

August 3, 2021

Good afternoon Jodi,

Please find attached, Information Packages regarding two proposed Freedom Mobile Wireless Telecommunications Facilities:

- BCC0014 – 30m monopole at 734 KNIGHT RD COMOX BC V9M 3T3
- BCC0015 - 30m monopole at 1891 GUTHRIE RD, COMOX BC V9M 3X7

I know Chad has already been in contact with you regarding the site near Airport (BCC0014). I understand there is an upcoming committee meeting on August 9. Would it be possible for us to present both projects at the meeting, and then we can start the public consultation afterwards?

We look forward to working together during this process. Once you have had an opportunity to review the attached, please let me know if you have any questions or feedback.

Best regards,

**Tawny Verigin**

Manager of Government Affairs  
Agent to Freedom Mobile Inc.



**Cypress Land Services Inc.**

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

Office: 604.620.0877 | Fax: 604.620.0876

E: [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com) | W: [www.cypresslandservices.com](http://www.cypresslandservices.com)



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August 3, 2021

Via Email: [jmacLean@comoxvalleyrd.ca](mailto:jmacLean@comoxvalleyrd.ca)

Comox Valley Regional District (“CVRD”)  
Jodi Maclean, MCIP RPP  
Manager of Planning Services  
Planning and Development Services Branch

Dear Mr. Maclean,

**Subject: Freedom Mobile Telecommunications Facility Proposal  
Information Package**  
**Address: 734 KNIGHT RD COMOX BC V9M 3T3**  
**Legal: PID: 000952583**  
**Coordinates: N 49.701894°, W 124.882068°**  
**Freedom Mobile Site: BCC0014A**

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## Overview

Cypress Land Services, in our capacity as agent to Freedom Mobile, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the CVRD regarding the installation, in order to provide dependable wireless services. This information package is intended to formalize the consultation process.

## Proposed Site

The subject site is located at 734 Knight Rd and is comprised of a large rural residential property. It is proposed to place tower corner of the property, behind some existing outbuilding on the property. The airport is located in close proximity to the north. Freedom has confirmed with the Airport that structures 50 metres or less would be permitted in the proposed location. The proposed site is required to improve wireless services within a few kilometres. Please see **Schedule A: Tower Site Location**.

## Rationale for Site Selection

Freedom Mobile seeks to provide high quality, dependable wireless communications services throughout Courtney. Freedom launched its network services in the area over a year ago and requires a few new antenna installations throughout the area to improve service levels in areas of Courtney, Comox and the Regional District that currently have no or poor service. When a

telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures.

Co-location with existing telecommunications towers is always preferred. Freedom Mobile reviewed collocation options on nearby tower sites and unfortunately there are no nearby towers located in within the vicinity of the proposed located, able to accommodate Freedom Mobile's equipment. The proposed tower may have sufficient space and loading capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location dependent upon the type of equipment. Please see **Schedule B: Map of Existing Towers**.

### **Tower Proposal Details**

The installation consists of a monopole, 30.0 metres in height, with 12 panel antennas and four (4) 4' microwave dishes within a secure compound area. A monopole design is proposed in order to create a monopole with minimal visual impact and there are some mature trees along Knight Road and the front of the property that will provide some screening of the tower from surrounding views. Freedom Mobile has completed preliminary design plans (**Schedule C: Preliminary Plans**) and (**Schedule C: Photo-simulation**). These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking. The photo-simulations area for conceptual purposes only.

### **Consultation Process with the CVRD**

It is our understanding that the CVRD does not have an adopted Telecommunications policy. 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. Following ISED's requirements, Freedom Mobile would like to initiate Default Public Consultation Process (as described in the Industry Canada circular, CPC-2-0-03, issue 5, commonly referred to as the "CPC"). Information on the "CPC" consultation process may be found on-line at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>.

In order to obtain comments, concerns or questions in regard to the proposed tower site, the CPC requires Freedom Mobile to send out notification packages to all properties located within three times the height of the proposed tower. We estimate there are 11 properties located within the required notification radius. A notice will also be placed in the local paper. This comment period is a minimum of 30 days. We expect the public consultation process to commence in August 2021.

At the conclusion of the consultation process, Freedom will prepare a summary of comments received from the community as well as the replies provided by Freedom. Freedom Mobile is requesting that, subsequent to the completed consultation process and report to the Council, a letter or resolution of concurrence will be issued by the CVRD 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](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, Freedom Mobile will be requesting concurrence from the CVRD in a form acceptable to both the CVRD Council and to ISED. We understand that subsequent to the required public consultation process and a Council decision, the CVRD Council would be providing a letter of resolution.

### **Conclusion**

Please consider this information package as the official commencement CPC default consultation process. Freedom Mobile is committed to working with the CVRD in determining an appropriate location and design for a telecommunications tower that will provide wireless communication services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

Sincerely,  
**CYPRESS LAND SERVICES**  
Agents for Freedom Mobile



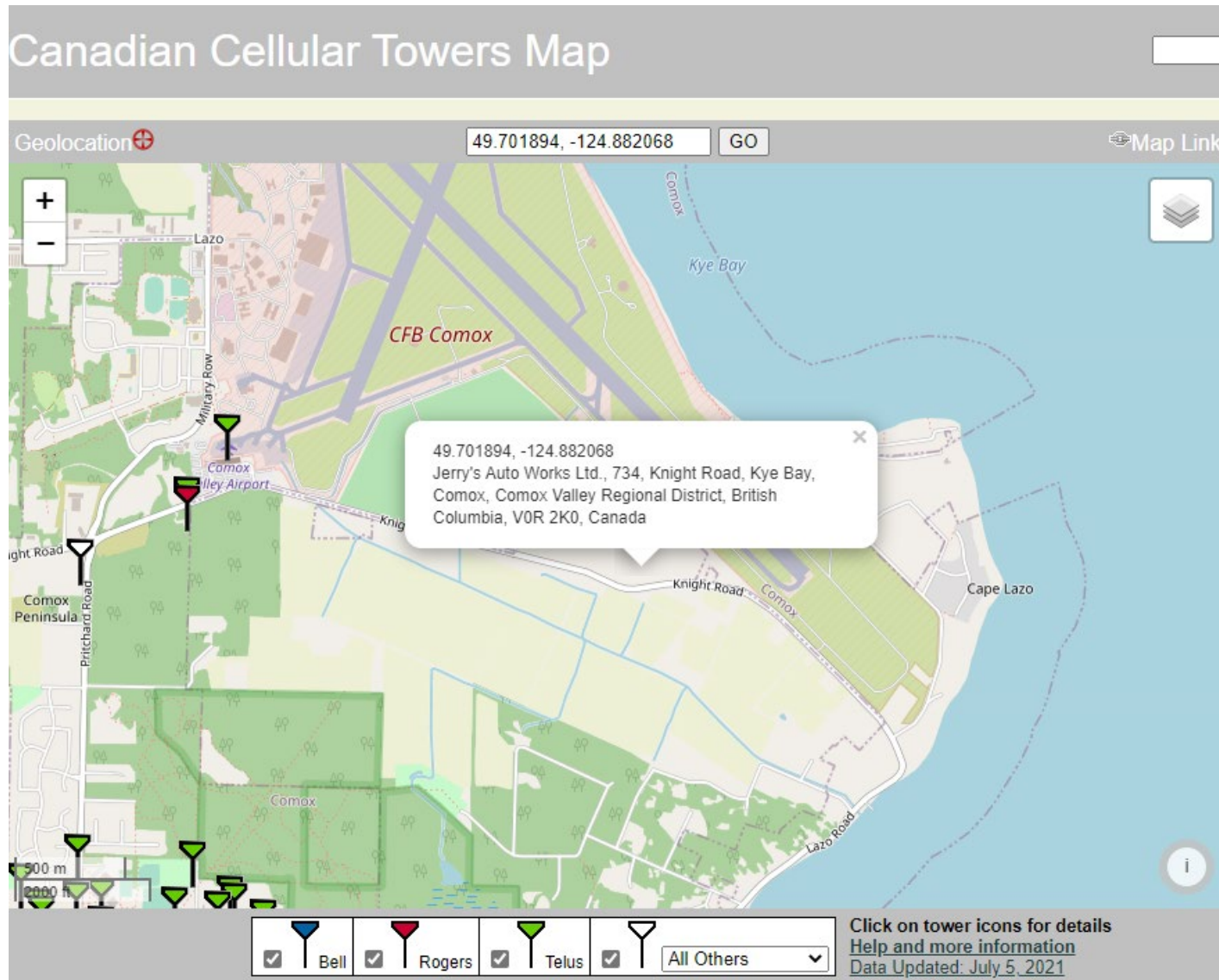
Tawny Verigin  
Manager of Government Affairs

cc: Kent Martin, Real Estate Supervisor, Freedom Mobile

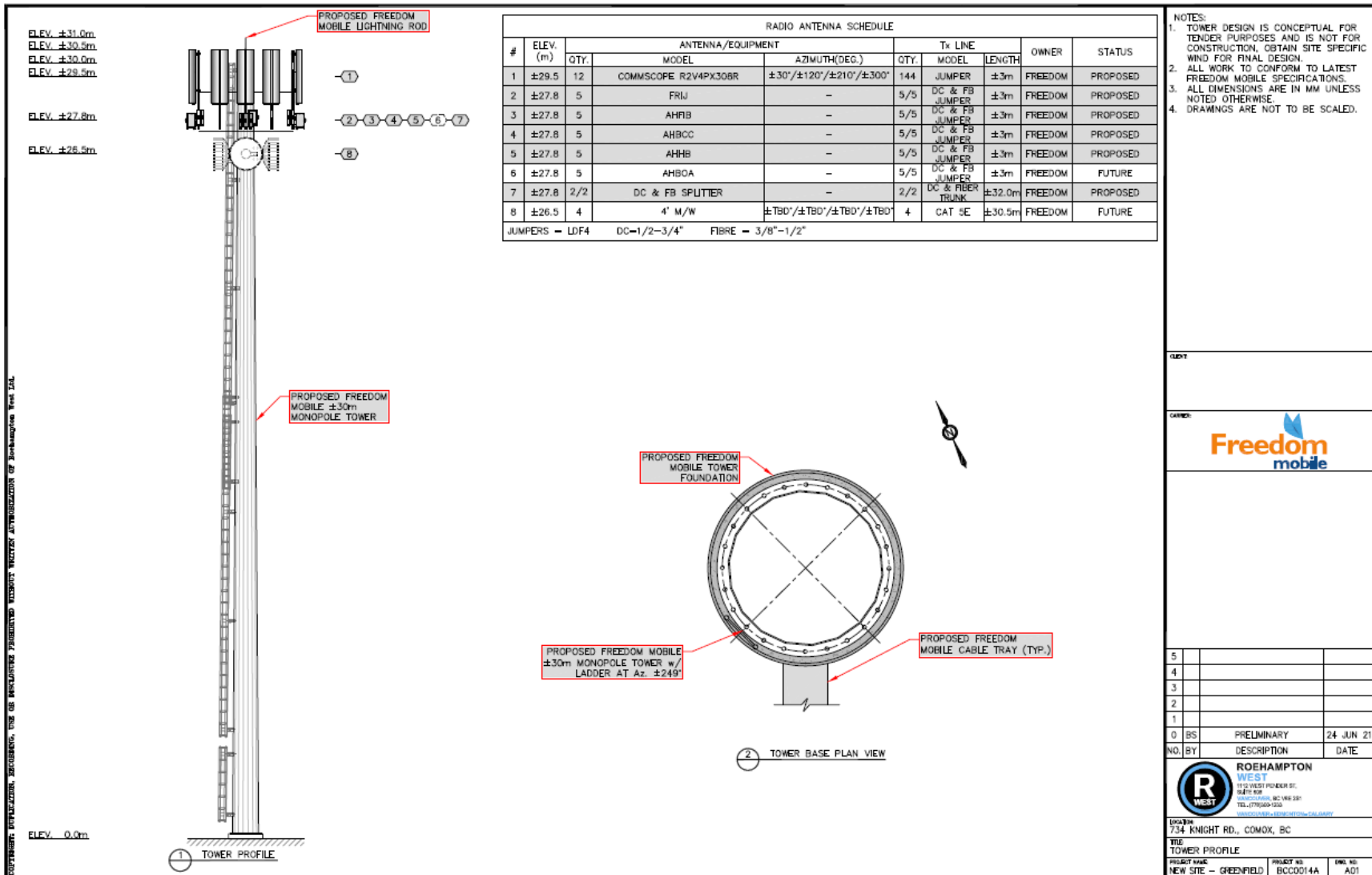
## SCHEDULE A ROGERS TOWER LOCATION



**SCHEDULE B  
MAP OF EXISTING SITES**



## SCHEDULE C PRELIMINARY DESIGN PLANS – TOWER PROFILE



RADIO ANTENNA SCHEDULE								
#	ELEV. (m)	ANTENNA/EQUIPMENT		QTY.	MODEL	LENGTH	OWNER	STATUS
		MODEL	AZIMUTH(DEG.)					
1	±29.5	12	COMMSCOPE RZV4PX308R	±30°/±120°/±210°/±300°	144	JUMPER	±3m	FREEDOM PROPOSED
2	±27.8	5	FRJ	-	5/5	DC & FB JUMPER	±3m	FREEDOM PROPOSED
3	±27.8	5	AHFIB	-	5/5	DC & FB JUMPER	±3m	FREEDOM PROPOSED
4	±27.8	5	AHBCC	-	5/5	DC & FB JUMPER	±3m	FREEDOM PROPOSED
5	±27.8	5	AHBB	-	5/5	DC & FB JUMPER	±3m	FREEDOM PROPOSED
6	±27.8	5	AHBOA	-	5/5	DC & FB JUMPER	±3m	FREEDOM FUTURE
7	±27.8	2/2	DC & FB SPLITTER	-	2/2	DC & FB JUMPER	±32.0m	FREEDOM PROPOSED
8	±26.5	4	4' M/W	±TB0°/±TB0°/±TB0°/±TB0°	4	CAT SE	±30.5m	FREEDOM FUTURE

JUMPERS - LDF4 DC-1/2-3/4" FIBRE - 3/8"-1/2"

- NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION. OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
  2. ALL WORK TO CONFORM TO LATEST FREEDOM MOBILE SPECIFICATIONS.
  3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  4. DRAWINGS ARE NOT TO BE SCALED.



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0	BS	PRELIMINARY	24 JUN 21
NO.	BY	DESCRIPTION	DATE

**ROEHAMPTON WEST**  
 112 WEST PRINCE ST.  
 SUITE 101  
 VANCOUVER, BC V6E 2R1  
 TEL: (604) 681-1122  
 WWW.ROEHAMPTONWEST.COM

734 KNIGHT RD., COMOX, BC

TITLE: TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BCC0014A ENG. NO: A01

## SCHEDULE B PRELIMINARY DESIGN PLANS – SITE PLAN



- NOTES:**
1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 05 FEB 2021 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
  2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:



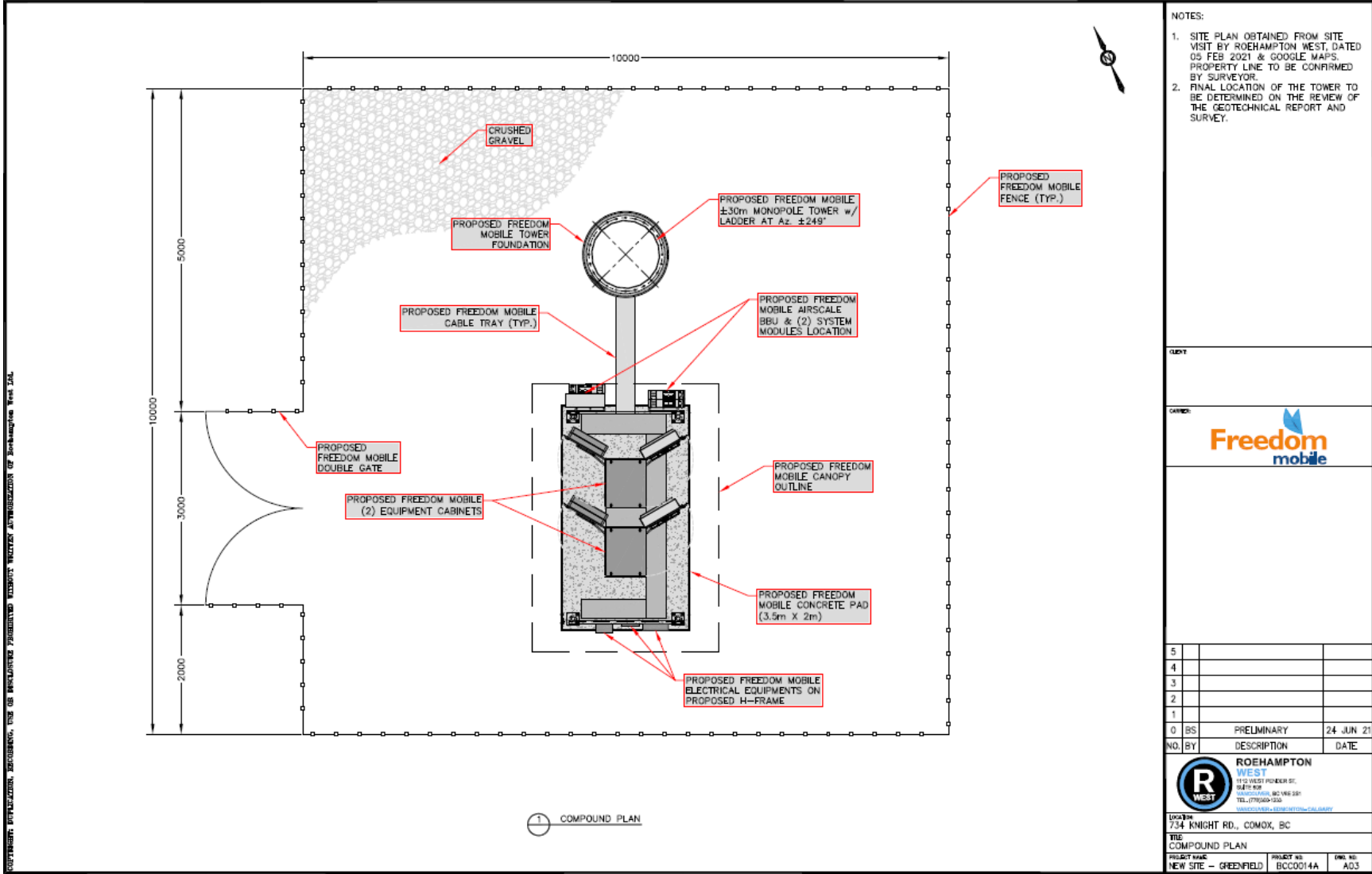
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**ROEHAMPTON WEST**  
 111 GARDNER FORDER ST.  
 SUITE 408  
 COXOBY, BC V8K 5K7  
 TEL: (779) 680-1033  
[www.roehamptonwest.com](http://www.roehamptonwest.com)

734 KNIGHT RD., COXOBY, BC  
**SITE PLAN**  
 PROJECT NAME: NEW SITE – GREENFIELD    PROJECT NO: BCC0014A    DWG. NO: A02



# SCHEDULE B PRELIMINARY DESIGN PLANS – COMPOUND PLAN



- NOTES:
1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 05 FEB 2021 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
  2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:



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**ROEHAMPTON WEST**  
 112 WEST FORTNER ST.  
 SUITE 104  
 COQUITLA, BC V8R 2P7  
 TEL: (779) 504-5554  
 WWW.ROEHAMPTONWEST.COM

OWNER:  
 734 KNIGHT RD., COMOX, BC

TITLE:  
 COMPOUND PLAN

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BCC0014A	DWG. NO: A03
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**SCHEDULE D  
PHOTO-SIMULATION**

**BEFORE**



**AFTER**



View: from entrance of property.

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.  
Proposed design is subject to change based on final engineer plans*



Cypress Land Services  
Suite 1051 – 409 Granville Street  
Vancouver, BC V6C 1T2

Telephone: 604.620.0877  
Facsimile: 604.620.0876  
Website : [www.cypresslandservices.com](http://www.cypresslandservices.com)

August 3, 2021

Via Email: [jmacLean@comoxvalleyrd.ca](mailto:jmacLean@comoxvalleyrd.ca)

Comox Valley Regional District (“CVRD”)  
Jodi Maclean, MCIP RPP  
Manager of Planning Services  
Planning and Development Services Branch

Dear Mr. Maclean,

**Subject: Freedom Mobile Telecommunications Facility Proposal  
Information Package**  
**Address: 1891 GUTHRIE RD, COMOX BC V9M 3X7**  
**Legal: PID: 006734103**  
**Coordinates: N 49.687074°, W 124.927627°**  
**Freedom Mobile Site: BCC0015A**

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## Overview

Cypress Land Services, in our capacity as agent to Freedom Mobile, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the CVRD regarding the installation, in order to provide dependable wireless services. This information package is intended to formalize the consultation process.

## Proposed Site

The subject site is located at 1891 Guthrie Rd and is comprised of a large rural residential property within the ALR. It is proposed to place tower in an area with a reasonable set back from single family homes, and within a mature stand of trees. The proposed site is required to improve wireless services to the Comox Valley Regional District, Town of Comox and surrounding areas. Please see **Schedule A: Tower Site Location**.

## Rationale for Site Selection

Freedom Mobile seeks to provide high quality, dependable wireless communications services throughout Courtney/Comox and the CVRD. Freedom launched its network services in the area over a year ago and requires a few new antenna installations throughout the area to improve service levels. When a telecommunications carrier is determining a location for new wireless

installation it must consider a number of factors to ensure the new installation operates effectively and results in reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures.

Co-location with existing telecommunications towers is always preferred. Freedom Mobile reviewed collocation options on nearby tower sites and unfortunately there are no nearby towers located in within the vicinity of the proposed located, able to accommodate Freedom Mobile's equipment. The proposed tower may have sufficient space and loading capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location dependent upon the type of equipment. Please see **Schedule B: Map of Existing Towers**. Please note TELUS has a number of small cell installations in the area, which are only design to accommodate one carrier's equipment, and provide cellular improvements to a small footprint.

### **Tower Proposal Details**

The installation consists of a monopole, 30.0 metres in height, with 16 panel antennas and four (4) 4' microwave dishes within a secure compound area. A monopole design is proposed in order to create a monopole with minimal visual impact and there are some mature trees in the centre of the property parcel will provide some screening of the tower from some surrounding views. Freedom Mobile has completed preliminary design plans (**Schedule C: Preliminary Plans**) and (**Schedule C: Photo-simulation**). These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking. The photo-simulations area for conceptual purposes only.

### **Consultation Process with the CVRD**

It is our understanding that the CVRD does not have an adopted Telecommunications policy. 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. Following ISED's requirements, Freedom Mobile would like to initiate Default Public Consultation Process (as described in the Industry Canada circular, CPC-2-0-03, issue 5, commonly referred to as the "CPC"). Information on the "CPC" consultation process may be found on-line at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>.

In order to obtain comments, concerns or questions in regard to the proposed tower site, the CPC requires Freedom Mobile to send out notification packages to all properties located within three times the height of the proposed tower. We estimate there are six (6) properties located within the required notification radius. A notice will also be placed in the local paper. This comment period is a minimum of 30 days. We expect the public consultation process to commence in August 2021.

At the conclusion of the consultation process, Freedom will prepare a summary of comments received from the community as well as the replies provided by Freedom. Freedom Mobile is requesting that, subsequent to the completed consultation process and report to the Council, a letter or resolution of concurrence will be issued by the CVRD 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](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, Freedom Mobile will be requesting concurrence from the CVRD in a form acceptable to both the CVRD Council and to ISED. We understand that subsequent to the required public consultation process and a Council decision, the CVRD Council would be providing a letter of resolution.

## **Conclusion**

Please consider this information package as the official commencement CPC default consultation process. Freedom Mobile is committed to working with the CVRD in determining an appropriate location and design for a telecommunications tower that will provide wireless communication services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com). Thank you in advance for your assistance and consideration.

Sincerely,

**CYPRESS LAND SERVICES**

Agents for Freedom Mobile



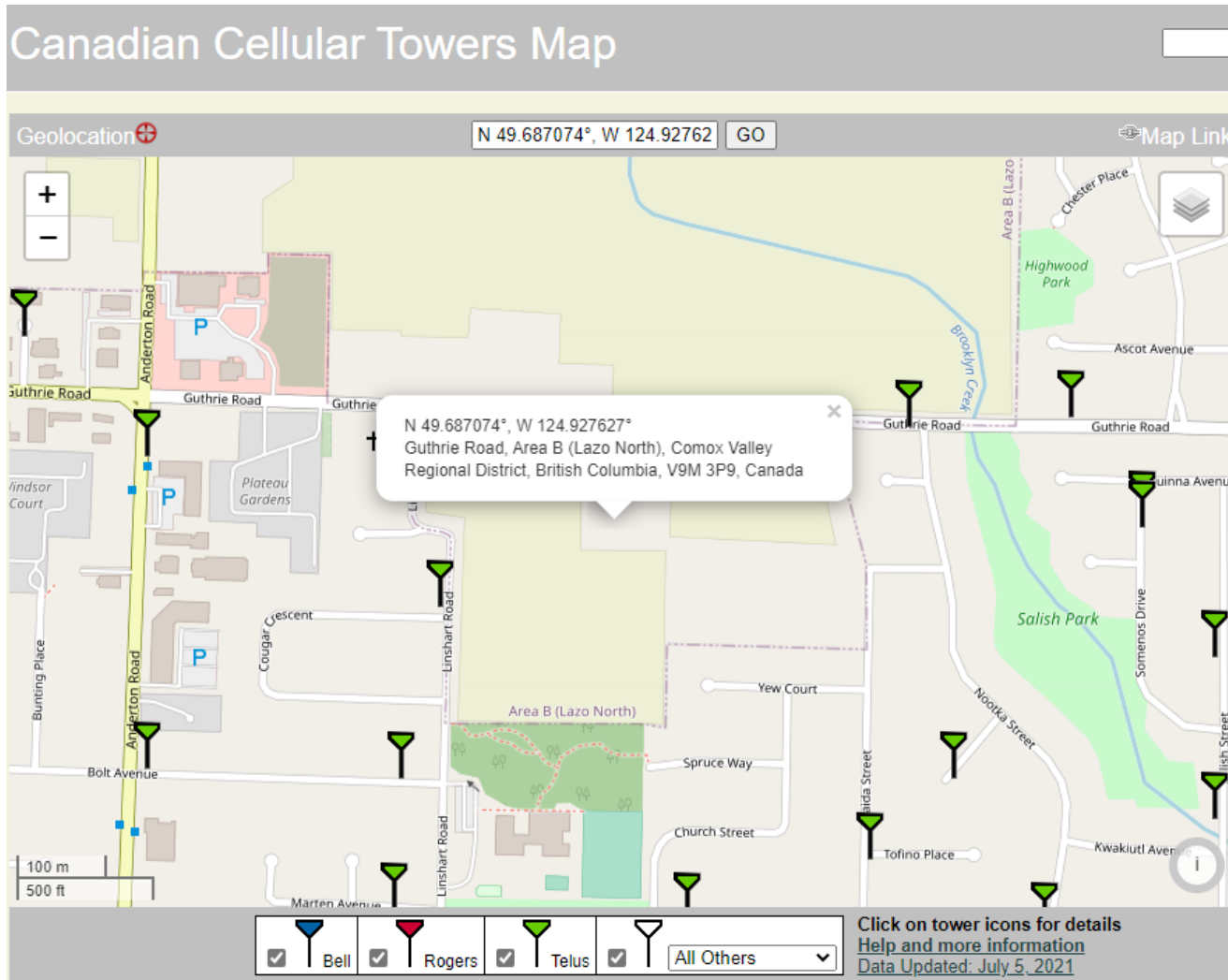
Tawny Verigin  
Manager of Government Affairs

cc: Kent Martin, Real Estate Supervisor, Freedom Mobile

# SCHEDULE A ROGERS TOWER LOCATION



**SCHEDULE B  
MAP OF EXISTING SITES**







## SCHEDULE B PRELIMINARY DESIGN PLANS – SITE PLAN



1 SITE PLAN



**NOTES:**

1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 05 FEB 2021 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

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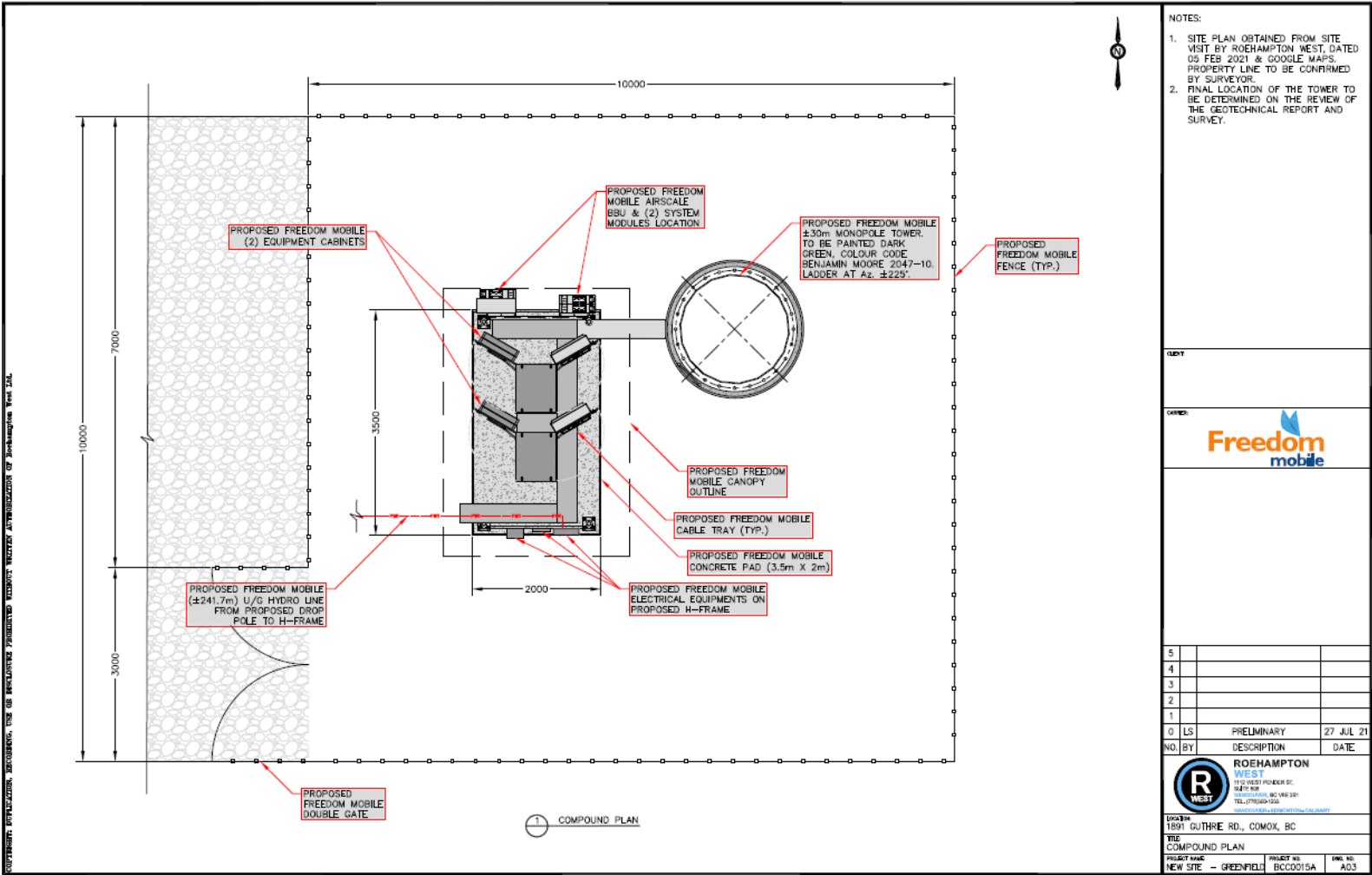
**ROEHAMPTON WEST**  
1125 WEST PENDER ST.  
 SUITE 208  
 VANCOUVER, BC V6E 3R1  
 TEL: 604-683-5114  
 WWW.ROEHAMPTONWEST.CA

**LOCATION**  
 1891 GUTHRIE RD., COMOX, BC

**TITLE**  
 SITE PLAN

<b>PROJECT NAME</b> NEW SITE - GREENFIELD	<b>PROJECT NO.</b> BCC0015A	<b>DWG. NO.</b> A02
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## SCHEDULE B PRELIMINARY DESIGN PLANS – COMPOUND PLAN



- NOTES:
1. SITE PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 09 FEB 2021 & GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
  2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT



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**ROEHAMPTON WEST**  
112 WEST PENDER ST.  
SUITE 100  
VANCOUVER, BC V6P 4E1  
TEL: (779) 684-1234  
www.roehamptonwest.com

PROJECT NO: BCC0015A    DWG NO: A03

**SCHEDULE D  
PHOTO-SIMULATION**

**BEFORE**



**AFTER**



**View: near Guthrie and Nootka Road.**

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.  
Proposed design is subject to change based on final engineer plans*