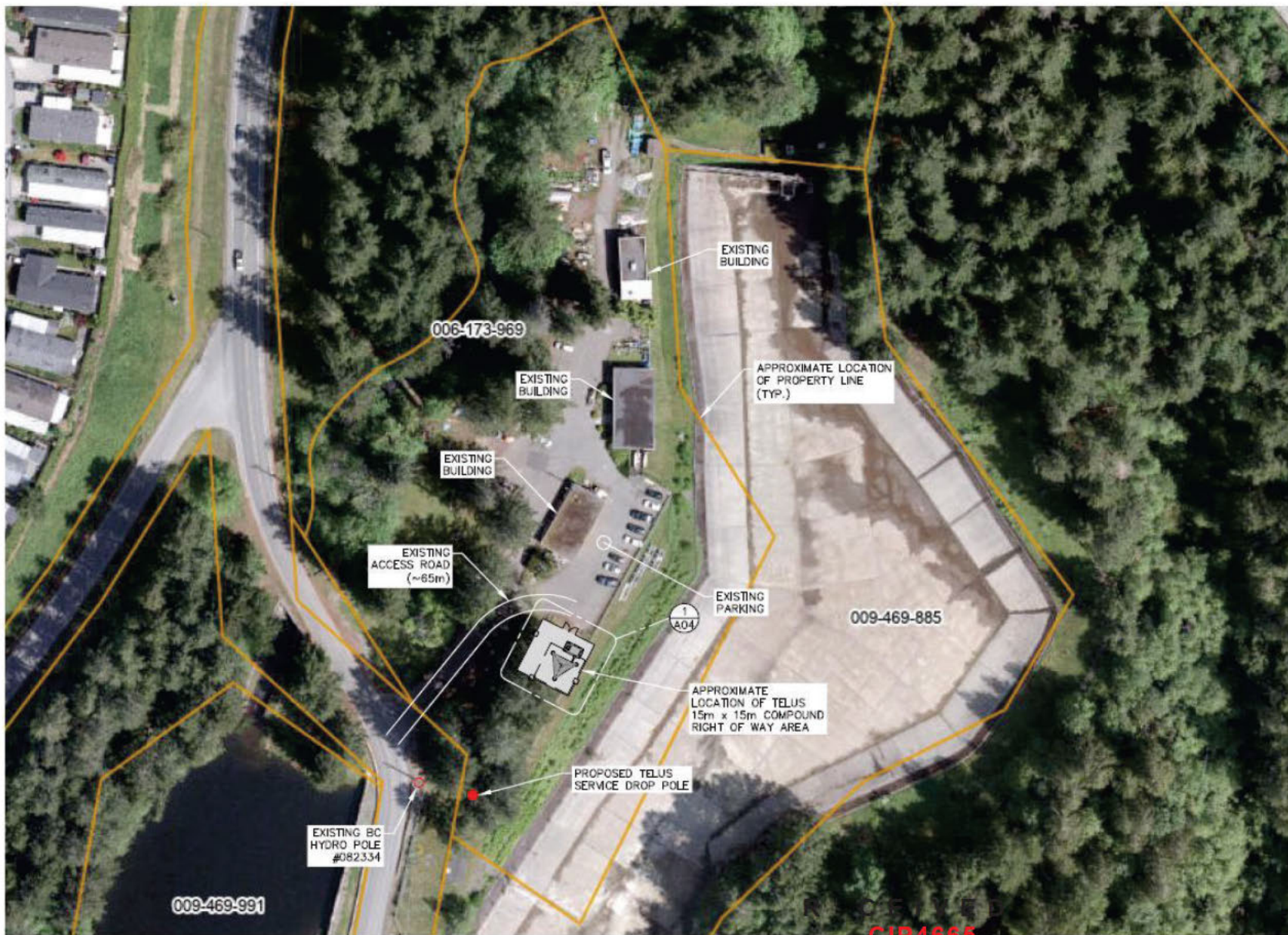
RECEIVED

CIP4865

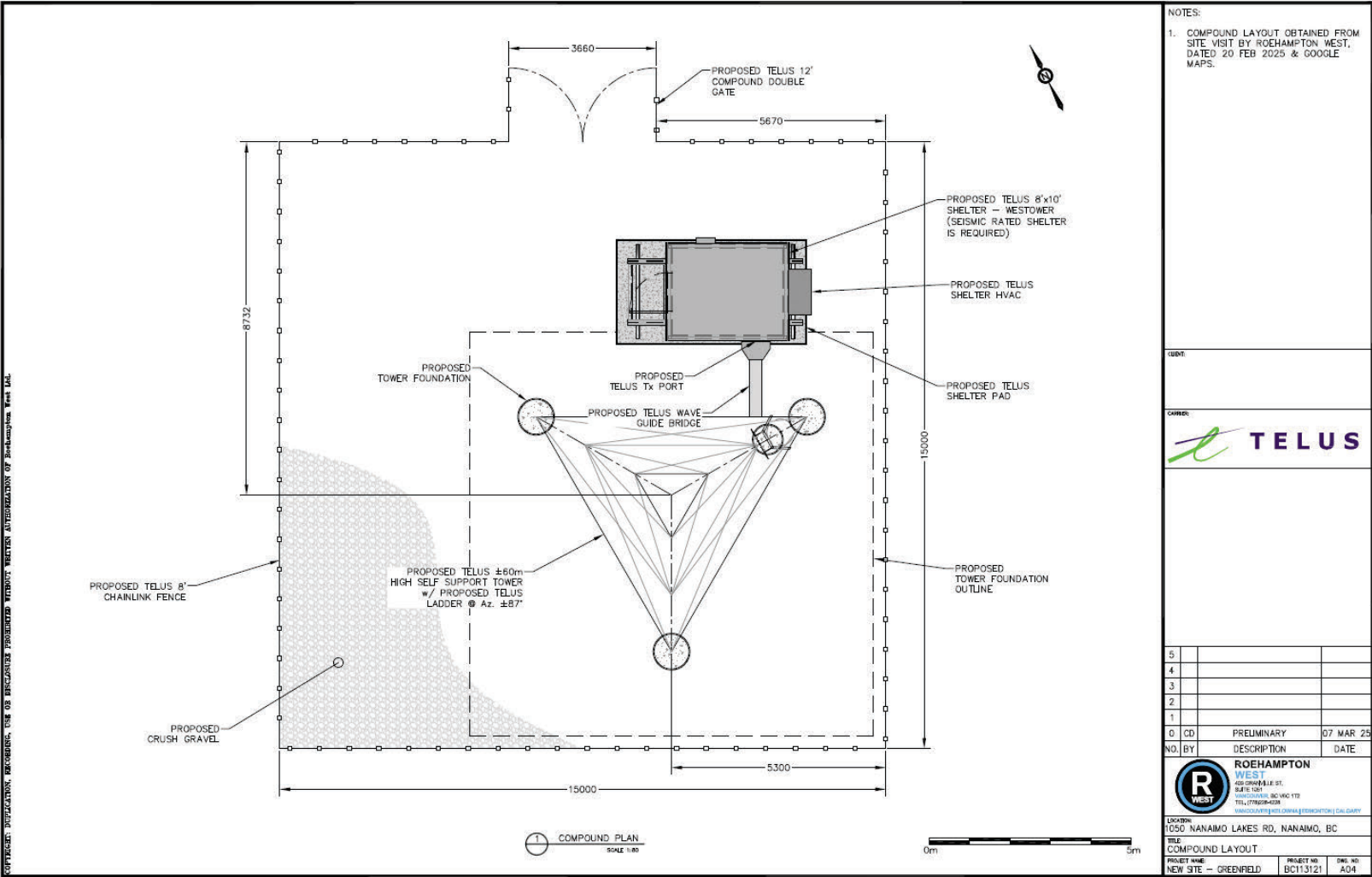
2026-JAN-07

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SCHEDULE C PRELIMINARY DESIGN PLANS – SITE PLAN



SCHEDULE C PRELIMINARY DESIGN PLANS - COMPOUND PLAN



Appendix 2: Notification Package

October 27, 2025

Subject: Public Notification: 63m Self-Support Tower

To: Property Owner / Current Resident

Re: Proposed 63m self-support tower
 Location: 1151 Nanaimo Lakes Rd., Nanaimo, BC

TELUS File: BC113121
Coordinates: 49.143221 N, -123.973391 W

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.

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 addition of a new communications facility at 1151 Nanaimo Lakes Road 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 in a 189m 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 1151 Nanaimo Lakes Road, 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.*

October 27, 2025

Subject: Public Notification: 63m Self-Support Tower

TELUS's proposal

TELUS is proposing to construct a 63m self-support tower located at a City of Nanaimo owned property at 1151 Nanaimo Lakes Road, Nanaimo, BC.

- All the equipment necessary to operate this facility will reside within a compound located at the base of the tower.
- This proposal is for a 60m self-support tower, along with a 3m lightning rod, for a total height of 63m.
- The proposed tower will support six (6) antennas.
- The tower, if constructed, will provide improved wireless high-speed data and voice services to the area.



Artist's rendering of tower on current landscape.

Regulatory authority for cell tower placement

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.)

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.

October 27, 2025

Subject: Public Notification: 63m Self-Support Tower

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, measured from the tower base or the outside perimeter of the supporting structure. The required notification radius in this instance is 189m. As your property falls within this notification radius, 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 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 once on October 29, 2025. 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 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 which will enable TELUS to proceed with planning for wireless upgrades in the community.

October 27, 2025

Subject: Public Notification: 63m Self-Support 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 services in the vicinity of the tower.

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 at 1151 Nanaimo Lakes Road, Nanaimo, BC. Coordinates 49.143221 N, -123.973391 W.

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 existing parking lot.

ENVIRONMENT

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

DESIGN

TELUS is proposing to install a 60m self-support tower, along with a 3m lightning rod, for a total height of 63m. The proposed tower will support six (6) antennas. There will be a 8' x 10' equipment shelter placed at the base of the tower. The tower and shelter will be enclosed by a chain-link fence.

TRANSPORT CANADA

The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements. No lighting or marking is expected to be required on the tower.

October 27, 2025

Subject: Public Notification: 63m Self-Support Tower

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 City of Nanaimo staff.

CO-LOCATION

TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols.

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 27, 2025

Subject: Public Notification: 63m Self-Support Tower

Contacts

TELUS

Tamera Mills, Cypress Land Services
Agents for TELUS
Suite 1055, 409 Granville Street, Vancouver, BC V6C
1T2
Phone: 604-620-0877
Email: publicconsultation@cypresslandservices.com

ISED - Vancouver Island District Office

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

City of Nanaimo

Lainya Rowett
Planning Department
455 Wallace Street, Nanaimo, BC
250-755-4429 ext. 4275
Email: planning@nanaimo.ca

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

Written comments posted on or before November 29, 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

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 29, 2025**.

October 27, 2025

Subject: Public Notification: 63m Self-Support Tower

Comment sheet – BC113121

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: 1055-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 1151 Nanaimo Lakes Road, Nanaimo, BC

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: _____

Appendix 3: Newspaper Ad

Coming Events **Coming Events**

Country Club Centre



Winter POTTERY SALE

FRI NOV 7, 10-8 pm
SAT NOV 8, 10-6 pm

Nanaimo Pottery Co-op
www.nanaimopottery.ca

Legal Notices **Legal Notices**

WAREHOUSE LIEN

Notice of intention to sell stored items under the Warehouse Lien Act of British Columbia. Goods belonging to Mr. Bert King, 155 Commercial St. Nanaimo, B.C., being stored at Big Green Storage, 3580 Shenton Rd., Nanaimo, B.C. Please be advised that Big Green Storage intends to sell the contents of the 8' x 20' storage container rented by Mr. Bert King. The above mentioned storage unit was rented on Sept. 23, 2021. At the date of this notice, the outstanding rent balance owing is \$4200.00. If full payment is not received by December 5, 2025, the contents will be sold by auction. Big Green Storage may be contacted at 250-756-8663 between the hours of 0900-1600 weekdays.

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1.866.865.4460

Legal Notices **Legal Notices** **Legal Notices** **Legal Notices** **Legal Notices**

Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 63.0 Metre Self-Support Structure/
Installation de télécommunications TELUS proposée, structure autoportante de 63,0 mètres

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-meter tall self support structure and equipment shelter at 1151 Nanaimo Lakes Rd, Nanaimo, BC..

Structure Proposée :
Dans le cadre du processus de consultation publique requis par Innovation, Sciences et Développement économique Canada (ISDE) et la Ville de Nanaimo, TELUS invite le public à commenter un projet d'installation de télécommunications comprenant une structure autoportante de 63 mètres de hauteur et un abri pour équipements situé au 1151 Nanaimo Lakes Rd, Nanaimo, BC.

Tower Location/Emplacement de la Tour :
1151 Nanaimo Lakes Rd, Nanaimo, BC

Coordinates/Coordonnées :
Lat: 49.143221°
Long: -123.973391°

Any person may comment by close of business day on November 29, 2025 with respect to this matter. Please submit any comments to the following contact:
PublicConsultation@CypressLandServices.com

Toute personne peut faire des commentaires sur ce sujet avant la fermeture des bureaux le 29 novembre 2025. Veuillez soumettre vos commentaires aux coordonnées ci-dessous:
PublicConsultation@CypressLandServices.com

TELUS Contact / Coordonnées du Représentant de TELUS :
Cypress Land Services
Tamera Mills
1055-409 Granville Street
Vancouver, BC V6C 1T2
604-620-0877
PublicConsultation@CypressLandServices.com



**ANY TIME.
ANY PLACE.
ANY DEVICE.**

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EXCITES YOU.

MAKES YOU THINK.

**YOUR TOWN.
YOUR PAPER.**

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RESIDENTIAL & COMMERCIAL INTERIOR & EXTERIOR
SABRINA VIGNEAULT PAINTER
Cell 250-802-5220
Office 250-741-8008

Appendix 4: Public Comments



BC113121 - Comment - 1151 Nanaimo Lakes Rd

From Tamera Mills <Tamera@cypresslandservices.com>

Date Mon 2025-11-10 3:21 PM

To [REDACTED]

Cc Public Consultation <publicconsultation@cypresslandservices.com>

 1 attachment (496 KB)
BC113121 - Comment.pdf;

Hi [REDACTED],

Thank you for your feedback and comments relating to the proposed telecommunications tower at 1151 Nanaimo Lakes Road. We have noted your comments, and these will be added to the public record.

Thank you,



Tamera Mills
Project Manager, Land Use
 250.460.2522
 tamera@cypresslandservices.com
 cypresslandservices.com
 Suite 1055- 409 Granville Street, Vancouver

TELUS Communications Inc.



October 27, 2025

Subject: Public Notification: 63m Self-Support Tower

Comment sheet – BC113121

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: 1055-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 1151 Nanaimo Lakes Road, Nanaimo, BC

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: Morrell Sanctuary cell tower

From Tamera Mills <Tamera@cypresslandservices.com>

Date Tue 2025-11-04 12:42 PM

To [redacted]; Public Consultation <publicconsultation@cypresslandservices.com>;
planning@nanaimo.ca <planning@nanaimo.ca>

Hi [redacted],

Thank you for your feedback and comments relating to the proposed telecommunications tower at 1151 Nanaimo Lakes Road. We have noted your comments, and these will be added to the public record.

Thank you,



Tamera Mills
Project Manager, Land Use
☎ 250.460.2522
✉ tamera@cypresslandservices.com
🌐 cypresslandservices.com
📍 Suite 1055- 409 Granville Street, Vancouver

From: [redacted]
Sent: Sunday, November 02, 2025 8:38 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>; planning@nanaimo.ca <planning@nanaimo.ca>
Subject: Morrell Sanctuary cell tower

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





October 27, 2025

Subject: Public Notification: 63m Self-Support Tower

Comment sheet – BC113121

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: 1055-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 1151 Nanaimo Lakes Road, Nanaimo, BC

- 1. Are you a cellular telephone or wireless internet user? [X] Yes [] No
2. Is the location of the proposed facility acceptable? [X] Yes [] No

If no, why? _____

- 3. Are you satisfied with the design of the proposed facility? [X] Yes [] No

Comments: _____

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

This area by MORROW Sanctuary has very poor cell coverage. E-comm is barely available in a power failure or internet outage. Nanaimo cell coverage is very weak.

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: [Redacted]
Address: [Redacted]
Phone: [Redacted] Email: [Redacted]

RECEIVED
CIP4665
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Current Planning



Re: Emailing: Telus

From Tamera Mills <Tamera@cypresslandservices.com>
Date Tue 2025-11-04 2:19 PM
To [Redacted] Public Consultation
<publicconsultation@cypresslandservices.com>

Hi [Redacted]

Thank you for your feedback and comments relating to the proposed telecommunications tower at 1151 Nanaimo Lakes Road. We have noted your comments, and these will be added to the public record.

Thank you,



Tamera Mills
Project Manager, Land Use
250.460.2522
tamera@cypresslandservices.com
cypresslandservices.com
Suite 1055- 409 Granville Street, Vancouver

From: [Redacted]
Sent: Monday, November 03, 2025 11:14 AM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Emailing: Telus

[Some people who received this message don't often get email from [Redacted]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Your message is ready to be sent with the following file or link attachments:

Telus

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

TELUS Communications Inc.



October 27, 2005
Subject: Public Notification: 53h Self-Support Tower

Comment sheet – BC113121

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: 1055-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 1151 Nanaimo Lakes Road, Nanaimo, BC

- 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):
*Looking forward to finally having
 reliable cell service*

Thanks,

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: _____

TELUS File: BC113121



Re: New Telus Tower

From Tamera Mills <Tamera@cypresslandservices.com>

Date Tue 2025-11-11 8:01 PM

To [Redacted] Public Consultation <publicconsultation@cypresslandservices.com>

Hi [Redacted]

Thank you for your feedback and comments relating to the proposed telecommunications tower at 1151 Nanaimo Lakes Road. We have noted your comments, and these will be added to the public record.

Thank you,



Tamera Mills
 Project Manager, Land Use
 ☎ 250.460.2522
 ✉ tamera@cypresslandservices.com
 🌐 cypresslandservices.com
 📍 Suite 1055- 409 Granville Street, Vancouver

From: [Redacted] >
 Sent: Tuesday, November 11, 2025 10:11 AM
 To: Public Consultation <publicconsultation@cypresslandservices.com>
 Subject: New Telus Tower

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

Attached please find my comments regarding the new Telus tower. We look forward to its installation.



TELUS Communications Inc.



October 27, 2025
Subject: Public Notification: 63m Self-Support Tower

Comment sheet – BC113121

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: 1055-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 1151 Nanaimo Lakes Road, Nanaimo, BC

- 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):

_____ *Nanaimo Lakes Rd. There are 112 units. Everyone complains about cell service. We look forward to having great cell phone reception.*

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: _____

TELUS File: BC113121



Re:

From Tamera Mills <Tamera@cypresslandservices.com>

Date Fri 2025-11-14 12:41 PM

To [REDACTED]; Public Consultation <publicconsultation@cypresslandservices.com>

Hi [REDACTED],

Thank you for your feedback and comments relating to the proposed telecommunications tower at 1151 Nanaimo Lakes Road. We have noted your comments, and these will be added to the public record.

Thank you,



Tamera Mills
Project Manager, Land Use
☎ 250.460.2522
✉ tamera@cypresslandservices.com
🌐 cypresslandservices.com
📍 Suite 1055- 409 Granville Street, Vancouver

From: [REDACTED] >

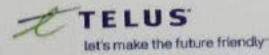
Sent: Friday, November 14, 2025 12:27 PM

To: Public Consultation <publicconsultation@cypresslandservices.com>

Subject:

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

TELUS Communications Inc.



October 27, 2006
Subject: Public Notification: 63m Self-Support Tower

Comment sheet - BC113121

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: 1055-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 1151 Nanaimo Lakes Road, Nanaimo, BC

- 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

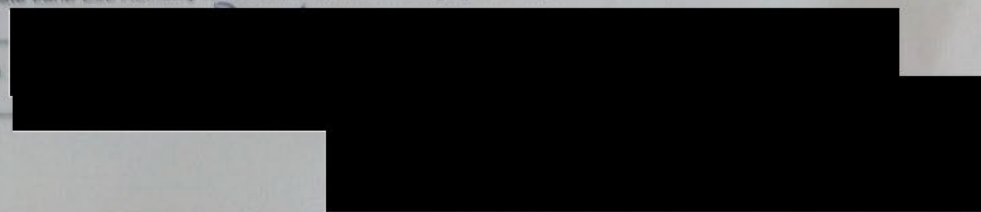
Comments: _____

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

improvement of cell service on Vancouver Island is welcome

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 _____



TELUS File: BC113121

SHOT ON UMIDIGI G7 Tab Pro



Re: Comment sheet BC113121 Proposed Telus Communications Facility Nanaimo Lakes Road

From Tamera Mills <Tamera@cypresslandservices.com>

Date Mon 2025-11-17 1:54 PM

To [REDACTED]; Public Consultation <publicconsultation@cypresslandservices.com>

Cc planning@nanaimo.ca <planning@nanaimo.ca>

Hi [REDACTED],

Thank you for your feedback and comments relating to the proposed telecommunications tower at 1151 Nanaimo Lakes Road. We have noted your comments, and these will be added to the public record.

TELUS understands the challenges posed by poor service in the area, and constructing a tower is a necessary step to address these issues. We have chosen a location that is well setback from nearby homes and in an area with some mature trees to help screen a portion of the structure. In order to provide adequate services to community members the antennas need to be close to where local users and those passing through use their devices. The proposed tower will provide both 4g & 5g technology to accommodate the growing demand for faster and more reliable connectivity.

It's common for antenna installations to be located near where people live and work. Antennas are located on residential streetlights, on the rooftops of apartment/condo buildings, on churches, on office buildings, at commercial properties, at universities, at hospitals, and on suburban areas or anywhere services are needed. Which reflects the common placements of most cell sites in Nanaimo.

With regard to health and safety concerns, all of TELUS wireless installations are compliant with Health Canada's health and safety standards – this is known as Safety Code 6 (SC6). Health Canada has amongst some of the world's most stringent safety standards. TELUS exceeds these standards at every single installation across the country. The proposed installation will be fully compliant with SC6 at all times while still providing services to the area. The actual level of EMF output is very low and will be hundreds of times below safety requirements. The range of frequencies used will be in the 800/2100/2600/3500 mhz range. It is common for antenna installations to be located near where people live and work as this is where people use the devices.

As per above the site is compliant with Health Canada's Safety Code 6. Visiting their website is a good source of information. <https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html>

Thank you,

RECEIVED
CIP4665
2026-JAN-07
Current Planning



Tamera Mills
Project Manager, Land Use
250.460.2522
tamera@cypresslandservices.com
cypresslandservices.com
Suite 1055- 409 Granville Street, Vancouver

From: [REDACTED] >
Sent: Saturday, November 15, 2025 2:13 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Cc: planning@nanaimo.ca <planning@nanaimo.ca>
Subject: Comment sheet BC113121 Proposed Telus Communications Facility Nanaimo Lakes Road

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

Comments on the Proposed Telus Telecommunications Facility: 1151 Nanaimo Lakes Road, Nanaimo, BC

1. Are you a cellular telephone or wireless internet user?
YES
2. Is the location of the proposed facility acceptable?
NO
3. Are you satisfied with the design of the proposed facility?
NO
4. Other comments:

I agree we need better cell phone coverage but having a tower that close to Willow Park residential area (Mobile Home Park), could possibly have long term effects of RF radiation (radio frequency radiation exposure). It might not affect everyone but possibly could have an effect on brain and nervous system, sleep disorders and anxiety, and could potentially impact children and animals. As far as I'm concerned the location could be further away from the park and we could still get a good signal. A typical 4G tower has a coverage range of a 10km radius. It was not mentioned if this is a 4g or 5g tower or both. And as for the Physical tower profile picture, in the Telus Communication package, one cannot make out any specs. Therefore, I am NOT IN FAVOUR of the tower being erected at this location.

Regards,
[REDACTED]

cc City of Nanaimo