

REGIONAL DISTRICT OF NANAIMO

SPECIAL ELECTORAL AREA PLANNING COMMITTEE

TUESDAY, JUNE 23, 2015

4:00 PM

(RDN Board Chambers)

A D D E N D U M

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Re Proposed Telecommunication Antenna System Application No. PL2013-086 – 891 Drew Road, Electoral Area ‘G’.

From: Samuel Sugita

Sent: Monday, June 22, 2015 10:15 AM

Subject: 891 Drew Road - Request for Concurrence - Special EAPC

Could you please add myself as well as Darren Hird as delegates at the upcoming special EAPC meeting June 23 at 4:00pm?

Samuel Sugita, MCIP, RPP
Municipal Project Manager
Rogers Communications



Re Cell Tower Sitings – 1421 Sunrise Drive and 891 Drew Road, Electoral Area ‘G’

From: Kelly Olson

Sent: Monday, June 22, 2015 10:41 AM

Subject: 1421 Sunrise site, the 891 Drew Road site and other information related to cell tower sitings.

I would like to request to be a delegation at the June 23, 2015 special electoral area planning committee meeting.

Can you please let me know that you have received this email and whether my delegation is allowed.

Thank you,

Kelly Olson

June 23, 2015

Electoral Area Planning Committee Meeting Delegation

We are not opposed to cell towers but we are opposed to cell towers on a residential lot in a residential neighbourhood that is providing cell coverage for a community that is not even in the same electoral jurisdiction.

My name is Kelly Olson and I am here today to voice my opposition to the proposed cell tower located at 1421 Sunrise Drive. However, we recognize, based on the agenda for this special meeting, that the purpose is to address the proposed Rogers application for 891 Drew Rd. Accordingly, we would like to address our issues, concerns and our findings related to the Sunrise site, provide a comparison of the two proposed cell tower sites and provide additional information that we have found subsequent to our correspondence that was submitted to the June 9, 2015 Committee of the Whole meeting.

To be fair to the residents of area G, the Electoral Area Planning Committee review should include all of the proposed sites including the TELUS proposed site for 1421 Sunrise. Both the TELUS (Sunrise) and the Rogers (Drew Rd) locations and tower styles should be looked at and the resulting impact on the community will should be considered.

A) Issues, concerns and findings regarding the proposed TELUS Sunrise Drive location:

There are in excess of 300 houses within the 500 meter radius of the proposed cell tower at 1421 Sunrise Drive. With an average of 2 people per household, that means **there are approximately 600 people that are directly impacted by the decision made to approve the cell tower site and 94% of those people did not know that a cell tower was even being considered.** Clearly the process used to distribute the information did not work.

However, 145 people did know and they had the opportunity to express their opinion. Of the addresses that could be identified, approximately 90% of the people in favour on (which TELUS based their statistics) were from outside the 500 meter radius and in fact the majority were from the Town of Qualicum Beach.

This combined with the other deficiencies mentioned in previous correspondence shows that the TELUS public consultation process was misleading and therefore flawed.

How is it possible that 600 people can be impacted by a decision that they did not have any input on but a neighbouring community did? These people will have to live with the consequences of this decision unless those that they have elected and upon which they rely to safeguard their interest reconsider the proposal that was approved based on misleading information.

In the email I sent to Joe Stanhope, I indicated what I planned to determine. I have listed the more important ones below:

1. **TELUS Public Consultation Process** - That although TELUS followed Industry Canada protocol the results of the public consultation process were misleading and accordingly the public consultation process was flawed.

2. **Location of 145 Respondents** - That of the 145 people that responded to the public consultation process, most were NOT from area where the cell site is located (they are more than 500 meters away)
3. **People in the vicinity of the proposed cell tower do not want it** - That the residents that live within 500 meters of the proposed site are not in favour of the proposed cell tower
4. **No opposition because people did not know** - That there was no (minimal) opposition during the public consultation process because other than the 12 houses that were required to be notified; the people that live within 500 meters of the cell tower did not know of the proposal
5. **Results would have been different if RDN policy in place** - That the results would not have been the same if the RDN policy related to cell tower site proposals had been in place prior to the TELUS application for the site on Sunrise Dr.
6. **TELUS does not consider the impact on residents in vicinity** - That TELUS is not concerned about the impact on the residents in the vicinity only about optimization of the TELUS cell coverage for the area. In the TELUS request for concurrence they state their rationale for site selection which include eight factors including: 3 of which are zoning, neighbouring land uses, local terrain etc. I am not sure how they considered these as the land is zoned residential, the neighbouring use is residential and the local terrain is at the bottom of a hill. How does a cell tower fit with the neighbouring use of residential housing?

What I have been able to determine:

1. **TELUS public consultation process** – In my previous email to the Board, I listed the various shortcomings of the TELUS process. As they demonstrate the misleading results, I have listed them again below:
 1. Only the members of the residents associations would be eligible to receive the information. This effectively restricted the distribution to a finite group of people. Additionally, two of the residents association were representing Qualicum Beach residents when the proposed cell tower site is in the Regional District Area G.
 2. TELUS did not determine where those “in favour” were from or if they did, they did not communicate that information to the RDN planning committee.
 3. Residents of the Town of Qualicum Beach were able to indicate that they were in favour of a cell tower being built in RDN – Area G.
 4. The 96.5% “in favour” results of the responses, which was based on restricted selective distribution, was used by TELUS to show that the residents were in favour of the location of the proposed site. This is a distorted, non-statistical and therefore misleading result.
 5. The residents that live in the area of the proposed cell tower site were not notified (other than the 12 houses as required by Industry Canada).
 6. The lack of notification to the area residents resulted in minimal to no opposition. This lack of opposition and the 96.5% of respondents being “in favour” appears to have influenced the RDN planning committee recommending the letter of concurrence for the proposed site.

7. In Summary, the residents that live in the vicinity of the proposed cell tower site (other than the 12 houses that were required to be notified) were not aware of the proposed application by TELUS and did not have the opportunity to have an opinion during the public consultation period while other residents, the majority of which do not live near the proposed site or even in the same electoral area were able to express their approval for the location.

Additional information:

1. We have learned that the French Creek Residents Association only had approximately 80 members at the time of the TELUS public consultation process and that the association covers the area from the Qualicum Beach boundary to the Parksville boundary and from the ocean to the first set of power lines. Obviously, contacting this association did not provide adequate coverage of the residents that live within 500 meters of the proposed cell tower site which again supports that the public consultation process was flawed. TELUS should have determined what the distribution of the notifications would be. The French Creek Resident Association contact wasn't even sure that they received the notification package directly from TELUS; he thought it had come from one of the other associations.
2. However, TELUS did know they had the support of the Eaglecrest Residents Association. We received a copy of an email from an executive of the French Creek Residents association that shows that TELUS was in contact with the Eaglecrest Residents Association long before the public consultation process commenced (February 21, 2014). – Please see attached (appendix 1)
3. Additionally, subsequent to my email to the Board, we became aware of an article in “the Eagle Eye” (March 2015 – volume 22 – No. 2) a newsletter for the Eaglecrest Residents Association: the article (attached – appendix 2) reads as follows:

“Cell Phone Service – by Trevor Wood

As mentioned in previous editions, we have been working with TELUS to improve cell phone service in Eaglecrest. The public consultation process is now complete with a very favourable result, thanks in no small part to an unprecedented response from Eaglecrest residents.

This matter is on the agenda for the March 24th meeting of the Regional District Nanaimo Board. We are optimistic that approval will be granted and that the new tower on Drew Road will be built.”

We were not able to find the earlier editions of the newsletter but it appears there was a campaign by the association to its membership recommending favourable responses to the TELUS public consultation notification package and that the Eaglecrest Residents Association was working with TELUS during the consultation process.

Now that it appears TELUS provided misleading result upon which the EAPC based their recommendation and the lack of transparency of TELUS, this new information should provide the RDN with the opportunity to alter their decision. Even a court case is entitled to an appeal process. When new information is received, provisions must be available to a regional district that would provide a

mechanism to review the circumstances on which they based their decision when new information regarding the process that they acted on is received. (see below reference to the section of the Federation of Canadian Municipalities Antenna Siting Protocol Template).

I am fairly certain that if the Town of QB, the City of Parksville or the City of Nanaimo determined that they based their decision for the placement of a cell tower in one of their communities because the residents in Area "G" were in favour; they would find a way to remedy the decision and do right by their constituent. I am asking that we be extended the same consideration.

TELUS is a major telecommunications company and has a corporate responsibility to the public. They have hired agents that are specialists in obtaining approval from Land Use Authorities. The agent, Altus Group provided a report upon which the planning department and ultimately the EAPC relied. They emphasized those in favour (96.5%) but did not clarify the location of the proponents or that only selected people had the opportunity to respond and specifically that other than the 12 houses notified, the people in the vicinity of the proposed tower were unaware of the application by TELUS for the proposed cell tower site during the public consultation period. By withholding this information they prepared a misleading report. If the people of Eaglecrest do not have cellular coverage and want it to the point of running a campaign to get people to support the proposal of a cell tower location then they should be considering a cell tower in their community. Their opinion should not have any influence on the siting of a tower in a neighbouring community.

2. Location of 145 Respondents

As mentioned in my email to the Board, we used the telephone book and Canada.411 and where available we identified the location of the proponents as identified during the public consultation process. Of the 140 proponents, we were able to identify the addresses of approximately 50%. Of those identified, 6 were from within 500 meters of the proposed cell tower the remainder were mainly from Eaglecrest but there were also proponents from Morningstar, Columbia Beach and even one Town of Qualicum Beach resident from the other side of the Town. We have prepared a map that shows the locations of the proponents that could be identified. (Appendix 3 – to be distributed). **Many of the proponents were a significant distance from the location of the proposed tower site. This means that they get improved cell services and yet they are far enough from the proposed site to ensure there is no direct impact on their environment. We do not want the tower, but we get the impact. There appears to be something unjust with this result.**

3. People in the vicinity of the proposed cell tower do not want it

To prove that residents did not want the proposed cell tower at 1421 Sunrise Drive, we prepared a petition and spent many hours going door to door to find out both whether people in a 500m radius of the tower were aware of the proposed tower during the consultation period and whether they were willing to sign our petition. Our plan was to approach all of approximately 300 houses within 500m of the cell tower location. To date we have been able to contact approximately 25% of those houses. While we have not had the time to approach as many houses as we would like, 26% of the houses in a 500m radius provides the board with data from a representative sample which can be extrapolated across the entire population. We have identified the following results:

- 1. 94% of houses were not aware of the tower during the consultation period and were therefore not able to comment on the TELUS notification package.**

2. **81% of the houses that we were able to contact signed our petition** which stated "We the undersigned, urge Industry Canada to not approve the application by TELUS to construct a cell tower at 1421 Sunrise Dr. We request that Industry Canada have TELUS find an alternate commercial, industrial, or green space site that would provide adequate coverage with minimal impact on residential neighbourhoods and the community."
3. 84% of the individuals approached signed our petition. This figure is higher than the percentage of households as at some houses there were multiple individuals asked to sign the petition.
4. Of the 15 houses unwilling to sign the petition, only 3 houses were explicitly in favour of the tower location, the others would not sign the petition for a variety of reasons (do not sign petitions, indifferent regarding the cell tower, TELUS employees etc.).
5. If the individuals who stated they would not sign the petition because they were neither for nor against the tower are removed from the sample this would result in 85% of the households and 88% of individuals signing our petition

We have had 81 people sign our petition so far.

This clearly shows that the majority of those residents that live in the vicinity of the proposed tower do not want it located in their residential neighbourhood.

Please note that the petition is addressed to Industry Canada. At the time of preparing the petition, we were under the impression that Industry Canada had the final approval. We were later informed by Industry Canada that once a letter of concurrence is issued, the proponent essentially has the go ahead. Industry Canada indicated they only get involved if there is an IMPASSE.

Copies of the petition are available for your review

4. No opposition because people did not know

We wanted to determine how many people that lived within 500 meters of the proposed cell tower site were aware of its potential during the TELUS public consultation period. Accordingly, as we went from door to door, we asked them if they knew about the cell tower and if so, how they knew. The result was that only 5 (which included 2 TELUS employees) knew during the public consultation process. Others knew but only subsequent to the public consultation process, mainly from the March 2015 newspaper articles. As noted above, 93% of the people asked did not know about the proposed tower prior to the completion of the TELUS public consultation period.

We were repeatedly asked why the RDN would allow the construction of a cell tower within a residential neighbourhood especially when there is so much green space in rural French Creek.

5. Results would have been different if RDN policy in place

It is my understanding that the RDN is in the process of preparing either a policy or bylaw related to the siting of cell towers and that one of the requirements will be the notification of the residents within 500 meters.

Based on the results of going door to door, had the residents that live in the vicinity been aware of the proposed cell tower during the public consultation process, they would have had a chance to express their concerns, have been able to ask questions regarding the reasons for the location and ultimately their opposition to the placement of a cell tower in a residential neighbourhood.

It would have ultimately provided more transparency for the location of the proponents and I would anticipate the EAPC recommendation would have been to not approve the letter of concurrence.

B) Comparison of sites: 1421 Sunrise and 891 Drew Road:

Ultimately the best option would be for the RDN to put on hold all applications, including the Sunrise Drive proposed tower

If RDN had time to review the Official Community Plan to determine where the best location for the cell towers would be, it is unlikely they would be selecting a residential lot in a residential subdivision. It would be best if **the selection of all cell tower sites was put on hold until such time as the RDN has had time to review the electoral area and determine the best locations that will provide adequate coverage with the least impact on the community. This may require working with the neighbouring communities and with the Federal Canadian Municipalities (FCM) Antenna System Siting Protocol Template (see below).** I do believe there are many potential sites or combination of sites that could be explored that would impact less residential properties than either the Sunrise Drive or Drew Rd sites.

However, it appears that there are two options on the table and accordingly it is important to compare the effect of each of these options on the residents of the area.

	TELUS 1421 Sunrise Dr	Rogers 891 Drew Rd
Number of houses in 500 meters	Approx. 310	Approx. 160
Number of proposed towers	2 small towers	One single tower
Allowing co-location/co-build	No	Yes
Height of tower	17.5 meters	45 meters
Location of proposed tower to houses	Bottom of hill	Top of hill

The height of the tower is important. The TELUS proposed site at 1421 Sunrise is approximately 10 meters below the crest of the hill on Sunrise. The tower is 17.5 meters tall and the houses are approximately 5 meters. This means that the top of the tower will be at approximately the same height as the houses at the top of the hill. As the emissions go out from the top of tower, that means that the houses at the top of the hill will be in direct line with the emissions from the tower (at approx. 200 meters away). (Please see diagram of radiation beam from tower – appendix 4.) Of further note, the emissions are said to diminish with distance, therefore with a lower tower, the houses that are close to the tower will have higher emissions than if they are under a higher tower.

There is a provision in the Industry Canada guidelines that allows a telecommunications company to raise the height of the tower by 25% after one year. They use this mechanism to allow other service providers to co-locate on an established tower. **If this option is pursued for the 1421 Sunrise location, there is now a short tower with double the emissions in a densely populated location.**

TELUS is proposing a two tower model. They indicate that the other location that they are pursuing is the French Creek Landing. Rogers is proposing a single tower model that apparently will provide the same coverage. **If TELUS will not allow co-location, then at some point when Rogers finds an acceptable location in this area, there will be another tower which multiplies the amount and direction of the emissions.** Even if TELUS is forced to allow Rogers to Co-locate, the lower towers will require a second site to provide the coverage for the area. **Therefore the single tower appears to have less impact on the community than the two tower model.**

Generally, the cell towers in the Regional District are placed in areas that have the least impact on the residents of the community. This proposed tower appears to directly impact more residential homes than other towers in the area (in excess of 300 houses – 600 people).

Additionally, the TELUS summary to the RDN regarding the Sunrise location says that the tower will provide “adequate coverage”; not optimal or the best coverage. **Effectively, the site is just adequate which is why additional towers would be required.**

The proposed Rogers tower is much higher and also at the top of the hill. There are no residential buildings at the height of the tower that would be in direct line of the emissions. The Rogers tower is located in a less densely populated area affecting approximately 50% of the number of houses as the TELUS tower on Sunrise (See appendix 5 – to be distributed) for a diagram of the areas affected by each tower).

Rogers is proposing a single tower model and offer co-location/co-build which means that there would only be one tower with their model versus the TELUS two tower model for the same coverage.

The location of the proposed Rogers cell tower while still having impact on residential properties, the number of properties directly affected are approximately half of the properties that would be affected by the one TELUS tower on Sunrise. However, if a second tower is required to provide the coverage with TELUS’ proposed two tower model, there would be potentially another 100 to 300 residential houses affected depending on the location of the other tower.

Additionally, one of the concerns expressed for the original Rogers proposal was the visibility issue. It appears that in their second request for concurrence that they have conducted visibility studies in an effort to locate the tower in a position that mitigates the visual impact.

In summary, although neither tower is ideal, the proposed Rogers location appears to have the lesser impact on the residents of the community.

Finally, if TELUS is offered the option of co-locating or co-building at the 891 Drew Road site, Industry Canada should not need to be involved as TELUS is being offered an option that should address the coverage that they are trying to provide to their customers. They misled the RDN and were successful in obtaining a letter of concurrence when they likely would not have under different reporting circumstances.

C) Other information:

Antenna Siting Protocol Template for Municipalities

Available on the Federation of Canadian Municipalities (FCM) website is a document call the “antenna System Siting Protocol Template”. I would anticipate the planning department is aware of the template as they are in the process of drafting the RDN siting policy. However, I thought it would be of value to bring to you to highlight some of the consideration that they have put together. The template was developed jointly by the FCM and Canadian Wireless Telecommunication Association (CWTA). The full documents is available on-line at:

https://www.fcm.ca/Documents/tools/FCM/Antenna_System_Siting_Protocol_EN.pdf

As the document is long, I have attached some excerpts (Appendix 6) from the template as follows:

1. Purpose of template
2. Table of Contents
3. Section 9.3 – Rescinding a Concurrence
4. Appendix A – Location – provides listing of preferred locations – including “areas that maximize the distance from Residential Areas”

Of special note is the section related to the rescinding of a concurrence, which says:

“9.3 Rescinding a concurrence – The municipality may rescind its concurrence if following the issuance of a concurrence, it is determined by the Municipality that the proposal contains a misrepresentation or a failure to disclose all the pertinent information regarding the proposal, or the plans and conditions upon which the concurrence was issued in writing have not be complied with....”

As this template is made available by FCM and it includes a section related to the rescinding of a concurrence, I would assume there have been other incidents where letters of concurrence have been rescinded when new information is provided that indicates the proponent’s proposal “may have contained a misrepresentation or a failure to disclose all the pertinent information”.

D) Conclusion

1. Using features of Google map, we were able to determine that there are approximately 310 houses within 500 meters or the proposed cell tower site. Assuming there are on average 2 people per household, therefore there are over 600 people that will be directly impacted by the Sunrise Drive tower.
1. The TELUS report provided was misleading. This appears to be a reason to withdraw the letter of concurrence as evidenced by the FCM/CWTA template for Antenna Siting protocol section 9.3
2. The majority of the people that live in the vicinity did not know about the proposed cell tower site on Sunrise drive during the public consultation period and as evidenced by the petition results, do not want the proposed cell tower in the location of 1421 Sunrise Drive.
3. Now that the proponents have been identified to be from outside the vicinity of the proposed tower, that the ERA via the newsletter article, indicated that they were working with TELUS during the consultation period, that the 96.5% approval that TELUS promoted was misleading and therefore flawed, that the people that live in the vicinity were not aware, that the majority of people that live in the vicinity have stated they do not want the proposed tower to be located in their residential neighbourhood, we would like to respectfully request that the

EAPC find a way to rescind their letter of concurrence for the 1421 Sunrise Road proposed cell tower site

4. The best option would be to put a hold on all tower sites, including 1421 Sunrise Drive, until a siting policy can be prepared and other locations considered.
5. If the only 2 options for the cell tower are Sunrise Drive and Drew Rd; and the Drew Rd property directly impacts less residential properties; will allow other companies to co-locate; is at the top of a hill and therefore potentially less impact from emissions on the residents; then it appears the Drew Road site would be the better option.

golson1@shaw.ca

From: "M Jessen" <mjessen@telus.net>
Date: June 21, 2015 11:29 PM
To: <golson1@shaw.ca>
Subject: Re: BC1993 Qualicum Beach - BC1991 - Parksville

Sure you can use the material.
Michael

On 6/21/2015 11:01 PM, golson1@shaw.ca wrote:

Hi Michael,

I think it would be helpful if I could share your email with the Electoral Area Planning committee as it would show that TELUS was communicating with the ERA long before the public consultation process. Would you be ok with me sharing your email. I understand if you would prefer me not doing so. Please let me know.

Thanks,

Kelly

From: [M Jessen](mailto:M_Jessen)
Sent: Sunday, June 21, 2015 8:19 PM
To: golson1@shaw.ca
Subject: BC1993 Qualicum Beach - BC1991 - Parksville

The following I believe is the earliest 2014 info we received on the proposal to locate a cell tower on the Telus Sunrise property near Drew.
Larry Biccum was Pres. of French Creek Res. Assn.
Waddell - believed to be an Eaglecrest resident and possible a RA director.
Weir - engineer for Town of Qualicum Beach
T Davies is pres. of Chartwell RA

I don't believe FCRA made any formal response to Telus on the basis of this correspondence. I don't think FCRA got back into the issue until it, again, received communication from others in November and December. At that time FCRA contacted Telus or its land agent and started influencing the public engagement process. At the time we believed Telus only contacted the nearby property owners as per the statutory requirements. I don't believe FCRA started receiving info from Telus until we initiated contact roughly in December, maybe mid November.

A Dec. 3 email from Eaglecrest RA is appended at the bottom with its attachment.

Michael

----- Forwarded Message -----

Subject:FW: BC1993 Qualicum Beach - BC1991 - Parksville

Date:Sat, 1 Mar 2014 17:37:10 -0800

From:Larry Biccum

To:

Something for us to discuss at our next meeting.

I received the following from Trevor Wood, the Chair of the Eaglecrest Residents' Association. He is hoping that other RAs that may be affected by poor service might support this initiative by Telus. I gather that cell phone reception in parts of Eaglecrest is virtually non-existent.

I said I would raise it for discussion but made no commitments as to support.

Larry

From: Trevor Wood [mailto:1waddell@telus.net]
Sent: Saturday, March 01, 2014 11:03 AM
To: tdavies; lbiccum
Subject: Fw: BC1993 Qualicum Beach - BC1991 - Parksville

As discussed, our plan is to engage the Eaglecrest Community to ensure strong support on this issue.

I will keep you posted as things progress.

cheers

Trevor

----- Original Message -----

From: Michael Walsh

To: 1waddell@telus.net (Trevor Wood Eaglecrest Residents

Cc: BWeir@qualicumbeach.com

Sent: Friday, February 21, 2014 6:07 PM

Subject: BC1993 Qualicum Beach - BC1991 - Parksville

Hi Trevor

(I've CC'd Bob Weir here.)

This email shows that TELUS acquired Eaglecrest Residents Association's support 9 months prior to the beginning of the consultation period

Thanks for your call today.

As discussed, we have brought the acquisition forward for this new tower, and we will start working on the acquisition, design, and municipal concurrence straight away. As I mentioned before, the water tower location does not work for us, and instead, we would like to propose a 14.9m tower at the TELUS Exchange, located near the intersection of Sunrise Dve & Drew Road, Parksville. The TELUS reference for this tower is BC1993.

We would also like to propose a second 14.9m tower somewhere near the intersection of Sanderson Rd & Foster Dve, Parksville. The TELUS reference is BC1991. At this stage we do not have a candidate identified, but will start the acquisition search very shortly.

If other members of your Residents Association are also experiencing cellular connectivity issues, I would encourage you to collectively support these two proposals when it comes time for TELUS to conduct our consultation with the Community. Generally speaking, most people don't go out of their way to support something; they usually only become vocal when they object to something. So often, the feedback we receive during our consultation is usually skewed towards the negative; in other words, there's a heavy influence from the people who object to the infrastructure, and a small number, if any, who go on the record requesting the infrastructure.

You may have seen some of the local news articles about a proposed tower on Hammond Bay Road in Nanaimo. Our proposal is appearing before Council on Monday night. After significant public consultation, roughly 40% of the people who responded are in favour of the tower, while roughly 60% have some concerns about the location of the tower. Like I said above, most people who are in favour of something don't go out of their way to support it, so 40% is a very big number in this instance! The area is a large bowl shape as far as topography is concerned, making it difficult for us to provide cellular coverage, and it is referred to the "cellular dead zone" as the locals call it. So we really hope Nanaimo City Council will grant their concurrence.

Another bit of trivia for you – in the summer/fall of last year, we were turned down by the City of Campbell River (as a landlord) to build a tower on their property, because one local resident went door-to-door and obtained approx. 200 signatures on a petition in objection to the proposed tower. Within the weeks and months after the Council refusal, there were countless Letters to the Editor published from many local residents, criticising and even blaming those petitioners for the poor cellular coverage they experience. It was a shame that more people didn't come out to support the proposal, since they did feel the coverage was inadequate.

I will keep you posted on our progress!

Regards

Michael Walsh

Real Estate & Government Affairs

TELUS | Wireless Network – BC

2-3500 Gilmore Way, Burnaby, BC, V5G 4W7

Cell: 778-873-9481

Direct: 604-616-4649

Email: michael.walsh@telus.com

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From: eaglecrest.r.a
Sent: Wednesday, December 3, 2014 9:33 PM
To: undisclosed-recipients:
Subject: Eaglecrest Telus Cellular phone service.

To all Eaglecrest Residents' Association Members

Re: Eaglecrest Telus Cellular phone service.

In the attached Pdf document are the details of a Telus plan to install a cell site at 1421 Sunrise Drive , Parksville. Once completed we should finally get consistent Telus cell service in Eaglecrest. Telus have advised us that a Public Consultation has commenced and we are asking for the support of as many Eaglecrest Residents as possible by **December 18th . If you support this proposal please e-mail Telus as follows;**

To: e-mail address chad.marlatt@telus.com
Subject : BC 1993 plan

I support the proposal to install Cellular equipment at 1421 Sunrise Drive, Parksville.

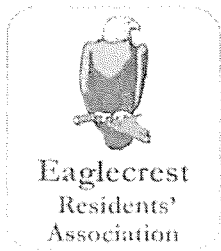
Note : Include your name and address and reason for support.

Your Information will be sent to the Regional District only and will not be used for Marketing or any other reason,

Many thanks for your time and support.

--
EagleCrest Residents Association
Qualicum Beach, British Columbia
Working Together

This email shows that Eaglecrest Residents' Association solicited their members to send support for the proposed tower skewing the results of the public consultation process.



THE EAGLE EYE

Eaglecrest Residents' Association Newsletter

PO Box 582, Qualicum Beach, BC V9K 1T1
Email: eaglecrest.r.a@shaw.ca

Volume 22 - No. 2

March 2015

PRESIDENT'S COMMENTS

■ *by Joyce Daman*

Blooms are popping, the Brant have arrived, there is an aroma of herring toe in the air and the golfers have shed their heavier attire. Surely spring is looming!!!

Your ERA board of directors will report on several topics: results of the traffic survey, a new look to social events planned for 2015, updates to emergency preparedness as well as real progress on the long-awaited cell tower. Also there are encouraging developments in Oceanside health care. Your council monitoring team wants to enlighten you on the town's appeal for input on uses for the "old fire hall". Look for more elaboration inside this newsletter.

Big thanks go out to all who responded to the traffic survey. It was sent to 250 households who had given consent for us to use their emails for Eaglecrest Residents' Association business. There were responses from 183 households which we found to be amazing. Look for the findings as well as a sampling of the comments further on. The catalyst was a letter from a concerned resident, and your board decided we needed to gather information on how big the issue was before we reacted. You have helped us to do that.

Did you know that Eaglecrest used to be part of the RDN, the population was sparse and development wasn't bound by strict infrastructure rules which now exist in Qualicum Beach? Marlys Diamond, one of our long-time board members, stated that she feels it important to remember that many who came to the area years ago left big cities where they were "cemented in" and that the charm of the rural feeling in Eaglecrest, with winding roads having no sidewalks, had appeal. Perhaps some of you still share that feeling while others want the amenities of sidewalks, speedbumps, trails and more. A balance needs to be struck by town council, always keeping in mind the limited tax dollars.

As spring rolls in, you will again notice activity at the entrance garden, thanks to our energetic volunteers as well as the town crew. While Vern Black has left the board after 13 years, he is still a strong leader in the entry garden work as well as the upkeep of Yambury Park. Thanks to Vern and the rest of his gardening compatriots!!

Speaking of gardening, spring brings many folks into Eaglecrest to assist us with yard maintenance, gutter cleaning and many other tasks. While this adds to the congestion on our streets, the help is welcome and needed. Please, check references before hiring someone who comes to your door offering to do work. Beware of letting strangers into your home and don't front money blindly. Trust is a wonderful thing, but... Have a wonderful spring!

Eaglecrest Residents' Association

2014-2015 BOARD OF DIRECTORS

President: Joyce Daman 752-3395
Vice-President: position vacant
Secretary: Marlys Diamond 752-6021
Treasurer: Vivian FitzGerald 752-7101
Past President: Trevor Wood 752-0601

DIRECTORS

Pat Ellis 752-1373
Pat James 713-1698
Greg Harmeson 752-2774
Debra Kuzbik 594-7072
Greg Slocombe 594-6277
Lee Teal 752-2500
Tim Pritchard 752-2723

THE MAIL BAG

We welcome letters to the Eagle Eye and items of interest to the residents of this area. Submissions must include the name and telephone number of the author.

Address emails and articles to:
eaglecrest.r.a@shaw.ca
with "Eagle Eye Editor" as the subject, or mail to:

P.O. Box 582
Qualicum Beach, B.C.
V9K 1T1
Attn. Eagle Eye Editor

SUMMARY OF RESULTS FROM TRAFFIC SURVEY

■ *by Joyce Daman, Pat James and Greg Harmeson*

Thanks to the input received from many of you, we now have a much better picture of concerns which have been raised. To help gather this information, we created a survey which we sent out to 250 households and were delighted to receive 183 responses.

As your ERA board we must caution you that we cannot directly implement solutions as far as sidewalks, speed bumps, etc. and, in fact, the survey tells us not everyone would want them. What we can do is take these findings to the Town and appropriate agencies to gather information about long range plans and to help influence decision making. We will keep you apprised of updates as we receive them.

Following is a summary of the results and a sampling of comments.

- **When you are a pedestrian on the streets of Eaglecrest, do you feel satisfied the way the drivers move over and slow down?** 77.04% satisfied to very satisfied; 22.95 somewhat satisfied to very unsatisfied.
- **When you are a driver on the streets of Eaglecrest, do you feel satisfied that pedestrians and dogs move over and make way for vehicles?** 62.78% satisfied to very satisfied; 37.16% somewhat unsatisfied to very unsatisfied.
- **Is there a specific street or streets where pedestrian and/or vehicle traffic are problematic?** 49.73% Yes; 50.27% No.

Do you think the general speed traffic on Eaglecrest roads is an issue? 23.63% Yes; 76.37% No.

The survey has highlighted **two main points:**

1. It has been verified that many residents feel that Eaglecrest Drive, from the Entry Garden to at least Harlequin, is narrow, curvy and challenging for drivers and pedestrians. Speeding motorists complicate this issue.
2. There are over 1/3 of our responders who feel that pedestrians and walkers demonstrate disrespectful and/or inattentive behaviour toward traffic.

A sampling of comments: We received over 200 written comments. Here are a few of them which hit some of the key points: (It was the comments that really painted the picture for us)

- People walk in groups and hog the whole road
- Most pedestrians are aware and make way for cars to pass
- Walkers not yielding when 2 vehicles meet
- Sometimes speed is a problem, but most times drivers are careful and considerate
- Eaglecrest Drive from Entry Garden to Pintail is worst to walk on due to speeders, curves, and narrowness.
- I am fed up with the blatant disregard pedestrians have toward vehicles.
- I drive, cycle and walk my dog in this area and find most people to be patient and respectful.
- Well done, I am glad this issue has been raised for discussion and general awareness
- Most people respect the 50KM speed limit and many drive even slower
- This is an old topic that seems to get raised every 5 years. No to sidewalks.
- The curvy part at the top of Eaglecrest Drive is a real problem.

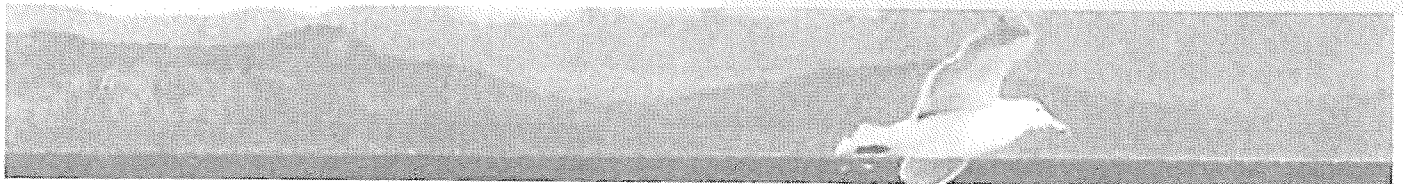
Look for updates on our findings and progress in future editions. our findings and progress in future editions.

CELL PHONE SERVICE

■ *by Trevor Wood*

As mentioned in previous editions, we have been working with Telus to improve cell phone service in Eaglecrest. The public consultation process is now complete with a very favourable result, thanks in no small part to an unprecedented response from Eaglecrest residents.

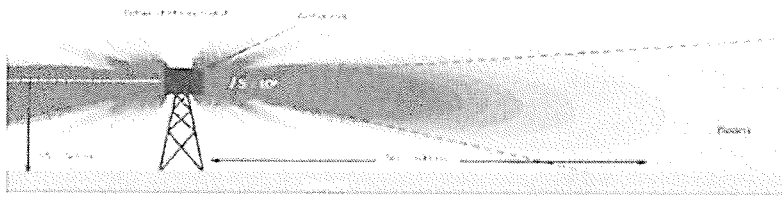
This matter is on the agenda for the March 24th meeting of the Regional District Nanaimo Board. We are optimistic that approval will be granted and that the new tower on Drew Road will be built.



APPENDIX 4

Image from internet of radiation pattern of a cell tower antenna:

Radiation Pattern of a Cell Tower Antenna

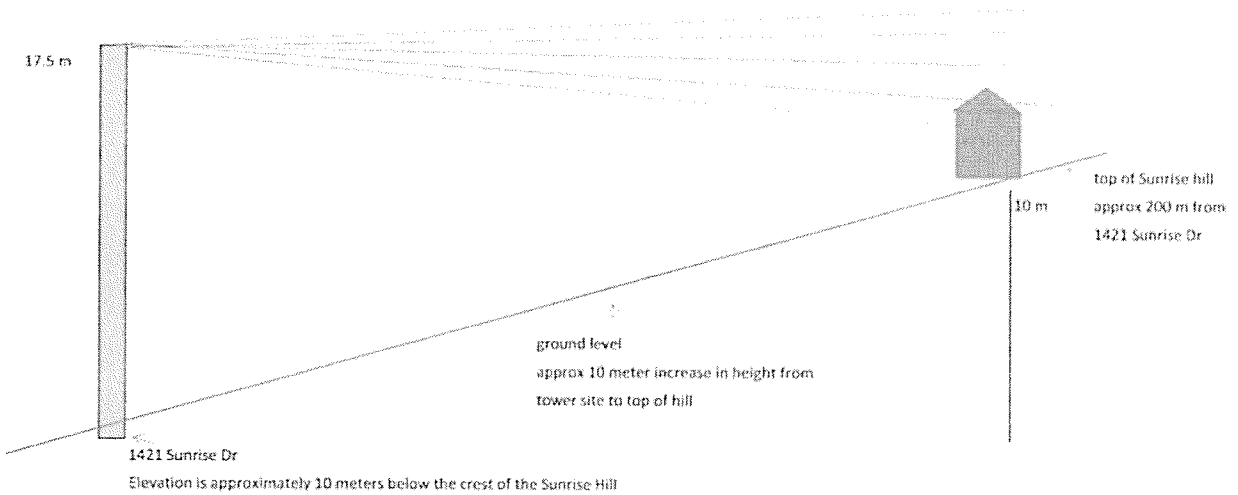


Propagation of "main beam" from antenna mounted on a tower or roof top

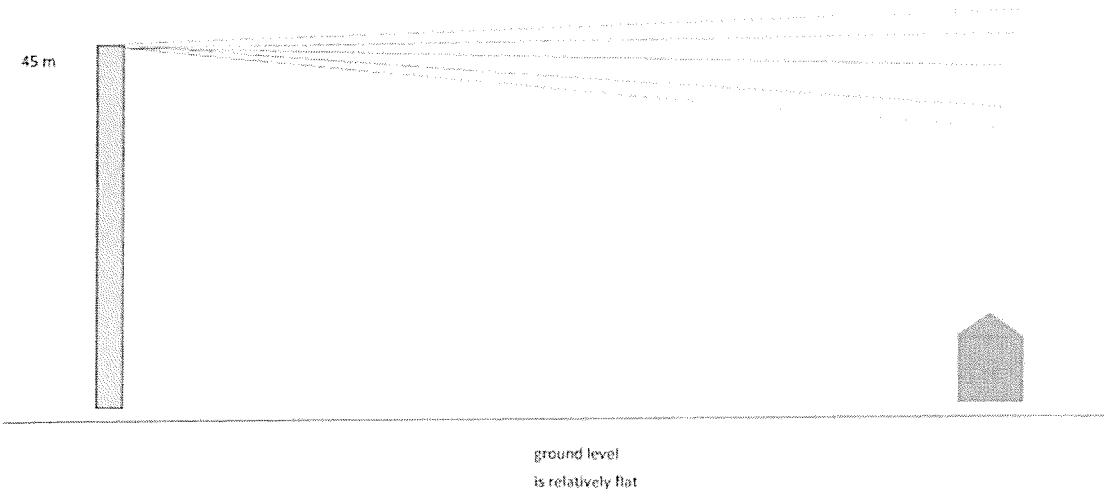
People living within 50 to 300 meter radius are in the high radiation zone (dark blue) and are more prone to ill-effects of electromagnetic radiation.

Reference - Mobile Telecommunications and health research programme (MTHR) Report 2007 - Pg 50 - http://www.mthr.org.uk/documents/MTHR_report_2007.pdf

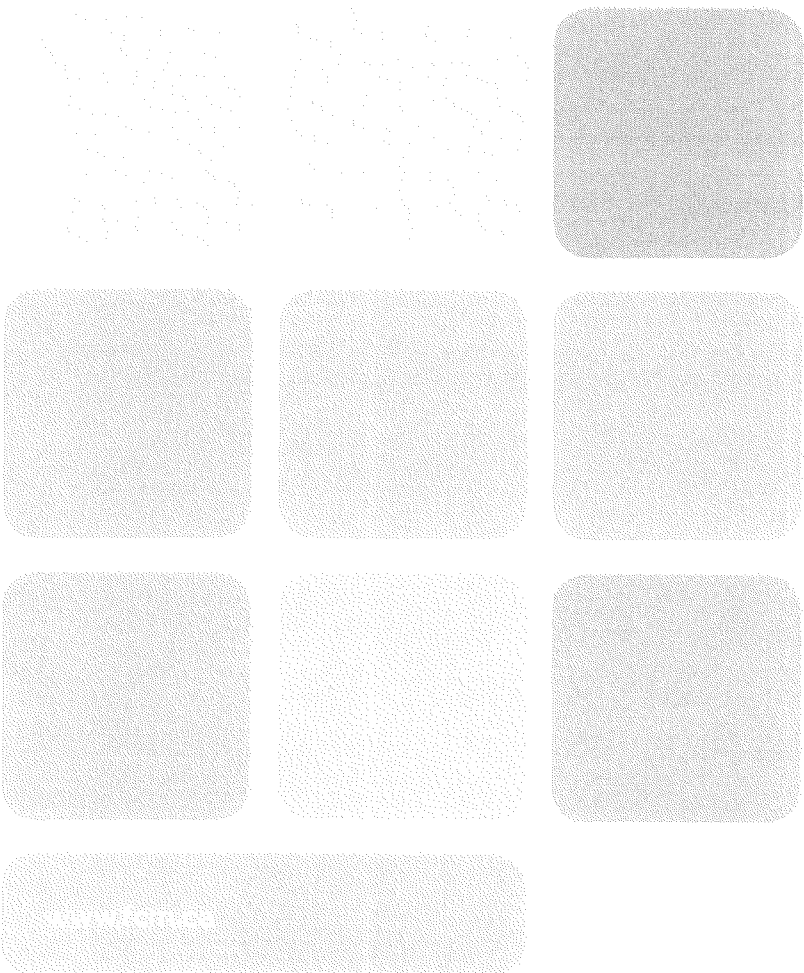
Sunrise Drive
Sketch of flow of beam from tower

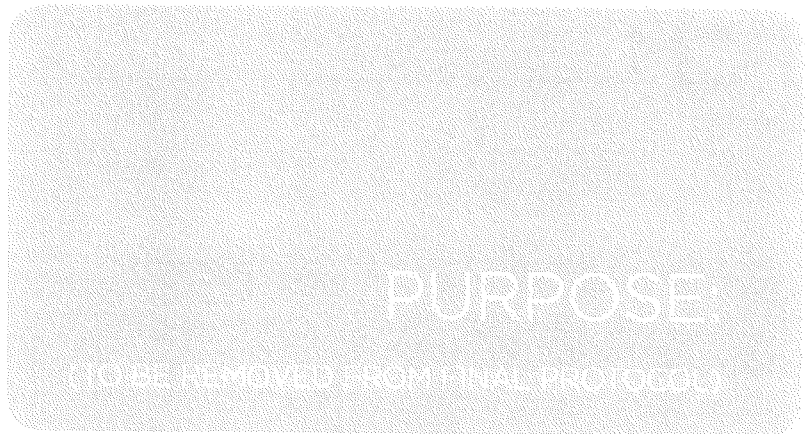


Drew Road
Sketch of flow of beam from tower



ANTENNA SYSTEM SITING PROTOCOL TEMPLATE





The purpose of this protocol template is to provide Municipalities with a tool to develop customized protocols for the siting of Antenna Systems within their Municipality.

As the template was developed jointly by the FCM and the CWTA, and is consistent with Industry Canada rules on Antenna System consultations, its use should result in consistent and predictable Antenna System siting protocols. This template encourages the development of local protocol guidelines that fully express the Municipality's location and design preferences. It is desirable for protocols to highlight local knowledge and expertise by suggesting preferred sites in all zoning designations and community development plans, including in Residential Areas, as well as design and screening preferences.

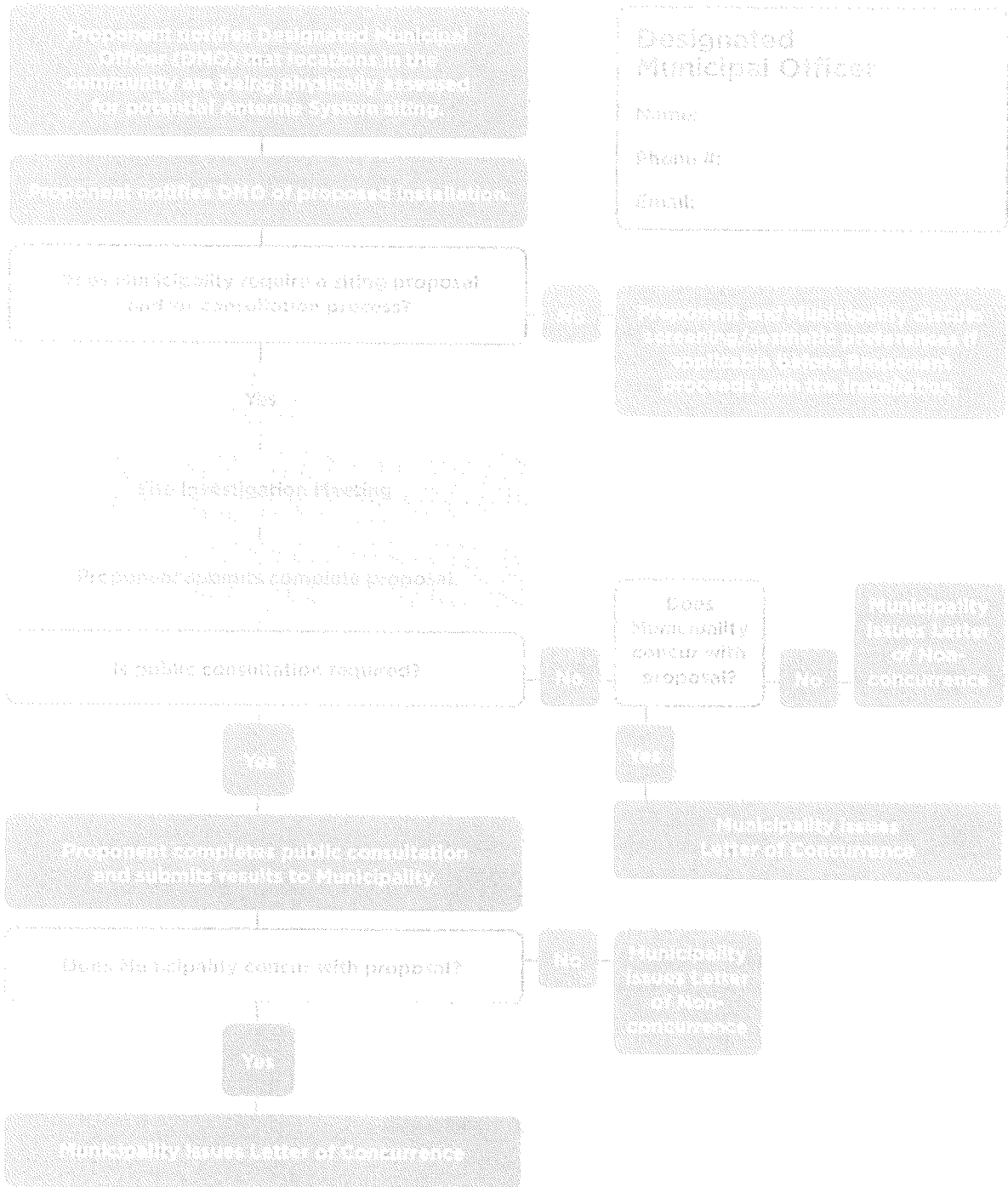
Additionally, all examples of local customization provided in the Appendix are endorsed by the wireless industry as being reasonable and practical components of an antenna siting protocol. Some of these examples are better suited to urban, suburban or rural Municipalities, depending on the Municipality from which they derive, but they serve as 'best practices' and should be considered by Municipalities as they examine options for developing their own local protocols. Municipalities should remove all items from this template that are not relevant considering its municipal policies and preferences before finalizing its protocol.

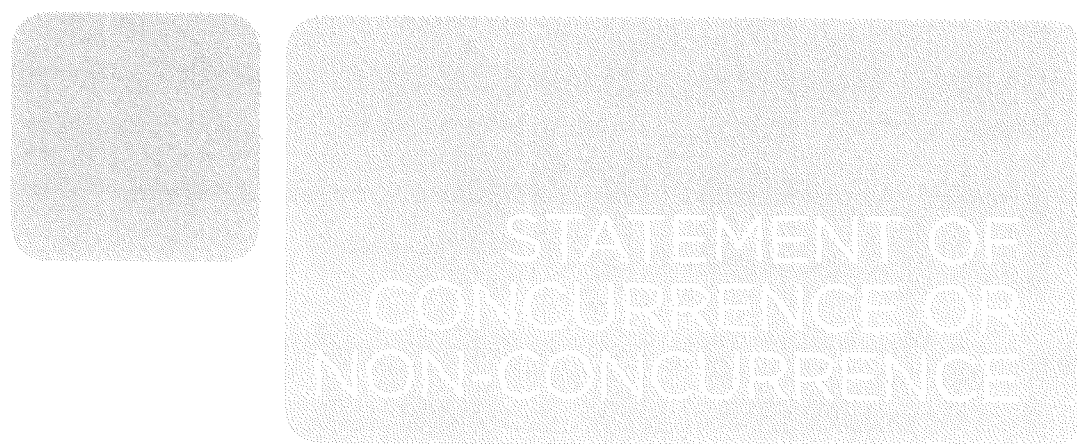
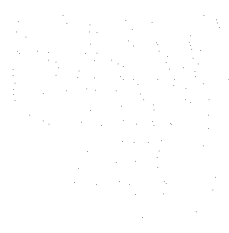
The following sections set out recommended language that may be adopted or adapted by Municipalities wishing to develop a customized protocol in a manner that reflects local circumstances.

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Antenna System Siting Process Flowchart





STATEMENT OF CONCURRENCE OR NON-CONCURRENCE

9.1 CONCURRENCE AND CONCURRENCE WITH CONDITIONS

The Municipality will provide a letter of concurrence to Industry Canada (copying the Proponent) where the proposal addresses, to the satisfaction of the Municipality, the requirements as set out within this Protocol and the Municipality's technical requirements, and will include conditions of concurrence, if required.*

The Municipality will issue the letter of concurrence within the timeframe established in Section 10.

9.2 NON-CONCURRENCE

The Municipality will provide a letter of non-concurrence to Industry Canada (copying the Proponent) if the proposal does not conform to Municipality requirements as set out within this Protocol. The Municipality will also forward to Industry Canada any comments on outstanding issues, including those raised during the public consultation process.

The Municipality will issue the letter of non-concurrence within the timeframe established in Section 10.

9.3 RESCINDING A CONCURRENCE

The Municipality may rescind its concurrence if following the issuance of a concurrence, it is determined by the Municipality that the proposal contains a misrepresentation or a failure to disclose all the pertinent information regarding the proposal, or the plans and conditions upon which the concurrence was issued in writing have not been complied with, and a resolution cannot be reached to correct the issue.

In such cases, the Municipality will provide notification in writing to the Proponent and to Industry Canada and will include the reason(s) for the rescinding of its concurrence.

* The Municipality may, on case-by-case basis, include in writing specific conditions of concurrence such as design, screening or Co-location commitments.



LOCATION

Preferred Locations:

- Areas that maximize the distance from Residential Areas.
- Industrial and commercial areas.
- Mounted on buildings or existing structures within the downtown area.
- Areas that respect public views and vistas of important natural or manmade features.
- Agricultural areas.
- Transportation and utility corridors.
- As near as possible to similarly-scaled structures.
- Institutional uses where appropriate, including, but not limited to, those institutions that require telecommunications technology: emergency services, hospitals, colleges and universities.
- Adjacent to parks, green spaces and golf courses.
- Located in a manner that does not adversely impact view corridors.
- Other non-Residential Areas where appropriate.

Discouraged Locations

- Locations directly in front of doors, windows, balconies or residential frontages.
- Ecologically significant natural lands.
- Riverbank lands.
- Inappropriate sites located within Parks and Open Space Areas (with the exception of sites zoned to permit utilities and/or unless designed to interact with the area's character).
- Sites of topographical prominence.
- Heritage areas (unless visibly unobtrusive) or on heritage structures unless it forms an integrated part of the structure's overall design (i.e. through the use of stealth structures).
- Pitched roofs.
- Community Sensitive Locations (as may be defined by the Municipality prior to being included in this Protocol).

Re Proposed Telecommunication Antenna System – 1421 Sunrise Drive, Electoral Area ‘G’

From: Thomas, Tricia

Sent: Monday, June 22, 2015 10:57 AM

Subject: Proposed telecommunications antenna system for Sunrise Drive Electoral Area G.

I would like to request to be a delegation at the June 23, 2015 special electoral area planning committee meeting.

Can you please let me know that you have received this email and whether my delegation is allowed.

Thank you,

Tricia Thomas



Real Estate and Government Affairs
TELUS | Wireless Network – BC
2-3500 Gilmore Way
Burnaby, BC V5G 4W7

June 23, 2015

Board Members of the Electoral Area Planning Committee
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.
V9T 6N2

BY EMAIL

Dear Mr. Chair and Board Members,

Subject: Special Electoral Area Planning Committee Meeting – Tuesday, June 23, 2015 for discussion regarding: ROGERS Proposed Telecommunication Antenna System Application No. PL2013-086 – 891 Drew Road, Electoral Area ‘G’

With regret, a representative from TELUS is unable to attend the Special Electoral Area Planning Committee meeting on June 23. TELUS has observed from the Staff Report prepared for the Rogers Proposed Telecommunication Antenna System on Drew Road, that there has been mention of the wireless communications sites that TELUS is planning to serve the French Creek area, located at 1421 Sunrise Drive and 885-897 Island Highway West. In what follows, I have provided some background information and the current status of these sites.

1421 Sunrise Drive

In April 2015, Rogers made a co-build (capital infrastructure sharing) request to TELUS for equipment installations at elevations of 18-meters and 42-m on the site that TELUS is planning at 1421 Sunrise Drive. TELUS was unable to proceed with the request due to the parameters for this slim monopole with flush mounted antenna which, at 17.5-m, was designed to fit-in with the residential character of the community. The Regional District Board passed a resolution granting concurrence on March 24, 2015 and TELUS has since been engaged in detailed civil design for this site. TELUS will consider all future co-location requests for this site provided these requests do not compromise TELUS’ use of the 17.5m monopole and subject to other technical reviews.



885-897 Island Highway West

With respect to TELUS' proposed site at French Creek Landing (885-897 Island Highway West), TELUS is currently addressing the final comments made by members of the public during the public consultation phase and has not yet made a formal request for land use concurrence to the Board. Should this site proceed, we would consider all co-location requests that fit with the design and height of the tower.

In conclusion, TELUS based the location and design of these two wireless communications sites on engagement and feedback with the public. The public has responded with overwhelming support for the site at 1421 Sunrise Drive and TELUS is looking forward to providing improved wireless service to this area in the near future.

The proposed site at 885-897 Island Highway West is identical in its design parameters to 1421 Sunrise Drive and TELUS believes this is an appropriate location for the site; nevertheless, we look forward to Regional District's formal feedback through the consultation process.

Please feel free to contact me with any further questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Leugner'.

Jon Leugner
Real Estate and Government Affairs