

ATTACHMENT E PUBLIC CONSULTATION SUMMARY & LAND USE CONCURRENCE REQUEST



Cypress Land Services Inc.

Telephone: 604.620.0877

Suite 1055 – 409 Granville Street

Facsimile: 604.620.0876

Vancouver, BC V6C 1T2

Website : www.cypresslandservices.comVIA Email: planning@nanaimo.ca

Lainya Rowett
Planner, Current Planning
City of Nanaimo

Subject: Request for Concurrence for TELUS Wireless Facility
Location: 5801 Turner Road, Nanaimo, BC
Coordinates: Streetlight #1: 49.224391 N, 124.036987 W
Streetlight #2: 49.22461 N, 124.036789 W
TELUS Site: BC113422

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 15m streetlight replacements to improve wireless services. Enclosed please find evidence of the following efforts regarding this public notification process:

- In July 2025, an Information Package was submitted to the City of Nanaimo formalizing the initiation of the consultation process for the proposed tower location.
- On October 20th, 2025, Notification Packages were issued to residents who fell within a radius of three times the tower height (45m) of the proposed locations, as per ISEDs default consultation policy. **Appendix 1: Notification Package.**
- On December 12th, 2025, the consultation period concluded. During the consultation period, we received 2 supportive comments. Please see **Appendix 2: 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

RECEIVED
CIP4668
2025-DEC-12
Current Planning

Appendix 1: Notification Package

October 20, 2025

Subject: Public Notification two 15m streetlight replacements

To: Property Owner / Current Resident

Re: Proposed two 15m streetlight replacements
Location: 5801 Turner Road, Nanaimo, BC

TELUS File: BC113422

**Coordinates: 49.224391 N, 124.036987 W
& 49.22461 N, 124.036789 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 addition of two new communications facilities consisting of two street light replacements. 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 within a 45m radius of each of the tower locations.

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 facility proposed at 5801 Turner Road in 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,

Hannah Taylor

Land Use Planner. 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

TELUS is proposing to complete a wireless antenna installation at adjacent to 5801 Turner Road in the ROW that will include:

- The replacement of two 9.1 m light poles with new 15m light poles. The lights will be reinstated at the same height it is now and an antenna will be placed at the top.
- All the equipment necessary to operate this facility will reside within an equipment cabinet at the base of each pole.
- The proposed facility will be located on the streetside and in the ROW.
- Once completed the installation will improve wireless high-speed data and voice service to the immediate area.



Artistic representation of the tower in the 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 20, 2025

Subject: Public Notification two 15m streetlight replacements

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 45m from each light pole. 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.

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 which will enable TELUS to proceed with planning for wireless upgrades in the community.

Site details

PURPOSE

The purpose of the proposed light poles 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 or other feasible structures that can be used and, as a result, the new light poles are required. The light poles, 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. The light poles are an alternative to constructing a separate cell tower in the area.

LOCATION AND LAND USE

The poles are proposed to be located adjacent to 5801 Turner Road on the east side of the Island Highway at the southeast corner of the intersection of Turner Road and Island Highway N within the road right of way. Each pole will have one (1) antenna (shrouded) and an equipment cabinet at the base.

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 (Turner Road).

ENVIRONMENT

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

DESIGN

This proposal is for two 15m streetlight replacements at 5801 Turner Road. A preliminary design of are included in this notification for your reference. Each pole is planned to support one shrouded antenna and will have one equipment cabinet at the base. The equipment cabinet will be wrapped with a decorative image chosen by the City.

TRANSPORT CANADA

No lighting or markings of the poles is required.

STRUCTURAL CONSIDERATIONS

TELUS attests that the antenna structures 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.

October 20, 2025

Subject: Public Notification two 15m streetlight replacements

Contacts

Cypress Land Services

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: 1-800-667-3780 or 250-363-3803

Fax: 250-363-0208

Email ic.spectrumvictoria-victoriaspectre.ic@canada.ca

City of Nanaimo

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 December 12, 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 **December 12, 2025**.

October 20, 2025

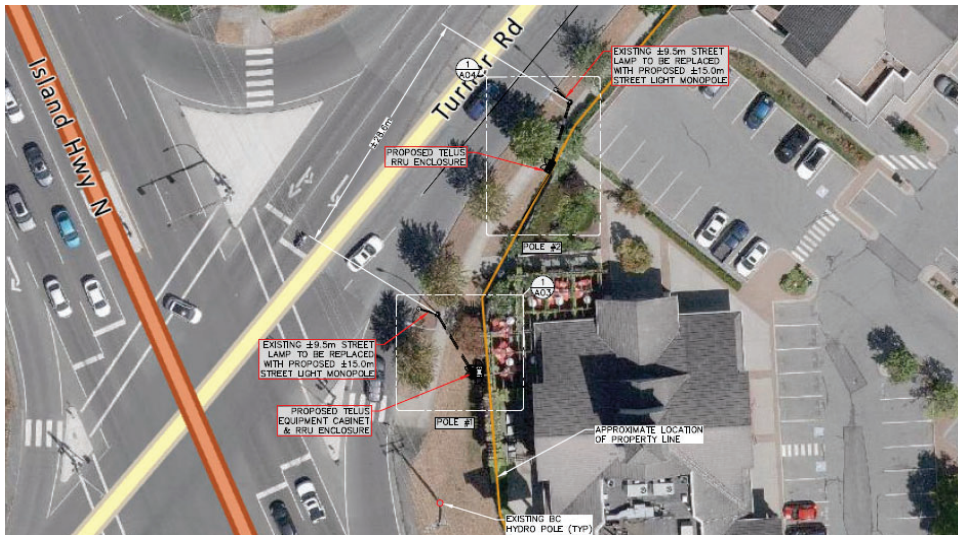
Subject: Public Notification two 15m streetlight replacements

Map of proposed tower

(for discussion purposes only.)



Site plan



October 20, 2025

Subject: Public Notification two 15m streetlight replacements

Physical tower profile (for discussion purposes only.)

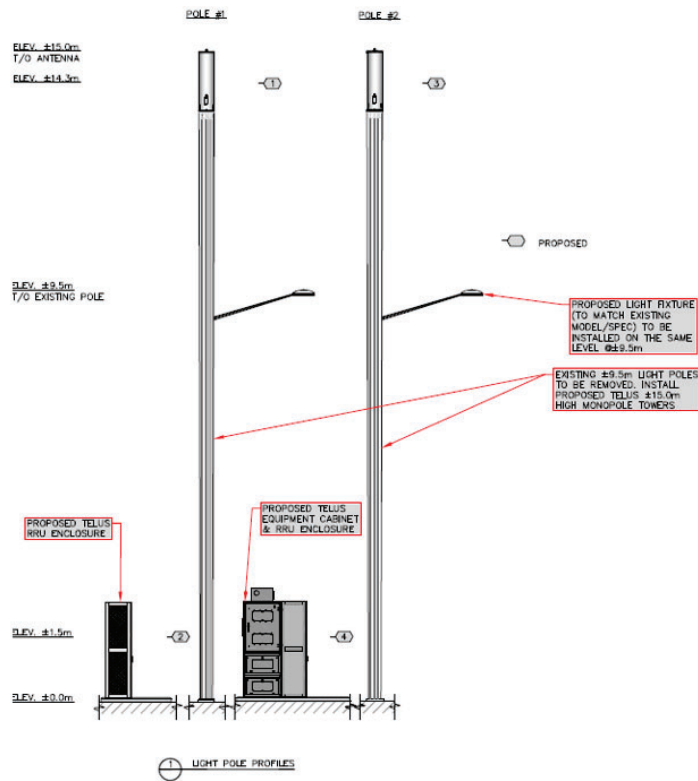


Photo simulations (for discussion purposes only.)



View before proposed tower, looking northeast.



View after proposed tower, looking northeast.

October 20, 2025

Subject: Public Notification two 15m streetlight replacements

Comment sheet – BC113422

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: 5801 Turner 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 2: Public Comments



Re: BC113422

From Tamera Mills <Tamera@cypresslandservices.com>

Date Sun 2025-11-16 5:17 PM

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

Hi [Redacted],

Thank you for your feedback and comments relating to the proposed telecommunications tower at 5801 Turner 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

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.

From: [Redacted]
Sent: Sunday, November 16, 2025 12:56 PM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: BC113422

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

See attached comment sheet.

Regards,

[Redacted signature]



[Redacted signature]

RECEIVED
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2025-DEC-12
 Current Planning

October 20, 2025

Subject: Public Notification two 15m streetlight replacements

Comment sheet – BC113422

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

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

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Comments: _____

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Name: _____

Address: _____

Phone: _____ Email: _____



Re: Telus Comment Sheet - BC113422 - Proposed Telus Telecommunications Facility at 5801 Turner Rd, Nanaimo

From Tamera Mills <Tamera@cypresslandservices.com>
Date Tue 2025-11-04 2:43 PM
To [REDACTED] Public Consultation
<publicconsultation@cypresslandservices.com>

Hi [REDACTED]

Thank you for your feedback and comments relating to the proposed telecommunications tower at 5801 Turner 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

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.

From: [REDACTED] >
Sent: Wednesday, October 29, 2025 11:26 AM
To: Public Consultation <publicconsultation@cypresslandservices.com>
Subject: Telus Comment Sheet - BC113422 - Proposed Telus Telecommunications Facility at 5801 Turner Rd, Nanaimo

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

Hello,

Please see the attached comment sheet regarding the proposed telecommunications facility at Turner Rd in Nanaimo.

Thank you,



Administrative Assistant, Clinical Operations | Island Districts
BC Ambulance Service - BCEHS

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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 is much needed as cell coverage is very irregular in this area of Nanaimo.

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: BC Emergency Health Services
Address: [REDACTED]
Phone: _____ Email: _____