



Hornby Island Local Trust Committee

Regular Meeting Addendum

Date: May 5, 2017
Time: 10:30 am
Location: New Horizons
1765 Sollans Road, Hornby Island, BC

		Pages
7.	BUSINESS ARISING FROM MINUTES	12:00 PM - 12:15 PM
	7.2 <i>Herring Fishery Advocacy - for discussion</i>	2 - 3
10.	APPLICATIONS AND REFERRALS	12:15 PM - 12:45 PM
	10.1 <i>HO-OTH-2016.1 (Telus) - Staff Report</i>	4 - 43
11.	LOCAL TRUST COMMITTEE PROJECTS	12:45 PM - 1:15 PM
	11.1 Relationship Building with K'omoks First Nation - Staff Report	
	11.1.1 <u><i>Conservancy Hornby Island (CHI) report - for information</i></u>	44 - 44
	11.2 <i>Community Housing Amendments - Island Secure Land Association (ISLA) Community Housing Project - verbal update</i>	
13.	NEW BUSINESS	1:50 PM - 2:05 PM
	13.2 <i>Crown Land - discussion</i>	

Item: 7.2 - Herring Fishery Advocacy

Draft motion:

"That the Hornby Island Local Trust Committee requests the Chair or the Executive Committee to write to the Honourable Dominic LeBlanc, Minister of Fisheries, Oceans and Canadian Coastguard, to propose a thorough review of the Herring Roe fishery in the Salish Sea (Strait of Georgia)."

Background:

The waters surrounding Hornby and Denman Islands are where the largest herring spawn on the west coast of North America occurs every year. This is an iconic ecological, cultural and social event. The spawning herring are subject to a significant fishery for roe (although only a small fragment of the catch is now actually marketed as roe). Part of the fishery takes place within the marine component of Helliwell Provincial Park which is managed as a marine protected area.

Proposal:

The Herring Roe Fishery in the Salish Sea should be subject to a thorough review:

a) conducted in the context of the following priority stated in the Prime Minister's Mandate Letter:

"Use scientific evidence and the precautionary principle, and take into account climate change, when making decisions affecting fish stocks and ecosystem management."

b) with full recognition of the vital role herring plays in the ecology of the Salish Sea, including as a food source for iconic and vulnerable species,

c) to ensure the highest and best use of this resource (given that only about 10% of the catch in the roe fishery is actually used for roe) with respect to the full spectrum of ecological, cultural, and economic values,

d) to include First Nations as full partners in the management of herring fisheries,

e) to establish harvest refugia for herring within the marine component of Helliwell Provincial Park (described as being managed as a marine protected area on the BC Parks' website), and

f) to consult with the public, especially local communities, in planning the management of herring in the Salish Sea.

Hornby Island Official Community Plan - relevant policies:

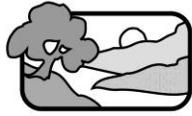
3.6.3 The Provincial and Federal governments are requested to develop existing and new programs, such as harvest refugia, which protect and enhance the populations of native marine species and ecosystems.

3.6.5 The Federal Department of Fisheries and Oceans and the Ministry of Environment are requested to fully protect through conservation measures, including fisheries closures, any vulnerable species of marine fauna and flora and important habitats such as the area where six-gilled sharks come near the surface near Flora Islet and areas supporting juvenile rockfish or herring spawning.

3.6.6 The Federal Department of Fisheries and Oceans is requested to protect fully the marine component of Helliwell Provincial Park through conservation measures such as prohibiting the taking of marine life by diving, closures of fisheries as required and the establishment of a Marine Protected Area.

Islands Trust Policy Statement - relevant policies:

3.4.6 Trust Council encourages the Provincial and Federal governments to develop existing and new programs such as "harvest refugia", which protect and enhance the populations of native marine species of the Trust Area.



DATE OF MEETING: May 5, 2017

TO: Hornby Island Local Trust Committee

FROM: Marnie Eggen, Island Planner
Northern Team

SUBJECT: Proposed TELUS Tower at 5605 Central Road (TELUS Central Office Lot)

Proponent: Brian Gregg, Site Path Consulting on behalf of TELUS

Location: Lot 5, Section 10, Hornby Island, Nanaimo District, Plan 42542, PID 001-766-258

RECOMMENDATIONS

1. That the Hornby Island Local Trust Committee confirms that the public consultation process undertaken by TELUS followed the basic requirements of the Innovation, Science and Economic Development Canada (formerly Industry Canada) Default Public Consultation Process for the proposed 48 metre TELUS radio-communications tower.
2. That the Hornby Island Local Trust Committee confirms that it has been consulted and does not concur with the proposed TELUS tower (HO-OTH-2016.1) for the following reasons:
 - a. The proposed tower is not consistent with policy 5.1.3 of the Islands Trust Policy Statement because of its close proximity to the main commercial area of Hornby Island and potential negative impact on the scenic value of the area, and screening cannot be guaranteed by the proponent.
 - b. The proposed tower is not consistent with policy 5.5.3 of the Hornby Island Official Community Plan Bylaw No. 149 because it is not proposed to be sited on a large lot nor within the recommended designation.
 - c. The proposed tower, if approved, could be further modified or increased in height and would be exempt from land use authority and public consultation requirements as per CPC-2-0-03.
 - d. The proposed tower would not comply with the setback requirements of the Hornby Island Land Use Bylaw No. 150, which are intended to provide adequate separation from and mitigate the potential impacts of buildings and structures on neighbouring properties.
 - e. The majority of public submissions received were unsupportive of the proposed tower, and the main concerns were not alleviated by the proponent.
3. That the Hornby Island Local Trust Committee request staff to prepare a report for Local trust Committee consideration, which provides details as to how the Hornby Island Local Trust Committee could develop its own antenna system siting protocol.

REPORT SUMMARY

The purpose of the report is to present the *Public Consultation Summary and Land Use Concurrence Request* (see Attachments) submitted by the proponent, Sitepath Consulting Ltd. on behalf of TELUS to the Hornby Local Trust Committee (LTC) in consideration of land use concurrence for the proposed 48 metre tower that would provide back-up communication services including voice services (including Emergency 911) as well as data services for business use. Now that the formal consultation process has concluded, the LTC is requested by TELUS to provide a resolution that addresses the following:

- That the LTC is satisfied with TELUS' consultation process;
- That the proposed tower is a permitted use;
- That the LTC has been consulted and concurs with the tower design and location.

BACKGROUND

Following the resolutions that were made at the January 27, 2017 and December 2, 2016 LTC meetings, the applicant undertook a public consultation process based on the requirements of the ISEDC's Default Public Consultation Process and input from the LTC. The LTC also passed a resolution at their March 31, 2017 meeting, requesting further information from the proponent.

March 31, 2017 LTC meeting

The proponent was asked whether TELUS would commit to installing a remote switching unit on Hornby as an alternative to the proposed tower installation and replied "that remote switching unit would not be a replacement for TELUS' tower proposal. The purpose of the tower is to provide a back up link to the submarine cable which allows for internet access and phone calls to anywhere. The remote switching unit would only offer intra-island calls and would thus not back up the submarine cable's functions. TELUS does not have plans for a remote switching unit at this time. A remote switching unit serves a different purpose and does not achieve the objectives that the tower proposal is aiming to achieve."

HO-2017-018

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to ask TELUS if they would commit to installing a remote switching unit on Hornby Island as an alternative to the proposed micro tower installation.

CARRIED

January 27, 2017 LTC meeting:

HO-2017-004

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee endorse the consultation work plan for the HO-OTH-2016.1 (TELUS) antenna tower proposal subject to the following conditions:

1. A pre-meeting between TELUS representatives and Local Trust Committee;
2. A public community meeting being held as part of the consultation process;
3. That public notices be posted in both the Grapevine and Hornby Tribune;
4. That TELUS address Official Community Plan policies 5.5.3, 5.5.4, and 5.5.5; and
5. That TELUS provide full information to the public about the purposes, projected uses and potential future uses of the proposed tower.

CARRIED

December 2, 2016 LTC meeting resolutions:

HO-2016-054

It was MOVED and SECONDED, that the Hornby Island Local Trust Committee confirm with the proponent that it will follow Industry Canada's Default Public Consultation Process for the anticipated microwave radio tower proposal from TELUS.

CARRIED

HO-2016-055

It was MOVED and SECONDED, that the Hornby Island Local Trust Committee communicate to Hornby Island residents, information regarding public consultation procedures for antenna siting proposals.

CARRIED

HO-2016-056

It was MOVED and SECONDED, that the Hornby Island Local Trust Committee request staff to work with the proponent to prepare a consultation work plan and draft notification package to be reviewed by the Local Trust Committee at a future meeting.

CARRIED

HO-2016-057

It was MOVED and SECONDED, that the Hornby Island Local Trust Committee request staff to suggest that the proponent consider identifying possible alternative sites which align with Official Community Plan policies that could be presented through a community consultation process.

CARRIED

Previous staff reports and other information related to the application HO-OTH-2016.1 are available on the Islands Trust website at <http://www.islandstrust.bc.ca/islands/local-trust-areas/hornby/current-applications/>.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement

The TELUS tower is proposed to be located in close proximity to one of the main community commercial/gathering areas on the island. While the proponent indicates that surrounding trees would provide some screening, the majority of trees that may provide screening are located on adjacent properties, which are not owned and maintained by TELUS and therefore screening would not be guaranteed into the future. The proposal is not in keeping with this Islands Trust policy that directs LTCs to protect views, scenic areas and distinctive features. Common concerns that were expressed during the consultation process exemplify the importance of the scenic value of Hornby Island to the residents; that the sight of the tower on Hornby would detract from existing rural viewscape, particularly because of its close proximity to the main commercial/community gathering area and the fact that the existing trees that would provide some screening of the tower are not on the TELUS property.

5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

Hornby Island Official Community Plan Bylaw No. 149

The TELUS tower is proposed to be located on a small lot in the Public Service designation; however, the Hornby Island Official Community Plan Bylaw No. 149, 2014 (OCP) recommends that certain transmission towers be permitted in the designated Community Service Use areas and on larger lots provided they are below a certain height and protect the visual qualities of the residential neighbourhood. Furthermore, the proponent indicates that as per the [Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular](#) CPC-2-0-03 Section 6, future proposals that facilitate the sharing of telecommunication services on existing towers are exempt from land use authority and public consultation requirements. Should the proposed tower be shared with other services in the future, there would be no opportunity to comment on the fact that they may also be contrary to this policy. The proponent indicates that there will be no marking or lighting requirements for the proposed tower even if there is a taller installation added in the future.

5.5 Public Utilities and Services

Policies

5.5.3 Transmission towers for community radio and/or to enable high-speed internet access for the community should be permitted in the community service use area and on larger lots provided the towers are below the height for which Transport Canada requires navigation lights and should be regulated to protect the visual amenity of the residential neighbourhood.

Advocacy policies are policies that the Hornby Island Local Trust Committee (LTC) can cite and promote, but cannot enforce as the authority to do so lies outside their jurisdiction. The proponent has been advised of the advocacy policies that refer to microwave towers outlined below. In response to policy 5.5.4, the proponent indicates that the proposed tower will service Hornby Island only as its sole function is to provide redundancy to the existing submarine cable. However, the wireless microwave link will connect back to Vancouver Island in order to tie the facility into the broader TELUS network, which is similar to how the submarine cable physically links back to Vancouver Island. In respect of policy 5.5.5, many of the common concerns expressed during the consultation process clearly indicate no interest in locating the proposed tower on Hornby Island.

Advocacy Policies

5.5.4 All public service and utility installations on the Island should be for servicing Hornby Island only.

5.5.5 Industry Canada is encouraged to prohibit commercial microwave towers and satellite antennae on Hornby Island.

Hornby Island Land Use Bylaw No. 150

The proposed tower is a “public service use” as regulated by the *Radio Communication Act* and is permitted in all zones on Hornby Island as per the Hornby Island Land Use Bylaw No. 150, 2015 (LUB):

3.1 Uses Permitted in All Zones

(1) In addition to uses permitted in specific zones, the following uses are permitted in all zones:

(a) Public service uses;

“public service use” means the provision of water, gas, electrical, telephone, television or emergency services by a government body or agency or by a company regulated by the Utilities Commission Act or the Radio communication Act of Canada, serving only the Hornby Island local community.

Under the *Radio Communication Act*, the decision to approve and licence the location of Antenna Systems is made only by ISEDC.

The subject property is zoned Residential 2 (R2) and is approximately 0.1 ha (0.27 ac) in area, and approximately 18 m x 24 m in size. Staff note that the setback requirement for buildings and structures to all lot lines is 8 m for this zone and the proposed footprint of the tower is 10m x 10m. The proposed tower would encroach into the setback areas no matter where it was sited on the lot. Radio or television antenna are exempt from the height maximum requirements as per Section 3.4(5) of the Hornby Land Use Bylaw No. 150.

Staff note that the subject property is wholly located within the Riparian Areas Development Permit Area No. 6 because there is a ditch on the North side of Central Road that is a part of the Buelah Creek watershed; however, because the tower is a public service use, it is exempt from the requirements of the provincial *Riparian Areas Regulation*.

Public Submissions Received

During the Consultation Process

The *Public Consultation Summary and Land Use Concurrence Request* prepared by Sitepath reports that during the consultation period, the proponent received comments from one hundred and sixty-five (165) members of the public. Of those comments, one hundred and seventeen (117) are opposed to the proposal, forty-two (42) are supportive and six (6) are neutral.

Other Public Submissions Received by the LTC

Comment sheets submitted during the Open House were collected by the proponent, but not factored into the summary tally provided by the proponent above since the Open House is not a part of the Default Consultation Process. Staff have reviewed the forty-four (44) comment sheets provided by the proponent, of which forty-two (42) were opposed and two (2) were supportive. Staff note that fourteen (14) comments were from people who had already commented during the consultation period.

Prior to and subsequent to the consultation period, further public comments were received by the LTC, either by email/mail or at the March 31, 2017 LTC meeting. The LTC received comments from a further twenty seven (27) members of the public expressing opposition or support. Of those comments, twenty-three (23) were unsupportive and four (4) were supportive. A petition was also received by the LTC with a list of names who were unsupportive. Many on the list had also sent in their comments during the consultation process.

Common concerns from those opposed, along with comments provided by TELUS and Islands Trust staff responses are noted in Table 1, discussed later in this report.

Common comments from those supportive were the following:

Supportive Comments	TELUS Comments
Support proposed installation (back up link) and would support cell service improvements for safety, medical, and emergency response purposes.	Received.
Support proposed installation for personal reasons.	Received.
Support proposed installation for business reasons.	Received.
Satisfied with proposed location and appearance.	Received.
Support if only way to keep services up and running.	Received.

Land Use Concurrence Request

The LTC is requested to provide a resolution that addresses the following items:

- That the LTC is satisfied with TELUS' consultation process;
- That the proposed tower is a permitted use;
- That the LTC has been consulted and concurs with the tower design and location.

Consultation Process

The LTC is requested to consider whether they are satisfied with the consultation process undertaken by TELUS as outlined in the ISEDC's Default Public Consultation Process. In staff's opinion, the basic requirements of the ISEDC's Default Public Consultation Process were met. The following is a summary of the Default Public Consultation Process requirements that a proponent must follow and how the proponent achieved them. The proponent's Consultation Work Plan was reviewed and endorsed by the LTC at their business meeting January 5, 2017.

Must provide written notification to the public, the land use authority and ISEDC of the proposed antenna system.

- Notification of the proposed tower and opportunity to provide comments were mailed out to property owners within three times the height of the proposed tower. The proposed tower is 48 metres tall, and TELUS mailed out a notification package to all property owners within a 144 metre radius of the tower. Islands Trust provided the address list and TELUS completed the mailout. The notification package is available on the Islands Trust website at <http://www.islandstrust.bc.ca/islands/local-trust-areas/hornby/current-applications/>. This notification was also provided to the LTC and ISEDC.

The notification must provide at least 30 days to receive public comments.

- Notification began on February 8, 2017 and ended March 18, 2017.

Must determine the best manner in which to notify seasonal residents in consultation with the land-use authority.

- The draft Consultation Work Plan was reviewed by staff and endorsed by the LTC.

Notification must be placed in a local community newspaper circulating in the proposed area.

- TELUS posted notification in both the Hornby Denman Island Grapevine and the Hornby Denman Tribune newspapers. Separate notices were posted, one to welcome public comments and the other to advise of the Open House held on March 13, 2017.
- Although not required by ISEDC, an Open House was held on March 13, 2017 at the Hornby Island Community Hall, and a frequently asked questions (FAQ) summary was provided.

The proponent is to address all reasonable and relevant concerns within certain timeframes and keep a record.

- The proponent appears to have addressed concerns in a timely manner, and has provided to the LTC comments provided in emails and the proponent's responses, public Comments Sheets, and a summary table of the public comments and responses, attached to the *Public Consultation Summary and Land Use Concurrence Request*.

Permitted Use (Consistency with Policies and Regulations)

The LTC is requested to consider whether the proposed tower is consistent with the policies and regulations relevant to Hornby Island. The proposed tower is consistent with the Hornby Land Use Bylaw No. 150 in that it allows a variety of “public services use[s],” such as this proposed tower, in all zones on Hornby Island. However, the proposed location of the tower in the R2 zone and on a small lot, is not consistent with the Hornby Official Community Plan Bylaw No. 149 that recommends that transmission towers be permitted in the Community Service Use areas and on larger lots. In addition, the proposal is not in keeping with Islands Trust policies to protect views and the advocacy policy that recognizes the federal authority and requests no microwave towers on Hornby Island. Staff recognise that the proponent has a different interpretation and considers that the proposed tower is a permitted use.

Should the proposed tower be built on the subject lot, it is unlikely that the tower would meet the 8 metre setback requirements to all lot lines, given the proposed size of 10 m x 10 m. The LTC has received comments from adjacent property owners who are concerned about the tower’s encroachment into the setback area and that the tower would be closer to their property than the requirements allow. The proponent has an obligation to consider local policies and regulations in the process and try to address community concerns in relation to the siting and design of the tower. The proponent has stated that compliance with the setbacks is an unreasonable request as the setbacks would render the subject lot unusable for existing and proposed uses. They also correctly identify that the proposed tower is under the jurisdiction of the federal government, who has the authority to approve such structures, regardless of local bylaws.

Public Concerns

In order to determine concurrence, the LTC should also consider whether or not all reasonable and relevant concerns, as defined by ISEDC, have been met. The federal agency considers examples of ‘reasonable and relevant’ concerns to include:

- Why is the use of an existing antenna system or structure not possible?
- Why is an alternate site not possible?
- What is the proponent doing to ensure that the antenna system is not accessible to the general public?
- How is the proponent trying to integrate the antenna into the local surroundings?
- What options are available to satisfy aeronautical obstruction marking requirements at this site?
- What are the steps the proponent took to ensure compliance with Canadian Environmental Assessment Act (CEAA), Safety Code 6, etc.?

Concerns that are not relevant include:

- disputes with members of the public relating to the proponent’s service, but unrelated to antenna installations;
- potential effects that a proposed antenna system will have on property values or municipal taxes;
- questions whether the *Radiocommunication Act*, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.

A large majority of the public submissions received by the proponent and by the LTC were unsupportive of the proposed tower. Staff recognise that the proponent was very diligent in responding to public submissions; however, in staff’s opinion, the main ‘reasonable and relevant’ concerns were for the most part not adequately addressed. Table 1 below summarizes the concerns and how they were addressed, in the opinion of staff.

Table 1: Opposing Concerns, Telus Comments, and Islands Trust Staff Comments

Opposing Concerns	TELUS Comments	Staff Comments
May negatively affect property values.	There is no consistent evidence on this.	Not considered 'reasonable or relevant' by ISEDC.
Tower may be modified in future with further installations with no consultation, including the provision of cell service or increase in height.	Current plan is only to provide microwave link and cites exemptions from land-use authority and public consultation requirements as per Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular CPC-2-0-03, Section 6. And that tower sharing is encouraged by ISEDC.	Concerns not alleviated. If approved, concerns regarding the fact that future changes to the tower (i.e. additional telecommunication services and/or increase in height) may have impacts on the community and will not require any consultation with the LTC or community.
If submarine cable is damaged, tower might permanently replace cable.	If cable was damaged it would be repaired.	Concern addressed.
Potential effects on human health and wildlife.	There will be no impacts on wildlife or human health due to compliance with Health Canada's Safety Code 6 . Advise to follow up with Health Canada regarding safety code 6. RF energy levels from microwave link will be effectively not measurable at ground level due to directional beam; no safety hazards to residents.	Not considered 'reasonable or relevant' by ISEDC.
Tower installation won't comply with setbacks on small lot. Adjacent landowner concerned about proximity to their lot.	Setbacks do not apply to utility structures, including radio towers which are under federal jurisdiction and as such bylaws are not applicable.	Concern not alleviated.
Negative impact on viewscape of community, particularly because of its close proximity to the main commercial area of the Island.	Shared photo renderings that show tower will be minimally visible, and recognise that the screening provided by the adjacent trees are not located on TELUS property. There will be no marking or lighting.	Concern not alleviated.
Potential impacts to nearby elder housing.	Advised that there are many similar installations in similar communities without adverse impacts on adjacent developments.	Concern addressed, but may not be alleviated.
Proximity to riparian area.	Deferred to Islands Trust.	No requirement under the Riparian Area Development Permit Area
Trees that would screen installation are not on TELUS lot.	Trees have been referenced as a potential screening benefit and acknowledge that most of the trees are not owned by TELUS.	Concern not alleviated.
Interest in fibre cable installation and/or maintaining the existing submarine cable instead of tower installation.	Not feasible for reliability initiative to protect existing services. Four times the cost, 12-18 month permitting process.	Concern addressed but may not be alleviated.
Little economic value.	Purpose of tower is to provide a back-up link to ensure no outages in service occur if a cable break occurs.	Concern addressed.
Interest in installation in a different	Explained site selection rationale as	Concern addressed, but not alleviated.

location, not near main commercial area of Island.	outlined in FAQ provided by TELUS.	
Installation may collapse or cause damage to neighbouring properties/residences.	Tower will follow professional engineering and building code standards.	Concern addressed.
Interest in equipment only operating during times of necessity.	Microwave dish would operate at a lower power during times of redundancy.	Concern addressed.
Would negatively change way/quality of life on Hornby.	Advised that there are many similar installations in similar communities without adverse impacts to community.	Concern addressed, but may not be alleviated.
Would support if tower included cell service.	None.	None.
Willing to accept outages in the event of a cable cut.	None.	None.
Tower may be vandalized and may be accessible to climb.	Property will be gated with a lock and tough access.	Concern addressed.
Negatively impact tourism businesses.	Advised that there are many similar installations in similar communities without adverse impacts to community.	Concern addressed, but may not be alleviated.

Staff also recognise that many public submissions received by Sitepath and the LTC were supportive of the proposed tower for telecommunication improvements on Hornby Island particularly for safety, medical, emergency response and economic purposes. The LTC should consider how they would like to recognise and address these interests moving forward.

Islands Trust/Hornby Local Trust Committee Antenna Siting Protocol

The LTC could consider developing their own Antenna Siting Protocol in anticipation of future antenna proposals. In February 2016, the LTC considered a report recommending that Trust Council explore the option of a Trust-wide policy on land use consultation for radio communication utilities following the receipt of a letter from ISEDC indicating their intension to rescind their the 1996 Letter of Understanding (LOU) “Land Use Consultation for Radio Communication Utilities”. In the absence of a LOU, Canada will expect local trust committees to either develop their own consultation policy or use the Default Consultation process provided by Canada. The Hornby LTC passed the resolution above; however, Trust Council has identified this as a lower priority item relative to other items. Given this and some of the public submissions received, the LTC could consider developing their own Antenna Siting Protocol. The Gabriola LTC is the only northern LTC with a standing resolution (GB-025-2010) stipulating consultation policies for radio communication utilities. The LTC should decide why they want to develop their own antenna siting protocol and determine if the intended protocol that is suggested by ISEDC will meet the LTC’s needs.

Rationale for Recommendations

Based on the summary of the Default Public Consultation Process requirements that a proponent must follow and how the proponent achieved them, staff is of the opinion that the basic requirements of the Default Public Consultation Process have been met by the proponent. Staff is recommending nonconcurrency because the proposal is not consistent with an Islands Trust Policy Statement policy, Hornby Island Official Community Plan policies and Hornby Island Land Use Bylaw setback regulations, and because the majority of public submissions received are unsupportive. Staff is recommending that the LTC consider exploring the development of their own Antenna System Siting Protocol should they conclude to not wait for Trust Council direction on the matter.

ALTERNATIVES

The LTC may consider the following alternative to the staff recommendations:

1. Concur with proposed TELUS tower.

The LTC may decide to concur with the proposal. If this alternative is selected, the LTC should state the reasons for concurrence.

That the Hornby Island Local Trust Committee has been consulted and concurs with the proposed TELUS tower, HO-OTH-2016.1 (Telus) for the following reasons [insert].

NEXT STEPS

Planning staff will forward to Innovation, Science and Economic Development Canada and the proponent a copy of the final resolutions, this staff report and public submissions received by LTC.

Submitted By:	Marnie Eggen, MCIP RPP Island Planner	April 28, 2017
Concurrence:	Ann Kjerulf, MCIP RPP Regional Planning Manager	May 4, 2017

ATTACHMENTS

1. *Public Consultation Summary and Land Use Concurrence Request* from Sitepath, March 24, 2017



SitePath Consulting Ltd.
2528 Alberta Street
Vancouver, B.C. V5Y 3L1

Telephone: 778-870-1388
Email: briangregg@sitepathconsulting.com
www.sitepathconsulting.com

Public Consultation Summary and Land Use Concurrence Request

Date: March 24th, 2017

To: The Islands Trust	Attention: Ann Kjerulf, Regional Planning Manager
From: Brian Gregg, SitePath Consulting Ltd.	

RE:	Proposed 48-meter Self-Support Tower
Project:	Hornby Island RLU
Site Location:	TELUS-Owned Property at 5605 Central Road, Hornby Island [Approximate Coordinates: 49.5248805, -124.6523611]

TELUS Proposal

TELUS is proposing a 48-meter tall self-support tower at 5605 Central Road, Hornby Island. All of the equipment necessary to operate this facility will reside within a compound located at the base of the tower. The proposed facility is to be located at an existing TELUS-owned property. The purpose of the proposed tower is to provide a back-up telecommunications link to Vancouver Island as redundancy to the existing submarine cable.

Figure 1 – Proposed Tower Location



Public Consultation

As the Islands Trust does not have an established consultation process for proposals such as this one, TELUS is required to follow the Industry Canada Default Public Consultation Process. Industry Canada has jurisdiction over telecommunications facilities and has set out the public and land use authority consultation requirements in the Industry Canada circular, CPC-2-0-03 (CPC) for telecommunication carriers.

Based on the Industry Canada consultation requirements and input from Islands Trust staff, TELUS has completed the following consultation steps:

- Notification of all property owners within three times the height of the proposed tower: Since the proposed tower is 48 meters tall, TELUS was required to provide via regular mail notification packages to all property owners within a 144 meter radius. The Islands Trust provided the address list and TELUS completed the mail out.
- Newspaper notification: TELUS posted notices in both the Hornby Denman Island Grapevine and the Hornby Denman Tribune newspapers. Separate notices were posted both to welcome comments and to advise the community regarding our open house.
- Open House: Although a public meeting is not required by Industry Canada, TELUS worked with the Islands Trust to coordinate a public meeting at the Hornby Island Community Hall during the afternoon of March 13th, 2017.

Relevant vs. Non Relevant Concerns (Industry Canada Guidelines)

Upon reviewing comments received during the public consultation period, we would kindly urge the Islands Trust to keep in mind Industry Canada's policy regarding which concerns are relevant vs. non relevant as follows:

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html#sec4.2>

Examples of concerns that proponents are to address may include:

- *Why is the use of an existing antenna system or structure not possible?*
- *Why is an alternate site not possible?*
- *What is the proponent doing to ensure that the antenna system is not accessible to the general public?*
- *How is the proponent trying to integrate the antenna into the local surroundings?*
- *What options are available to satisfy aeronautical obstruction marking requirements at this site?*
- *What are the steps the proponent took to ensure compliance with the general requirements of this document including the Canadian Environmental Assessment Act (CEAA), Safety Code 6, etc.?*

Concerns that are not relevant include:

- *disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;*
- *potential effects that a proposed antenna system will have on property values or municipal taxes;*
- *questions whether the Radiocommunication Act, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.*

Land Use Concurrence Request

Now that the public consultation process has been completed, TELUS is required by Industry Canada to request a motion or letter of "land use concurrence" from the Islands Trust Council noting the following:

- *The Islands Trust is satisfied with TELUS' consultation process;*
- *The proposed tower is a permitted use;*
- *The Islands Trust has been consulted and concurs with the tower design and location.*

In order to assist the Islands Trust with the land use concurrence decision, please find the following information in the appendix of this document:

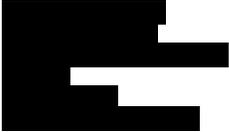
- **Appendix A - Summary of public comments and responses from the public notification process;**
- **Appendix B - Open house attendance log and comment sheets.**

Appendix A – Summary of Public Comments and Responses

- During the consultation period, TELUS received comments from one hundred and sixty-five (165) members of the public.
- Of the one hundred and sixty-five (165) comments received, forty-two (42) are supportive of the proposal, one hundred and seventeen (117) are opposed and six (6) are neutral. Given that Hornby Island's population is over 1,000 people, it is evident that many people did not comment.
- *Note: The comment sheets submitted during the open house are enclosed in Appendix B and are not factored into the above noted summary. Since the open house is not part of Industry Canada's Default Consultation Process, we have shared the open house feedback as a separate additional item.*
- Table 1 below provides a summary of the public comments received and responses provided.

TABLE 1 - SUMMARY OF PUBLIC COMMENTS AND RESPONSES

Contact Information	Comment Received	Response Provided	Supportive (Y/N)?
Patrick Healey [REDACTED]	Feb 9, 2017 - Patrick is a user of telecommunications services and supports the location and design of the facility.	Feb 9, 2017 - We confirmed receipt of Patrick's comments and thanked him for his input.	YES
Dan Bruiger [REDACTED]	<p>March 13, 2017 - Dan attended our open house. He re-iterated his opposition to the tower and his concerns over the consultation and siting process. Dan encouraged TELUS to revise its proposal and consider alternatives.</p> <p>Feb 12, 2017 - Dan reiterated his initial concerns.</p> <p>Feb 10, 2017 - Dan provided ten (10) detailed questions which we responded to in detail and copied the Islands Trust Trustees and Planning Staff (refer to the adjacent "response provided" column for more details). His comments were focused on concerns around the Default consultation process and he suggested that the community and local policies may not support the proposed tower structure.</p> <p>Feb 9, 2017 - Dan recommended that we amend our newspaper notice to note that people can submit comments to myself (Brian Gregg) and not only obtain information.</p>	<p>March 13, 2017 - We responded to all of Dan's questions in detail and shared his input with the Islands Trust and Industry Canada.</p> <p>Feb 12, 2017 - We thanked Dan for his input and assured him that his thoughts would be shared with the Island Trust, Industry Canada and TELUS.</p> <p>Feb 10, 2017 - We provided a detailed response and copied the Islands Trust Trustees and Planning Staff. We provided the following comments: - Summary of the Default Public Consultation Process; - Confirmation that TELUS' only plan is for the microwave link (no cell service improvements are proposed at the current time but we cannot predict how technology, budgets and plans may evolve in the future); - We summarized Industry Canada's co-location policy and shared the CPC policy from Industry Canada; - We explained the 25% height extension public consultation exemption as noted in the CPC, section 6, bullet 6. - We confirmed that we recognize the unique island context of Hornby Island; - We acknowledged the Hornby Island advocacy policy which bans microwave towers, however we expressed that the OCP and zoning appear to allow for the tower. We also explained our site selection rationale. - We shared articles from Health Canada and the Vancouver Coastal Health Authority's Chief Medical Health Officer which explain that there are no science-based health concerns associated with telecommunication towers as long as Health Canada's Safety Code 6 is adhered to. - We noted that there are no existing tower structures of a suitable location, height or structural integrity.</p> <p>Feb 9, 2017 - We thanked Dan for his input and advised him that the format of our notice was approved by TELUS, Industry Canada and the Islands Trust. We noted that we provided our contact information in the newspaper notice so as to welcome public input and to offer to share information on the proposal. We advised Dan that we would consider his input in the future.</p>	NO

<p>Don Geppert</p> 	<p>Feb 9, 2017 - Don feels that TELUS' proposed utility structure would need to comply with the 8 meter setback requirement noted in the Hornby Land Use By-Law.</p>	<p>1. Typically, setbacks do not apply to utility structures, including radio towers which are under federal jurisdiction and, as a result, local by-laws such as zoning or land use are not applicable. 2. The referenced setback regulation would make it effectively impossible to provide utility services such as telecommunication services, electricity, sewage, water and other similar services to many properties where such setbacks are not feasible or practical. For example, how would we run a telephone line into a property from the edge of the lot line if setbacks needed to be complied with? 3. The setbacks referenced would render TELUS' property (which is appropriately zoned and community planned for utility uses) useless for the existing and proposed uses.</p>	<p>NO</p>
<p>Eben & Braea Walmsley</p> 	<p>March 23, 2017 - Eben stated concerns about health and potential impacts on wildlife. Eben indicated that the trees on adjacent lots that may screen the tower are not on the subject property.</p> <p>Feb 10, 2017 - Eben and Braea indicated that they are choosing to raise their family without cell phones and internet. They are concerned that the tower could provide cell service in the future. They are further concerned that if the submarine cable were damaged, it could be permanently replaced with the tower. Eben and Braea have purposefully chosen to distance themselves from telecommunications infrastructure.</p> <p>Feb 9, 2017 - Eben and Braea feel that the tower may negatively impact property values and they are opposed to the proposal as a result.</p>	<p>March 23, 2017 - We explained that there will be no impacts on wildlife or health due to our requirement to comply with Health Canada's Safety Code 6. We shared examples of other island communities that have towers without adverse health or wildlife impacts. We explained that the existing trees have been referenced as a potential screening benefit and that it would be challenging to imagine their complete removal, but acknowledged that many of the trees are not owned by TELUS.</p> <p>Feb 10, 2017 - We reaffirmed that TELUS' current plan is to provide a microwave link only and not to improve cell phone service. We stated that if the submarine cable were to be damaged in the future, it would be repaired.</p> <p>Feb 9, 2017 - We confirmed receipt of Eben and Braea's comments. Regarding property values, we confirmed that there is no consistent evidence to suggest that telecommunications towers either positively or negatively impact property values (i.e. there is an over all neutral impact). We noted that BC Assessment considers telecommunications infrastructure (towers) to be an item that increases property values and properties upon which the infrastructure is installed are assessed for additional commercial realty property taxes as a result of the infrastructure improvements. We also kindly suggested that having reliable communication services is beneficial for property owners on the island.</p>	<p>NO</p>

Doug Chinnery [REDACTED]	Feb 12, 2017 - Doug is supportive of the back-up telecommunications link and would also support cell service improvements. Doug is the captain of the Fire Department and understands the value of telecommunications infrastructure as an emergency responder.	Feb 12, 2017 - We thanked Doug for his comments and advised him that the tower is currently only intended as a back-up telecommunications link. We stated that we would advise TELUS of his desire for cell service.	YES
Rob Lewis [REDACTED]	Feb 13, 2017 - Rob is supportive of the tower. He supports communications infrastructure improvements including redundancies. Rob is a volunteer firefighter and believes that there is a vocal minority of protestors that may respond to this project. He feels that there is significant silent support for the project.	Feb 13, 2017 - We thanked Rob for his supportive comments.	YES
Jim Garton [REDACTED]	Feb 13, 2017 - Jim supports the installation due to personal, business and safety reasons.	Feb 13, 2017 - We thanked Jim for his supportive comments.	YES
Gloria and Graham Herbert [REDACTED]	Feb 13, 2017 - Gloria and Graham are not supportive of the proposal due to health concerns.	Feb 13, 2017 - We shared articles from Health Canada and the Vancouver Coastal Health Authority Chief Medical Health Officer. We noted that TELUS is obligated to follow Health Canada's Safety Code 6 and that as long as the safety code is adhered to, there are no science-based health concerns associated with the proposed infrastructure.	NO
Barbara Baird [REDACTED]	<p>March 18, 2017 - Barbara submitted a detailed email explaining her rationale as to why she is opposed to the proposed tower. Her reasons include view disturbance concerns, proximity to elder housing, proximity to the riparian area, and possible impacts on Elder Housing.</p> <p>Feb 17, 2017 - Barbara is on the Board of the Elder's Housing. She asked for health and safety information.</p>	<p>March 18, 2017 - We advised Barbara that there are many similar installations in similar communities without adverse impacts on adjacent developments. We shared our photo renderings to demonstrate the limited view impacts that would occur. We advised Barbara that we believe we are outside of the riparian area, but said we would defer to the Islands Trust on this matter.</p> <p>Feb 17, 2017 - We emailed Barbara articles from Health Canada and the Vancouver Coastal Health Authority summarizing the science regarding the health and safety of radio towers.</p>	N/A
Leanna Killoran [REDACTED]	Feb 17, 2017 - Leanna is supportive of the facility as she is a small business owner and relies on telecommunication services. She would also support additional cell service improvements in the future if this could be added to the tower.	Feb 17, 2017 - We thanked Leanna for her supportive comments.	YES

<p>Bernhard Weiss [REDACTED]</p>	<p>March 18, 2017 - Bernhard asked when the public comment deadline is.</p> <p>March 16, 2017 - Bernhard submitted a letter summarizing his concerns regarding the proposal. Bernhard's concerns relate to the tower siting, design, health/safety and the consultation process in general. Bernhard would appreciate it if a special advisory committee could be formed to discuss all options with the community.</p> <p>Feb 19, 2017 - Bernhard advised us that he did not receive our mail-out package. We told him that we would re-send another package and also shared the link to the package on the Islands Trust website. We advised Bernhard that he still has plenty of time to submit any additional input.</p> <p>Feb 17, 2017 - Bernhard is seeking data as to why the fibre cable installation would cost 5-10 times more than the microwave installation.</p>	<p>March 19, 2017 - We shared the prescribed comment deadlines as per ISED's CPC document.</p> <p>March 16, 2017 - We acknowledged receipt of Bernhard's input and responded in detail, copying the Islands Trust and ISED.</p> <p>Feb 27, 2017 - A fibre build would be approximately 4x the cost of the microwave tower solution and could take 12-18 months just to get Federal right of way permitting and oceanic survey's/environmental approvals. This type of investment is not feasible based on this being purely a reliability initiative to protect existing services on the island.</p>	<p>NO</p>
<p>Louise Walters [REDACTED]</p>	<p>Feb 22, 2017 - Louise signed a petition style form as drafted by another member of the public. She indicates that she would not support a tower anywhere on Hornby Island.</p> <p>Feb 17, 2017 - Louise expressed concerns about health and property values.</p>	<p>Feb 22, 2017 - We mailed Louise a letter to acknowledge receipt of her comments. We offered to have some constructive dialogue.</p> <p>Feb 17, 2017 - We emailed Louise articles from Health Canada and the Vancouver Coastal Health Authority summarizing the science regarding the health and safety of radio towers. Regarding property values, we confirmed that there is no consistent evidence to suggest that telecommunications towers either positively or negatively impact property values (i.e. there is an over all neutral impact). We noted that BC Assessment considers telecommunications infrastructure (towers) to be an item that increases property values and properties upon which the infrastructure is installed are assessed for additional commercial realty property taxes as a result of the infrastructure improvements. We also kindly suggested that having reliable communication services is beneficial for property owners on the island.</p>	<p>NO</p>
<p>Iyana Celestine [REDACTED]</p>	<p>Feb 18, 2017 - Iyana is opposed to the tower. She did not supply any reasons.</p>	<p>Feb 18, 2017 - We thanked Iyana for her comments and encouraged her to elaborate so that we can understand and address her input better.</p>	<p>NO</p>
<p>Peter van Gelder [REDACTED]</p>	<p>Feb 20, 2017 - Peter is concerned about health and aesthetic impacts. He also feels that the tower would be little economic value.</p>	<p>Feb 20, 2017 - We shared articles from Health Canada and the Vancouver Coastal Health Authority Chief Medical Health Officer and some photo renderings. We also explained that the purpose of the tower is to provide a back-up link to ensure no outages in service are to occur if a cable break occurs.</p>	<p>NO</p>

		no consistent evidence to suggest that telecommunications towers either positively or negatively impact property values (i.e. there is an over all neutral impact). We noted that BC Assessment considers telecommunications infrastructure (towers) to be an item that increases property values and properties upon which the infrastructure is installed are assessed for additional commercial realty property taxes as a result of the infrastructure improvements. We also shared a link to the public consultation package which includes photo renderings and demonstrates that the tower will be minimally visible.	
Jo Lechay [REDACTED]	<p>March 15, 2017 - Jo would like TELUS to not operate the equipment 24/7 and would prefer it if the equipment could operate only during times of necessity. Jo is concerned about the potential impacts of the tower on birds and other wildlife. Jo also feels that the tower could be unsafe if it were to collapse on neighbouring residents.</p> <p>Feb 27, 2017 -Jo would like TELUS to host a public meeting.</p>	<p>March 15, 2017 - We advised Jo that the microwave dish would operate at a lower power during times of redundancy. We provided examples of similar communities where TELUS has microwave towers in place without adverse environmental or wildlife impacts. We reassured Jo that the tower will follow professional engineering and national building code standards.</p> <p>Feb 27, 2017 - We advised Jo that we are working on a potential public meeting plan and that we would advise him of the plans once more information is available.</p>	NO
Alissa Vernon Pratt [REDACTED]	<p>Feb 27, 2017 - Alissa is the Vice Principal at Hornby Island Community School. She consulted with her School District Director of Operations, Ian Heselgrave ian.heselgrave@sd71.bc.ca, and with her District Director of Health and Safety, Paul Berry paul.berry@sd71.bc.ca and wrote to support the tower for the following reasons:</p> <ul style="list-style-type: none"> - health and safety - she is concerned that since the community has poor cell coverage, if a cable were cut they would have very limited means to receive or send phone messages or access emergency personnel or parents/guardians during our school day. This could impact student safety if there is information regarding student absences, pick up/drop off times, school closures, bus information, accidents/injuries etc. - parents / staff would be unable to contact the school regarding absences and there would be no way to know if learners/staff were missing from school. - there would be an inability for the staff to access their student management system for learning information (attendance, health risks, student alerts, emergency contact information); - There would be an inability to access the staff management system resulting in confusion regarding requests for leaves of absence, teacher attendance etc. - There would be an inability to access or respond to time sensitive 	<p>Feb 27, 2017 - We thanked Alissa for her comments and advised her that they would be shared with the Islands Trust.</p>	YES

	<p>communications via email;</p> <ul style="list-style-type: none"> - There would be an inability for people to access the school district websites for alerts/notifications; - There would be an impact to academic delivery. e.g. Inability to access curriculum/learner supports and resources via internet (e.g. talk to text) - Inability to teach some parts of the curriculum requiring computer/internet use (digital literacy, applied design skills and technology) - Limited research resources (Library only - no learner research databases/videos etc.) 		
<p>Jim Garton [REDACTED]</p>	<p>Feb 27, 2017 - Jim is the President of the Hornby Island Co-Op. He neither supports nor opposes the facility and will be conducting a further assessment to understand the potential impact that a telecommunication outage would cause. While the assessment is not complete, Jim noted that an outage of an extended timeframe could cause significant business and transactional disruptions.</p>	<p>Feb 27, 2017 - We thanked Jim for his input and welcomed the further assessment.</p>	<p>N/A</p>
<p>Christiane Beaugard [REDACTED]</p>	<p>Feb 27, 2017 - Christiane signed a petition style form that opposes the tower.</p>	<p>Feb 27, 2017 - We thanked Jim for his input and welcomed the further assessment.</p>	<p>NO</p>
<p>Rachelle Chinnery [REDACTED]</p>	<p>March 1, 2017 - Rachelle is supportive of the proposed tower as a means for safeguarding telecommunication services. She encourages TELUS to make efforts to reduce the visual impact.</p>	<p>March 1, 2017 - We thanked Rachelle for her input.</p>	<p>YES</p>
<p>RB F. Baird [REDACTED]</p>	<p>March 1, 2017 - RB F. Baird expressed concerns about health, property values and expressed a desire to hire a lawyer to try to prevent the proposal from moving forward.</p>	<p>March 1, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority. Regarding property values, we confirmed that there is no consistent evidence to suggest that telecommunications towers either positively or negatively impact property values (i.e. there is an over all neutral impact). We noted that BC Assessment considers telecommunications infrastructure (towers) to be an item that increases property values and properties upon which the infrastructure is installed are assessed for additional commercial realty property taxes as a result of the infrastructure improvements. We advised them that there are likely no grounds for legal action since we are consulting on a proposal that is not against the law.</p>	<p>NO</p>

<p>Meredith McEvoy [REDACTED]</p>	<p>March 17, 2017 - Meredith sent an additional email confirming her support for the design and location of the facility. She would prefer to have no tower if it were feasible, however she supports it if it is the only way to keep services up and running.</p> <p>March 1, 2017 - Meredith asked for information regarding other similar island communities that have back-up microwave towers installed. Meredith also wanted to know the difference between microwave back-up and line of sight.</p>	<p>March 1, 2017 - We thanked Meredith for her input and clarified that a tower would be needed to retain off island communications in the event of a submarine cable cut.</p> <p>March 1, 2017 - We confirmed that Saturna, Saltspring, Texada, Mayne Island and others have towers with similar equipment (microwave dishes) on them. We also explained the difference between microwave back-up and line of sight.</p>	<p>YES</p>
<p>Sharon McGarvey [REDACTED]</p>	<p>March 1, 2017 - Sharon wrote to confirm that the proposed infrastructure is critical in supporting her business operations. If telecommunications services were to go down it would result in the closing of their branch due to security issues and a lack of connectivity to their banking systems. Sharon also confirmed that the direct impact would be no cash services for businesses or members.</p>	<p>March 1, 2017 - We thanked Sharon for her detailed input.</p>	<p>YES</p>
<p>James Leslie [REDACTED]</p>	<p>March 2, 2017 - James owns a property nearby. He wants us to email him larger and higher resolution plans and drawings. He specifically wants confirmation as to whether there will be marking or lighting on the tower.</p>	<p>March 2, 2017 - We spoke to James over the phone and confirmed that there will be no marking or lighting. We emailed him drawings.</p>	<p>N/A</p>
<p>Roger & Francka Jenzer [REDACTED]</p>	<p>March 18, 2017 - Roger Jenzer sent an email reiterating his concerns about health.</p> <p>March 1, 2017 - Roger and Francka signed the petition style form that has been circulating.</p>	<p>March 18, 2017 - We acknowledge receipt of Roger's email. We advised him that we will follow Health Canada's Safety Code 6 and encouraged him to follow up directly with Health Canada if he would like to debate the validity of the safety regulations.</p> <p>March 1, 2017 - We called Francka and Roger to confirm receipt of their petition in the mail.</p>	<p>NO</p>
<p>Capt Harry Fearman [REDACTED]</p>	<p>March 3, 2017 - Harry is a supporter of the tower. He is a former BC Ferries Captain and believes that the service back-up is important for Hornby Island.</p>	<p>March 3, 2017 - We thanked Harry for his input.</p>	<p>YES</p>
<p>[REDACTED]</p>	<p>March 13, 2017 - [REDACTED] re-submitted his comments. He supports the tower and location but wants to reiterate his desire for cell service improvements.</p> <p>March 3, 2017 - [REDACTED] is supportive of the design and location of the facility and expressed his understanding of the need for the infrastructure that the community has come to rely on. [REDACTED] is disappointed that wireless (cell phone) service improvements are not being considered.</p>	<p>March 13, 2017 - We acknowledge receipt of the comments.</p> <p>March 3, 2017 - We thanked [REDACTED] for his input and advised him that we would share his desires for cell service improvements with TELUS.</p>	<p>YES</p>
<p>Joanne Wyvill [REDACTED]</p>	<p>March 3, 2017 - Joanne is opposed to the proposed tower. She does not want to discuss her reasons.</p>	<p>March 3, 2017 - We thanked Joanne for her input and encouraged her to engage in further dialogue if she would be willing to do so that we can address and understand her input.</p>	<p>NO</p>

<p>Cornelia Hoogland and Ted Goodden</p> <p>[REDACTED]</p>	<p>March 7, 2017 - Ted wrote in to echo is non support for the tower. He is the husband of Cornelia.</p> <p>March 3, 2017 - Cornelia does not support the tower.</p>	<p>March 7, 2017 - We confirmed receipt of Ted's comments.</p> <p>March 3, 2017 - We encouraged Cornelia to elaborate as to her reasons so that we may address her input.</p>	<p>NO</p>
<p>Denyse Wallace</p> <p>[REDACTED]</p>	<p>March 4, 2017 - Cornelia does not support the tower due to her desire to keep Hornby as close to nature as possible.</p>	<p>March 4, 2017 - We confirmed receipt of Denyse's comments.</p>	<p>NO</p>
<p>Rex and Christiane Brown</p> <p>[REDACTED]</p>	<p>March 5, 2017 - Rex and Christina feel that TELUS should repair the submarine cable in the event of damage rather than build the tower. They oppose TELUS building the tower as a way to circumvent future consultation if future uses are added to the tower. They expressed concerns that their input regarding health and property values may not be heard.</p>	<p>March 5, 2017 - We explained that it would take 6-8 weeks to repair a broken submarine cable, hence the need for the back-up tower. We explained that do not have plans to add additional services to the tower at this time. We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority. Regarding property values, we confirmed that there is no consistent evidence to suggest that telecommunications towers either positively or negatively impact property values (i.e. there is an over all neutral impact). We noted that BC Assessment considers telecommunications infrastructure (towers) to be an item that increases property values and properties upon which the infrastructure is installed are assessed for additional commercial realty property taxes as a result of the infrastructure improvements.</p>	<p>NO</p>
<p>Linda Armstrong</p> <p>[REDACTED]</p>	<p>March 17, 2017 - Linda reiterated her opposition to the proposal on the basis of health and environmental concerns.</p> <p>March 5, 2017 - Linda is opposed to the proposed tower. However, Linda was of the impression that TELUS is proposing to add wireless (cell phone) service to the tower. Linda feels that the proposed tower will create an industrial use on the island which she is opposed to.</p>	<p>March 17, 2017 - We confirmed receipt of Linda's letter. We re-shared examples of other similar island communities that have towers while preserving their natural environments. We explained that TELUS will follow Health Canada's Safety Code 6.</p> <p>March 5, 2017 -We advised Linda that we are not proposing wireless service improvements at this time. We also shared examples of other similar island communities that have towers while preserving their natural environments.</p>	<p>NO</p>
<p>Christa Yeomans</p> <p>[REDACTED]</p>	<p>March 17, 2017 - Christa reiterated her opposition toward the tower. Her concerns are primarily aesthetic, a lack of setbacks, height of the tower, concerns about safety if the tower were to collapse, amongst others.</p> <p>March 5, 2017 - Christa is opposed to the tower as her family donated land to the Islands Trust for park use and they would like to preserve the environment.</p>	<p>March 17, 2017 - We shared examples of other similar island communities that have towers while preserving their natural environments. We advised that no marking or lighting will be required on the tower. We explained that utility structures are typically exempt from setbacks, especially federally regulated utility structures such as TELUS' proposed facility. We welcomed further input and promised to note Christa's opposition to the proposal.</p> <p>March 5, 2017 - We thanked Christa for her input and advised her that there are many similar installations in other island communities that do not degrade the environment. We explained</p>	<p>NO</p>

		that our infrastructure has a very small footprint of no more than 10 m x 10 m.	
Basil du Plessis [REDACTED]	March 6, 2017 - Basil is opposed to the tower but did not state a reason.	March 6, 2017 - We asked Basil for more detailed input so that we may be able to address his concerns.	NO
Mary MacKenzie [REDACTED]	March 6, 2017 - Mary is opposed to the tower and is not convinced that it is needed. She believes that the tower may be extended or modified without consultation and that there could be a future need for "strobe lights".	March 6, 2017 - We shared the FAQ and explained that telecommunications uses represent critical infrastructure. We advised Mary that there will be no marking or lighting on the tower per NAV Canada and Transport Canada's response.	NO
Amanda Hale [REDACTED]	March 6, 2017 - Amanda is opposed to the proposed tower due to concerns regarding health.	March 6, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement.	NO
Connie Kenacan [REDACTED]	<p>March 8, 2017 - Connie sought further information as to whether the tower will "radiate" her property in Qualicum.</p> <p>March 6, 2017 - Connie is opposed to the tower due to concerns about property values, health and the environment.</p>	<p>March 8, 2017 - We shared data from TELUS' engineering group showing the signal propagation and the fact that it will not "radiate" anyone's property.</p> <p>March 6, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. Regarding property values, we confirmed that there is no consistent evidence to suggest that telecommunications towers either positively or negatively impact property values (i.e. there is an over all neutral impact). We noted that BC Assessment considers telecommunications infrastructure (towers) to be an item that increases property values and properties upon which the infrastructure is installed are assessed for additional commercial realty property taxes as a result of the infrastructure improvements. In closing, we explained that we have many similar installations in similar island environments without any adverse environmental impacts.</p>	NO

Giles and Cassandra Basett [REDACTED]	March 6, 2017 - A petition style form was signed and submitted. A note was added referencing concerns about health.	March 6, 2017 - We called Giles and Cassandra to confirm receipt of their input.	NO
Judith Walmsley [REDACTED]	March 6, 2017 - Judith is concerned about the impacts of the proposed facility from a view perspective.	March 6, 2017 - We shared a link to the public consultation package which contains photo renderings showing that there will be minimal view disturbances due to tall trees in the area. We also explained that no marking or lighting is required.	NO
John and Cathie Howard [REDACTED]	<p>March 21, 2017 - John and Cathie reiterated their health concerns.</p> <p>March 20, 2017 - John and Cathie reiterated their health concerns and asked why TELUS would not be concerned about health in the community given the signage that TELUS posts warning workers to not work directly in front of antennas/dishes.</p> <p>March 17, 2017 - John and Cathie submitted another email reiterating their health concerns. They also expressed discontent with the consultation process.</p> <p>March 6, 2017 - John and Cathie submitted a lengthy email expressing concerns about health and a perception that the tower would change their way of life.</p>	<p>March 21, 2017 - We acknowledged receipt and advised ISED about the comments.</p> <p>March 20, 2017 - We advised John and Cathie that the safety signs are in place for workers that may work directly in front of antennas for extended periods of time. We noted that RF energy levels from the microwave link will be effectively not measureable at ground level due to the directional beam and that there will be no safety hazards for residents.</p> <p>March 17, 2017 - We confirmed receipt of the email and explained that TELUS will follow Safety Code 6.</p> <p>March 6, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. In closing, we explained that we have many similar installations in similar island environments without any adverse impacts on lifestyle or safety.</p>	NO
Don and Janine Beckner [REDACTED]	March 6, 2017 - Don and Jennine expressed concerns about visual impacts, lifestyle impacts and their concern that this would limit their desire to retire on Hornby.	March 6, 2017 - We shared the photo renderings in our public consultation package to demonstrate that only the upper portion of the tower will be visible due to mature trees. We shared examples of other communities that have towers and advised that the infrastructure does not limit one's lifestyle choices.	NO
Suzanne La Rose [REDACTED]	March 7, 2017 - Suzanne is not supportive of the proposed facility as she feels that it will change the way of life on Hornby and impact the safety of the environment.	March 7, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. In closing, we explained that we have many similar installations in similar island environments without any adverse impacts on lifestyle or safety.	NO

<p>Elspeth & Chris Armstrong [REDACTED]</p>	<p>March 10, 2017 - Voicemail left asking for more information.</p> <p>March 7, 2017 - Elspeth is opposed to the proposal and concerned that health concerns are not considered reasonable.</p>	<p>March 11, 2017 - We spoke to Elspeth. She wanted to know the specific frequencies upon which the tower will operate. We confirmed that it is 11 Ghz band. 10700Mhz to 11700 Mhz.</p> <p>March 7, 2017 - We called Elspeth to address her input. She was busy and said she would follow up later.</p>	<p>NO</p>
<p>Sasha LeBaron [REDACTED]</p>	<p>March 7, 2017 - Sasha feels that the proposed tower could change the non-urban way of life on Hornby Island. Sasha would not support a tower anywhere on Hornby Island due to environmental concerns and concerns that it would not align with the values of Hornby Island. He is concerned about marking and lighting.</p>	<p>March 7, 2017 - We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life. We advised Sasha that there will be no marking or lighting on the tower per NAV Canada and Transport Canada's response.</p>	<p>NO</p>
<p>Bonita Wexler [REDACTED]</p>	<p>March 7, 2017 - Bonita expressed concerns around health and the lifestyle impacts of the proposed tower.</p>	<p>March 7, 2017 - We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life. We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement.</p>	<p>NO</p>
<p>Annie Nagle & Joy Reeves [REDACTED]</p>	<p>March 8, 2017 - Annie and Joy are concerned about having the proposed facility located near the Elder Housing complex. They feel that the tower will impact their slower paced way of life on Hornby.</p>	<p>March 8, 2017 - We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life.</p>	<p>NO</p>
<p>Donna Tuele [REDACTED]</p>	<p>March 8, 2017 - Donna is supportive of the proposed tower as she relies on telecom services for her real estate business.</p>	<p>March 8, 2017 - We thanked Donna for her input.</p>	<p>YES</p>

<p>Vic and Care Snowdon [REDACTED]</p>	<p>March 18, 2017 - Victor submitted articles and opinions suggesting that towers are unhealthy.</p> <p>March 15, 2017 - Victor resubmitted his comments from another email to confirm his identity. His questions pertain to</p> <p>March 8, 2017 - Vic and Care provided a length email submission, however their primary concerns pertain to the design and location of the facility.</p>	<p>March 8, 2017 - We thanked Victor for the input and urged him to share his thoughts with Health Canada.</p> <p>March 15, 2017 - We confirmed receipt of Victor's comments.</p> <p>March 8, 2017 - We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life. We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. We shared a link to the public consultation package which shows photo renderings that demonstrate that the tower will be largely obscured by large trees.</p>	<p>NO</p>
<p>Kim Fagerlund [REDACTED]</p>	<p>March 8, 2017 - Kim signed the petition style form that has been circulated around the island.</p>	<p>March 9, 2017 - We tried to call Kim at the number provided to confirm receipt of the petition form. The phone number supplied was not for the correct person.</p>	<p>NO</p>
<p>Barb and Brian Smith [REDACTED]</p>	<p>March 8, 2017 - Barb and Brian signed the petition style form that has been circulated around the island.</p>	<p>March 9, 2017 - We called Barb and Brian to confirm receipt of the petition form. Voicemail left.</p>	<p>NO</p>
<p>John Wells [REDACTED]</p>	<p>March 8, 2017 - John signed the petition form. He also noted that he is concerned with the siting of the proposed tower near the Elder Housing facility.</p>	<p>March 9, 2017 - We called John to confirm receipt of the petition form. Voicemail left.</p>	<p>NO</p>
<p>Celia Kane [REDACTED]</p>	<p>March 8, 2017 - Celia signed the petition style form. She said her main concern is that people are not clear on where the proposal started and there is a perception that it was started by the economic development committee on Hornby.</p>	<p>March 9, 2017 - We called Kim to confirm receipt of the petition form. We confirmed that this is a TELUS driven project and that it was not started by the economic development group.</p>	<p>NO</p>
<p>Larry and Lynn Smith [REDACTED]</p>	<p>March 8, 2017 - Larry and Lynn expressed concerns regarding health and potential environmental impacts.</p>	<p>March 8, 2017 - We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life. We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement.</p>	<p>NO</p>
<p>William Thomas [REDACTED]</p>	<p>March 9, 2017 - William is concerned that the tower may be used for military, RCMP or other intentions.</p>	<p>March 9, 2017 - We confirmed that we are not aware of such intentions and that the purpose of the tower is to provide a back-up link to the existing submarine cable.</p>	<p>NO</p>

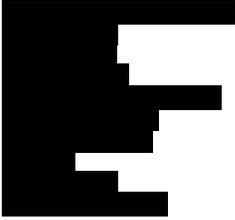
Judy Cross [REDACTED]	<p>March 15, 2017 - Judy shared examples of safety hazards caused by cell towers in the USA, including fires, ice falling and decorative elements falling from towers.</p> <p>March 9, 2017 - Judy requested information as to how long it would take to repair the fibre cable between Denman and Hornby.</p>	<p>March 15, 2017 - We thanked Judy for her input and advised her that TELUS will follow the National Building Code and professional engineering standards.</p> <p>March 9, 2017 - We shared our FAQ.</p>	N/A
Jane Talbot [REDACTED] BC	<p>March 18, 2017 - Jane submitted additional comments in a lengthy submission. We have shared the submission in full with ISED and the Islands Trust due to length and will not summarize it.</p> <p>March 10, 2017 - Jane's concerns are largely pertaining to health. She shared details from Citizens For Safe Technology (C4ST) and provided her rationale as to why the tower should not be constructed.</p>	<p>March 18, 2017 - We responded to Jane's concerns, copying ISED and Islands Trust representatives.</p> <p>March 10, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement.</p>	NO
David Kaetz [REDACTED]	<p>March 10, 2017 - David's primary concerns are environmental. He shared articles from Europe which argue that plant life and the environment is degraded near cellular base stations.</p>	<p>March 10, 2017 - We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life. We confirmed that we are not proposing a cellular base station at this time.</p>	NO
D and E Race [REDACTED]	<p>March 8, 2017 - The petition style form was submitted indicating non support for the tower. They expressed concerns that if this tower is approved, more towers could come in the future.</p>	<p>March 11, 2017 - We responded with a phone discussion confirming receipt of their input and welcoming further discussion. They confirmed that they will attend the public meeting on March 13.</p>	NO
Thomas Hamaguchi [REDACTED] [REDACTED]	<p>March 11, 2017 - The petition style form was submitted indicating non support for the tower.</p>	<p>March 11, 2017 - We responded with a letter confirming receipt of their input and welcoming further discussion.</p>	NO
Mary Howard [REDACTED]	<p>March 14, 2017 - Mary confirmed that she lives in Duncan and is not a resident of Hornby.</p> <p>March 12, 2017 - Mary is opposed to the tower due to health and environmental concerns.</p>	<p>March 14, 2017 - We thanked Mary for confirming that she is a resident of Duncan.</p> <p>March 10, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life.</p>	NO
Care Leah [REDACTED]	<p>March 12, 2017 - Care asked for details regarding the back-up power supply.</p>	<p>March 12, 2017 - We confirmed that it's a DC diesel generator with enough output to maintain the site during power outage. Exact kilowatts -- approximately 60.</p>	NO

Dale Devost [REDACTED]	March 12, 2017 - Dale and Peggie indicated non support for the tower. Their concern is that cell service could be added in the future without consultation.	March 12, 2017 - We acknowledged receipt of the comment and confirmed that we have no current budget or plan for wireless service improvements.	NO
Adrienne Kelerchian [REDACTED]	March 12, 2017 - Adrienne is opposed to the tower due primarily to visual concerns.	March 12, 2017 - We shared our consultation summary and suggested that Adrienne view our photo renderings which demonstrate that only the upper portion of the tower will be visible due to mature trees that will screen the facility. We shared examples of similar island communities that have towers in place without significant visual impacts.	NO
Anna Zielinski [REDACTED]	March 13, 2017 - Anna does not like Industry Canada's policy that allows equipment modifications on existing towers without consultation as long as the height is not increased by more than 25%. Anna is not supportive of the tower and feels that a back-up system is not needed and TELUS should instead invest in preserving and protecting the existing submarine cable.	March 13, 2017 - We acknowledged receipt of Anna's comments.	NO
Serena Laskin [REDACTED]	March 13, 2017 - Serene is opposed to the proposal but did not explain a reason.	March 13, 2017 - We acknowledged receipt of the comment and encouraged Serena to share her rationale.	NO
JoAnn Harrison [REDACTED]	March 13, 2017 - Joanne listed numerous reasons as to why she is opposed to the installation. Please refer to the actual email due to the length and detail of the content.	March 13, 2017 - We thanked Joanne for her input and offered to have further dialogue if desired.	NO
Gail Johnson [REDACTED]	March 13, 2017 - Gail is opposed to the proposed tower as she feels that existing services are adequate and she does not want the tower to impact the way of life on Hornby.	March 13, 2017 - We thanked Gail for her input and offered to have further dialogue if desired	NO
Carol May Mahony [REDACTED]	March 14, 2017 - Carol is a part time resident of Hornby. She is opposed to the tower construction due to concerns about light pollution and a desire to preserve the existing environment.	March 14, 2017 - We thanked Carol for her input and advised her that there will be no marking or lighting required.	NO
Shelagh & Clark Russell [REDACTED]	March 14, 2017 - Shelagh and Clark are opposed to the tower. They feel that it would impact the quality of life on Hornby and impact the natural setting. They also feel that there would be no benefit.	March 14, 2017 - We explained the purpose of the proposed tower which is to provide a back-up link.	NO
Heather Mahony [REDACTED]	March 14, 2017 - Heather is opposed to the proposal due to Hornby's unique cultural and environmental aspects. She appreciates the simpler and non urban way of life.	March 14, 2017 - We shared our consultation package and FAQ with Heather.	NO
Karen Ross [REDACTED]	March 14, 2017 - Karen submitted a letter in support of the proposed facility. She would encourage TELUS to consider cell service improvements in addition to the back-up microwave facility. Karen provided numerous examples of organizations that require the existing services to remain up and running including the local school, emergency service providers and	March 14, 2017 - We thanked Karen for her supportive letter.	YES

	individual business owners/residents. Karen expressed that there may be better design and siting options available, however she is still in support of the proposal as it stands.		
kees van der valk [REDACTED]	<p>March 22, 2017 – Kees asked us to list pros and cons of the proposed tower and reiterated his prior concerns.</p> <p>March 21, 2017 - Kees asked for us to elaborate on the pros and cons of the installation and what future uses could be added to the tower.</p> <p>March 17, 2017 - Kees inquired as to the consultation timelines.</p> <p>March 16, 2017 - Kees sought clarification as to the purpose of the tower.</p> <p>March 15, 2017 - Kees wants to know the advantages of the tower for people within a 300 m radius. Kees feels that the site is too small from a setback perspective to accommodate the proposed facility. Kees also asked who is paying for the tower.</p>	<p>March 22, 2017- We responded, copying ISED and the Islands Trust.</p> <p>March 21, 2017 - We responded in detail, copying the Islands Trust and ISED.</p> <p>March 17, 2017 - We explained the CPC consultation timelines to Kees.</p> <p>March 16, 2017 - We advised that the tower is for a back-up microwave link and shared our consultation package and FAQ.</p> <p>March 15, 2017 - We explained the purpose of the tower which is to provide a back-up link to the existing submarine cable. We advised that utility structures are typically exempt from setback requirements and provided other examples (hydro, sewage, water and telephone lines). We advised that TELUS is paying for the tower.</p>	N/A
Stani Veselinovic [REDACTED]	<p>March 15, 2017 -Stani is supportive of the tower for back-up service.</p>	<p>March 15, 2017 - We acknowledged receipt of Stani's comments.</p>	YES
Judith Lawrence [REDACTED]	<p>March 15, 2017 - Judith requested more information regarding the purpose of the proposed tower. She wanted us to confirm whether the microwave beam would be continuous and whether there would be a risk of the tower falling down and harming people. She also requested information regarding whether the tower would pose a health risk.</p>	<p>March 15, 2017 - We explained that the purpose of the tower is to provide a back-up service to the existing submarine cable. We explained that the microwave dish would operate at a low power during times of redundancy. We advised that TELUS will ensure that the tower is constructed in compliance with the National Building Code and professional engineering standards. We explained that we will comply with Health Canada's Safety Code 6.</p>	N/A
Toby Krell [REDACTED]	<p>March 17, 2017 - Toby confirmed his opposition to the tower since there will be no cell service improvements.</p> <p>March 15, 2017 - Toby would support the tower if it included cell service. Toby would encourage TELUS to locate the tower further away from the town centre.</p>	<p>March 17, 2017 - We confirmed receipt of Toby's comments.</p> <p>March 15, 2017 - We thanked Toby for his input. We explained our site selection rationale and explained that cell service is unfortunately not part of the current proposal due to budgetary constraints.</p>	NO
Pamela Parker [REDACTED]	<p>March 15, 2017 - Pamela's comments were submitted on behalf of Elspeth. Pamela indicated that she does not support the tower. No reasons were provided.</p>	<p>March 15, 2017 - We acknowledged receipt of the input.</p>	NO

Jan Bevan [REDACTED]	March 15, 2017 - Jan is opposed to the tower. She would have preferred a public meeting with a microphone instead of an open house. Jan is concerned that the tower height could be increased in the future and that it would require guy wires and lighting. Jan also has concerns about health.	March 15, 2017 - We explained our rationale for an open house style meeting (we feel it gives everyone an equal voice). We explained the Industry Canada policies around tower sharing and modifications. We advised Jan that there will be no guy wires or marking/lighting even if the tower height were increased. We explained that we will comply with Health Canada's Safety Code 6.	NO
Diane Smith [REDACTED]	March 15, 2017 - Diane is concerned that the tower could be shared by other companies for additional services. She has concerns about biological effects that RF energy could cause. Diane feels that cell service and internet usage are in conflict with local values. Diane is opposed to the tower.	March 15, 2017 - We confirmed that tower sharing is encouraged by Industry Canada's policies. We explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. We confirmed that the proposed tower will not include cell service improvements and that it is only a back-up system.	NO
Kristin Sonstebo [REDACTED]	March 15, 2017 - Kristin is opposed to the tower. Her reasons include: - health - concerns that the back-up facility could turn into cell tower - proximity to downtown and elders housing - willingness to accept outages in the event of a cable cut - desire to preserve the environment	March 15, 2017 - We emailed Kristin to confirm receipt of her letter.	NO
Marija Jeric [REDACTED]	March 16, 2017 - Marija feels that the tower is unnecessary for her lifestyle.	March 16, 2017 - We acknowledged receipt of the comment..	NO
Kitty Radke [REDACTED]	March 16, 2017 - Kitty understands that redundancy in the network is desirable. However, she is concerned that the tower would operate during times of redundancy. She is also concerned about future modifications of the tower.	March 16, 2017 - We clarified Industry Canada's policies on tower sharing and co-location. We advised Kitty that the only proposed use for the tower at this time is to provide a back-up microwave link.	NO
Bill Engleson [REDACTED]	March 16, 2017 - Bill advised TELUS that the Hornby and Denman Community Health Care Society held a vote and determined that their organization is in support of the proposed facility. While some board members were opposed, over all they recognize the need for the infrastructure for the daily operations.	March 16, 2017 - We acknowledge receipt of Bill's letter and advised him that his input would be shared with the Islands Trust, Industry Canada and TELUS.	YES
Dr Stephen Faulkner MD [REDACTED]	March 16, 2017 - Dr. Faulkner is opposed primarily due to the tranquility of the island and health concerns.	March 16, 2017 - We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life.	NO

Hal and Janice Morrison [REDACTED]	March 16, 2017 - Hal and Janice are opposed to the proposed tower due to health concerns.	We shared health and safety information from Health Canada and the Vancouver Coastal Health Authority and explained that there are no science-based health concerns associated with the proposed installation as long as Health Canada's Safety Code 6 is adhered to which is a legal requirement. We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life.	NO
Rob McCreary [REDACTED]	March 16, 2017 - Rob has 4 primary concerns: 1. aesthetics; 2. modification of the tower in the future; 3. the fact that the microwave dish will be operational 24/7; and 4. his opinion that back-up service could be provided in a less obtrusive way such as via cell service.	March 16, 2017 - We advised Rob about our site selection process and referred him to section 4 of our FAQ document which discusses this in detail. We clarified Industry Canada's policies on tower sharing and co-location. We explained that the dish will operate at a low power during times of redundancy. We express the fact that there is currently no budget or plan in place to improve cell service.	NO
gracy ac [REDACTED]	March 16, 2017 - Gracy stated opposition to the tower but did not state any rationale.	March 16, 2017 - we acknowledged receipt of the comment and asked for a rationale and address/phone number.	NO
Kevin McMahon [REDACTED]	March 16, 2017 - Kevin is opposed and believes that there must be other alternative ways to provide back-up service.	March 16, 2017 - We provided TELUS' consultation package and FAQ.	NO
David Wardle, M.Ed. [REDACTED]	March 16, 2017 - David is supportive of the tower.	March 16, 2017 - We acknowledged receipt of David's supportive comments.	YES
[REDACTED]	March 16, 2017 - [REDACTED] supports the proposal.	March 16, 2017 - We acknowledged receipt of Karen's input.	YES
Don and Deborah Peterson [REDACTED]	March 16, 2017 - Deborah and Don support the proposal. Their children would like to live and/or work on the island however due to a lack of dependable service this is not feasible. Don feels that there is a vocal minority on the island that oppose the tower.	March 16, 2017 - We acknowledged receipt of Don and Deborah's comments. We thanked them for their input and for attending the open house.	YES
[REDACTED]	March 16, 2017 - [REDACTED] wrote us a detailed letter explaining the economic benefits of securing Hornby Island's telecommunications infrastructure.	March 16, 2017 - We acknowledged receipt of [REDACTED] input.	YES
Toglia Baird [REDACTED]	March 16, 2017 - Toglia is opposed to the proposed facility. She believes that TELUS' proposal is not in alignment with existing zoning and the OCP. She believes that TELUS should have to comply with setback requirements. Toglia also thinks that TELUS may be in a riparian area and that this should be investigated.	March 16, 2017 - We advised Toglia that TELUS' proposal is in alignment with zoning and OCP designations. We explained that setbacks typically do not apply to utility uses or federally regulated infrastructure such as this. We shared mapping explaining that the tower is not in a riparian zone.	NO

<p>Julie Peacock</p> 	<p>March 16, 2017 - Julie is opposed.</p>	<p>March 16, 2017 - We acknowledged receipt of the email.</p>	<p>NO</p>
<p>Sue M Kelly</p> 	<p>March 16, 2017 - Sue is supportive of the proposed tower.</p>	<p>March 16, 2017 - We acknowledged receipt of the email.</p>	<p>YES</p>
<p>Jenna Carter</p> 	<p>March 16, 2017 - Jenna is opposed to the proposal. She owns a cell phone but does not want cell service. She is a former resident.</p>	<p>March 16, 2017 - We acknowledged receipt of the email. We confirmed that the tower is not for cell service and that it is rather a back-up to Hornby's existing fibre cable.</p>	<p>NO</p>
<p>Angela Bone</p> 	<p>March 16, 2017 - Angela is opposed to the proposal. She does not live on Hornby and is rather a visitor.</p>	<p>March 16, 2017 - We acknowledged receipt of the email.</p>	<p>NO</p>
<p>Joyce Hookings</p> 	<p>March 16, 2017 - Joyce is supportive of the proposed tower. She sits on the health board of the island and believes that telecommunication services are critical to support ongoing medical operations.</p>	<p>March 16, 2017 - We acknowledged receipt of the email.</p>	<p>YES</p>
<p>John McLachlan</p> 	<p>March 16, 2017 - John is supportive of the proposed tower as a business owner that relies on the internet. He would also support cell service improvements.</p>	<p>March 16, 2017 - We acknowledged receipt of the email.</p>	<p>YES</p>
<p>Michael J. Deane</p> 	<p>March 16, 2017 - Michael is supportive of the tower.</p>	<p>March 16, 2017 - We acknowledged receipt of the email.</p>	<p>YES</p>
<p>Wendy Burton</p> 	<p>March 16, 2017 - Wendy is supportive of the tower. She is an educator that relies on the internet to deliver teaching and course material. Wendy also believes that having robust telecom services would enable more young people to live and work on Hornby. She also indicated that there are health and safety risks related to not having telecom services in operation as many connect with government agencies, banks, health care providers, etc.</p>	<p>March 16, 2017 - We acknowledged receipt of the email.</p>	<p>YES</p>

Sonja Goldsmith [REDACTED]	March 16, 2017 - Sonja is supportive of the tower and would like to see cell service added.	March 16, 2017 - We acknowledged receipt of the email.	YES
Heather Pawsey [REDACTED]	March 16, 2017 - Heather is opposed to the proposed tower as she believes it will impact the rural and slow paced lifestyle of Hornby Island.	March 16, 2017 - We acknowledged receipt of the email. We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life.	NO
Boye Ahlborn [REDACTED]	March 16, 2017 - Boye is concerned about the potential health implications of the tower. He recommended a potential study of the impacts of microwave exposure on Hornby Island alluded to a future class action law suit.	March 16, 2017 - We acknowledged receipt of the email.	NO
Rachelle Chinnery [REDACTED]	March 16, 2017 - Michele is supportive of the proposed tower	March 16, 2017 - We acknowledged receipt of the email.	YES
Jethro Titcomb [REDACTED]	March 16, 2017 - Jethro is opposed to the tower. He is afraid that drunken teenagers may try to climb it.	March 16, 2017 - We acknowledged receipt of the email. We advised that the tower property will be gated with a lock and tough to access.	NO
spencer titcomb [REDACTED]	March 16, 2017 - Spencer is opposed to the proposed tower. He feels that it could impact his family's farm, eco camping and agritourism business plans.	March 16, 2017 - We acknowledged receipt of the email. We provided examples of other similar island communities that have similar infrastructure in place without impacting the environment or way of life.	NO
Jac Graham [REDACTED]	March 16, 2017 - Jac is opposed to the tower. No reason was given.	March 16, 2017 - We acknowledged receipt of the email.	NO
jennifer armstrong [REDACTED]	March 18, 2017 - Jennifer reiterated her concerns and sought clarification on various items, which we addressed in detail. March 16, 2017 - Jennifer provided an extensive email stating many reasons for her opposition to the tower.	March 18, 2017 - We responded in detail to Jennifer's many points. March 16, 2017 - We acknowledged receipt of the email and addressed all of the input, copying the Islands Trust and ISED.	NO
Eva Wetzel [REDACTED]	March 17, 2017 - Eva supports the tower. However, she feels that a lot of opposition would disappear if the tower were located at the fire hall.	March 17, 2017 - We acknowledged receipt of the email.	YES
Inge Stamm [REDACTED]	March 17, 2017 - Inge is opposed to the tower. No reason was given. Inge is a regular visitor to Hornby but not a resident.	March 17, 2017 - We acknowledged receipt of the email.	NO

Kurt Wetzel [REDACTED]	March 17, 2017 - Kurt Supports the tower.	March 17, 2017 - We acknowledged receipt of the email.	YES
Gina & Tony Lazarowich [REDACTED]	March 17, 2017 - Gina and Tony are supportive of the tower and the critical services it will protect. They would also encourage TELUS to install cell service.	March 17, 2017 - We acknowledged receipt of the email.	YES
Marc Was [REDACTED]	March 17, 2017 - Marc does not support the tower. He does not want it near him.	March 17, 2017 - We acknowledged receipt of the email.	NO
Alsoon Brine [REDACTED]	March 17, 2017 - Alsoon does not support the tower for the following reasons: - it is too close to homes - it is near the watershed - the technology may be obsolete in the future - the tower use is prohibited in the community plan	March 17, 2017 - We explained that TELUS believes that the OCP and zoning allow for the proposed use. We explained that the tower falls outside of the riparian area. We shared examples of similar installations in other island communities.	NO
Derek Ward [REDACTED]	March 17, 2017 - Derek is supportive of the tower proposal. He feels that a vocal minority is opposed on the basis of misinformation.	March 17, 2017 - We acknowledged receipt of the email.	YES
[REDACTED]	March 17, 2017 - This individual is supportive of the tower as they rely on the phone and internet to communicate with health service providers.	March 17, 2017 - We acknowledged receipt of the email.	YES
Dana & Barbara Inglis	March 17, 2017 - Dana and Barbara are opposed to the proposal. They would like an alternative solution to be explored.	March 17, 2017 - We acknowledged receipt of the email.	NO
Reina LeBaron [REDACTED]	March 17, 2017 - Reina is opposed to the installation and would prefer alternative options to be explored. She is concerned about health and division in the community, however she is not opposed to the design.	March 17, 2017 - We acknowledged receipt of the email and responded in detail. We shared examples of similar installations in other island communities.	NO
Bill McLeod 5415 Autors Road, [REDACTED]	March 17, 2017 - Bill is opposed. He thinks that the tower is ugly and not necessary.	March 17, 2017 - We acknowledged receipt of the email.	NO
rosalind walmsley [REDACTED]	March 17, 2017 - Rosalind is opposed to the tower. She feels that there is no acceptable location for a tower on Hornby. She believes that people should accept that there may not be connectivity on the island.	March 17, 2017 - We acknowledged receipt of the email.	NO
Alf Bangert [REDACTED]	March 17, 2017 - Alf is opposed. He is concerned that wireless equipment could be added in the future and would prefer to not have that occur.	March 17, 2017 - We acknowledged receipt of the email.	NO
Max Nawrot [REDACTED]	March 17, 2017 - Max is supportive of the tower.	March 17, 2017 - We acknowledged receipt of the email.	YES

McKenzie McLeod [REDACTED]	March 17, 2017 - McKenzie is concerned about health and does not support having a tower on Hornby Island.	March 17, 2017 - We acknowledged receipt of the email.	NO
neil fawcett [REDACTED]	March 17, 2017 - Neil is supportive of the tower and would like cell service added in the future. He is a TELUS wireless customer.	March 17, 2017 - We acknowledged receipt of the email.	YES
Ekta Nadeau [REDACTED]	March 17, 2017 - Ekta is opposed to the proposed tower.	March 17, 2017 - We acknowledged receipt of the email.	NO
Arthur Radtke [REDACTED]	March 17, 2017 - Arthur is supportive of the tower.	March 17, 2017 - We acknowledged receipt of the email.	YES
Eila Buziak [REDACTED]	March 17, 2017 - Eila is opposed to the proposed tower primarily due to health and aesthetic concerns.	March 17, 2017 - We acknowledged receipt of the email and explained Safety Code 6.	NO
Helen Grond [REDACTED]	March 17, 2017 - Helen is opposed to the tower. She feels that the tower would be aesthetically problematic and it could harm the island's tourism industry. Helen wrote a second time on the same day to emphasize concerns about property sale and values when towers are in place.	March 17, 2017 - We acknowledged receipt of the email and offered to engage in further dialogue if desired. We explained that towers do not impact property values and that BC Assessment actually assesses additional property taxes for properties that have towers on them.	NO
Stephen McGrath [REDACTED]	March 17, 2017 - Stephen is opposed to the tower, primarily due to aesthetic concerns and potential impacts on tourism business.	March 17, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts on business.	NO
D'Arcy Harris [REDACTED]	March 17, 2017 - D'Arcy is opposed to the proposed tower due primarily to aesthetic concerns.	March 17, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts.	NO
Chloe Baird-Titcomb [REDACTED]	March 17, 2017 - Chloe is opposed to the proposed tower due primarily to the size of the property and the lack of setbacks.	March 17, 2017 - We acknowledged receipt of the email. We explained our rationale as to why setbacks do not apply to utility structures.	NO
Linda Lake [REDACTED]	March 17, 2017 - Linda is opposed to the tower proposal due primarily to health and aesthetic concerns.	March 17, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts. W	NO
JoAnn Harrison [REDACTED]	March 17, 2017 - JoAnne indicated that the Elder Housing Society is opposed to the tower due to concerns that it may result in a financial loss for them.	March 17, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts on business. We explained that TELUS will adhere to Safety Code 6.	NO

Jake Berman [REDACTED]	March 17, 2017 - Jake supports the tower. He would specifically support having the tower designed such that it could be upgraded to allow cell service improvements.	March 17, 2017 - We acknowledged receipt of Jake's input. We stated that the tower is only planned as a back-up to the existing submarine cable. We promised to share Jake's input with TELUS' wireless team for future consideration.	YES
Finn Crowe [REDACTED]	March 17, 2017 - Finn submitted a comment sheet indicating support for the facility.	March 17, 2017 - We acknowledged receipt of Finn's email and promised to share it with TELUS, ISED and the Islands Trust.	YES
Christiane Brown [REDACTED]	March 17, 2017 - Christiane shared some articles suggesting that RF exposure can impact bees and wildlife.	March 17, 2017 - We acknowledged receipt of the email and expressed that we will adhere to Health Canada's Safety Code 6.	NO
[REDACTED]	March 17, 2017 - [REDACTED] is supportive of the tower. She feels that the proposal has divided the community and that many are unable to vocally support the tower due to a vocal assertive minority.	March 17, 2017 - We acknowledged receipt of [REDACTED] input and promised to share it with TELUS.	YES
Mette Wullum [REDACTED]	March 17, 2017 - Mette is opposed to the location of the tower and encourages an alternative location to be explored.	March 17, 2017 - We acknowledged receipt of Karen's input and promised to share it with TELUS.	NO
Ron Nessman [REDACTED]	March 17, 2017 - Ron is supportive of the proposal. However he encourages TELUS to add some "foliage" onto the tower (e.g. monopine style). Ron feels that he has been personally attacked by those who oppose the tower.	March 17, 2017 - We acknowledged receipt of Ron's input and promised to share his suggestion with TELUS.	YES
Joanne Ovitsland [REDACTED]	March 17, 2017 - Joanne expressed opposition to the tower for several reasons including the fact that the microwave will be on 24/7, health concerns and concerns about future co-location.	March 17, 2017 - We acknowledged receipt of the email and expressed that we will adhere to Health Canada's Safety Code 6. We explained Industry Canada's rules around colocation.	NO
Hornby Island Community Economic Enhancement Corporation C/O Karen Ross [REDACTED]	March 17, 2017 - HICEEC is supportive of the proposed tower and submitted a detailed letter.	March 17, 2017 - We acknowledged receipt of the letter.	YES
Wayne Wai [REDACTED]	March 17, 2017 - Wayne is not supportive of the proposed facility anywhere on Hornby. He feels that the tower is a foot in the door for a cell tower.	March 17, 2017 - We acknowledged receipt of the letter.	NO
Fabrizio Cross [REDACTED]	March 17, 2017 - Fabrizio noted that his family is not supportive of the tower. No reason was stated.	March 17, 2017 - We acknowledged receipt of the letter.	NO
Jan Kennedy [REDACTED]	March 17, 2017 - Jan wrote an extensive letter with many concerns and copied the Islands Trust and ISED.	March 17, 2017 - We acknowledged receipt of the letter and responded in detail, copying all relevant parties.	NO

Tom Knott [REDACTED]	<p>March 21, 2017 - Tom reiterated his concerns.</p> <p>March 17, 2017 - Tom is opposed to the tower due to his opinion that it is in conflict with the Island's Trust mandate and policies. Tom also expressed concerns about potential future tower modifications and health/safety.</p>	<p>March 21, 2017 - We acknowledged receipt of the comments.</p> <p>March 17, 2017 - We acknowledged receipt of the letter and explained that we believe the tower proposal is in alignment with zoning and OCP requirements. We explained Industry Canada's tower sharing policies and Health Canada's Safety Code 6.</p>	NO
Dan Ochowycz [REDACTED]	<p>March 17, 2017 - Dan is opposed to the tower. He feels that it would be an aesthetic intrusion and would impact the existing way of life.</p>	<p>March 18, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts.</p>	NO
James and Ellen Leslie [REDACTED]	<p>March 18, 2017 - James is opposed to the tower for several reasons including concerns about the consultation process not being meaningful enough; impacts on future development that the tower could cause; the photo renderings do not show a potential height increase; adjacency to Elder Housing; and concerns that the tower is in a riparian zone.</p>	<p>March 18, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts. We explained the thoroughness of our consultation process. We explained that our photo renderings are for discussion purposes only and that we have no current plans to alter the tower.</p>	NO
Arlene Mason [REDACTED]	<p>March 18, 2017 - Arlene is opposed to the tower due to environmental concerns.</p>	<p>March 18, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts.</p>	NO
Sheela Letson [REDACTED]	<p>March 18, 2017 - Sheela wrote a letter stating her opposition to the tower. Her concerns pertain to health.</p>	<p>March 18, 2017 - We called Sheela over the phone and acknowledged her input and explained the relevant policies.</p>	NO
Tim and Louisa Elkin [REDACTED]	<p>March 18, 2017 - Tim and Louisa are opposed to the tower due to concerns about siting, setbacks and visual impacts.</p>	<p>March 18, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts. We explained that towers are typically exempt from setbacks as a utility use under federal jurisdiction. We explained that the property has the appropriate OCP designation and zoning.</p>	NO
Peter Cloud Panjolah [REDACTED]	<p>March 18, 2017 - Peter is opposed due to concerns about potential tower modifications, environmental hazards and the fact that the tower will operate 24/7.</p>	<p>March 18, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts. We explained that the tower will operate at a very low power especially during times of redundancy. We advised Peter about Industry Canada's tower sharing policy.</p>	NO
Fred Hunt [REDACTED]	<p>March 18, 2017 - Tim is opposed to the tower due to potential impacts on the environment/character of Hornby and the fact that he believes cell service is adequate.</p>	<p>March 18, 2017 - We acknowledged receipt of the email. We shared examples of similar installations in other island communities that do not cause adverse impacts. We explained that our proposal is not for cell service but that many people are complaining about poor cell service.</p>	NO

R. P. (Robear) LeBaron [REDACTED]	March 18, 2017 - Robear is opposed to the tower installation. He believes it is TELUS' "foot in the door" approach. He is worried about health, the visual appearance, feels a back-up system is not required and he does not like cell service or cell towers.	March 19, 2017 - We acknowledged receipt of the email. We explained that or only plan is for a back-up microwave link relative to the existing submarine cable. We explained Industry Canada's tower sharing policies and Health Canada's Safety Code 6. We shared our photo simulations.	NO
Jacquelin Ross [REDACTED]	March 18, 2017 - Jacquelin is supportive of the proposed tower. She believes it is important to have a back-up connection. She also supports the location.	March 18, 2017 - We acknowledged receipt of the email.	YES
Gerard D'Avino [REDACTED]	March 18, 2017 - Gerard is opposed to the tower for aesthetic and safety reasons. Specifically, Gerard feels that the tower will be highly visible and would detract from the natural beauty of the island. From a safety perspective, Gerard enjoys flying RC / Drone aircraft and feels that the tower may interfere with the control of his aircraft and it could result in a safety hazard.	March 18, 2017 - We shared examples of similar installations in other island communities that do not cause significant adverse aesthetic impacts. We advised Gerard that the microwave beam is highly directional and unlikely to interfere with his drone operations.	NO
Stepan Vanicek, [REDACTED]	March 21, 2017 - Stepan followed up to reiterate his concerns. March 18, 2017 - Stepan expressed his opposition to the tower and stated numerous reasons: - lack of satisfaction with the consultation process; - non compliance with the land use by-law and OCP; - concerns about future tower modifications; - health concerns; - concerns about tower vandalism and security.	March 21, 2017 - We acknowledged receipt of the email and responded, copying ISED and the Islands Trust. March 18, 2017 - We explained that we followed the Industry Canada Default Consultation Process and that we voluntarily hosted an open house even though it is not required as part of the Industry Canada process. We explained TELUS' rationale as to why we believe that we comply with the local land use by-law and OCP. We shared a link to Industry Canada's tower sharing policy but cautioned Stepan that we currently have no plans to modify the tower. We explained that we will follow Health Canada's Safety Code 6. In closing, we explained that the tower will be fully fenced and secured so as to prevent vandalism.	NO
Jules Platt [REDACTED]	March 18, 2017 - Jules expressed numerous concerns: - industrial use of the tower in the village centre area; - property value concerns; - concerns about future tower additions/modifications; - concerns that there is a culture gap between TELUS and Hornby Island; - a request for TELUS to consider alternatives such as a cell on wheels (COW) or an on island communication system in the event of an outage.	March 18, 2017 - We explained our opinion that the proposed tower site is on the fringe of the village centre, in an area with large lot zoning, mature trees and setbacks from residences. We advised that there is no evidence to suggest that towers negatively impact property values. We explained Industry Canada's regulations around tower sharing and modifications. We acknowledged that there may be unique cultural perspectives on Hornby but promised to listen carefully. We agreed to share Jules's request for TELUS to consider alternative options, but advised that a cell on wheels (COW) or an intra-island system would not achieve the objective of backing up the submarine cable.	NO

<p>Ian Emberton</p> <p>[REDACTED]</p>	<p>March 18, 2017 - Ian is opposed to the proposal primarily due to the following concerns:</p> <ul style="list-style-type: none">- health and safety;- property values;- aesthetic impacts;- incompatibility with local land use regulations.	<p>March 18, 2017 - We explained that TELUS is obligated to comply with Health Canada's Safety Code 6 and shared supporting articles. We advised Ian that there is no evidence to suggest that property values are negatively impacted by the presence of towers. We shared a link to our consultation package, including photo renderings and also explained our site selection rationale. We explained TELUS' interpretation as to why our proposal is in alignment with zoning and the OCP, to the extent possible.</p>	<p>NO</p>
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Report to CHI Board and Membership

Grant Scott, Mike Berman and Cath Gray met with K'ómoks First Nations Marine Guardian Watchmen - Cory Frank, Randy Frank and Tony Billie on April 13 at K'ómoks Administration Office

Purpose of the meeting was to:

- Show respect and gain an understanding of K'ómoks marine issues,
- Discuss common marine interests,
- Present our HerringFest PowerPoint Presentation,
- Discuss the Marine Atlas and our interest in including K'ómoks First Nation traditional territory, culture, traditional uses of Hornby natural resources, archaeological evidence, etc.
- Ways we can work together.

The following is what we heard at the meeting:

- For the past two years, they have been engaged in creek restoration, eelgrass monitoring and restoration, projects on shoreline restoration, archaeology, migration, DNA studies
- They agree herring are being overfished, partly because there is not enough DFO monitoring, and there is a lot of illegal fishing where net holes are too small,
- Agree that DFO herring quota should be lowered and eelgrass beds more protected.
- Cory: "Maybe if we stop reducing herring into fish farm food, the fish farms will have to go away."
- They were alarmed to see the intertidal geoduck PVC pipe aquaculture and declared they would fight against their own Pentlatch shellfish company doing this,
- Told us in the 80's kelp beds were mowed down to make boating and fishing easier
- Offered to present their marine use plan on Hornby
- Offered to bring elders to do a walkabout to teach us about FN use and occupation
- Offered to bring drone over to monitor eelgrass – if they detect degradation they can get DFO to shut down herring fishery

The following are Action Items for CHI Board to discuss:

1. **FALL?** Invite them to speak – bring marine plan as they suggested – when?
2. **BY MAY 15:** Excursion with elders. If to validate Hammerstone use and occupation map (see attached) in time for publication at end of May, this would need to happen ASAP. They were clear they want to get going with us before July when they get too busy.
3. **BY April 24** Mike will draft 2 pages on Atlas that will frame the questions we need them to answer, and request marine-related images. Need to give them 2 weeks to respond.
4. Send Cory, Sandy and Tony copies of our First Edition articles that may be of interest to them.
5. Send them any of our marine information, maps, etc as it becomes available.
6. Continue periodic meetings and dialogue.