

DATE: September 7, 2018

FILE: 3010-01 / PJ 1B 18

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Russell Dyson
Chief Administrative Officer

Supported by Russell Dyson
Chief Administrative Officer

R. Dyson

RE: Proposed Telecommunication Tower – 1901 Larch Road (Freedom Mobile) Lazo North (Electoral Area B) Lot 31, Block 71, Comox District, Plan 2261, Except Parcel A (DD34317N) and except Parts in Plans 7625, 22883, 43289 and VIP5595, PID 000-076-155

Purpose

To consider a request for concurrence from Freedom Mobile regarding a proposed telecommunication tower.

Recommendation from the Chief Administrative Officer:

THAT Innovation, Science and Economic Development Canada be advised that Freedom Mobile and Cypress Land Services has completed the required public consultation process for the proposed telecommunication tower at 1901 Larch Road, adjacent to the Seal Bay Nature Park, but that the Comox Valley Regional District does not concur with the proposal due to the unknown impacts of radiofrequency and electromagnetic radiation on the park's wildlife and the close vicinity to the park's boundary.

Executive Summary

- Freedom Mobile is proposing to locate a 35 metre tall telecommunication tower at 1901 Larch Road, adjacent to the Seal Bay Nature Park.
- The purpose of the tower is to support radiocommunication equipment, such as antennas and dishes, which will provide wireless communication coverage to the surrounding local area.
- Innovation, Science and Economic Development Canada (Industry Canada) is the regulating agency responsible for telecommunication towers and prescribes the relevant Public Consultation Process that the proponents must follow, including the support of the relevant local government in the form of a letter of concurrence.
- The company has followed the Public Consultation Process and the outcome is summarized in their request for a letter of concurrence (Appendix A).
- Due to the proposed location's proximity to the Seal Bay Nature Park, the Comox Valley Regional District (CVRD) Parks Department staff has expressed concern over potential impacts of electromagnetic radiation on wildlife and has requested either the tower be moved away from the park or an assessment be provided that addresses potential impacts of electromagnetic radiation on park's wildlife.
- Given the outstanding concern, staff recommends advising Industry Canada that the CVRD does not concur.

Prepared by:

J. MacLean

Jodi MacLean, MCIP, RPP
Rural Planner

Concurrence:

D. DeMarzo

Doug DeMarzo, MCIP, RPP
Manager of Parks

Concurrence:

A. Mullaly

Alana Mullaly, M.Pl., MCIP, RPP
Acting General Manager of
Planning and Development
Services Branch

Stakeholder Distribution (Upon Agenda Publication)

Proponent	✓
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Background/Current Situation

Freedom Mobile Inc. is proposing to locate a telecommunication tower at 1901 Larch Road, adjacent to the Seal Bay Nature Park (Figures 1 and 2). The facility would consist of a single 35 metre tall tower along with associated ground-level equipment surrounded by an 8 metre by 8 metre fenced area. For their initial purposes the tower would be mounted with eight panel antennas and four microwave dishes, though specific equipment may be replaced or added onto as new technology becomes available or other telecommunication companies co-locate their infrastructure on it.

Industry Canada is the regulating agency responsible for such towers. For any new permanent tower over 15 metres in height, the proponent must follow Industry Canada’s Default Public Consultation Process, although they allow local land-use authorities to provide alternative consultation requirements for the purposes of facilitating the implementation of local radiocommunication services. The CVRD, through Policies 25(5) and (6) of the Official Community Plan (OCP), Bylaw No. 337 being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014”, does request that proponent engage in additional consultation. The policies state:

- “(5) Require telecommunication proponents to identify co-location opportunities prior to siting new infrastructure such as new self-support telecommunications towers.*
- (6) Require a public information meeting for any new proposed self-support telecommunications towers.”*

Related to these OCP policies, the proponent held a public information meeting (June 27 at the Seal Bay RV Park) and identified co-location facilities being used (7 of their 8 Comox Valley facilities are proposed to be co-located on existing infrastructure or placed on top of existing developments) and that no such opportunity for co-location exists in the subject coverage area. Related to the Default Public Consultation Process, Freedom Mobile provided a notification package to the CVRD (March 28, 2018) and to property owners within a radius of three times the tower’s height (105 metres) and published a notice in the local community newspaper (Comox Valley Record). They also presented the material to the Electoral Areas Services Committee (EASC) on May 14, 2018 and, following up on comments made at the EASC meeting, provided notification to the K’ómoks First Nation.

The CVRD Parks Department has reviewed the proposal and expressed concern regarding the proposed tower’s proximity to the Seal Bay Nature Park with respect to potential impacts of radiofrequency and electromagnetic radiation on wildlife. Parks requested the applicant provide a literature review to alleviate concerns raised in other peer reviewed research. This was not provided by the applicant. Parks also noted the proposed private lot is large and a new location on this lot

might be considered with a setback distance of 300-400m from the park boundary. The applicant response (Appendix A) states

“A comment regarding health and safety related to nearby wildlife was also expressed by the RD’s Parks Department. In summary, the concerns expressed were related to health and safety and/or governmental process. To this end, please note that many installations in BC are located in remote areas (mountain tops/ Provincial Parks/ Regional Parks) whereby the towers are in close proximity to wildlife. Wildlife (other than birds) cannot be in close physical proximity to the antennas as they are located at the top of the tower. Any nesting of birds on the structure would not be disturbed. Related to health and safety, the installation is well within Health Canada’s SC6 limits of exposure. Health and safety related to radio frequency emissions from wireless installation is wholly the responsibility of the federal government. Further to the above, concerns related to health and safety and the validity of SC6 are not considered relevant when deliberating on wireless antenna installation applications (so long as the installation meets SC6 standards). Considering that Freedom’s proposed installation will far exceed SC6 limitations of exposure, the concern related to health and safety has been addressed.”

The proponent assembled all comments received and their responses in the attached Request for Concurrence (Appendix A).

Zoning Bylaw

A zoning bylaw cannot prohibit such telecommunication facilities because, under the constitutional division of powers, this regulatory jurisdiction is provided solely to the federal government.

The subject property is zoned Rural-Agricultural Land Reserve in, Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005”.

Agricultural Land Reserve

The subject property is within the Agricultural Land Reserve (ALR). Telecommunications equipment, buildings and installations under 100 square metres in area are permitted within the ALR. The proposed site is 64 square metres in area.

Policy Analysis

See above discussion of OCP policies.

Options

The CVRD Board may either:

- (1) Provide a letter to Industry Canada which notes that the proponent has completed the required consultation but that the proponent did not satisfactorily respond to the CVRD’s concern regarding impacts of electromagnetic radiation on wildlife of the Seal Bay Nature Park and therefore the CVRD does not concur with the proposal.
- (2) Provide a letter of concurrence which notes that the proponent has completed the required consultation and which advises Industry Canada to consider impacts of electromagnetic radiation on wildlife found in the Seal Bay Park in its approval process regarding the proposal.
- (3) Accept the proponent’s response to the Parks Department’s concern as being satisfactory, and agree to provide a letter of concurrence regarding the proposal as presented without reference to further study;

Staff recommends option 1 as there is outstanding concern over the impacts on the park.

Financial Factors

There are no financial implications to the CVRD arising directly from staff's recommendation.

Legal Factors

The federal minister responsible for the *Radiocommunication Act* (currently the Minister of Innovation, Science and Economic Development Canada) has the authority to approve each site on which radio apparatus, including antenna systems, may be located. As a means of taking into account orderly development, the minister considers public and local government input, as directed in the Spectrum Management Operations Branch's Client Procedures Circular 2-0-03. This requests that the CVRD issue a resolution stating that either it concurs or does not concur with the proponent's proposal. Should the CVRD not concur, a dispute resolution process is available to the proponent to initiate in which Industry Canada consider the matter of dispute and make a final decision.

Regional Growth Strategy Implications

Objective 2-B of the Regional Growth Strategy, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010", states: "*Frame environmental protection and policies around the principles of precaution, connectivity and restoration.*"

Intergovernmental Factors

There are no intergovernmental factors.

Interdepartmental Involvement

See above discussion of Parks Department involvement.

Citizen/Public Relations

A summary of the public consultation is included in Appendix A.

At their meeting of August 16, 2018, the Area B Advisory Planning Commission (APC) reviewed the proposal and the summary of the public consultation. The APC advised that the board concur with the proposal.

Attachments: Appendix A – "Request for Concurrence for a Freedom Mobile Wireless Communications Facility Proposal, dated August 15, 2018"

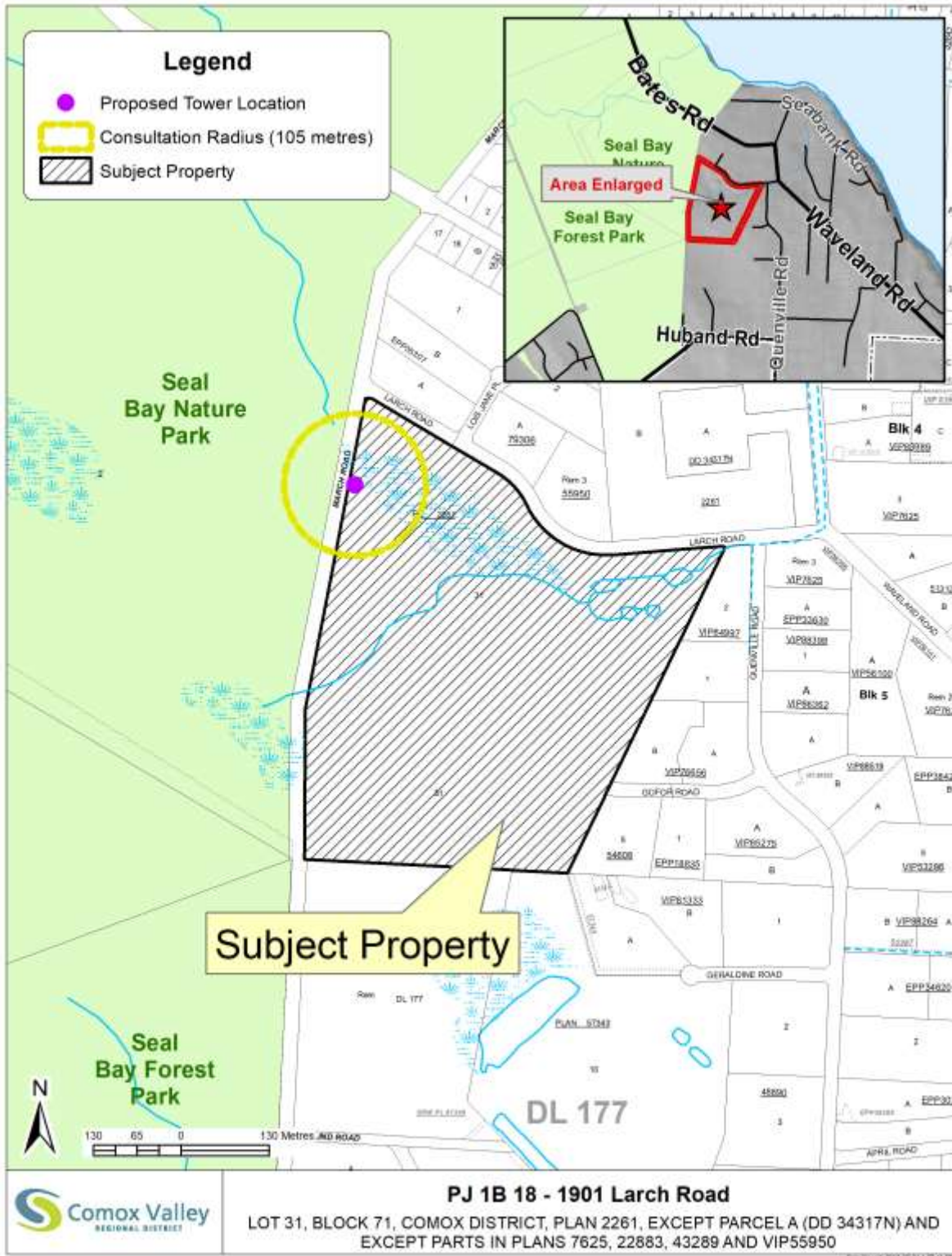


Figure 1: Subject Property

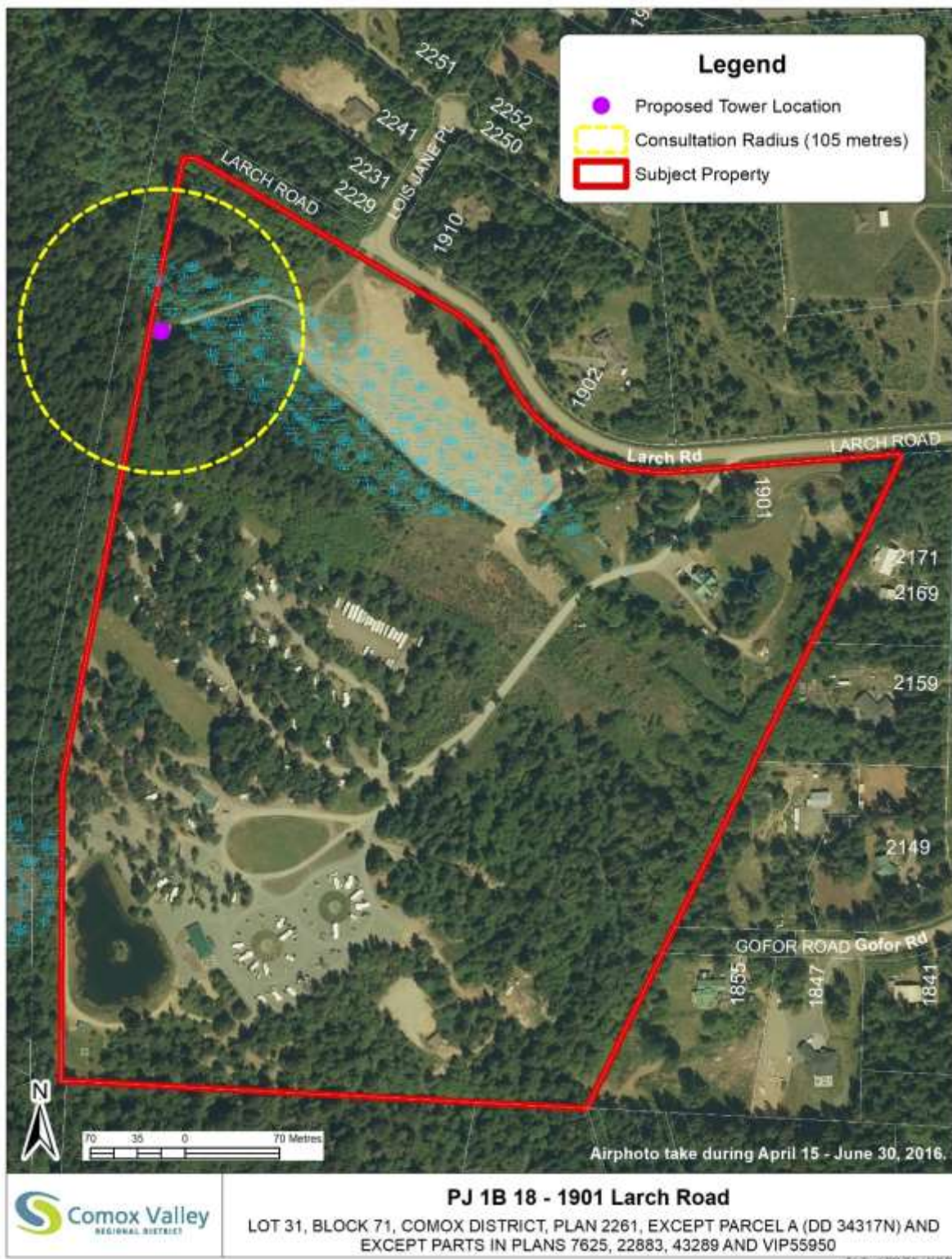


Figure 2: Air Photo (2016)



August 15, 2018

Via Email: amullaly@comoxvalleyrd.ca

Alana Mullaly
 Manager of Planning Services
 Planning and Development Services Branch
 Comox Valley Regional District
 600 Comox Road
 Courtenay, BC V9N 3P6

Dear Ms. Mullaly:

Subject: Request for Concurrence for a Freedom Mobile Wireless Communications Facility Proposal

Freedom Mobile Site:	BCC0001A
Proposed Location:	1901 Larch Road, Courtenay, BC V9J 1X7 (Comox Valley)
Description:	35.0 metre monopole

Please be advised that Freedom Mobile c/o Cypress Land Services Inc. has completed the public consultation process, following Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, Default Public Consultation Process. Freedom Mobile is respectfully requesting, from the Comox Valley Regional District Board, that concurrence be issued for the Freedom Mobile tower proposal in an effort to provide Freedom Mobile wireless communications services. Enclosed please find evidence of the following efforts regarding this public consultation process.

On March 28, 2018, an information package was submitted to the Comox Valley Regional District formalizing the initiation of the consultation process (please see **Appendix 1: Information Package**).

On May 30, 2018, notification letters were sent to residents and other affected parties within a radius of three times the height of the proposed tower (105 metres). The notification letter was to advise residents of the proposed installation and to offer an opportunity to obtain additional information and provide comments (please see **Appendix 2: Affidavit of Notification**).

A newspaper notice was placed in the June 5th edition of the Comox Valley Record, inviting the community to comment on the proposal. On June 12th, another newspaper notice was placed in the edition of the Comox Valley Record, inviting the community to a Public Meeting (please see **Appendix 3: Newspaper Tear Sheets**).

On June 27, 2018, a Public Meeting was held in the Common Room at the Seal Bay RV Park and Campground located at 1901 Larch Road, Courtenay, BC. The only person to attend was Jodi MacLean, Rural Planner at the Comox Valley Regional District (please see **Appendix 4: Meeting Sign in Sheet**).

On June 5, 2018 the consultation period ended. During the consultation period, Cypress Land Services received four (4) comments of support and three (3) comments of non-support (please see **Appendix 5: Comments & Responses Tracker**). A comment regarding health and safety related to nearby wildlife was also expressed by the RD's Parks Department. In summary, the concerns expressed were related to health and safety and/or governmental process. To this end, please note that many installations in BC are located in remote areas (mountain tops/Provincial Parks/Regional Parks) whereby the towers are in close proximity to wildlife. Wildlife (other than birds) cannot be in close physical proximity to the antennas as they are located at the top of the tower. Any nesting of birds on the structure would not be disturbed. Related to health and safety, the installation is well within Health Canada's SC6 limits of exposure. Health and safety related to radio frequency emissions from wireless installation is wholly the responsibility of the federal government. Further to the above, concerns related to health and safety and the validity of SC6 are not considered relevant when deliberating on wireless antenna installation applications (so long as the installation meets SC6 standards). Considering that Freedom's proposed installation will far exceed SC6 limitations of exposure, the concern related to health and safety has been addressed. The concern related to governmental process has been addressed as both Regional District and Federal process have been followed to facilitate a consultation process, including notifications, notices in the local paper, holding of an open house and Regional District Board meetings.

Freedom Mobile is committed to working with the community and staff to supply Freedom Mobile wireless services to the north Courtenay area. If the Board concurs with the proposed wireless communications facility project, please find in **Appendix 6: Sample Resolution**, a sample resolution which may be used. Should you require any additional information, please do not hesitate to contact us 604-620-0877 or by e-mail at chad@cypresslandservices.com.

Sincerely,

Chad Marlatt
Government Affairs Manager



Cypress Land Services
Agents for Freedom Mobile

Appendix 1: Information Package



Cypress Land Services

Telephone: 604.620.0877

Suite 1051 – 409 Granville Street

Facsimile: 604.620.0876

Vancouver, BC V6C 1T2

Website : www.cypresslandservices.com

March 28, 2018

Via Email: amullaly@comoxvalleyrd.ca

Alana Mullaly, MCIP RPP

Manager of Planning Services, Planning and Development Services Branch

Dear Ms. Mullaly:

**Subject: Freedom Mobile Telecommunications Facility Proposal
Information Package**

Address: 1901 Larch Road, Courtenay, BC V9J 1X7 (Comox Valley)

Legal: PID: 000-076-155

Coordinates: N 49.753033°, W 124.965116°

Freedom Mobile Site: BCC0001A

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 Comox Valley Regional District (CVRD) regarding the installation. Freedom Mobile plans to launch its wireless services in the CVRD/Courtenay/Comox area and is proposing this installation in order to provide dependable wireless services. This information package is intended to formalize the consultation process.

Proposed Site

The subject property is located at 1901 Larch Road in Courtenay, BC within the Lazo North electoral area. The property is zoned RU-ALR, TC-2, is located with the Agriculture Land reserve (ALR) and consists of a large RV Motorhome complex. The installation consists of a monopole, 35.0 metres in height, with four (4) flush mounted panel antennas and four (4) microwaves. The facility is proposed to be installed on the northern portion of the property next to an existing access road. Please see **Schedule A: Tower Site Location**.

Rationale for Site Selection

Freedom Mobile seeks to provide high quality, dependable wireless communications services through the launch of its network. 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. Freedom Mobile reviewed collocation options on nearby tower sites and unfortunately there are no nearby towers able to accommodate Freedom Mobile's equipment. The closest tower is located approximately 2.5 km northeast of the proposed site which is too far from the area requiring service upgrades.

Availability of a willing property owner is a major consideration; Freedom Mobile has entered into a long-term agreement with the property owner to permit the installation. The property itself is large and has a number of mature trees enabling the facility to be well setback from neighbouring properties and well screened to minimize visibility of the pole.

Tower Proposal Details

A slim line monopole design with flush mounted panel antennas is proposed in order to create a monopole with minimal visual impact and will be surrounded by mature trees that will screen a large portion of the pole. Freedom Mobile has completed preliminary design plans (**Schedule B: Preliminary Plans**). 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 4 private 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 April 15, 2018.

At the conclusion of the consultation process, freedom mobile will prepare a summary of comments received from the community as well as the replies provided by Freedom Mobile. Freedom Mobile is requesting that, subsequent to the completed consultation process and report to the Board, a letter or resolution of concurrence will be issued by the CVRD Board.

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, Freedom Mobile will be requesting concurrence from the CVRD in a form acceptable to both the CVRD Board and to ISED. We understand that, subsequent to the required public consultation process and a Council decision, the CVRD Board 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 Chad@cypresslandservices.com.

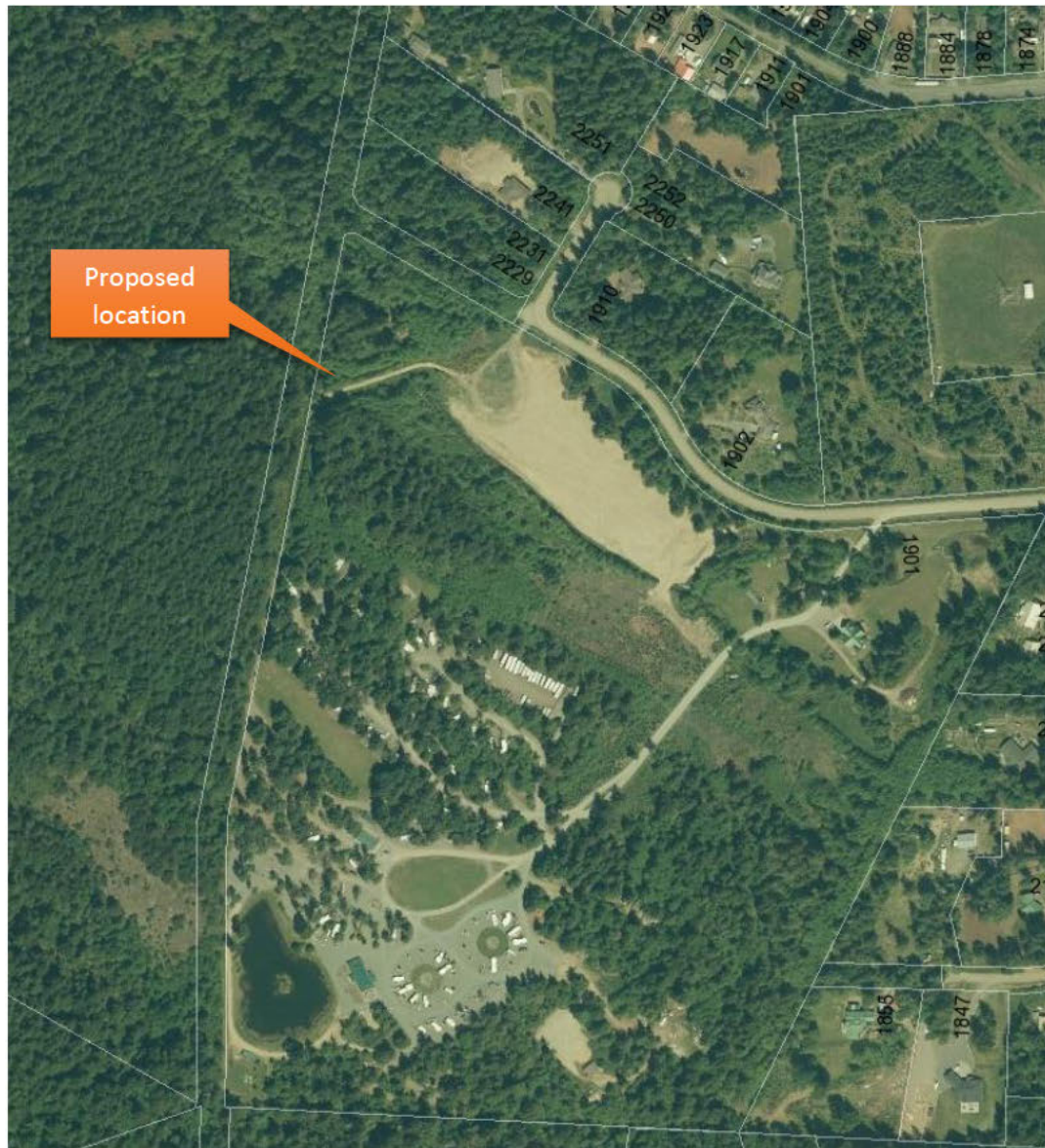
Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for Freedom Mobile

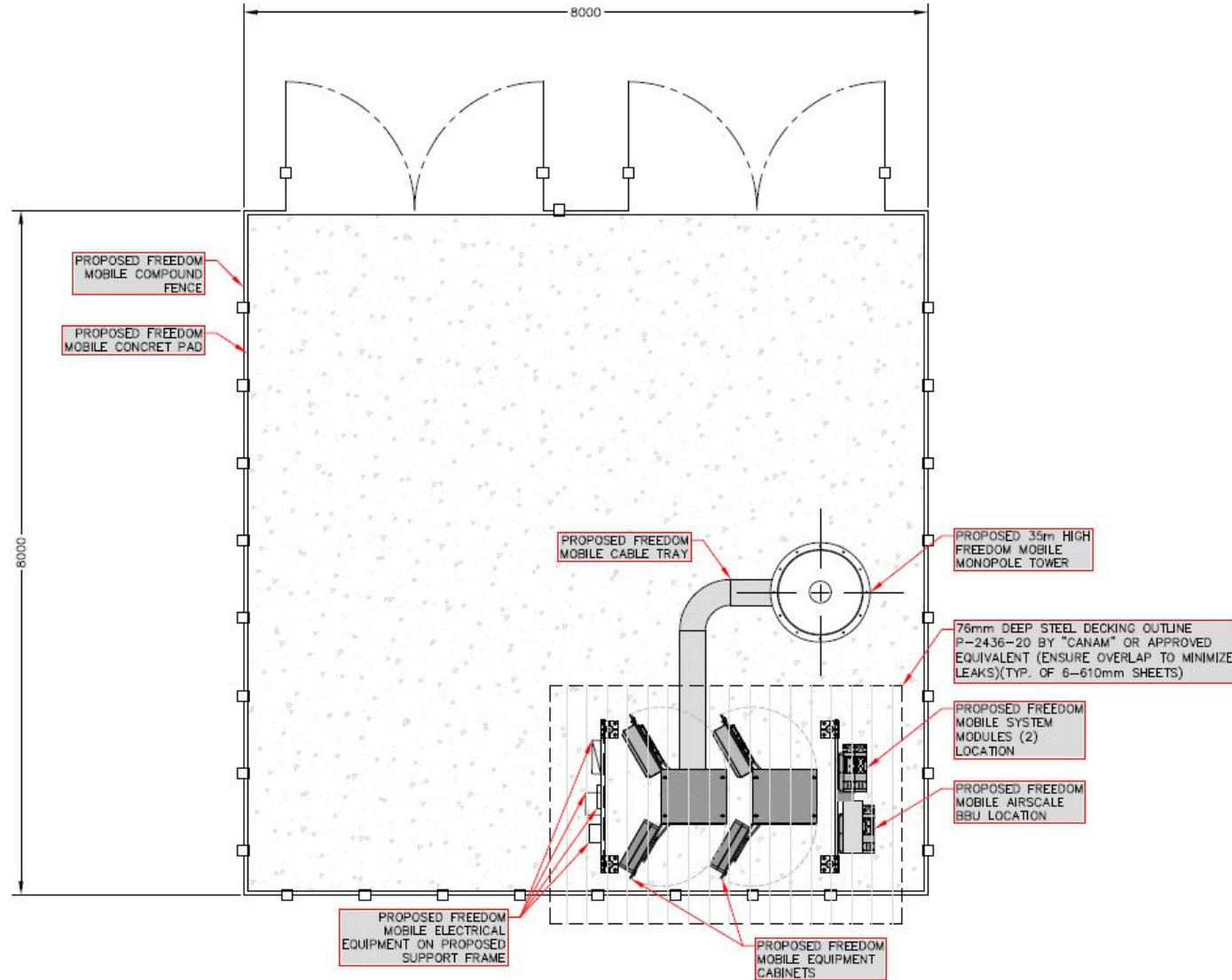
Chad Marlatt
Municipal Affairs Specialist

cc: Ryan McKeown, Real Estate Supervisor, Freedom Mobile

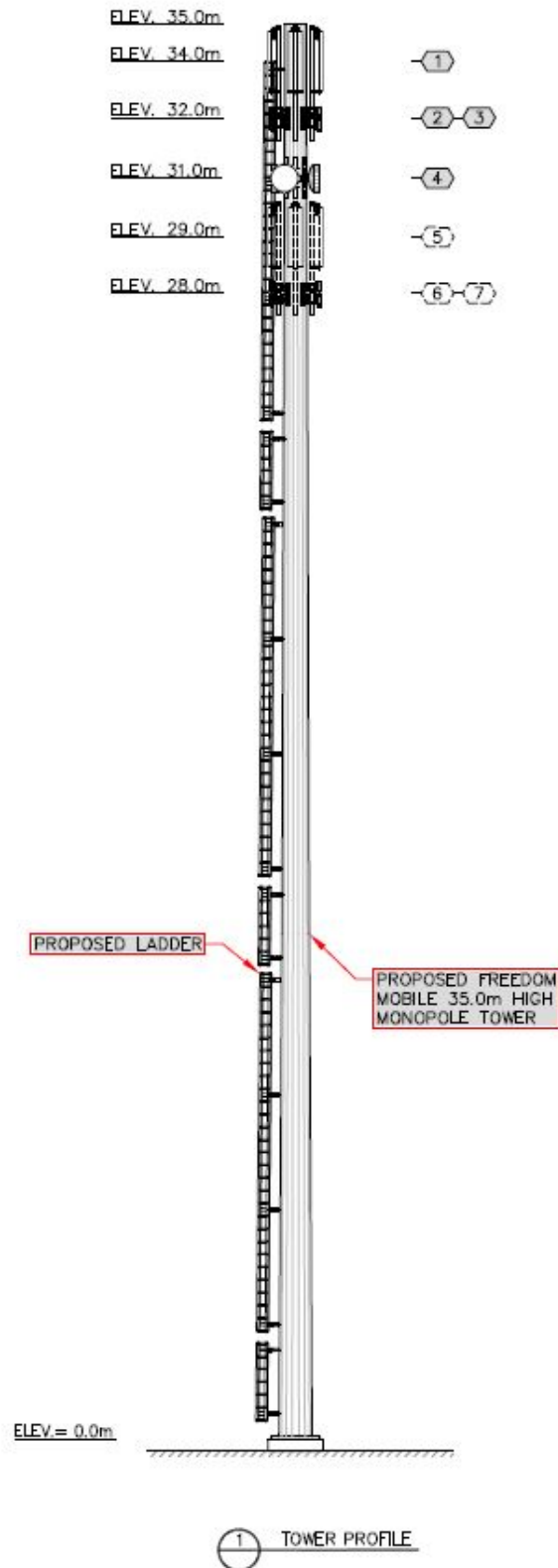
SCHEDULE A TOWER SITE LOCATION



**SCHEDULE B
PRELIMINARY PLAN – COMPOUND PLAN**



SCHEDULE B PRELIMINARY PLAN – TOWER PROFILE




Appendix 2: Affidavit of Notification

Affidavit of Cypress Land Services

I, Tawny Verigin, Municipal Affairs Specialist, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on May 30, 2018.



Tawny Verigin, Municipal Affairs Specialist
Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 30th day of May 2018.



(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

Patrick Henry Grzelak
A Commissioner for Taking Affidavits
For British Columbia
Cypress Land Services Inc.
1051 - 409 Granville Street
Vancouver, BC V6C 1T2
Tel: 604-674-2808
Expires on: December 31, 2020

(Commissioner's stamp or printed name and expiry date)

Appendix A: Notification Letter

May 30, 2018

BCC0001A

Invitation for Public Input
Proposed Freedom Mobile 35.0 metre Monopole Wireless Communications
Facility Located at 1901 Larch Road, Courtenay, BC

Dear Neighbour,

Freedom Mobile ("Freedom") is striving to provide high quality wireless communications services to Canadians. Increasingly, Canadians depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. Freedom is actively planning its network build for the launch of Freedom wireless services in the CVRD/Courtenay/Comox areas. In order to launch its network Freedom requires the installation of new wireless communication facilities whether on existing infrastructure or purpose built. One of the new sites is proposed to be installed on private lands at **1901 Larch Road, Courtenay, BC (PID: 000-076-155)**. Freedom has commenced consultation in accordance with Innovation, Science and Economic Development Canada (ISED's), formerly Industry Canada's, CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems client procedures circular.

PROPOSAL DETAILS:

Freedom is proposing to install a 35.0 metre monopole tower at **1901 Larch Road, Courtenay, BC**. The property is zoned RU-ALR, TC-2, is located with the Agriculture Land reserve (ALR) and consists of a large RV Motorhome complex. The installation consists of a monopole, 35.0 metres in height, with eight (8) flush mounted panel antennas and a four (4) microwave dishes. The equipment compound containing two (2) accessory equipment cabinets with a concrete equipment pad will be located at the base of the monopole enclosed in chain-link fence and will occupy an area of 8.0 metres x 8.0 metres. The monopole is required to support Freedom's antennas in order to provide wireless communication network service within a few kilometres of the proposed location.

REGULATORY AUTHORITY:

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations. The Comox Valley Regional District (CVRD), does not have a telecommunications policy. Therefore, Freedom will be following the CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems client procedures circular, as mandated by ISED.

The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to the CVRD and ISED as part of our application for concurrence.

This letter provides written notification to adjacent landowners and stakeholders within a radius of three (3) times the height of the proposed structure with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. You have received a copy of this notification package because your property, or a property you have an interest in, is located within 105.0 metres or less from the proposed installation. The closing period for written comments regarding the proposal is July 5, 2018. Any inquiries that are received as a result of this notification will be logged and submitted to the CVRD.

For additional and detailed information regarding CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems client procedures circular, please go on-line to: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

May 30, 2018

BCC0001A

Purpose

The purpose of the proposed facility is to help Freedom provide wireless coverage in northern Courtenay/Comox. Currently, there are no existing antenna support structures or other feasible infrastructure that can be utilized; as a result, this new antenna support structure is required. An aerial photo of the proposed location and a photo-simulation of the proposed tower is included as part of this notification package.

Location

The pole will be located at the coordinates **N 49.753033°, W 124.965116°**. It is proposed to be located at **1901 Larch Road, Courtenay, BC** in the northwest corner of the property.

Health & Safety of Wireless Facilities

ISED manages the radio communications spectrum in Canada and requires cellular telecommunications facilities to comply within the guidelines set by Health Canada in order to protect people who live or work near these facilities. These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All Freedom facilities adhere to and are generally well within these standards. Freedom attests that the radio installation 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 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Site Access

Access is existing through the property. Construction is anticipated to take 30 to 45 days. Once complete, the site will only be accessed for routine maintenance visits which typically occur once or twice a month. To safeguard the site from the general public, the tower base and equipment shelter will be enclosed by a fence.

Environment

Freedom confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Design

This proposal is for a 35.0 metre monopole with eight (8) flush mounted antennas, four (4) microwave dishes and two (2) accessory equipment cabinets on a concrete pad within a chain-link fenced compound area, occupying an area of 8.0 metres x 8.0 metres. A preliminary design of the site plan, compound plan and monopole profile are included in this notification for your reference.

Transport Canada

The pole will be marked in accordance with the Transportation Canada and NAV Canada requirements. Comments are pending.

Structural Considerations

Freedom confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction. The facility will be built to the National Building Code as well as the BC Building Code.

May 30, 2018

BCC0001A

Local Municipality

The CVRD, does not have a telecommunications policy. Therefore, Freedom will be following the CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems client procedures circular, as mandated by ISED.

General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website:

http://www.ic.gc.ca/eic/site/smt-gst.nsf/en/h_sf01702e.html

*Contacts***Freedom Mobile**

c/o Tawny Verigin of Cypress Land Services Inc.

Agents for Freedom Mobile

Suite 1051, 409 Granville Street

Vancouver, BC V6C 1T2

Telephone: 1-855-301-1520

Fax: 604-620-0876

Email: publicconsultation@cypresslandservices.com

Comox Valley Regional District

Alana Mullaly, MCIP RPP

Manager of Planning Services

Planning and Development Services Branch

Email: amullaly@comoxvalleyrd.ca

ISED

Vancouver Island Office

1230 Government Street, Room 430

Victoria BC V8W 3M4

Tel: 250-363-3803

Fax: 250-363-0208

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

(By appointment only)

Aerial Photo

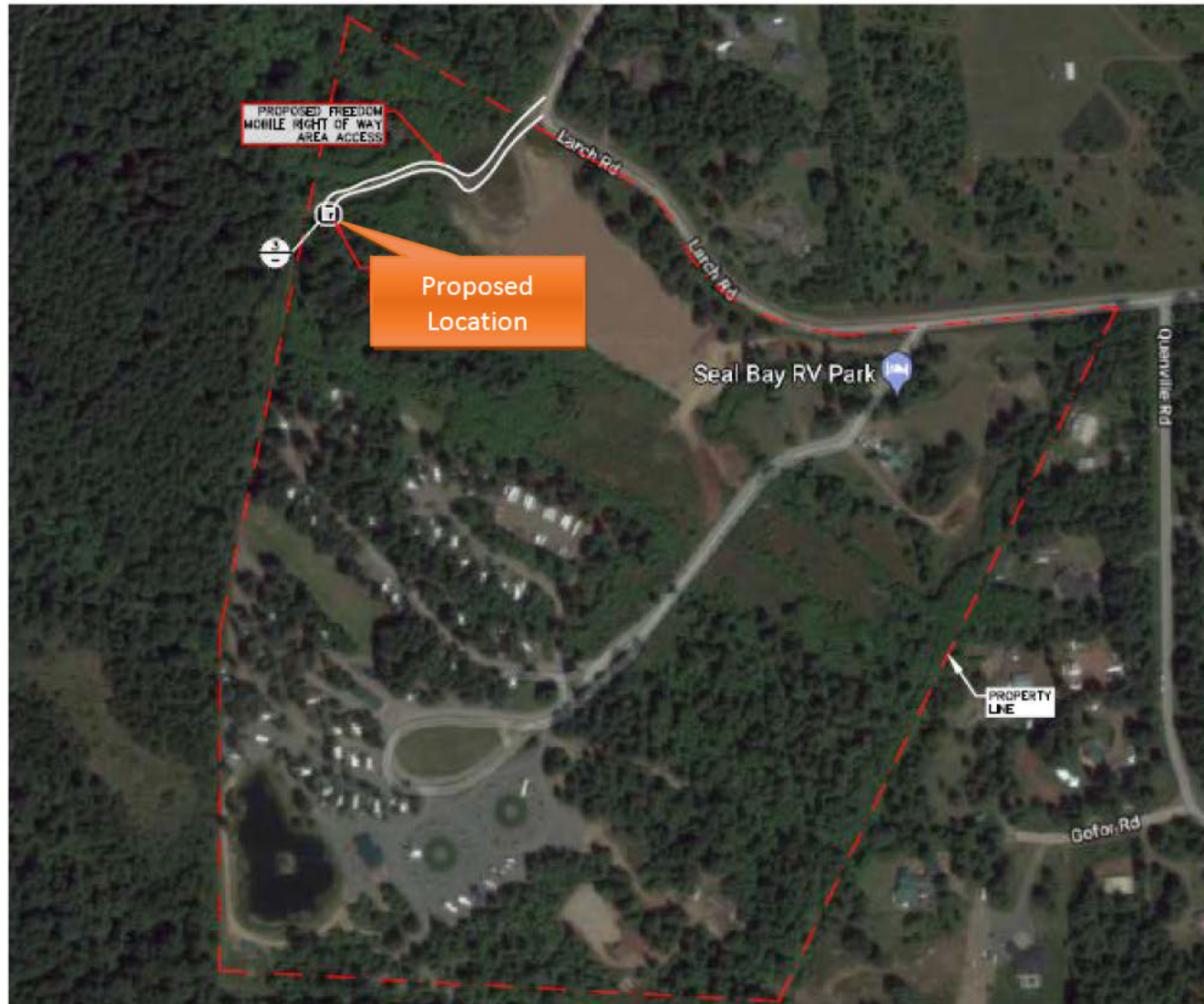


Photo Simulations

View: Looking West – Painted Green



View: Looking West - Unpainted

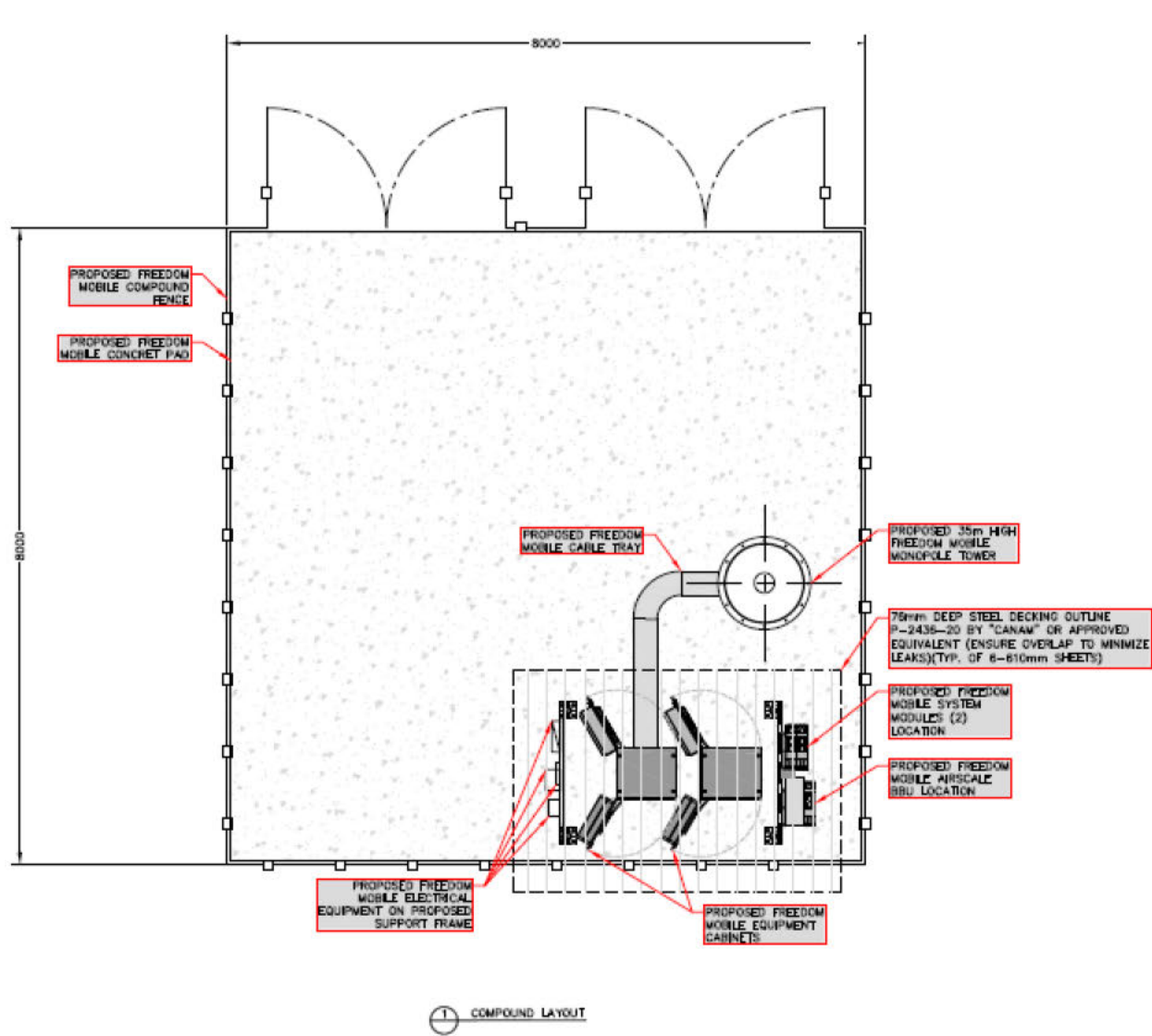


Site Plan

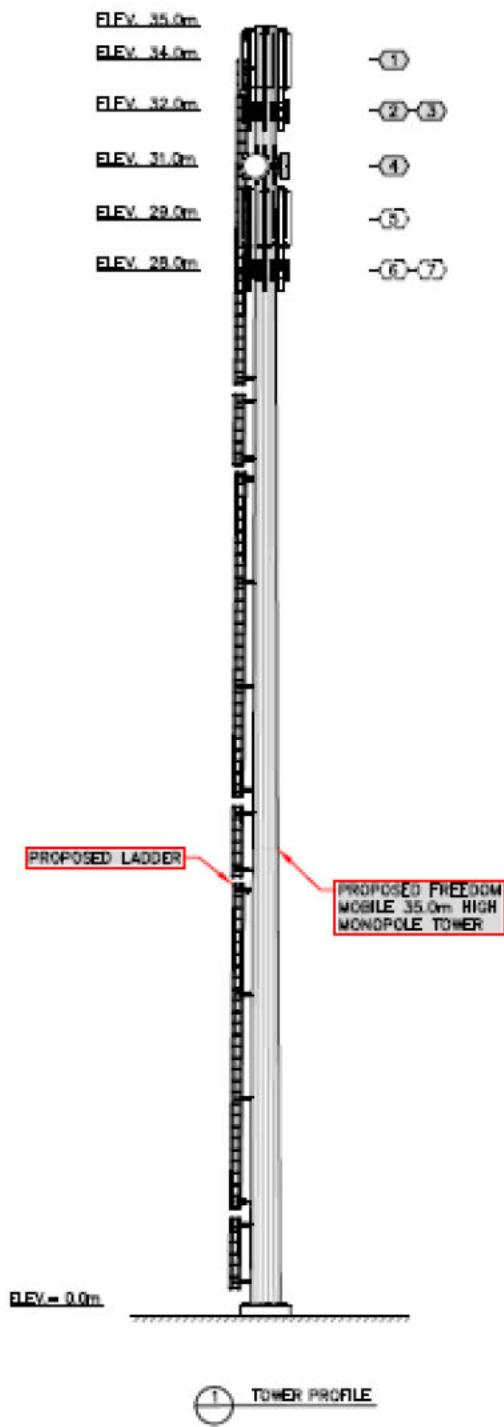


1 SITE PLAN

Compound Layout



Tower Profile



May 30, 2018

BCC0001A

**COMMENT SHEET
PROPOSED RADIOCOMMUNICATIONS TOWER
1901 LARCH ROAD, COURTENAY, BC
FREEDOM MOBILE SITE: BCC0001A**

1. Do you feel this is an appropriate location for the proposed facility?

- Yes
 No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- Yes
 No

Comments _____

3. Additional Comments

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by Freedom Mobile in satisfying Innovation, Science, and Economic Development Canada (ISED)'s CPC 2-0-03 default consultation process. The closing period for comments to be received by Freedom Mobile is July 5, 2018.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

**Freedom Mobile c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Attention: Tawny Verigin, Municipal Affairs Specialist**

Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

PAUL GIRVAN BUTCHER/THERESA
BUTCHER
1901 LARCH RD
COURTENAY BC V9J 1X7

COMOX VALLEY (REGIONAL DISTRICT)
600 COMOX RD
COURTENAY BC V9N 3P6

ISED
VANCOUVER ISLAND OFFICE
1230 GOVERNMENT STREET, ROOM 430
VICTORIA BC V8W 3M4

CYPRESS LAND SERVICES INC.
SUITE 1051, 409 GRANVILLE STREET
VANCOUVER, BC V6C 1T2

FREEDOM MOBILE
209 – 221 WEST ESPLANADE
NORTH VANCOUVER, BC V7M 3J3

K'OMOKS FIRST NATION
3330 COMOX RD
COURTENAY, BC V9N 3P8

BCC0001A
Total - 6

Appendix C: Envelope



c/o Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

**IMPORTANT INFORMATION ENCLOSED REGARDING A PROPOSED TELECOMMUNICATIONS FACILITY WITHIN
105 METRES OF A PROPERTY YOU HAVE AN INTEREST IN**

Appendix 3: Newspaper Tear Sheets

BC Classifieds.com

...in your community, online and in print

ONLINE bclassifieds@blackpress.ca
IN PRINT 1.866.865.4460

eEDITIONS Black Press Media
Read the complete newspaper online!

COMMUNITY ANNOUNCEMENTS COMMUNITY ANNOUNCEMENTS COMMUNITY ANNOUNCEMENTS COMMUNITY ANNOUNCEMENTS COMMUNITY ANNOUNCEMENTS COMMUNITY ANNOUNCEMENTS COMMUNITY ANNOUNCEMENTS

CELEBRATIONS

CELEBRATIONS

INFORMATION

LEGALS

PERSONALS

LEGALS

LEGALS



Eleanor Phillips

Will be celebrating her 90th Birthday this year, an Open House will be held for family and friends at 1089 Farquharson Drive Between 12:00 p.m. - 4:00 p.m. Saturday, June 9th

dbm DRYSDALE BACON MCSTRAVICK & LAWYERS

Denied Long-Term Disability, CPP Disability, or other Insurance?

If YES, call or email for a FREE initial consultation and protect your right to compensation

Julie Fisher
604-937-6354
jfisher@dbmlaw.ca
www.dbmlaw.ca

NOTICE is hereby given that items in Headquarters Mini Storage, 4846 Headquarters Road, Courtenay, BC, of:

Todd K Williams, Unit#32 White Cargo Van License #UEJ 04R

Will be sold to cover storage and disposal costs if not paid in full by the 12th of June, 2018. Contact 250-334-9991

NAR-ANON - Are you affected by someone's drugs use? We can help! Wednesday's, 7:30 p.m. Group at 290-4th Street Eureka Support Society Call Jack 250-334-3485 Friday's 7:30 p.m. Group at 3322 Comox Rd. Komok's Health Centre Call Vicki 250-338-2983

Georgia Straight Collision Ltd. AUCTION

Ends June 5, 2018 at 12pm
Closed Bid, Please drop off bids at 2317 Cousins rd, Georgia Straight Towing.

1990 Mazda B2200
Vin#Jm2uf3 136I0876646

2000 Pontiac Grand am
Vin#1g2nf52e6ym865025

In Need Of Selling Your RIDE?

Vehicle *Specials* Package

\$10.00 3 lines/ 3 Neighbouring papers/ 2 Weeks *private sales only

\$15.00 1 x 1 Boxed Ad - With photo/ 3 Neighbouring papers/ 2 weeks

BC Classifieds.com ...in your community, online and in print **eEDITIONS** Black Press Media

LEGALS

CRIMINAL RECORD? Why suffer Employment/ Licensing loss? Travel/ Business opportunities? Be embarrassed? Think: Criminal Pardon, US Entry Waiver, Record Purge, File Destruction, Free Consultation 1-800-347-2540 accesslegalmjf.com

PERSONALS

ALCOHOLICS ANONYMOUS Call Day or Night Anytime 250-338-8042

Your Community, Your Classifieds 1-866-865-4460 **BC Classifieds.com**

LOST AND FOUND

FOUND: Child's quilted jacket. Found in Balmoral Ave park (had been there for about two weeks) Call 250-890-3314 to identify.

LEGALS LEGALS LEGALS

LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS

Freedom mobile

Notice of Proposed Freedom Mobile Telecommunications Facility

Description: As part of the public consultation process required by the Innovation, Science and Economic Development Canada (ISED), Freedom Mobile is inviting the public to comment on a new wireless facility in the Comox Valley Regional District (CVRD), BC. Freedom Mobile is proposing to install a 35.0 metre monopole wireless communications structure in order to provide wireless data and voice communication services to the north end of Comox and surrounding rural areas.

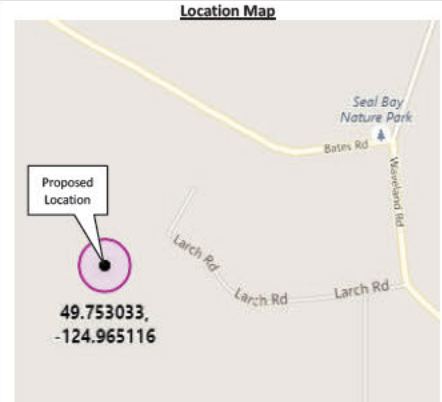
Proposed Tower Location: 1901 Larch Road, Courtenay, BC (Seal Bay RV Park and Campground) (PID: 000-076-155)
Coordinates: Latitude: N 49.753033°, Longitude: W -124.965116°

For More Information:
Tawny Verigin
c/o Cypress Land Services Inc.
Agents to Freedom Mobile
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
telephone: 1-855-301-1520
[e:publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com)

The public is welcome to comment on the proposal by the end of the business day on July 5, 2018 with respect to this matter.

Freedom Mobile Site: BCC0001A

Location Map



Property Tax Notices

City of Courtenay property tax notices were mailed on Tuesday, May 22, 2018. If you do not receive your notice within a reasonable time, please contact City of Courtenay Financial Services at 250-334-4441 or email finance@courtenay.ca

Online options:
Home Owner Grants & Property tax payments
courtenay.ca/tax

Other options:
Home Owner Grants
Fill out the home owner grant application on the back of the property tax notice, then mail, fax, or drop off to City Hall.

Tax Payments

- In person at City Hall or at your financial institution. Credit cards not accepted. If using a debit card, please ensure your daily transaction limit is sufficient.
- By mail Cheques payable to "City of Courtenay". Date of postmark is NOT accepted as date of payment.
- After-hours mail slot: Drop box at City Hall main entrance (cheques only, no cash).

Property tax due date:
July 3, 2018
4:30 pm

Tax payments and Home Owner Grant applications MUST be received by the City of Courtenay by 4:30 pm on Tuesday, July 3, 2018 to avoid a 10% late penalty.


Questions?
finance@courtenay.ca
250-334-4441

CITY OF COURTENAY
Financial Services
follow us   courtenay.ca/tax

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 IN PRINT 1.866.865.4460

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CRIMINAL RECORD? Why suffer Employment/Licensing loss? Travel/Business opportunities? Be embarrassed? Think: Criminal Pardon, US Entry Waiver, Record Purge, File Destruction, Free Consultation 1-800-947-2940 accesslegalmj.com

PERSONALS
ALCOHOLICS ANONYMOUS Call Day or Night Anytime 250-338-8042

NAR-ANON - Are you affected by someone's drugs use? We can help! Wednesday's, 7:30 p.m. Group at 280-4th Street Eureka Support Society Call Jack 250-334-3485 Friday's 7:30 p.m. Group at 3822 Comox Rd. Komok's Health Centre Call Vicki 250-338-2983

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COMMUNITY ANNOUNCEMENTS

INFORMATION

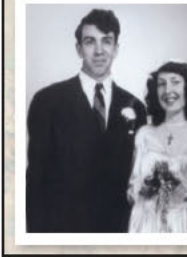
EMPLOYMENT/EDUCATION

BUSINESS OPPORTUNITIES
RESTRICTIONS WALKING OR GETTING DRESSED? Hip or knee Replacement? The Disability Tax Credit \$1,500 Yearly Tax Credit. \$15,000 Lump Sum Refund (on avg). For assistance Call: 1-844-453-5372.

CAREER OPPORTUNITIES
SANDMAN INNS RURAL BC recruiting management couples, both full-time and part-time roles available. Ask us about our great employee perks and accommodation. Apply on <https://sandmanhotels.prevueaps.com>

COMMUNITY ANNOUNCEMENTS

CELEBRATIONS



INFORMATION

EMPLOYMENT/EDUCATION

CAREER OPPORTUNITIES
MEDICAL TRANSCRIPTION! In-demand career! Employers have work-at-home positions available. Get online training you need from an employer-trusted program. Visit: CareerStep.ca/MT or 1-855-768-3362 to start training for your work-at-home career today!

Psychiatric Nursing Diploma Online-based program with clinical placements and practicums in your local community. Earn \$33,40-\$43,84/hr as a Psychiatric Nurse. Recognized by the College of Registered Psychiatric Nurses of BC. stenbergcollege.com Toll Free: 1-877-836-2374

COMMUNITY ANNOUNCEMENTS

CELEBRATIONS

Congratulations on your 70th Anniversary!
 Chuck & Mary Semin
 June 12, 2018
 Love from Pat, Jon, Charlotte & Families

INFORMATION

EMPLOYMENT/EDUCATION

EDUCATION/TRADE SCHOOLS
Psychiatric Nursing Diploma Online-based program with clinical placements and practicums in your local community. Earn \$33,40-\$43,84/hr as a Psychiatric Nurse. Recognized by the College of Registered Psychiatric Nurses of BC. stenbergcollege.com Toll Free: 1-877-836-2374

eEDITIONS
 Read the complete newspaper online!

COMMUNITY ANNOUNCEMENTS

CELEBRATIONS

Congratulations on your 70th Anniversary!
 Chuck & Mary Semin
 June 12, 2018
 Love from Pat, Jon, Charlotte & Families

INFORMATION

EMPLOYMENT/EDUCATION

HELP WANTED
Full/Part Time Farm/Shop Hand We have accommodation available for individual (or couple) who would help us on our farm & welding shop in the Vernon area. Position is 20 - 40 hrs/week depending upon Season. Farm experience and ability to operate tractor / equipment required. Shop experience and ability to weld would be an asset. Direct inquiries & interest email Resume: jritknight@telus.net

HOME STAY FAMILIES
 Western Canada Homestay Ltd. **HOMESTAY FAMILIES NEEDED** for Japanese boys for July 25th - August 11th Stipend paid. Louise 250-334-1501

COMMUNITY ANNOUNCEMENTS

CELEBRATIONS

New JOBS posted daily
 LocalWork.ca YOUR BEST SOURCE FOR LOCAL JOBS

INFORMATION

PERSONAL SERVICES

FINANCIAL SERVICES
GET BACK ON TRACK! Bad credit? Bills? Unemployed? Need Money? We Lend! If you own your own home - you qualify. Pioneer Acceptance Corp. Member BBB. 1-877-987-1420 www.pioneerwest.com

HOME/BUSINESS SERVICES
CARPENTRY
 250-650-1333 SKILLED carpenter. Licensed & certified. Free estimates. Call Doug www.suncrestholdings.ca

EMPLOYMENT/EDUCATION

CAREER OPPORTUNITIES

NAPA AUTO PARTS
Parts Counter Person Campbell River, BC
 CRES LTD/NAPA AUTO PARTS is looking for a talented sales professional to take on an exciting and challenging role of Automotive Parts Counter Person at our NAPA Auto Parts associate store in Campbell River, BC.
 Reply by email only to: cres1986@telus.net

INFORMATION

HOME/BUSINESS SERVICES

GARDENING
Summer Services Same Day Service, Fully Insured **FREE ESTIMATES**
 • Lawn Maintenance • Fertilizing
 • Yard Clean-ups • Aeration
 • Pruning/Hedges • Power Raking
 • Rubbish Removal • Gardening
 • Yearly Maintenance Programs •
 Jim's Mowing
310-JIMS (5467)
 BOOK A JOB AT www.jimsmowing.ca

LocalWork.ca
 YOUR BEST SOURCE FOR LOCAL JOBS

EMPLOYMENT/EDUCATION

EMPLOYMENT/EDUCATION

Instructor, Heavy Duty Mechanical
 Campbell River Campus
 Please go to <http://careers.nic.bc.ca> for further criteria, required qualifications and information on how to apply to posting #101850.
 NORTH ISLAND COLLEGE

HELP WANTED

Freedom mobile

Notice of Proposed Freedom Mobile Telecommunications Facility & Public Meeting

Description: As part of the public consultation process required by the Innovation, Science and Economic Development Canada (ISED), Freedom Mobile is inviting the public to comment on a new wireless facility in the Comox Valley Regional District (CVRD), BC. Freedom Mobile is proposing to install a 35.0 metre monopole wireless communications structure in order to provide wireless data and voice communication services to the north end of Comox and surrounding rural areas.

Proposed Tower Location: 1901 Larch Road, Courtenay, BC (Seal Bay RV Park and Campground) (PID: 000-076-155)

Coordinates: Latitude: N 49.753033°, Longitude: W -124.965116°

Freedom Mobile is inviting the public to a Public Meeting:
Date: Wednesday, June 27, 2018
From: 5:30 pm to 7:00 pm
Meeting Location: Common Room at the Seal Bay RV Park and Campground, 1901 Larch Rd, Courtenay, BC V9J 1X7

For More Information:
 Tawny Verigin
 c/o Cypress Land Services Inc.
 Agents to Freedom Mobile
 Suite 1051, 409 Granville Street
 Vancouver, BC V6C 1T2
 telephone: 1-855-301-1520
 e:publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on July 5, 2018 with respect to this matter.

Freedom Mobile Site: BCC0001A

Location Map

49.753033, -124.965116

Instructor, Heavy Duty Mechanical
 Campbell River Campus
 Please go to <http://careers.nic.bc.ca> for further criteria, required qualifications and information on how to apply to posting #101850.
 NORTH ISLAND COLLEGE

RELIABLE

Detailer & Shop Help

Detailer & Shop Help required for busy collision repair shop. Full-time, exp. not required - this is an entry level position, must have a valid driver's licence. Please note, only applicants selected for an interview will be contacted. Please submit by Friday, June 22, 2018

Please send cover letter and resume to:
CSN ~ Reliable Auto Body
 787 Cumberland Road
 Courtenay, BC V9N 2E1
 Fax: 250-334-3668
reliableautobody1@telus.net

Appendix 4: Meeting Sign In

Appendix 5: Comments & Responses Tracker

Comments & Responses Tracker								
BCC0001A								
Name of Resident	Address	Email	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / Non-support / Neutral	Response to Comment or Question	Date Response Sent
Danielle Fortosky		Personal Information Removed	01-Jun	email	<p>1. Do you feel this is an appropriate location for the proposed facility? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>3. Additional Comments: Need a strategy for these mobile towers - Establish policy on aesthetics and develop a plan to cluster these towers together within a framework of criteria that considers the effects in the community.</p>	non-support	<p>Hi Danielle,</p> <p>Thank you for providing your comments regarding the proposed Freedom Mobile wireless communications facility at 1901 Larch Road in Courtenay.</p> <p>As the Comox Valley Regional District (CVRD), does not have a telecommunications policy, we are required to follow the federal policy CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems client procedures circular, as mandated by ISED. If the CVRD had an adopted telecommunications policy, we would follow any criterial noted regarding proposed location and design.</p> <p>We feel the location of the proposed tower is appropriate as it is well set back at the northwest corner of the property against a mature treed backdrop which will screen a portion of the tower. The monopole and antennas can be painted green to further camouflage the tower in with the trees.</p> <p>We appreciate your comments and will share them with the CVRD to consider. Should you have any further questions or concerns, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc.</p>	04-Jun
Peter and Paris Smith	Personal Information Removed Courtenay, BC	Personal Information Removed	18-Jun	email	<p>Dear Agents to Freedom Mobile,</p> <p>We would like to express our support for your proposed cell tower on Larch Rd, Courtenay, BC. We are residents in this neighbourhood. We have very poor reception from other wireless communication providers. We rely on cell phone communication for our personal lives the business. My wife uses her cell phone as in integral part of her small business. Without cell service it is hampering economic development in our area, on our part and our neighbours. We also have trades people come to the house and be unable to contact people they need to interact with to perform their jobs.</p> <p>Regards, Peter and Paris Smith^P Personal Information Removed Courtenay, BC</p>	support	<p>Good morning Peter and Paris,</p> <p>Thank you for providing your comment regarding the proposed Freedom Mobile wireless communications facility in Courtenay, BC. We appreciate your support for the project and will share your comments with the CVRD for consideration.</p> <p>Should you have any further questions or comments, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for Freedom Mobile</p>	18-Jun
Dawn Ringrose	Personal Information Removed Courtenay, BC V9J 1Y1	Personal Information Removed	18-Jun	email	<p>Dear Agents for Freedom Mobile,</p> <p>I would like to express my support for the proposed cell tower on Larch Rd, Courtenay, BC. As a resident in the neighbourhood, I have tried several providers (e.g. Virgin, Bell, Rogers) and experienced very poor reception.</p> <p>There are two people in our household that rely on cell phone communication for their personal and (entrepreneurial) business life.</p> <p>Regards, Dawn Ringrose Personal Information Removed Courtenay, BC</p>	support	<p>Good afternoon Dawn,</p> <p>Thank you for providing your comment regarding the proposed Freedom Mobile wireless communications facility in Courtenay, BC. We appreciate your support for the project and will share your comments with the CVRD for consideration.</p> <p>Should you have any further questions or comments, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for Freedom Mobile</p>	18-Jun
Duane & Pat McLeod	Personal Information Removed	Personal Information Removed	18-Jun	email	<p>W We would like to express our support for your proposed cell tower on Larch Rd, Courtenay, BC. We are residents in this neighbourhood. We rely on cell phone communication and are excited that you are considering this tower as our current service is extremely poor which is a huge source of frustration at the very least in this day and age.</p> <p>Our address Personal Information Removed</p> <p>Thank you,</p> <p>Duane & Pat McLeod</p> <p>Sent from Mail for Windows 10</p>	support	<p>Good afternoon Duane & Pat McLeod,</p> <p>Thank you for providing your comments regarding the proposed Freedom Mobile wireless communications facility in Courtenay, BC. We appreciate your support for the project and will share your comments with the CVRD for consideration.</p> <p>Should you have any further questions or comments, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for Freedom Mobile</p>	19-Jun

Comments & Responses Tracker								
BCC0001A								
Name of Resident	Address	Email	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / Non-support / Neutral	Response to Comment or Question	Date Response Sent
Monty Horton	Courtenay, BC	lands.manager@komoks.ca	03-Ju	email	In response to your referral dated May 30, 2018, K'omoks First Nation has no comments or concerns regarding the proposed works. Monty Horton Lands Manager K'omoks First Nation Courtenay, BC Cell: 250-937-9195 Work: 250-339-4545	support	Good afternoon Monty, Thank you for providing your comments regarding the proposed Freedom Mobile wireless communications facility in Courtenay, BC. We appreciate your support for the project and will share your comments with the CVRD for consideration. Should you have any further questions or comments, please do not hesitate to contact us. Sincerely, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc.	04-Jul
John Christensen		Personal Information Removed	20-Ju	email	Hello Eric my name is John Christensen I live in Courtney BC this is concerning your cell tower you're planning on putting at Seal Bay RV Park I'm not opposed to the tower I'm opposed to the distance from residential houses. In your newspaper article you assured the public that it would be at least 300 m from the neighbouring home yet you plan to put one within 245 m from my home and my neighbours home I am wondering if you can it move it back so you meet the requirement of 300 m that you assured the public in your newspaper article. Please get back to me thanks for your time jon	non-support	Greetings John, Thank you for reaching out to me so that we can confirm the precise location of our proposed tower and its setback. Erica Erica Rigik Manager, Real Estate and Municipal Affairs Western Region Freedom Mobile Inc. #209 - 221 West Esplanade North Vancouver, BC V7M 3J3 Email: ERigik@FreedomMobile.ca	24-Jul
			24-Ju	email	Hi Erica My name is John christensen I sent you an email last week concerning the tower at seal bay RV park. I was wrong with my measurements the tower you're putting in is only 140 m from my house and as I understand your metre could be upwards of 40 m high. I believe you're supposed to be a certain height over the tree canopy? And since the tree canopy is about 50 m tall where you're planning to put the tower that means my house will be in side the three times the height rule requirement you have . According to my lawyer you guys need too of contacted us before going ahead and as far is to get a letter of permission or consent from us according to industry Canada rules and byelaws concerning towers proximity to residential homes. If you'd rather phone me my number is 250-218-1283 if you'd like to talk about this matter ,I would really appreciate to hear back from you thank you		John, I am a consultant for Erica and Freedom Mobile and we completed the public consultation including the notices and open house. I have attached a copy of the notification that was sent out, we also placed two newspaper advertisements and held the open house at the RV Park. When proposing wireless facilities we follow ISED (federal government) policy. As such, we are required to notify (in writing) anyone within three (3) times the height of the proposed structure. In this instance its anyone within 105 m (pole height is 35m). So the only property we notified in writing was the District as they own the Park land. You refer to a 300m comment made at a presentation to the CVRD Board at a presentation we completed. At that time I was looking at a GIS map that did not show any homes within that range. I think you're and possibly a few others have been constructed since the mapping was updated. That said, there is no requirement to have installations 300m o more from homes, in fact most installations are located either on top of homes (apartment and condos buildings) or in much closer proximity to homes in order for mobile phones to work effectively. Health Canada regulates public safety and proximity of cell sites to the public through a standard called Safety Code 6 (SC6). All of Freedom's cell site strictly adhere to this standard. The proposed cell site at the RV Park will be thousands of times below the allowable SC6 limits. In other words any energy output from the antennas at the top of the pole is extremely low. The pole itself is proposed to be tucked away in the trees so it will not be visible from surrounding homes. We are also proposing to paint it green to further blend in with the trees. There will be no light on the top of it. If you want to discuss things further feel free to give me a call or let me know if you want me to call you. Regards, Chad 604-910-7310	25-Jul
			24-Ju	email	Thanks for getting back to me ! I sent you another email because I measured out the distance , please send me any information you guys can on the tower since I was not there for the question and answers meeting you had at the RV park last month. I'm trying to get as much information online about your polls and your procedures through industry Canada but I'm sure you can let me know a lot more than I have found out thank you again for getting back to me Sent from my iPad			

Comments & Responses Tracker								
BCC0001A								
Name of Resident	Address	Email	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / Non-support / Neutral	Response to Comment or Question	Date Response Sent
Carla Barriga and Alan Macdonald	Personal Information Removed Courtenay, V9J 1X7	Personal Information Removed	25-Ju	email	<p>> Hi Erica ,</p> <p>></p> <p>> We reside at Personal Information Removed Courtenay, BC Personal Information Removed</p> <p>></p> <p>> We understand that Freedom Mobile is preparing to install a new cell tower at 1901 Larch Road , on the RV site.This has only come to our attention this past weekend.</p> <p>></p> <p>> We have concerns about the proximity of this new tower to the homes on Larch Road and Lois Jane .</p> <p>> My husband and I have measured a distance of approximately 200m to our</p> <p>> property line And about 240 m to the middle of our driveway ,just outside our front door .</p> <p>></p> <p>> The article in the Echo newspaper reported Freedom Mobile would keep a 300 m distance from the tower to the nearest home.This requires clarification as we consider our property line part of our home.</p> <p>> It is clear we fall within that distance .</p> <p>></p> <p>> We would like Freedom Mobile to change the location of this cell tower to meet its stipulated distance of 300 m.</p> <p>></p> <p>> Your reply and contact information would be appreciated to help</p> <p>> resolve this matter ,</p> <p>></p> <p>> Thank you ,</p> <p>></p> <p>> Carla Barriga and Alan Macdonald Personal Information Removed</p> <p>> Courtenay, V9j1x7</p> <p>> 250-941-1179 home</p>	non-support	<p>Greetings Carla,</p> <p>Thank you for your inquiry. I have copied our consultant, Chad Marlatt from Cypress Land Services who completed the public consultation including the notices and open house, and also who was with me in the presentation to the CVRD.</p> <p>Please find attached a copy of the notification that was sent out. We also placed two newspaper advertisements and held the open house at the RV Park.</p> <p>When proposing wireless facilities we follow ISED (federal government) policy. As such, we are required to notify (in writing) anyone within three (3) times the height of the proposed structure. In this instance notification was for anyone within 105 m (pole height is 35m). So the only property we notified in writing was the District as they own the Park land. You refer to a 300m comment made at a presentation to the CVRD Board at a presentation we completed. At that time Chad and his team was looking at a GIS map that did not show any homes within that range. We now think that homes have been constructed closer to our proposal after the mapping was updated. That said, there is no requirement to have installations 300m or more from homes. In fact, most wireless installations are located either on top of homes (apartment and condos buildings) or in much closer proximity to homes in order for mobile phones to work effectively. Health Canada regulates public safety and proximity of cell sites to the public through a standard called Safety Code 6 (SC6). All of Freedom Mobile's cell sites strictly adhere to this standard. The proposed cell site at the RV Park will be thousands of times below the allowable SC6 limits. In other words, any energy output from the antennas at the top of the pole is extremely low. The tower itself is proposed to be tucked away in the trees so it will not be visible from surrounding homes, and we are proposing to paint it green to further blend in with the trees. There will be no light on the top of it.</p> <p>If you want to discuss things further feel free to give Chad or me a call .</p> <p>•Chad Marlatt with Cypress Land Services •604-910-7310</p> <p>Best regards, Erica</p> <p>Erica Rieik Manager Real Estate and Municipal Affairs Western Region</p>	26-Jul

4	Support
3	Non-support
0	Neutral
7	Total

Appendix 6: Sample Resolution

Resolution

WHEREAS Freedom Mobile proposes to erect a wireless communications facility at the location of 1901 Larch Road, Courtney, BC.

AND WHEREAS proponents of telecommunication towers are regulated by Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada on behalf of the Government of Canada and as part of their approval, ISED requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS Freedom Mobile has consulted with the Comox Valley Regional District following the CPC-2-0-03 and the Comox Valley Regional District planning staff have no objection to the proposed telecommunications tower;

AND WHEREAS Freedom Mobile has consulted with the public by notifying properties within three times the tower height, placing newspaper notices in the local paper, held a public meeting and has provided a 30-day period for written public comment;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise Freedom Mobile that:
 - a) Freedom Mobile has satisfactorily completed its consultation with the Comox Valley Regional District;
 - b) The Comox Valley Regional District is satisfied with Freedom Mobile's public consultation process and does not require any further consultation with the public; and
 - c) The Comox Valley Regional District concurs with Freedom Mobile's proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to the Comox Valley Regional District.