

Date: March 30, 2016

File No.: 6500-20-
Telecommunication
Strategy

To: Galiano Island Local Trust Committee
For the meeting of April 4, 2016

From: Kim Stockdill, A/Planner 2

CC: Robert Kojima, Regional Planning Manager

Re: Telecommunication Strategy

Preliminary Report

The purpose of this report is to identify issues and provide the Galiano Island Local Trust Committee (LTC) with options and recommendations for proceeding with its Top Priority project for a telecommunication strategy.

Project Objectives

The objective of the project is for the LTC to consider telecommunication policies, procedures and/or regulations for Galiano Island.

Project Background

At the regular meeting of February 1, 2016, the LTC reviewed its work program and identified a telecommunication strategy as a Top Priority project. The Galiano Island Local Trust Committee provided the following list that they may want to address during the project review:

- Current wireless internet providers (Beacon Wireless);
- Capital Regional Emergency Service Telecommunications (CREST);
- Telecommunication jurisdiction and authority (Industry Canada);
- Information regarding current services to which parts of Galiano Island;
- Identifying potential locations for telecommunication towers on Galiano Island;
- Fibre optic cable locations to increase service;
- Information regarding Safety Code 6;
- Electromagnetic field (EMF) monitoring; and
- Telecommunication Committee.

Telecommunication is defined in the *Telecommunication Act* as the emission, transmission or reception of intelligence [information] by any wire, cable, radio, optical or other electromagnetic system, or by any similar technical system. Regulating telecommunication is outside the

jurisdiction of the LTC as it is federally regulated although local governments are permitted to outline a participation process and development guidelines with regards to antenna siting (see telecommunication jurisdiction below).

Telecommunication Jurisdiction

Industry Canada:

The federal government (Industry Canada) has jurisdiction over telecommunications uses, such as radio broadcast towers and cellular telephone towers, which are licensed under the federal *Telecommunications Act*. Applicants for licenses are required to consult with the local land use authority for cell tower installations although the ultimate approval authority for such installations rests with Industry Canada. Proponents (cell phone providers) must follow the consultation process outlined by Industry Canada's Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03), or utilize the consultation process that has been established by the local land use authority. Proponents must follow the land use consultation process for the siting of antenna systems, established by the land use authority, where one exists. In the event that a land use authority's existing process has no public consultation requirement, proponents must then fulfill the public consultation requirements contained in Industry Canada's Default Public Consultation Process outlined in CPC-2-0-03.

In 1996 the Islands Trust entered into a Letter of Understanding with Industry Canada in regards to land use consultation for radio communication utilities. Since then, Industry Canada has developed new procedures and guides that have rendered the Letter of Understanding redundant. At the March 2016 Trust Council meeting, the issue of the rescinding Letter of Understanding was discussed. The Request for Decision (staff report) outlined three options for the Council's consideration:

1. To request the Local Planning Committee (LPC) to make recommendations on policy that includes consultation procedures and development guidelines for the siting and design of antenna systems, which may then be adopted and implemented by local trust committees. In order to achieve an effective antenna systems consultation procedure, Industry Canada considered the most appropriate mechanism to be a written protocol or policy, not a mechanism enacted under Provincial statute such as a bylaw.
2. No further action is initiated after that Letter of Understanding expires. Local Trust Committees would be required to follow Industry Canada's default public consultation process, which has limited consultation procedures and does not include development guidelines for antenna systems.
3. Each Local Trust Committee creates their own consultation policy and procedures for processing antenna system applications.

Trust Council resolved to move forward with the first option, to request the LPC to draft a policy regarding consultation procedures and development guidelines.

Local Government's Responsibilities:

Local governments have no lawful jurisdiction to manage the use of the telecommunication therefore cell towers are immune from land use bylaws. The ultimate role of the land use authority is to issue a statement of concurrence or non-concurrence to the proponent and to Industry Canada. Although local governments cannot prohibit the siting of either licensed or unlicensed antenna systems, they may require a specific public consultation process, and have the opportunity to provide comments on the cell tower referral.

Land use authorities also have the option to create their own tower siting protocol that would outline a participation process and development guidelines (preferred locations and development and design preferences).

Relevant Policy and Land Use Considerations

Islands Trust Policy Statement

Support for involvement of Local Trust Committees with regards to land use and telecommunication can be found in the Trust Policy Statement, Part V: Sustainable Communities:

5.3.1 Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.

Official Community Plan

The Official Community Plan contains various goals and objectives that are relevant to the issue:

- Community Facilities Advocacy Policies - *g) The Local Trust Committee will support efforts to expand electronic communications and infrastructure within the community provided it can be demonstrated that there are no harmful health or environmental effects.*
- Land Transportation Policies - *i) Utilities and their contractors shall be requested to engage in a consultative process with the community with respect to the use of the road right-of-way and the Local Trust Committee may consider entering into letters of agreement with the utilities or their contractors.*

Section 4.2 Utilities

Utilities Objective

The objective of this subsection is:

1) to ensure the delivery of utility services compatible with rural character in a way that minimizes impacts on the natural environment.

Utilities Policies

a) Community or public utilities other than transmission lines and telephone or electricity services on an easement or registered right of way, shall be zoned on a site specific basis.

Utilities Advocacy Policies

c) Utility companies are requested to follow highway or emergency access routes as identified in Schedule 'C' when installing hydro and telephone service lines.

OCP Definition - utility means the provision of water, solid waste disposal, gas, electrical, telephone and television services by a government body or agency or a company regulated by the Utilities Commission Act or the Radio Communication Act of Canada, serving the Galiano Island Trust Area.

Land Use Bylaw

The Galiano Island Land Use Bylaw (LUB) permits conduits, poles and towers for the transmission by cable of electricity, telephone signals or cablevision signals in all zones except the Nature Protection zone. Although wireless transmission is not permitted use in the LUB, local governments have no lawful jurisdiction to manage the use of the telecommunication; therefore cell towers are immune from land use bylaws.

Other Local Trust Areas

The following are examples of policies and procedures from other Local Trust Areas related to telecommunication.

Salt Spring Island LTC: The Salt Spring Island Local Trust Committee developed a Cellular Antennae Proposal Form and Procedural Guidelines for communication towers on Salt Spring Island - attached.

The Proposal Form requests information in three areas:

1. Predicted EMR Power Density – no telecommunication antenna or facility emitting Electromagnetic Radiation (EMR) should be installed within 500 metres of any use, building or structure where there is continuous human activity.
2. Aesthetic Impacts – aesthetic/visual impacts of antenna towers to be mitigated – attach to existing is preferred over new and colour, height, views, and other design considerations must be clearly outlined
3. Natural Environment Impacts – impacts to environment should be mitigated and alternative sites may be required, and cannot be constructed in wetlands, environmentally sensitive eco systems, areas of high bio-diversity, environmentally sensitive habitat, Garry Oak habitat and on shorelines.

In addition, the Procedural Guidelines requires public consultation and sets out a framework for timing and advertising in local newspapers.

The Galiano LTC adopted a resolution in 2002 directing staff to use the Salt Spring Island's procedural guidelines for future cellular tower proposals. Although during the process of using the guidelines for a Rogers cell tower application in 2015, the Salt Spring guidelines were deemed to be inefficient and outdated compared to the current consultation guidelines required by Industry Canada.

The Salt Spring Island OCP also includes objectives and policies for power and telecommunications – see attached.

Gabriola Island LTC: The Gabriola LTC has a Standing Resolution (GL-025-2010) which was adopted in 2010. The Standing Resolution (attached) outlines procedural guidelines for communication towers requiring an application to the Gabriola LTC for new or expanded communication towers and antennae. The guidelines also outline the process for application and public consultation.

Saturna Island LTC: The Saturna Island OCP has a number of utilities advocacy policies related to telecommunication:

F.6.4 The Saturna Island Local Trust Committee shall support classification of Saturna Island as a single rate area with respect to telephonic, electromagnetic, and light-based information infrastructure or similar transmission systems.

F.6.6 Providers of internet and other electronic communications services should be encouraged to expand and improve the delivery of services to, and the development of infrastructure for, the local community.

South Pender LTC: The South Pender OCP outlines general objectives and policies for communication and utility services in order to ensure they serve needs on the community and applications will be reviewed on a site-specific bases upon application and community consultation – see attached OCP excerpt.

Denman Island LTC: The Denman Island OCP includes objectives and policies for utility services that include telecommunication and power cables, towers and related infrastructure required to transmit the service.

Objective 13 – To limit the negative impact of utilities on the natural environment and aesthetics of the Island.

Policy 23 - Zoning regulation should permit essential utilities to serve Island residents in all land use designations, except the conservation/recreation designation.

Policy 24 - The Local Trust Committee may consider a zoning amendment for a communication tower provided that it benefits Island residents. Such a tower should be located away from residential areas and negative environmental impacts should be considered.

Analysis

There are a number of items that the LTC may wish to consider before moving forward with the project:

Project Scope

Telecommunication is a broadly used term that includes a wide range of communication mechanisms (ie. cellular towers, emergency service towers, internet and cable services, etc.). The LTC may wish to narrow the scope of the project to address one specific form of telecommunication as addressing all forms of telecommunication could increase the scope and timeline of the project and may make the project unmanageable.

Telecommunication Committee

The LTC discussed the potential to create a committee to assist with the Telecommunication Strategy project. Although the benefit of such a committee would alleviate staff's time and involvement with the project, a volunteer committee may not have the background and capacity to address the topic and would require support and orientation. A telecommunication committee would lengthen the timeline for the project as it would take time to draft and adopt a terms of reference, advertise and select members for the committee, undertake orientation and training, and to schedule numerous committee meetings.

Protocol Template

At the March 2016 Trust Council, a resolution was passed to request the LPC to make recommendations on policy that includes consultation procedures and development guidelines for the siting and design of antenna systems, which may then be adopted and implemented by local trust committees. The LTC may wish to consider placing the project on hold until such time as the LPC drafts a template for consultation procedures and development guidelines. The Galiano LTC can then amend the template to include specific procedures and guidelines that reflect the community's needs.

Although the template protocol was placed on the LPC's work program, it may not be addressed this term. Therefore the LTC may wish to proceed with this option to draft a Galiano protocol template. Drafting a protocol template would be a staff led process that would include gathering community input. If the LTC wishes to move forward with this option, the Federation of Canadian Municipalities issued a document to assist local governments to develop an antenna systems protocol:

www.fcm.ca/documents/tools/fcm/Antenna_System_Siting_Protocol_EN.pdf

Project Scope and Timeline

The project scope should be narrowed in order to complete the project on time; other initiatives or amendments should not be considered as part of this project. In terms of timeline, the project will be planned to be completed prior to the end of the 2016-17 fiscal year.

Resources and Roles

The project would be managed by the assigned Galiano planner, with support from the Regional Planning Manager, administrative support staff, and mapping staff.

Budget

The LTC has requested a budget a total projects budget of \$8000 for the 2016-17 fiscal year. Assuming that this is re-distributed among three top priority projects equally this would provide a \$2660 budget for the project, sufficient to support some communications, basic committee meeting expenses, a community information meeting, and a public hearing.

The LTC may wish to consider reducing the top priorities to two projects which would reflect the requested approved by Trust Council in March 2016:

Project #1 – Dock Review - \$4000 approved

Project #2 – LUB Amendments - \$4000 approved

The Regional Planning Manager has the authority to reallocate approved budgetary funds to a new project, although increases to the budget require approval from Trust Council. Staff recommends amending the budget to reallocate \$4000 from the LUB Amendment project to the Telecommunication Strategy Project.

Project Charter

Staff will prepare a project charter for LTC endorsement at the next meeting establishing in more detail the scope, timeline, and resources for the project.

Next Steps

The next step for this project is to determine how the LTC would like to proceed with the project. The following options are outlined for the LTC's consideration:

1. Appoint a special APC to develop recommendations for consultation procedures, followed by review of the recommendations and development of LTC procedures;
2. Proceeding with community consultation and development of procedures and guidelines as an LTC project using staff resources;

3. Await the LPC recommendations, in the meantime move the project from Top Priority to the Projects List; or
4. Proceed no further with the project.

Staff recommend narrowing the scope of the project in order to keep it manageable and to complete the project within its timeframe. Once staff receives direction from the LTC on the items above, staff would report back with a draft project charter for endorsement, along with a staff report outlining the options in more detail on how to proceed.

RECOMMENDATIONS:

1. THAT the Galiano Island Local Trust Committee request that staff report back with a draft project charter.

Prepared and Submitted by:



Kim Stockdill, A/Planner 2

March 30, 2016

Date

Concurred in by:



Robert Kojima
Regional Planning Manager

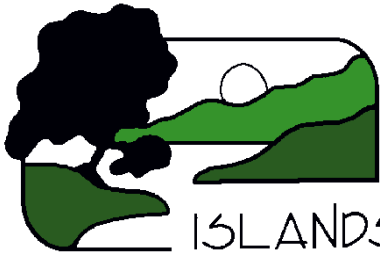
March 31, 2016

Date

Attachments:

1. Salt Spring Cellular Antennae Proposal Form and Procedural Guidelines
2. Salt Spring OCP excerpt
3. Gabriola Stand Resolution (GL-025-2010)
4. South Pender OCP excerpt

Cellular Antennae Proposal Form



Salt Spring Island Office:
1206-115 Fulford-Ganges Road
Salt Spring Island, BC, V8K 2T9
Ph: (250) 537-9144
Fax: (250) 537-9116

Internet: www.islandstrust.bc.ca
E-Mail: information@islandstrust.bc.ca

Be sure to include all required information indicated on the form and checklist, and ensure your site plan is accurate and complete. CONSULTATION WILL START UPON RECEIPT OF COMPLETE INFORMATION.

OFFICE USE ONLY

File No.: _____

PRIMARY CONTACT (PLEASE PRINT)
(Please list all owners as indicated on Certificate of Title)

Name(s) _____

Address _____ City _____

Postal Code _____ Phone _____ Fax _____ Other _____

INDUSTRY CANADA CONTACT (PLEASE PRINT)

Name(s) _____

Address _____ City _____

Postal Code _____ Phone _____ Fax _____ Other _____

DESCRIPTION OF PROPERTY (AS INDICATED ON CERTIFICATE OF TITLE)

Lot/Parcel _____ Plan _____ Block _____ District Lot/Section _____

Range _____ Other Description _____

Street Address or General Location _____

Jurisdiction and Folio Number _____ (From Property Assessment/Tax Notice)

Parcel Identifier (PID) _____ - _____ - _____ (From Certificate of Title)

GENERAL INFORMATION

Proposed Use of Antenna: _____

Antenna Type: _____

Is this a new structure? Yes ! No ! Is this a modification to an existing structure? Yes ! No !

Base Height (Geodetic): _____ Height of

Tower: _____
Colour: _____

PREDICTED EMR POWER DENSITY

It is a policy guideline of the Salt Spring Island Local Trust Committee that no telecommunication antenna or facility emitting Electromagnetic Radiation (EMR) should be installed within 500 metres of any use, building or structure where there is continuous human activity (dwellings, schools, hospitals, workplaces, parks, etc.). Proponents wishing to install or modify an antenna or facility closer than this distance should demonstrate, using an independent consultant acceptable to the Islands Trust, that the measured and/or predicted EMR power density levels of the antenna, or cumulative levels emitted from the facility, are less than 2 microwatts per square centimetre at the use, building or structure.

New or Modified Structure:

Please provide information on the predicted EMR power density levels for the new or modified structure taking into account factors such as the power of transmission (number of channels, channel power output, reach of signal), direction of transmission and height of antenna. Separate predicted and/or measured EMR levels should be provided at any use, building or structure where there is continuous human activity within 500 metres of the antenna. Include attachments if required.

Cumulative EMR Levels:

Where co-location is proposed or where there are a number of transmitters active at a site, provide information on the cumulative EMR power density levels of the site with the new or modified structure at any use, building or structure where there is continuous human activity within 500 metres. Include attachments if required.

AESTHETIC IMPACTS

It is a policy guideline of the Salt Spring Island Local Trust Committee that the aesthetic/visual impacts of antenna towers be mitigated. Site options where the antenna would be attached to existing structures should be given preference over constructing new structures. Co-location by multiple providers is encouraged provided the power density guidelines are met.

Please provide information on the height, and colour of the tower, views from public roads, parks, vista points, or residential areas, and any design considerations that have been incorporated to mitigate aesthetic impacts.

NATURAL ENVIRONMENT IMPACTS

It is a policy guideline of the Salt Spring Island Local Trust Committee that impacts to the natural environment should be mitigated. Site alternatives should be evaluated and site options where the antenna would be attached to existing structures should be given preference over constructing new structures. New antenna towers should not be constructed in wetlands, environmentally sensitive ecosystems, areas of high bio-diversity, environmentally sensitive habitat, Garry Oak habitat, fish habitat and on shorelines.

Please describe below or attach information on the potential impacts to the natural environment:

Please submit site plans to show (where applicable):

- ☐ provide 2 sets of 11" x 17" drawings
- ☐ topographical information including the location of wells, drainage areas, ponds
- ☐ existing and proposed uses, buildings and structures on the parcel
- ☐ dimensions and/or floor areas of existing and proposed buildings
- ☐ location of all site access and egress points
- ☐ location of the site, antennae structure and buildings in relation to property lines, the natural boundary of the sea, streams, wetlands, environmentally sensitive ecosystems, areas of high biodiversity, environmentally sensitive habitat, sensitive shoreline areas, fish habitat, etc. (see SSI OCP Maps)
- ☐ the presence of any high surface erosion hazards and high slope stability hazards
- ☐ location of the site, antennae structure and buildings in relation to national, provincial, regional, or local parks, ecological reserves or other protected or conservation areas
- ☐ current uses of land and buildings on adjacent properties and an indication of distances within 500 m of the antennae structure to all buildings or structures where there is continuous human activity (dwellings, schools, hospitals, workplaces, parks, etc.)

Please submit elevation plans to show (where applicable):

- ☐ elevation plans of the antenna
- ☐ height of antenna
- ☐ proposed construction materials to be used

CERTIFICATION

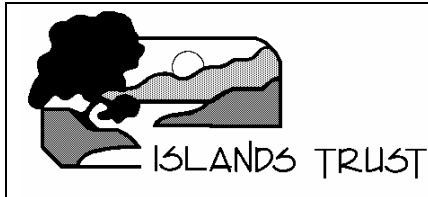
I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS
TRUE TO THE BEST OF MY KNOWLEDGE

SIGNATURE

DATE

Freedom of Information and Protection of Privacy

Personal information contained on this form is collected under the *Municipal Act* for the purpose of responding to this application, or for purposes directly connected with this application. Information on your application form is available to the public upon request under freedom of information legislation. Please contact the Deputy Secretary, Islands Trust, Ganges Office, if you have any questions regarding the collection of personal information on this form.



Procedural Guideline

Date: April 26, 2001

Date Approved: April 26, 2001

Title: Procedure for Cellular Phone Antenna Proposals

Approved By: SSI Local Trust Committee

Last Updated: _____

PURPOSE:

The Local Trust Committee and the Advisory Planning Commission for the Salt Spring Island Local Trust Area concluded an extensive community consultation process to obtain public input on criteria that would guide the preparation of the Local Trust Committee's comments to applicants proposing new or modified telecommunication antennas or facilities in the Salt Spring Island Trust Area. The following procedures formalize the recommendations of the Advisory Planning Commission to the Trust Committee regarding the processing of submissions. The procedures also set out the local consultation process required by Industry Canada's Environment Process, Radiofrequency Fields and Land-Use Consultation Client Procedures Circular (CPC-2-0-03).

DETAILS:

1. Cellular phone antenna providers intending to apply to Industry Canada for approval of telecommunication antenna facilities will be requested by Staff to complete a Proposal Form to provide the information necessary to start the consultation with the public and the Local Trust Committee.
2. Upon receipt of a complete submission, the applicant will be notified that the local consultation process has started and that comments will be provided to meet the timing requirements of the Letter of Understanding between Industry Canada and the Islands Trust.
3. Staff will forward a copy of the Proposal Form to the local Medical Health Officer for comments.

4. Where a proposal meets the LTC's guidelines, Staff will prepare and post a notice of project to invite public comments on all Islands Trust notice boards. The notice will provide a minimum 30 day comment period.
5. Staff will prepare a brief screening report and recommendation for submission to the Local Trust Committee along with public comments received on the proposal.
6. Where a proposal does not meet the LTC's guidelines, the proponent should undertake a public consultation process, including public newspaper notice, notice to adjacent property owners and residents. The results of the public consultation process are to be documented and forwarded to the Islands Trust for consideration.
7. The Local Trust Committee will consider the proposal submission and consultation results and will by resolution indicate whether it recommends approval, approval with conditions or refusal of the proposal. The decision will be forwarded to the proponent with copies to Industry Canada, the local Medical Health Officer and the Capital Regional District.
8. The Local Trust Committee may determine that additional public consultation is required to properly consider the proposal and defer its recommendation until such consultation has taken place.

C.5 POWER AND TELECOMMUNICATIONS OBJECTIVES AND POLICIES

C.5.1 General Objectives and Policies

C.5.1.1 OBJECTIVES

- C.5.1.1.1 To accommodate the facilities that provide Salt Spring Island with necessary power and telecommunications services, while minimizing impacts on neighbourhoods, community health, the natural environment and resource lands.
- C.5.1.1.2 To accommodate telecommunications facilities that Industry Canada considers must be located on Salt Spring Island.
- C. 5.1.1.3 To develop land use planning policies that help reduce the public expense of utilities.

C.5.1.2 POLICIES

- C.5.1.2.1 The Local Trust Committee should ensure that land is not rezoned for higher density residential use, child care, schools, health care or public assembly in areas where electromagnetic radiation is higher than normal.
- C.5.1.2.2 The Local Trust Committee could include guidelines regarding the burial of utility wiring in its Development Permit Areas.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.5.1.2.3 B.C. Transmission Corporation is asked not to increase the current flow in its transmission lines that cross Salt Spring Island, unless public exposure to electromagnetic fields would not be increased. The utility is also asked not to develop new high voltage transmission lines in areas that are designated for medium or high density residential use, health care, child care, schools, or public assembly buildings.
- C.5.1.2.4 Utility companies operating on Salt Spring Island are encouraged to continue to use the best management practices to control vegetation on utility line rights-of-way. The use of pesticides, herbicides and fungicides is particularly discouraged in catchment areas for community drinking water supplies and environmentally sensitive areas.
- C.5.1.2.5 Utility companies and the Integrated Land Management Bureau are encouraged to investigate the joint use of utility towers and other facilities as an alternative to the development of new or additional structures.



**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
RESOLUTION GB-025-2010
REGARDING COMMUNICATION TOWERS
AND ANTENNAE**

GB-025-2010 It was **MOVED** and **SECONDED** that the Gabriola Island Local Trust Committee adopt the following standing resolution:

- o Proposals for any new or expanded communication towers and antennae require an *application* to the Gabriola Islands Local Trust Committee.
- o The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting and one advertisement in both local newspapers.
- o The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal; however, as a minimum, the proponent shall give written notice to Islands Trust Northern Office staff and the Snunéymuxw First Nation, all owners and residents of properties within a 2 kilometre radius of the subject property where the facility is proposed. The required notice shall include the following information:
 - the proposed location of the tower on the subject site
 - a description of the predicted power density level of the antenna/tower
 - methods to mitigate any aesthetic or visual impact
 - description of the natural environment, any sensitive ecosystems or other important habitat areas within 120 metres of the subject property and mitigation of impacts to such areas
 - physical details and example illustrations of the tower including its height, colour, type and design
 - the time and location of a public meeting and advertising
 - the name and contact information of the contact person employed by the proponent
 - the name and all contact information of the Islands Trust planning staff available for public comments and questions regarding the proposal; and
 - the proponent may be required to enter into a cost recovery agreement with the Islands Trust, in order to offset application processing costs incurred.

CARRIED

Otter Bay terminal; and

- undertake efforts to reduce greenhouse gas emissions within its own operations, to support lower fares for smaller, low-emission vehicles, and to create and maintain facilities and services, including bicycle racks, for transportation alternatives to the private automobile.

ii) The federal government agencies with jurisdiction are requested to administer and enforce regulations pertaining to marine navigation and vessel (includes floatplanes when water-borne) movements with regard to water transport safety, particularly in the vicinity of Bedwell Harbour.

6.1.5 Air Transportation

6.1.5 (a) Air Transportation Objectives

- i) To minimize the degree of disturbance to the South Pender Island community arising from aircraft transportation.
- ii) To support measures which maintain emergency helicopter evacuation service.

6.1.5 (b) Air Transportation Policies

- i) The Local Trust Committee is to make representations, as needed, to Transport Canada regarding aircraft noise and flight routes within and over the South Pender Island Local Trust Area.
- ii) Land based aircraft facilities are to be limited to those necessary for emergency helicopter evacuations.
- iii) Floatplane facilities only allowed in foreshore and marine water areas designated Marine Commercial on Schedule "B".

6.2 Communication and Utilities Services

Background

Private sector companies provide telephone and electronic communication services to the island via fixed link or electronic transmission. Electrical power is provided by BC Hydro, a provincial Crown corporation. Both federal and provincial regulatory agencies are involved in the provision of these services. The advent of increased telecommunication services and electronic forms of communication is gradually making it more feasible for people to live on-island and work from home.

6.2.1 Communications and Utilities Objectives

- a) To ensure communication and utilities services land use and development on South Pender Island is primarily for the needs of its community.
- b) To support cooperation with and between the communication and utilities service providers serving the needs of the community, as a means of efficiently providing services.

6.2.2 Communication and Utilities Policies

- a) Communication and utilities land use and development whose primary purposes are for meeting the needs of the community are to be recognized and provided for in the regulatory bylaws implementing this OCP. No such provision is to be given for those whose primary purpose does not serve the community's needs.
- b) Locations for additional communication and utilities service development, excluding electrical,

telephone, and cablevision distribution lines, are only to be considered on a site-specific basis upon application and consultation with the community.

Advocacy Policies

- c) Providers of communication and utilities services involving overhead or underground transmission wires, cables, or piping are encouraged to use existing public rights-of-ways and common corridor routings wherever practical.
- d) Providers of internet and other electronic communications services are encouraged to expand and improve the delivery of services to, and the development of infrastructure for, the community.
- e) Industry Canada and its agents are requested to ensure adequate community consultation occurs prior to approval of new communications towers.

6.3 Water Supply Services

Background

Freshwater supplies on South Pender Island are obtained almost exclusively from groundwater sources, primarily from aquifers located in fractured bedrock. An exception is the water taken under licence from Greenburn Lake.

6.3.1 Water Supply Objectives

- a) To maintain self-sufficiency as a fundamental principle of the island's freshwater supply servicing.
- b) To protect adequate freshwater supplies for current and future land use and development.
- c) To encourage conservation of freshwater supplies.
- d) To ensure adequate supplies of water are available for fire protection purposes.

6.3.2 Water Supply Policies

- a) The supply of freshwater for South Pender Island is only to be from on-island sources, except for direct deliveries by tanker truck in circumstances where the regular source of freshwater becomes temporarily inadequate. Facility use and development for off-island sourced bulk water supplies is to be prohibited by zoning regulations.
- b) The Local Trust Committee is to help protect supplies of freshwater for current and future land use and development by taking into consideration the possible effects of increased freshwater supply services and use associated with major new developments.
- c) Conservation of freshwater supplies is to be encouraged; supportive measures may include but are not limited to:
 - i) the use of drought tolerant plants for landscaping purposes.
 - ii) information programs to increase awareness of:
 - water conservation practices;
 - new technologies for water purification; and