



Dear Resident/Landowner

November 14<sup>th</sup>, 2022

**Re: Proposed 63.0-meter Rogers Communications Radiocommunications Tower**  
**Coordinates: 49.535055, -124.672134**  
**Rogers File: W6420 - Hornby Island**

Wireless technology offers many benefits to Canadians. Millions of individuals rely on wireless communications to enhance their personal security and safety, enjoy more frequent contact with family, friends and business associates, and to make more productive use of their personal and professional time. Additionally, cellular coverage improves public safety, with more than 80 percent of all calls to 9-11 now placed through wireless devices.

## ROGERS PROPOSAL

In order to provide dependable wireless service for residents and businesses on Hornby Island Rogers Communications is proposing to build a 63.0-meter tall self-support tower on Provincial Crown land on the west side of Central Road on a property that is zoned PU-Public Use. Adjacent land uses include the Hornby Island Fire Rescue property, the CHFR Hornby Community Radio Society property including an existing radiocommunication facility, the Hornby Island Recycling Depot, the Hornby Island Road Maintenance Yard, Joe King Ball Park and other mixed commercial and public service uses. If the subject tower is constructed, Rogers is willing to explore hosting emergency communications equipment from the volunteer fire department in support of public safety thereby enabling co-location and potentially mitigating the future need for another purpose built tower structure in the area. All of the equipment necessary to operate this facility will be housed within a fenced area located at the base of the tower. This location was selected as a result of the compatible land uses in the vicinity as well as the fact that the subject property is centrally located within the area needing Rogers' service improvements.

## PUBLIC CONSULTATION

### Authority

Although Innovation, Science and Economic Development Canada (ISED) has exclusive jurisdiction over the placement of wireless telecommunications facilities, it requires the carriers to consult with the local land use authority and the general public regarding new installations. The public consultation process is intended to provide an opportunity to have property owner questions addressed while respecting federal jurisdiction over the installation and operations of telecommunications systems.

### ISED's Default Public Consultation

ISED has jurisdiction over telecommunications facilities and has set out public and land use authority consultation requirements in the ISED circular, CPC-2-0-03 (CPC) for telecommunication carriers. The CPC requires Rogers to consult with the local land use authority and the general public. Rogers is also required to provide notification packages to property owners within a radius of three times the proposed tower height, measured from the tower base or the outside perimeter of the supporting structure. The required notification radius in this instance is 189.0 meters. Your property falls within this notification radius, and accordingly, Rogers is consulting with you on this tower. This process will provide you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. This notification will also be submitted to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRO), the Islands Trust and ISED as part of our application for land use concurrence.

The public will also be invited to comment on the proposed site in response to a public notice that will be placed in two consecutive issues of *The Islands Grapevine* on November 24<sup>th</sup> and December 1<sup>st</sup>, 2022 as well as two consecutive issues of the *Comox Valley Record* on November 23<sup>rd</sup> and November 30<sup>th</sup>, 2022. The public will then have 30 days to submit comments and questions to myself on behalf of Rogers.

I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to ISED.

### Public Information Meeting

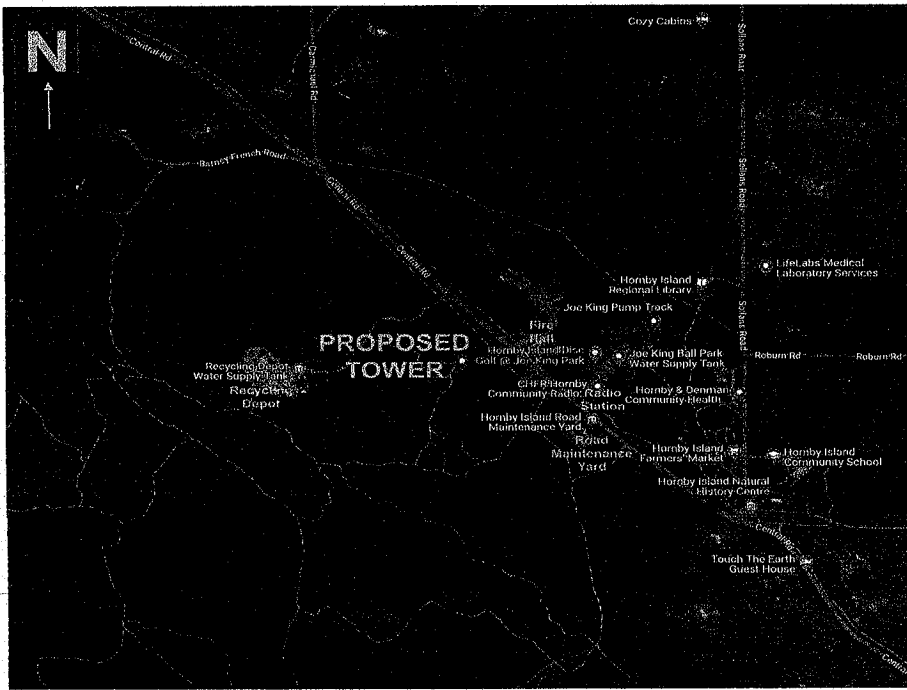
Rogers will host a digital public meeting via the Microsoft Teams application on **December 8<sup>th</sup>, 2022 from 5:00-6:00 pm**. Please note that during the public meeting there will be two (2) presentations, including a presentation at 5:00 pm and another presentation at 5:30 pm. Each presentation will be followed by a question and answer period. **For details regarding how to join the Microsoft Team meeting, please contact the Rogers contact listed below by no later than December 7<sup>th</sup>, 2022.**

## Site Details

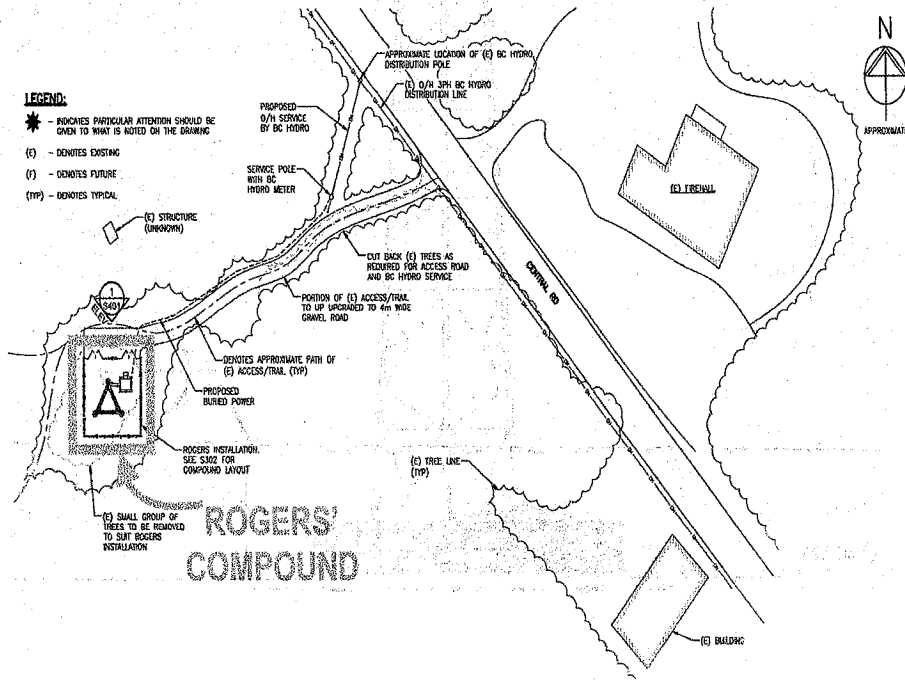
- Purpose** - The purpose of the proposed tower is to expand Rogers' wireless coverage on Hornby Island. Currently, there are no suitable existing antenna support structures or other feasible structures that can be utilized and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed for those in the vicinity of the facility.
- Location and Land Use** - The proposed facility is to be located on Provincial Crown land on the west side of Central Road on a property that is zoned PU-Public Use. Adjacent land uses include the Hornby Island Fire Rescue property, the CHFR Hornby Community Radio Society property including an existing radiocommunication facility, the Hornby Island Recycling Depot, the Hornby Island Road Maintenance Yard, Joe King Ball Park and other mixed commercial and public service uses. If the subject tower is constructed, Rogers is willing to explore hosting emergency communications equipment from the volunteer fire department in support of public safety thereby enabling co-location and potentially mitigating the future need for another purpose-built tower structure in the area. The approximate coordinates of the proposed tower are 49.535055, -124.672134.
- Safety Code 6** - ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. Rogers confirms that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6 including combined effects with the local radio environment*, as may be amended from time to time.
- Site Access** - The site will be accessed via Central Road and via a small access driveway into the subject property. Construction will take approximately 60 days. Once complete the site will only be accessed for infrequent maintenance. Rogers' compound will be fully fenced and locked so as to limit public access.
- Environment** - Rogers confirms that the installation is excluded from environmental assessment under the *Impact Assessment Act*.
- Design** - This proposal is for a 60.0-meter tall self-support tower as well as a 3.0-meter tall lightning rod (63.0 meters of total height including the lightning rod). The tower will house numerous panel antennas and dishes in support of a variety of communication technologies. A preliminary design of the tower profile and compound plan is included in this notification package for your reference.
- Transport Canada** - The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.
- Structural Considerations** - Rogers confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.
- Land Use Authority** - Rogers will work closely with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRO) and the Islands Trust to apply for land use concurrence and any applicable permits. The Islands Trust does not have an applicable Antenna Siting Protocol for Hornby Island and as such we are applying ISED's Default Public Consultation process in addition to the *Crown Land Use Operational Policy - Communication Sites*.
- Co-location** - Rogers will consider all applications for tower sharing and co-location in accordance with ISED protocols.
- General Information** - General information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website: [http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h\\_sf01702e.html](http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html).
- Contacts:**

<b>Rogers Communications Inc.</b> C/O Brian Gregg, SitePath Consulting Ltd. Land Use Consultant PO Box 20138, Vancouver RPO Fairview, BC V5Z 0C1 Phone: 778-870-1388 Email: <a href="mailto:briangregg@sitepathconsulting.com">briangregg@sitepathconsulting.com</a>	<b>Innovation, Science and Economic Development Canada (ISED) - Vancouver Island District Office</b> 1230 Government Street, Room 430, Victoria BC V8W 3M4 Phone: 250-363-3803 Email: <a href="mailto:ic.spectrumvictoria-victoriaspectre.ic@canada.ca">ic.spectrumvictoria-victoriaspectre.ic@canada.ca</a>	<b>Islands Trust</b> C/O Sonja Zupanec Acting Regional Planning Manager (Northern Region) 700 North Road Gabriola Island, B.C. V0R 1X3 Phone: 250-247-2211 Email: <a href="mailto:szupanec@islandstrust.bc.ca">szupanec@islandstrust.bc.ca</a>
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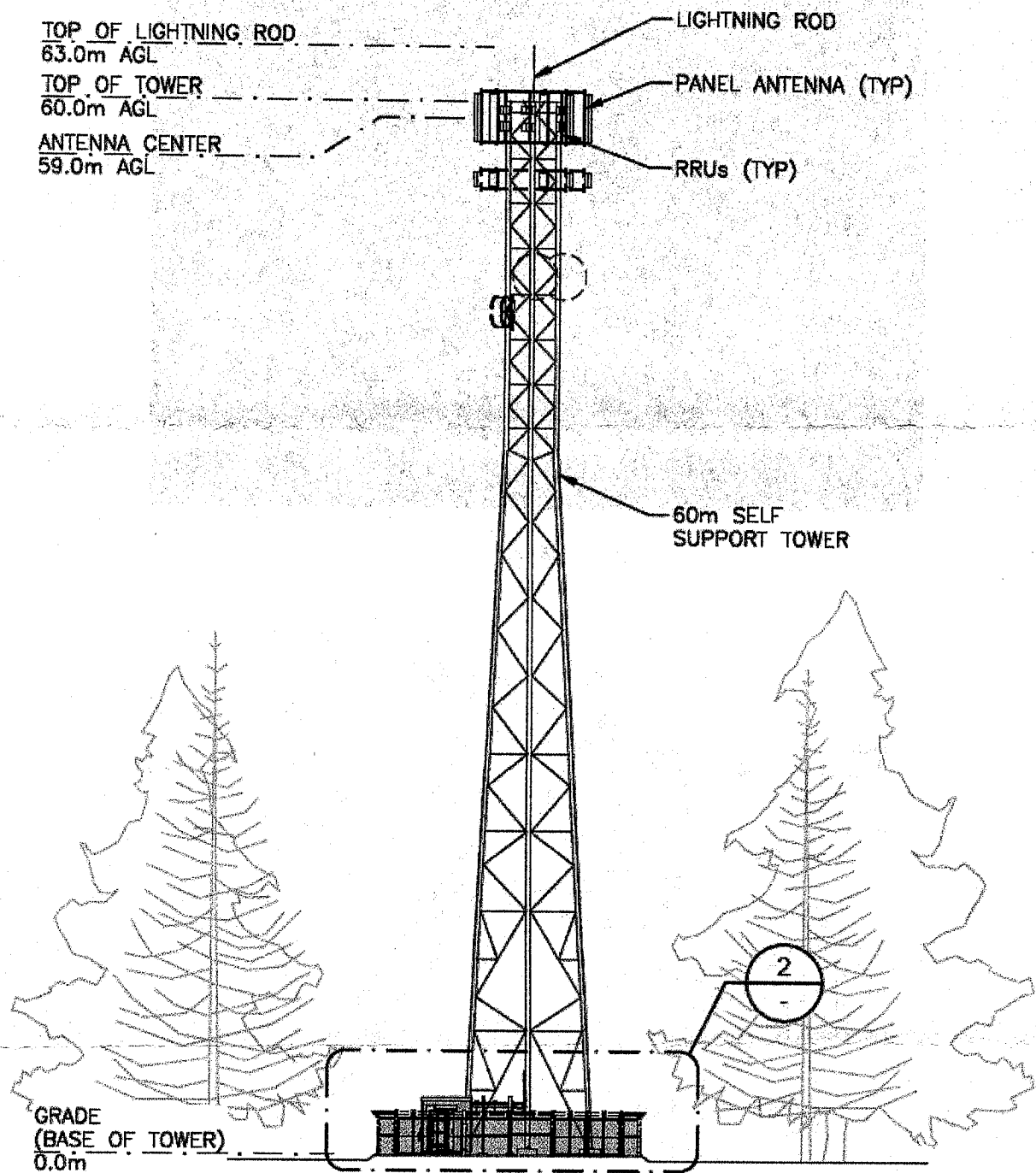
Should you have any specific questions regarding this specific proposal, please feel welcome to inquire with the contact listed herein, or return the enclosed comment sheet to Rogers Communications by **January 13<sup>th</sup>, 2023**.



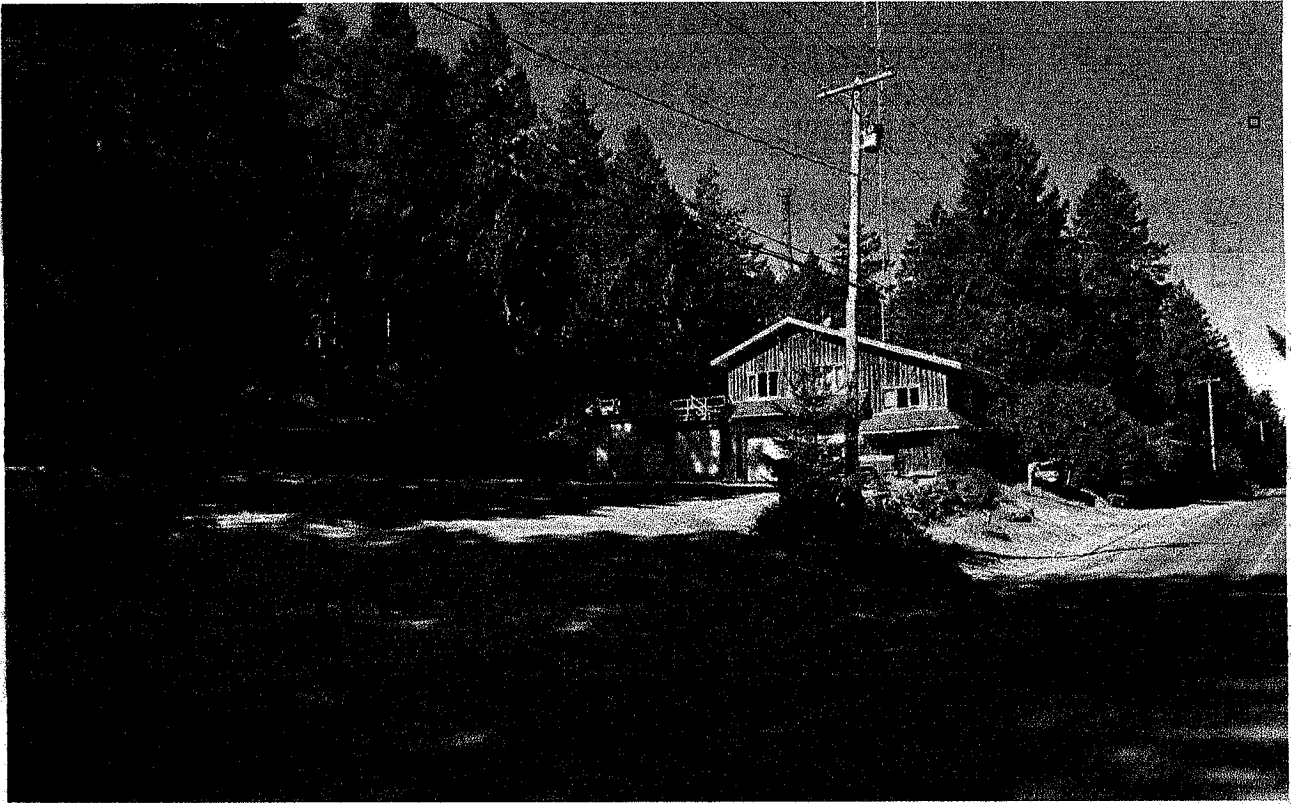
**Map**



**Site Plan (for discussion purposes only)**



**Tower Profile (for discussion purposes only)**



**Photo Simulation – View Looking West from Central Road  
(for discussion purposes only)**

**COMMENT SHEET**  
**PROPOSED TELECOMMUNICATIONS TOWER**  
**COORDINATES: 49.535055, -124.672134**  
**ROGERS FILE: W6420 – HORNBY ISLAND**

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1. Are you a cellular phone or wireless device user?

- Yes  
 No

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

- Yes  
 No

Comments

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

- Yes  
 No

Comments

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Additional Comments

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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.

Name \_\_\_\_\_

(Please print clearly)

Mailing Address \_\_\_\_\_

\_\_\_\_\_

Email Address \_\_\_\_\_

**Please email to [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)**  
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**  
**ATTENTION: Brian Gregg**  
**by January 13<sup>th</sup>, 2023.**

*Thank you for your input.*