



March 18th, 2021

Public Consultation Summary & Land Use Concurrence Request

SitePath Consulting Ltd. ("SitePath") is representing Rogers Communications Inc. ("Rogers") in seeking land use concurrence from the Cowichan Valley Regional District (CVRD) in response to a proposed telecommunications installation.

Rogers Site: W3519 - Cobble Hill
 Prepared By: SitePath Consulting Ltd., representing Rogers
 Brian Gregg, Real Estate & Government Affairs Consultant
 Address: 1345 Fisher Road, Cobble Hill, BC V0R 1L2
 Coordinates: 48.6936500, - 123.5949972
 Land Use Authority: CVRD
 Zoning: I-1E Fisher Road Industrial 1E Zone

Objective

- The purpose of the proposed tower is to expand Rogers' wireless coverage in Cobble Hill.
- Rogers continues to receive community requests for enhanced voice and data services.
- The COVID-19 pandemic is resulting in increased levels of remote working, escalating demand on Rogers' existing network infrastructure.
- There is a need to implement supporting infrastructure, including the proposed tower, in order to meet the increasing demands.
- Ensuring continuity of existing wireless service is critical since the majority of calls to emergency service responders are placed via wireless devices such as cell phones.

Context

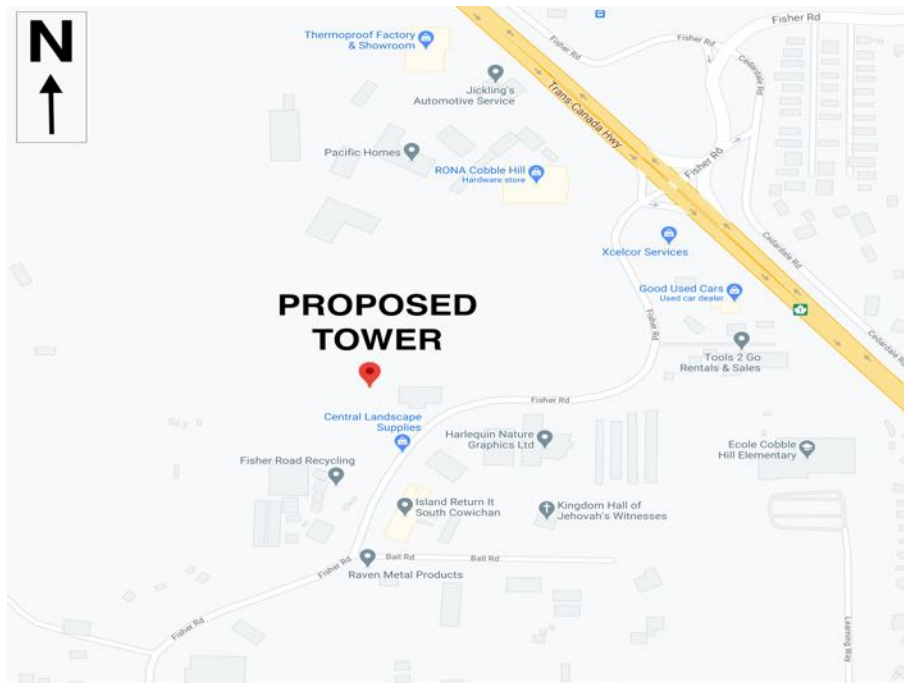
- In 2014/15 Rogers secured a right of way agreement with the property owner at 1345 Fisher Road to enable the installation of a new communication site.
- The subject property was selected due to its industrial zoning and land use.
- In 2015, Rogers consulted the Cobble Hill community and the CVRD regarding the proposed tower location, however the CVRD Board ultimately decided to not grant land use concurrence to Rogers.
- At the time, there was a perception that Rogers could explore co-locating on the existing TELUS' tower at the Rona property instead of constructing a new purpose built tower, however the TELUS tower is not tall enough to accommodate another carrier above the tree line. Co-location is therefore not an option.
- The demand on Rogers' network has continued to increase exponentially. We still believe that the subject proposal is the most community appropriate solution.
- The CVRD recently adopted its 2020-2022 Strategic Plan and it contains the following policy directive:

Develop a regional connectivity strategy and pursue provincial and federal funding to support the delivery of broadband service to all communities in the CVRD.

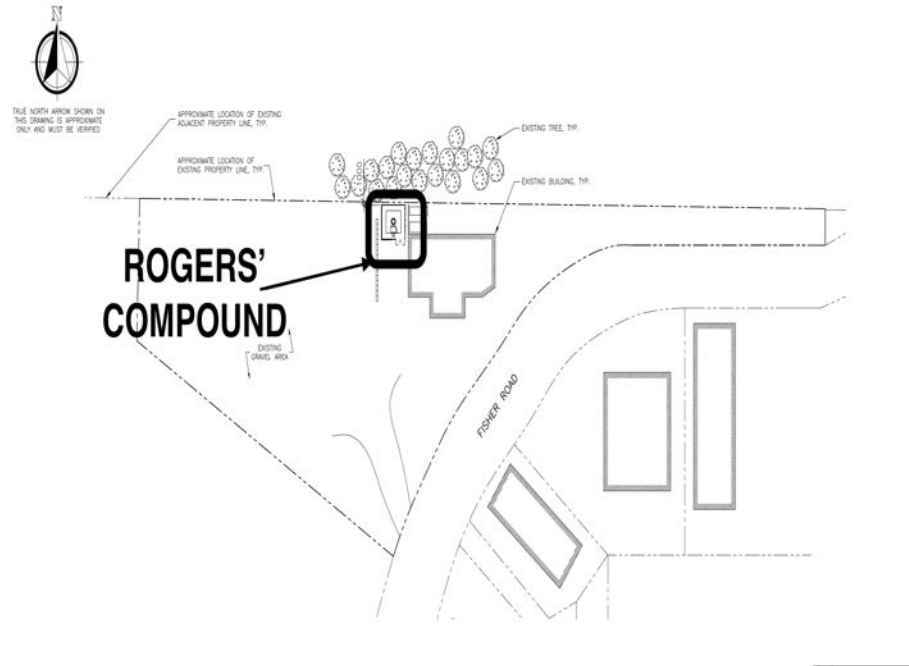
- Rogers therefore requested and secured support from the CVRD Board to re-consult the Cobble Hill community regarding a proposed communication site at 1345 Fisher Road at the Electoral Area Services Committee meeting on January 20th, 2021.

Description of Proposed Site

- Rogers is proposing the construction of a 50-meter tall monopole tower at 1345 Fisher Road, Cobble Hill. The approximate coordinates of the tower are as follows: 48.6936500, - 123.5949972.
- If constructed, all of the equipment necessary to operate this facility will reside within a fenced compound located at the base of the tower.
- The subject property was selected for the following reasons:
 - **Zoning:** The I-1E Fisher Road Industrial zoning of the subject property is appropriate for the proposed use. The adjacent land uses appear to be compatible including industrial and warehousing uses.
 - **Siting:** The subject property offers good sight lines and will enable Rogers to tie the site into its existing network. Mature trees in the area will largely block views of the bottom half of the tower from numerous vantage points.
 - **Past Precedents:** TELUS has a similar existing facility nearby at the Rona property, however there are still coverage gaps due to the existing tower not being tall enough to clear trees and topography.
 - **Co-location Opportunities:** There is a need for a solution that will accommodate both Rogers and possibly another carrier in the future via co-location. An incrementally taller structure is needed and this location will enable this structure to be implemented in an aesthetically responsible manner.



Map



Site Plan (for discussion purposes only)

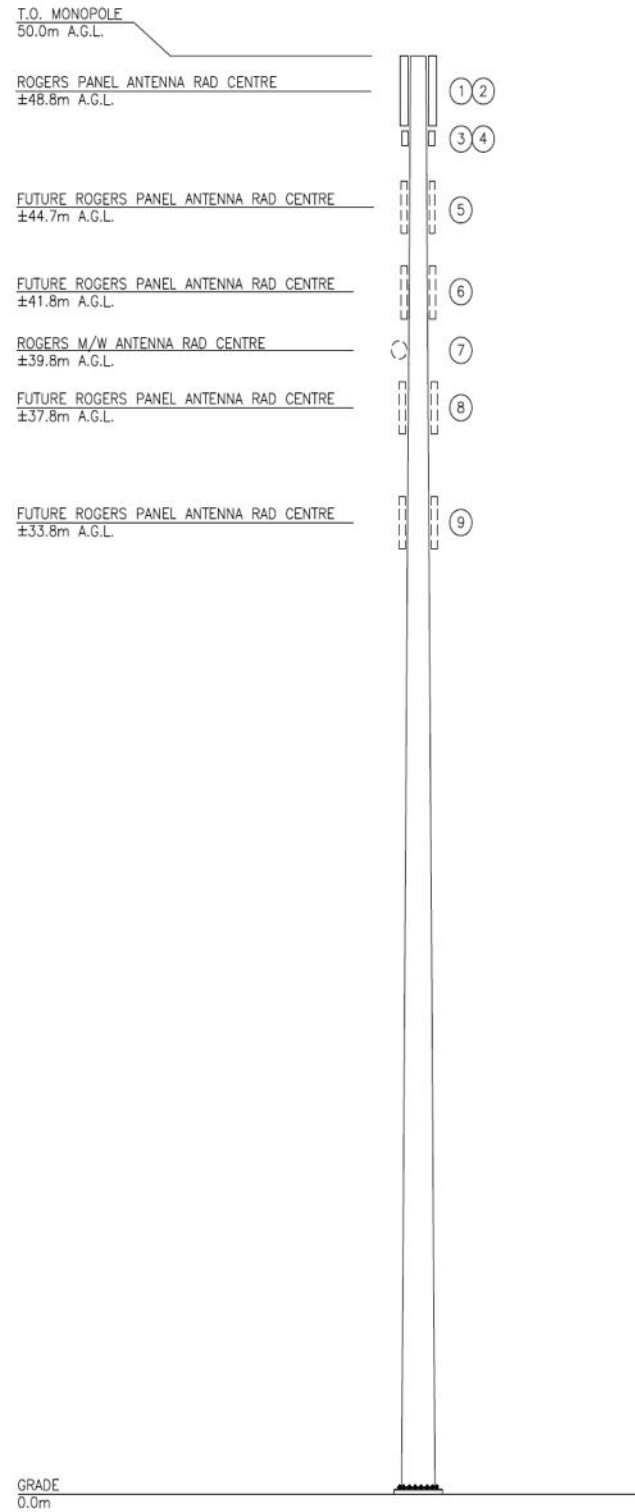
Existing Structures

- Rogers has reviewed all existing structures within the search area, including the existing TELUS tower at the Rona property, and has confirmed that there are no existing antenna-support structures of a suitable height or location that would provide dependable network improvements in the community.
- The existing TELUS tower does not have space above the tree heights in the area for Rogers' antennas and would not enable dependable services to be delivered via co-location.

Visibility

- The proposed tower location will be partially visible within the community, largely to immediately adjacent neighbors if they are looking towards the installation.
- Rogers is proposing an aesthetically integrated monopole design to minimize view impacts. The proposed structure is the slimmest available tower design solution.
- Rogers has reduced the height of the tower to the minimum height required to see above natural obstacles including trees.

Elevation Plan - Tower Profile (for discussion purposes only)



Consultation Process & Summary

Innovation, Science and Economic Development (ISED) Canada Default Consultation Process

As the CVRD does not have an established and documented public consultation process applicable to tower siting, Rogers was required to follow the ISED Public Consultation Process as follows:

- ***Notify any property owners within three times the proposed tower height.*** During this process, Rogers only received inquiries from four (4) community members. Of the four (4) commenters, three (3) stated concerns and one (1) stated support for the proposal. Stated concerns included health and safety, proximity to residential areas and a school, siting of the tower, and whether another tower is necessary in Cobble Hill. Copies of all correspondence received is included in the **Appendix A** of this document.
- ***Request land use concurrence from the relevant land use authority:*** Now that the public comment period has come to a close, Rogers is seeking land use concurrence from CVRD Board. Rogers will also obtain any required permits.

Land Use Concurrence Request

Although Rogers is exclusively regulated by the Federal Government, ISED requires Rogers to consult with the relevant land use authority as a commenting body in the siting of antenna support structures. As a form of comment, Rogers is requesting land use concurrence from the CVRD in the form of a resolution or a letter that addresses the following items:

- *The CVRD is satisfied with Rogers' consultation process, as outlined in ISED's Default Public Consultation Process;*
- *That the proposed tower is a permitted use;*
- *The proposed design and location is acceptable;*
- *That the CVRD has been consulted and concurs with the tower location.*



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed telecommunications facility

Brian Gregg <briangregg@sitepathconsulting.com>

Thu, Feb 4, 2021 at 4:06 PM

To: john kamphof <jckamphof@hotmail.com>

Hi John:

Thank you for your input. I will save this in our consultation file.

Kind Regards,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comFax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Feb 4, 2021 at 1:40 PM john kamphof <jckamphof@hotmail.com> wrote:

Hello;

If the proposed facility is going to improve our mobile phone access then we are very much in favour of the project. Currently cell phone access is spotty in Cobble Hill and calls are often dropped. So yes please. The sooner the better.

Thank you

John Kamphof
3622 Holland Ave; Box 126
Cobble Hill BC. V0R1L0



Brian Gregg <briangregg@sitepathconsulting.com>

Rogers Proposed Tower at 1345 Fisher Rd, Cobble Hill (Rogers File: W3519)

Brian Gregg <briangregg@sitepathconsulting.com>
To: mrrobbsmith@startmail.com

Wed, Feb 17, 2021 at 3:49 PM

Hi Robb:

More information is attached re: power. Rogers' nominal AC draw would be 6,700W and peak at 10,300W. Rogers will use Enersys SBS190 batteries as a back up.

Brian Gregg | SitePath Consulting Ltd.
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Feb 17, 2021 at 2:45 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
Thanks you too, Robb.

Regards,

Brian Gregg | SitePath Consulting Ltd.
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Feb 17, 2021 at 2:41 PM <mrrobbsmith@startmail.com> wrote:

Thank You Brian...have a nice day 😎

On Wednesday, February 17, 2021 2:04 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Robb:

Per your request, please find attached a list of equipment and associated data from Rogers' radiofrequency engineering team.

Also, Rogers advised that coverage is to be approximately 5 km radially from the tower.

Thanks,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Wed, Feb 10, 2021 at 12:26 AM <mrrobbsmith@startmail.com> wrote:

OK Brian....I need information on total output power and frequencies this Unit will generate....Type of Antenna and Db Gain rating or all antennas how wide of coverage ,generally degrees or coverage and Est range....Since 5G can range from a few Gigahertz 2.4 to 300 Gigahertz ..I need to know what freqs will this be 'running'...I have a few more,,,,as in how much power will this Unit draw from BC Hyrdo and what are the "back Up' powers source(s)...generators or "power Cells' (Patented by NSP 1966)
Model numbers and Brad names of antenna and Transmitting Units that will be used in this Unit...
Thank You...I expect answers by Feb 17 as I have several meeting scheduled....and several followers with many questions ...

Dr Robb Smith

On Tuesday, February 9, 2021 3:48 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Rob:

Thanks for your time over the phone today. I understand that you have numerous questions regarding the specific type of equipment that Rogers is proposing to deploy in Cobble Hill. As your questions were quite particular and there were several of them, I would encourage you to put your questions in writing. I will then share your questions with Rogers' engineering team to see if we can get you some detailed answers.

Thank you for your time over the phone today. I will await your questions.

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Authorized Service Prodider.jpg



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed Rogers Telecommunications Structure

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Mar 2, 2021 at 10:41 AM

To: Karen <karenh4@shaw.ca>

Good Morning Karen:

Thanks for your feedback. I will save it on file. As you can imagine, the reason that Rogers is proposing this facility is based on demand for better service in Cobble Hill. During the COVID-19 pandemic, more people have been working remotely resulting in escalating demands on our wireless network. Many people do not have reliable connectivity at home and this poses a public safety concern as most calls to 9-11 and other emergency responders are now placed via wireless devices. Rogers does not currently have dependable service in the Cobble Hill area.

The existing towers that you mentioned, to the best of my knowledge, are TELUS facilities including the one nearby at the Rona and in the core of the community. Unfortunately, those existing structures are not tall enough to accommodate another carrier above the tree line and, as a result, if we are going to resolve the ongoing service issues we need a new tower. We have done our best to site the facility in an industrial zoned area and have selected a slim and aesthetically responsible structure (monopole). For context, please find attached our consultation package as it includes our site selection rationale, a tower profile drawing and some photo renderings.

Regarding health and safety, Rogers and all the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. [Fact Sheet - What is Safety Code 6? - Canada.ca](#)[www.canada.ca › news › archive › 2014/11 › fact-sheet...](#)

I will make note of your opposition but would also encourage you to read the attachments as we believe there is sound logic to this specific proposal.

Kind Regards,

Brian Gregg | SitePath Consulting Ltd.

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

On Mon, Mar 1, 2021 at 7:41 PM Karen <karenh4@shaw.ca> wrote:

Dear Mr. Gregg

I am writing to you regarding the Public Notice, dated February 4, 2021, in the Citizen Newspaper about a Proposed Telecommunications Facility at 1345 Fisher Road, Cobble Hill. I am **strongly opposed** to this structure at 1345 Fisher Road or anywhere else in the Cobble Hill Village. We have a Telecommunications Structure in Cobble Hill already. Having 2 within a kilometre is too many. We will not know what, if any health effects these towers have on ourselves or our growing children and may not know for many years. Therefore I believe we should err on the side of caution. The location that is proposed is across the street from one elementary school and within a kilometre of another school. Cobble Hill residents should not be required to provide cell coverage for people driving through our community. As a Cobble Hill resident for 30 years I believe our community has done its part and should not be expected to provide another location for a tower.

In 2015 Rogers presented a similar proposal that was soundly rejected by the community.

Thank you,
Karen Herriott

2 attachments

 **Mail-out Package - 1345 Fisher Road, Cobble Hill * Gordon Truswell - W3519-Cobble Hill - V2.pdf**
1043K

 **Statement from CMHO re Cell Phones-June2011(1).pdf**
1122K



Brian Gregg <briangregg@sitepathconsulting.com>

re: cell tower proposed for 1345 Fisher Rd., Cobble Hill, BC

Brian Gregg <briangregg@sitepathconsulting.com>
To: Monica Collins <monicacollins2005@gmail.com>

Mon, Mar 8, 2021 at 10:28 AM

Hi Monica:

Thanks for your feedback. I will save it on file. As you can imagine, the reason that Rogers is proposing this facility is based on demand for better service in Cobble Hill. During the COVID-19 pandemic, more people have been working remotely resulting in escalating demands on our wireless network. Many people do not have reliable connectivity at home and this poses a public safety concern as most calls to 9-11 and other emergency responders are now placed via wireless devices. Rogers does not currently have dependable service in the Cobble Hill area.

The existing tower that you mentioned at the Rona property is a TELUS-owned tower. Rogers is proposing a very similar structure relative to the TELUS tower with similar technology. Initially, we had explored co-locating on the existing TELUS tower however it is not tall enough to accommodate more antennas above the tree line and as a result Rogers will need its own facility in the area if we are going to meet the demands we are facing on the network. In order to do so, we have made an effort to propose the new infrastructure in an industrial-zoned area. We trust that this is a responsible approach to infrastructure siting. If we are unable to site our infrastructure in an industrial park then we are unclear as to where a better location would be for a utility structure.

Regarding health and safety, Rogers and all the wireless carriers are obligated to comply with Health Canada's safety code known as Safety Code 6 and this code regulates all radiofrequency emitting infrastructure (e.g. baby monitors, wi-fi routers, cell phones, radio towers, cell sites etc). Below is a helpful link that we often share and attached is a useful literature review from the Chief Medical Health Officer at the Vancouver Coastal Health Authority. In sum, the infrastructure will operate safely as long as we adhere to the safety code as is legally required. [Fact Sheet - What is Safety Code 6? - Canada.ca](#) > [news](#) > [archive](#) > [2014/11](#) > [fact-sheet...](#)

Rogers and the wireless carriers have many facilities in close proximity to schools, hospitals (we even have equipment on the rooftop of BC Children's hospital) and in effectively every community where there is cell service.

I will make note of your opposition but would also encourage you to read the attachments as we believe there is sound logic to this specific proposal.

Kind Regards,

Brian Gregg | SitePath Consulting Ltd.
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comOn Sat, Mar 6, 2021 at 12:39 PM Monica Collins <monicacollins2005@gmail.com> wrote:

Dear Sir:

Several years ago Rogers wanted to place a similar structure at the same site and a number of us fought it because it's not only an eyesore and doesn't belong in a neighbourhood or near a school, but cell towers have been proven by scientists to emit dangerous emissions. These are cancer causing and we choose not to have one in our neighbourhood. There is already one in behind Rona. If you must install one of these, please place it next to the highway, away from where we live.

I want you to know that my family is opposed to you placing one so close to our home.

Yours truly,
Monica Collins
1370 Hutchinson Rd.,
Cobble Hill

2 attachments



Statement from CMHO re Cell Phones-June2011(1).pdf

1122K



Mail-out Package - 1345 Fisher Road, Cobble Hill - - W3519-Cobble Hill - V2.pdf

1043K