# Hornby Island Local Trust Committee
# Regular Meeting Agenda

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| Date: | November 1, 2024 |
| Time: | 11:30 am |
| Location: | Hornby Island Community Hall<br>Central Road, Hornby Island, BC |

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| 1. | CALL TO ORDER | 11:30 AM - 11:35 AM | |
| | "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." | | |
| 2. | APPROVAL OF AGENDA | | |
| 3. | REPORTS | 11:35 AM - 11:55 AM | |
| | 3.1 Trustee Reports | | |
| | 3.2 Chair's Report | | |
| | 3.3 Electoral Area Director's Report | | |
| 4. | PUBLIC COMMENTS | 11:55 AM - 12:10 PM | |
| 5. | MINUTES | 12:10 PM - 12:15 PM | |
| | 5.1 Local Trust Committee Minutes dated September 13, 2024 - for adoption | | 4 - 13 |
| | 5.2 Section 26 Resolutions-without-meeting - none | | |
| | 5.3 Advisory Planning Commission Minutes dated October 11, 2024 - for receipt | | 14 - 16 |
| 6. | BUSINESS ARISING FROM MINUTES | 12:15 PM - 12:20 PM | |
| | 6.1 Follow-up Action List Report dated October 24, 2024 | | 17 - 18 |
| 7. | DELEGATIONS | 12:20 PM - 12:30 PM | |
| | 7.1 Hornby Village Centre Working Group regarding the Village Centre on Hornby Island | | 19 - 22 |
| 8. | APPLICATIONS AND REFERRALS | 12:30 PM - 1:30 PM | |

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|---|---|---|
| 8.1 | Denman Island Local Trust Area Bylaw No. 250 Referral | 23 - 25 |
| 8.2 | HO-RZ-2009.2 (Hornby Island Resort Ltd.) Covenant Discharge Request - Memorandum | 26 - 37 |
| 8.3 | Rogers Communications Response to Local Trust Committees Referral Comments - Memorandum and Proponent Letter and Consultation Package | 38 - 656 |

**~ BREAK 1:30 P.M. - 2:00 P.M. ~**

**9. LOCAL TRUST COMMITTEE PROJECTS - none**

**10. CORRESPONDENCE**

*Correspondence received concerning current applications or projects is posted to the LTC webpage*

**11. NEW BUSINESS** 2:00 PM - 3:00 PM

**11.1 K'ómoks First Nation Presentation on Cultural Heritage Investigation Permits (CHIPs)**

**12. STAFF REPORTS** 3:00 PM - 4:00 PM

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|---|---|---|
| 12.1 | Beulah Creek Housing Agreement Bylaw No. 178, 2024 - Staff Report | 657 - 683 |
| 12.2 | Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report | 684 - 688 |
| 12.3 | Trust Conservancy Report - Highlights of October 1st Trust Conservancy Board Meeting | 689 - 690 |
| 12.4 | Trust Conservancy - The Heron - Fall Edition | 691 - 694 |
| 12.5 | Applications Report dated October 24, 2024 | 695 - 696 |
| 12.6 | Trustee and Local Expense Report dated July, 2024 | 697 - 697 |
| 12.7 | Adopted Policies and Standing Resolutions | 698 - 702 |
| 12.8 | Local Trust Committee Webpage | |

**13. WORK PROGRAM** 4:00 PM - 4:15 PM

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|---|---|---|
| 13.1 | Active Projects Report dated October 24, 2024 | 703 - 703 |
| 13.2 | Future Projects Report dated October 24, 2024 | 704 - 705 |

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting To Be Determined**

**15. ADJOURNMENT** 4:15 PM - 4:15 PM

# Hornby Island Local Trust Committee

# Minutes of Regular Meeting

**Date:** September 13, 2024
**Location:** Room to Grow
2100 Sollans Road, Hornby Island, BC

**Members Present:** Timothy Peterson, Chair
Alex Allen, Local Trustee
Grant Scott, Local Trustee

**Staff Present:** Ian Cox, Planner 2
Sonja Zupanec, Island Planner (electronic)
Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)
Lisa Millard, Meeting Administrator/Recorder

**Others Present:** There were approximately 7 members of the public in attendance.

## 1. CALL TO ORDER

Chair Peterson called the meeting to order at 11:30 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

## 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 11.3 Farmland Trust Advocacy Letter

**By general consent**, the agenda was adopted as amended.

## 3. REPORTS

### 3.1 Trustee Reports

Trustee Allen reported the following:

- Trust Programs Committee is creating new Stewardship Education Program webinars including Living with Fire, Groundwater Conservation, Removing Invasive Species, and Native Plant Gardening.

Trustee Scott reported the following:

- Has read reports and attended an open house about work being done in Tribune Bay Provincial Park and noted it is a provincial park not a conservancy, the plan to

create 160 new camping sites has been reduced to 120 sites, and tree removal will focus on stressed cedar and balsam trees, not old growth fir.

**3.2 Chair's Report**

Chair Peterson reported the following:

- Trust Council Committee of the Whole continues to meet to consider draft Policy Statement revisions;
- Governance Committee will be asking Trust Council to request a governance review;
- CAO Hiring Committee working towards final stages of hiring process;
- Executive Committee met to prepare for upcoming Trust Council meeting;
- Preparing for Union of BC Municipalities conference during which Islands Trust will be advancing several advocacy items; and
- Noted Lasqueti Archaeology Project work continues.

**3.3 Electoral Area Director's Report – none (Director Daniel Arbour sends regrets)**

**4. PUBLIC COMMENTS**

- Member of the public stated they would like the topic of reduced speed limits addressed at the Union of BC Municipalities meeting.
    - Chair noted they will not be meeting with Ministry of Transportation and Infrastructure.

- Member of the public, representing Farmland Trust Society spoke to work being done to build a food shed with food storage, root cellar, cold rooms, curing room, preservation equipment, seed-saving library, resource center, and commercial kitchen. The Society will be applying for various grants and requested support from the Local Trust Committee in application for funding with a deadline of September 29, 2024.
    - Trustees expressed support for the project and asked the speaker to draft a letter and forward it to the Local Trust Committee and staff for vetting and signature.

- Member of the public asked if there is an archaeology project happening on Hornby Island similar to the Lasqueti project.
    - Chair noted the project on Lasqueti is spearheaded by Simon Fraser University and results will be available for use by Islands Trust staff.
    - Staff noted that K'ómoks First Nation is currently undergoing an extensive archaeological project on Hornby which will likely inform the LTC's OCP/LUB Major Project in some capacity; more information will be available as it is known and at K'ómoks' direction.

**5. MINUTES**

**5.1 Local Trust Committee Minutes dated June 14, 2024 - for adoption**

**By general consent**, the Local Trust committee meeting minutes of June 14, 2024 were adopted.

**5.2 Local Trust Committee Special Meeting Minutes dated August 9, 2024 - for adoption**

**By general consent**, the Local Trust committee special meeting minutes of August 9, 2024 were adopted.

**5.3 Section 26 Resolutions-without-meeting Report dated September 6, 2024**

Received for information.

**5.4 Advisory Planning Commission Minutes - none**

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow-up Action List Report dated September 6, 2024**

Received for information.

**6.2 Local Trust Committee Standing Resolutions on Housing and Enforcement - Staff Report**

Planner analysis showed that HO-2023-046 captures the Local Trust Committee's intent of all previous resolutions and provides adequate and clear direction to Bylaw Enforcement; therefore, staff recommends rescinding the resolutions listed.

**HO-2024-033**
**It was MOVED and SECONDED**
that the Hornby Island Local Trust Committee rescind the following Standing Resolutions: HO-LTC-2017-011, HO-LTC-2018-070, HO-LTC-2020-055, HO-LTC-2020-074, HO-LTC-2020-081, HO-LTC-2021-053, and HO-LTC-2021-054.

**CARRIED**

**7. DELEGATIONS - none**

**8. APPLICATIONS AND REFERRALS**

**8.1 PLDP20240153 (Forrie) - Staff Report**

Planner summarized the staff report and highlighted the following:

- Property is located within Development Permit Area (DPA) 6 - Riparian Areas;
- Application is for development permit for septic system installation in anticipation of future potential house build;
- Septic system complies with setback requirements and meets development permit area guidelines and riparian area regulations; and
- Qualified professional's report has been reviewed and approved by the Province.

It was noted that the applicant was in attendance.

Discussion ensued and it was clarified that any future development on the lots would have to comply with riparian areas protection regulation and require a Siting and Use Permit.

**HO-2024-034**
**It was MOVED and SECONDED**

that the Hornby Island Local Trust Committee approve issuance of PLDP2024153.

**CARRIED**

**8.2 PLDP20240166 (Hornby Co-op Electric Vehicle Station) - Staff Report**

The Planner summarized the staff report and noted the following:

- Property is located within the Commercial Centres Development Permit Area;
- Application for development permit is for installation of electric vehicle charging station located within the existing parking lot;
- Property undergoing large renovation project requiring a development permit; and
- Applicant proceeding with separate permit for charging station due to construction planning processes and funding availability.

It was noted that the applicant was in attendance.

Trustees had no questions regarding the application.

**HO-2024-035**
that the Hornby Island Local Trust Committee approve issuance of PLDP20240166.

**CARRIED**

**8.3 HO-RZ-2009.2 (Hornby Island Resort Ltd.) - Request for Decision (amended covenant for review and signature)**

The Planner summarized the request for decision.

Discussion ensued and the following comments were noted:

- Original covenant required a green roof on all of the buildings;
- Applicant could not install a green roof on the wood structure due to insurance reasons but could increase the amount of green roof installed on the other structures;
- Area of the development site where a pub and restaurant are to be built is directly on top of the archeological site; and
- The archeological research work likely needs to be completed before the applicant can look at building in that area.

**HO-2024-036**
that the Hornby Island Local Trust Committee release registered Restrictive Covenant CA2090177 and replace it with the amended Restrictive Covenant as attached to this report, by authorizing the Chair of the Hornby Island Local Trust Committee as signatory for the respective release and acceptance of the documents.

**CARRIED**

**8.4 HO-SUB-2023.2 Costello (Mason & Grayson) - 10% Frontage Waiver for Discussion and Re-consideration - Staff Report**

The Planner summarized the staff report and highlighted the following:

- Ministry of Transportation and Infrastructure Provincial Approving Officer determines if road construction is required prior to subdivision approval;
- Local Government Act states that frontage is required;
- Most local governments specify 10% frontage requirement; however, a local government can specify another percentage but this is unusual and most draw down from the LGA 10%; and
- Applicant is not rezoning the property and both lots will remain designated Residential 2 – Large Lot (R2) Zone with the associated density and other zoning regulations.

The applicant was in attendance and clarified that their intention is to provide the least impactful road access solution and that existing roads have been in place for some time.

In response to a query from a Trustee, the Planner noted it is the jurisdiction of the Provincial Approving Officer to require and ensure safe access as part of their duty to consider the "public good."

**HO-2024-037**
that the Hornby Island Local Trust Committee exempt Proposed Lots 1 and 2 of LOT 7, SECTION 9, HORNBY ISLAND, NANAIMO DISTRICT, PLAN 25736, EXCEPT PART IN PLAN VIP89242 of subdivision HOSUB-2023.2 (Mason & Grayson) from the 1/10 perimeter provision of Section 512 of the Local Government Act and subsection 6.6(1) of the Hornby Island Land Use Bylaw No. 150, 2014, subject to applicant reaching out to the Ministry of Transportation and Infrastructure to ensure road layout is safe public access and use.

**CARRIED**

### 8.5 Denman Bylaw No. 248 and No. 249 Bylaw Referral - Requires Resolution

Discussion ensued.

**HO-2024-038**
**It was MOVED and SECONDED**
that the Hornby Island Local Trust Committee respond to the referral from the Denman Island Local Trust Committee that interests are unaffected by the bylaw.

**CARRIED**

## 9. LOCAL TRUST COMMITTEE PROJECTS

### 9.1 Minor Project: Community Heritage Register - Staff Report

The Planner summarized the staff report and highlighted the following:

- Register was developed by Hornby Island Residents' and Ratepayers' Association Community Hall Committee and includes four sites; and
- When endorsed, staff will provide notice to the Heritage Branch for inclusion on the BC Register of Historic Places.

**HO-2024-039**
**It was MOVED and SECONDED**

1. that the Hornby Island Local Trust Committee Community Heritage Register and accompanying Statements of Significance be adopted, pursuant to Section 598 of the Local Government Act, and
2. that staff are authorized to proceed with legislated notification to the BC Heritage Branch in accordance with Section 598 of the Local Government Act, and
3. that the following properties, as identified by the Community Hall Committee of the Hornby Island Residents' and Ratepayers' Association and the Hornby Local Trust Committee, be added to the Hornby Island Community Heritage Register:
   Property 1: "Hornby Island Community Hall" located at 4305 Central Road;

   Property 2: "Hornby Island School/Old School House" located at 1765 Sollans Road;

   Property 3: "Room to Grow" located at 2100 B Sollans Road; and

   Property 4: "Tribune Bay Lodge" located at Tribune Bay Provincial Park.

**CARRIED**

**9.2 Consideration of Reallocation of Major Project Funds - Staff Report**

The Planner summarized the staff report and highlighted the following:

- Major project for 2024/2025 First Nations Relationship Building will likely not commence prior to the end of the fiscal year;
- Currently have approved funds for the project and said funds do not carry over into the next fiscal year if they remain unspent;
- Trust Policy 6.5.2 allows a Local Trust Committee discretion to reallocate funds; and
- Funds could be reallocated to the current Official Community Plan and Land Use review project to enhance technical and legal review aspects with First Nations.

Trustees had no questions or comments.

**HO-2024-040**
**It was MOVED and SECONDED**
that the Hornby Island Local Trust Committee requests that staff inform the Financial Planning Committee about the reallocation of $31,500 from the Hornby major project budget, approved for "First Nations Relationship Building," to the current major project budget for the "Official Community Plan and Land Use Bylaw Review" to support the technical and legal review with First Nations, and take all necessary steps to execute the reallocation of funds.

**CARRIED**

Bylaw Compliance and Enforcement Manager Dingman joined the meeting at 12:44 p.m.

Item 13.1 was discussed prior to the meeting recessing for a break.

Island Planner Zupanec left the meeting at 12:55 p.m.

The meeting was recessed for a break at 12:55 p.m. and reconvened at 1:00 p.m.

## 10. CORRESPONDENCE

*Correspondence received concerning current applications or projects is posted to the LTC webpage*

## 11. NEW BUSINESS

### 11.1 Dark Sky Principles Adoption Advocacy – Briefing

Trustees and one member of the public expressed support for advocacy.

**HO-2024-041**
**It was MOVED and SECONDED**
that the Gabriola Island Local Trust Committee direct staff to notify Trustee Morrison of Gabriola Island Local Trust Committee's interest in pursuing further exploration of policy and advocacy options relating to Dark Sky Principles.

**CARRIED**

### 11.2 Land Use Bylaw Setback Regulations for Temporary Farm Stands - Verbal Discussion - Warren Dingman, Manager of Bylaw Compliance & Enforcement

Bylaw Compliance & Enforcement Manager Dingman provided the following information:

- Hornby Island Land Use Bylaw does not provide any regulations permitting farm or produce stands;
- Other Local Trust Committees' Land Use Bylaws permit farm stands;
- Farm stands are considered a structure that would be required to be set back from a lot line unless there is an exemption in the Land Use Bylaw;
- Director of Planning Services indicated a farm stand would be a minor contravention of the Land Use Bylaw and there would be no interest in enforcement of said contravention;
- Stands would need to be located on an actual lot and not within the Ministry of Transportation and Infrastructure right of way; and
- The Local Trust Committee might choose to consider allowing use and establishing setbacks.

Discussion ensued and Trustees asked whether this item can be included in the Land Use Bylaw review project. The Planner clarified it would need to be included in the project charter and added to the in-scope items. Bylaw Compliance and Enforcement Manager Dingman indicated the Local Trust Committee could consider a standing resolution deferring enforcement on produce and farm stands until such time as the Land Use Bylaw could be amended.

**HO-2024-042**
**MOVED AND SECONDED**
that the Hornby Island Local Trust Committee pass a standing resolution to defer bylaw enforcement on non-permitted siting of farm and produce stands.

**CARRIED**

The Chair recommended Trustees look at Gabriola and North Pender Land Use Bylaws for information related to permitting farm and produce stands and the Planner noted they will add the item to the follow up action list.

**11.3 Farmland Trust Advocacy Letter**

Discussion on this item took place during the public comments portion of the meeting.

**HO-2024-043**
**It was MOVED and SECONDED**
that the Hornby Island Local Trust Committee write a letter of support for the Farmland Trust "Shed" project grant application prior to the September 29, 2024 deadline.

**CARRIED**

**12. STAFF REPORTS**

**12.1 Bylaw Enforcement Notification Bylaw No. 175 Final Adoption - Staff Report**

Bylaw Compliance & Enforcement Manager Dingman summarized the staff report.

Trustees had no comments or questions.

**HO-2024-044**
**It was MOVED and SECONDED**
that the Hornby Island Local Trust Committee adopt Bylaw No. 175 the "Hornby Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 159, 2019, Amendment No. 1, 2023."

**CARRIED**

**HO-2024-045**
**It was MOVED and SECONDED**
that the Hornby Island Local Trust Committee request staff prepare a report regarding the current policies for compliance and enforcement, and screening officer appointments, powers, duties and procedures.

**CARRIED**

**12.2 Trust Conservancy Report - none**

**12.3 Trust Conservancy - The Heron - Summer Edition**
Received for information.

**12.4 Applications Report - none**

**12.5 Trustee and Local Expense Report dated June, 2024**
Received for information.

**12.6 Adopted Policies and Standing Resolutions**
Received for information.

**12.7 Local Trust Committee Webpage**
No updates.

## 13. WORK PROGRAM

**13.1 Active Projects Report dated September 6, 2024**

The Planner provided a verbal update and highlighted the following:

- Regional planning team met with K'omoks First Nation staff on September 11;
- Issues discussed are relevant to both Hornby and Denman Local Trust Areas as issues are cross-jurisdictional;
- Data sharing agreement has been finalized;
- Local Trust Committee has received confidential report written by the archeologist and K'omoks First Nation staff on mitigation of impacts on cultural heritage sites on Denman and Hornby Islands and this report identifies priority areas of mitigation options;
- K'omoks First Nation are hosting a presentation and question and answer period with the Denman Island Conservancy group in November and staff are working on dates for K'omoks First Nation to provide a similar presentation to both the Denman and Hornby Local Trust Committees at their next regular business meetings;
- Staff are working on a technical analysis of the provincial heritage conservation legislation and will be providing a summary on how this tool could work at the local government level; and
- Capacity funding that was provided to K'omoks First Nation has been instrumental in bringing the parties to the table to allow for open dialogue and workflow.

The Planner provided the following information in response to questions from Trustees:

- Place signage at Buckley Bay can be added to the list of discussion topics with K'omoks First Nation for consideration of prioritization;
- Other issues identified in the Official Community Plan review project, such as housing and short-term vacation rentals, have been sent to agencies for referral; and
- Regional Planning Manager is looking into Community to Community funding to coincide with work being done with K'omoks First Nation and will be reporting details back to the Local Trust Committee.

**13.2 Future Projects Report dated September 6, 2024**
Received for information.

## 14. UPCOMING MEETINGS

### 14.1 Next Regular Meeting Scheduled for Friday, November 1, 2024 at 11:30 am at Hornby Island Community Hall, 4305 Central Road, Hornby Island, BC

## 15. ADJOURNMENT

**By general consent**, the meeting was adjourned at 1:26 p.m.

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Tim Peterson, Chair

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder

DRAFT

# Minutes of the Hornby Island Advisory Planning Commission

**Date of Meeting:** **Friday, October 11, 2024**

**Location:** **The Green Room**
**4305 Central Road, Hornby Island, BC**

**APC Members Present:** **Wendy Burton, Chair**
**Angela Therrien, Deputy Chair**
**Joanne Ovitsland, Secretary**
**Sadie Chezenko, Member (by teleconference)**
**Aileen Fearman, Member**
**Rob McCreary, Member**

**Staff Present:** **Katherine Vogt, Recorder (by teleconference)**

**Regrets:** **Vicki Bale, Member**

## 1. CALL TO ORDER

Chair Burton called the meeting to order at 1:04 pm. She welcomed all Advisory Planning Commission (APC) members and acknowledged that the meeting was being held on the traditional unceded territory of the Kómox and Pentlatch people and other First Nations people who have traveled through this area.

## 2. APPROVAL OF AGENDA

**By general consent,** the agenda was approved as presented**.**

## 3. MINUTES

### 3.1 Hornby Island Advisory Planning Commission Draft Minutes dated September 24, 2024 for adoption

The following amendment to the minutes was presented for consideration:

- on page 2, item 3.1, title line 1 and 2, correct the date June 30, 2021 to February 21, 2023.
- On page 2, under item 3.1, paragraph 2, correct the date June 30, 2021 to February 21, 2023.
- on page 2, under item 3.1, paragraph 3, line 1; correct the date June 30, 2022 to February 21, 2023.

**By general consent,** the minutes of September 24, 2024 were adopted as amended.

## 4. Discussion of Referral: Proposed Bylaw 176 (OCP) and 177 (LUB)

Chair Burton noted that the referral was to provide advice to the Local Trust Committee (LTC), preferably before the end of November, on proposed Bylaw Nos. 176 and 177, the scope of which is summarized in the Hornby Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project Charter v 2.3.

Chair Burton advised that it was up to APC members to declare their own conflict of interest concerns around any discussion items that may arise; and that conflict of interest may be real or perceived.

Chair Burton advised that members of the public with questions on the proceedings of APC meetings could be referred to the minutes, which are available and posted on the Islands Trust website soon after a meeting.

Member Chezenko joined the meeting at approximately 1:30 pm.

APC members, referring to consolidated track changes word copies of the OCP and LUB bylaws, discussed existing and proposed amendments to the pertinent bylaws line by line, gauging general level of concern or non-concern for each proposed bylaw amendment. Approximately 23 proposed amendments to the OCP and 31 proposed amendments to the LUB were discussed.

The following topics were also discussed:

- An inconsistency in the OCP bylaws, recently acknowledged by Planner Zupanec, regarding dwelling allowances for 2 HA (5 acres) and 4 HA (10 acres) parcels.
- Principal residential dwellings, secondary suites, studios, vacation home rentals, accessory dwelling units, glamping, tenting, and recreational vehicles.
- Agricultural Land Reserve housing regulations.
- Number of beds allowed per bedroom; and number of bedrooms allowed per septic system.
- Changes to the designation of vacation home rental provider as a home occupation.
- Temporary Use Permits.
- Designations for water storage cisterns.
- Provincial definition of Qualified Environmental Professional.
- Provincial definition of potable water.
- Inconsistencies in sign regulations.

Member McCreary left the meeting at 2:04 pm

- Residential and workforce housing in commercial zones being specific to the developer and the development and out-of-scope for the current APC referral.

**By general consent**, the meeting was recessed at 2:20 pm and reconvened at 2:37 pm.

APC members discussed the following:

- Providing advocacy comments in the final APC response document.

- High priority topics identified were secondary suites; the sensitive aquifer designation; Agricultural Land Reserve regulations alignment with local bylaws; and Temporary Use Permits.
- Complexities regarding Wastewater Professionals; Qualified Environmental Professionals, Site Surveyors; and Vancouver Island Health Authority regulations.
- Potable water and local groundwater protection issues.
- Recognition of Accessory dwelling units in the bylaws.
- Challenges of the Temporary Use Permit application process.

Chair Burton offered to extract all bylaw items related to the first two priority subjects, secondary suites and environmentally sensitive aquifers zones, into a working document for next meeting.

**5. NEXT MEETING and ADJOURNMENT**

Next meeting will be Friday, November 1, 2024 at 10:00 am to 1:00 pm at the Green Room.

Further meetings will be scheduled for Friday, November 15, 2024 at 10:00 am to 1:00 pm at the Green Room; and for Friday, November 29, 2024 at 10:00 am to 1:00 pm at the Green Room.

APC members requested planner presence for the next meeting at approximately 11:00 am.

**By general consent, th**e meeting was adjourned at 3:57 pm.

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**Wendy Burton, Chair**

**Certified Correct:**

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**Katherine Vogt, Recorder**

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Islands Trust

Print Date: October 24, 2024

# Follow Up Action Report

## Hornby Island

### 13-Sep-2024

| Progress | | Activity | Responsibility | Dates | Status |
|---|---|---|---|---|---|
| 100% | 1 | Staff to assist Chair with drafting advocacy letter in support of grant applications for Hornby Island Farmland Trust Society's 'Shed' project prior to September 30th deadline. | Clare Frater<br>Ian Cox<br>Renee Jamurat | Target: 30-Sep-2024 | Completed |
| 100% | 2 | Staff to issue PLDP20240153 (Forrie) per LTC resolution from September 13th meeting. | Chloe Straw<br>Ian Cox<br>Michelle Backe<br>Nadine Mourao | Target: 24-Sep-2024 | Completed |
| 100% | 3 | Staff to prepare Hornby Island Community Heritage Register and send notification to the provincial Heritage Branch per Local Government Act section 598. | Ian Cox<br>Nadine Mourao | | Completed |
| 100% | 4 | Staff to issue PLDP20240166 (Co-op EV Charing Station) per LTC resolution passed on September 13. | Chloe Straw<br>Ian Cox<br>Michelle Backe<br>Nadine Mourao | | Completed |
| 100% | 5 | LTC released covenant CA2090177 and accepted modified green roof covenant. Staff to coordinate with property owner's legal counsel for registration with Land Titles. HO Chair to coordinate with Director Marlor for signature and witness. | Ian Cox<br>Nadine Mourao | | Completed |
| 100% | 6 | Staff to inform applicant and MOTI of 10% lot frontage waiver for HO-SUB-2023.2 per LTC resolution granting with condition. | Chloe Straw<br>Margot Thomaidis<br>Michelle Backe | | Completed |

Islands Trust

Print Date: October 24, 2024

# Follow Up Action Report

## Hornby Island

### 13-Sep-2024

| Progress | | Activity | Responsibility | Dates | Status |
|---|---|---|---|---|---|
| 25% | 7 | Resolution passed September 13:<br>Staff to inform FPC about reallocation of $31,500 from the Hornby major project budget, approved for 'First Nations Relationship Building,' to the current major project budget for the 'Official Community Plan and Land Use Bylaw Review to support the technical and legal review with First Nations, and take all necessary steps to execute the reallocation of funds. | Renee Jamurat<br>Sonja Zupanec | | Completed |
| 100% | 8 | Final HO BEN bylaw adopted per LTC resolution. Staff to update bylaw file and perform required admin, including website update. | Nadine Mourao<br>Warren Dingman | | Completed |
| 0% | 9 | Staff prepare a report regarding the current policies for compliance and enforcement, and screening officer appointments, powers, duties and procedures per resolution passed September 13, 2024. | Warren Dingman | | In Progress |
| 0% | 10 | Staff to prepare briefing on farm stand regulations using other LTC bylaw examples. | Ian Cox | | In Progress |
| 0% | 11 | | | | In Progress |

## Delegation to Hornby Island Local Trust Committee - November 1, 2024

**by the Hornby Island Village Centre Working Group**

Like many coastal communities today, Hornby Island is under ever increasing development pressure. With high levels of pedestrian and vehicular traffic of every kind, the de-facto village centre at 4Corners on Hornby has reached an unsafe and unsustainable condition.

To help correct this situation we are seeking partnership with CVRD. Hopefully through programs like the BC Active Transportation and Infrastructure program (BCAT) planning and infrastructure can be undertaken to help create a new history.

A 1976 photo by famous Hornby photographer Bob Cain shows a sleepy country Co-op store on a gravel crossroads; a gas pump, a shady porch, a few cars and no people.

Current photos show a congested 4-way intersection crowded with competing “road users”: cars, RV’s, pedestrians (old and young, some in strollers), bicycles, all vying for a way through. In the background a busier than ever general store surrounded by tiny merchant shops, coffee shop, restaurants, buskers, tourists and locals. Across the street a garden nursery with more small shops, juice bar, vegetable and fruit market. Elder Village is nearby. And the stunningly beautiful (and soon to be expanded) Tribune Bay Park and Campground. On top of all this come the full-size semi-tractor-trailers with regular deliveries of freight and fuel.

All these changes over the years and yet, the intersection itself with deep ditches and overgrown verges has not changed at all. Except for pavement and an additional stop sign, it is essentially the same as it was in 1976.

The 4Corners intersection is the hub of the entire island road and trail network. The surrounding area is the de facto Village Centre of Hornby Island. With thoughtful planning there is great potential to create a model for sustainable, safe, and aesthetic transportation infrastructure.

With broad support of the Hornby Island Community and from our local governing bodies, we are working toward creating a planning process to do just that. We look forward to working in partnership with the Islands Trust, and request a letter of support.

**Submitted by: Hornby Island Village Centre Working Group:**

Bill Havens
Jim Garton
Michael McNamara
Paul Ackerson
JoAnn Harrison

**Currently, we are working with the following local and regional organizations:**

- Comox Valley Regional District (CVRD)
- Hornby Island Residents and Ratepayers Assn. (HIRRA)
- Hornby Island CAST group (Fred Hunt)
- Hornby Island COOP (Jake Berman, Manager)
- Hornby Island Fire and Rescue
- Hornby Island Economic Enhancement Corporation (HICEEC)
- Hornby Island Housing Society
- Hornby Island Community Bus
- Hornby Ringside Merchants Association
- Baird & Company Nursery
- Hornby Island Trails Committee
- Hornby Island Mountain Biking Association (HIMBA)
- BC Parks (Tribune Bay Park)
  And hopefully ….
- The Islands Trust - LTC (Trustees Alex Allen, Grant Scott), and Staff

**A Couple of Recent Observations:**

**Jim Bulmer – Hornby Island resident – An August hour at 4Corners**
"4-Corners Aug 6, 10:10-11:10. Approximately 442 vehicles: Cars, Bicycles, Commercial. 242 Full Stops (or close facsimile); 148 Classic California Rolling Stops; 52 Ran straight through. Lots of congestion at times with pedestrians and kids. Take the challenge: Slow down, Stop at the Stop Sign, someone will be glad you did."
More complete traffic data will be available on request.

**Scott Sweenie – Hornby Island resident – excerpted from FaceBook**
"I would like to talk to my community about something that I feel very strongly about, there is a dangerous situation, that is being ignored by most, and I must speak up. The situation at the 4 corners is so unsafe, for anyone on bicycles, but especially for children. The designated bike lane on the west side of Central, across the road from the Ringside/Coop has become a default parking spot for, not only cars but for large trucks and a big step van doing seafood sales, with oversized sandwich boards planted right out to the white line marking the bike lane."

# A few photos for context:

A 1976 photo by Hornby photographer Bob Cain shows a sleepy country Co-op store on a gravel crossroads; a gas pump, a shady porch, a few cars and very few people.

Current photos show a busier than ever general store surrounded by tiny merchant shops, coffee shop, restaurants, buskers, tourists and locals.

At the best of times patrons and road users of all types can comfortably and safely co-exist.

# A few photos for context:

However, most of the time the mix becomes not just uncomfortable, but downright dangerous.

Current photos show a congested intersection crowded with competing “road users”: cars, RV’s, pedestrians (old and young, some in strollers), bicycles, all vying for a way through.

Ferry time. Nearly all traffic will pass through the 4Corners area.

"4-Corners Aug 6, 10:10-11:10. Approximately 442 vehicles: Cars, Bicycles, Commercial. 242 Full Stops (or close facsimile); 148 Classic California Rolling Stops; 52 Ran straight through. Lots of congestion at times with pedestrians and kids."

HT to Jim Bulmer

# BYLAW REFERRAL FORM

700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

**Island:** Denman Island Local Trust Area **Bylaw No.:** 250 (LUB) **Date:** October 16, 2024

**You are requested to comment on the attached Bylaws for potential effect on your agency's/organization's interests. We would appreciate your response by December 16, 2024. If no response is received by that date, it will be assumed that your agency's/organization's interests are unaffected.**

**APPLICANTS NAME / ADDRESS:**

Triple Rock Land Cooperative, 5201 Denman Rd, Denman Island

**PURPOSE OF BYLAW:**

The intent of Bylaw No. 250, if adopted, is to amend the Land Use Bylaw (LUB) by introducing new zoning regulations applicable to the R4 zone. The proposed changes include:

1. Increasing the number of residential units on the subject property by four.
2. Permitting secondary suites in all residential units.
3. Increasing the maximum gross floor area for single-family dwellings from 139.4 m² to 186 m² to accommodate secondary suites.
4. Increasing the maximum floor area for outbuildings from 1275 m² to 2174 m² to meet ongoing needs and support the secondary suites.

**GENERAL LOCATION:**

Denman Island

**LEGAL DESCRIPTION:**

LOT A SECTION 17 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP87456

| SIZE OF PROPERTY AFFECTED: | ALR STATUS: | OFFICIAL COMMUNITY PLAN DESIGNATION: |
|---|---|---|
| 35.49 hectares | yes , ALR in the north portion of lot | Sustainable Resources (SR) |

**OTHER INFORMATION:**

The Denman Island Local Trust Committee gave First Reading to proposed Bylaw No. 250 on October 8, 2024.

A copy of the staff report and the proposed bylaw is included in this referral for background information. All relevant background information, including staff reports and public correspondence received is posted to the Denman Island applications webpage: https://islandstrust.bc.ca/island-planning/denman/current-applications/

Please direct any communications regarding this referral to Nadine Mourao at 250-247-2206, or by email to nmourao@islandstrust.bc.ca.

**Please fill out the Response Summary on the back of this form. If your Agency's interests are *"Unaffected"*, no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.**

Nadine Mourao

(Signature)

Name: Nadine Mourao

Title: Legislative Clerk / Deputy Secretary

**This referral has been sent to the following agencies:**

**First Nations**

Cowichan Tribes
Halalt First Nation
Da'naxda'xw/Awaetlala First Nation
Qualicum First Nation
Lyackson First Nation
Penelakut Tribe
Snuneymuxw First Nation
Snaw'Naw'As Nation

**Regional Agencies**

Comox Valley Regional District
School District #71 (Comox Valley)
Island Health

**Provincial Agencies**

Ministry of Municipal Affairs and Housing
Agricultural Land Commission

Stz'uminus First Nation
Te'Mexw Treaty Association
Tsu'uubaa-asatx First Nation
Tlowitsis First Nation
Homalco First Nation (Xwemalhkwu)
Tla'amin Nation
Nanwakolas Council
Wei Wai Kum Nation
We Wai Kai Nation
Mamalilikulla First Nation
K'ómoks First Nation

**Non-Agency Referrals**

Denman Fire Department

**Adjacent Local Trust Committees and Municipalities**

Hornby Island Local Trust Committee

# BYLAW REFERRAL FORM
# RESPONSE SUMMARY

☐ **Approval Recommended for Reasons Outlined Below**

☐ **Approval Recommended Subject to Conditions Outlined Below**

☐ **Interests Unaffected by Bylaw**

☐ **Approval Not Recommended Due to Reason Outlined Below**

| | |
|---|---|
| Denman Island Trust Area | 250 (LUB) |
| (Island) | (Bylaw Number) |
| | |
| (Signature) | (Printed Name and Title) |
| | |
| (Date) | (Agency / Organization) |

Islands Trust

# REQUEST FOR DECISION

File No.: HO-RZ-2009.2

| | |
|---|---|
| **DATE OF MEETING:** | November 1, 2024 |
| **TO:** | Hornby Island Local Trust Committee |
| **FROM:** | LPS, Northern Team |
| **COPY:** | Renée Jamurat, Regional Planning Manager |
| **SUBJECT:** | Hornby Island Resort Ltd. Parking Covenant Discharge Request |

## SUGGESTED RESOLUTION

**That the Hornby Island Local Trust Committee discharge Restrictive Covenant EG107386 registered to the property title, by authorizing the Chair of the Hornby Island Local Trust Committee as signatory to the Land Title Form C Release.**

---

## PURPOSE

This Memorandum presents a request by legal counsel for the subject property owner to discharge a historic covenant registered to the property title in favour of the Hornby Island Local Trust Committee (LTC), that requires parking be provided for the resort on what was at the time, an adjacent parcel.

Staff confirm the covenant is no longer required considering the subject properties are now under one real estate entity and the zoning regulations outline parking requirements for permitted uses on the property. Staff recommend the LTC discharges the covenant as requested.

## BACKGROUND

Legal counsel for the property owner has requested that restrictive covenant EG107386 (**Attachment 1**) be removed from the property title given the changes in ownership of the lands to which it pertains.

In 1992, the owner of the property at the time expanded the resort, entering into a lease with the owners of the land directly east across from it on Shingle Spit Road in order to provide additional parking for the portion of the property to the west (**Figure 1**).

*Figure 1 – Subject Property*

In 1993, a restrictive covenant was registered in favour of the LTC stating that the resort could not be used as a "dining facility" unless the lease remained in force and the owner provided proof of validity for the lease each year onwards.

In 2011, the "parking lot" piece of land on the east side of Shingle Spit Road was amalgamated with the resort parcel on the west side, making the lease and the covenant obsolete. Although the lease no longer appears to be registered at the Land Title Office, the covenant remains.

The covenant is in favour of the "Hornby Island Trust Committee", not the current and correct "Hornby Island Local Trust Committee". The owner may need to file a change of name in the Land Title Office, in which case the release should indicate the current LTC name and not the name on the covenant.

**ANALYSIS AND CONSIDERATIONS**

According to the owner's legal counsel, the main issue with the covenant remaining on title, is that the owner would be in strict breach of their obligations under the covenant once the pub (including a "dining facility") begins operation. The covenant language used is, "the owner covenants and agrees… that neither the lands nor the resort nor any building on the lands…. shall be used as a dining facility for guests of the resort or for the public generally if the lease should expire, be terminated or modified in any way."

Likewise, the owner could not comply with item 2 of the covenant that further states, "…every year… the owner shall deliver to the Committee a statement… certifying that the lease is in full force and effect…", because the lease is no longer registered (or in existence at all) and therefore operating the pub would violate the covenant.

The owner is also concerned that potential future buyers could be confused or worried by the covenant registered against the titles, though practically, the owner's counsel has suggested it is not clear how the covenant would impact the residential units-portion of the development.

Generally, the owner prefers to have a clean title without unnecessary or obsolete charges registered.

Staff review and analysis of the covenant document and the lease agreement confirms the assertion of the owner and their counsel that the covenant is no longer required, chiefly considering the properties are now a single real estate entity and the Land Use Bylaw zoning regulations stipulate required parking related to each use permitted on the property.

The owner will bear any costs associated with the discharge, if any, and no significant additional Islands Trust staff time is expected to complete the process. Staff therefore recommends the LTC release the covenant as requested by the owner.

**ALTERNATIVES**

Ultimately the LTC could choose not to release the covenant but should provide rationale for that decision. All of the implications for the owner should the charge remain on title are unknown, but in general, redundant covenants on title can contradict a zoning bylaw and/or negatively impact development potential for privately owned property.

| | | |
|---|---|---|
| Submitted By: | Ian Cox, Planner 2 | October 17, 2024 |
| Concurrence: | Renée Jamurat, RPP MCIP, Regional Planning Manager | 10/18/2024 |

**ATTACHMENTS**

1. Restrictive Covenant EG107386
2. Land Title Form C Release

93 AU 19 10 05 2

EG107386

RECEIVED
LAND TITLE OFFICE
VICTORIA

**LAND TITLE ACT**
**FORM C**

(Section 219.81)

Province of British Columbia
**GENERAL INSTRUMENT-PART 1** (This area for Land Title Office use) Page 1 of 7 Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Patricia J. Lust, LIDSTONE YOUNG ANDERSON, #1616 - 808 Nelson Street, Vancouver, B.C., V6Z 2H2 (604) 689-7400

Patricia J. Lust
Patricia J. Lust
Applicant's Solicitor

c/o West Coast Title Search Ltd.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

| (PID) | (LEGAL DESCRIPTION) |
|---|---|
| 000-538-060 | Lot B, Section 4-A, Hornby Island, Nanaimo District, Plan 24913 |

3. NATURE OF INTEREST:*

| Description | Document Reference (page and paragraph) | Person Entitled to Interest |
|---|---|---|
| Section 215 Covenant | Entire Instrument Pages 3 to 7 | Transferee |

4. TERMS: Part 2 of this instrument consists of (select one only)

| | | | |
|---|---|---|---|
| (a) | Filed Standard Charge Terms | ___ | D.F. No. |
| (b) | Express Charge Terms | X | Annexed as Part 2 |
| (c) | Release | ___ | There is no Part 2 of this Instrument. |

A selection of (a) include any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

ROSCRO INVESTMENTS LTD. (Inc. No. 275669) 08/19/93 D3228b CHARGE 50.00

6. TRANSFEREE(S): (including postal address(es) and postal code(s))*

HORNBY ISLAND TRUST COMMITTEE, a corporation under the Islands Trust Act, S.B.C. 1989, c.68, with an office care of Islands Trust, 2nd Floor, 1627 Fort Street, Victoria, B.C., V8R 1H8

**LAND TITLE ACT**
**FORM C**

(Section 219.81)

**Province of British Columbia**
**GENERAL INSTRUMENT-PART 1**



7. ADDITIONAL OR MODIFIED TERMS:*

N/A

8. EXECUTION(S)):**This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

| Officer Signature | Execution Date Y M D | Transferor Signature |
|---|---|---|
| | 93 06 28 | ROSCRO INVESTMENTS LTD. by its authorized signatories |
| MICHAEL BERMAN<br>BARRISTER & SOLICITOR<br>519 - C Fifth Street<br>Courtenay, B.C. V9N 1K2 | | Name: JOHN ROSS<br>Name: KAREN ANN ROSS |
| (as to both signatures) | | |
| | 93 8 6 | Transferee Signature<br>HORNBY ISLAND TRUST COMMITTEE by its authorized signatories |
| Gordon McIntosh, Executive Director<br>Islands Trust<br>2nd Floor, 1627 Fort St.<br>Victoria, B.C. V8R 1H8<br>Tel: 387-4000<br>COMMISSIONER FOR TAKING AFFIDAVITS | | Name: GRAEME A. DINSDALE<br>Name: |
| (as to both signatures) | | |

6744PW

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

**TERMS OF INSTRUMENT - PART 2**

**SECTION 215 COVENANT**

**BETWEEN:**

ROSCRO INVESTMENTS LTD. (Inc. No. 275669)
P.O. Box 3291
Courtenay, B.C.
V9N 5N4

(the "Owner")

**AND:**

HORNBY ISLAND TRUST COMMITTEE, a corporation under the Islands Trust Act, S.B.C. 1989, c.68, with an office care of Islands Trust, 2nd Floor, 1627 Fort Street, Victoria, B.C., V8R 1H8

(the "Committee")

**WHEREAS:**

A. The Owner is the registered owner in fee simple of that parcel of land and premises located on Hornby Island and legally described as:

Comox Assessment District
Parcel Identifier: 000-538-060
Lot B
Section 4-A
Hornby Island
Nanaimo District
Plan 24913

(the "Lands");

B. The Owner has constructed an expansion of the Hornby Island Resort (the "Resort") which is located on the Lands and that expansion has increased the need for parking by guests and employees of the Resort;

C. The Owner has obtained a lease (the "Lease") over a portion of a nearby parcel of land for parking of vehicles for the patrons of the Resort, which Lease was registered in the Victoria Land Title Office on October 1, 1992 under number EF128275;

D. Section 215 of the Land Title Act, R.S.B.C. 1979, c. 219 authorizes the registration of a covenant of a negative or positive

nature in favour of a local trust committee under the Islands Trust Act in respect of the use of land or the use of a building on or to be erected on land or that land is or is not to be built on;

E. In recognition of the fact that the Lease may expire or be terminated, the Owner wishes to grant to the Committee a covenant pursuant to Section 215 of the Land Title Act that the Lands will not be used for commercial dining purposes if parking should cease to be provided under the Lease;

NOW THEREFORE this Agreement witnesseth that in consideration of the terms of this Covenant, the payment of One ($1.00) Dollar now paid by the Committee to the Owner and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the Owner), the parties agree as follows:

Restriction on Land

1. The Owner covenants and agrees with the Committee pursuant to Section 215 of the Land Title Act that neither the Lands nor the Resort nor any other building on the Lands or any portion of them shall be used as a dining facility for guests of the Resort or for the public generally if the Lease should expire, be terminated or modified in any way.

Lease Verification

2. At the time of executing this Lease and on the same date every year afterwards, the Owner shall deliver to the Committee a statement signed by the grantor of the Lease certifying that the Lease is in full force and effect and in good standing and that the Owner has not breached any provision of the Lease.

Remedy

3. The Owner acknowledges to the Committee that damages are not an adequate remedy for breach of this Covenant and that the Committee may seek an injunction in the event that the Owner breaches the terms of this Covenant.

Acknowledgement

4. The Owner acknowledges that the acceptance of this Covenant by the Committee does not constitute any assurance by the Committee that the Lease provides adequate security of tenure of parking for the Resort, as between the Owner and the grantor of the Lease.

Indemnity

5. The Owner hereby releases the Committee from all claims and demands which the Owner may have and the Owner indemnifies and

saves harmless the Committee from all manner of actions, costs, expenses (including legal fees on a solicitor and own client basis), debts, demands, promises and losses of whatsoever kind which the Committee may have, which may arise out of or be in any way due or related to the granting or existence of this Covenant or any act, omission, negligence or breach of the Owner.

No Waiver

6. Nothing in this Covenant shall be deemed to constitute a waiver of any lawful requirement with which the Owner would otherwise have to comply.

Continuation of Powers

7. Nothing contained or implied in this Covenant shall prejudice or affect the Committee's rights and powers in the exercise of its functions pursuant to the Islands Trust Act, S.B.C. 1989, c.68 or its rights and powers under all of its public and private statutes, bylaws, orders and regulations to the extent they are applicable to the Lands, all of which may be fully and effectively exercised in relation to the Lands as if the Covenant had not been executed and delivered by the Owner.

Runs With Land

8. The covenants set forth herein shall charge the Lands pursuant to Section 215 of the Land Title Act and shall be covenants which shall run with Lands and bind the Lands and every part into which the Lands may be subdivided.

Future Liability

9. Notwithstanding anything contained herein, neither the Owner nor any future owner of the Lands shall be liable under any of the covenants contained herein where such liability arises by reason of an act or omission occurring after the Owner or any future owner ceases to have any further interest in the Lands.

Priority

10. The Owner shall, at its own expense, cause to be done all acts necessary to grant priority to this Covenant over all financial charges registered against the title to the Lands.

Interpretation

11. Wherever the singular or masculine or neuter is used in this Agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

Further Assurances

12. The parties hereto shall execute and do all such further deeds, acts, things, and assurances as may be reasonably required to carry out the intent of this Agreement.

Waiver

13. Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default.

References

14. Every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, servants, employees, agents, contractors, officers, members, trustees, licensees and invitees of such party, wherever the context so permits or requires.

Severance

15. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of the Agreement.

Governing Law

16. This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia.

Enurement

17. This Agreement shall enure to the benefit of and be binding on the parties hereto and their respective successors and permitted assigns.

Authority

18. The parties hereto represent and warrant that they have full authority to enter into this Agreement and to carry out the actions

contemplated herein and that all resolutions and preconditions to validity have been duly adopted.

Execution Date

| Officer Signature | Y | M | D | Owner Signature |
|---|---|---|---|---|
| | 93 | 06 | 28 | ROSCRO INVESTMENTS LTD. by its authorized signatories |

MICHAEL BERMAN
BARRISTER & SOLICITOR
510 - C Fifth Street
Courtenay, B.C. V9N 1K2

Name: JOHN ROSS

Name: KAREN ANN ROSS

(as to both signatures)

| Committee Signature | | | |
|---|---|---|---|
| 93 | 8 | 6 | HORNBY ISLAND TRUST COMMITTEE by its authorized signatories |

Gordon McIntosh, Executive Director
Islands Trust
2nd Floor, 1627 Fort St.
Victoria, B.C. V8R 1H8
Tel: 3874000

Name: GRAEME A. DINSDALE

Name:

(as to both signatures)

6743PW

**OFFICER CERTIFICATION:**
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**END OF DOCUMENT**

Land Title Act

# Release

General Instrument – Part 1

1. Application

**Logan N. Lapointe, Barrister & Solicitor**
**Swift Datoo LLP**
**201-467 Cumberland Road**
**Courtenay BC V9N 2C5**
**2503344461**

36130 Hornby Island Resort (2021) Ltd.
Release Parking Lot Covenant EG107386

2. Description of Land

| PID/Plan Number | Legal Description |
|---|---|
| **028-882-075** | **LOT 1 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT PLAN EPP20609 EXCEPT PLAN EPS9394** |
| **032-180-691** | **STRATA LOT 1 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-705** | **STRATA LOT 2 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-713** | **STRATA LOT 3 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-721** | **STRATA LOT 4 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-730** | **STRATA LOT 5 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-748** | **STRATA LOT 6 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-756** | **STRATA LOT 7 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-764** | **STRATA LOT 8 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-772** | **STRATA LOT 9 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-781** | **STRATA LOT 10 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **032-180-799** | **STRATA LOT 11 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT STRATA PLAN EPS9394** |
| **EPS9394** | |

3. Nature of Interest Being Released

| Number | Type | Additional Information |
|---|---|---|
| **EG107386** | **COVENANT** | |

4. There is no Part 2

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. Transferor(s)

**HORNBY ISLAND TRUST COMMITTEE**

6. Transferee(s)

**REGISTERED OWNER**


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7. Execution(s)

This instrument releases or discharges the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument.

| Witnessing Officer Signature | Execution Date | Transferor / Transferee / Party Signature(s) |
|---|---|---|
| _____ | YYYY-MM-DD | **HORNBY ISLAND TRUST COMMITTEE**<br>By their Authorized Signatory<br><br>_____<br>**PRINT NAME**<br><br>_____<br>**PRINT NAME** |

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.


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# MEMORANDUM

File No.: PLCL20240078

| | |
|---|---|
| DATE OF MEETING: | November 1, 2024 |
| TO: | Hornby Island Local Trust Committee |
| FROM: | Local Planning Services<br>Northern Team |
| COPY: | Renée Jamurat, Regional Planning Manager |
| SUBJECT: | Rogers Communications Inc. Licence of Occupation (communication site) |

**PURPOSE**

The attached package from Rogers Communications Inc. (Rogers) is provided by the proponent as follow-up to the Hornby Island Local Trust Committee (LTC) provincial Crown Lands referral response regarding the proposed Licence of Occupation for a communication site on Section 11, Hornby Island, Nanaimo District, containing approximately 0.27 hectares.

The package is organized into two parts. The first provides detailed responses to the LTC Crown Lands referral response comments and non-concurrence letter. The second part is a compiled and comprehensive package of first and second round public notification and consultation documents.

Rogers wishes to extend that it welcomes further dialogue in the interest of achieving a practical outcome for all relevant stakeholders. Ultimately, the proponent wishes to continue to engage with the LTC to address the issues of greatest concern and to this end, has provided the attached package and will be available at the meeting to answer any questions the LTC may have.

| | | |
|---|---|---|
| Submitted By: | Ian Cox, Planner 2 | October 17, 2024 |
| Concurrence: | Renée Jamurat, RPP MCIP, Regional Planning Manager | 10/18/2024 |

**ATTACHMENTS**

1. Rogers Communications Reply to LTC Referral Response

October 8, 2024

**Islands Trust**
C/O Ian Cox, Planner II
Email: icox@islandstrust.bc.ca

**Re: Rogers Communications Inc. Proposed Communication Site on Provincial Crown Land on Hornby Island (Rogers File: W6420 - Hornby)**

Dear Mr. Cox:

Thank you for providing Rogers with the enclosed copy of the Islands Trust's July 11, 2024 referral response (refer to **Appendix A**) regarding Rogers' proposed Licence of Occupation for a communication site on Provincial Crown Land on Hornby Island. I am writing to respond in detail to the specific comments stated in the enclosed referral response and would welcome further dialogue regarding Rogers' application to ensure that a practical outcome is achieved for all relevant stakeholders.

Part 1 of the referral response contains two (2) resolutions from the Hornby Island Local Trust Committee (LTC). The first resolution is as follows:

> ***Resolution: HO-LTC-2024-016***
> *It was MOVED and SECONDED*
>
> *a) that the Hornby Island Local Trust Committee direct staff to include in any response to the referral from the Province of BC regarding the Rogers Communications tower proposal, the following concerns that:*
>
> *b) the Local Trust Committee supports the proposal for community housing forthcoming from the Hornby Island Community Economic Enhancement Corporation in this location;*
>
> *c) the Local Trust Committee has received substantial community opposition to a communications tower in this location;*
>
> *d) the Local Trust Committee has concerns over the effects of the tower on wildlife,*
> *e) given the location in close proximity to the adjacent park which is home to wildlife and migratory bird routes;*
>
> *f) the location is too close to public facilities (school, playground, health clinic, ball park, etc.); and*
>
> *g) the location is too close to existing housing.*

The second resolution is as follows:

> ***Resolution: HO-LTC-RWM-2024-04***
> *It was MOVED and SECONDED*
>
> *That the Hornby Island Local Trust Committee does not concur with the proposed location for the Rogers Communication Inc. tower on Provincial Crown land on the west side of Central Road across from the fire hall, Hornby Island.*

Please find below Rogers' detailed responses regarding each applicable point stated in the above noted two (2) LTC resolutions.

**Rogers' Response to Part the two (2) Hornby Island LTC Resolutions**

| **Resolution 1 - HO-LTC-2024-016** | |
|---|---|
| **Resolution Statement** | **Rogers' Response** |
| b) the Local Trust Committee supports the proposal for community housing forthcoming from the Hornby Island Community Economic Enhancement Corporation in this location; | **Compatibility of Land Uses** - As Rogers has noted from the outset of its proposal, the subject crown land property is a large acreage with plenty of space to safely house *both* Rogers' proposed communication site facility and a potential multitude of other uses including housing. Indeed, Rogers' footprint on the land is minimal with a fenced compound of approximately 20 m x 20 m in size or less than a typical single family house. Rogers' facility as proposed will readily comply with Health Canada's Safety Code 6 and thus housing and other uses can co-exist safely with the proposed facility as is the case in many communities across Canada and within the Islands Trust. Indeed, there is already a communication site from the local radio station and fire hall in the directly adjacent area since the Hornby Island Land Use By-law permits radio station uses in the subject PU(a) – Public Use zone.<br><br>**Timing of Application(s) -** Rogers confirmed with the province at the time of submitting its crown land tenure application for the proposed communication site use that there were no other applications for use of the subject lot. Indeed, Rogers' application via Front Counter BC was submitted on August 17, 2022 long before any housing application had been formally discussed or conceptualized by either the province, Islands Trust or any other proponent. To this day, there are still no active crown land tenure applications for housing or other uses on the subject property. Rogers therefore believes it is reasonable that its application which is in an advanced stage of a multi-year approval process should proceed and not be blocked or held up by a conceptual idea or a non-bonafide application for housing or any other use that does not formally exist. The fact remains that there are no other formal crown land tenure applications on the subject lot and if there are plans forming for such other uses there is plenty of space in adjacent areas on the subject lot where such uses could be proposed with substantial setbacks from the proposed tower, if desired. |
| c) the Local Trust Committee has received substantial community opposition to a communications tower in this location | **Fulsome Consultation and Public Support -** At the request of the Islands Trust and the province, Rogers has conducted multiple rounds of public consultation for the subject proposal since 2022. Based on the results of the completed consultation processes, it is materially incorrect for the LTC and Islands Trust conclude that there is overwhelming "community opposition" in relation to the subject proposal. Below is a summary of the results of the two (2) completed rounds of public consultation for the subject proposal.<br><br>***Results of Round 1 of Public Consultation***<br>On May 3rd, 2023 Rogers submitted a detailed 441-page report to the Islands Trust summarizing the results of the first round of public consultation and its rationale for the proposal. Please refer to **Appendix B** for a copy of the subject report. On page 6 of the subject report, Rogers provided the following consultation summary:<br><br>• Rogers received input from a total of **121 community members;**<br>• **62% indicated either support or were merely seeking information** about the proposal but did not take a position;<br>• **38% indicated concerns or non-support;**<br>• Rogers also advised that it had sent referrals to key First Nations including the K'òmoks First Nation and that **no concerns were stated by the pertinent First Nations.**<br><br>This data and the associated report was shared with the province, ISED and Islands Trust. |

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| | ***Results of Round 2 of Public Consultation***<br><br>On January 10, 2024, Islands Trust Planner 2, Margot Thomaidis, advised Rogers that in September of 2023 the "…Hornby LTC requested that staff work with Rogers to ensure any future written notification meets the Strategy for Antenna Systems public notification content requirements." Rogers thus agreed as a courtesy to complete an additional mail-out to an address list as provided by the Island Trust. The address list included any addresses that were not previously notified within a notification radius of 630.0 meters of the proposed tower. The list included various community members as well as additional organizations including School District 71, Hornby Island Community School, Hornby Island Community Health Clinic and the Hornby and Denman Community Health Care Society. On June 17, 2024 Rogers shared the results of the second round of notification with Islands Trust Planner II, Ian Cox, and noted that:<br><br>• A total of **8 community members** provided input;<br>• **62% indicated support;**<br>• **38% indicated concerns or opposition.**<br><br>Please refer to **Appendix C** for a copy of the public comments received during the second round of public consultation.<br><br>**Incorrect Reporting from the Islands Trust Referral Response**<br>Attachment 1 of the appendix of the Islands Trust's July 11, 2024 referral response neglected to include the official results of the public consultation processes summarized above as were specifically required and requested by the Islands Trust in accordance with the Hornby Strategy for Antenna Systems. Specifically, attachment 1 in the July 11, 2024 referral response only includes:<br>• a petition which was completed outside the formal process stipulated in the Hornby Strategy for Antenna Systems. Additionally, the petition contains a pre-amble or statement at the top of each page referencing the "…harmful effects" of the proposed infrastructure and this subject is outside the scope of the subject consultation processes for communication sites as per the ISED *CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems*, section 4.2 which states that questioning the validity of Health Canada's Safety Code 6 – the safety protocol that the wireless carriers in Canada are obligated to follow – is not a relevant concern.<br>• An article from a Mr. William Thomas which further attempts to call into question the validity of Health Canada's Safety Code 6 (amongst other topics) – a concern that is "not relevant" as per the ISED *CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems*, section 4.2.<br>• Public comments that appear to have been collected across various timeframes outside the official consultation process that the Islands Trust required the proponent to follow per the Hornby Strategy for Antenna Systems.<br><br>In sum, it appears that the Islands Trust referral response report cherry picked a petition, a letter and certain sets of public input that supported their response rather than disclosing the results of all the public consultation completed as required by the Hornby Strategy for Antenna Systems. Rogers therefore believes that the referral response is misleading and materially incorrect from a process perspective. |
| d) the Local Trust Committee has concerns over the effects of the tower on wildlife, | **Hornby Island Land Use Bylaw -** Rogers selected the subject location for the proposed communication site based on the applicable land use designation for the subject property in the Hornby Island Land Use Bylaw. Specifically, the PU(a) – Public Use zoning designation specifically permits the "radio station" use and, indeed, directly across Central Road from the subject proposal there is an operating communication site (tower) from the local radio station and a communication site for the fire hall. Additionally, Section 3.1(1)(a) of the Hornby Island Land Use Bylaw permits "Public service uses" in all zones listed in Part 7 and 8 of the bylaw. "Public service use" is defined to mean "the provision of water, gas, electrical, telephone, television or emergency services by a government body or |

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| | agency or by a company regulated by the *Utilities Commission Act* or the *Radiocommunication Act* of Canada, serving only the Hornby Island local community." Given that Rogers is a company regulated by the *Radiocommunication Act*; the subject proposed facility is intended to service Hornby Island; and the proposed use appears to be permitted in the Hornby Island Land Use Bylaw, we trust that the LTC and Islands Trust should support the subject proposal as it aligns with the existing Islands Trust policy framework. Indeed, there are immediately adjacent similar uses that have been operating in the local area for a number of years.<br><br>Regarding perceived environmental or wildlife concerns, Rogers and the wireless carriers generally follow the direction of ISED and the Impact Assessment Agency of Canada.<br><br>Rogers has been advised by the Impact Assessment Agency that the *Impact Assessment Act* (IAA) sets out the federal process for assessing the impacts of certain major projects. The *Physical Activities Regulations* (the Regulations) under the IAA identify the physical activities that constitute "designated projects" that are subject to the IAA and may require an impact assessment. The physical activities are grouped into the following broad categories:<br>· National Parks and Protected Areas,<br>· Defence,<br>· Mines and Metal Mills,<br>· Nuclear Facilities, Including Certain Storage and Long-term Management or Disposal Facilities,<br>· Oil, Gas and Other Fossil Fuels,<br>· Electrical Transmission Lines and Pipelines,<br>· Renewable Energy,<br>· Transport,<br>· Hazardous Waste, and<br>· Water Projects<br><br>The construction and operation of communications towers is typically not considered a designated physical activity in the Regulations according to the agency. Further information on the IAA and associated regulations can be found at: *www.canada.ca/en/impact-assessment-agency.html*.<br><br>We have additionally been advised that for physical activities not described in the regulations, subsection 9(1) of the IAA allows the Minister of Environment and Climate Change (the Minister) to designate a physical activity on request or on their own initiative. A physical activity may be designated if the Minister is of the opinion that the carrying out of that activity may cause adverse effects within federal jurisdiction or adverse direct or incidental effects (resulting from federal decisions), or if public concerns related to those effects warrant the designation.<br><br>In addition to federal requirements, the BC Environmental Assessment Act (BC EAA) governs the environmental assessment process for projects conducted within the province of BC. The Reviewable Projects Regulation under the BC EAA identifies the types of projects that may require an environmental assessment. There may also be other provincial requirements to consider, depending on the scope of the project.<br><br>By and large, it has been our experience that since communication sites have a small footprint on the land (e.g. 20 m x 20 m compound is typical -- less than a single family house) the regulations do not apply.<br>For the subject proposal, it is Rogers' understanding that there is no requirement for an environmental assessment; however, Rogers will adhere to all applicable regulatory requirements. |
| e) given the location in close proximity to the adjacent park which is home to wildlife and migratory bird routes; | Similar uses including a communication site from the local radio station and a communication site from the local fire hall are directly adjacent to or closer to the subject park and homes with little or no stated community concerns. Rogers will work with the province and ISED to ensure compliance with all applicable regulations. |

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| f) the location is too close to public facilities (school, playground, health clinic, ball park, etc.); and | As noted above, similar uses including a communication site from the local radio station and a communication site from the local fire hall are directly adjacent to or closer to the stated uses. Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. |
| g) the location is too close to existing housing. | There is not any immediately adjacent housing. Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. |

| **Resolution 2 - *HO-LTC-RWM-2024-04*** | |
|---|---|
| **Resolution Statement** | **Rogers' Response** |
| That the Hornby Island Local Trust Committee does not concur with the proposed location for the Rogers Communication Inc. tower on Provincial Crown land on the west side of Central Road across from the fire hall, Hornby Island. | As summarized above, Rogers selected the subject location for the proposed communication site based on the applicable land use designation for the subject property in the Hornby Island Land Use Bylaw. Specifically, the PU(a) – Public Use zoning designation permits the "radio station" use and, indeed, directly across Central Road from the subject proposal there is an operating communication site (tower) from the local radio station and a communication site for the fire hall.<br><br>Further, section 3.1(1)(a) of the Hornby Island Land Use Bylaw permits "Public service uses" in all zones listed in Part 7 and 8 of the bylaw. "Public service use" is defined to mean "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 *Radiocommunication Act* of Canada, serving only the Hornby Island local community." Given that Rogers is a company regulated by the *Radiocommunication Act*; the subject proposed facility is intended to service Hornby Island; and the proposed use appears to be permitted in the Hornby Island Land Use Bylaw, we trust that the LTC and Islands Trust should support the subject proposal as it aligns with the existing Islands Trust policy framework. Indeed, there are immediately adjacent similar uses that have been operating in the local area for a number of years.<br><br>Additionally, Rogers respectfully notes that it has been advised by ISED that it is the Ministry of Water, Land and Resource Stewardship that would ultimately need to provide Rogers with a letter of concurrence or non-concurrence in this particular instance. Therefore, Rogers has not sought a land use concurrence decision via the Islands Trust. Nonetheless, Rogers has made all best efforts to engage the Islands Trust with the goal of aligning with the requirements stipulated in the Hornby Island Strategy for Antenna Systems. Rogers trusts that the results of the consultation processes required via the Strategy for Antenna Systems ought to be taken into account in their entirety before any formal land use determinations or decisions are stated. |

At this time, Rogers is electing to only comment on the specific resolution points as detailed above and as stipulated in Part 1 of the Islands Trust's July 11, 2024 referral response. Should the Islands Trust desire Rogers' position or comments regarding the Island's Trust comments in Part 2 of the July 11, 2024 referral response, please feel free to contact the undersigned directly.

In closing, Rogers would like to encourage further dialogue on this proposal to ensure that the results of the entire consultation process are taken into account. Rogers has invested considerable time in selecting a suitable location for the proposed facility in alignment with the Hornby Island Land Use Bylaw and has sought to consult the community via a thorough multi-year process. Rogers is amenable to attending a future LTC meeting to continue constructive dialogue toward a mutually beneficial outcome.

Should your organization have any questions, please feel free to contact me directly.

Sincerely,
Brian Gregg
Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
Agent for Rogers Communications Inc.

# APPENDIX A

# ISLANDS TRUST REFERRAL RESPONSE TO ROGERS' PROPOSED COMMUNICATION SITE ON PROVINCIAL CROWN LAND ON HORNBY ISLAND

700 North Road, Gabriola Island, BC V0R 1X3
Telephone 250. 247-2063 Fax 250. 247-7514
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867
Email northinfo@islandstrust.bc.ca
Web www.islandstrust.bc.ca

July 11, 2024

**Our File Number: HO-CL-2024.1 (Rogers Communications Inc.)**
**File Number: 1415337**
**Referral Number: 170325033**
**Reference Number: 709621**

Daniel Scholey, RFT
Authorizations Specialist
West Coast Region
Ministry of Water, Lands & Resource Stewardship
By email: Daniel.Scholey@gov.bc.ca
CC: Robyn Thomson, Natural Resource Specialist, FrontCounter BC

**RE: Rogers Communications Inc. Licence of Occupation on part of Section 11, Hornby Island, Nanaimo District, containing approximately 0.27 hectares.**

Dear Daniel,

Please find below the Islands Trust response for the above noted Crown Land Licence of Occupation referral. This response is in two parts. Part 1 contains two resolutions passed by the Hornby Island Local Trust Committee (LTC). They are intended to outline its position on the proposal following public comment and feedback it heard throughout the application process, and in response to the legislated and additional public notification that the applicant undertook at the request of the LTC per its adopted Model Strategy for Antenna Systems. Part 2 is the technical review of the application as it relates to compliance with the Hornby Island Land Use Bylaw No. 150 and the Hornby Island Official Community Plan No. 149, responding to the referral questions as received from FrontCounter BC. Lastly, Attachment 1 is comprised of compiled public comments that the LTC received in addition to what the applicant may have gathered via the public notification processes.

_____

## PART 1

**Resolution: HO-LTC-2024-016**

It was MOVED and SECONDED

a) *that the Hornby Island Local Trust Committee direct staff to include in any response to the referral from the Province of BC regarding the Rogers Communications tower proposal, the following concerns that:*

b) *the Local Trust Committee supports the proposal for community housing forthcoming from the Hornby Island Community Economic Enhancement Corporation in this location;*

c) *the Local Trust Committee has received substantial community opposition to a communications tower in this location;*

d) *the Local Trust Committee has concerns over the effects of the tower on wildlife,*

e) *given the location in close proximity to the adjacent park which is home to wildlife and migratory bird routes;*

f) *the location is too close to public facilities (school, playground, health clinic, ball park, etc.); and*

g) *the location is too close to existing housing.*

CARRIED

**Resolution: HO-LTC-RWM-2024-04**

It was MOVED and SECONDED

*That the Hornby Island Local Trust Committee does not concur with the proposed location for the Rogers Communication Inc. tower on Provincial Crown land on the west side of Central Road across from the fire hall, Hornby Island.*

CARRIED

_____

## PART 2

The following is the Islands Trust technical planning review response to the referral questions received from FrontCounter BC:

**1. Does this application impact your agency's legislated responsibilities?**

Yes.

**If yes, how will the proposal impact your legislated responsibility and please identify the relevant legislation (section) and what mitigative measures will be required to address these impacts?**

The Islands Trust's legislated responsibility over zoning and land use comes from the following:

- Part 14 of the *Local Government Act* (all sections)
- *Islands Trust Act*
- Islands Trust Policy Statement (ITPS)
- Hornby Island Official Community Plan (OCP), Bylaw No. 149, 2014
- Hornby Island Land Use Bylaw (LUB) No. 150, 2014)

The ITPS contains the following relevant policies pertaining to all land and water within the Trust Area:

***Commitments of Trust Council***

***3.3.1*** *Trust Council holds that:*

- *proactive land use planning is essential for the protection of Trust Area ecosystems,*
- *protection must be given to the natural processes, habitats and species of the Trust Area, including those of the old forests, Coastal Douglas-fir forests, Coastal Western Hemlock, Garry Oak/Arbutus forests, wetlands , open coastal grasslands, the vegetation of dry rocky areas, lakes, streams, estuaries, tidal flats, salt water marshes, drift sectors, lagoons, and kelp and eel grass beds, and*
- *planning must account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies and Trust Area species and habitats.*

***Hornby Island Land Use Bylaw***

The area of application lies within the Hornby Island Land Use Bylaw **Public Use zone variant PU(a)** and is located on the west side of Central Road, Hornby Island, adjacent to various established public and institutional land uses currently conducted in the immediate area, including RCMP and Fire Department stations, school, farmer's market, etc.

Section 3.1(1)(a) of the Hornby Island Land Use Bylaw permits "Public service uses" in all zones listed in Part 7 and 8 of the bylaw. "Public service use" is defined to mean, *"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 Radiocommunication Act of Canada, serving only the Hornby Island local community."*

The area of application lies within Development Permit Area 2 - Community Service Use, designated for the protection of the environment with a particular focus on groundwater resources. Prior to undertaking any development, subdivision or land alteration, an owner of property within the DPA is

required to apply to the Hornby Island Local Trust Committee for a development permit unless the development is exempt as follows:

***Exemptions:***

*(5) A Development Permit will not be required for additions to existing buildings or for accessory buildings or other structures where the addition:*

*(a) Does not involve alteration of the ground;*

*(b) Does not involve any removal of vegetation; and*

*(c) Does not result in any additional activities or uses of the building or structure, or increased levels of water or sewage use in the building or structure.*

***Hornby Island Official Community Plan***

Section 5.5 of the Official Community Plan pertaining to Public Utilities and Services provides the following relevant policies:

*Area:*

*All areas within the Hornby Island Local Trust Area, and in particular the areas designated Public Utilities and Services (PS) where noted, are subject to the following objectives and policies.*

*Objective:*

*The objective of this subsection is to provide for adequate utilities and services with regard for the Island's character and environment.*

*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:*

*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.*

*5.5.6 Federal and Provincial ministries and public and private corporations that provide public utilities and services are requested to ensure that measures are in place to ensure that the storage of materials and the maintenance of vehicles do not result in chemicals entering the ground that might contaminate the groundwater resource.*

*5.5.8 The provision of high-speed internet access to facilitate educational and commercial opportunities for residents is supported.*

2. **If the proposal proceeds, will the proponent require approval or a permit from your agency? If yes, please explain.**

Prior to development, owners of land within Development Permit Area 2 – Community Service Use, are required to apply for a development permit unless the proposed activity is exempt as described in Question 1.

3. **Will on-going compliance monitoring be required by your agency as a result of your legislated responsibilities? If yes, please explain what will be required.**

No.

4. **Will this application affect public use of this area? If yes, please explain.**

Yes. The immediate and adjacent areas surrounding the proposed tower site are currently in use for various public and institutional purposes, including housing, recreation playground and ball field, park, health clinic, etc. as described in Question 1.

5. **For Municipal/Regional Government Use Only: Is the application area zoned for the proposed purpose? If no, please provide the current zoning. In the event the applicants wish to apply for re-zoning, please also provide the estimated time required for this decision.**

Yes. The parcel is zoned as a site-specific variant of the Public Use zone, PU(a), while section 3.1(1)(a) of the Hornby Island Land Use Bylaw permits "Public service uses" use in all bylaw zones.

The timeframe for rezoning applications (bylaw amendments) is dependent on staff capacity and application load at the time of submission and the complicity of the proposal, particularly whether it would require both an Official Community Plan and Land Use Bylaw amendment or only the latter. Applicants can typically expect a one to two year processing period considering legislated public input such as community information meetings, public hearings, and so on.

**OTHER CONSIDERATIONS:**

Please see **Attachment 1** for public communication received by the LTC additional to what may have been gathered by the applicant via the two public notification periods.

**RECOMMENDATION:**

Technical review of the application indicates compliance with adopted Hornby Island policy and regulatory bylaws. Please refer to Part 1 of this letter for the recommendation and comments of the Hornby Island Local Trust Committee as the elected local government body holding zoning authority.

If you have any questions, please do not hesitate to contact me at the information below.

Sincerely,

Ian Cox, Planner 2
Islands Trust
700 North Road | Gabriola BC V0R 1X3
T 250-247-2207 | www.islandstrust.bc.ca

CC:

Hornby Island Local Trust Committee

Renée Jamurat, Regional Planning Manager

David Marlor, Director Legislative Services

Feb. 22/23

Hi Alex — enclosed
3 more signature sheets for
Cell Tower protest.
We now have a total of
Approx 250 —

Nancy Adams is collecting
more signatures.

Keeping you up to date —

Amanda Hale

**"Community Rights" creates a structure of law and government of all people, by all people, and for all people. It recognizes and protects the inalienable rights of natural and human communities.**

(1)

Dec 11/22

## Petition

**We, the undersigned:**

-as eligible resident voters of Hornby Island acknowledge the following:

- ROGERS.ca (registered as .com), is a Canadian Media-Tech Innovator & services suppliers
- is proposing to construct a steel tower on Hornby Island Crown Land to deliver a cellular broadcast upgraded service to the community that could/will include 5G services

Having done due diligent research about the harmful effects of broadcast high-tech cellular services (i.e. to plants, birds, bees and humans alike), the undersigned residents of Hornby Island:

Do not provide written or verbal consent to this proposal

| Name of Elegible Voter | Address | Signature | Date |
|---|---|---|---|
| Gina Horvath | [redacted] | | Dec. 11. 2022 |
| Ike Randzins | | | " " |
| Judith Walmsley | | | Dec 11 2022 |
| Kiwyo Walmsley | | | Dec. 11, 2022 |
| FRANCKA JENZER | | | Dec. 11. 2022 |
| ROGER JENZER | | | " |
| AMANDA HAZE | | | " |
| ✓ Lee GORAL | | | Dec. 11 2022 |
| BARRY GORDON | | | 11-12-2022 |
| Susan Sperrec | | | Dec. 11. 2022 |
| DWIGHT DAVIS | | | DEC 11 2022 |
| TED GOODEN | | | Dec 11/22 |
| E. Jan Steen | | | Dec 11/22 |
| Diane Smith | | | Dec 11/22 |
| ✓ Christa Yeomans | | | Dec. 11/22 |
| Pat Kennedy | | | Dec 11/22 |
| JOHN WELLS | | | DEC 11 22 |
| ✓ Jan Kennedy | | | Dec 11/22 |
| Christiane Brown | | | Dec. 11./22 |
| Linda Armstrong | | | Dec 11/22 |
| ✓ JOHN STRUTHERS | | | DEC. 11/22 |
| Nanna Brehmer | | | Dec. 11/22 |

**"Community Rights" creates a structure of law and government of all people, by all people, and for all people. It recognizes and protects the inalienable rights of natural and human communities.**

(2)

## Petition

Dec 11/22

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Do not provide written or verbal consent to this proposal

| Name of Elegible Voter | Address | Signature | Date |
|---|---|---|---|
| Carol L G. Jones. | [redacted] | | 9 Dec '22 |
| Rex Brown | | | 9 Dec '22 |
| Jean Gordy | | | 9 Dec '22 |
| Michelle M. Easterly | | | 9 Dec 22 |
| Elspeth Armstrong | | | 9 Dec 22 |
| Chris Armstrong | | | 9 Dec 22 |
| Peter Cloud Panjaya | | | 9 Dec 22 |
| Ida Mackay | | | 11 Dec 2022 |
| Heather Calton | | | 11 Dec 22 |
| Helen Grond | | | " " |
| IAN WALMSLEY | | | " " |
| Suzanne Rhonda | | | " " |
| Gerard D'Avino | | | 14 Dec 2022 |
| Helene Cughen | | | 18 Dec 2022 |
| Rachel Wells | | | 18 Dec 2022 |
| Jed Gamble | | | 19th Dec 2022 |
| JON LAISHIN | | | 12/19/22 |
| Aurora Grond | | | 19/12/22 |
| MATT MARCHIS | | | 19 12 22 |
| CHRISTA WEISS | | | 19/12/22 |
| J.F. Bernier | | | 19/12/22 |
| | | | 19/12/22 |

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Do not provide written or verbal consent to this proposal

| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Bonnie Everston | [redacted] | | Dec. 16 | [redacted] |
| Mary Craig | | | Dec. 16 | |
| Vera Rønningen | | | Dec 16 | |
| Scott Sweeney | | | Dec 16 2022 | |
| Pamela Gordon | | | Dec 16th 22 | |
| Scott Hardy | | | Dec 16 22 | |
| Aidan Wagner | | | DEC 16 22 | |
| KARL HNOSKNECHT | | | DEC 16 22 | |
| Shawn Jamieson | | | Dec 16th 22 | |
| Emi Honda | | | Dec 16, 22 | |
| Sara de Rose | | | DEC 16, 22 | |
| Sravin Esenovic | | | Dec 16 2022 | |
| Leslie Bauer | | | 16 Dec 2022 | |
| A. Bassett | | | | |
| Cassandra Bassett | | | 16 Dec. 2022 | |

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## Petition

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Do not provide written or verbal consent to this proposal

| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Arnold Stharen | [redacted] | [redacted] | Dec 17 2022 | |
| Suzanne R Hodges | [redacted] | [redacted] | Dec 17 2022 | |
| Yvonne Celestine | [redacted] | [redacted] | Dec 17 2022 | |
| Mclaren Walmsley | [redacted] | [redacted] | Dec 18th 2022 | |
| Braea Walmsley | [redacted] | [redacted] | Dec 18th 2022 | |
| Miriam Walmsley | [redacted] | [redacted] | Dec 18th 2022 | |
| Kaity Chambers | [redacted] | [redacted] | 19-Dec-22 | [redacted] |
| Lennea Hingle | [redacted] | [redacted] | 19-Dec-22 | [redacted] |
| Melissa Lalippa | [redacted] | [redacted] | 19-Dec 22 | |
| Melanie Freeze | [redacted] | [redacted] | Dec 19/22 | |
| Lily Grunendin | [redacted] | [redacted] | Dec 19/22 | |
| Michael Thompson | [redacted] | [redacted] | Dec 19/22 | |
| Carolyn Jay | [redacted] | [redacted] | Dec 19/22 | |
| Pat Scaig | [redacted] | [redacted] | Dec 19/22 | |
| Janice Zemanchik | [redacted] | [redacted] | Dec 19/22 | |

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| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Gloria Herbert | [redacted] | | 12/19/22 | [redacted] |
| Phil Bailey | | | 12/19/22 | |
| Chloe B-T | | | 12/19/22 | |
| Tom Howard | | | 12/19/22 | |
| Michelle Nelson | | | 12/19/22 | |
| ED Holliday | | | 12/19/22 | |
| Linda Armstrong | | | 12/10/22 | |
| Gaum Hall | | | 3/1/23 | |
| Roger Chayer | | | 01/03/23 | |
| Jill Candlish | | | 01/03/23 | |
| Erin Tanson | | | 01/07/23 | |
| Janet Morgan | | | 01/07/23 | |
| Jai Virant | | | 01/07/23 | |
| Jane Talbot | | | 01/07/23 | |
| L. KEMP | | | 01/08/23 | |

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| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| P. GAIL [illegible] | [redacted] | [redacted] | Jan 14/23 | |
| Will Thomas | [redacted] | [redacted] | Jan 14/23 | |
| Ann Zielinski | [redacted] | [redacted] | Jan 14/22 | [redacted] |
| Jane Richards | [redacted] | [redacted] | Jan 14/22 | [redacted] |
| Diane Smith | [redacted] | [redacted] | Jan 14/22 | [redacted] |
| Cory Ray | [redacted] | [redacted] | Jan 14/22 | [redacted] |
| Tom Kennedy | [redacted] | [redacted] | Jan 14/22 | [redacted] |
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| Name of Eligible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| NANCY GOLDHIR | [redacted] | | Dec 19/22 | |
| IAN WALMSLEY | [redacted] | | Dec 20/22 | |
| G TITCOMB | [redacted] | | DEC 27/22 | |
| Toglin Baird | [redacted] | | | |
| Spencer Titcomb | [redacted] | | Dec 27/22 | |
| Holly Grieve | [redacted] | | Dec 28/22 | |
| Daniel Slater | [redacted] | | DEC 29/22 | |
| S Lampman | [redacted] | | Jan 9/23 | |
| Eben Walmsley | [redacted] | | Jan 9th 2023 | |
| Brace Walmsley | [redacted] | | Jan 9th 2023 | |
| Halle May | [redacted] | | Jan 9th 2023 | |
| RYAN MAY | [redacted] | | Jan 9/23 | |
| Jordan Devente | [redacted] | | Jan 9/23 | |
| Robert Dickson | [redacted] | | 01/09/23 | |
| Maggie May | [redacted] | | Jan 09/23 | |

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|---|---|---|---|---|
| Jake Lawrence | [redacted] | [redacted] | 12/19/2022 | |
| STEPHANIE NADON | [redacted] | [redacted] | 12/19/2022 | |
| [illegible] | [redacted] | [redacted] | 12/19/2022 | [redacted] |
| Travis Berg | [redacted] | [redacted] | 12/19/2022 | |
| VINCENT RATCHETT | [redacted] | [redacted] | 12/19/22 | |
| Jane Charmaine [illegible] | [redacted] | [redacted] | Dec 19 22 | |
| Steve Rorick | [redacted] | [redacted] | Dec 19 2022 | |
| Philinda Dunne | [redacted] | [redacted] | Dec 19, 2022 | |
| John Parker | [redacted] | [redacted] | Dec 19, 2022 | |
| GRAHAM HERBERT | [redacted] | [redacted] | Dec 19 2020 | |
| James Kelly | [redacted] | [redacted] | Dec 19 2020. | |
| R.T. Johnson | [redacted] | [redacted] | Dec 23/2022 | |
| Jackie [illegible] | [redacted] | [redacted] | Dec 28, 2022 | [redacted] |
| [illegible] | [redacted] | [redacted] | Jan. 13 2023 | |
| ADRIANNA JENZER | [redacted] | [redacted] | Jan. 13/23 | |

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| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Michelle Simon | [redacted] | [redacted] | Jan 10, 2023 | [redacted] |
| ZABI Abolhassanzadeh | [redacted] | [redacted] | JAN 10, 2023 | [redacted] |
| Rudge WILSON | [redacted] | [redacted] | JAN 11 2023 | [redacted] |
| Gary Burtinsky | [redacted] | [redacted] | Jan 11, 2023 | [redacted] |
| Michael Solby | [redacted] | [redacted] | " " | [redacted] |
| Kathi Sauvé | [redacted] | [redacted] | Jan 13/'23 | [redacted] |
| WYN FRANKEL | [redacted] | [redacted] | JAN 13, 20 | [redacted] |
| Kase Kuth | [redacted] | [redacted] | Jan 13 20 | [redacted] |
| a.f. johnston | [redacted] | [redacted] | Jan 13/'23 | [redacted] |
| Jasmine Fallock | [redacted] | [redacted] | Jan 13 /23 | [redacted] |
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| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| LAZ LACZIKO | [redacted] | | 01/10/23 | [redacted] |
| | | | | |
| Peter Hur | | | 01/10/23 | |
| Jessie Turle | | | 01/10/23 | |
| M. Reeves | | | " | |
| C. Herchler | | | 01/11/23 | |
| B. VAN SLYKE | | | " | |
| CLIFF BYRD | | | 01/3/23 | |
| W Mennie | | | 01 13 23 | |
| SARAH GIFFORD | | | 01/13/23 | |
| Jan Bevan | | | 13 Jan/23 | |
| A-A. Lambert | | | 13 Jan 23 | |
| Diana King | | | 13 Jan 23 | |
| Niki Spearing | | | 1/13/23 | |
| PETER MILLS | | | 1/13/23 | |

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| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Leslee Richards | [redacted] | [redacted] | Jan 3/23 | |
| Sylvia Shaw | [redacted] | [redacted] | Jan 3/23 | |
| M Siguerson | [redacted] | [redacted] | Jan 3 '23 | |
| barb biosi | [redacted] | [redacted] | Jan 3/2023 | |
| Beverley Smith | [redacted] | [redacted] | Jan 6th 2023 | |
| Mary Jane Elkins | [redacted] | [redacted] | Jan 6 | |
| ARLENE MASON | [redacted] | [redacted] | JAN 6/23 | |
| Kathy Kungl | [redacted] | [redacted] | Jan 6/23 | |
| Katy Dennett | [redacted] | [redacted] | Jan 6/23 | |
| A. Kelerchian | [redacted] | [redacted] | Jan 10/23. | |
| Carol Jones. | [redacted] | [redacted] | Jan 10/23 | [redacted] |
| Joy Larson | [redacted] | [redacted] | Jan 10/23 | |
| [illegible] | [redacted] | [redacted] | Jan 10/23 | |
| Margit Lieder | [redacted] | [redacted] | Jan 10/23 | |
| Char Chartran | [redacted] | [redacted] | Jan 10/23 | |

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|---|---|---|---|---|
| RODERICK GAGNON | [redacted] | [redacted] | JAN 27/22 | [redacted] |
| Jason Murphy | [redacted] | [redacted] | Jan 27 | [redacted] |
| Rowan Muir | [redacted] | [redacted] | Jan27 | [redacted] |
| Paul Walker | [redacted] | [redacted] | Jan 27 | [redacted] |
| Wrena Holliday | [redacted] | [redacted] | Jan 28 | [redacted] |
| M Nunnery | [redacted] | [redacted] | Jan 28 | [redacted] |
| J. CRAWFORD | [redacted] | [redacted] | JAN 28 | [redacted] |
| Susan Cain | [redacted] | [redacted] | Jan 28 | [redacted] |
| Joanne Wyrik | [redacted] | [redacted] | Jan 28 | [redacted] |
| christian Vistan | [redacted] | [redacted] | Jan 28 | [redacted] |
| Wendel Vistan | [redacted] | [redacted] | Jan 28 | [redacted] |
| Perla Vistan | [redacted] | [redacted] | Jan 28 | [redacted] |
| [illegible] | [redacted] | [redacted] | Jan 28 | |
| Kom [illegible] | [redacted] | [redacted] | Jan 28 | |
| Scott McCarty | [redacted] | [redacted] | Jan 28 | |

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|---|---|---|---|---|
| KARL HAUSKNECHT | [redacted] | [redacted] | 28-1-2023 | |
| Jenny Baron | [redacted] | [redacted] | 28-1-2023 | |
| Stephen Shepherd | [redacted] | [redacted] | 28-1-2023 | |
| Daniel Goldman | [redacted] | [redacted] | 28-1-2023 | |
| [illegible] | [redacted] | [redacted] | 28-1-23 | |
| Sheldon Eakins | [redacted] | [redacted] | 28-01-2023 | |
| Linda Lake | [redacted] | [redacted] | 28-01-2023 | |
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| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Pat Holmes | [redacted] | [redacted] | Jan 28, 2023 | [redacted] |
| Andrew Holmes | [redacted] | [redacted] | Jan 28/2023 | [redacted] |
| Bonnie Thornsbar | [redacted] | [redacted] | Jan. 28, 2023 | [redacted] |
| CHRISTIANE BEAUREGAR | [redacted] | [redacted] | Jan. 28 2023 | [redacted] |
| Dave ALLEN | [redacted] | [redacted] | JAN 28. 23 | [redacted] |
| Chris Stark | [redacted] | [redacted] | JAN 28/23 | [redacted] |
| Tony Wilson | [redacted] | [redacted] | " | [redacted] |
| Daniel Slater | [redacted] | [redacted] | Jan 28/23 | [redacted] |
| Michael | [redacted] | [redacted] | Jan 28/23 | [redacted] |
| BARBARA INGGIS | [redacted] | [redacted] | Jan. 28/23 | [redacted] |
| Bill McLeod | [redacted] | [redacted] | Jan 28/23 | [redacted] |
| Dan Ochowycz | [redacted] | [redacted] | Jan 28/23 | [redacted] |
| Cyd Nealy | [redacted] | [redacted] | Jan. 26/23 | [redacted] |
| GARY MOWZER | [redacted] | [redacted] | JAN 28/23 | [redacted] |
| DYLAN KENT | [redacted] | [redacted] | JAN 28/23 | [redacted] |

# BASIC PREMISES & OBJECTIONS

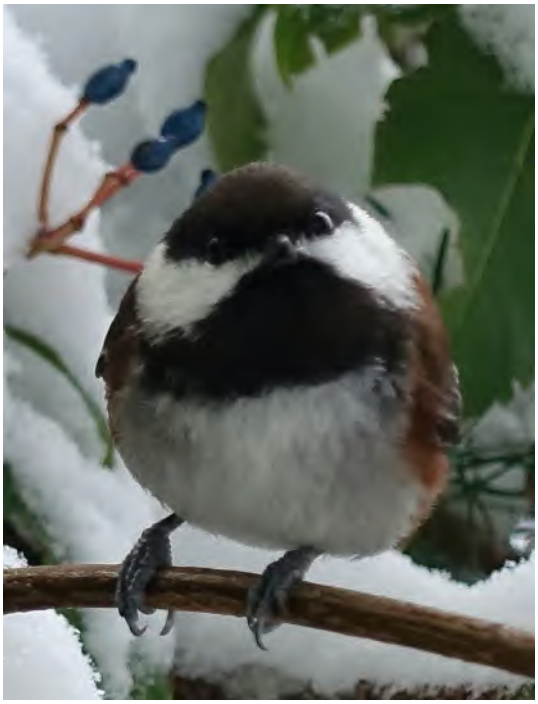
## To the proposed Rogers cell tower on Hornby Island

We do not consent to our bodies, families, animals, pollinating insects and all living creatures on our properties being subjected to the electromagnetic pollution from a cellular communications tower operating continuously in the centre of our island. Festooned with multiple microwave (and eventually millimeter) transmitters, this proposed telecommunications tower would gravely increase our *involuntary* exposure to unwanted Radio Frequency Radiation (RFR) that could impose considerable costs on our community's health, environment and livelihoods.

Every Gigahertz hurts. While there are as yet no independent studies showing that 24/7 exposure to 4G Radio Frequency Radiation is safe, mounting worldwide injuries from electromagnetic fields (EMFs) and more than 1,800 contemporary studies conclusively show that when subtly whispering frequencies regulating the life-processes of all exposed organisms are overwhelmed with wireless frequencies oscillating *billions of times every second,* the effects are instantly deleterious. Moreover, these cascading health impacts are cumulative with each additional exposure.

We refuse to participate in the Rogers wireless experiment in a place where residents do not walk around glued to screens while eagles soar overhead. Attempting to impose a telecommunications tower festooned with various transmitters on a rural refuge for those seeking to *reduce* their electrosmog exposure violates our most fundamental Human Rights. And is a direct attack on our island's wildlife and their habitats.

Common chronic symptoms of prolonged wireless exposure include "dizziness, nervousness, chest pain, shortness of breath, numbness and tingling, weakness and difficulty in concentrating." What happens if animals, children and elders start to get sick? Or, on a small island with a median age of 65, the irradiated infirm begin dying prematurely? [NOTE: All underlined sections are hyperlinks to sources.]



Please don't hurt me -Will Thomas photo

What about our birds and bees? Worldwide, 1 of every 8 bird species is facing extinction. The number of birds in Canada and the United States has declined by 29% — *3 billion birds* — over the past half-century. Studies painstakingly ignored by the telcos have found that a cell tower smorgasbord of "resonant (piggybacking) frequencies may result in biological effects at very low intensities."

So far, 113 separate investigations have shown the development and reproduction in birds, bees and other insects to be "the most strongly affected" by the 4G wireless frequencies initially sought by Rogers. Just as bees unable to lay eggs abandon their colonies after about ten days' wireless exposure, birds exposed to unrelenting wireless emissions refuse to mate and leave their nests.

Hornby's beekeepers are particularly alarmed. Due to their small size and inability to thermo-regulate when heated by electromagnetic radiation, bees are especially susceptible to RFR. Current 4G electromagnetic fields also interfere with the bees' magneto-receptors used for navigation/orientation. Moreover, Bristol University researchers have found that bees' hairs are highly sensitive to flowers' delicate electrical fields.

Hundreds of bees drop dead around 5G towers in California

During controlled trials in Switzerland, bees reacted to mobile-phone signals with high-pitched 'piping' cues to desert the hive. (Appendix 1.) Beehives exposed for just ten minutes to 900MHz frequencies fell victim to colony collapse disorder.

Here on Hornby Island, we are acutely aware that further supply chain and climate change disruptions to industrial harvests will very likely make us much more reliant on local food sources. Who will intervene — *and what compensation is even possible* — if bees and seed-scattering birds abandon their hives and nests, and other pollinators start dying?

We further and most strenuously object to the bad faith shown by Rogers Communications through their lobbyist, Brian Gregg and his company, SitePath Consulting in dealing with our community. After his Telus tower proposal was defeated here in 2017, in the summer of 2022 a warier Mr. Gregg bypassed our Local Trust Committee (LTC) by submitting the Rogers application to the distant Trust head planner for our area, who "forgot" to notify our local trustees. Months passed until a Nov. 3 notice in local publications alerted us to this new threat.

If Mr. Gregg had communicated directly with our LTC, he would have learned of the more stringent protocols mandated by our MODEL STRATEGY FOR ANTENNA SYSTEMS (motion carried September 9, 2022) — as well an affordable housing development under consideration for his chosen site.

Incorrectly citing Hornby's lack of siting procedure, Mr. Gregg chose instead to follow the telco industry's own "guidelines", set forth by Industry Canada — currently rebranded as Innovation, Science and Economic Development (ISED). Apprised of his error, Rogers continues to defy the Trust's Antenna Siting Model's most important proviso: "The Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers." (Appendix 5.)

Rogers and SitePath are currently in violation of ISED's own "minimum" PUBLIC CONSULTATION REQUIREMENTS, mandated by the Comox Valley Regional District, whose jurisdiction includes Hornby Island. As set forth in the CVRD's Telecommunication and Antenna Systems Application and Consultation Process: "The Proponent is to host a public information meeting in order to share relevant information with members of the public who may be affected by the proposed development. The public information meeting: *Should be hosted in-person*." [our emphasis]

We further point to our own siting protocols, which stipulate that for a tower exceeding 15 meters in height, "a public information meeting" is required. (Signed by Hornby LTC Sept. 9, 2022.) We strongly advise Rogers Communications, SitePath Consulting, the CVRD and the Islands Trust not to violate these local and federal mandates. As a Trust Regional Planning Manager has said on record: "The Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

I have yet to meet anyone who has seen an illustration of the proposed tower, or renderings of the site before and after construction. Glitch-prone virtual calls that discriminate against those unable to log on (including our trustees) are no substitute for the required public presentation — including site maps and illustrations of the proposed tower *in situ*.

A straw poll of Hornby residents conducted by this writer asked if they had received an unsolicited information package from Rogers outlining their proposal and application process, including a site plan and sketch of their 63-meter-high cell tower? (yes or no)

And do they feel that Rogers and the Islands Trust have provided them with enough information in a timely manner to be fully informed on this tower application and date of the LTC vote? (yes or no)

Replies to date:

Question 1 = 100% NO
Question 2 = 100% NO

This response is echoed in 17 Petition sheets signed by 249 concerned Hornby Island residents opposed to the Rogers tower.

What else are Hornby Islanders saying? The following are key excerpts from a group letter sent to Rogers on Jan. 31, 2023:

"The resident citizens of Hornby Island have many questions regarding the Public Consultation Process… Expressions of concern are being raised throughout the community, including the Fire department, the Depot staff, the Elementary School, the social housing committee and a large number of residents…

"We need answers to why our community is being caged into feeling that we no longer have any say over our own destiny. This is not what we moved here for. This is not why we chose to raise our children and grandchildren here…

"Corporate bullying and government overreach that seek to cut the public out of decisions heavily impacting our lives cannot and should not be tolerated… A process that disregards our right to be informed, and either reject or consent to life-altering decisions, has life-long, hence legal, implications."

Brian Gregg complains that during his 2017 public presentation, some islanders allegedly voiced amplified objections to the Telus millimeter tower proposal. "Someone" even defaced one of the Telus displays with a *permanent* marker! That grandmother told this reporter she had used a black marker to "correct inaccuracies in the site plan" — *whilst speaking with Mr. Gregg*.

No complaints were made by him at the time. Six years later, the SitePath founder announced he was "too afraid" to face the community his actions directly threaten — before admitting on a subsequent video call that he has never felt under physical threat from anyone here. Not even after blandly assuring one of our members by email (Jan 14, 2023)… "there is plenty of space for housing" on the Crown Land targeted for the proposed tower.

As Brian Gregg went on to explain: "Rogers' proposed footprint is nominal and less than a single family house. There are many instances wherein communication sites are in proximity to other uses such as housing."

Really, Mr. Gregg? Rogers is inviting us to cluster urgently needed affordable housing units close beneath a telecommunications tower known to produce serious health issues at point-blank range? Siting cell towers adjacent to homes is recognized by governments worldwide as a dangerous practice. SitePath's admission also directly contravenes the prohibitions set forth in the ISED, CVRD and Islands Trust Model Antenna Siting protocols.

Furthermore, schedules D1 and D2 in our Community Bylaw #149 opposes siting cell towers in Aquifers and Environmentally Sensitive Areas. The proposed tower is well within protected area IIA. Furthermore, our Model Siting Strategy's "Section C: Discouraged Locations" discourages cell tower sites within "bird and wildlife habitat…" that "adversely impact view corridors…" and/or "affect the scenic qualities of a corridor." (Appendix 2.)

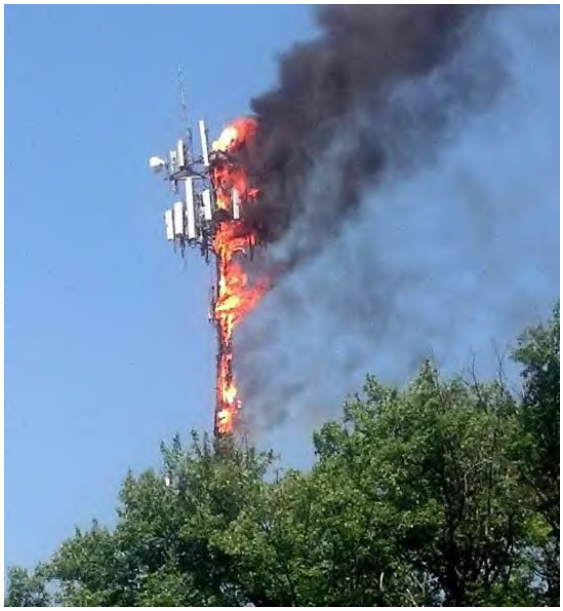
Since the "scenic qualities" of our island attract year-round residents and many thousands of annual visitors — and because tourism is the mainstay of our local economy — we submit that erecting a tree-topping, steel eyesore towering over Hornby's central district would present a significant economic threat to the artisans, vacation renters, recreation providers and many other local entrepreneurs dependent on our island's year-round, "scenic" trade.

How many residents and visitors who come to Hornby seeking respite from urban "electrosmog" will move away or stay away if this proposed telecommunications tower becomes operational?

We further observe that, once approved, ISED allows tower height to be increased by 25% with *no additional permits required*. This means we are likely looking at a 250-foot structure in the middle of our island!

Moreover, if approved by our LTC and ISED, Rogers could lease space on their tower to other telecom providers for additional 4G and (eventually) 5G antennas — without any additional regulatory oversight. Since this island is primarily served by Telus, they will be first in line to install their transmitters on the Rogers tower. Neither the residents of Hornby Island nor the Islands Trust would receive any of these revenues. But we will be left with the consequences.

Fire is a constant concern on a densely treed island subjected to extreme drought conditions. Many online videos and news stories showcase cell tower fires, which are extremely difficult to extinguish. Whether the result of maintenance or malfunction, a burning telecommunications tower on the edge of Mt Geoffrey Provincial Park would almost certainly ignite the surrounding forest canopy.



Quickly ascending Mt. Geoffrey's steep slopes, such a "crown" blaze would present a nearly impossible challenge for our volunteer fire-fighters to control.

How big is this risk? We insist that *any* additional hazard to our forests and their wild inhabitants is unacceptable.

Furthermore, we are aware that through a process called "superheterodyning", intersecting frequencies from multiple cell tower antennas, including an inevitable mix of microwave and millimeter wavelengths, add to or multiply each other — resulting in additional unintended frequencies that can cause much hotter power densities and "radio-frequency-related arcing." Welding repairs have also started cell tower fires. [Photo: cell tower fire duringmaintenace in Bensalem, Pa. - CSMonitor.com]

Trees that aren't burnt down improve air quality, scrub greenhouse CO2 from the air, release oxygen, help prevent flooding, keep soils nutrient-rich, and provide habitat for many critters. Installing wireless infrastructure further compromises forests by felling and aggressively trimming trees to build the road access and concrete pad necessary to extend a tall steel tower like a corporate middle-finger. Mechanical digging and nonstop Radio Frequency Radiation further disrupt vital root zones extending underground far beyond the interwoven canopy above.

We further underscore the many documented instances of withered plant life and forest seedling dieback in proximity to cell towers, with attendant oxidative harm on tightly interwoven soil, fungi, insect and waterborne ecologies.

If a cell tower fire poses a major threat to Mt. Geoffrey's woodlands, extensive forest withering and dieback from this ill-advised commercial adventure is a certainty. Plants perceive and respond to electromagnetic fields. "Weak radio frequency radiation exposure from mobile phone radiation on plants" — a meta-analysis of 45 peer-reviewed scientific publications — concluded that *90% of plants exposed to wireless antennas show "physiological and/or morphological effects*." [our emphasis]

Those who follow rather than dodge "the science" know that in all lifeforms within range of wireless, artificially inducted low intensity electromagnetic fields open voltage-gated calcium channels, leading to excessive calcium inside cells and consequent dis-ease. The same mechanism afflicts plants with excess calcium, resulting in thinner cell walls, stunted growth from smaller chloroplasts and mitochondria, and enhanced emissions of terpenes and other volatile compounds at the non-thermal levels Rogers, ISED and Health Canada's "Safety Code 6" so determinably ignore.

"Trees are receiving antennas for electromagnetic fields," explains Environmental Health Trust. Electromagnetic frequencies from telecommunications towers have been found to alter the growth and development of trees. A detailed nine-year study in two German cities has found extensive harm to trees from electromagnetic radiation emitted by mobile phone masts hundreds of feet away.

Taken from a must-see study crammed with alarming photos by Rolf and Rosa Grimm, exposed by logging, this devastated slope is 2950 feet from a low-power 383 MHz base station. EMF-induced tree damage usually starts on the exposed side, this multi-year survey found, "extending to the whole tree over time."

*Radiofrequency radiation injures trees around mobile phone base stations* — a published field study that monitored over 100 trees for nine years — has found "a high level of damage to trees" in the vicinity of phone masts. The authors conclude that "*deployment has been continued without consideration of environmental impact*." [our emphasis]

Despite the myriad dangers of non-ionizing EMFs extensively documented since 1945, Rogers threatens full cellular coverage on an island already mostly served by cell towers on nearby Vancouver, Denman and Texada islands. Problem is, *we are all highly conductive antennas*. If a cell phone is receiving a signal pulsating at 24, 36 or 50 billion-times-per-second — so is its operator!

It's all these silently jackhammering pulsations — *not* power levels — that result in wireless afflictions. The radius of emissions requiring residents' notification of this proposed pollution source extend to our recycling depot, community workshop, ballpark, gravel yard, new firehall, community hall, clinic, credit union, dental bus, elementary school, and Mt. Geoffrey's tower-facing slope. (Appendix 4.)

Mt. Geoffrey Provincial Park attracts international visitors -Will Thomas photo

If 4G is proving increasingly problematic, the reckless rush to 5G promises catastrophe. Soon after Nanaimo became "the first city in Canada to receive Rogers Communications' new 3500 MHz 5G cellular system" last June, some residents began suffering nose bleeds and other EMF-related health problems from untested millimeter waves. The *DailyMail* reports that high-band 5G frequencies "may affect the eyes, the testes, the skin, the peripheral nervous system, and sweat glands."

"5G is a power hog," observes the Environmental Health Trust. "Higher data rates can only be achieved by consuming more energy," which in turn, "supercharges demand for more electronic devices," cautions International Policy Institute Cybersecurity Fellow, Claire Curran. In sharp contrast, non-irradiating fibre optic bundles are the most climate friendly transmission technology, providing streaming video transmission nearly 50 times more efficient than 5G.

Even worse, as 5G replaces current 4th Generation technologies, energy consumption is expected to increase 61x between 2020 and 2030.

Rogers may be fine with accelerating climate shift, but islanders watching tidelines inexorably rise are not. The HCC, an independent body advising the French government on policies to reduce greenhouse gas emissions, warns that 5G tech alone will add up to 6.7 million tonnes of CO2e (equivalents) per year by 2030.

4G is the gateway drug to 5G. So it is with increasing concern we observe that the corporate/government push to force worldwide connectivity onto increasingly AI-directed humans and machines requires high-capacity "backhauls" to feed 5G's voracious data demands through fibre-optic cables. Coming so closely on our decision to commence construction of a high-speed fibre-optic communications network, Rogers' announced strategic goal of installing 5G "cells" across Canada leaves us with zero doubt that this Toronto-based corporation's ultimate objective is to inflict 5G on our island. Just as soon as their 4G Trojan tower is approved and our fibre optic network — already under construction — becomes available.

As noted above, not only would this 4G/5G mix on the same tower greatly increase our forest fire risk, the notoriously short-range of weak 5G "junk frequencies" necessitate tacking small cell, switchable beam scanning transmitters onto power lines and power poles at least every 250 meters. And much closer in a place like this lushly treed island, where a single leaf can block a 5G tracking beam.

If Rogers' initial 4G tower proposal is approved, every property on Hornby Island could, within a few years, be subjected to pulsed millimeter waves already in use for crowd and pest control. And what about the birds? Punjab U. researchers have observed that sparrows eggs are disfigured after exposure to 5G radiation for just 5-30 minutes. This means that an extremely high density of small cell EMFs in bird habitats "could cause whole populations of birds to have mutations that threaten their population's survival," Curran notes.

Following repeated and spurious refusals to abide by the community participation protocols mandated by our Community Plan, the Islands Trust, and CVRD/ISED, we do not trust any statements made by Rogers Communications and their SitePath lobbyist. At this point in a much abused process, only a long-overdue public meeting can clear the air.

In rejecting the initial Telus application to install a cell tower in Dove Creek, the CVRD has requested an environmental assessment. We request the same due diligence, with the proviso that any EIA conducted on our environmentally sensitive island *must be conducted by an assessor with EMF expertise*.

Additionally, we want information on Rogers, SitePath, Trust and CVRD insurance policies specifically covering all damages resulting from EMF exposure.

IN CONCLUSION

Denial is not an effective defence against "always on," intensely pulsating electromagnetic fields. Will government regulators and our local trustees protect the plant, insect and animal kingdoms that nourish our souls and keep us alive? RFR researcher and nature poet, Lynne Wycherley calls continuous irradiation from rapidly proliferating small cells, wireless masts and telecommunications towers, "fracking the air." This "super-saturated wireless," Wycherley writes, "is dysfunctional. And spiritually disturbing. It suggests a mindset deeply at odds with the orchid-like beauty of the Earth."

The rush to irradiate every nook and cranny of this wounded planet for corporate profit and social manipulation suggests unelected technocrats run amok and unexamined technologies out of control. Chronic illness and general malaise among our residents, forced dislocation of wildlife and our EMF-susceptible residents, ruined viewscapes, disillusioned tourists seeking electromagnetic refuge, RFR-withered flora, heightened forest fire risk on a steep-sloping mountainside, and heightened stress among expectant mothers, health-challenged seniors and all Hornby Islanders cognizant of EMF dangers — are too steep a price for questionable convenience. Especially since our emergency responders already communicate via a radio antenna near the firehall.

With these considerations in mind, we insist that all corporate and elected officials involved in the Rogers project on Hornby Island first and foremost follow the Precautionary Principle employed by their European counterparts. This cold dash of sanity requires the purveyors and enablers of any potentially harmful tech to demonstrate its safety *before* rolling it out here.

In closing, we wholeheartedly endorse the Ford Cove resident who so eloquently told a Telus rep at our 2017 open house: “Just go away. Leave us alone.”

In service,
*William Thomas*
*for the Concerned Residents of Hornby Island*

*Special thanks to West Coast Environmental Law, the Dove Creek resistance and Vancouver Island Safe Tech Alliance for their contributions to this report.*

This Hornby visitor finds good cell coverage on Big Trib -Will Thomas photo

Appendix 1.

# EMF IMPACTS ON FLORA & FAUNA

Sources & Links

Levitt, Lai and Manville (2022) Low-level EMF effects on wildlife and plants:

- Effects of non-ionizing electromagnetic fields on flora and fauna, part 1.
- Effects of non-ionizing electromagnetic fields on flora and fauna, Part 2 impacts: how species interact with natural and man-made EMF .
- Effects of non-ionizing electromagnetic fields on flora and fauna, Part 3. Exposure standards, public policy, laws, and future directions.

(full report)

Anthropogenic Radiofrequency Electromagnetic Fields as an Emerging Threat to Wildlife Orientation

Impacts of radio-frequency electromagnetic field (RF-EMF) from cell phone towers and wireless devices on biosystems and ecosystems

Review of the ecological effects of radiofrequency electromagnetic fields (RF-EMF)

Report on Possible Impacts of Communication Towers on Wildlife Including Birds and Bees. (Ministry of Environment and Forest. India)
(pdf)

Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays. (Page 374- Biological Effects at Low intensity)

Electromagnetic Pollution From Phone Masts. Effects on Wildlife
Studies on the Effects of Radio-Frequency Fields on Conifers

Long-term exposure of young spruce and beech trees to 2450-MHz microwave radiation.

Radiofrequency radiation injures trees around mobile phone base stations.

Forty Percent of the World's Bird Populations Are in Decline

Effects of Different Kinds of EMFs on the Offspring Production of Insects

Electromagnetic radiation: Influences on honeybees

Mobile phone-induced honeybee worker piping

Changes in honeybee behavior and biology under the influence of cellphone radiations.

Report on Possible Impacts of Communication Cell Towers on Wildlife Including Birds and Bees.

Exposure to cell phone radiations produces biochemical changes in worker honey

The effects of microwaves on the trees and other plants.

The influence of electromagnetic fields on flora and fauna

The Soil Food Web. It is a living organism.

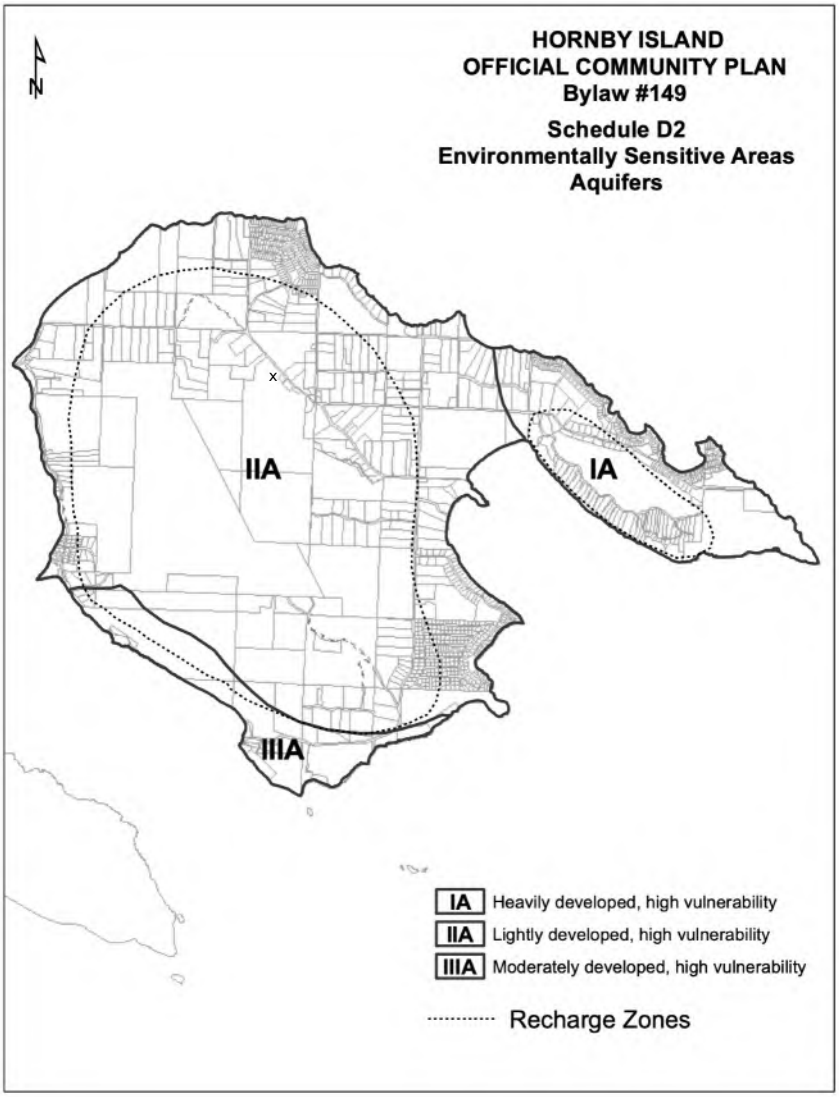
In Sierra Madre a bystander videos bee death between 2 cell towers that have multiple antenna.

MOBILE TELEPHONY RADIATION EFFECTS ON LIVING ORGANISMS (U. of Athens, Greece)

Appendix 2.

CVRD Tower Siting & Consultation Requirements

"… proponents should seek to locate Telecommunication Antenna Systems outside of… Wetlands and Ecologically sensitive lands and areas; Ecologically important parklands and parklands where migratory and resident birds are known to congregate," and/or "Within 400 metres of ecologically sensitive lands and park spaces with significant wildlife and bird habitat values; that adversely impact view corridors." (x marks the proposed tower site)



Appendix 3

<u>Hornby Island Group Letter to Rogers</u>

Appendix 4.

Resident's rendering of tower emissions radius requiring residents' notification:

Appendix 5.

MODEL STRATEGY FOR ANTENNA SYSTEMS

Appendix 6.

Dove Creek Tower Proposal Not Granted

Vancouver Island Safe Tech Alliance is celebrating its March 7, 2023 victory, of which they report by email: "The CVRD Electoral Areas Services Committee did NOT grant a letter of concurrence for the proposed 1388 Ellenor Rd tower in Comox and attached three conditions that must be met before moving forward: 1) Telus rep Brian Gregg must consult with the K'ómoks First Nation, 2) ISED needs to meet with the CVRD, and 3) Telus is to hire a 'Qualified Environmental Risk Assessor'. Will this permit postponement become permanent? The CVRD has recently reversed its initial decision against a 63-meter cell tower in the Cowichan Valley.

**From:** Alex Allen
**Sent:** Thursday, February 1, 2024 1:14 PM
**To:** northinfo
**Subject:** Fw: My position re Rogers cell tower

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

I respectfully acknowledge that I live, work and play on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land and many Coast Salish People.

---

From: Jan Bevan <[redacted]>
Sent: February 1, 2024 11:10 AM
To: Grant Scott; Alex Allen; Timothy Peterson
Subject: My position re Rogers cell tower

To: Island Trustees Scott, Allen, and Peterson

I wish to make it clear to you that I am in opposition to the proposed Rogers cell tower.
I hope you will do everything in your power as an Island Trustee to disallow this corporate project.
It is NOT in the best interests of the residents of Hornby Island.

Jan [Janice M.] Bevan, resident since 1968
[redacted], Hornby Island

**From:** Alex Allen
**Sent:** Thursday, February 1, 2024 1:14 PM
**To:** northinfo
**Subject:** Fw: Oppose proposed cell tower

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

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---

From: Robear LeBaron <[redacted]>
Sent: February 1, 2024 11:02 AM
To: Grant Scott; Alex Allen; Timothy Peterson
Subject: Oppose proposed cell tower

Trustees for Hornby Island:
This email is to state my position regarding the proposed Cell Tower for Hornby Island.
I oppose the proposed Cell Tower.

Robert P. (Robear) LeBaron
[redacted], Hornby Island
Hornby resident since 1968

# UPDATE ON CROWN LAND APPLICATION

Submitted by Katherine Ronan
Dec 15, 2023

## BACKGROUND

Hornby Island needs more workforce housing* as quickly as possible if it is to survive as a community. The island has recognized and documented the need for reasonable priced housing for many years and the situation has now reached a critical point. **

Due to the limited number of private properties available for sale HICEEC (Hornby Island Economic Enhancement Corporation, a registered non-profit), is exploring the option of applying for a parcel of Crown Land.

Although this project is at a preliminary stage here is an outline of the idea.

## SITE

The parcel selected for consideration is situated on Central Road, extending from behind the Cemetery eastward to the Recycling Depot driveway.

This central location is optimal for affordable housing as it is within walking distance of the Community Hall, Preschool, Community School, Joe King recreation center, Medical Clinic, New Horizons, Art Centre, Farmers Market, Spark maker space, library and biking/ hiking trails. Furthermore, as the community has expressed an interest in a Trades and Services zone a strip of land adjacent to the road may be an appropriate location for this. Additional study required.

As well, this site will require minimal clearing as it once was a gravel pit and remains sparsely vegetated. Adequate ground water and septic capacity are expected to be found due in this area due to the geology.

The site plan will be designed to reflect the community's commitment to protect the natural environment: green corridors will be preserved, dwellings will be clustered, rainwater will be harvested for non-potable use and a common water system and septic system will protect the ground water.

## ZONING

This area is zoned Public Use.

## HOUSING PROJECT

As the community needs a **timely** resolution to its housing shortage HICEEC has been researching solutions that are **affordable**, **flexible** and **community controlled** and **funded.** A Manufactured Home Park appears to fit the criteria. Under this legal setup a community non-profit would be able to maintain the

ownership of the land in and to rent serviced “pads” to residents for a monthly fee.

Most of the residents would own their own dwelling but, as some residents may not be able to afford this, we envision a group of benevolent community members owning and renting a few units (under strict regulation). Additionally, some accommodation could be owned by a non-profit or business for staff housing.

FIRST NATIONS
We are currently consulting with the K’omox First Nations.

SCHEDULE
HICEEC anticipates submitting our application to Crown Lands in early Spring 2024.
We have hired Wellesley Consulting to help prepare the documents.

---

*The term Workforce Housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing. It includes employees, self-employed, seasonal workers and volunteers: contributing members of the community.

** Numerous studies have identified housing as Hornby’s priority:
- Eberly Report
- Plan H Community Profile Project
- Community Vision 2030
- Economic Action Plan

Many local societies support the need for affordable housing including:
- Hornby Island Housing Society
- Hornby and Denman Community Health Care Society
- Hornby Island Community Economic Enhancement Committee
- Hornby Island Residents and Ratepayers Association
- Hornby Housing Network

**From:** Grant Scott

**Sent:** Wednesday, December 20, 2023 6:08 AM

**To:** Helen Grond

**Cc:** William Thomas; Timothy Peterson; Alex Allen; northinfo

**Subject:** Re: Well, that sucked

You may be interested to know that I heard every word and have notes of what every person said. Where we are the cell reception is not good so i get better audio reception with the video off. I think Tim said this. My thought also, do people really want to look at me but I guess some do.

I agree that Local TC meetings should be in person on Hornby to be truly "Local" and with zoom so off island people can be part of the meetings.

My thoughts

Grant

On Dec 19, 2023, at 11:33 PM, Helen Grond [redacted] wrote:

All three of those attachments were excellent. Can't wait to put Carla's letter into every mailbox.

Sent from my iPhone

On Dec 19, 2023, at 4:25 PM, William Thomas [redacted] wrote:

Season's Greetings, CRHI Members, Friends & Allies,

Please see my comments on the last Dec 143 LTC meeting, below.

Also attached: Christiane's excellent letter to trustee Alex Allen (also distributed by her) and lawyer Carla Conkin's Dec. 11 submission (which I've previously sent.)

Please enjoy your well-deserved holidays.

Onward to the defeat of Rogers tower in '24!

*Will*

*William Thomas*

Sent with Proton Mail secure email.

<Well that sucked….pdf>

<Letter to Trustee Alex Allen from CRHIs Christaine Brown.pdf>

<Carlas Dec 11 letter to the Hornby LTC.pdf>

**From:** Helen Grond

**Sent:** Tuesday, December 19, 2023 11:33 PM

**To:** William Thomas

**Cc:** Timothy Peterson; Alex Allen; Grant Scott; northinfo

**Subject:** Re: Well, that sucked

**Attachments:** Well that sucked….pdf; Letter to Trustee Alex Allen from CRHIs Christaine Brown.pdf; Carlas Dec 11 letter to the Hornby LTC.pdf

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> Onward to the defeat of Rogers tower in '24!

*Will*

*William Thomas*

Sent with Proton Mail secure email.

**From:** William Thomas

**Sent:** Tuesday, December 19, 2023 4:26 PM

**To:**

**Cc:** Timothy Peterson; Alex Allen; Grant Scott; northinfo

**Subject:** Well, that sucked

**Attachments:** Well that sucked….pdf; Letter to Trustee Alex Allen from CRHIs Christaine Brown.pdf; Carlas Dec 11 letter to the Hornby LTC.pdf

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Please enjoy your well-deserved holidays.

Onward to the defeat of Rogers tower in '24!

*Will*

*William Thomas*

Sent with Proton Mail secure email.

Dear CRHI Members, Friends & Allies,

My apologies for this delayed report. I needed time to calm down after the Islands Trust Corporation once again refused to address their latest flimflam.

I am referring, of course, to the Dec. 13 episode of governance-by-remote-control imposed by officials who, like their notorious buddy Brian, refuse to face either the people or the process [redacted]

Thanks to Gary's skill and persistence in accessing poltergeists, six members of the Concerned Residents of Hornby Island were able to share this discriminatory Zoom link in the same room where our Local Trust Committee was originally scheduled to meet last month. Before the Islands Trust chickened out.

Only later, through a Trust insider, did we learn that some 50 Hornby residents had logged into this digital mimicry of a real Town Hall, whose in-person format dates back to the Iroquois Nation and the founders of a democratic New World, who used all-inclusive indigenous councils for their representative model.

Instead, we had to take the word of our Lasqueti-based MC for each invisible "show of hands". In place of human communication primarily assessed through nonverbal body language, virtual attendees were treated to fuzzy visages of bored, distracted and disconnected trustees, muted interruptions, and plaintive cries: "can you hear me now?" So Zoom away if that's your thing. *But only as a livestream of LTC sessions personally attended by our trustees*. (Off-island planners can stay offline where they belong.)

Vacation rentals dominated this disembodied Town Hall discussion. As well they might, given that Hornby's future as a viably diverse rural community is at stake.

Honouring their unspoken pledge to “preserve and protect corporate interests,” the Trust’s own corporate vision of an exclusive, financially gated island community is already underway with Hornby's embarrassing new welcome mat: inappropriate, unwanted, unsightly and unfinished condos dissolving in the rain.

While longtime Hornby residents worry about losing their homes to escalating mortgages and taxes if deprived of rental income, and newcomers and the displaced search in vain for year-round accommodation, millionaire condo owners will be allowed to rent their duplicate suites to vacationers. *If* construction is allowed to resume after enough bones are sifted from this repeatedly desecrated ancestral burial ground to satisfy the K'ómoks First Nation and provincial regulators.

When will our [redacted] officials publicly admit that this “unceded territory” is really stolen land? Stay tuned, debacle fans. This ill-starred condo project may go bust before it opens. An outcome many of us warned against. And the Trust ignored.

Why do I digress? Because the condo fiasco is not a digression. It points to the Trust’s most disastrous misstep to date — one that has already altered our island’s pastoral character forever.

Redundant cell towers are even more undesirable, as they pose long-term, 24/7 risks to plants, pollinators, birds and vulnerable humans — from fetuses to elders and the immune compromised. Though we received no updates on the Trust’s stalled condo mess, Rogers’ hobbled Trojan Horse *was* on the agenda. Three CRHI members spoke to the tower mess.

Addressing this interminable issue, I requested that the December 11 legal opinion submitted to the Islands Trust by our lawyer, Carla Conkin be posted on the Islands Trust website. Ms Conkin’s details of the Trust’s egregious transgressions of its own Antenna Siting protocols and ISED’s industry regulations makes compelling reading. (See attached.)

I reminded everyone tuning in that a telecommunications tower initially intended to host *six antennas* for mobile service providers directly contravenes our Official Community Plan, which favours outright prohibition. Or, at most, a single electrosmog-spewing transmitter "for servicing Hornby Island only." (OCP sections 5.5.5 & 5.5.4)

Never mind the cell towers on adjacent islands providing electromagnetic "cellular" access to over half of Hornby. Or full wireless coverage from Elon Musk's Starlink satellites overhead. Or CityWest's high-speed, fiberoptic network *already being connected to homes here*. As Ms Conkin wrote:

The gaps in assessment of impacts, the lack of Staff assessment of such local requirements, and the lack of evidence that clearly addresses how and what alternatives were considered is missing. Repackaging the application cannot overcome these elements.

Or, she rightly added, restore our trust.

I went on to mention how this irreparably demolished process could have been shut down at the last LTC meeting on September 8, when Alex Allen called for a vote of nonconcurrence. Instead, our trustee was instantly overruled by visiting Trust planner, Margot Thomaidis, who claimed he was out of line because Rogers had not requested that ruling.

As I informed my invisible audience, "it was the planner who was out of line" by obstructing our trustees who, Ms Conkin's legal opinion showed, "had been under no obligation to wait for a request from Rogers to determine concurrence."

On this point of procedural clarification, our legal council and Islands Trust expert emphasized that Hornby's local government had full authority to rule on a process she termed "a boondoggle" that "cannot be fixed".

Rather than acknowledge the seriousness of these complaints, I was once again warned against naming names. But not calling out Trust officers for violating their legal requirements and oath of office to further corporate interests is precisely why Hornby's future is being continually put at risk by unaccountable — and therefore illegitimate — overseers.

Interestingly, ISED regulations call for a local government ruling on cell tower applications within four months…

"Today — *17 MONTHS after Roger's formally submitted its application* — why are we still addressing this issue?" I wanted to know. Why is our community being "held hostage" by the Trust on behalf of a Toronto-based corporation?

My second and concluding request was simple and direct: "I call on our trustees to man-up, reclaim their power, and vote for nonconcurrence NOW."

Instead, during a subsequent tower update, those who hadn't left in disgust heard that the Rogers tower application will be kicked down the road until at least next March. Or whenever Brian Gregg feels like asking for concurrence.

As the great Yogi Berra once observed, this latest extended-finger from our [redacted] employees is enough to "angrify the blood."

So go ahead, Islands Mistrust. Keep making enemies throughout the Trust Area. Keep dragging this out.

We aren't going away. And our lawyer's latest letter is about to sprout wings.

Just be glad I've calmed down.

*William Thomas*
Hornby Island resident of 23-years
Dec. 19, 2023

CARLA R. CONKIN
Barrister & Solicitor

December 12, 2023

**VIA EMAIL:**
**tpeterson@islandstrust.bc.ca; aallen@islandstrust.bc.ca; gscott@islandstrust.bc.ca; northinfo@islandstrust.bc.ca**

File No.: 01011

Islands Trust
Hornby Island Local Trust Committee (the "LTC")
LTC Trustees, Tim Peterson (LTC Chair), Alex Allen, Grant Scott

Dear Local Trust Committee,

**Re: Rogers Communications Radiocommunications Tower – Hornby Island - ("Rogers' Proposal)**

Further to previous submissions on behalf of the Concerned Residents of Hornby Island (the "CRHI"), dated March 22, 2023, and September 5, 2023, respectively, I have been asked by the CRHI to provide the following comments on this continuing matter regarding Rogers' Proposal. This submission is intended for the LTC's December 13, 2023 Meeting.

My understanding from the last LTC meeting of September 8th, 2023, that that there was some heated debate, including among the Trustees, that non-concurrence should be the result of this Rogers' Proposal. Despite this, it was cautioned by staff that non-concurrence was not available, and instead a number of resolutions were presented.

These resolutions which were carried, are outlined in the draft September 8 Minutes (the "Draft Minutes") to be approved at the December 13, 2023 LTC meeting. They include (paraphrased):

- that there be a request to Brian Gregg (Sitepath) to plan a meeting at the Hornby Island Community Hall to discuss Rogers' Proposal;
- that staff ensure that future written notification meets the Hornby Island approved Antenna Strategy notification requirements; and
- that staff work with Rogers to provide the requisite outstanding notifications to property owners and residents, along with written notice to the School District and ambulance services.



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

The Draft Minutes also make mention that Rogers is amenable to conducting expanded notifications. Rogers has also confirmed that Telus, Koodoo, Public Mobile, Bell and Virgin Mobile, along with Rogers' subsidiaries, Fido and Chatter will be using the proposed tower.

The December 13, 2023 LTC Meeting Agenda also indicates that there will be a 5-minute verbal update on the Rogers' Proposal. No Staff Report is attached or indicated.

The significant concern at this stage, is that the LTC and the Islands Trust will try to 'fix' the issues through notification and by 'ticking the boxes'. Fundamentally however, the process cannot be 'fixed' by trying to overcome notification missteps, and resurrecting a damaged public consultation process by having another meeting.

The steps taken, and not taken, have created a situation that has passed the point of 'fixing'. Insufficient or lacking local land use assessment, combined with a serious breach of trust arising from the public consultation process, if Sitepath's approach can be called a consultation process, means that the process cannot continue.

At a minimum, a resubmitted proposal, following the correct protocol and starting the process anew would be required. However this option is difficult because of what has occurred, with specific regard to degrading public trust. Repackaging cannot rebuild this trust. It is not apparent how or what could be done to re-frame the application to address the level of significant concern falling short of simply re-locating Rogers' proposal off island.

The gaps in assessment of impacts, the lack of Staff assessment of such local requirements, and the lack of evidence that clearly addresses how and what alternatives were considered is missing. Repackaging the application cannot overcome these elements.

In essence the process has been a boondoggle informed by a number of colliding factors:

- Sitepath Consulting has built a reputation with other tower projects in the vicinity, that consultation is merely checking boxes. This has been exacerbated and continues for Hornby Island. Regardless of the protocol considered, there were missteps without acknowledgement or concern, such as:
    - missing important or required notifications of certain groups and residents within required distances;
    - a failed attempt at a public meeting that also excluded LTC member(s); and
    - a pattern of behaviour that raises the strong perception that Rogers is misleading the public.

  Sitepath has demonstrated that public consultation is merely an inconvenient, necessary step to move the proposal through. The public sees this, and such approaches not only degrade the public trust, but also limit or prevent the local knowledge that is supposed to inform the process. This is fundamental to either the ISED protocol or the Hornby Island



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

approved Antenna Strategy. Essentially fundamental parts of either protocol are entirely missing.

- There is a lack of evidence to demonstrate why and how alternative sites off island were assessed, and how the conclusion was reached to name Hornby Island as the necessary site. This assessment of alternatives is fundamental to either protocol and needs to inform the public consultation. If the public does not have access to this evidence, it will inform concern. I also understand that Starlink is another option that is available but this forms part of the gap in alternatives assessment. Furthermore, given the number of service providers that are signing on to this tower, this site is intended to expand services primarily for off island purposes. Finally, how is the emergency argument covered if ambulance services have not even been notified?

- The OCP advocacy policies remain unaddressed or reconciled. This feeds the building lack of trust in the proposal. Specifically why is it that the Islands Trust and the LTC are not addressing the following 2 advocacy policies found in the Hornby Island OCP:

  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.

  My policy guess, without accessible information regarding the basis for these advocacy policies, is that the size, potential for compounding impacts and environmental fragility of Hornby Island informs these policy 'encouragements' to third parties, such as ISED. These advocacy policies are intended to contribute to the goals and objectives of the OCP.

- Following from the advocacy policies, there is still no assessment as to how the Rogers' Proposal, and its site location meets OCP and land use bylaw requirements. For example, how are valued components and objectives such as *ensuring maximum protection of areas with ecological, natural, aesthetic and heritage value*[1], being addressed? The past referenced submissions raised these issues, as did submissions from the CRHI, but there remains no apparent assessment or reconciliation of these concerns.

[1] Hornby Island OCP, Section III- Objectives and Policies for the Protection of the Environment, 3.2 Environmentally Sensitive Areas



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

- The Antenna Strategy was an important step to further contextualize what is required for local assessment for tower proposals. It builds on and expands the minimum ISED protocol. For these reasons the Antenna Strategy should easily form the basis for why the handling of the Rogers proposal by Sitepath is inadequate and faulty. The extended public consultation requirements have resulted in clear significant concern. Under the role of the local government it states:

> 3. Role of Local Government
>
> Ultimately, the role of the Local Trust Committee (LTC) is to issue a statement of concurrence or non-concurrence to the *proponent* and ISED. The statement considers the land-use compatibility of the antenna structure, the responses of the impacted residents and the *proponent*'s adherence to this *protocol*

There is more than sufficient basis, which builds with each passing day that a decision is not made, to acknowledge that the process is broken for this proposal. This situation is largely owing to how the consultant on behalf of Rogers has engaged, or rather not engaged, as required by both the ISED protocol and the Antenna Strategy. It is also informed by the breach of trust and a broken process that cannot be resurrected.

Furthermore, the LTC is under no obligation to wait for a request from Rogers to determine concurrence, or rather non-concurrence. While the Antenna Strategy sets out steps (e.g. Step 4), being a Request for Concurrence by the proponent, this does not mean that there is a requirement to wait for this request. These steps indicate the basic process, as elements of the protocol are met by the proponent – i.e. once requirements are met, the natural course is then for the proponent to request concurrence.

However in a case such as this one, rife with failure of the consultant to engage the public as required, demonstrating what appears to be a disregard for public concern, the LTC is under no obligation to wait. This is a process that has gone wrong and there is more than sufficient basis to make this right by a speedy conclusion of non-concurrence.

It is well within the authority of the LTC to finalize its assessment, with adequate consideration of the consultation record  and to recognize the breach of trust that has occurred, and that growing distrust cannot be fixed through another meeting or notification measures.

For such reasons, the public concern being paramount, further consultation cannot be meaningful. There is sufficient evidence to show that the public does not trust Sitepath, or Rogers in this case, and setting up a further meeting cannot address this. To try to fix this by checking some notification boxes will only demonstrate how hollow this process has been.



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Rather than ensure meaningful consultation or at a minimum the recognition of the mounting significant concern, this process has created and resulted in a barrier to justice.

To this end, I encourage the LTC to consider the past submissions I have made on behalf of the CRHI (dated March 22, 2023 and September , 2023) as well as CRHI's public concern submissions and petitions from the public to date. In doing so, I raise my final point regarding fair process. Fair process extends beyond the protocols in recognizing that public involvement necessarily requires access to that information provided by the public. In this case, there appears to be no record of accessible past submissions, such as the ones referenced. Such access directly informs the public's ability to consider and partake meaningfully in the consultation process.

Respectfully yours,

Carla R. Conkin, LL.B.
carlaconkin@protonmail.com

**cc.** Executive Members for Concerned Residents of Hornby Island via email

December 19th, 2023 at 12:15 PM, christiane_lbrown [redacted] wrote:

Hi, Alex,
if you don't mind, I would like to share some of my Zoom frustrations with you.

And also a question: I noticed that the Minutes from the previous (Sept 8th) LTC meeting are still not posted on your website; no transcript, no recording. Why?

As you well know by now, I and many other islanders are extremely unhappy with the electronic so called meetings and often leave frustrated and even in anger. The reasons? I'll give you some of them: most speakers, islanders and especially IT staff/planners are hiding behind the screen and we cannot see their faces. Sometimes we don't even know who is speaking.

The quality of the screen is terrible i.e. foggy and distorted most of the time.

Grant chose to disappear completely for an extended time, not ever taking part in the "conversation", coming back only after being called out.

Tim stayed on but was most of the time not listening to speakers from the public, seemingly looking at messages on his cell phone.

Also, again several islanders tried desperately to register ( Room to Grow included) but were able to join only after an hour or more, or not at all.

The technical as well as the human disconnect ("Can you hear me now? Can you see me now?") is unbelievably frustrating and exhausting.

The most absurd thing for many of us was the refusal of our own local trustees who obviously live on our common island, to take part and be physically/in person present at this last meeting of Dec 13th, 2023. Why could the two of you not be with us in the same room during that meeting?

It is hard enough these days to achieve or share things on a personal and individual level, in real life; to build confidence and trust in each other. Why do the Islands Trust organizers/planners/trustees care so little for the human quality of our meetings with them? Are we waiting for future Artificial Intelligence to play their tricks with us?

Thank you for taking the time to read it. And think about it, too.
Christiane

Patrick Kennedy

[redacted]

Brian Gregg
PO Box 20138
Vancouver RPO Fairview, BC V5Z 0C1

January 5 2023

Re: proposed cell tower location on Bowen Island, BC.

I attended the online ~~didgital~~ meeting regarding the proposed Rogers cell tower on Bowen Island. The meeting was too short and did not give adequate opportunity for people to attend. Many Bowen residents do not have sufficient internet access. I would like you to hold a proper in person public meeting on Bowen Island so that people have opportunity to contribute their

Ideas and concerns.

Sincerely,

[redacted]

42 yr. resident of Bowen Island

cc.

**From:** carlaconkin <carlaconkin@protonmail.com>

**Sent:** Tuesday, December 12, 2023 10:30 AM

**To:** Timothy Peterson; Alex Allen; Grant Scott; northinfo

**Cc:** William Thomas

**Subject:** Dec.13 LTC Meeting - Rogers Tower Proposal

**Attachments:** Ltr to LTC.c.conkin.2023.12.12.pdf

Please see the enclosed letter.

Carla R. Conkin, LL.B.

Barrister & Solicitor

Member:

ADR Institute of BC
Affiliate - ADR Institute of Canada

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Sent with Proton Mail secure email.

CARLA R. CONKIN
Barrister & Solicitor

December 12, 2023

**VIA EMAIL:**
**tpeterson@islandstrust.bc.ca; aallen@islandstrust.bc.ca; gscott@islandstrust.bc.ca; northinfo@islandstrust.bc.ca**

File No.: 01011

Islands Trust
Hornby Island Local Trust Committee (the "LTC")
LTC Trustees, Tim Peterson (LTC Chair), Alex Allen, Grant Scott

Dear Local Trust Committee,

**Re: Rogers Communications Radiocommunications Tower – Hornby Island - ("Rogers' Proposal)**

Further to previous submissions on behalf of the Concerned Residents of Hornby Island (the "CRHI"), dated March 22, 2023, and September 5, 2023, respectively, I have been asked by the CRHI to provide the following comments on this continuing matter regarding Rogers' Proposal. This submission is intended for the LTC's December 13, 2023 Meeting.

My understanding from the last LTC meeting of September 8th, 2023, that that there was some heated debate, including among the Trustees, that non-concurrence should be the result of this Rogers' Proposal. Despite this, it was cautioned by staff that non-concurrence was not available, and instead a number of resolutions were presented.

These resolutions which were carried, are outlined in the draft September 8 Minutes (the "Draft Minutes") to be approved at the December 13, 2023 LTC meeting. They include (paraphrased):

- that there be a request to Brian Gregg (Sitepath) to plan a meeting at the Hornby Island Community Hall to discuss Rogers' Proposal;
- that staff ensure that future written notification meets the Hornby Island approved Antenna Strategy notification requirements; and
- that staff work with Rogers to provide the requisite outstanding notifications to property owners and residents, along with written notice to the School District and ambulance services.



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
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The Draft Minutes also make mention that Rogers is amenable to conducting expanded notifications. Rogers has also confirmed that Telus, Koodoo, Public Mobile, Bell and Virgin Mobile, along with Rogers' subsidiaries, Fido and Chatter will be using the proposed tower.

The December 13, 2023 LTC Meeting Agenda also indicates that there will be a 5-minute verbal update on the Rogers' Proposal. No Staff Report is attached or indicated.

The significant concern at this stage, is that the LTC and the Islands Trust will try to 'fix' the issues through notification and by 'ticking the boxes'. Fundamentally however, the process cannot be 'fixed' by trying to overcome notification missteps, and resurrecting a damaged public consultation process by having another meeting.

The steps taken, and not taken, have created a situation that has passed the point of 'fixing'. Insufficient or lacking local land use assessment, combined with a serious breach of trust arising from the public consultation process, if Sitepath's approach can be called a consultation process, means that the process cannot continue.

At a minimum, a resubmitted proposal, following the correct protocol and starting the process anew would be required. However this option is difficult because of what has occurred, with specific regard to degrading public trust. Repackaging cannot rebuild this trust. It is not apparent how or what could be done to re-frame the application to address the level of significant concern falling short of simply re-locating Rogers' proposal off island.

The gaps in assessment of impacts, the lack of Staff assessment of such local requirements, and the lack of evidence that clearly addresses how and what alternatives were considered is missing. Repackaging the application cannot overcome these elements.

In essence the process has been a boondoggle informed by a number of colliding factors:

- Sitepath Consulting has built a reputation with other tower projects in the vicinity, that consultation is merely checking boxes. This has been exacerbated and continues for Hornby Island. Regardless of the protocol considered, there were missteps without acknowledgement or concern, such as:
    - missing important or required notifications of certain groups and residents within required distances;
    - a failed attempt at a public meeting that also excluded LTC member(s); and
    - a pattern of behaviour that raises the strong perception that Rogers is misleading the public.

  Sitepath has demonstrated that public consultation is merely an inconvenient, necessary step to move the proposal through. The public sees this, and such approaches not only degrade the public trust, but also limit or prevent the local knowledge that is supposed to inform the process. This is fundamental to either the ISED protocol or the Hornby Island



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approved Antenna Strategy. Essentially fundamental parts of either protocol are entirely missing.

- There is a lack of evidence to demonstrate why and how alternative sites off island were assessed, and how the conclusion was reached to name Hornby Island as the necessary site. This assessment of alternatives is fundamental to either protocol and needs to inform the public consultation. If the public does not have access to this evidence, it will inform concern. I also understand that Starlink is another option that is available but this forms part of the gap in alternatives assessment. Furthermore, given the number of service providers that are signing on to this tower, this site is intended to expand services primarily for off island purposes. Finally, how is the emergency argument covered if ambulance services have not even been notified?

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- Following from the advocacy policies, there is still no assessment as to how the Rogers' Proposal, and its site location meets OCP and land use bylaw requirements. For example, how are valued components and objectives such as *ensuring maximum protection of areas with ecological, natural, aesthetic and heritage value*[1], being addressed? The past referenced submissions raised these issues, as did submissions from the CRHI, but there remains no apparent assessment or reconciliation of these concerns.

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There is more than sufficient basis, which builds with each passing day that a decision is not made, to acknowledge that the process is broken for this proposal. This situation is largely owing to how the consultant on behalf of Rogers has engaged, or rather not engaged, as required by both the ISED protocol and the Antenna Strategy. It is also informed by the breach of trust and a broken process that cannot be resurrected.

Furthermore, the LTC is under no obligation to wait for a request from Rogers to determine concurrence, or rather non-concurrence. While the Antenna Strategy sets out steps (e.g. Step 4), being a Request for Concurrence by the proponent, this does not mean that there is a requirement to wait for this request. These steps indicate the basic process, as elements of the protocol are met by the proponent – i.e. once requirements are met, the natural course is then for the proponent to request concurrence.

However in a case such as this one, rife with failure of the consultant to engage the public as required, demonstrating what appears to be a disregard for public concern, the LTC is under no obligation to wait. This is a process that has gone wrong and there is more than sufficient basis to make this right by a speedy conclusion of non-concurrence.

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To this end, I encourage the LTC to consider the past submissions I have made on behalf of the CRHI (dated March 22, 2023 and September , 2023) as well as CRHI's public concern submissions and petitions from the public to date. In doing so, I raise my final point regarding fair process. Fair process extends beyond the protocols in recognizing that public involvement necessarily requires access to that information provided by the public. In this case, there appears to be no record of accessible past submissions, such as the ones referenced. Such access directly informs the public's ability to consider and partake meaningfully in the consultation process.

Respectfully yours,

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**cc.** Executive Members for Concerned Residents of Hornby Island via email

**Responsibilities and Due Diligence**

Presentation prepared by Gary Burtinsky, a concerned resident of Hornby Island.

If this delegation is assumed to deal with the Rogers tower proposal for Hornby Island then that assumption would be wrong. The reason for the many references to the Rogers proposal is the result of much of the information relating to this delegation has come from the Concerned Residents of Hornby Island FOIA request HO-FOI-17-2023. Excerpts from the FOIA will be used as examples of where appropriate protocols were not followed by Trust staff.

The intention of this delegation is to provide evidence and questions about what appears to be a very dysfunctional corporate entity known as the Islands Trust. Many residents on Hornby Island have had serious concerns over the years about the dealings of the Islands Trust in general and the Local Trust Committee and certain decisions that have been made under seemingly questionable circumstances. The intention here is to provide some serious reminders to all Trust staff about the legal and moral responsibilities to the wants and needs of all the island communities, and to cease being seen as the business corporation that seems to be pandering to other corporate or private interests to the detriment of the residents of the islands they are supposed to be serving as a government.

What is the purpose of the Islands Trust?

If we are to believe the principles espoused on the Islands Trust website it is supposedly to protect and preserve the integrity of all the islands it serves for it residents:
**"Our special-purpose government is unique in the world with a preserve and protect mandate, the ability to regulate and conserve land, and a governance system that supports island-based decision making"**.

**The Islands Trust Mandate**

The mandate is spelled out in the **Islands Trust Act** and provides the "purpose" for all Islands Trust corporate bodies: *(and one must ask why purpose is enclosed in quotes!!)*
**"The object [mandate] of the Trust is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia."**

FOIA documents can demonstrate that as a corporation it seems to have foregone its responsibilities and due diligence and handed over much control of the islands they are intended to protect to greater corporate interests.

Following are examples of questionable decisions or actions made throughout the process of the Rogers application to site a tower on Hornby Island.

- Planner suggesting to corporate proponent that they could go for concurrence at an LTC meeting prior to any public consultation having taken place.

- Planner not making the LTC land-use authority aware of a proposal to site a massive cell tower in their LTA, contrary to even the ISED Default Siting Process.

- Planner fails to mention to trustees at LTC meeting that a proposal for a cell tower had been made for their LTA, and one month prior to new elections for trustees.

- Hornby island voters have to vote for trustees being unaware of the proposal for a cell tower proposal being in the works.

- Planner not being aware of a motion to adopt the Trust Model Strategy being passed by an LTC for over three months.

- Proponent, not being aware of the Trust Model Strategy being in place for the LTA, fails to provide adequate public notification, with no mention of such in the two local Hornby papers. The FOIA provides no indication that a more appropriate information package and notification was provided to affected Hornby residents.

- Proponent lists the regional planner as the "land-use authority" for the proposal in question. Which begs the question what does this make of the Hornby LTA / LTC and its purpose in the Trust structure?

- The proponent schedules a Microsoft Teams one-hour digital meeting with the intention of expecting this will fulfill the requirement for "extensive public consultation". Many Hornby residents don't have adequate internet access to accomodate such as digital meeting. Neither of the local trustees were available or able to attend this digital meeting.

- A Hornby trustee emails planning staff asking why he had to find out about the proposal from a local resident.

- Director of Planning Services informs trustees that they don't control the engagement process, when even the Model Strategy states that "<0.1% of cases require [ISED's] decision."

- The propoent is sent copies of a petition signed by over 300 Hornby residents against the proposal where the collectors of said petition were slandered for the manner of collection of some of those signatures, and initially refuses to receive them because it is over two months past the proposals final submission date. Almost two months later a letter of support for the proposal from the Comox Valley RCMP is gratefully accepted by the proponent.

- Planner receives in early January 2023 the proponents "Consultation Package - Rogers - W6420 - Hornby Island copy.pdf". At the January 8, 2023 LTC meeting one of the trustees states that he's waiting to hear more from the proponent about their application and to have them provide a consultation on-island.

- Also at the September 8, 2023 meeting the planner in their report on the tower application states that their report does not intend to review the whole proposal in alignment with all the LTC's bylaws... Again this begs the question what does this make of the Hornby LTA / LTC and its purpose in the Trust structure?

These examples relate only to the Rogers tower proposal, but there have been many other seemingly very questionable decisions that have been made here on Hornby Island, and so it would be no stretch to believe that similar questionable decisions are also being made on the other Gulf islands as well. It would do well for all Islands Trust staff to carefully consider how they carry out their duties going forward. The principle of due diligence must be carefully considered when following the Islands Trust

operating guidleines and protocols, and the laws that govern the operation of the Islands Trust corporation.

Following will be excerpts from some of those laws or Acts that all need to be aware of when acting in their capacity as officers or staff of this corporation. There will also be additional information provided after each that may begin to inform you of other realities that you may do well to inform yourself of, as the consequences of those realities could have serious implications for you.

## Islands Trust Act

**Object of trust**
**3** The object of the trust is to preserve and protect the trust area and its unique amenities and environment **for the benefit of the residents of the trust area** and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.

**Corporate status**
**12** (1)The trust council is a corporation.

*A corporation is a business. The purpose of a business is to make money. In this world we do not have governments, as they are all in reality corporations. The Islands Trust is a service corporation to the service corporation known as the PROVINCE OF BRITISH COLUMBIA, which itself is a service corporation to the GOVERNMENT OF CANADA, which itself is a service corporation to the British Crown. If you do not understand this then you will also not understand that there are also other forms of laws that most have not been made privy to, yet these laws provide the common people that are aware of them the power to deal with any corporation if they fail to act with integrity. All corporations dealings are handled through contracts.*

*There are four elements that are required to form a valid contract:*
*1) An offer. For a product or a service.*
*2) Consideration, or a meeting of the minds. Here the parties discuss all the details of the contract, and this requires full disclosure of all aspects or details. If any detail is not disclosed by one party in order for them to attempt to benefit in some way this is fraud, which invalidates the contract and comes with its own consequences.*
*3) Unconditional acceptance. If one party is not in agreement with either the offer or some detail they can provide a conditional acceptance, with unconditional acceptance coming subject to a condition being met.*
*4) The transaction.The product or service is exchanged for some form of compensation.*

**ISLANDS TRUST ELECTRONIC MEETINGS REGULATION B.C. Reg. 283/2009**

**Electronic regular meetings of a trust body**

2 (1) If it is authorized by a procedure bylaw under section 225 (1) (a) and (b) [procedure bylaws] of the Local Government Act, as that section applies to a trust body, and the requirements of subsection (2) of this section are met, regular meetings of a trust body may be conducted by means of electronic or other communication facilities.

(2) The following requirements apply in relation to a regular meeting of a trust body referred to in subsection (1): (a) the meeting must be conducted in accordance with the applicable procedure bylaw; (b) in the procedure bylaw, a trust body must (i) provide for advance public notice of the following: (A) the way in which the meeting is to be conducted by means of electronic or other communication facilities; (B) the place where the public may attend to hear, or watch and hear, the proceedings that are open to the public, and (ii) establish the procedures for giving that notice; (c) the facilities must enable the meeting's participants to hear, or watch and hear, the meeting; (d) except for any part of the meeting that is closed to the public, the facilities must enable the public (i) to hear, or watch and hear, the meeting, and (ii) to hear, or watch and hear, the meeting at the specified place, and an officer or employee designated by the trust body must be in attendance at the specified place.

(3) Section 128 (3) [participants deemed present] of the Community Charter applies in relation to a trust body.

**COMMUNITY CHARTER**
**[SBC 2003] CHAPTER 26**
**Part 1 — Principles, Purposes and Interpretation**

**Principles of municipal governance**
**1** (1)Municipalities and their councils are recognized as an order of government within their jurisdiction that

a) is democratically elected, autonomous, responsible and **accountable**,
b) is established and **continued by the will of the residents of their communities,** and
c) provides for the municipal purposes of their communities.

*If you'd like to believe that you have until the next election cycle to remain in your current position you may want to consider reviewing the information provided in the previous section.*

**Local Government Act**

**Oath or affirmation of office for board members**
202 (1) A person elected or appointed to office on a board must make an oath or solemn affirmation of office within the following applicable time limit:
(a) in the case of an electoral area director elected by acclamation, within 50 days after the date set for general voting day had an election by voting been required;

*You would do well to review the oath or affirmation you signed to be able to fill your current position as a Trust staffer.*

**BONDING ACT**
**[RSBC 1996] CHAPTER 30**

**Definition**
**1** In this Act, **"bond"** means security of any kind, including money, given to ensure performance of an obligation arising under an enactment, a licence, a permit, a contract or another similar obligation, and includes the terms under which the security may be realized.
**Application**
**2** (1) This Act applies only to bonds required or permitted under another enactment if the other enactment

(a) is designated by a regulation made under this Act, or
(b) states expressly that the Bonding Act applies.

(2) If there is a conflict between this Act, or a regulation made under this Act, and an enactment to which the Bonding Act applies, this Act or the regulation made under this Act prevails unless the other enactment expressly provides otherwise.
**Bond payable to minister**
**3** (1) A bond must be payable to the minister.
**Custodian of bond**
**4** (1)The minister is the custodian of a bond.

**Trust**

**5** The minister holds a bond in trust for persons who establish rights to recover on the bond.

**Notice to government**

**8** If a bonded person or a person who provided a bond to ensure the performance of the bonded person becomes aware of an actual or proposed claim or action against the bond, the person must promptly give that information to the minister responsible for the administration of the enactment under which the bond is required.

**Person who is not party to a bond may bring action**

**9** A person who is not a party to a bond may bring an action against the government in the person's own name for payment under the bond if the person has a right of action against the bonded person because of the failure to perform an obligation that the bond ensures.

**Rights under bond not affected**

**10** A person's right to payment of a claim against a bond is not affected only because the bond does not comply with this Act or a regulation made under this Act.

***Unrelated, but provided for informational purposes only!***

A Public Declaration
&
Notice of Immediate Withdrawal of Consent to be Represented
FREEDOM FROM SERVITUDE
IF YOU ARE NOT WILLING TO LEARN, NO ONE CAN HELP YOU.
IF YOU ARE DETERMINED TO LEARN, NO ONE CAN STOP YOU.

Self-government is not possible unless the citizens are educated sufficiently to enable them to exercise oversight.

From:
_____
_____
_____

To:
_____
_____

---

Due to unresolvable government deception, fraud, and malevolence, I, _____, a living soul of flesh and blood born to a natural family Mother and Father on _____, _____, and an inhabitant domiciled in Canada, hereby declare my full and complete renunciation, denouncement, and withdrawal of all possible forms of consent to the creation of, operation of, and enforcement by a "presumption of consent" to the de facto CANADA ET AL and all its subsidiaries, misrepresented as the People's government to represent me.

This withdrawal of consent includes every known or hidden fraudulent agreement, obligation, devise, or contract, past, present, or future, relating to any vessel, individual, actor, natural or artificial person, corporate fiction, commercial entity, legal fiction, legal term, trust, status, or any possible combination of carefully constructed "words of art," CAPITIS DIMINUTIO MAXIMA, or other creative "color of law" misrepresentation of my flesh and blood existence intentionally designed to replace my God given unalienable Rights, to Life, Freedom, Liberty, and the pursuit of Happiness.

All past, present, or future participation in this fraudulent corporate CANADA ET AL, including all related, subsidiary or participatory corporate entities, shall be considered acts under duress, protest, and "Without Prejudice" until such a time as we, the men and women who constitute "the People" retain benevolent and honourable Trustees to form a truly honourable Government by and for the people of Canada.

Signed: _____Date: _____, ____, _____

Witness 1: _____Witness 2: _____

Print Name: _____Print Name: _____

**From:** christiane_lbrown

**Sent:** Saturday, October 28, 2023 4:41 PM

**To:** Grant Scott; Alex Allen; Timothy Peterson; northinfo

**Subject:** re your cancellation and postponement...

To Tim Peterson

Grant Scott

Alex Allen

Margot Thomaidis

In following up on your most recent surprise move, i.e. your cancellation of our in person LTC meeting on Nov 3d and its postponement to Dec.13th, just a few days before Christmas holidays, we fail to see how the word TRUST can apply to your handling of the Rogers Tower application for Hornby Island, especially as your ears seem to be closed to the concerns of those who are directly affected by your actions.

The Islands Trust's ongoing efforts to subvert our democratic process; your efforts to preserve and protect not our , but corporate interests- confirm our opinion that Trust is indeed an undeserved title, yet to be earned by you.

What are the reasons for cancelling so suddenly our in-person LTC meeting and defiling our democratic process by changing it ,yet again, to a Zoom "meeting" not available to all islanders, as you well know ?

We are also wondering, if you don't mind : Are you, Mr. Petersen, working for Rogers? Or the Islands Trust ? Or Hornby Island? Can you please clarify the apparent contradiction of two personal statements you made during one of your internal IT- conversations : (I paraphrase) *I don't have a problem with cell towers.* And one made on Hornby , addressing two different islanders: (I paraphrase) *I would never want to see a cell tower on Hornby Island?*

We await your response within a sensitive time frame.

Sincerely.

Rex and Christiane Brown, Hornby Island

Sent from ProtonMail, encrypted email based in Switzerland.

**From:** louise Walters

**Sent:** Friday, October 27, 2023 10:34 PM

**To:** northinfo; Timothy Peterson; Grant Scott; Alex Allen

**Cc:** Christiane Brown;

**Subject:** Acting together 2Bees or not 2Bees

Sirs,

A substantial number of Hornby Island residents take issue with proceedings by Island Trust with regard to the Rogers tower application.

Acting together for a fair, transparent, democratic process to our island we urge you to return the Dec. LTC meeting and all subsequent bi-monthly venues to be held in a live public forum, with optional Zoom coverage for those who prefer it.

It is strongly recommended that the Rogers tower application be thrown out for Brian Gregg's underhanded dealings, along with Island Trust's active complicity.

A moratorium must be placed immediately on all further cell tower applications here until the stricter Hornby Model Antenna siting Strategy ( quietly scrapped by ex-planner Heather Kauer at the Sept 8th, 2022 LTC) be further revised and adopted to prohibit cell towers on Hornby Island.

I, personally, do not wish to promote Roger's "strategic vision" of Canada-wide 5G saturation. I believe Island Trust's mandate is to protect us in our natural environment, not to sell us out to the highest bidder.

Please pay serious attention to these recommendations.

Sincerely,

Louise Walters

**From:** Cassandra Bassett

**Sent:** Friday, October 27, 2023 11:50 AM

**To:** Timothy Peterson

**Cc:** northinfo

**Subject:** rogers cell tower on Hornby Island

Herewith, please be advised that I oppose the proposed cell tower on Hornby Island.

These towers are proven to be detrimental to the health of wildlife and children.

We don't need it.

Cassandra Bassett

47 year resident of Hornby Island

**From:** William Thomas

**Sent:** Monday, June 5, 2023 11:27 AM

**To:**

**Subject:** No Need To Panic (Yet)

Good Morning Everyone,

Before we go into complete panic mode regarding the previously scheduled Trust business meeting on the 16th, I have received a courteous and detailed email reply from Trust Planner, Margo Thomaidis to my question concerning recent discussions between the Trust and Rogers.

She explains that last January, the LTC "directed staff to work with Rogers to prepare a report including an analysis on consultation that Rogers has completed to date and comparison with the Hornby Strategy for Antenna Systems."

Staff met with the proponent and Brian Gregg in late April to discuss the consultation process to date. "Rogers agreed to prepare a summary of the public consultation process thus far.

"Staff recently received Rogers' summary and anticipate it to be shared for information at the next LTC regular business meeting." (June 16)

This is why the cell tower is on the agenda.

We will be given time to look at this latest information before a subsequent vote is taken.

To be sure, Alex is being is contacted right now to confirm that there will be no cell tower vote on the 16th. (If there *is* to be a vote, I will update this notification.)

Further to Oakley Rankin's comment about the cell tower fire depicted on our flier and webpage — and identified by me as "spontaneous combustion": I've phone Oakley to thank him for his correction. He was right, I was wrong in my assumption. It remains troubling that the chances of a Rogers repairperson accidentally starting a fire atop a tower could spread to adjacent trees.

I've posted this on the Grapevine webpage.

I have also contacted West Coast Environmental Law today, asking for a date on our funding decision.

More towering news shortly,

*Will*

*William Thomas*

Sent with Proton Mail secure email.

**From:** Alex Allen
**Sent:** Friday, May 19, 2023 9:14 AM
**To:** William Thomas; northinfo; Timothy Peterson; Grant Scott
**Subject:** Re: What Is The Trust "Working Out" With Rogers?

Hi Will,

Not sure which Trustee you are referring to. As I recall, I had asked the planners at our last LTC meeting (May 5) what was going on with the Rogers proposal. What I recall is that they have not heard from the proponent. I did not hear "work things out." Though maybe staff or my fellow trustees could jog their memories.

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

I respectfully acknowledge that I live, work and play on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land and many Coast Salish People.

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From: William Thomas
Sent: May 18, 2023 12:36:37 PM
To: northinfo; Timothy Peterson; Grant Scott; Alex Allen
Subject: What Is The Trust "Working Out" With Rogers?

To the Hornby LTC and Trust Planner:

I've just received a call from a CRHI member, who was told by one of Hornby's "Trustees"

that the Trust planner is currently meeting with Rogers "to work things out."

Please inform me and the Concerned Citizens of Hornby Island what exactly is being

"worked out".

Thank you in advance for your immediate reply, Will Thomas

For further information on CRHI, please see our webpage<http://willthomasonline.net/hornby/hornbys-cell-tower-fight.html>.

William Thomas

Sent with Proton Mail<https://proton.me/> secure email.

**From:** William Thomas

**Sent:** Thursday, May 18, 2023 11:24 AM

**To:** willsenior@protonmail.com

**Subject:** WELCOME TO THE CRHI WEBSITE

Hello Everyone,

I am working hard to turn yesterday's "Who Are The CRHI?" Facebook flap to our advantage by pointing our allies, friends, members and enemies to our mini-website (on my website).

Please check it out and direct enquiries to this page.

For those who have or are responding on Facebook, thank you for your participation. It's important to use this opportunity to engage in dialogue with our community online.

Legal Update: I have checked in with Carla. Our application with West Coast Environmental Law for additional funding is still awaiting approval. Since we are nearing the end of this 6-8 week process, I am not anticipating much further delay. Carla has received our flyer, a photo of our last meeting (yes, we really exist!) and all my email updates. More legal news when I have it.

In the meantime... we need to get busy and file our own FOIA for all communications between Rogers, the Trust Planner(s), and our own trustees. Volunteers should contact me right away.

Tell your garden we are fighting for all the plants!

More soon,

*Will*

# HORNBY'S CELL TOWER FIGHT

http://willthomasonline.net/hornby/hornbys-cell-tower-fight.html

*William Thomas*

Sent with Proton Mail secure email.

**From:** William Thomas

**Sent:** Thursday, May 18, 2023 12:37 PM

**To:** northinfo; Timothy Peterson; Grant Scott; Alex Allen

**Subject:** What Is The Trust "Working Out" With Rogers?

To the Hornby LTC and Trust Planner:

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Please inform me and the Concerned Citizens of Hornby Island what exactly is being "worked out".

Thank you in advance for your immediate reply,

*Will Thomas*

For further information on CRHI, please see our webpage.

*William Thomas*

Sent with Proton Mail secure email.

HORNBY IS.,
APRIL, 2023.

DEAR ALIX,

I DO HOPE YOU SEE YOUR WAY CLEAR TO THE PREVENTING THE MICROWAVE TOWER.

THE INSTALLATION OF THESE TOWERS HARMS HUMANS, POLINATORS, AND WILDLIFE ADVERSLY.

RESPECTFULLY,
JOHN WELLS
[redacted]

**From:** northinfo
**Sent:** Wednesday, March 22, 2023 4:11 PM
**To:** Sonja Zupanec; Margot Thomaidis
**Subject:** FW: Briefing document for your immediate attention
**Attachments:** BASIC PREMISES & OBJECTIONS To the proposed Rogers cell tower on Hornby Island .pdf

More for hornby

**Please note that I will be retiring and my last working day with Islands Trust will be March 30, 2023.**

**Penny Hawley**
Planning Team Assistant
Islands Trust, Northern Office
700 North Road | Gabriola Island BC V0R 1X3
T 250-247-2208 | islandstrust.bc.ca
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

**Preserving and protecting over 450 islands and surrounding waters in the Salish Sea**
I am humbly thankful to live and work in the treaty lands and territories of the BOḰEĆEN, K'ómoks, Lək̓ ʷəŋən, Lyackson, MÁLEXEŁ, Qualicum, Quw'utsun Tribes, scəw̓aθən məsteyəxʷ, Scia'new, səl̓ilwətaʔɬ, SEMYOME, shíshálh, Sḵwx̱wú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SȾÁUTW̱, Stz'uminus, ɬaʔəmen, toq qaymɩxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱JOŁEŁP, W̱SIḴEM, Xeláltxw, Xwémalhkwu/ʔop qaymɩxʷ, and xʷməθkʷəy̓əm.

**From:** William Thomas
**Sent:** Wednesday, March 22, 2023 3:30 PM
**To:** Timothy Peterson <tpeterson@islandstrust.bc.ca>; Grant Scott <gscott@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>; Alex Allen <aallen@islandstrust.bc.ca>
**Subject:** Briefing document for your immediate attention

Please view the attached briefing as an essential companion document to the email notification you have just received from Barrister & Solicitor Carla Conkin.

Regards,
*William Thomas*

Sent with Proton Mail secure email.

# BASIC PREMISES & OBJECTIONS

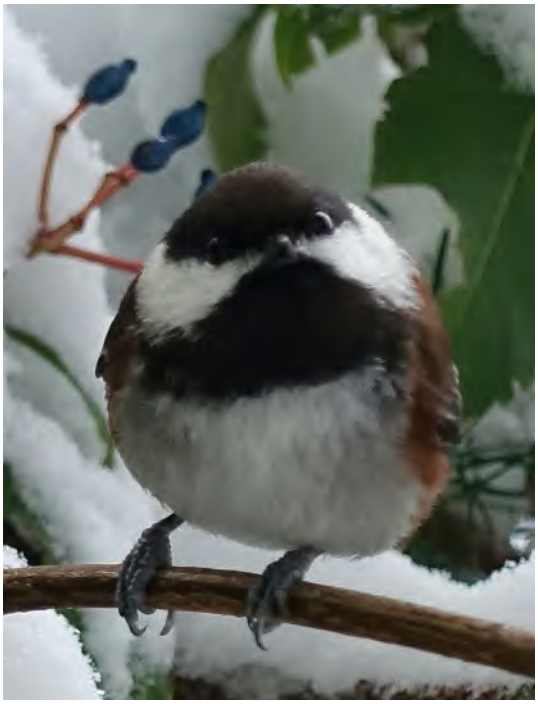
## To the proposed Rogers cell tower on Hornby Island

We do not consent to our bodies, families, animals, pollinating insects and all living creatures on our properties being subjected to the electromagnetic pollution from a cellular communications tower operating continuously in the centre of our island. Festooned with multiple microwave (and eventually millimeter) transmitters, this proposed telecommunications tower would gravely increase our *involuntary* exposure to unwanted Radio Frequency Radiation (RFR) that could impose considerable costs on our community's health, environment and livelihoods.

Every Gigahertz hurts. While there are as yet no independent studies showing that 24/7 exposure to 4G Radio Frequency Radiation is safe, mounting worldwide injuries from electromagnetic fields (EMFs) and more than 1,800 contemporary studies conclusively show that when subtly whispering frequencies regulating the life-processes of all exposed organisms are overwhelmed with wireless frequencies oscillating *billions of times every second,* the effects are instantly deleterious. Moreover, these cascading health impacts are cumulative with each additional exposure.

We refuse to participate in the Rogers wireless experiment in a place where residents do not walk around glued to screens while eagles soar overhead. Attempting to impose a telecommunications tower festooned with various transmitters on a rural refuge for those seeking to *reduce* their electrosmog exposure violates our most fundamental Human Rights. And is a direct attack on our island's wildlife and their habitats.

Common chronic symptoms of prolonged wireless exposure include "dizziness, nervousness, chest pain, shortness of breath, numbness and tingling, weakness and difficulty in concentrating." What happens if animals, children and elders start to get sick? Or, on a small island with a median age of 65, the irradiated infirm begin dying prematurely? [NOTE: All underlined sections are hyperlinks to sources.]



Please don't hurt me -Will Thomas photo

What about our birds and bees? Worldwide, 1 of every 8 bird species is facing extinction. The number of birds in Canada and the United States has declined by 29% — *3 billion birds* — over the past half-century. Studies painstakingly ignored by the telcos have found that a cell tower smorgasbord of "resonant (piggybacking) frequencies may result in biological effects at very low intensities."

So far, 113 separate investigations have shown the development and reproduction in birds, bees and other insects to be "the most strongly affected" by the 4G wireless frequencies initially sought by Rogers. Just as bees unable to lay eggs abandon their colonies after about ten days' wireless exposure, birds exposed to unrelenting wireless emissions refuse to mate and leave their nests.

Hornby's beekeepers are particularly alarmed. Due to their small size and inability to thermo-regulate when heated by electromagnetic radiation, bees are especially susceptible to RFR. Current 4G electromagnetic fields also interfere with the bees' magneto-receptors used for navigation/orientation. Moreover, Bristol University researchers have found that bees' hairs are highly sensitive to flowers' delicate electrical fields.

Hundreds of bees drop dead around 5G towers in California

During controlled trials in Switzerland, bees reacted to mobile-phone signals with high-pitched 'piping' cues to desert the hive. (Appendix 1.) Beehives exposed for just ten minutes to 900MHz frequencies fell victim to colony collapse disorder.

Here on Hornby Island, we are acutely aware that further supply chain and climate change disruptions to industrial harvests will very likely make us much more reliant on local food sources. Who will intervene — *and what compensation is even possible* — if bees and seed-scattering birds abandon their hives and nests, and other pollinators start dying?

We further and most strenuously object to the bad faith shown by Rogers Communications through their lobbyist, Brian Gregg and his company, SitePath Consulting in dealing with our community. After his Telus tower proposal was defeated here in 2017, in the summer of 2022 a warier Mr. Gregg bypassed our Local Trust Committee (LTC) by submitting the Rogers application to the distant Trust head planner for our area, who "forgot" to notify our local trustees. Months passed until a Nov. 3 notice in local publications alerted us to this new threat.

If Mr. Gregg had communicated directly with our LTC, he would have learned of the more stringent protocols mandated by our MODEL STRATEGY FOR ANTENNA SYSTEMS (motion carried September 9, 2022) — as well an affordable housing development under consideration for his chosen site.

Incorrectly citing Hornby's lack of siting procedure, Mr. Gregg chose instead to follow the telco industry's own "guidelines", set forth by Industry Canada — currently rebranded as Innovation, Science and Economic Development (ISED). Apprised of his error, Rogers continues to defy the Trust's Antenna Siting Model's most important proviso: "The Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers." (Appendix 5.)

Rogers and SitePath are currently in violation of ISED's own "minimum" PUBLIC CONSULTATION REQUIREMENTS, mandated by the Comox Valley Regional District, whose jurisdiction includes Hornby Island. As set forth in the CVRD's Telecommunication and Antenna Systems Application and Consultation Process: "The Proponent is to host a public information meeting in order to share relevant information with members of the public who may be affected by the proposed development. The public information meeting: *Should be hosted in-person*." [our emphasis]

We further point to our own siting protocols, which stipulate that for a tower exceeding 15 meters in height, "a public information meeting" is required. (Signed by Hornby LTC Sept. 9, 2023.) We strongly advise Rogers Communications, SitePath Consulting, the CVRD and the Islands Trust not to violate these local and federal mandates. As a Trust Regional Planning Manager has said on record: "The Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

I have yet to meet anyone who has seen an illustration of the proposed tower, or renderings of the site before and after construction. Glitch-prone virtual calls that discriminate against those unable to log on (including our trustees) are no substitute for the required public presentation — including site maps and illustrations of the proposed tower *in situ*.

A straw poll of Hornby residents conducted by this writer asked if they had received an unsolicited information package from Rogers outlining their proposal and application process, including a site plan and sketch of their 63-meter-high cell tower? (yes or no)

And do they feel that Rogers and the Islands Trust have provided them with enough information in a timely manner to be fully informed on this tower application and date of the LTC vote? (yes or no)

Replies to date:

Question 1 = 100% NO
Question 2 = 100% NO

This response is echoed in 17 Petition sheets signed by 249 concerned Hornby Island residents opposed to the Rogers tower.

What else are Hornby Islanders saying? The following are key excerpts from a group letter sent to Rogers on Jan. 31, 2023:

"The resident citizens of Hornby Island have many questions regarding the Public Consultation Process… Expressions of concern are being raised throughout the community, including the Fire department, the Depot staff, the Elementary School, the social housing committee and a large number of residents…

"We need answers to why our community is being caged into feeling that we no longer have any say over our own destiny. This is not what we moved here for. This is not why we chose to raise our children and grandchildren here…

"Corporate bullying and government overreach that seek to cut the public out of decisions heavily impacting our lives cannot and should not be tolerated… A process that disregards our right to be informed, and either reject or consent to life-altering decisions, has life-long, hence legal, implications."

Brian Gregg complains that during his 2017 public presentation, some islanders allegedly voiced amplified objections to the Telus millimeter tower proposal. "Someone" even defaced one of the Telus displays with a *permanent* marker! That grandmother told this reporter she had used a black marker to "correct inaccuracies in the site plan" — *whilst speaking with Mr. Gregg*.

No complaints were made by him at the time. Six years later, the SitePath founder announced he was "too afraid" to face the community his actions directly threaten — before admitting on a subsequent video call that he has never felt under physical threat from anyone here. Not even after blandly assuring one of our members by email (Jan 14, 2023)… "there is plenty of space for housing" on the Crown Land targeted for the proposed tower.

As Brian Gregg went on to explain: "Rogers' proposed footprint is nominal and less than a single family house. There are many instances wherein communication sites are in proximity to other uses such as housing."

Really, Mr. Gregg? Rogers is inviting us to cluster urgently needed affordable housing units close beneath a telecommunications tower known to produce serious health issues at point-blank range? Siting cell towers adjacent to homes is recognized by governments worldwide as a dangerous practice. SitePath's admission also directly contravenes the prohibitions set forth in the ISED, CVRD and Islands Trust Model Antenna Siting protocols.

Furthermore, schedules D1 and D2 in our Community Bylaw #149 opposes siting cell towers in Aquifers and Environmentally Sensitive Areas. The proposed tower is well within protected area IIA. Furthermore, our Model Siting Strategy's "Section C: Discouraged Locations" discourages cell tower sites within "bird and wildlife habitat…" that "adversely impact view corridors…" and/or "affect the scenic qualities of a corridor." (Appendix 2.)

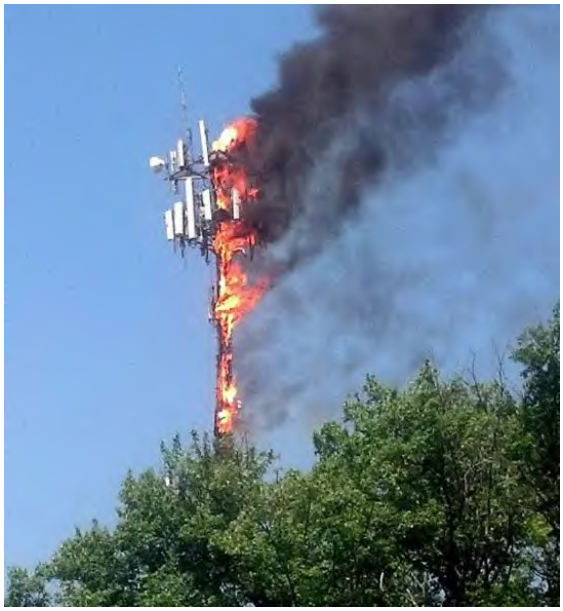
Since the "scenic qualities" of our island attract year-round residents and many thousands of annual visitors — and because tourism is the mainstay of our local economy — we submit that erecting a tree-topping, steel eyesore towering over Hornby's central district would present a significant economic threat to the artisans, vacation renters, recreation providers and many other local entrepreneurs dependent on our island's year-round, "scenic" trade.

How many residents and visitors who come to Hornby seeking respite from urban "electrosmog" will move away or stay away if this proposed telecommunications tower becomes operational?

We further observe that, once approved, ISED allows tower height to be increased by 25% with *no additional permits required*. This means we are likely looking at a 250-foot structure in the middle of our island!

Moreover, if approved by our LTC and ISED, Rogers could lease space on their tower to other telecom providers for additional 4G and (eventually) 5G antennas — without any additional regulatory oversight. Since this island is primarily served by Telus, they will be first in line to install their transmitters on the Rogers tower. Neither the residents of Hornby Island nor the Islands Trust would receive any of these revenues. But we will be left with the consequences.

Fire is a constant concern on a densely treed island subjected to extreme drought conditions. An online search reveals many videos and news stories showcasing cell tower fires, which are extremely difficult to extinguish.



Sited on the edge of Mt Geoffrey Provincial Park, a burning telecommunications tower would almost certainly ignite the surrounding forest canopy.

Quickly ascending Mt. Geoffrey's steep slopes, such a "crown" blaze would present a nearly impossible challenge for our volunteer fire-fighters to control.

How big is this risk? We insist that *any* additional hazard to our forests and their wild inhabitants is unacceptable.

Furthermore, we are aware that through a process called "superheterodyning", intersecting frequencies from multiple cell tower antennas, including an inevitable mix of microwave and millimeter wavelengths, add to or multiply each other — resulting in additional unintended frequencies that can cause much hotter power densities. And "radio-frequency-related arcing." [Photo: cell tower fire in Bensalem, Pa. - CSMonitor.com]

Trees that aren't burnt down improve air quality, scrub greenhouse CO2 from the air, release oxygen, help prevent flooding, keep soils nutrient-rich, and provide habitat for many critters. Installing wireless infrastructure further compromises forests by felling and aggressively trimming trees to build the road access and concrete pad necessary to extend a tall steel tower like a corporate middle-finger. Mechanical digging and nonstop Radio Frequency Radiation further disrupt vital root zones extending underground far beyond the interwoven canopy above.

We further underscore the many documented instances of withered plant life and forest seedling dieback in proximity to cell towers, with attendant oxidative harm on tightly interwoven soil, fungi, insect and waterborne ecologies.

If a cell tower fire poses a major threat to Mt. Geoffrey's woodlands, extensive forest withering and dieback from this ill-advised commercial adventure is a certainty. Plants perceive and respond to electromagnetic fields. "Weak radio frequency radiation exposure from mobile phone radiation on plants" — a meta-analysis of 45 peer-reviewed scientific publications — concluded that *90% of plants exposed to wireless antennas show "physiological and/or morphological effects*." [our emphasis]

Those who follow rather than dodge "the science" know that in all lifeforms within range of wireless, artificially inducted low intensity electromagnetic fields open voltage-gated calcium channels, leading to excessive calcium inside cells and consequent dis-ease. The same mechanism afflicts plants with excess calcium, resulting in thinner cell walls, stunted growth from smaller chloroplasts and mitochondria, and enhanced emissions of terpenes and other volatile compounds at the non-thermal levels Rogers, ISED and Health Canada's "Safety Code 6" so determinably ignore.

"Trees are receiving antennas for electromagnetic fields," explains Environmental Health Trust. Electromagnetic frequencies from telecommunications towers have been found to alter the growth and development of trees. A detailed nine-year study in two German cities has found extensive harm to trees from electromagnetic radiation emitted by mobile phone masts hundreds of feet away.

Taken from a must-see study crammed with alarming photos by Rolf and Rosa Grimm, exposed by logging, this devastated slope is 2950 feet from a low-power 383 MHz base station. EMF-induced tree damage usually starts on the exposed side, this multi-year survey found, "extending to the whole tree over time."

*Radiofrequency radiation injures trees around mobile phone base stations* — a published field study that monitored over 100 trees for nine years — has found "a high level of damage to trees" in the vicinity of phone masts. The authors conclude that "*deployment has been continued without consideration of environmental impact*." [our emphasis]

Despite the myriad dangers of non-ionizing EMFs extensively documented since 1945, Rogers threatens full cellular coverage on an island already mostly served by cell towers on nearby Vancouver, Denman and Texada islands. Problem is, *we are all highly conductive antennas*. If a cell phone is receiving a signal pulsating at 24, 36 or 50 billion-times-per-second — so is its operator!

It's all these silently jackhammering pulsations — *not* power levels — that result in wireless afflictions. The radius of emissions requiring residents' notification of this proposed pollution source extend to our recycling depot, community workshop, ballpark, gravel yard, new firehall, community hall, clinic, credit union, dental bus, elementary school, and Mt. Geoffrey's tower-facing slope. (Appendix 4.)

Mt. Geoffrey Provincial Park attracts international visitors -Will Thomas photo

If 4G is proving increasingly problematic, the reckless rush to 5G promises catastrophe. Soon after Nanaimo became "the first city in Canada to receive Rogers Communications' new 3500 MHz 5G cellular system" last June, some residents began suffering nose bleeds and other EMF-related health problems from untested millimeter waves. The *DailyMail* reports that high-band 5G frequencies "may affect the eyes, the testes, the skin, the peripheral nervous system, and sweat glands."

"5G is a power hog," observes the Environmental Health Trust. "Higher data rates can only be achieved by consuming more energy," which in turn, "supercharges demand for more electronic devices," cautions International Policy Institute Cybersecurity Fellow, Claire Curran. In sharp contrast, non-irradiating fibre optic bundles are the most climate friendly transmission technology, providing streaming video transmission nearly 50 times more efficient than 5G.

Even worse, as 5G replaces current 4th Generation technologies, energy consumption is expected to increase 61x between 2020 and 2030.

Rogers may be fine with accelerating climate shift, but islanders watching tidelines inexorably rise are not. The HCC, an independent body advising the French government on policies to reduce greenhouse gas emissions, warns that 5G tech alone will add up to 6.7 million tonnes of CO2e (equivalents) per year by 2030.

So it is with increasing concern we observe that the corporate/government push to force worldwide connectivity onto increasingly AI-directed humans and machines requires high-capacity "backhauls" to feed 5G's voracious data demands through fibre-optic cables. Coming so closely on our decision to commence construction of a high-speed fibre-optic communications network, Rogers' announced strategic goal of installing 5G "cells" across Canada leaves us with zero doubt that this Toronto-based corporation's ultimate objective is to inflict 5G on our island. Just as soon as their 4G Trojan tower is approved and our fibre optic network — already under construction — becomes available.

As noted above, not only would this 4G/5G mix on the same tower greatly increase our forest fire risk, the notoriously short-range of weak 5G "junk frequencies" necessitate tacking small cell, switchable beam scanning transmitters onto power lines and power poles at least every 250 meters. And much closer in a place like this lushly treed island, where a single leaf can block a 5G tracking beam.

If Rogers' initial 4G tower proposal is approved, every property on Hornby Island could, within a few years, be subjected to pulsed millimeter waves already in use for crowd and pest control. And what about the birds? Punjab U. researchers have observed that sparrows eggs are disfigured after exposure to 5G radiation for just 5-30 minutes. This means that an extremely high density of small cell EMFs in bird habitats "could cause whole populations of birds to have mutations that threaten their population's survival," Curran notes.

Following repeated and spurious refusals to abide by the community participation protocols mandated by our Community Plan, the Islands Trust, and CVRD/ISED, we do not trust any statements made by Rogers Communications and their SitePath lobbyist. At this point in a much abused process, only a long-overdue public meeting can clear the air.

In rejecting the initial Telus application to install a cell tower in Dove Creek, the CVRD has requested an environmental assessment. We request the same due diligence, with the proviso that any EIA conducted on our environmentally sensitive island *must be conducted by an assessor with EMF expertise*.

Additionally, we want information on Rogers, SitePath, Trust and CVRD insurance policies specifically covering all damages resulting from EMF exposure.

IN CONCLUSION

Denial is not an effective defence against "always on," intensely pulsating electromagnetic fields. Will government regulators and our local trustees protect the plant, insect and animal kingdoms that nourish our souls and keep us alive? RFR researcher and nature poet, Lynne Wycherley calls continuous irradiation from rapidly proliferating small cells, wireless masts and telecommunications towers, "fracking the air." This "super-saturated wireless," Wycherley writes, "is dysfunctional. And spiritually disturbing. It suggests a mindset deeply at odds with the orchid-like beauty of the Earth."

The rush to irradiate every nook and cranny of this wounded planet for corporate profit and social manipulation suggests unelected technocrats run amok and unexamined technologies out of control. Chronic illness and general malaise among our residents, forced dislocation of wildlife and our EMF-susceptible residents, ruined viewscapes, disillusioned tourists seeking electromagnetic refuge, RFR-withered flora, heightened forest fire risk on a steep-sloping mountainside, and heightened electromagnetic stress among expectant mothers, health-challenged seniors and all Hornby Islanders cognizant of EMF dangers — are too steep a price for questionable convenience. Especially since our emergency responders already communicate via a radio antenna near the firehall.

With these considerations in mind, we insist that all corporate and elected officials involved in the Rogers project on Hornby Island first and foremost follow the Precautionary Principle employed by their European counterparts. This cold dash of sanity requires the purveyors and enablers of any potentially harmful tech to demonstrate its safety *before* rolling it out here.

In closing, we wholeheartedly endorse the Ford Cove resident who so eloquently told a Telus rep at our 2017 open house: “Just go away. Leave us alone.”

In service,
*William Thomas*
*for the Concerned Residents of Hornby Island*

*Special thanks to West Coast Environmental Law, the Dove Creek resistance and Vancouver Island Safe Tech Alliance for their contributions to this report.*

This Hornby visitor finds good cell coverage on Big Trib -Will Thomas photo

Appendix 1.

# EMF IMPACTS ON FLORA & FAUNA

Sources & Links

Levitt, Lai and Manville (2022) Low-level EMF effects on wildlife and plants:

- Effects of non-ionizing electromagnetic fields on flora and fauna, part 1.
- Effects of non-ionizing electromagnetic fields on flora and fauna, Part 2 impacts: how species interact with natural and man-made EMF .
- Effects of non-ionizing electromagnetic fields on flora and fauna, Part 3. Exposure standards, public policy, laws, and future directions.

(full report)

Anthropogenic Radiofrequency Electromagnetic Fields as an Emerging Threat to Wildlife Orientation

Impacts of radio-frequency electromagnetic field (RF-EMF) from cell phone towers and wireless devices on biosystems and ecosystems

Review of the ecological effects of radiofrequency electromagnetic fields (RF-EMF)

Report on Possible Impacts of Communication Towers on Wildlife Including Birds and Bees. (Ministry of Environment and Forest. India)
(pdf)

Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays. (Page 374- Biological Effects at Low intensity)

Electromagnetic Pollution From Phone Masts. Effects on Wildlife
Studies on the Effects of Radio-Frequency Fields on Conifers

Long-term exposure of young spruce and beech trees to 2450-MHz microwave radiation.

Radiofrequency radiation injures trees around mobile phone base stations.

Forty Percent of the World's Bird Populations Are in Decline

Effects of Different Kinds of EMFs on the Offspring Production of Insects

Electromagnetic radiation: Influences on honeybees

Mobile phone-induced honeybee worker piping

Changes in honeybee behavior and biology under the influence of cellphone radiations.

Report on Possible Impacts of Communication Cell Towers on Wildlife Including Birds and Bees.

Exposure to cell phone radiations produces biochemical changes in worker honey

The effects of microwaves on the trees and other plants.

The influence of electromagnetic fields on flora and fauna

The Soil Food Web. It is a living organism.

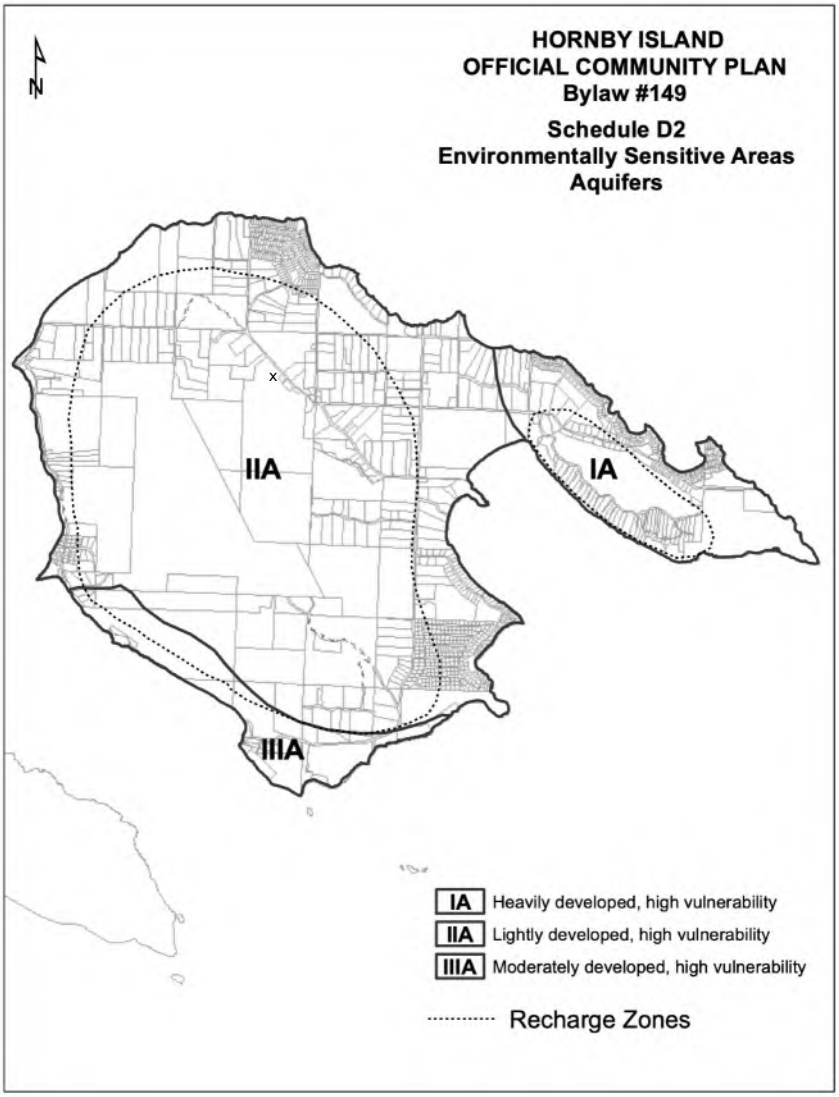
In Sierra Madre a bystander videos bee death between 2 cell towers that have multiple antenna.

MOBILE TELEPHONY RADIATION EFFECTS ON LIVING ORGANISMS (U. of Athens, Greece)

Appendix 2.

CVRD Tower Siting & Consultation Requirements

"… proponents should seek to locate Telecommunication Antenna Systems outside of… Wetlands and Ecologically sensitive lands and areas; Ecologically important parklands and parklands where migratory and resident birds are known to congregate," and/or "Within 400 metres of ecologically sensitive lands and park spaces with significant wildlife and bird habitat values; that adversely impact view corridors." (x marks the proposed tower site)



Appendix 3

<u>Hornby Island Group Letter to Rogers</u>

Appendix 4.

Resident's rendering of tower emissions radius requiring residents' notification:

Appendix 5.

MODEL STRATEGY FOR ANTENNA SYSTEMS

Appendix 6.

Dove Creek Tower Proposal Not Granted

Vancouver Island Safe Tech Alliance is celebrating its March 7, 2023 victory, of which they report by email: "The CVRD Electoral Areas Services Committee did NOT grant a letter of concurrence for the proposed 1388 Ellenor Rd tower in Comox and attached three conditions that must be met before moving forward: 1) Telus rep Brian Gregg must consult with the K'ómoks First Nation, 2) ISED needs to meet with the CVRD, and 3) Telus is to hire a 'Qualified Environmental Risk Assessor'. Will this permit postponement become permanent? The CVRD has recently reversed its initial decision against a 63-meter cell tower in the Cowichan Valley.

**From:** carlaconkin <carlaconkin@protonmail.com>

**Sent:** Wednesday, March 22, 2023 2:40 PM

**To:** Timothy Peterson; Alex Allen; Grant Scott; northinfo

**Cc:** William Thomas; Carol Coffey

**Subject:** Legal Submission on behalf of Concerned Residents of Hornby Island - Rogers Cell Tower Proposal

**Attachments:** Ltr to LTC.c.conkin.2023.03.22.pdf

Please see the enclosed letter. It is to be considered in conjunction with the submission provided today by William Thomas, c/o the "Concerned Residents of Hornby Island".

Regards,

Carla R. Conkin, LL.B.

Barrister & Solicitor

Member:

ADR Institute of BC
Affiliate - ADR Institute of Canada

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Sent with Proton Mail secure email.

CARLA R. CONKIN
Barrister & Solicitor

March 22, 2023

**VIA EMAIL:**
**tpeterson@islandstrust.bc.ca; aallen@islandstrust.bc.ca; gscott@islandstrust.bc.ca; northinfo@islandstrust.bc.ca**

File No.: 01011

Islands Trust
Hornby Island Local Trust Committee
LTC Trustees, Tim Peterson (LTC Chair), Alex Allen, Grant Scott

Dear Local Trust Committee,

**RE: Rogers Communications Radiocommunications Tower – Hornby Island**

I have been retained by a local residents' group, known as the Concerned Residents of Hornby Island, who have formed to protest and oppose the proposed 63 metre Rogers Communications Radiocommunications Tower to be erected on Hornby Island. I submit the following comments and concerns on their behalf. This letter is provided in conjunction with my client's submission of the same date.

I understand that the proposed Rogers tower will be used for expanding services to include 4G, and ultimately 5G, coverage to Hornby Island and the surrounding area. I also understand that there has already been approval and commencement of construction for a fibre optic project in the area that will provide dependable internet access and coverage, and that there is existing cell coverage available to Hornby Island via other towers located off island. It is not clear at this time, if there are other off-island alternatives to the proposal, or whether alternatives have been assessed.

*Fair Process and Public Consultation Concerns*

There has been some confusion or differing messages about whether this project would be on the agenda for the LTC meeting to be held on March 24, 2023 and whether there is a possibility that a decision could be made to approve/provide written concurrence in favour of the project. Similarly there are 'indications' that in time for this LTC meeting, the LTC may have a report



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

from its Islands Trust technical staff as well as a report from the Proponent, represented by Sitepath Consulting. It remains unclear how the public may gain access to these reports, to fully understand the status and nature of the project, and to meaningfully participate and provide comment.

Most simply there is no clarity as to a process that sets out what will be considered, and at what stage the proposed project is being reviewed by the LTC, if at all on March 24, 2022 or what the future process steps will involve.

I also understand that there is a set protocol for public consultation set by Innovation, Science and Economic Development Canada (ISED) who has federal jurisdiction and authority for installations of this nature as proposed. Before authorizing the installation, letter(s) of concurrence are requested by local government authorities once an adequate public consultation process is completed. The ISED has a default process or set of minimum requirements, however there is room for expansion of the consultation process for the local government authority if it is warranted given context.

To this end, the Hornby Island LTC has approved the Model Strategy for Antenna Systems Local Planning Committee (as of September 9, 2022) which incorporates the ISED protocol and has further augmented requirements for public consultation.

As we know, considering the principles of administrative law, applicable to both federal level and local level decision makers, it is a fundamental component of the permitting approval process to ensure that proper and adequate public consultation is achieved, that affected residents have the opportunity to review the proposal, to provide comments and questions, and to meaningfully participate.

Beyond the process concerns noted regarding the upcoming LTC meeting, there are other process concerns as per the following, which do not appear to be unique given the widespread controversy, opposition and concerns regarding inadequate information related to the tower proposals on Vancouver Island, within the CVRD for example:

- There are indications that many Hornby islanders have limited to no information on this tower installation; including missing proposal packages and a lack of information to adequately participate within notice periods or otherwise; essentially, if the quality of the information sharing is lacking then the rest of the public consultation process is undermined;

- There have been no in-person public sessions to adequately engage the proponent and the LTC, to ensure there is sufficient information to meaningfully participate and provide relevant comments. While there were a couple of virtual Teams sessions, not all residents know or have the technical capacity to properly engage in this format. Furthermore there were technical difficulties and parties could not sign on or participate effectively on-line.



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

These are substantive and significant limitations on the efficacy and integrity of adequate public consultation. Regardless of notice in local newspapers and time within which to comment, if impacted residents are not able to meaningfully participate to hear and engage with the Proponent, then continuity of information could easily be lost and the ability to provide full comment and questions is compromised.

The Model Strategy contemplates that the ISED protocol could be restrictive and that adequate consultation could take longer. To this end the LTC has the ability to adjust the consultation process appropriate to its context, including expanding the radius , notice time periods and information/consultation sessions. Currently the Model Strategy objectives are not being met:

*G. Consultation Process*

*1. Consultation Objectives*

The *protocol* for public consultation is designed to:

- inform;
- incorporate local knowledge;
- harmonize with ISED regulations and guidelines;
- be transparent;
- be consistent;
- be predictable; and
- be expeditious.

The process does not inform, incorporate local knowledge, is not transparent, consistent or predictable.

**We therefore request that the LTC delay any concurrence decisions until a clear process is confirmed for the public, along with updated information, and associated reports to be provided to island residents, with reasonable time for review, along with proper in-person public consultation meeting(s) to be held with the Proponent and the LTC .**

*Adequate Assessment – Environmental Impacts*

As previously noted, we are not aware of the LTC's review and assessment of the project in relationship to its *Islands Trust Act* statutory object, to preserve and protect the environment, and



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

its OCP and Land Use Bylaw requirements and policies in this regard. For example, it would be useful to understand how the LTC plans to reconcile Hornby Island OCP – advocacy policy at 5.5.5, pg 41 "Industry Canada is encouraged to prohibit commercial microwave towers and satellite antennae on Hornby Island." Industry Canada is now the ISED.

We also know that the project is proposed to be located within environmentally sensitive ecosystems. There will also be detrimental impacts on view and scenic quality as the tower will be visible throughout the island's central district. What is the assessment on these valued components, and cumulative impacts? Given the special mandate of the Islands Trust and the LTCs as decision makers, we know that impacts on the environment and cumulative impacts are necessarily scaled much higher in magnitude given the fragility and limited capacity of small islands such as Hornby Island. My client's submission provides further details on the significant public concern regarding impacts on birds, pollinators, and fire risk, in particular.

**We therefore request that the LTC ensures that a full and proper environmental assessment in accordance with its unique mandate under the *Islands Trust Act*, be fulfilled, and that such assessment is made available for public review and comment, so that the LTC can make a fully informed decision about this project.**

*Significant Public Concern and Risk*

If the fundamentals of public engagement are not achieved, such as adequate information and time to engage, then the concerns and worries mount. The protests and opposition will invariably increase because the efficacy of the process is in question. It also taints the decision making because the decision maker cannot adequately decide or effectively balance risks. For example, ISO 31000 sets out the fundamentals of risk management to include both quantitative and qualitative risk assessment in making sound evidence-based decisions. In this case the necessary and critical qualitative risk assessment, coming from local and affected parties, is missing because the public consultation process is inadequate.

As a result of growing controversy of these towers, for health and environment reasons, the failure to provide a fulsome in-person public consultation on this matter also impacts public concern and exacerbates worries about the risks of these types of projects. While it is clear that the federal authority ISED states that Code 6 is sufficient and that inquiries and concerns should be directed to Health Canada, in writing any kind of concurrence letter it is imperative that local LTC decision makers properly and fully assess risks with these types of developments. To this end, it is not a matter of dissecting whether Code 6 is sufficient, but to recognize that if the public consultation is deficient there will be corresponding impact on trust and diminishing efficacy for decisions made without this integral consideration. In other words the public consultation becomes an optics exercise, without substance.



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

*Insurance, Liability and Responsibility*

Another basis for concern is about what happens if there are damages and injury in the short or longer term resulting from the project? Again a failed public consultation process exacerbates these public concerns. My client is interested in being proactive and preventative and they and other residents wish to impart the critical local knowledge that needs to inform decision making.

However, if the project moves ahead without adequate assessment, has the LTC considered exposure and appropriate and adequate safeguards for responsibility of Rogers in terms of Hornby Island and its residents? One of the concerns is whether there can be adequate insurance and security in place to effectively protect the public and environmental interests. For example, there are indications that insurers will not cover health effects, environmental damage and injury arising from RFR and 5G related illnesses or impacts. This is a very controversial issue that is driving significant concern. This is a long-term issue that requires consideration in terms of impacts, including cumulative impacts.

Is the LTC certain that in providing its concurrence, or in essence, its approval that the residents and the environment of Hornby Island are protected should damage occur? Should there be insufficient impact knowledge and evidence, it would seem that this would be a ripe occasion to implement the Precautionary Principle. Alternatively, how is the LTC risk managing exposure?

**We therefore request that the LTC provide information about insurance and security coverage and adequacy for public information and comment.**

We know that there is significant discord growing over the environmental and health impacts arising from these tower installations. Process concerns abound. For example, the Telus tower proposed for Qualicum Beach, represented by the same consultant, Sitepath Consulting, indicates that the ISED process has not been followed, that there have been allegedly deliberate attempts to mislead the public, proposal packages not being received by residents within the distance parameters, lack of notice for residents within the ranges; incomplete newspaper notifications etc.

Most recently, earlier in March of 2023, the CVRD deferred another tower project decision with Telus in Area B until adequate environmental impact information from a qualified environmental risk assessor , and adequate consultation with the K'omoks First Nation is addressed. Of course the CVRD does not have the unique mandate of the Islands Trust regarding its statutory object in s. 3 of the *Islands Trust Act*. As such, environmental considerations, given the unique amenities and environment of the trust area, require overriding attention on the preservation and protection of the delicate environmental balance, islands such as Hornby require.



Carla R. Conkin LL.B.
Barrister & Solicitor
carlaconkin@protonmail.com
PH. 250-464-4242

In coming to the end of my comments, I understand that a petition has been provided with hundreds of signatures voicing the concerns of residents who desperately want the LTC to oppose Rogers' project. Additional residents have also supported other letters submitted against the project, and still other residents are coming on board to support future letters of protest.

**As a final request at this time we ask that the full consultation record provided by the Proponent, be provided for public review and comment.**

In light of the foregoing, should a decision be made to approve this project without, at a minimum, addressing the concerns outlined, then there would be more than sufficient evidence to challenge on the basis of a lack of due process and unreasonable decision making.

Thank you for considering this submission, along with my client's submission.

Please note that this legal assistance is being supported by West Coast Environmental Law and the Environmental Dispute Resolution Fund, to provide access to justice to those who would not otherwise be able obtain legal support.

Respectfully yours,



Carla R. Conkin, LL.B.

carlaconkin@protonmail.com

**cc.** William Thomas c/o Concerned Residents of Hornby Island via email
West Coast Environmental Law via email

**From:** Jan Kennedy

**Sent:** Monday, January 16, 2023 8:29 AM

**To:** northinfo

**Cc:** Grant Scott; Alex Allen; Daniel Siegel; heather caton

**Subject:** Amendments to the Model Strategy for Antenna Systems

**Attachments:** 2023.Jan.13.Ltr to IslandsTrust.docx

Please find my attached letter with suggested Amendments to the Model Strategy for Antenna Systems, for the upcoming local Islands Trust Meeting on Hornby Island this Friday, January 20, 2023.

Sincerely,

Jan Kennedy

Jan Kennedy

January 13, 2023

ISLANDS TRUST
Northern Office
northinfo@islandstrust.bc.ca
Alex Allen
aallen@islandstrust.bc.ca
Grant Scott
gscott@islandstrust.bc.ca

Re: Proposed Rogers Cell Tower for Hornby Island

I write with strong concerns about the proposal by Rogers to site a 60m free standing cell tower on Hornby Island.

It is becoming increasingly evident, in looking at Facebook discussion, in attending locally arranged Town Hall meetings, in participating in local informal discussions, as well as noting the growing list of names on a local Petition against the tower, that many Hornby folks have reservations about a cell tower being sited on Hornby Island.

It is also evident that most Hornby folks understand, and are supportive of, the need for significantly improved internet access on Hornby. We look forward to the soon-to-arrive City West fibre optic project will facilitate educational, recreational and business opportunities for all and can even facilitate cell phone use through apps such as Facebook Messenger. This project will offer a huge improvement with safe, fast and reliable connection, which, in turn, can allow each home to determine if they wish to allow wireless access to their personal devices, or the faster, more secure alternative of hard-wiring their devices within their homes.

Hornby Island is a seen as a "refuge" for many, year-round residents, part-time residents and visitors, alike. The beauty and glory of the natural world on our beautiful island home is valued as a place of peace, healing and renewal. We are fortunate to have Islands Trust, with it's extra level of awareness and concerns for the protection of our island environments, as our land use authority. As is written on the Islands Trust website,
*"The purpose of this trust is to preserve and protect the Trust area and its unique amenities and environment for the benefit of the residents of the Trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the Government of British Columbia. In doing so, the provincial government made the commitment to protect the islands from excessive and inappropriate development. The Islands Trust remains our nation's only institution charged with the stewardship of a particular environment and the preservation of a special, rural quality of life."*

I urge you, as our land use authority, to act on several different fronts, in preserving and protecting this very special place:

- Improve our local autonomy and heightened awareness of, and protection for, the well-used areas of our Community School, our PreSchool, our Community Hall, our Health Clinics, our Art Center, our Credit Union, the Ball Part and Kitchen, and our Recycling Depot, by increasing the notification package radius to 3X the height of the proposed tower as suggested under "Distance Considerations" in the Islands Trust Model Strategy for Antenna Systems, adopted at the Sept.9, 2022 local Trust meeting.
- Require proof of liability insurance against harmful effects of radiofrequency radiation on health from all telecommunications companies deploying wireless technologies.

- Require any contract to include: assurances that the Proponent, e.g., the telecommunications company, will abide by any new federal government guidelines or regulations that may be established to limit emissions; will de-power antennas and remove antennas and supporting equipment when radiofrequency energy is determined to be a Group 2A or Group 1 carcinogenic hazard 9i.e., grandfathering would not be permitted).
- Ask for a postponement of the Roger's application until after the City West project is completed and Hornby folks have had an opportunity to adjust and incorporate all the new aspects and possibilities of much improved internet access.
- Pass a symbolic resolution calling on the Federal Government to revise Safety Code 6, implement the recommendations of the 2015 HESA Report, and in the interim, to stop 4G/5G rollout of small and macro antennas close to where people spend much time, and to put a hold on the auction of the spectrum.
  It is my understanding that around the world municipalities have been doing this.
  In Canada, the town of Sutton, Quebec was the first to do so. They adopted a resolution calling on the federal government to institute a moratorium on the deployment of 5G "until the various studies reach a consensus on the absence of risks and impacts of 5G cellular technology on health and the environment.
  https://www.pressreader.com/canada/sherbrooke-record/20191220/281560882693827
- Write a statement of non-concurrence regarding the proposed Roger's cell tower siting.

You have an opportunity to strengthen the protection for this special place and its unique and sensitive community and environment through Amendments to the Model Strategy for Antenna Systems and I respectfully suggest that you make full use of that opportunity now.

Sincerely,
Jan Kennedy
42 year full-time resident of Hornby Island

**From:** anna zielinski
**Sent:** Monday, January 16, 2023 8:56 AM
**To:** Brian Gregg; Sonja Zupanec
**Cc:** Grant Scott; Alex Allen

Dear Brain Gregg

I did not what a rebuttal to my comments that I sent you recently.

I really wanted that you and Roger's to take note the reasons for my comments
why **I do not want** this proposed cell tower on Hornby Island.

Sincerely, Anna Zielinski. Hornby Island

**From:** William Thomas

**Sent:** Friday, January 13, 2023 4:45 PM

**To:** briangregg@sitepathconsulting.com

**Cc:** Alex Allen; Grant Scott; northinfo

**Subject:** NO to Rogers' proposed Hornby cell tower

Brian Gregg
SitePath Consulting
Jan. 13, 2023

Dear Mr. Gregg:

As a 23-year resident of Hornby Island, I am writing once again to strongly object to your current client's plan to impose of a forest-topping RF/microwave/millimeter transmission tower on an island community who rejected a similar proposal put forward by your lobbying firm five years ago. What's changed since then is the buried fibre optic network we voted for instead. That project will break ground here shortly.

In disturbing contrast, the nearly 300-foot-high industrial structure proposed by Rogers would permanently blight the rural values that brought us to settle here, and which continue to delight and refresh countless wild and human lives.

In the Islands Trust "MODEL STRATEGY FOR ANTENNA SYSTEMS" (passed on May 3, 2018), Section C: "Discouraged Locations" stipulates that cell tower sites which "adversely impact view corridors" or "affect the scenic qualities of a corridor" are forbidden. These scenic views encompass our entire island, which is largely dependent on revenues from tourists seeking Hornby's natural attractions.

Unfortunately, corporate predators are also drawn here. Though for more cynically venal motives. Yesterday's resistance meeting took particular offence at Rogers' attempts to usurp a site intended for desperately needed affordable housing. Kindly explain to those awaiting accommodation why Rogers wants to deny them a place to live.

We do not appreciate any corporation seeking to cash in on our community at our lingering expense. Our future will *not* be decided in distant boardrooms by profit-blinded executives dismissive of the harm inflicted by their policies and technologies on those they will never meet.

*Hornby Island is not a city*. We refuse to be treated like a concrete metropolis by technocrats totally detached from our daily experience, which does *not* revolve around handheld screens. Current cell coverage from Texada and Qualicum towers is more than adequate. And our emergency services have been coordinated via a fire department radio mast for years.

* * *

Our Model Strategy further stipulates that for a tower exceeding 15 meters in height, a "public information meeting" is required.

Instead, ongoing efforts by Rogers and SitePath to undermine our community process confirm that neither entity can be trusted. Continue insulting this community by ignoring our regulations and refusing to meet with us, and even residents in favour of that Trojan tower will turn hard against Rogers.

I suggest that attempting to circumvent our community's priorities and protocols is ill-advised. As Trust Regional Planning Manager, Kauer noted for the record on September 9, 2022: "The Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

Underline, <u>federal</u>.

On an island with streaming-internet challenges and lack of personal computers, Rogers' "gift" of a single Zoom linkup so exclusionary our own local trust representative was unable to log on — and whiney emails casting yourself as the shocked victim of comments your strategy incited here last time around — hardly qualify as "extensive public consultation." Or bizarrely hyped fears for your life.

That's not how we roll.

Talk about bad faith! Regarding our site model's required "visual renderings of the proposed antenna system," the only illustration I've seen relating to the Rogers proposal is a satellite photo overlaid by the standard tower height formula for calculating its radius of wireless radiation. The resulting 1,500 foot danger zone for prolonged, low-level EMF and microwave

exposure covers our recycling centre, ballpark, gravel yard, new firehall, community hall, clinic, dental bus, elementary school, credit union and library.

No thanks.

Chronic illness and general malaise, forced dislocation of wildlife and human residents, disgusted tourists, EMF-withered flora, and a forest fire sparked on a tinder-dry, steep-sloping summer mountainside by an adjacent blazing Rogers cell tower (exemplified in many clips online) — are potentially too catastrophic for us to risk.

Why should we when the serenity and security of our persons is protected by our Charter Rights and Canada's Criminal Code? (See the section prohibiting "coercion" and "assault".)

Thing is, Swiss Re's "Emerging Risk" profile lists electromagnetic fields as the top casualty risk due to "unforeseen consequences" beyond 10 years. Shorter term, the 5G transmitters sprouting from Rogers' power lines and 4G towers are considered high risk within 3 years.

Given that re-insurers like Swiss Re are refusing to indemnify other insurers for losses incurred by involuntary wireless radiation exposures, please detail Rogers' insurance provisions for any lawsuits brought by island residents suffering physical, mental, emotional or financial distress from Rogers' threatened invasion, and/or their tower's toxic emissions.

This list of compensations must cover damage to natural and human habitats (including fires sparked in our thickly treed neighbourhoods by malfunctioning small cells), the incalculable costs of all displaced birds, bees and other wild lives, as well as any uprooted longtime Hornby residents.

These concerns are *not* multiple-choice.

* * *

Don't even start on ISED's corporate-facilitating procedural faults — sorry, *defaults* — intended to override our community plan and land use regulations. Quickly repeat 2,000-times:

Not.

Here.

* * *

Similarly spare us any further "Safety Code 6" incantations. The corporate corruption of Health Canada is too well documented, and the safety code scam too widely exposed to get away with "we're legal" bafflegab. Ignoring non-thermal effects is analogous to past "official" assertions that smoking is perfectly safe. As long as you don't burn down the house.

Meanwhile, as companies like Rogers blanket Canadian cities with debilitating electrosmog, the nerve, tissue and DNA damage detailed in more than 3,000 health studies is completely ignored by Health Canada's bogus 103-year-old guidelines. If Air Canada passengers were told their aerial journey was "protected" by "safety regulations" dating back to the Wright Brothers, nobody would board that jet.

But when Safety Code 6 *was* finally ~~rubber stamped~~ "revised" in 2015, corporate lobbyists painstakingly disregarded the non-thermal effects of EMFs — voluminously documented since 1947.

Curiously, however, the industry-dictated code telcos love to cite warns that "electric and magnetic field exposures can induce internal electric fields (voltage gradients) within biological tissue."

This is a no-no, Health Canada says, because studies have shown that wireless-induced internal electric fields "can result in spontaneous depolarization of the membrane and the generation of spurious action potentials" — at power densities these same studies show to be far below Canadian guidelines.

Indeed, overriding the human body's subtle electro-chemical processes with jackhammering wireless signals is such a problem, the Code includes pages of diagrams and algebraic formulae depicting all the "averaging" and "filtering" needed to fit this "spurious" electrical interference within Health Canada's own spurious guidelines.

As an award-winning investigative journalist, I've been reporting on EMFs since my book, *Scorched Earth* was published by New Society Publishers in 1991. So I understand that the code's admitted "depolarization" of wireless-exposed cell membranes refers to artificially induced rapid reversals of the natural magnetic field that regulate trillions of individual cells.

I've yet to meet an "electrical engineer" who does.

Every gigahertz hurts. Continuously bend DNA's double helix back-and-forth *billions of times* every second — and it's bound to snap. As Lai and others have shown, the human body cannot repair the double-strand breaks that cause the most electromagnetic mayhem.

But what do we hear?

"Based on current scientific data, we have concluded that you will not experience adverse health effects from exposure to radiofrequency EMFs at the levels permitted by Safety Code 6," Health Canada insists. "This includes exposure from equipment that uses 5G technology."

Seeking legal cover by referencing blatant fraud is probably not a good idea. Especially when both statements are outrageous lies. The first assertion is contradicted by those stacks of previously mentioned studies. Citing "current scientific data" relating to 5G is even more egregious, since — according to recent US Senate testimony by a telco official — *no studies have been done on 5G safety*.

Nada. Zip. Zero. Zilch.

*If 4G and 5G frequencies are so safe, why do telcos like Rogers refuse to hear our health concerns?*

* * *

What's the rush? Is Rogers worried that city councils in Belgium, Bermuda, Bulgaria, Croatia, France, Germany, Ireland, Wales, Britain, New Zealand, Slovenia, Switzerland, the USA and Canada are placing moratoriums and outright bans on the 5G transmitters that invariably piggybacks on fibre installations like dogs in heat?

In reining in this powerful, untested tech, elected officials cite the Precautionary Principle. This saner "default" requires purveyors of potentially harmful technology to *demonstrate its safety before rolling it out*.

Sounds right to this former sea captain.

When Rogers can demonstrate the safety of Fourth and Fifth generation transmitters before an independent panel of MDs and scientists, please let us know. Until then, forget about putting a cell tower on Hornby Island. Rogers will not arrive here unannounced. And I know plenty of good people prepared to defend their community by standing in front of the trucks.

Most sincerely,
*William Thomas*

This letter may be distributed freely

Cc: LTA trustees, Islands Trust planning dept., CVRD General Manager of Planning and Development Services

*William Thomas*

Sent with Proton Mail secure email.

**"Community Rights" creates a structure of law and government of all people, by all people, and for all people. It recognizes and protects the inalienable rights of natural and human communities.**

## Petition

**We, the undersigned:**

-as eligible resident voters of Hornby Island acknowledge the following:

- ROGERS.ca (registered as .com), is a Canadian Media-Tech Innovator & services suppliers
- is proposing to construct a steel tower on Hornby Island Crown Land to deliver a cellular broadcast upgraded service to the community that could/will include 5G services

Having done due diligent research about the harmful effects of broadcast high-tech cellular services (i.e. to plants, birds, bees and humans alike), the undersigned residents of Hornby Island:

Do not provide written or verbal consent to this proposal

| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Shannon Marshall | [redacted] | [redacted] | Dec 31 2022 | [redacted] |
| Angelean Hoeppner | [redacted] | [redacted] | Dec 31, 2022 | [redacted] |
| Dustin Siddals | [redacted] | [redacted] | " " | [redacted] |
| Dale Devost | [redacted] | [redacted] | Dec 31, 2022 | [redacted] |
| Arin Sawyer | [redacted] | [redacted] | Dec 31, 2022 | [redacted] |
| Zach Bruszkevski | [redacted] | [redacted] | Dec 31, 22 | [redacted] |
| Paul Summerlin | [redacted] | [redacted] | Dec 31 /22 | [redacted] |
| Landys Klyne | [redacted] | [redacted] | Dec 31, /22 | [redacted] |
| Nancy Adams | [redacted] | [redacted] | dec 31/22 | [redacted] |
| Thomas Hamaguchi | [redacted] | [redacted] | Dec 31 /22 | [redacted] |
| Kathy Porteous | [redacted] | [redacted] | Dec /31 22 | [redacted] |
| ED HOEPPNER | [redacted] | [redacted] | DEC 31, 2022 | [redacted] |
| Emma Walter | [redacted] | [redacted] | Dec 31, 2022 | [redacted] |
| CHARLS WRIGHT | [redacted] | [redacted] | Dec 31 2022 | [redacted] |
| IAN COPPING | [redacted] | [redacted] | DEC 31, 2022 | [redacted] |

**From:** Erin Towson

**Sent:** Friday, January 13, 2023 4:51 PM

**To:** briangregg@sitepathconsulting.com

**Cc:** Alex Allen; northinfo; Grant Scott

**Subject:** Questions and concerns regarding the proposed Rogers Communications Radiocommunications Tower

Dear Brian Gregg,

I am writing to you in regards to the proposed 63.0 meter Rogers Communications Radio communications Tower for Hornby Island.

You are asking to build this tower on Crown Land on Hornby. It has come to my attention that this land has been in discussions for year round housing for the community which is one of the most critical needs for residents on the island. Have you looked at other locations on Hornby? Possibly one that isn't also so close to where many of the community gather?

I would like to request that you come to Hornby for an in person meeting to present to us what Rogers is proposing. Having one online meetingis just not conducive to most residents on the island. December 8th at 5pm was just not a convenient time. If given enough notice at a better time of year, I feel like the community would have a chance to meet you in person and find out what this proposal is all about. If the community consultation process is 120 days and it started on November 14th, 2022 then you should have another 60 days to come up with a way to meet with the community in person.

I have taken a quick look at the Model Strategy for Antenna Systems. It mentions the consultation process should inform, incorporate local knowledge, harmonize with ISED regulations and guidelines, be transparent, be consistent, be predictable and be expeditious. I do not feel that providing only an online meeting with the community is following those guidelines.

Regarding public consultation, you are required to notify all property owners and residents within a notification distance of 10 metre for every one metre of height of the tower. From what I understand the proposed tower location is within the list of discouraged locations. The tower will not share land with, but is within the vicinity of, the school, day care, playground, recycle depot/free store, library, community health

centre, medical clinic, bank, farmer's market, community hall, Joe King Ball Park, radio station, fire hall and Spark. These are all places where residents in the community gather or work for numerous hours per week. Was this something that Rogers took into consideration when choosing the location?

The last revised update of Safety Code 6 that I could find online was in 2015. It is currently 2023. It states that the radio frequency EMF exposure to the residents of Hornby is safe. With the rapid change of technology and this clearly outdated exposures guidelines, does Roger's feel confident that they are willing to take any risk of liability for the community in case it turns out to be wrong? Government once stated that cigarette and asbestos were safe for its citizens, and with time those proved to be incorrect. What benefits other that better cell service does this cell tower provide Hornby residents where we should take any risk of it affecting our health?

I think the community should be aware of how many year round Rogers cell phone customers are on Hornby Island. In the peak summer months of tourism what does that amount of daily users go up to that would require use of a Rogers cell tower? Would the tower be able to service that many new customers at one time? I am a Telus cellular customer. Will I benefit from having the tower at that location on Hornby Island? Will Telus or other cell service providers be leasing space on the tower as well, so that I and others in the community will benefit from better cellular reception? Has Rogers done any research on smaller communities, specifically islands to see whether or not insurance on our properties would be impacted if there is the potential risk of a fire from the tower? These are things a small community like us, needs to know.

I still own property on the mainland but I also now co-own property here on Hornby Island near my family. My brother, his wife and young family live, work, go to school and play most of the year on Hornby. My sister-in law who just went through a [redacted] works up at the Depot. She will be working very close to where the potential tower is, so I have concerns for her health. The family is not a member of the Spark Maker-space but they do spend time there and I am sure that as my little nephews grow older they will be spending more time there. My brother is on the board of Joe King Ball Park and the entire family spends many hours there spring, summer and fall. I, myself, have spent more time on Hornby in the last year. I am sensitive to EMF and find my body functions a lot better when I am away from the city where it is all around me. I have enjoyed not having cell service at my property on Hornby. If I need to use my cell phone I can walk to the local beach where there is a booster.

As I was unable to attend the December 8th session, was it recorded and can I please have access to it so I can feel more informed? With all of the feed back and questions you have received from the community, what is the next step and how will the Hornby residents be apprised of it? Today is the last day to send you concerns, so what happens now?

I am a cellular phone or wireless device user with Telus. Once my contract is over, I plan to not have cell phone and will use only my land line.

I do not feel it is an appropriate location for the proposed facility as it is way too close to numerous community gathering locations and where a large majority of residents earn their income.

I thank you for your time listening to my concerns and in advance for answering my questions.

In regards,
Erin Towson
Hornby Island, BC

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| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Tara Channell | [redacted] | | Dec 31/22 | [redacted] |
| Andrea Rutz | | | Dec 31/22 | |
| David Cloud | | | Dec 31/22 | |
| Colleen Work | | | Jan 6/23 | |
| Terran Ford | | | Jan 7/23 | |
| Nanna Biehner | | | " | |
| Chris Armstrong | | | Jan 14/23 | |
| Mitka Jeric | | | Jan 14/23 | |
| Shuma Vostrcil | | | Jan 14/23 | |
| Nancy Adams | | | Jan 14/23 | |
| ROBERT LeBARON | | | Jan 14/23 | |
| GARY MANZER | | | " " " | |
| DAFCY MCMURRAY | | | JAN 14/23 | |
| Cori Roy | | | Jan 14/22 | |

**From:** Amanda Hale

**Sent:** Friday, January 13, 2023 6:51 PM

**To:** William Thomas

**Cc:** briangregg@sitepathconsulting.com; Alex Allen; Grant Scott; northinfo

**Subject:** Re: NO to Rogers' proposed Hornby cell tower

Well said Will Thomas! You speak for us all, very sincerely,

Amanda Hale

On Fri, Jan 13, 2023 at 4:45 PM William Thomas wrote:

> Brian Gregg
> SitePath Consulting
> Jan. 13, 2023
>
> Dear Mr. Gregg:
>
> As a 23-year resident of Hornby Island, I am writing once again to strongly object to your current client's plan to impose of a forest-topping RF/microwave/millimeter transmission tower on an island community who rejected a similar proposal put forward by your lobbying firm five years ago. What's changed since then is the buried fibre optic network we voted for instead. That project will break ground here shortly.
>
> In disturbing contrast, the nearly 300-foot-high industrial structure proposed by Rogers would permanently blight the rural values that brought us to settle here, and which continue to delight and refresh countless wild and human lives.

In the Islands Trust "MODEL STRATEGY FOR ANTENNA SYSTEMS" (passed on May 3, 2018), Section C: "Discouraged Locations" stipulates that cell tower sites which "adversely impact view corridors" or "affect the scenic qualities of a corridor" are forbidden. These scenic views encompass our entire island, which is largely dependent on revenues from tourists seeking Hornby's natural attractions.

Unfortunately, corporate predators are also drawn here. Though for more cynically venal motives. Yesterday's resistance meeting took particular offence at Rogers' attempts to usurp a site intended for desperately needed affordable housing. Kindly explain to those awaiting accommodation why Rogers wants to deny them a place to live.

We do not appreciate any corporation seeking to cash in on our community at our lingering expense. Our future will *not* be decided in distant boardrooms by profit-blinded executives dismissive of the harm inflicted by their policies and technologies on those they will never meet.

*Hornby Island is not a city*. We refuse to be treated like a concrete metropolis by technocrats totally detached from our daily experience, which does *not* revolve around handheld screens. Current cell coverage from Texada and Qualicum towers is more than adequate. And our emergency services have been coordinated via a fire department radio mast for years.

* * *

Our Model Strategy further stipulates that for a tower exceeding 15 meters in height, a "public information meeting" is required.

Instead, ongoing efforts by Rogers and SitePath to undermine our community process confirm that neither entity can be trusted. Continue insulting this community by ignoring our regulations and refusing to meet with us, and even residents in favour of that Trojan tower will turn hard against Rogers.

I suggest that attempting to circumvent our community's priorities and protocols is ill-advised. As Trust Regional Planning Manager, Kauer noted for the record on September 9, 2022: "The Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

Underline, <u>federal</u>.

On an island with streaming-internet challenges and lack of personal computers, Rogers' "gift" of a single Zoom linkup so exclusionary our own local trust representative was unable to log on — and whiney emails casting yourself as the shocked victim of comments your strategy incited here last time around — hardly qualify as "extensive public consultation." Or bizarrely hyped fears for your life.

That's not how we roll.

Talk about bad faith! Regarding our site model's required "visual renderings of the proposed antenna system," the only illustration I've seen relating to the Rogers proposal is a satellite photo overlaid by the standard tower height formula for calculating its radius of wireless radiation. The resulting 1,500 foot danger zone for prolonged, low-level EMF and microwave exposure covers our recycling centre, ballpark, gravel yard, new firehall, community hall, clinic, dental bus, elementary school, credit union and library.

No thanks.

Chronic illness and general malaise, forced dislocation of wildlife and human residents, disgusted tourists, EMF-withered flora, and a forest fire sparked on a tinder-dry, steep-sloping summer mountainside by an adjacent blazing Rogers cell tower (exemplified in many clips online) — are potentially too catastrophic for us to risk.

Why should we when the serenity and security of our persons is protected by our Charter Rights and Canada's Criminal Code? (See the section prohibiting "coercion" and "assault".)

Thing is, Swiss Re's "Emerging Risk" profile lists electromagnetic fields as the top casualty risk due to "unforeseen consequences" beyond 10 years. Shorter term, the 5G transmitters sprouting from Rogers' power lines and 4G towers are considered high risk within 3 years.

Given that re-insurers like Swiss Re are refusing to indemnify other insurers for losses incurred by involuntary wireless radiation exposures, please detail Rogers' insurance provisions for any lawsuits brought by island residents suffering physical, mental, emotional or financial distress from Rogers' threatened invasion, and/or their tower's toxic emissions.

This list of compensations must cover damage to natural and human habitats (including fires sparked in our thickly treed neighbourhoods by

malfunctioning small cells), the incalculable costs of all displaced birds, bees and other wild lives, as well as any uprooted longtime Hornby residents.

These concerns are *not* multiple-choice.

* * *

Don't even start on ISED's corporate-facilitating procedural faults — sorry, *defaults* — intended to override our community plan and land use regulations. Quickly repeat 2,000-times:

Not.

Here.

* * *

Similarly spare us any further "Safety Code 6" incantations. The corporate corruption of Health Canada is too well documented, and the safety code scam too widely exposed to get away with "we're legal" bafflegab. Ignoring non-thermal effects is analogous to past "official" assertions that smoking is perfectly safe. As long as you don't burn down the house.

Meanwhile, as companies like Rogers blanket Canadian cities with debilitating electrosmog, the nerve, tissue and DNA damage detailed in more than 3,000 health studies is completely ignored by Health Canada's bogus 103-year-old guidelines. If Air Canada passengers were told their aerial journey was "protected" by "safety regulations" dating back to the Wright Brothers, nobody would board that jet.

But when Safety Code 6 *was* finally ~~rubber-stamped~~ "revised" in 2015, corporate lobbyists painstakingly disregarded the non-thermal effects of EMFs — voluminously documented since 1947.

Curiously, however, the industry-dictated code telcos love to cite warns that "electric and magnetic field exposures can induce internal electric fields (voltage gradients) within biological tissue."

This is a no-no, Health Canada says, because studies have shown that wireless-induced internal electric fields "can result in spontaneous depolarization of the membrane and the generation of spurious action potentials" — at power densities these same studies show to be far below Canadian guidelines.

Indeed, overriding the human body's subtle electro-chemical processes with jackhammering wireless signals is such a problem, the Code includes pages of diagrams and algebraic formulae depicting all the "averaging" and "filtering" needed to fit this "spurious" electrical interference within Health Canada's own spurious guidelines.

As an award-winning investigative journalist, I've been reporting on EMFs since my book, *Scorched Earth* was published by New Society Publishers in 1991. So I understand that the code's admitted "depolarization" of wireless-exposed cell membranes refers to artificially induced rapid reversals of the natural magnetic field that regulate trillions of individual cells.

I've yet to meet an "electrical engineer" who does.

Every gigahertz hurts. Continuously bend DNA's double helix back-and-forth *billions of times* every second — and it's bound to snap. As Lai and others have shown, the human body cannot repair the double-strand breaks that cause the most electromagnetic mayhem.

But what do we hear?

"Based on current scientific data, we have concluded that you will not experience adverse health effects from exposure to radiofrequency EMFs at the levels permitted by Safety Code 6," Health Canada insists. "This includes exposure from equipment that uses 5G technology."

Seeking legal cover by referencing blatant fraud is probably not a good idea. Especially when both statements are outrageous lies. The first assertion is contradicted by those stacks of previously mentioned studies. Citing "current scientific data" relating to 5G is even more egregious, since — according to recent US Senate testimony by a telco official — *no studies have been done on 5G safety*.

Nada. Zip. Zero. Zilch.

*If 4G and 5G frequencies are so safe, why do telcos like Rogers refuse to hear our health concerns?*

* * *

What's the rush? Is Rogers worried that city councils in Belgium, Bermuda, Bulgaria, Croatia, France, Germany, Ireland, Wales, Britain, New Zealand, Slovenia, Switzerland, the USA and Canada are placing moratoriums and

outright bans on the 5G transmitters that invariably piggybacks on fibre installations like dogs in heat?

In reining in this powerful, untested tech, elected officials cite the Precautionary Principle. This saner "default" requires purveyors of potentially harmful technology to *demonstrate its safety before rolling it out*.

Sounds right to this former sea captain.

When Rogers can demonstrate the safety of Fourth and Fifth generation transmitters before an independent panel of MDs and scientists, please let us know. Until then, forget about putting a cell tower on Hornby Island. Rogers will not arrive here unannounced. And I know plenty of good people prepared to defend their community by standing in front of the trucks.

Most sincerely,
*William Thomas*

This letter may be distributed freely

Cc: LTA trustees, Islands Trust planning dept., CVRD General Manager of Planning and Development Services

*William Thomas*

Sent with Proton Mail secure email.

**From:** Jan Kennedy

**Sent:** Tuesday, January 10, 2023 3:44 PM

**To:** Alex Allen; Grant Scott; northinfo

**Cc:** heather caton; Daniel Siegel; Arbour, Daniel

**Subject:** Re: Proposed Rogers tower for Hornby Island - W6420

Hi Alex and Grant, and Is.Trust Northern office,

Regarding the cell tower proposal for Hornby Island by Rogers:

- September 9, 2022 - The Islands Trust Model Strategy for Antenna Systems was adopted at our Local Islands Trust Committee meeting. The Minutes of that meeting record the adoption of that document along with a comment from Regional Planning Manager Kauer that "the Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

- Nov.14, 2022 - A notice is sent to Hornby residents/landowners that Rogers is "proposing to build a 63.0 meter tall self-support tower on Provincial Crown land....." this notice incorrectly lists ISED'S Default Public Consultation process as the process to be used. No correction has been issued, to my knowledge, by Brian Gregg, to acknowledge that the Islands Trust Model Strategy for Antenna Systems is the process that must be used.

- Dec.8, 2022 - Brian Gregg, Roger's consultant held a one hour public digital zoom meeting for public input and information. He appears, since that meeting, through numerous written communications to be very reluctant to hold an in-person on-island public information session for Hornby Island residents.

* Of note regarding digital meetings; many Hornby Is. residents and ratepayers do not have sufficient internet access to attend a zoom meeting.

The process for community information and discussion around the proposed tower has been woefully inadequate and flawed. Rogers has not even given a clear picture of where, and by how much, cell phone reception would be increased by having a cell tower on Hornby Island. This is vital information to cell phone users who want more coverage.

Cell phone coverage is already available in many areas throughout Hornby Island, via off-island already installed towers. It is not clear what improvement to existing cell phone access would be achieved by this proposal.

In addition, City West is in the process of bringing vastly improved internet coverage, via fiber optic cable, to every Hornby Island residence that wants it. This very much improved internet connection will facilitate educational, recreational and business opportunities opportunities for all and can even facilitate phone use through apps such as Facebook Messenger.

Concerns expressed about the need for increased cell phone coverage for safely reasons could benefit from a public presentation by the Fire Department and First Responders as to what "workarounds" they are currently using, and how improved cell coverage would assist them. Given Hornby Island topography and the number of trees on the island, promises or assumptions of wide improvement in cell coverage are vague and unsubstantiated.

Will the existing Hornby Island Radio station, in quite close proximity to the proposed Rogers cell tower site, be adversely affected by the cell tower output?

Given the above points, I would like to request that the Rogers cell tower proposal be postponed until after the City West fiber optic installation is up and running on Hornby Island. This would also give Roger's consultant, Brian Gregg, the opportunity to improve upon his initial approach with a fulsome timeline of steps and phases of the public consultation process that he is compelled federally to do.

Sincerely,

Jan Kennedy

42 year Hornby Island resident

On Fri, Jan 6, 2023 at 10:40 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

> Dear Jan:
>
> Comments are below in blue. Since you have many questions, would you like to arrange time for a phone call as well? You are welcome to call me at 778 870 1388.
>
> Hi again, Brian,
>
> I have included my responses to yours, in red.
>
> Jan Kennedy
>
> Hornby Island, BC
>
> Brian Gregg
>
> PO Box 20138,
>
> Vancouver RPO, Fairview, BC V5Z 0C1
>
> briangregg@sitepathcounsulting.com

January 5, 2023

Re: Proposed Roger's Cell Tower Location on Hornby Island

I have read the package that you have made available regarding the proposed 63.0 meter Rogers Communications Radiocommunications Tower, Rogers File: W6420 – Hornby Island.

With regard to carrying out the obligation to consult with the local community:

I attended the one-hour digital public information meeting which you hosted on Dec. 8, 2022.

As you know, our local Islands Trust Committee is our land use authority on Hornby Island.

**We have been working proactively with the Islands Trust for many months. We are reviewing expected next steps with ISED as well since the proposal is on crown land.**

As you discovered at the Dec.8 digital meeting, our Local Islands Trust Committee adopted the "Model Strategy for Antenna Systems" at the Sept.9, 2022 local Islands Trust public meeting, making it the protocol of use to help our Local Trust Area elected representatives to assess any antenna system proposal withing their own unique context, rather than the ISED's Default Public Consultation process.

**We are reviewing with ISED as the Islands Trust planning staff were unaware when we set out on the consultation process. We will have to confirm whether the protocol was properly adopted and whether it has any implications going forward. We are not yet clear on this.**

How unfortunate that you chose to speak only with Islands Trust planning staff who are not "local" and did not advise you correctly!

A simple check of the Minutes of the Sept.9, 2023 Local Trust Committee meeting **islandstrust.bc.ca/document/hornby-ltc-regular-meeting-minutes-5/** shows:

"HO-LTC-2022-053
It was MOVED and SECONDED,
that the Hornby Island Local Trust Committee adopt the Islands Trust Model Strategy for Antenna Systems.
CARRIED
Regional Planning Manager Kauer noted that the Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

This except from the Islands Trust Minutes shows proper process. Also interesting to read the Is.Trust Planning Manager's note as to the implications going forward.

**As noted we will discuss with ISED and the Islands Trust. We have an appointment to do so.**

As I read the Islands Trust "Model Strategy for Antenna Systems", I see that it is designed to facilitate "***local*** *land use consultation framework* ***that ensures the LTA and members of the public contribute local knowledge that facilitates and influences the siting location, development and design of the Antenna system within LTA boundaries***" as well as "*to provide LTAs with the information required to satisfy the requirements of ISED regarding* ***local*** *land use consultation, resulting in an* ***informed*** *statement of concurrence, concurrence with conditions, or non-concurrence from the LTA at the end of the process;*"

**Thanks for sharing this. Presumably you are aware that the proposed facility is a permitted use in the Islands Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

Page 36 of the Model Strategy for Antenna Systems, Article D lists 9 "Discouraged Locations", a number of which could be seen to apply to the currently proposed site.

**We will discuss with ISED and the Islands Trust. Exentensive pre-consultatoin on the proposed location occurred with the Islands Trust staff, local emergency responders as well as via the current consultation. We do think it is noteworthy**

**that the proposal is compliant with the preferences in the land use bylaw as stated above.**

Despite the stated intention to establish a "**local** land use consultation framework, an oversight happened, and our local (Hornby Island) Islands Trust elected representatives, Alex Allen and Grant Scott, were not informed of this cell phone tower application until months after your consultation process had started. Clearly, consultation with Local Island Trust Authority and with this community has not yet taken the form advocated by the "Islands Trust Model Strategy for Antenna Systems".

**As noted we will discuss with ISED and also will be meeting with the Islands Trust planning staff again and have an appointment scheduled. We are not clear based on a preliminary review of the model protocol what we would need to do differently in any case but we will review and confirm with ISED and the Islands Trust.**

As I read the Model Strategy for Antenna Systems, any proponent is tasked with attempting to resolve any outstanding issues prior to submitting its antenna system siting proposal and to undertake public consultation. A one-hour digital meeting could not and did not provide the time and the structure to take a list of resident's concerns and work through them one by one to find resolution. Rogers risks being seen as not being willing to act in good faith.

**There had been much more engagement with the Islands Trust, Province, First Nations and emergency responders prior to commencing the consultation process. We wish to proceed in good faith via this consultation process.**

There is significant public interest about the Rogers proposal, as evidenced in several ongoing discussion threads on Hornby Island Facebook pages, "Word of Mouth" and "Hornby Community Connections". We are an engaged community and a proper **local** land use consultation framework is appreciated and supported. The Islands Trust "Model Strategy for Antenna Systems" even suggests holding a community workshop and I would urge you to consider using this format. As the Model Strategy advises, local knowledge and our local Hornby Island Islands Trust Bylaws are to be considered in this process.

**We already hosted a digital public meeting. My prior experience with an in person meeting on Hornby Island was very problematic. I faced a lot of aggression including people cursing at us on a megaphone, people crossing out with permanent ink markers the materials on our poster boards (someone even wrote curse words on top of our boards), people refusing to respect the format of the meeting and setting up chairs in the middle of the room to host their own**

**event, etc. We have also been advised by certain leadership figures in your community that our security and safety cannot be ensured at such a meeting given some of the people potentially involved. Thus, we will need to carefully consider how to best welcome additional input. Certainly, we have tried to offer a digital public meeting that was well attended and have been responsive to all who have commented or called us for information. We will continue to explore creative ways to enable people to get their opinions heard.**

I am sorry that a few people expressed themselves in such unpleasant ways during an in-person meeting about the proposed Telus tower a number of years ago. However, as a professional, I am sure you are aware that facilitation style and meeting format can be key in controlling unruly behaviour in meetings where people have strong feelings and concerns that they feel may not be taken seriously.

It seems very unprofessional to suggest that you cannot hold an in-person meeting on Hornby Island about the proposed tower because you would be in danger from people who might "potentially" be involved. Sounds like so much conjecture. And exactly who are these "certain leadership figures" that are giving you this "advice"?

Have you asked the advice of the Hornby Island Residents and Ratepayers Association Chairperson, Daniel Siegel for advice on how to conduct a productive meeting when some people attending are feeling emotional and concerned? He is a trained mediator and negotiator and a rabbi and I am sure he would have some good suggestions for you.

**I have spoken with Daniel and others. You are welcome to contact Daniel to discuss. While the discussions are ongoing and we will reconvene potentially next week, he has acknowledged similar concerns and we have not arrived at a solution as of this time.**

**First, we will have our meeting with the Islands Trust and ISED next week to confirm any applicable policy requirements. From there, we should be able to confirm more accurately potential next steps.**

Please let me know of your decision.

Sincerely,

Jan Kennedy,

42 year resident of Hornby Island

**Thanks Jan. I am not a decision maker and am rather a facilitator of the required consultation process. Thus, I cannot provide you with any decision at this time**

**but I can confirm that we will be discussing with ISED, Rogers and the Islands Trust.**

**Please note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Again, please note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 6, 2023 at 9:48 AM Jan Kennedy wrote:

> Hi again, Brian,
>
> I have included my responses to yours, in red.
>
> Jan Kennedy
>
> ,

Hornby Island, BC

Brian Gregg

PO Box 20138,

Vancouver RPO,  Fairview, BC V5Z 0C1

briangregg@sitepathcounsulting.com

January 5, 2023

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**We have been working proactively with the Islands Trust for many months. We are reviewing expected next steps with ISED as well since the proposal is on crown land.**

As you discovered at the Dec.8 digital meeting, our Local Islands Trust Committee adopted the "Model Strategy for Antenna Systems" at the Sept.9, 2022 local Islands Trust public meeting, making it the protocol of use to help our Local Trust Area elected representatives to assess any antenna system proposal withing their own unique context, rather than the ISED's Default Public Consultation process.

**We are reviewing with ISED as the Islands Trust planning staff were unaware when we set out on the consultation process.  We will have to confirm whether**

**the protocol was properly adopted and whether it has any implications going forward. We are not yet clear on this.**

How unfortunate that you chose to speak only with Islands Trust planning staff who are not "local" and did not advise you correctly!

A simple check of the Minutes of the Sept.9, 2023 Local Trust Committee meeting **islandstrust.bc.ca/document/hornby-ltc-regular-meeting-minutes-5/** shows:

"HO-LTC-2022-053
It was MOVED and SECONDED,
that the Hornby Island Local Trust Committee adopt the Islands Trust Model Strategy for Antenna Systems.
CARRIED
Regional Planning Manager Kauer noted that the Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

This except from the Islands Trust Minutes shows proper process. Also interesting to read the Is.Trust Planning Manager's note as to the implications going forward.

As I read the Islands Trust "Model Strategy for Antenna Systems", I see that it is designed to facilitate "***local*** *land use consultation framework* ***that ensures the LTA and members of the public contribute local knowledge that facilitates and influences the siting location, development and design of the Antenna system within LTA boundaries***" as well as "*to provide LTAs with the information required to satisfy the requirements of ISED regarding* ***local*** *land use consultation, resulting in an* ***informed*** *statement of concurrence, concurrence with conditions, or non-concurrence from the LTA at the end of the process;*"

**Thanks for sharing this. Presumably you are aware that the proposed facility is a permitted use in the Islands Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown**

**Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

Page 36 of the Model Strategy for Antenna Systems, Article D lists 9 "Discouraged Locations", a number of which could be seen to apply to the currently proposed site.

Despite the stated intention to establish a "**local** land use consultation framework, an oversight happened, and our local (Hornby Island) Islands Trust elected representatives, Alex Allen and Grant Scott, were not informed of this cell phone tower application until months after your consultation process had started. Clearly, consultation with Local Island Trust Authority and with this community has not yet taken the form advocated by the "Islands Trust Model Strategy for Antenna Systems".

**As noted we will discuss with ISED and also will be meeting with the Islands Trust planning staff again and have an appointment scheduled. We are not clear based on a preliminary review of the model protocol what we would need to do differently in any case but we will review and confirm with ISED and the Islands Trust.**

As I read the Model Strategy for Antenna Systems, any proponent is tasked with attempting to resolve any outstanding issues prior to submitting its antenna system siting proposal and to undertake public consultation. A one-hour digital meeting could not and did not provide the time and the structure to take a list of resident's concerns and work through them one by one to find resolution. Rogers risks being seen as not being willing to act in good faith.

There is significant public interest about the Rogers proposal, as evidenced in several ongoing discussion threads on Hornby Island Facebook pages, "Word of Mouth" and "Hornby Community Connections". We are an engaged community and a proper **local** land use consultation framework is appreciated and supported. The Islands Trust "Model Strategy for Antenna Systems" even suggests holding a community workshop and I would urge you to consider using this format. As the

Model Strategy advises, local knowledge and our local Hornby Island Islands Trust Bylaws are to be considered in this process.

**We already hosted a digital public meeting. My prior experience with an in person meeting on Hornby Island was very problematic. I faced a lot of aggression including people cursing at us on a megaphone, people crossing out with permanent ink markers the materials on our poster boards (someone even wrote curse words on top of our boards), people refusing to respect the format of the meeting and setting up chairs in the middle of the room to host their own event, etc. We have also been advised by certain leadership figures in your community that our security and safety cannot be ensured at such a meeting given some of the people potentially involved. Thus, we will need to carefully consider how to best welcome additional input. Certainly, we have tried to offer a digital public meeting that was well attended and have been responsive to all who have commented or called us for information. We will continue to explore creative ways to enable people to get their opinions heard.**

I am sorry that a few people expressed themselves in such unpleasant ways during an in-person meeting about the proposed Telus tower a number of years ago. However, as a professional, I am sure you are aware that facilitation style and meeting format can be key in controlling unruly behaviour in meetings where people have strong feelings and concerns that they feel may not be taken seriously.

It seems very unprofessional to suggest that you cannot hold an in-person meeting on Hornby Island about the proposed tower because you would be in danger from people who might “potentially” be involved. Sounds like so much conjecture. And exactly who are these “certain leadership figures” that are giving you this “advice”?

Have you asked the advice of the Hornby Island Residents and Ratepayers Association Chairperson, Daniel Siegel for advice on how to conduct a productive meeting when some people attending are feeling emotional and concerned? He is a trained mediator and negotiator and a rabbi and I am sure he would have some good suggestions for you.

Please let me know of your decision.

Sincerely,

Jan Kennedy,

42 year resident of Hornby Island

**Thanks Jan. I am not a decision maker and am rather a facilitator of the required consultation process. Thus, I cannot provide you with any decision at this time but I can confirm that we will be discussing with ISED, Rogers and the Islands Trust.**

**Please note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jan 5, 2023 at 10:32 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Dear Jan:

Thanks for your input. Please find below our responses in green text.

Jan Kennedy

,

Hornby Island, BC

Brian Gregg

PO Box 20138,

Vancouver RPO,  Fairview, BC V5Z 0C1

briangregg@sitepathcounsulting.com

January 5, 2023

Re: Proposed Roger's Cell Tower Location on Hornby Island

I have read the package that you have made available regarding the proposed 63.0 meter Rogers Communications Radiocommunications Tower, Rogers File: W6420 – Hornby Island.

With regard to carrying out the obligation to consult with the local community:

I attended the one-hour digital public information meeting which you hosted on Dec. 8, 2022.

As you know, our local Islands Trust Committee is our land use authority on Hornby Island.

**We have been working proactively with the Islands Trust for many months. We are reviewing expected next steps with ISED as well since the proposal is on crown land.**

As you discovered at the Dec.8 digital meeting, our Local Islands Trust Committee adopted the "Model Strategy for Antenna Systems" at the Sept.9, 2022 local Islands Trust public meeting, making it the protocol of use to help our Local Trust Area elected representatives to assess any antenna system proposal withing their own unique context, rather than the ISED's Default Public Consultation process.

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***influences the siting location, development and design of the Antenna system within LTA boundaries***" as well as "*to provide LTAs with the information required to satisfy the requirements of ISED regarding **local** land use consultation, resulting in an **informed** statement of concurrence, concurrence with conditions, or non-concurrence from the LTA at the end of the process;*"

**Thanks for sharing this. Presumably you are aware that the proposed facility is a permitted use in the Islands Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

Despite the stated intention to establish a "**local** land use consultation framework, an oversight happened, and our local (Hornby Island) Islands Trust elected representatives, Alex Allen and Grant Scott, were not informed of this cell phone tower application until months after your consultation process had started. Clearly, consultation with Local Island Trust Authority and with this community has not yet taken the form advocated by the "Islands Trust Model Strategy for Antenna Systems".

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Please let me know of your decision.

Sincerely,

Jan Kennedy,

42 year resident of Hornby Island

**Thanks Jan. I am not a decision maker and am rather a facilitator of the required consultation process. Thus, I cannot provide you with any decision at this time but I can confirm that we will be discussing with ISED, Rogers and the Islands Trust.**

**Please note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jan 5, 2023 at 9:57 AM Jan Kennedy [redacted] wrote:

Jan Kennedy

[redacted],

Hornby Island, BC [redacted]

Brian Gregg

PO Box 20138,

Vancouver RPO, Fairview, BC V5Z 0C1

briangregg@sitepathcounsulting.com

January 5, 2023

Re: Proposed Roger's Cell Tower Location on Hornby Island

I have read the package that you have made available regarding the proposed 63.0 meter Rogers Communications Radiocommunications Tower, Rogers File: W6420 – Hornby Island.

With regard to carrying out the obligation to consult with the local community:

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Please let me know of your decision.

Sincerely,

Jan Kennedy,

42 year resident of Hornby Island

**From:** Grant Scott
**Sent:** Thursday, December 22, 2022 6:12 AM
**To:** Rob Zielinski; [redacted]; Amanda Zielinski
**Cc:** Sonja Zupanec; Alex Allen
**Subject:** Re: Rogers File: W6420 – Hornby Island

Hi Amanda and Rob
We are pushing for Rogers to hold an in person meeting on Hornby so people can express their concerns or support. As Alex says Rogers needs to hear your concerns directly. You can also voice your opinion at the local Trust Committee meeting on January 20th. It will probably be by Zoom.
Thanks
Grant

> On Dec 21, 2022, at 11:18 AM, Rob Zielinski [redacted] wrote:
>
> This email is to voice my concerns with the proposed cell tower for Hornby Island.
>
> As a long time serving member of the Hornby Island Fire dept I do not want to see a cell tower installed near my place of work.
> I am concerned with the health issues around cell towers and do not want to be exposed when I am required to be at the fire hall.
> As a resident of Hornby I feel the the island does not need this service and it is not wanted here.
> There a a few small areas that lack service but this is to be expected of a rural area.
> To conclude I do not support the install of a cell tower on Hornby Island.
>
> Islands Trust need to make sure there is adequate public engagement on Hornby before any decision is made. There is also no mention of First Nations engagement in their application.
>
> Rob Zielinski
> [redacted]
>
>
>

**From:** Rob Zielinski
**Sent:** Wednesday, December 21, 2022 11:18 AM
**To:** Sonja Zupanec; Grant Scott; Alex Allen
**Subject:** Rogers File: W6420 – Hornby Island

This email is to voice my concerns with the proposed cell tower for Hornby Island.

As a long time serving member of the Hornby Island Fire dept I do not want to see a cell tower installed near my place of work.
I am concerned with the health issues around cell towers and do not want to be exposed when I am required to be at the fire hall.
As a resident of Hornby I feel the the island does not need this service and it is not wanted here.
There a a few small areas that lack service but this is to be expected of a rural area.
To conclude I do not support the install of a cell tower on Hornby Island.

Islands Trust need to make sure there is adequate public engagement on Hornby before any decision is made. There is also no mention of First Nations engagement in their application.

Rob Zielinski

**From:** Amanda Zielinski
**Sent:** Wednesday, December 21, 2022 3:05 PM
**To:** Sonja Zupanec; Grant Scott; Alex Allen
**Subject:** Rogers File: W6420 – Hornby Island

Here my comments on the proposed cel tower on Hornby Island:

I think the risks to human health and ecosystem health are not worth any benefit.
I do not think it will improve safety, security, or emergency preparedness in any meaningful way.
I prefer my community to not have total connectivity all the time. That is a benefit that I do not want to lose.
My husband is on the Fire Department, my friends volunteer at Spark, my friends work at Highways, my family uses Joe King facilities. None of these community facilities should be exposed to a cel tower.
I do not support the installation of a cel tower on Hornby Island.

Best regards,

**From:** Alex Allen
**Sent:** Wednesday, December 21, 2022 3:10 PM
**To:** Rob Zielinski; Sonja Zupanec; Grant Scott
**Subject:** Re: Rogers File: W6420 – Hornby Island

Hi Rob,

Can you also send this email direct to the consultant (Brian Gregg) for the proposed Cell Tower?
His email is: briangregg@sitepathconsulting.com

Thanks.

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

I respectfully acknowledge that I live, work and play on the unceded traditional territory of the K'òmoks First Nation and Coast Salish People.

_____
From: Rob Zielinski
Sent: December 21, 2022 11:18 AM
To: Sonja Zupanec; Grant Scott; Alex Allen
Subject: Rogers File: W6420 – Hornby Island

This email is to voice my concerns with the proposed cell tower for Hornby Island.

As a long time serving member of the Hornby Island Fire dept I do not want to see a cell tower installed near my place of work.
I am concerned with the health issues around cell towers and do not want to be exposed when I am required to be at the fire hall.
As a resident of Hornby I feel the the island does not need this service and it is not wanted here.
There a a few small areas that lack service but this is to be expected of a rural area.
To conclude I do not support the install of a cell tower on Hornby Island.

Islands Trust need to make sure there is adequate public engagement on Hornby before any decision is made. There is also no mention of First Nations engagement in their application.

Rob Zielinski

**"Community Rights" creates a structure of law and government of all people, by all people, and for all people. It recognizes and protects the inalienable rights of natural and human communities.**

## Petition

**We, the undersigned:**

-as eligible resident voters of Hornby Island acknowledge the following:

- ROGERS.ca (registered as .com), is a Canadian Media-Tech Innovator & services suppliers
- is proposing to construct a steel tower on Hornby Island Crown Land to deliver a cellular broadcast upgraded service to the community that could/will include 5G services

Having done due diligent research about the harmful effects of broadcast high-tech cellular services (i.e. to plants, birds, bees and humans alike), the undersigned residents of Hornby Island:

Do not provide written or verbal consent to this proposal

| Name of Elegible Voter | Address | Signature | Date | Email address (optional) |
|---|---|---|---|---|
| Bailey Gordon | [redacted] | [redacted] | Dec. 31/22 | [redacted] |
| Kim Fagerlund | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| Jim HOFENER | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| Jerry Bode | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| STEVE TANGL | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| Kathleen O'Brien | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| ALF BANGERT | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| LYNN SMITH | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| AL DICKIE | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| Bob Nixon | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| Elaine Gavoli | [redacted] | [redacted] | Dec 31/22 | [redacted] |
| Jacquie Lanigan | [redacted] | [redacted] | 31 Dec 22 | [redacted] |
| Annie Nagle | [redacted] | [redacted] | 31 Dec 22 | [redacted] |
| K. Ambrosch | [redacted] | [redacted] | Dec 31/ | [redacted] |
| D. STANDFIELD | [redacted] | [redacted] | Dec 31/22 | [redacted] |

**From:** Alex Allen
**Sent:** Wednesday, December 21, 2022 3:15 PM
**To:** Amanda Zielinski; Sonja Zupanec; Grant Scott
**Subject:** Re: Rogers File: W6420 – Hornby Island

Hi Amanda,

I also replied to Rob's email and I encourage you to send your email directly to the Rogers Cell Tower Proposal consultant Brian Gregg as well.

briangregg@sitepathconsulting.com

Thanks.

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

I respectfully acknowledge that I live, work and play on the unceded traditional territory of the K'òmoks First Nation and Coast Salish People.

---

From: Amanda Zielinski
Sent: December 21, 2022 3:05 PM
To: Sonja Zupanec; Grant Scott; Alex Allen
Subject: Rogers File: W6420 – Hornby Island

Here my comments on the proposed cel tower on Hornby Island:

I think the risks to human health and ecosystem health are not worth any benefit.
I do not think it will improve safety, security, or emergency preparedness in any meaningful way.
I prefer my community to not have total connectivity all the time. That is a benefit that I do not want to lose.
My husband is on the Fire Department, my friends volunteer at Spark, my friends work at Highways, my family uses Joe King facilities. None of these community facilities should be exposed to a cel tower.
I do not support the installation of a cel tower on Hornby Island.

Best regards,

Amanda Zielinski

## Protecting islands in the Salish Sea

*I am humbly thankful to live and work in the treaty lands and territories of the BOḰEĆEN, K'ómoks, Lək̓ ʷəŋən, Lyackson, MÁLEXEŁ, Qualicum, Quw'utsun Tribes, scəw̓aθən məsteyəxʷ, Scia'new, səl̓ilwətaʔɬ, SEMYOME, shíshálh, Sḵwx̱wú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SȾÁUTW̱, Stz'uminus, ɬaʔəmen, toq qaymɩxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱JOŁEŁP, W̱SIḴEM, Xeláltxw, Xwémalhkwu/ʔop qaymɩxʷ, and xʷməθkʷəy̓əm.*

**From:** Hornby Recycling <hiwmc@yahoo.com>
**Sent:** July 4, 2024 11:53 AM
**To:** Grant Scott; Alex Allen; Timothy Peterson
**Subject:** Opposition to the Rogers Communication Site on Hornby Island

Hi there Alex Alen, Grant Scott, and Timothy Peterson.....

Stani Veselinovic here. I am the the manager of the Hornby Island Recycling Depot. We are the immediate neighbor of the proposed site of Rogers' proposed communications site and communications tower. Please note that all of our nine staff members and our volunteers are in opposition for this communication site to be constructed in such close proximity of our workplace and encourage Rogers to find an alternate location. We request that you decline their application, and on behalf of our staff, I am asking you to vote to "not concur" with the Rogers application for a Hornby cell tower.

.....Respectfully

Stani Veselinovic'

Manager

Hornby Island Recycling

http://www.hirra.ca/recycle/

3600 Central Road

Hornby Island B.C.

Phone 250 335 0550

*The HIWMC respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.*

# APPENDIX B

# ROGERS' PUBLIC CONSULTATION SUMMARY FOR ROUND 1 OF PUBLIC CONSULTATION

May 3rd, 2023

**Public Consultation Summary for Rogers' Proposed Communication Site on Hornby Island**

SitePath Consulting Ltd. ("SitePath") is representing Rogers Communications Inc. ("Rogers") in consulting the Hornby Island community regarding a proposed telecommunications installation on Provincial Crown land.

| | |
|---|---|
| Rogers Site: | W6420 - Hornby Island |
| Prepared By: | SitePath Consulting Ltd., representing Rogers |
| | Brian Gregg, Land Use Consultant |
| Property: | Provincial Crown land on the west side of Central Road |
| Coordinates: | 49.535055, -124.672134 |
| Land Use Authority: | Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) |
| | (BC Government) |

**Objective**

- In order to provide dependable wireless service for residents and businesses on Hornby Island Rogers Communications is proposing to build a 63.0-meter tall self-support tower on Provincial Crown land on the west side of Central Road.
- The proposed facility will deliver reliable voice and data services throughout Hornby Island--a community that currently lacks reliable wireless connectivity in most areas.
- The proposed facility will support economic development, remote working capabilities as well as improve public safety given that greater than 80% of calls to emergency responders including 911 are now placed via cell phones.
- Rogers extensively pre-consulted key stakeholders including relevant First Nations, emergency responders and the MFLNRO to identify a responsible location for the proposed infrastructure that aligns with the Hornby Island Land Use Bylaw and Islands Trust protocols.

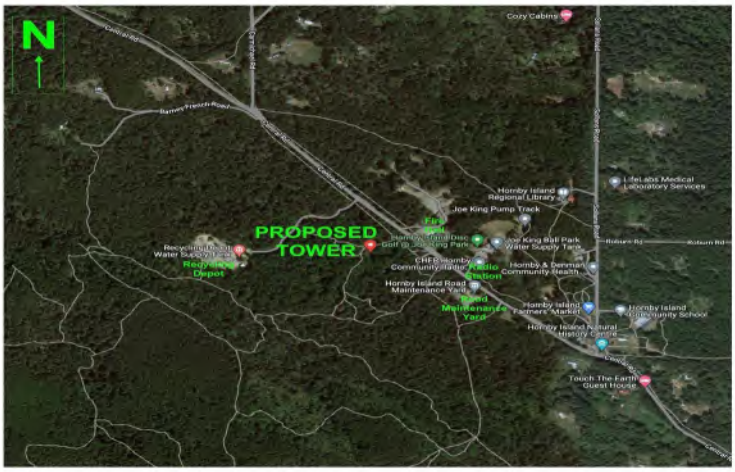
**Description of Proposed Site**

- Rogers is proposing the construction of a 63.0 meter tall self-support tower structure on Provincial Crown land on the west side of Central Road.
- The approximate coordinates of the tower are as follows: 49.535055, -124.672134.
- If constructed, all of the equipment necessary to operate this facility will reside within a fenced compound located at the base of the tower.
- The subject property was selected for the following reasons:

    - ***Pre-consultation:*** Rogers pre-consulted key stakeholders including relevant First Nations, emergency responders, the MFLNRO (BC Government) and Islands Trust staff to identify a responsible location for the proposed infrastructure that aligns with the Hornby Island Land Use Bylaw and Islands Trust protocols.

    - ***Land Use:*** According to the Hornby Island Land Use Bylaw, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations as evidenced by the existing radiocommunication facilities on directly adjacent properties at the local radio station and fire hall. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation). Adjacent land uses include the Hornby Island Fire Rescue property, the CHFR Hornby Community Radio Society property including an existing radiocommunication facility, the Hornby Island Recycling Depot, the Hornby Island Road Maintenance Yard, Joe King Ball Park and other mixed commercial and public service uses. Please refer to figure 1 below for additional land use context.

**Figure 1 - Land Use Context**




**ADJACENT LAND USES**

- Hornby Island Fire Rescue property
- CHFR Hornby Community Radio Society including an existing radiocommunication facility
- Hornby Island Recycling Depot
- Hornby Island Road Maintenance Yard
- Joe King Ball Park
- Provincial Crown land
- Other mixed commercial and public service uses.

- ***Supporting Infrastructure:*** The subject location is directly adjacent to existing access and power, thereby minimizing the need for Rogers to clear trees for the construction of a road and power line.

    - ***Access:*** Rogers does not require a new road in order to access the proposed facility. Specifically, the site will be accessed from Central Road (public road) and via an upgrade to an existing approximately 120-meter long road that connects the proposed tower site to Central Road. The existing road will require brushing and minor grading. Rogers will not block the existing trail network in the area.

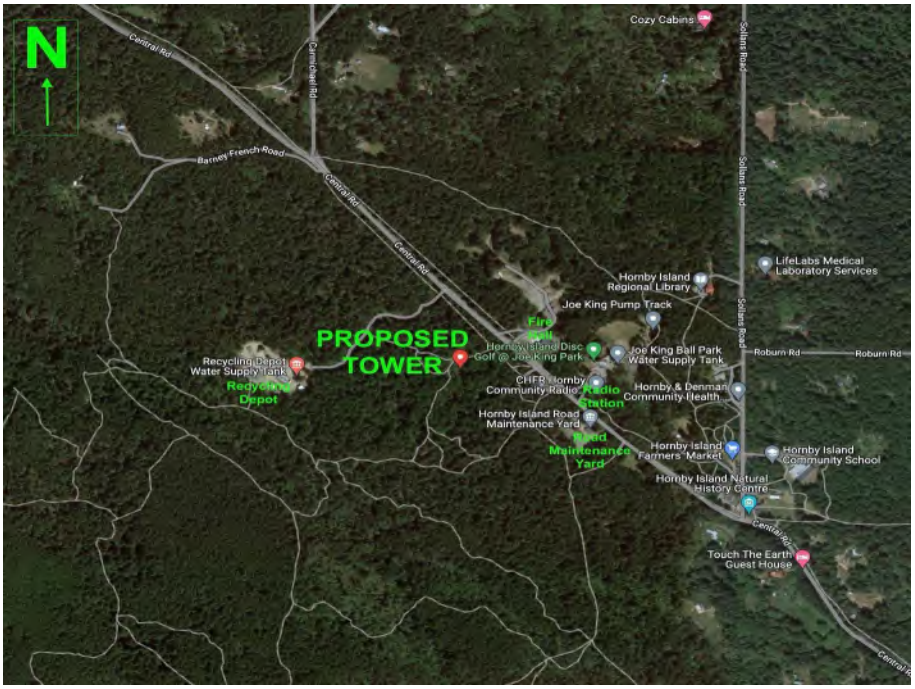
    - ***Power:*** A 110 m long power line running from an existing power pole on the south side of Central Road will be required. The power line will start at an existing BC Hydro distribution pole and will run for approximately 32 meters south to the existing road and continue southwest toward the tower site in an underground PVC conduit.

- ***Aesthetics:*** The proposed tower is setback into a large vacant lot and mature tree screening will minimize the visibility of the lower portion of the tower from most vantage points.

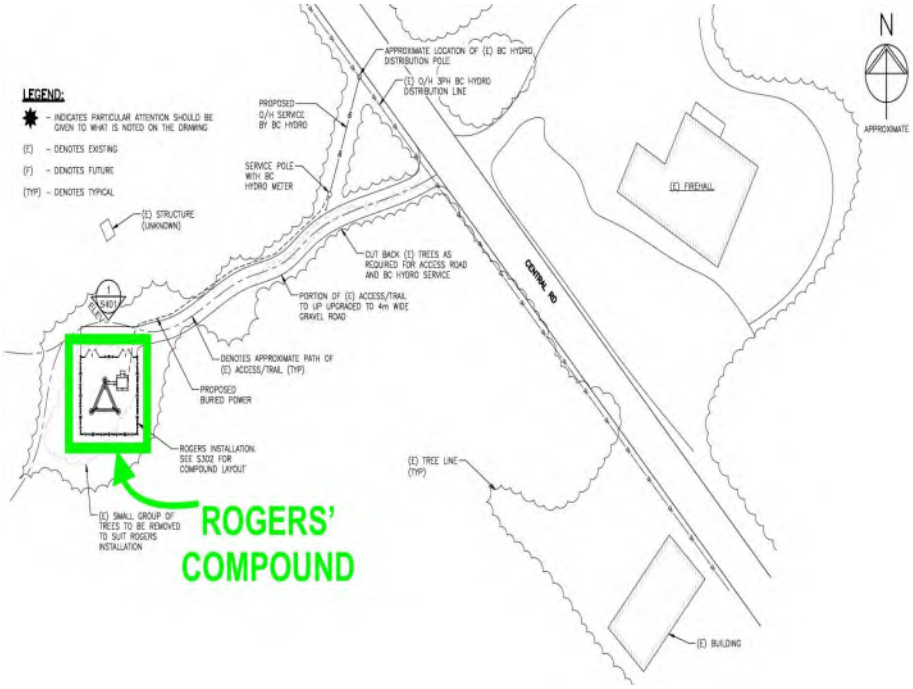
- ***Network Architecture Needs:*** The proposed facility will tie into Rogers' existing network and and will deliver reliable connectivity to the majority of households on Hornby Island.

- ***Co-location Viability:*** Rogers has expressed a willingness to co-operate with co-location requests in accordance with Innovation, Science and Economic Development (ISED) Canada protocols and has specifically advised TELUS regarding this proposed facility at the suggestion of numerous local stakeholders including the Islands Trust. In response to receiving preliminary co-location inquiries, Rogers has also expressed to a number of local emergency service providers that it would be willing to explore hosting emergency communications equipment on the tower structure.

**Aerial Photo**




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



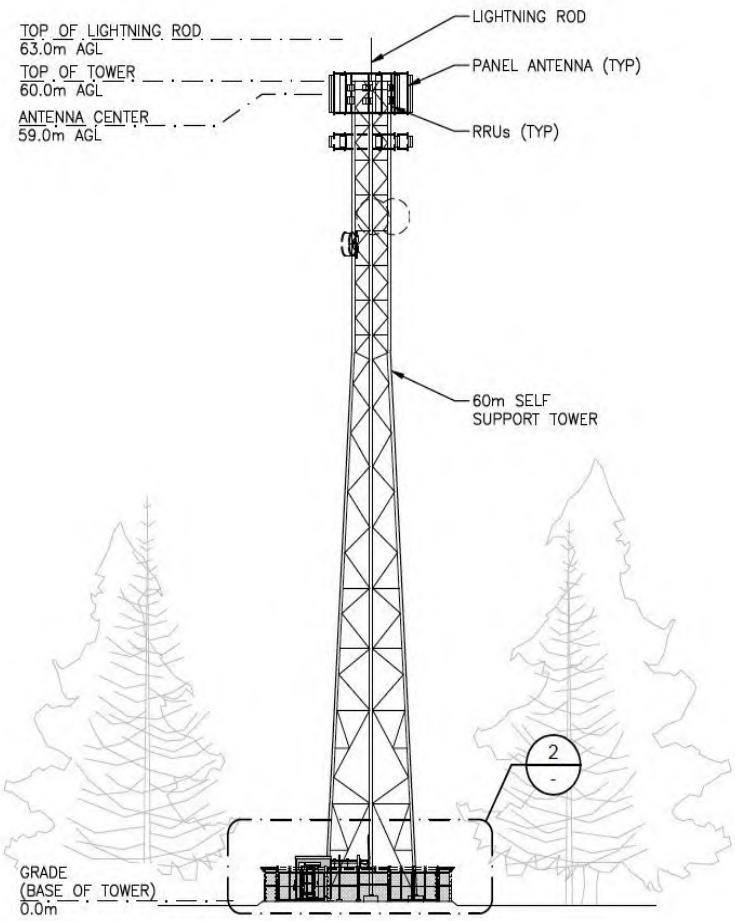
**Existing Structures**

- Rogers confirms that there no existing antenna support structures of a suitable height or location that it can co-locate on in the Hornby Island community.
- The proposed facility will enable opportunities for tower sharing or co-location applications by third party service providers.

**Visibility**

- The proposed tower location will be visible within the community; however, Rogers is proposing a self-support lattice tower structure of the minimum height required to see over the adjacent trees and deliver reliable service to the majority of Hornby Island.
- Rogers is proposing to site the tower in a location that is respectfully setback from adjacent uses. There are no immediately adjacent residential uses at the time of this proposal.
- Mature trees on the subject property will offer some screening from various vantage points.

**Elevation Plan - Tower Profile (for discussion purposes only)**



**Consultation Process & Summary**

***BC Government Land Use Operational Policy for Communication Sites, the ISED Default Consultation Process and the* Islands Trust *Model Strategy for Antenna Systems***

Rogers began pre-consulting the Islands Trust Planning Department staff regarding this proposal on June 10, 2022. At that time, the Islands Trust Planning Manager (who has since departed the organization) correctly advised Rogers that the Hornby Island Local Trust Committee (LTC) had not formally adopted the Islands Trust *Model Strategy for Antenna Systems*. It was therefore determined that the ISED Default Consultation Process would be applicable to Rogers' proposal; however, in addition to the baseline federal consultation requirements it was recommended that Rogers also host a digital public meeting as way to welcome broader community engagement. Rogers agreed that it would adhere to the ISED Default Process and add a public meeting component as well as seek ways to voluntarily align with the *Model Strategy for Antenna Systems* given that the model strategy is largely aligned with the ISED protocols in terms of consultation requirements.

Another critical consideration is that Rogers' proposed facility is on Provincial Crown land and given that the BC Government is the applicable land use authority for this proposal Rogers is required to adhere to the province's tower siting policy known as the *Land Use Operational Policy for Communication Sites*. More information on the province's policy can be found in **Appendix A**.

Notwithstanding the foregoing, Rogers has completed the following steps in order to meet and exceed the requirements stipulated in the above referenced protocols.

- ***Pre-consultation with Key Stakeholders – June-July, 2022***
    - **Islands Trust Planning Department Staff*:*** Prior to finalizing any proposed tower siting option, Rogers pre-consulted Islands Trust Planning Department staff. The initial pre-consultation correspondence commenced on June 10, 2022 and by June 14, 2022 Islands Trust confirmed that the ISED Default Consultation Process would be applicable as the LTC had not yet adopted any additional consultation procedures. Please refer to **Appendix B.**
    - **BC Government (MFLNRO Staff):** Rogers engaged in detailed discussions with MFLNRO staff to explore several tower siting options including on Crown Grant lands at the Hornby Island Fire Hall property and several adjacent crown land options. Upon a thorough review, MFLNRO staff advised Rogers that the current proposed location appeared to be the most supportable as there were no concerns, overlapping tenure applications or any other foreseeable issues. Please refer to **Appendix C**.
    - **Fire Department and Comox Valley Regional District (CVRD) Staff:** Rogers also engaged in detailed discussions with CVRD and Hornby Island Fire Department staff to explore whether it may be viable to site a tower at the local fire hall. Although this option was explored in earnest, it was determined by MFLNRO staff that Rogers would not be authorized to secure the necessary land rights to use space within the Crown Grant property.

- ***Crown Land Application – August, 2022***
  Rogers submitted its application via Front Counter BC on August 17th, 2022. Concurrently, Rogers sent referrals to approximately twelve (12) First Nations as identified via the BC Government First Nation Consultation Areas Database. Rogers' application is still under review and the notification, consultation and referral process outlined in the above referenced *Land Use Operational Policy for Communication Sites* will be adhered to in due course once Rogers is prompted to do so by MFLNRO staff.

- ***Public Consultation and Notification***

  Rogers has completed the following consultation and notification processes:

  - **Mail-out Notification** – On November 14th, 2022 notification packages welcoming public input until January 13, 2023 (greater than the required 30 day comment period) were sent to all property owners/occupants within a radius of three times the proposed tower height. The package included an invitation to a digital public meeting. The address list for the mail-out was reviewed by MFLNRO staff, Islands Trust staff and ISED. Please refer to **Appendix D** for a copy of the mail-out package.
  - **Newspaper Notification** - Rogers posted public notices in four (4) publications including: a) *The Islands Grapevine* on November 24th and December 1st, 2022; b) *The Comox Valley Record* on November 23rd and November 30th, 2022; c) the December issue of *The First Edition;* and d) the November 30th edition of the *Hornby Tribune.* Please refer to **Appendix E** for copies of the newspaper notices.
  - **Public information meeting** – On December 8th, 2022, Rogers hosted a digital public information meeting via Microsoft Teams as a courtesy in order to provide a broader opportunity for public engagement. The meeting was well attended by approximately thirty-one (31) community members who logged in. Please refer to **Appendix F** for a copy of the slides that were shared at the digital public meeting.

  In addition to completing the above processes, as outlined above, Rogers will upon request from MFLNRO staff subsequently complete the duplicative notification procedures as set forth in the province's tower siting policy known as the *Land Use Operational Policy for Communication Sites.* This will entail a duplicative or additional newspaper notification and another round of direct referrals to the relevant First Nations and other stakeholders by MFLNRO staff. Upon completion of the procedures outlined in the province's *Land Use Operational Policy for Communication Sites* , Rogers will summarize the results of the consultation and request a motion or letter of land use concurrence via the relevant land use authority in order to satisfy MFLNRO and ISED requirements. Through the province's consultation process, the Islands Trust will receive a referral and Rogers respectfully requests support from the Island's Trust.

***Public Comments***

During the initial public comment period as stipulated in the above referenced ISED Default Consultation Process and Islands Trust *Model Strategy for Antenna Systems*, Rogers directly received comments from a total of one hundred and twenty-one (121) community members. Of the comments received:

- **thirty-five (35) or 28.93% indicated support for the proposal;**
- **forty (40) or 33.06% did not state support or opposition and rather asked for information such as login details for the digital public meeting;**
- **and forty-six (46) or 38.02% stated concerns or opposition to the proposal.**
- **In sum, the majority of commenters (61.99%) either indicated support or were seeking information about the proposal and did not state a position, whereas a minority of commenters (38.02%) indicated concerns or non-support.**

The primary reasons for support included public safety and a need to support emergency response services as well as a desire for improved connectivity throughout the community. Primary reasons for non-support include perceived health impacts or a desire to debate Health Canada's Safety Code 6 (this subject is outside the scope of this consultation as per ISED protocols), aesthetic concerns, a view that there should be no such facility anywhere on Hornby Island, environmental preservation considerations, the siting of the facility and whether it may impact alternative uses such as a housing project on the subject property, concerns about the consultation process amongst other concerns. In the spirit of full transparency, copies of all correspondence received and responses provided with personal contact information redacted is included in the **Appendix G** of this document.

Please feel free to contact the undersigned if there are any questions regarding this report.

Brian Gregg

**Brian Gregg | SitePath Consulting Ltd.**
**Agent of Rogers Communications Inc.**
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

# Land Use Operational Policy
## Communication Sites

| | |
|---|---|
| **NAME OF POLICY:** | Communication Sites |
| **APPLICATION:** | Applies to Crown land used for communication use as defined herein, including but not limited to radio, television, microwave, and satellite facilities and related works. Applies on Crown land located in provincial forest except for communication sites used for operational purposes by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. |
| **ISSUANCE:** | Assistant Deputy Minister, Rural Development, Lands and Innovation |
| **IMPLEMENTATION:** | Ministry of Forests, Lands, Natural Resource Operations and Rural Development |
| **REFERENCES:** | *Land Act* (Ch. 245, R.S.B.C., 1996)<br>*Business Corporations Act* (Ch. 57 R.S.B.C, 2002) |
| **RELATIONSHIP TO PREVIOUS POLICY:** | This policy replaces the previous Communication Sites policy dated May 26, 2011. |

Dave Peterson, ADM
Rural Development, Lands and Innovation
Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

January 21, 2019

Date:

| **APPROVED AMENDMENTS:** | | |
|---|---|---|
| Effective Date | Briefing Note /Approval | Summary of Changes: |
| June 17, 2022 | BN 270324 | Moved general information regarding insurance and financial securities to the Insurance and Financial Securities Procedure. |
| | | |

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# 1. POLICY APPLICATION

This policy applies to the disposition of Crown land for communication site purposes including, but not limited to all types of radio, television, microwave, satellite, and cellular transmission and/or receiving stations.

This policy does not apply to communications sites within Provincial Forest that are used solely for forest operational purposes, and therefore authorized under forest legislation.

This policy does not apply to uses ancillary to the communication site, such as roads and utility lines, that are authorized in accordance with other Crown land use policies.

# 2. PRINCIPLES AND GOALS

For information on Crown land allocation principles see Crown Land Allocation Principles.

**Strategic Principles**

- To encourage efficient administration of Crown land used for communication purposes.
- To ensure diligent use of Crown land.
- To secure a fair return to the Crown for the use of Crown land for communication purposes.
- To minimize the potential negative impacts of communication use on other legitimate users and the natural environment.
- To coordinate Crown land administration with the requirements of other provincial and federal agencies with responsibility for communication licensing and/or administration.

**Sharing of Tenured Communication Sites**

Sharing of communication sites is encouraged. A communication site tenure holder may permit a secondary user to occupy a Crown land site pursuant this policy. For the purposes of this policy secondary user means any party, other than the tenure holder, who occupies a Crown land site for communication use purposes including corporate affiliates and third parties.

**Site Designation under Section 17 of the *Land Act***

Mountain tops having strategic value for communication purposes will normally be designated for communication use pursuant to Section 17 of the *Land Act.*

# 3. DEFINITIONS AND ABBREVIATIONS

For a glossary of definitions and abbreviations see Glossary and Abbreviations.

For definitions of Communication Site User Categories see the Pricing Policy.

# 4. APPLICANT ELIGIBILITY

For standard policy information on eligibility see Eligibility and Restrictions.

Federal and provincial government agencies requiring Crown land for communication site purposes may also apply under this policy.

# 5. FORM OF LAND ALLOCATION

For standard policy information on forms of allocation see Form of Crown Land Allocation.

Refer to Appendix 1 for a summary of the forms and terms of Crown land allocation available for communication sites.

## 5.1 Licence of Occupation

A licence of occupation is the standard form of tenure for communication sites. The maximum term of a licence of occupation is 30 years.

## 5.2 Lease

The maximum term for a lease is 30 years.

Non-mountain top sites in populated areas may be disposed of by lease or sold in fee simple, provided they are within a municipality and border on privately owned land. A lease is offered where a site meets the above criteria but does not meet requirements for subdivision under the *Land Title Act.*

## 5.3 Statutory Right of Way

A statutory right of way may be offered for mountain top sites at the request of a client where there are (will be) significant improvements on the land and where a document registerable in the Land Title Office is required for financing/security purposes.

At the request of a client, the Authorizing Agency may agree to convert an existing licence to a statutory right of way provided that every party on the mountain top (subtenants of the applicant and all adjacent tenure holders) agrees to the conversion. It is the responsibility of the applicant to provide written evidence of such support to the Authorizing Agency.

The maximum term of a statutory right of way for communication sites is 30 years.

## 5.4 Sale

Non-mountain top sites in populated areas may be sold in fee simple, provided they are within a municipality and border on privately owned land.

## 5.5 Withdrawals and *Land Act* Transfers

**Withdrawals:** A withdrawal from disposition pursuant to Section 16 of the *Land Act* is the standard means to reserve land for provincial and federal government users that require Crown land for communication purposes. The Authorizing Agency must be advised prior to the occupation of a section 16 withdrawal site by another government user. In this policy “government users” means agencies or departments of a provincial or federal government but does not include Crown Corporations or local governments. Non-government users are not allowed to occupy sites authorized by a section 16 withdrawal.

***Land Act* Transfers:** Where a non-government user is unable to find an alternate site, the Authorizing Agency may, with the consent of the agency holding the withdrawal for communication purposes, agree to the use of the site by a non-government user. In such instances the section 16 withdrawal will be cancelled and a transfer processed pursuant to Section 106 (provincial ministries) or Section 31 (federal ministries) of the *Land Act.* Where this occurs the agency receiving the transfer of administration assumes the responsibilities for management of the site, including the issuance of tenures and collection of rents specified in this policy from secondary users.

Alternatively the agency holding the withdrawal may relinquish the withdrawal and become a sub-tenant in a site which would be tenured to the non-government user.

The Authorizing Agency must be notified prior to the occupation of a transfer site by a secondary user.

# 6. PRICING POLICY

For information on pricing including definitions of Communication Site User Categories see the Pricing Policy.

For information on application and service fees see the Crown Land Fees Procedure.

# 7. ALLOCATION PROCESSES

For detailed standard information on allocation processes see Allocation Procedures - Applications.

Additional and special requirements for communication site allocations are:

## 7.1 Applications

### 7.1.1 Application Package and Communication Site Inventory

**Communication Site Inventory**

The communication site inventory is a critical component of the application package as it is the basis for calculating annual rental payments for the site.

Where the Authorizing Agency has been unable to obtain inventory information from a client, staff may use the best available information to establish an appropriate rent for the site under this policy. This may be based on site inspection, Industry Canada Information or file information as appropriate.

The inventory for a communication site will consist of the full names of all users on the site and the purpose of the use (e.g. remote monitoring of equipment, emergency dispatch, cellular telephone service, internet services) for each user. The completed Communication Site Inventory form must be signed and dated by the tenure holder.

A site plan in plan view locating the civil infrastructure (building, towers, guy wires, power lines, roads) on the site will also be required for all new sites. A survey plan or reference sketch prepared by a B.C. Land Surveyor may be required.

Verification material (e.g. radio licences, sub-tenure agreements) to support the information contained in the inventory will not be collected as part of the regular inventory process. However, legal tenure documents reserve the right for the province to audit sites to confirm the inventory and to obtain such information if necessary. In this policy sub-tenure agreement means an agreement between the tenure holder and a secondary user to use and occupy a communications site for purposes specified in the tenure document.

**Site Size**

The area of a communication site tenure should reflect the needs of the applicant as well as the principles of efficient and diligent use of Crown land. In high use areas, clients should be encouraged to use self-supporting rather than guyed towers.

**Survey Monuments**

A communications site must not interfere with existing trigonometric control stations, Order in Council reserves surrounding them, and survey rays to such stations. The Surveyor General Division of the Land Title and Survey Authority should be contacted if there is a concern in this regard.

### 7.1.2 Referrals

A completed communication site questionnaire and site plan should accompany referrals for new sites.

Changes in "communication users" or changes to existing sites that will result in significant alteration of the physical structures on the site may be referred as deemed appropriate by the Authorizing Agency.

### 7.1.3 Designation of Sites for Communication Purposes

Mountain tops having strategic value for communication purposes (existing and new communication sites) will normally be designated for communication site use pursuant to S. 16 or S.17 of the *Land Act.* An area of suitable size to accommodate future communication sites should be contained within the area designated under S. 16 or S.17.

Such a designation will enable streamlining of the tenuring process for new sites as well as the consent process for existing sites where changes to civil infrastructure are occurring. All referrals/ consultation will occur at the designation stage (i.e. new applications within the designation area will not require subsequent referral).

### 7.1.4 Interim Consents

Where a S. 17 designation is not in place, the Authorizing Agency may consent to the placement of additional civil infrastructure on an existing communication site on an interim basis pending completion of referrals, advertising or other approvals as may be required.

This option should be considered in low risk situations where it is unlikely that the location of additional facilities will result in a negative decision.

The facilities should be of temporary nature (i.e. not fixed to the ground) and the client must understand that if final consent is not granted, the facilities must be removed as soon as is reasonably possible, at the cost of the client.

# 8. TENURE ADMINISTRATION

For standard tenure administration information see the Tenure Administration Procedure.

For information on insurance and financial securities, see the Insurance and Financial Securities Procedure.

Additional and special requirements for communications site allocations are:

## 8.1 Assignment and Sub-Tenuring

### 8.1.1 Sub-tenuring Procedures

A tenure holder who wishes to share a communication site with another user (corporate affiliate or third party) may do so without the Authorizing Agency's consent, provided that the changes proposed do not affect the civil infrastructure on the site. Where the civil infrastructure is not affected, the tenure holder must **notify** the Authorizing Agency of the sub-tenure and any changes in use on the site a minimum of 120 days prior to the next anniversary date of the tenure. Notification shall be in the form of a signed and dated Communications Site Inventory form (and tower profile if an antenna is added to the site).

If the proposed changes affect the civil infrastructure, **prior consent** of the Authorizing Agency will be required to authorize the changes. In such instances, payment of *Land Act* fees (as per the *Crown Land Fees Regulation*) will also be required.

Under the terms of the tenure agreement, the tenure holder is responsible for the site (including subtenant activities, liability and contamination) and for paying rent for the site, including that attributable to subtenant(s) communication uses.

The province reserves the right to obtain site use information (e.g. radio license information, copies of sub-tenure agreements) from a tenure holder where deemed necessary by regional staff to resolve a dispute or clarify the current use of a site.

### 8.1.2 Overlapping Tenures

In special circumstances a tenure may be issued over an existing communication site tenure (e.g. strategic sites; guy-wires crossing into another tenure). For an overlapping tenure to be considered the two users must each have their own facilities, and consent of both parties must be obtained. If sharing of facilities is occurring, then a sub-tenure situation exists and separate tenures are not available.

## 8.2 Monitoring and Enforcement

The tenure holder is responsible for keeping the Authorizing Agency apprised of changes in use in accordance with requirements set out in the land tenure document. Where inventory information provided by a tenure holder for the site does not coincide with actual site use, provisions of Section 59 of the *Land Act* may be applied.

### 8.2.1 Updating the Communications Site Inventory

A change in use which affects the civil infrastructure requires the prior consent of the province. The site plan will have to be updated to reflect such changes. *Crown Land Fees Regulation* fees will be payable.

A change which does not affect the civil infrastructure (i.e. any change to the use on a site which can be recorded on the inventory form or tower profile only) does not require consent. However provincial staff must be **notified** of such changes 120 days prior to the next anniversary date (billing date) of the tenure.

Notification will be in the form of an up-to-date communication site inventory form (and tower profile if required), signed and dated by the client.

The onus is on the tenure holder to maintain the inventory in up-to-date status. The Authorizing Agency will not request annual confirmations of inventory information.

### 8.2.2 Site Inspections

At the discretion of the Authorizing Agency, inspections of sites may be undertaken to verify inventory information. These audits will normally be conducted by Authorizing Agency staff, and may involve participation of a communications engineer or other advisors familiar with communications equipment and use. Trespass action may be taken where a site inspection does not correlate with inventory information.

The Authorizing Agency may request a tenure holder to provide transportation, at no cost to the province, to enable inspections of remote sites. Such site inspections will be coordinated with routine maintenance trips to the site by the tenure holder.

## 9. VARIANCE

Variances to this policy must be completed in accordance with the Policy Variance Procedure.

# APPENDIX 1. COMMUNICATION SITES POLICY SUMMARY

| TENURE | TERM | METHOD OF DISPOSITION |
|---|---|---|
| Licences, Leases, and Statutory Rights-of-Way | Up to 30 years | Application |
| Direct Sale | Perpetuity | Application |
| Reserve | N/A | Proposal |

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

**Heather Kauer** <hkauer@islandstrust.bc.ca> Tue, Jun 14, 2022 at 7:19 AM
To: Brian Gregg <briangregg@sitepathconsulting.com>
Cc: Michael August <Michael.August@rci.rogers.com>

Okay, great. As I understand it, this proposal is subject to the standard public notification procedures mandated by Industry Canada. The Local Trust Committee (LTC) has not adopted any additional notification procedures. If you're seeking concurrence from the LTC, then you'll want to know that they would be able to consider giving that at a regular business meeting and there are two scheduled for the rest of the year: September 9th and November 25th.

I suggest that you request to be added to the agenda for September 9th as a delegation to introduce your proposal to them. They could consider giving concurrence at that meeting or the one in November. Just let me know how you would like to proceed.

Thanks,

**Heather Kauer,** MPA, RPP, MCIP, AICP

Regional Planning Manager

Islands Trust IT 250-247-2209

---

**From:** Brian Gregg <briangregg@sitepathconsulting.com>
**Sent:** Tuesday, June 14, 2022 6:54 AM
**To:** Heather Kauer <hkauer@islandstrust.bc.ca>
**Cc:** Michael August <Michael.August@rci.rogers.com>
**Subject:** Re: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

Thanks Heather. Yes that is correct. The fire hall would be able to also add their emergency communications equipment onto the tower if desired. We think this is therefore  inportant for public safety since in most communities greater than 80% of calls to emergency responders (eg 911 calls) are now placed via cell phones.

The fire chief on Hornby and Comox Valley Regional District have expressed interest in exploring this idea.

Thanks,

Brian

Sent from my iPhone

On Jun 14, 2022, at 6:43 AM, Heather Kauer <hkauer@islandstrust.bc.ca> wrote:

Hi Brian – I wanted to let you know we have received your email and are working on a response. I'll be your contact on this proposal for the time being. Could you confirm that what you are proposing is a brand new cell phone tower?

Thanks,

Heather Kauer

Regional Planning Manager

**From:** Brian Gregg <briangregg@sitepathconsulting.com>
**Sent:** Friday, June 10, 2022 12:39 PM
**To:** David Marlor <dmarlor@islandstrust.bc.ca>
**Cc:** Michael August <Michael.August@rci.rogers.com>; Heather Oliver <heatheroliver@sitepathconsulting.com>
**Subject:** Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

Hi David:

I hope this email finds you well. Further to my voicemail message from today, I am a land use consultant representing Rogers Communications regarding a proposed communication site at the Hornby Island Volunteer Fire Department property. I have attached some additional information in the attached PDF including an aerial photo identifying the approximate proposed location and some photos from our site visit during which we met the fire chief, Mr. Doug Chinnery.

In addition to pre-consulting the fire department staff, we have also discussed this idea with the Comox Valley Regional District (CVRD) GM of Community Services, Doug DeMarzo since the CVRD holds the Crown Grant for the fire hall (please refer to the last page of the attached PDF for more information on the Crown Grant). Mr. DeMarzo advised that while he and the fire hall are okay to consider the idea of hosting the tower at the fire hall property, it would be prudent for us to first pre-consult the Islands Trust as the land use authority.

Based on the foregoing, I am writing to welcome your input on this proposal. We understand that this proposal will be subject to public consultation and we would appreciate your guidance regarding any tower siting policies or protocols that we may need to adhere to.

Finally, I wanted to express our rationale for this proposal. In summary, I was previously involved on a TELUS proposal on Hornby Island that did not go very smoothly as the tower location was not well received by the community. This time around, I am hoping to be thoughtful in finding a community supported location for a tower so that service can be delivered to the area in an acceptable manner. We are hopeful that the fire hall may be a suitable location for numerous reasons including:

- It is respectfully setback from adjacent neighbours and residences;
- mature trees on site will partially block the lower portion of the tower and improve aesthetics;

- power and access are already available on the subject property, mitigating the need for Rogers to clear more land to build a road and power line to service the tower -- a more ecologically sensitive approach;
- The fire hall (and perhaps the directly adjacent radio station) could consider hosting their antennas on the tower in support of emergency response services and local media content, if desired;
- The CVRD and through them the local volunteer fire hall will receive greatly needed revenue from leasing out the space for the tower to Rogers. This is often preferred vs. having the tower on privately owned property where one single property owner will receive the benefits.

If possible, we would sincerely appreciate your input at your earliest convenience as to whether this proposal may be acceptable from a land use perspective in terms of Rogers going through a public consultation process for this location.

Thank you,

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

<Rogers Photos - File W6420 - Hornby Island copy.pdf>

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

**Hopps, Jesse FOR:EX** <Jesse.Hopps@gov.bc.ca> Wed, Jul 6, 2022 at 11:34 AM
To: Brian Gregg <briangregg@sitepathconsulting.com>
Cc: Michael August <Michael.August@rci.rogers.com>, Heather Oliver <heatheroliver@sitepathconsulting.com>

Hello Brian,

See comments below in blue and note that a full status will not be run until application is received – other encumbrances maybe discovered at that time. As a note, my information is not advice or direction.

Sincerely,

Jesse

---

**From:** Brian Gregg <briangregg@sitepathconsulting.com>
**Sent:** July 4, 2022 3:46 PM
**To:** Hopps, Jesse FOR:EX <Jesse.Hopps@gov.bc.ca>
**Cc:** Michael August <Michael.August@rci.rogers.com>; Heather Oliver <heatheroliver@sitepathconsulting.com>
**Subject:** Re: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Jesse:

In light of your most recent feedback, we are exploring some alternative tower siting options on adjacent lands. Before we get ahead of ourselves, we are wondering if we could welcome your input on the below possible options.

Option 1 (49.535333, -124.671722): There appears to be no encumbrances on the land at this location and this appears to be the easiest location (no encumbrances and access will be entirely held by proponent). However, as you point out there is a walking path there, so public commenting may be a consideration.

- Located on walking path in the trees, across the street from the firehall
- Close to main road for power and access
- Unsure of possible restrictions building near walking path
- Highest elevation of all options (good for coverage)

Option 2 (49.537194, -124.671722): There appears to be a Sec. 16 Withdrawal from Disposition (Land Files 0098244 & 1401445) for sand & gravel held by MOTI at this location and access may need to be considered as access is over the

private lands unless new access established. This type of conflict can be resolved in most cases, but the process can be timely and not a guarantee.

- Located at the back of a construction yard currently being used by road works.
- Existing access through yard to site location
- Power would have to go through trees from central rd, or follow site access road

Option 3 (49.535824, -124.669297): There appears to be a Sec. 16 Withdrawal from Disposition (Land File1401445) for sand & gravel held by MOTI at this location and access may need to be considered as access is over the private lands.

- Located in the corner of the firehall lot, in the trees
- Simple access through firehall
- Power either from BC Hydro poles or firehall building (feasibility to be confirmed with electrical engineer)
- We would need confirmation from the Crown as to whether this would be okay or not as we'd need to cross the fire hall crown grant lot to access this site.

Thanks,

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jun 20, 2022 at 11:08 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

> Thank you for your help! I will discuss with the team and we will be in touch.
>
> **Brian Gregg, RPP, MCIP**
>
> **SitePath Consulting Ltd.**
>
> Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
>
> Fax: 604-829-6424 | www.sitepathconsulting.com
>
> On Mon, Jun 20, 2022 at 11:06 AM Hopps, Jesse FOR:EX <Jesse.Hopps@gov.bc.ca> wrote:
>
> > Hello Brian,

I was not recommending Rodgers purchase the land at fair market value but rather the fire department. This would allow them to do what they wish with the lands.

It is probably easier to apply a licence over other Crown land as apposed to amending the SCG.

The province does not have administrative capacity over the lands identified by SCGs, we simply ensure the intent is upheld in the public interest, so we would not be able to impose rents or administer a tenure/subtenure any of these lands.

I agree, the ancillary uses that run with the firehall are allowed and I don't think the province or public would perceive these items to be a stretch from the intention of the SCG. If the firehall was to erect a tower for the *sole purpose* of their needs, this too would most likely be perceived as firehall use.

If the proposal was part of the larger connectivity project, we would possibly explore options. I only brought it up to ensure the decision maker considered all relevant info before providing direction.

Although slightly different form airports, the same rational applies and we must be very carful about precedent – this is not a unique situation and parallels can be perceived. As noted above, paying a licencing fee to the province is not possible so this would not change our perspective.

You mention very good points that may go along way to support the need; however, we must ensure consistency and fairness when making decisions – it was decided when issuing the SCG that the land will be granted for Firehall purposes only. Another decision would need to be made to allow for additional uses such as this proposal.

Sincerely,

Jesse

---

**From:** Brian Gregg <briangregg@sitepathconsulting.com>
**Sent:** June 20, 2022 10:07 AM
**To:** Hopps, Jesse FOR:EX <Jesse.Hopps@gov.bc.ca>
**Cc:** Michael Krenz - EXT <Michael.Krenz@rci.rogers.com>; Samuel Sugita <Samuel.Sugita@rci.rogers.com>; Michael August <Michael.August@rci.rogers.com>; spectrum_victoria / victoria_spectre (IC) <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>; Ries, Bernie (ISED/ISDE) <bernie.ries@ised-isde.gc.ca>
**Subject:** Re: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Thanks for your input, Jesse, and for your time over the phone on Friday.

I have a few questions and comments for your consideration.

- What would the process be to amend the Crown Grant, if we were to explore this? We do not buy land and rather would typically seek a licence (or sublicence) agreement on crown land. We understand and always anticipated a fulsome consultation and application process for this tower, including consultation (as is required for every tower), and usually we have to go through the crown consultation and referral process in any event. I have attached a copy of the *Crown Land Use Operational Policy: Communication Sites* that we typically follow for such proposals on crown land. This process usually takes a fair bit of time -- over 1 year on average apparently -- and so maybe it is a similar timeframe to amend a Crown Grant. What are your thoughts?

- What if we were pay the typical crown licence fees to the province - for instance, the same fees we would pay on any adjacent crown land just outside the fire hall area? Here are the fees: https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/land-water-use/crown-land/pricing.pdf

**10.1 Rent**

**10.1.1 Licences, Leases and Statutory Rights-of-Way**

Rent for Crown land used for communication purposes is based on the zone and user category rent table shown below. Refer to the zone maps **COMMUNICATION SITES – PRICING ZONE MAPS** for the zone locations.

**Zone and Category rents – Effective April 1, 2021**

| | Rental per site/year | | |
|---|---|---|---|
| **User Category** | Zone 1 (high density) | Zone 2 (medium density) | Zone 3 (low density) |
| 1. Non-commercial radio communication provider or user | $0 | $0 | $0 |
| 2. Radio communication user | $7,793 | $4,451 | $891 |
| 3. Over-the-air television and radio broadcasters | $8,903 | $5,008 | $1,113 |
| 4. Communication Site Facility Manager | $10,016 | $5,008 | $1,113 |
| 5. Local telecommunications service provider | Contact Lands Branch | | |
| 6. Large, broad-based communication service provider | $17,249 | $8,346 | $1,557 |
| 7. Cable and satellite AM/FM radio | $18,917 | $8,903 | $1,669 |
| 8. Cable and satellite television | $22,256 | $11,129 | $1,892 |

This would be an objective set of fees payable to the Crown no different than any other crown land communication site. Perhaps no fees go to the CVRD or fire hall if that's a concerning precedent that you wish to avoid. Could that be an option?

- Has it been fully considered that providing communication services is an ancillary and integral use of running any fire hall and that all the existing ancillary uses of a fire hall were not directly considered in your crown grant document? For instance, most fire halls including this one have their own communications equipment including towers and antennas on site. Most fire halls also have other utility services -- telephone (landline), electrical, water, sewage, parking lots, etc. -- and none of those uses would likely be deemed outside the scope of the Crown Grant because it would not be feasible to run a modern fire hall without such utility services and ancillary uses. Specifically, one could make a case that being able to host and complete emergency communications over a wireless network is a similar utility service relative to those already on site (e.g. landlines) given that 80% of calls to emergency responders such as 911, fire halls, ambulance services etc. are now placed via cell phones. My suggestion here is that Rogers service offerings are akin to a utility type service that both fire hall staff and community members rely on to operate the stated fire hall use in the crown grant. It is my suggestion that although these specific utility type uses are not specified in the crown grant that they are ancillary to the authorized use otherwise the fire hall use would not be feasible to carry out properly. If Hornby Island residents cannot place cell phone calls for help, the fire hall use may not be operating at its maximum capacity.

- If the fire hall were to install a tower and Rogers were to propose to co-locate on the facility, as preferred by ISED (federal government agency), would that be considered potentially appropriate via the Crown Grant? Is that an avenue to potentially explore?

- During our call, you noted that there may be an avenue to explore re: folding this proposal into the Connectivity Project (provincial program) and that this may be helpful if it were to qualify. Is that still an option? Sam (cc'd) is looking into this but would you be able to comment on how this would work?

- Finally, I understand that during our phone call some concerns were stated re: setting a precedent about crown grant holders being able to sublease space for profit and our proposal may be interpreted as such a potential precedent. You mentioned the case of airports on crown grants wherein some airport operators have wanted to set up commercial retail units or sublicence space at such crown grant ariports for profit. I understand this concern though I think a utility structure like a cell tower is not really a direct comparable to leasing out a commercial retail unit at an airport. Our use may be more comparable to utilities like phone lines. This is more about service delivery. If we were to remove the profit element (though we were hoping to help out the fire hall) and instead pay crown licence fees as noted above, would this change the perspective?

At the end of the day, as you know, we are simply looking for the most sound land use rationale to deliver the proposed infrastructure on Hornby Island. We are looking for a community appropriate proposal. It struck us that the fire hall is perhaps the most rational location for such a facility as there is an opportunity to co-locate and benefit a local volunteer organization. If this approach is not feasible, I think the outcome may be to propose a tower on directly adjacent crown lands which is effectively a similar or the same outcome in terms of land use but it removes our ability to cooperate with a local fire hall which we thought was a creative and logical concept.

I wonder if you would have any comments on the above questions or if this is a "final" decision and we need to move onto other adjacent lands. I would welcome your input.

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jun 20, 2022 at 9:23 AM Hopps, Jesse FOR:EX <Jesse.Hopps@gov.bc.ca> wrote:

> Hello Brian,
>
> I have discussed this proposal with the South Island Natural Resource Decision Maker, and it has been determined that the tower, if housing cellular equipment such as proposed, is not consistent with the purpose outlined in the sponsored Crown grant (Firehall). The proposed plan is ***not approved*** without amending the grant, or fee simple sale of a portion of the grant.
>
> Sincerely,
>
> **Jesse Hopps**

Senior Authorization Specialist

Ministry of Forests

South Island Natural Resource District
4885 Cherry Creek Road, Port Alberni, BC, V9Y 8E9
Phone: (250) 736-687

---

**From:** Brian Gregg <briangregg@sitepathconsulting.com>
**Sent:** June 17, 2022 10:41 AM
**To:** Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca>
**Cc:** Michael Krenz - EXT <Michael.Krenz@rci.rogers.com>; Samuel Sugita <Samuel.Sugita@rci.rogers.com>; Michael August <Michael.August@rci.rogers.com>; spectrum_victoria / victoria_spectre (IC) <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>; Ries, Bernie (ISED/ISDE) <bernie.ries@ised-isde.gc.ca>
**Subject:** Re: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Jesse:

The intent is a new proposed tower (subject to full public consultation) and it would be joint use for fire hall communications equipment and Rogers' equipment co-located on the remainder of the tower. This will enhance emergency communication services and also mitigate a redundant purpose built structure in the area. We are not aware of a more suitable location for a tower in the community as the subject property is a fire hall and directly adjacent is a radio station and crown land. I think such a facility could be considered integral to the operations of the fire hall and also ancillary equipment to the existing facilities. There is likely other ancillary equipment at any fire hall and as you know most or many fire halls have antennas and communications equipment on them (similar to RCMP detachments, etc.).

The fire chief has been supportive of this concept because I believe they need the emergency communications services and infrastructure and also the tower lease revenue would be appreciated as they are a volunteer organization. If there is an issue of the Crown needing or requiring a licence fee for the communication site then that can of course be discussed as well as those are well established fees. We are not looking for a "free ride" and rather would like to find a successful location from a land use and community planning perspective. The Crown could perhaps update the Crown Grant and include some of the typical fees for communication sites as usually stipulated via the communication site inventory that we normally provide via our crown licences of occupation for communication sites. I'm not sure if that is part of the concern.

If this is particular proposal is not successful, then our next course of action, I think, would be to propose a crown licence of occupation for a communication site and power line on directly adjacent crown lands which would hypothetically (if approved) result in the same or a similar outcome but then the fire hall would not necessarily be a partner or beneficiary.

We are mindful of how challenging it can be to service a community like Hornby and sharing a facility with the fire hall appears to be a collaborative approach that we are hopeful will provide broader community benefits.

I think we are open to creative solutions here. I've copied the Government Relations Team at Rogers and ISED in case they have any thoughts as well.

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jun 17, 2022 at 9:55 AM Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca> wrote:

> Question: The information package you had sent indicated installing a tower and the message below seems to indicate something may already exist; however, you mention antennas and not a tower. Are you planning on fixing your equipment to an existing tower, or establishing a new tower, or moving an existing tower?
>
> ---
>
> **From:** Brian Gregg <briangregg@sitepathconsulting.com>
> **Sent:** June 16, 2022 4:34 PM
> **To:** Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca>
> **Cc:** Ries, Bernie (ISED/ISDE) <bernie.ries@ised-isde.gc.ca>; spectrum_victoria / victoria_spectre (IC) <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>; Michael August <Michael.August@rci.rogers.com>
> **Subject:** Re: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)
>
> **[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**
>
> Hi Jesse:
>
> The fire hall has communications equipment (antennas) on site, I think. What if the tower were to contain communications equipment for the fire hall and we were merely to co-locate on the structure, as encouraged by Innovation, Science and Economic Development Canada? Would that make any difference?
>
> Also, it might be considered that 80% of calls to emergency responders, including fire halls, are now placed via cell phones. I wonder if based on the foregoing having communication services may be considered entirely relevant to providing comprehensive fire hall services, via the Crown Grant.
>
> Another thought -- I imagine the fire hall has other telecom services, utility services (e.g. BC Hydro) etc. that are not directly contemplated in the Crown Grant but that are critical for the operation of a fire hall. Having cell

phone service may also be considered critical.

What do you think of this rationale? ISED is copied as well in case they wish to comment. Ultimately, we are trying to find a creative solution here.

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jun 16, 2022 at 4:06 PM Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca> wrote:

> Hello Brian,
>
> I have provided the relevant information to the Doug's, which should help with the discussions. Unfortunately, the sponsored Crown grant is for Firehall purposes only and will not be able to accommodate other works.
>
> Sincerely,
>
> Jesse
>
> ---
>
> **From:** Brian Gregg <briangregg@sitepathconsulting.com>
> **Sent:** June 13, 2022 10:45 AM
> **To:** Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca>
> **Cc:** Thomas, Robert FLNR:EX <Robert.Thomas@gov.bc.ca>
> **Subject:** Re: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)
>
> **[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**
>
> Thanks Jesse. I greatly appreciate your time.
>
> I do not believe we've yet received any feedback on Horne Lake but understand it may take a little time.

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

2528 Alberta Street, Vancouver, BC V5Y 3L1

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jun 13, 2022 at 8:48 AM Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca> wrote:

> Thank you, Rob.
>
> Hello Brian,
>
> I will look into the crown grant and get back to you within the next few days. I hope you have made progress with the Horn Lake tower.
>
> Thank you,
>
> **Jesse Hopps**
>
> Senior Authorization Specialist
>
> Ministry of Forests
>
> South Island Natural Resource District
> 4885 Cherry Creek Road, Port Alberni, BC, V9Y 8E9
> Phone: (250) 736-6873
>
> ---
>
> **From:** Thomas, Robert FLNR:EX <Robert.Thomas@gov.bc.ca>
> **Sent:** June 13, 2022 8:22 AM
> **To:** Hopps, Jesse FLNR:EX <Jesse.Hopps@gov.bc.ca>
> **Cc:** 'Brian Gregg' <briangregg@sitepathconsulting.com>
> **Subject:** FW: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)
>
> Hi Jesse. I think this should be dealt with by Lands.
>
> **Robert Thomas, RFT**
> District Engineering Officer
> Ministry of Forests, Lands, Natural Resource Operations and Rural Development
>
> South Island Natural Resource District

4885 Cherry Creek Road, Port Alberni, BC, V9Y-8E9
Ph: 250-736-6839, Email: Robert.Thomas@gov.bc.ca

---

**From:** Brian Gregg <briangregg@sitepathconsulting.com>
**Sent:** June 10, 2022 12:46 PM
**To:** Thomas, Robert FLNR:EX <Robert.Thomas@gov.bc.ca>
**Subject:** Fwd: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Robert,

Would you happen to be the point of contact for the below inquiry?

Regards,

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

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

Fax: 604-829-6424 | www.sitepathconsulting.com

---------- Forwarded message ---------
From: **Brian Gregg** <briangregg@sitepathconsulting.com>
Date: Fri, Jun 10, 2022 at 12:44 PM
Subject: Fwd: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)
To: South Island District Office, Forests FLNR:EX <Forests.SouthIslandDistrictOffice@gov.bc.ca>
Cc: Michael August <Michael.August@rci.rogers.com>, Heather Oliver <heatheroliver@sitepathconsulting.com>

Good Afternoon South Island District Office of MFLNRO:

I am writing to share the below and attached inquiry with you regarding Rogers' intention to sublease or sublicence space at the Hornby Island Volunteer fire hall property. The fire chief and Comox Valley Regional District (CVRD) appear to be supportive in principle but asked us to preconsult both the Islands Trust (local land use authority) as per below and the MFLNRO to confirm whether the CVRD (crown Grant

Holder) has the authority to sublicence space for a communication site on the fire hall property. You can see more on the crown grant on the last page of the attached PDF.

We would sincerely appreciate your response regarding whether the CVRD and fire hall would have authority to sublicence space to an entity such as Rogers.

Also, is there a Crown Grant agreement in place that we or the CVRD could get a copy of somehow so that we understand the rights and obligations of the Crown Grant from a legal perspective?

Many thanks in advance.

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

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

Fax: 604-829-6424 | www.sitepathconsulting.com

---------- Forwarded message ---------
From: **Brian Gregg** <briangregg@sitepathconsulting.com>
Date: Fri, Jun 10, 2022 at 12:39 PM
Subject: Rogers Communications Inquiry for the Hornby Island Fire Department (W6420)
To: <dmarlor@islandstrust.bc.ca>
Cc: Michael August <Michael.August@rci.rogers.com>, Heather Oliver <heatheroliver@sitepathconsulting.com>

Hi David:

I hope this email finds you well. Further to my voicemail message from today, I am a land use consultant representing Rogers Communications regarding a proposed communication site at the Hornby Island Volunteer Fire Department property. I have attached some additional information in the attached PDF including an aerial photo identifying the approximate proposed location and some photos from our site visit during which we met the fire chief, Mr. Doug Chinnery.

In addition to pre-consulting the fire department staff, we have also discussed this idea with the Comox Valley Regional District (CVRD) GM of Community Services, Doug DeMarzo since the CVRD holds the Crown Grant for the fire hall (please refer to the last page of the attached PDF for more information on the Crown Grant). Mr. DeMarzo advised that while he and the fire hall are okay to consider the idea of hosting the tower at the fire hall property, it would be prudent for us to first pre-consult the Islands Trust as the land use authority.

Based on the foregoing, I am writing to welcome your input on this proposal. We understand that this proposal will be subject to public consultation and we would appreciate your guidance regarding any

tower siting policies or protocols that we may need to adhere to.

Finally, I wanted to express our rationale for this proposal. In summary, I was previously involved on a TELUS proposal on Hornby Island that did not go very smoothly as the tower location was not well received by the community. This time around, I am hoping to be thoughtful in finding a community supported location for a tower so that service can be delivered to the area in an acceptable manner. We are hopeful that the fire hall may be a suitable location for numerous reasons including:

- It is respectfully setback from adjacent neighbours and residences;
- mature trees on site will partially block the lower portion of the tower and improve aesthetics;
- power and access are already available on the subject property, mitigating the need for Rogers to clear more land to build a road and power line to service the tower -- a more ecologically sensitive approach;
- The fire hall (and perhaps the directly adjacent radio station) could consider hosting their antennas on the tower in support of emergency response services and local media content, if desired;
- The CVRD and through them the local volunteer fire hall will receive greatly needed revenue from leasing out the space for the tower to Rogers. This is often preferred vs. having the tower on privately owned property where one single property owner will receive the benefits.

If possible, we would sincerely appreciate your input at your earliest convenience as to whether this proposal may be acceptable from a land use perspective in terms of Rogers going through a public consultation process for this location.

Thank you,

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

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

Fax: 604-829-6424 | www.sitepathconsulting.com

Dear Hornby Island Local Trust Committee November 14th, 2022

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

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

## ROGERS PROPOSAL

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

## PUBLIC CONSULTATION

### Authority

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

### ISED's Default Public Consultation

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

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

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

### Public Information Meeting

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

**Site Details**

1. *Purpose* - The purpose of the proposed tower is to expand Rogers' wireless coverage on Hornby Island. Currently, there are no suitable existing antenna support structures or other feasible structures that can be utilized and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed for those in the vicinity of the facility.

2. *Location and Land Use* - The proposed facility is to be located on Provincial Crown land on the west side of Central Road on a property that is zoned PU-Public Use. Adjacent land uses include the Hornby Island Fire Rescue property, the CHFR Hornby Community Radio Society property including an existing radiocommunication facility, the Hornby Island Recycling Depot, the Hornby Island Road Maintenance Yard, Joe King Ball Park and other mixed commercial and public service uses. If the subject tower is constructed, Rogers is willing to explore hosting emergency communications equipment from the volunteer fire department in support of public safety thereby enabling co-location and potentially mitigating the future need for another purpose-built tower structure in the area. The approximate coordinates of the proposed tower are 49.535055, -124.672134.

3. *Safety Code 6* - ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. Rogers confirms that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6 including combined effects with the local radio environment*, as may be amended from time to time.

4. *Site Access* - The site will be accessed via Central Road and via a small access driveway into the subject property. Construction will take approximately 60 days. Once complete the site will only be accessed for infrequent maintenance. Rogers' compound will be fully fenced and locked so as to limit public access.

5. *Environment* – Rogers confirms that the installation is excluded from environmental assessment under the *Impact Assessment Act.*

6. *Design* - This proposal is for a 60.0-meter tall self-support tower as well as a 3.0-meter tall lightning rod (63.0 meters of total height including the lightning rod). The tower will house numerous panel antennas and dishes in support of a variety of communication technologies. A preliminary design of the tower profile and compound plan is included in this notification package for your reference.

7. *Transport Canada* - The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.

8. *Structural Considerations* - Rogers confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.

9. *Land Use Authority* - Rogers will work closely with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRO) and the Islands Trust to apply for land use concurrence and any applicable permits. The Islands Trust does not have an applicable Antenna Siting Protocol for Hornby Island and as such we are applying ISED's Default Public Consultation process in addition to the Crown *Land Use Operational Policy - Communication Sites*.

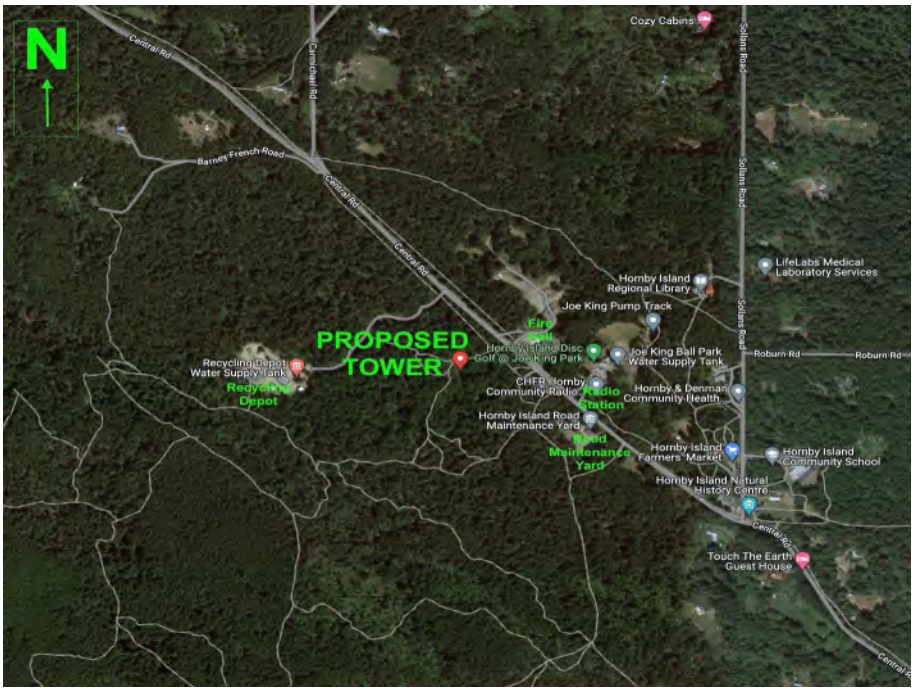
10. Co-location - Rogers will consider all applications for tower sharing and co-location in accordance with ISED protocols.

11. *General Information* - General information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.

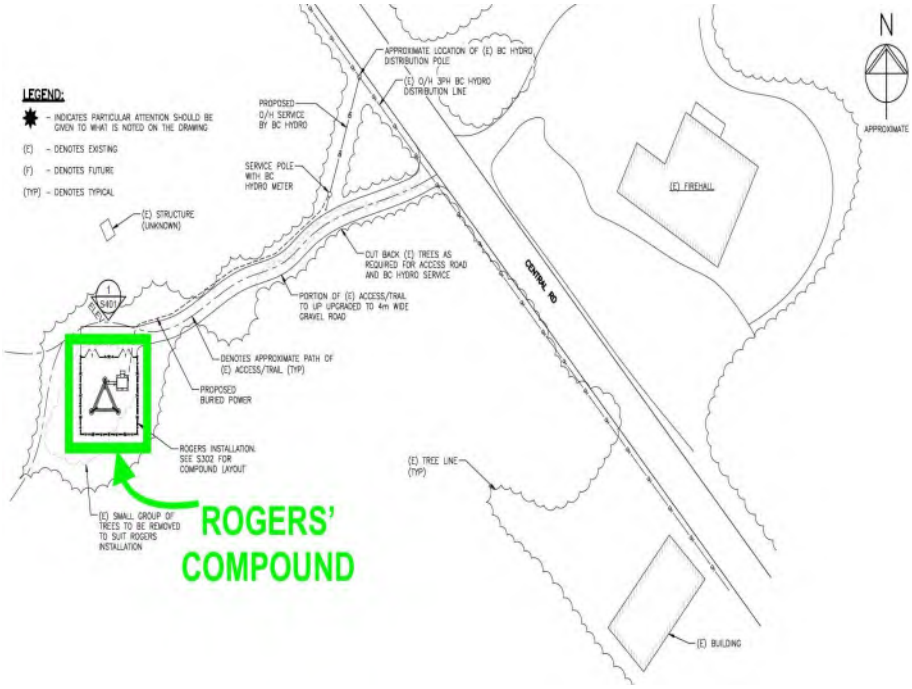
12. *Contacts*:

| | | |
|---|---|---|
| **Rogers Communications Inc.**<br>C/O Brian Gregg, SitePath Consulting Ltd.<br>Land Use Consultant<br>PO Box 20138, Vancouver RPO<br>Fairview, BC V5Z 0C1<br>Phone: 778-870-1388<br>Email: briangregg@sitepathconsulting.com | **Innovation, Science and Economic Development Canada (ISED) - Vancouver Island District Office**<br>1230 Government Street, Room 430, Victoria BC V8W 3M4<br>Phone: 250-363-3803<br>Email: ic.spectrumvictoria-victoriaspectre.ic@canada.ca | **Islands Trust**<br>C/O Sonja Zupanec<br>Acting Regional Planning Manager<br>(*Northern Region*)<br>700 North Road<br>Gabriola Island, B.C. V0R 1X3<br>Phone: 250-247-2211<br>Email: szupanec@islandstrust.bc.ca |

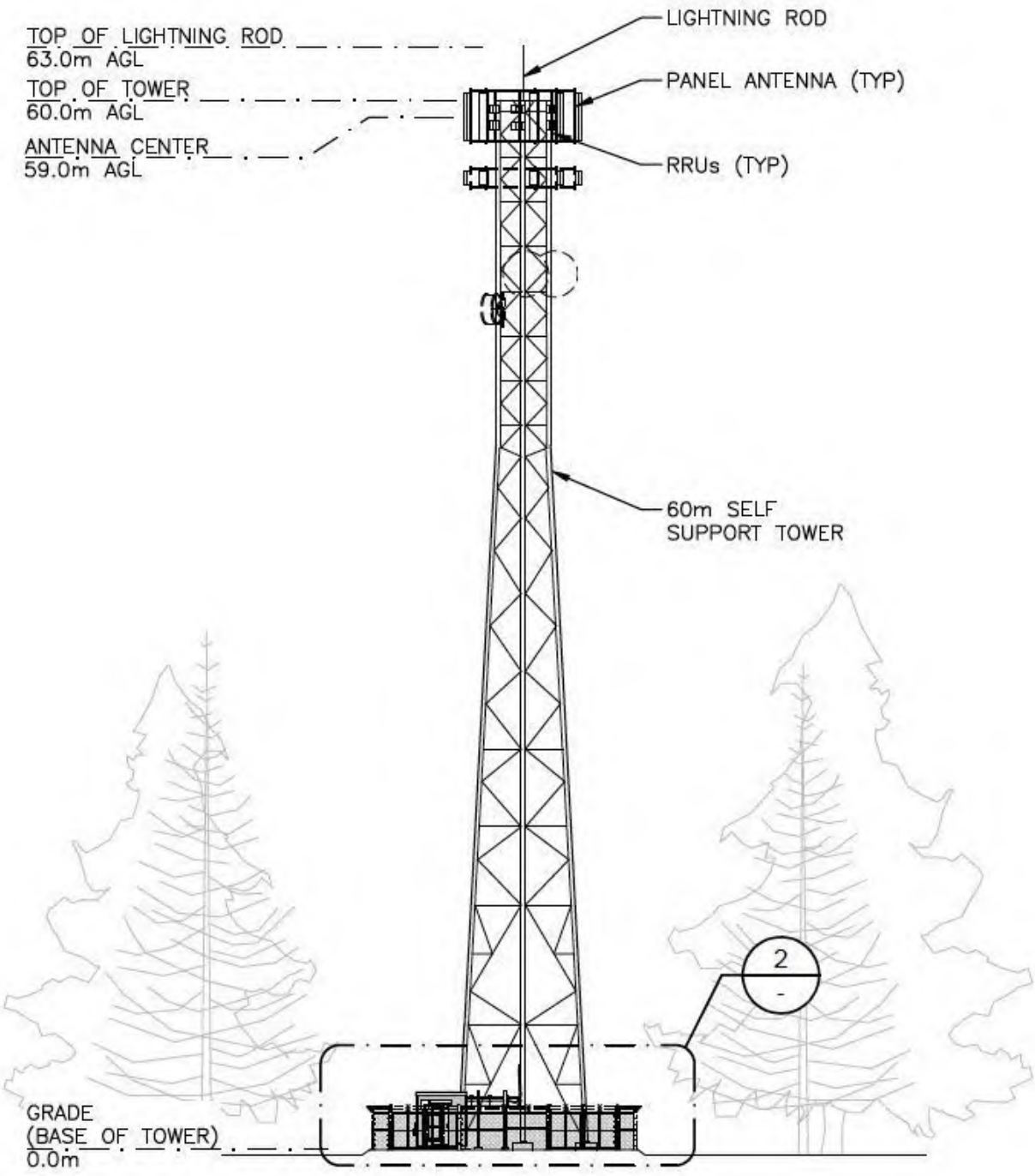
Should you have any specific questions regarding this specific proposal, please feel welcome to inquire with the contact listed herein, or return the enclosed comment sheet to Rogers Communications by **January 13th, 2023.**




**Map**




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




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

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

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

---

1. Are you a cellular phone or wireless device user?
   ☐ Yes
   ☐ No

2. Do you feel this is an appropriate location for the proposed facility?
   ☐ Yes
   ☐ No

Comments

_____
_____
_____

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   ☐ Yes
   ☐ No

Comments

_____
_____
_____

Additional Comments

_____
_____
_____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name_____
(Please print clearly)

Mailing Address _____
_____

Email Address _____

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

## *Global Domination*

*by Thomas Provençal*

*When politicians sell us out*
*to evil occupation,*
*suspiciously they lose their clout,*
*their morals on vacation.*
*Klauss is playing puppets*
*like Justin, Joe and Lula*
*who are selling out their countries*
*in a world suddenly gone crueler.*
*The goal is domination*
*of our every thought and deed.*
*While we comply with mandates*
*the leaders watch us bleed,*
*dialling back the human race*
*to numbers more conducive*
*to global aspirations*
*using methods most abusive.*
*It's a ar of ideology*
*where truth is mixed to bake*
*into outlandish suppositions*
*with love and life at stake.*
*Noncompliance with the edicts*
*that make no moral sense*
*strengthens our convictions*
*and emboldens our defense.*

## *A Compass and A Questing*

*by Eartha Muirhead*

*Trusting your sorrow is all you*
*can do.*
*Is the sunrise not always faithful?*
*Slowly tiptoe up to your scarred*
*heart,*
*Hold out your empty hand*
*Quiver, quake and tremble*
*Loss is afraid to be witnessed.*
*Wait and wonder out loud*
*"How can I feel so disoriented?"*
*Drop on your knees, catch a*
*falling leaf*
*Gaze at hazy horizons*
*"Why have I lost hope?"*
*Surrendering but not freezing*
*Walk, with faith, into unknown*
*lands.*

*Out in those gray fields of fog,*
*attend to your*
*Tears and laughter, sometimes*
*madness.*
*Comfort your confusion and*
*sadness*
*Remind them there is no escape.*
*Watch for fairies, flocks of birds*
*Humming over silver waters*
*Sometimes, surprising joy will*
*flash through clouds*
*"This is not what I had planned."*

*Weeping and stumbling through*
*misty mysteries*
*Rage, laugh and sing at the fires of*
*friendship.*
*Sleep and ask the ancestors what*
*they did*
*to survive their sorrows.*
*Tenderly, they cradle death,*
*sighing:*
*"Loss never truly ends.*
*Without a doubt*
*Quietly, live on.*
*Our ugliest wounds will heal*
*When tended well."*

**Saturday Nov.26th 10am-4pm**

Milwaukee 16 gauge brad
nailer plus nails
Ridgid 12" chop saw w. Blades
Ridgid 10" table saw w. Extra blades
2 - Husqvarna chainsaws, 1 electric, 1 gas
1974 Homelite XL76 gas chainsaw
Stihl FS85R seedeater w. Saw blades and string
Stihl SH86C Shred & Vac blower
Various pieces of fir and cedar, various dimensions & length
Small tools, gas cans, and misc.

**5200 Creekside Road**

**Dec 3 & 4th 2022**
**10-3 pm**
11080
Dusty Rd.
*(Off south Lacon, not Reginald)*

**yard supplies, outdoor furniture, indoor furniture, building supplies, tools. Check Facebook Denman Open Bulletin Board for link to items**

**PUBLIC NOTICE - HORNBY ISLAND**
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**63.0-METER SELF-SUPPORT TOWER STRUCTURE**

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*COORDINATES: 49.535055, -124.672134*

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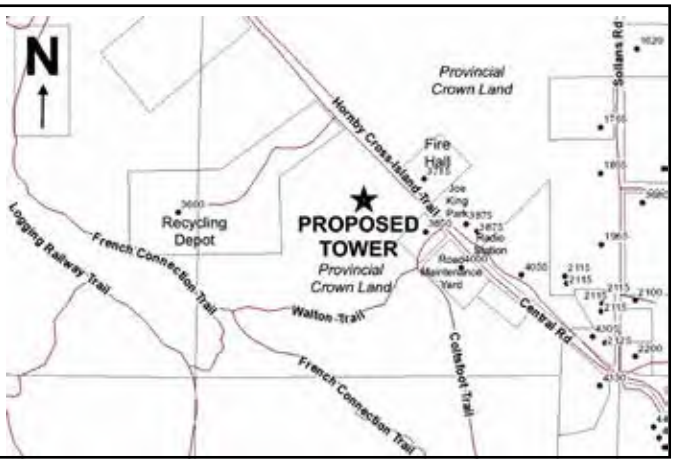
Phone: 778-870-1388 Email: briangregg@sitepathconsulting.com



## Christmas Corner

**Annual Christmas Craft Sale**
United Mennonite Church
2277 Enns Road
Black Creek
Saturday, December 3rd
9:00 a.m. - 2:00 p.m.

Baking, crafts, bucket draws, silent auction and more. Special quilt & painting draw for Ukrainian Relief.
Call **250-923-5594** for info.

ALL THE NEWS YOU NEED AND MORE!
Black Press Media
LIKE OR FOLLOW

## Merchandise for Sale

### Building Supplies

**INTEGRITY POST FRAME BUILDINGS** since 2008. Built with concrete posts. Barns, shops, riding arenas, machine sheds and more.
sales@integritybuilt.com.
**1-866-974-7678.**
**www.integritybuilt.com**

### Misc. Wanted

**WANTED SASQUATCH SKULL** - Also purchasing SILVER & GOLD coins, bars, jewelry, scrap, nuggets, sterling, 999+ BULLION, maple leafs, bulk silver, pre-1969 coins. Coin collector BUYING ENTIRE COIN COLLECTIONS, old $ & Royal Canadian Mint coins.
**TODD 250-864-3521.**

LOCALS
buy and sell here
1-866-865-4460

## Rentals

### Townhouses

**Best Christmas Ever!**

You deserve to move into this beautiful brand new Townhouse rental Located at Crown Isle Blvd, Courtney, BC.

Over 2,000 gorgeous sqft, garage, 3 bedrooms, bright & spacious, brand new stove, fridge, washer & dryer, too much to detail!

**Renting at only $2,950**
**Call: 250-334-7767**
**250-334-7165**

## Transportation

### Cars - Domestic

**Paid** $56,000.
**2021 Nisson Qashqai**
18 kms selling for $48,000 or best offer
**250-650-6067**
Must sell! Also selling Towtruck and 2 cars!

## Hauling & Salvage

Anything Junk
& WASTE REMOVAL
(Large & Small Loads)
Quick & Friendly Service 7 Days a Week!
√ Appliances
√ Construction debris
√ Tenant leftovers
√ Garage/Shed cleanouts
√ Basement cleanouts
√ Furniture & Mattresses
√ Yard Waste
√ and Demolition
... Almost Anything!!!
anythingjunk.com 250-465-8547

CONNECTING Your KNOW-HOW with the KNOW-WHO

## Legal

### Legal Notices

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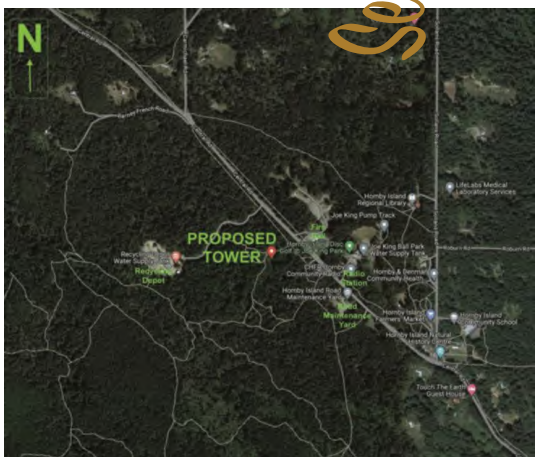



FOR OUR CARRIERS' SAFETY
IN THE EVENINGS PLEASE
keep your outside lights on to ensure delivery of your paper.
Thanks for your cooperation!

**TAKE NOTICE THAT:** any One with a prior, equal, or superior right, interest, CONDUCT, treaty or Convention in/to/for/of the NAME and property of: **CAROLYN JOAN BRETT,** and/or **BRETT, CAROLYN JOAN** Estate in any style or variation thereof capable to confuse, suspend or clog said NAME, Title and/or Estate is hereby WARRANTED to present their said claim to WITNESS: **Sean Evan Miller, c/o 1240 2nd Street, Courtenay BC V9N 1C8** before expiration of twenty-eight (28) days of this Notice publication first published on November 9, 2022.

WE'RE ON THE WEB

TOP Service Providers
To advertise here please call 1-866-865-4460

## CLEANING SERVICES

www. CarmensCleaning.biz
Carmens CLEANING
FULLY INSURED
Home Cleaning Service in the Comox Valley Weekly or Monthly phone Carmen
604-961-3524

## HANDY PERSON

Little Lake Services
Handyman Service
Call John for Free Quotes!
250-465-9150
Johann@littlelakeservices.ca
• Snow Removal • Moss Removal
• Gutter Cleaning • Yard Work
• Carpet Cleaning

### Legal Notices

## Warehouseman's Lien Act

In accordance with the Warehouse Lien Act, I would like to give notice that the property stored in Unit 9 at Airport Service & Mini Storage, 1466 Ryan Rd, Lazo, BC, and owned by Gustavo Suarez, will, after 14 days, be sold or disposed of due to the fees related to its storage being 2 & 1/2 months in arrears. Any persons wishing to pay the amount owing and collect the items can contact John or Marnie at 250 339 3721 or via email: as1968@shawbiz.ca

**TAKE NOTICE THAT;** any One with a prior, equal, or superior right, interest, CONDUCT, treaty or Convention in/to/for/of the NAME and property of: STEPHEN WESLEY BUTLER and/or BUTLER, STEPHEN WESLEY Estate in any style or variation thereof capable to confuse, suspend or clog said NAME, Title and/or Estate is hereby WARRANTED to present their said claim to Witness: Kimberly Jean, Wheeler. c/o: 1160 Sitka Avenue, Courtenay BC, V9N 8H3 before expiration of the twenty-eight (28) days of the first publishing of this Notice on November 16th, 2022.

We're social!
Like. Follow. Share.
On your favorite social media sites!
Black Press Media

## Community Announcements

### Coming Events

**New Shop Open Now!**

**The Little Vintage Shop**

5352 Island Hwy North (behind Courtenay Country market) Open Thurs, Friday & Saturday 9:00 am - 4:00 pm Vintage furniture, tools collectibles and live edge.

### Information

**Vancouver Island Mountain Sport Society**
**Annual General Meeting**
Is being held at 7PM, Dec 14th virtually on a web meeting.
For log in information, please contact **info@vimountaincentre.com** or call
**(250)792-2727**

### Personals

**AL-ANON & ALATEEN**
Affected by someone's drinking?
Contact:
**1-888-425-2666**
www.al-anon.org

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

**Fetch a Dog From the Shelter!**

The BCSPCA cares for thousands of orphaned, abandoned and abused dogs each year. If you can give a homeless dog a second chance at happiness, please visit your local shelter today.

**BCSPCA**
**www.spca.bc.ca**

## Employment Education

### Career Opportunities

**Hi-Sky**

**Contract Truck and Pup Units**

Hi-Sky Enterprises Ltd is a Northern BC based Company (Chetwynd BC) is seeking Contract Tridem - Tridem units (Truck and Pup) Hauling up to 50 tonne for work into March (possible longer). Offering competitive rates.

**For full details visit: www.localwork.ca**

**email: lise@hiskyenterprises.com 250-556-4249**

**Hi-Sky**

**Heavy Duty Truck Mechanics**

Hi-Sky Enterprises Ltd. in Northern BC (Chetwynd) require Red Seal licensed Heavy Duty Truck Mechanics with the required computer knowledge (both shop & mechanic truck operators needed). Offering full-time work, flexible shifts, very competitive wage based on experience, benefit after 3 month probation period & accommodations if required.

**For full details visit: www.localwork.ca**

**email: lise@hiskyenterprises.com 250-556-4249**

**Become a Green Shopper**

**www.pitch-in.ca**

## Employment Education

### Career Opportunities

**Hi-Sky**

**TRUCK DRIVERS**
(Class 1 & 3 with Air)

Hi-Sky Enterprises Ltd is a Northern BC based Company (Chetwynd BC) is seeking experienced Class 1 & 3 drivers We offer competitive wages, benefits, bonus programs and provides accommodation for all drivers if required.

**For full details visit: www.localwork.ca**

**email: lise@hiskyenterprises.com 250-556-4249**

### Help Wanted

**Seasonal Farm Labourers**

5 required, full-time, seasonal. Duties: pruning, picking and weeding of berries and field crops. Must be able bodied and have your own transportation. Work is in all types of weather. Wage $15.65 per hour, 40+ hours per week. Starting March 1, 2023.

**Apply by email to: info@coastalblack.ca**

### Personal Services

### Financial Services

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

### Business Services

### Carpentry/ Woodwork

**250-650-1333 Skilled Carpenter**. Licensed & certified. Free estimates, Call Doug. suncrestholdings.ca

**Exercise Your Brain. Read The Newspaper.**

## Coming Events

Comox Valley Raiders Youth Football Club

**ANNUAL GENERAL MEETING**

**Thursday**
**December 15th, 2022**
**7:00 pm**

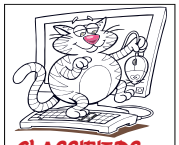
For Teams Link RSVP to
**CVRaidersSecretary@gmail.com**

*Everyone Welcome!*

## Christmas Corner

**Annual Christmas Craft Sale**
United Mennonite Church
2277 Enns Road
Black Creek
Saturday, December 3rd
9:00 a.m. - 2:00 p.m.

Baking, crafts, bucket draws, silent auction and more. Special quilt & painting draw for Ukrainian Relief. Call **250-923-5594** for info.



**CLASSIFIEDS** *are just a mouse click away*
**Place Your Ads Online**
**Call**
**1-866-865-4460**
**Black Press Media**

## Business Services

### Carpentry/ Woodwork

**NEED A GUY?**
**HANDYMAN SERVICE**
Journeyman Carpenter & Jack of all trades.
• Reno's • Decks • Tiling • Bath & Kitchens • Doors • Windows • Fix-ups & • Maintenance. 30 yrs. exp. Reasonable Rates. Seniors Discount.
**Jamie 250-650-6304**

## Business Services

### Contractors

**COLIN'S PAINTING**
**Interior / Exterior**
**Book your spot now!**
**Free Estimates**
35 years experience
Excellent References
**Cell - 250-465-1662**

SHOP LOCALLY

## Legal

### Legal Notices

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**63.0-METER SELF-SUPPORT TOWER STRUCTURE**

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**NOTICE OF INTEREST:** If any One, public or private, has a prior, equal, or superior right, interest, CONDUCT, treaty or Convention in/to/for/of the Legally described land [Section 2, LD 15, LT D, PL 22146] and property: [PID003-314-057] in any style or variation thereof capable to confuse, suspend or clog said Title; is hereby WARRANTED to present their said claim, under penalty of perjury to tell the truth, to Witness: Lord Brian Thomas, Wilcox. C/O: 1-717 Aspen Road, Comox, BC, V9M 3X4; before expiration of twenty-eight (28) days of the first publishing of this Notice.

CONNECTING
Your KNOW-HOW with the KNOW-WHO

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Hornby Island Community School

Winter

*Craft Fair*

Saturday December 3rd
11am-1pm
Kids & Families, Crafts, Art, Baking
Wreaths -PAC Fundraiser
Lunch - Soup and Bread
Hornby Community School Gym
Everyone Welcome

*Ringside Market*

*Light Up*

*Let's celebrate the start of the Holiday Season*

*Join us Friday, December 2nd*
*From 4:30-6:30*
*Light up at 5:00*

Deadline for Ad submission Monday 1pm. Edit and print on Tuesday. Distributed Wednesday
Email your ads to: greydawn.printing@gmail.com Or drop them off in our mail-slot at Ringside

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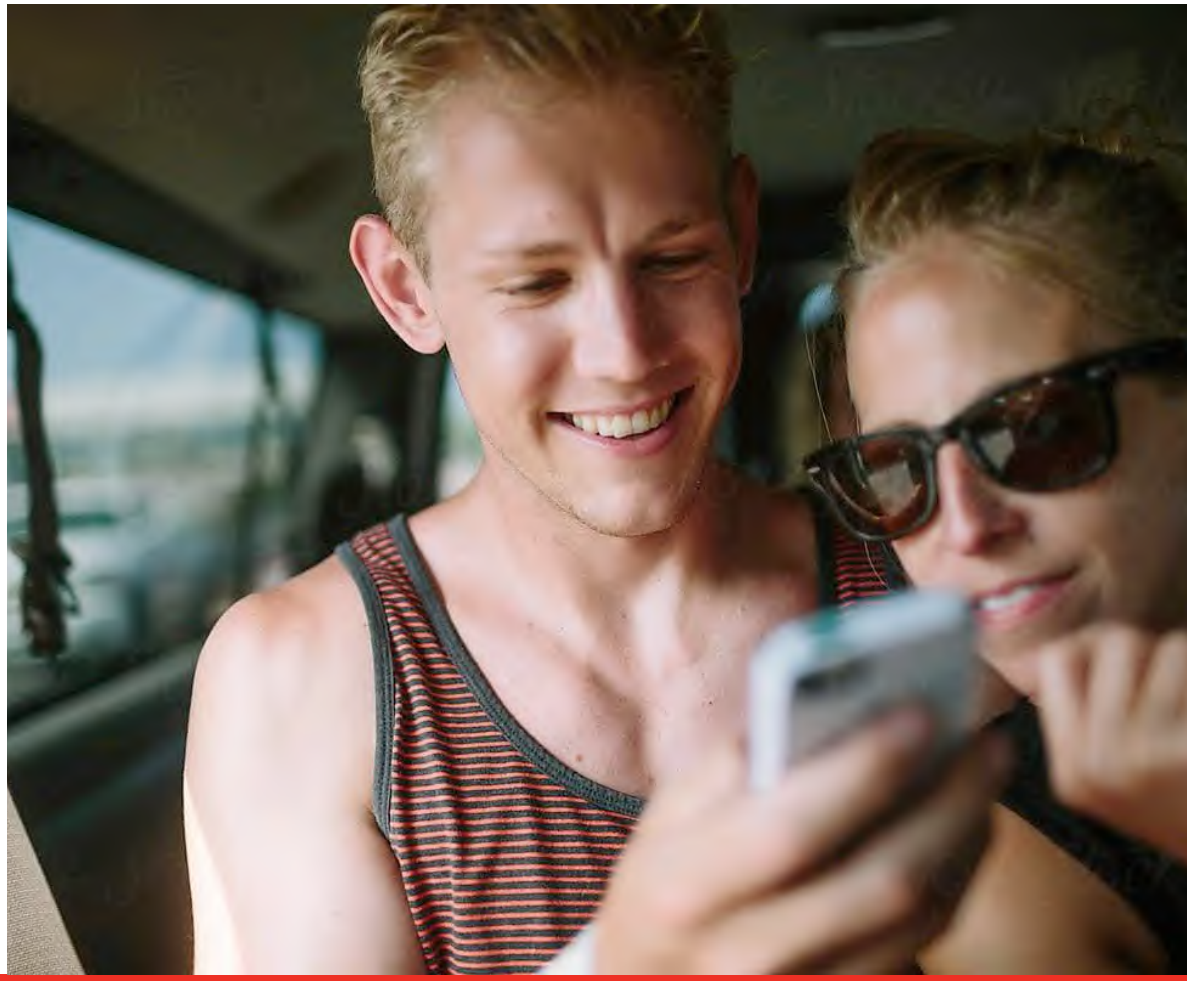
# ROGERS PUBLIC INFORMATION MEETING

## Proposed Communication Site on Hornby Island on Provincial Crown Land

**ROGERS FILE: W6420 – HORNBY ISLAND**



ROGERS

**December 8th, 2022**

# Agenda

- Purpose of Public Meeting
- Public Consultation Process
- Why does the network need to be improved?
- Proposed tower location – aerial photo and adjacent land uses
- Proposed design – site plan and tower profile
- Photo simulation
- Coverage Maps – before and after
- Health and Safety
- Next Steps

# Purpose of Public Meeting

Improving Wireless

Connectivity on Hornby Island

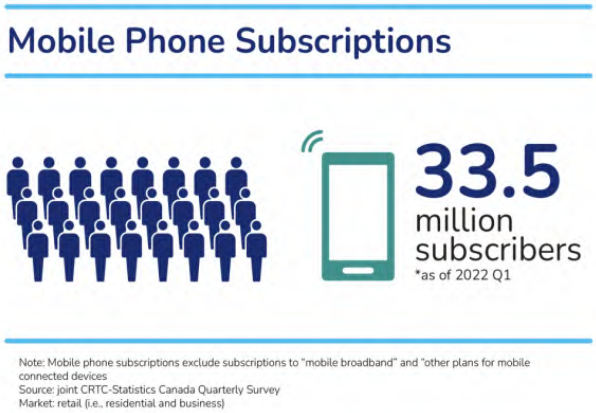
- The purpose of this public meeting is to engage the community regarding a need to improve wireless service on Hornby Island.
- Rogers is proposing to install a 63.0 meter tall self-support lattice tower structure on Provincial Crown land on the west side of Central Road.
- The subject property is zoned PU-Public Use and adjacent land uses include the Hornby Island Fire Rescue property, the CHFR Hornby Community Radio Society property including an existing radiocommunication facility, the Hornby Island Recycling Depot, the Hornby Island Road Maintenance Yard, Joe King Ball Park and other mixed commercial and public service uses.
- Rogers is willing to explore hosting emergency communications equipment and will consider applications for tower sharing in accordance with Innovation, Science and Economic Development (ISED) Canada co-location protocols.
- All public comments received will be reviewed and shared with the Crown, Islands Trust, ISED and Rogers.

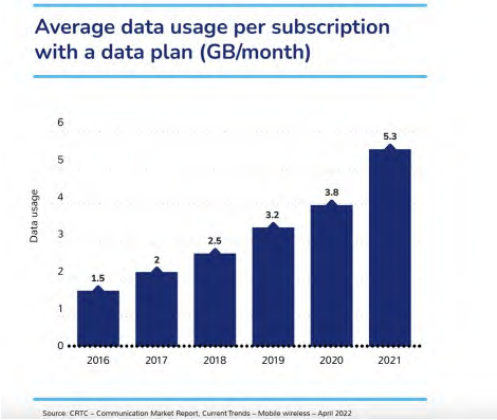
# Federal (ISED) and Provincial Consultation Processes

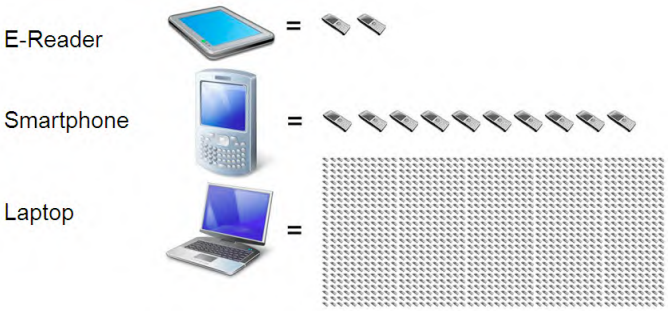
- In order to proceed with this proposal, Rogers is undertaking this consultation process in alignment with the ISED Default Public Consultation Process with an expanded public meeting component.
- Via this expanded process, Rogers has posted multiple newspaper notices as well as online via social media, sent direct referrals to area property owners/occupants as well as engaged the Crown, Islands Trust and all relevant First Nations as identified in the *Provincial First Nation Consultation Areas Database*.
  1. **Mail-out Notification** - Notification packages welcoming public input until January 13, 2023 (greater than the required 30 day comment period) were sent to all property owners/occupants within a radius of three times the proposed tower height. The package included an invitation to tonight's public meeting. The address list was reviewed by the Crown, Islands Trust and ISED.
  2. **Newspaper Notification** - Rogers posted public notices in four (4) publications including: a) *The Islands Grapevine* on November 24th and December 1st, 2022; b) *The Comox Valley Record* on November 23rd and November 30th, 2022; c) the December issue of *The First Edition;* and d) the November 30th edition of the *Hornby Tribune.*
  3. **Public information meeting** - Rogers is hosting tonight's digital public information meeting as a courtesy in order to provide a broader opportunity for public engagement.
  4. **Land Use Concurrence** - At the end of the public comment period, Rogers will summarize the results of the consultation and request a motion or letter of land use concurrence via the relevant land use authorities.
- Subsequent to the ISED Default Consultation Process, Rogers will adhere to the Provincial Crown referral and consultation process as stipulated in the *Crown Land Use Operational Policy - Communication Sites.* This will entail additional referrals to First Nations, land tenure holders and additional public notices (duplicative processes since there are overlapping federal and provincial consultation requirements).
- At the end of the duplicative Crown consultation and referral process, the Crown via the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) will determine whether to grant Rogers a Licence of Occupation for the proposed communication site and ancillary access and utility uses.

# Why Does the Network Need To Be Improved?

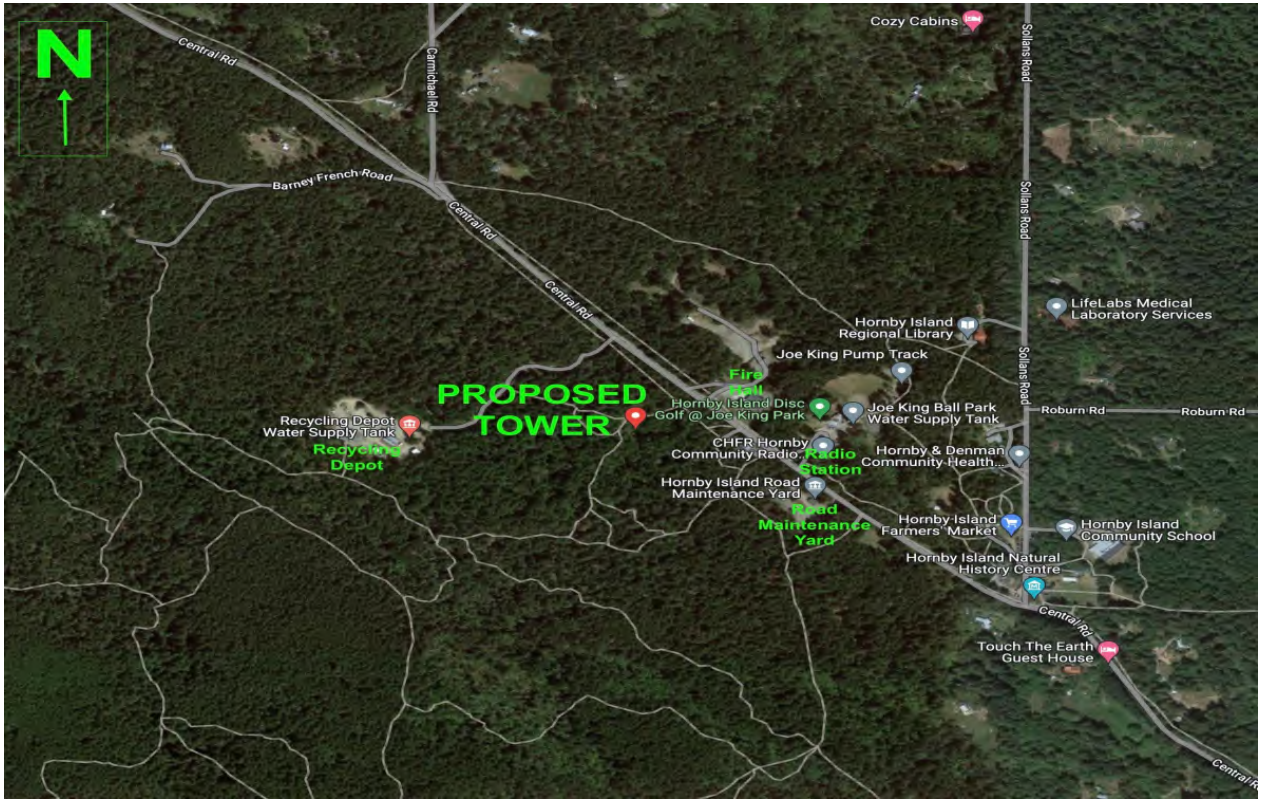
- The objective of the proposed facility is to provide reliable wireless service to the Hornby Island community including both voice and data services.
- The proposed infrastructure will provide significant emergency service benefits to residents as nearly 80% of emergency 911 calls are made from wireless devices.
- As of Q2 2022, Canadian wireless phone subscribers numbered approximately 33.5 million (Canadian Wireless Telecommunications Association).
- 31.88 million Canadians have a smartphone as of 2021 (Statistics Canada).
- Smart phones use more than 10 times the bandwidth of an ordinary cell phone, while tablets and laptops can consume more than 1000



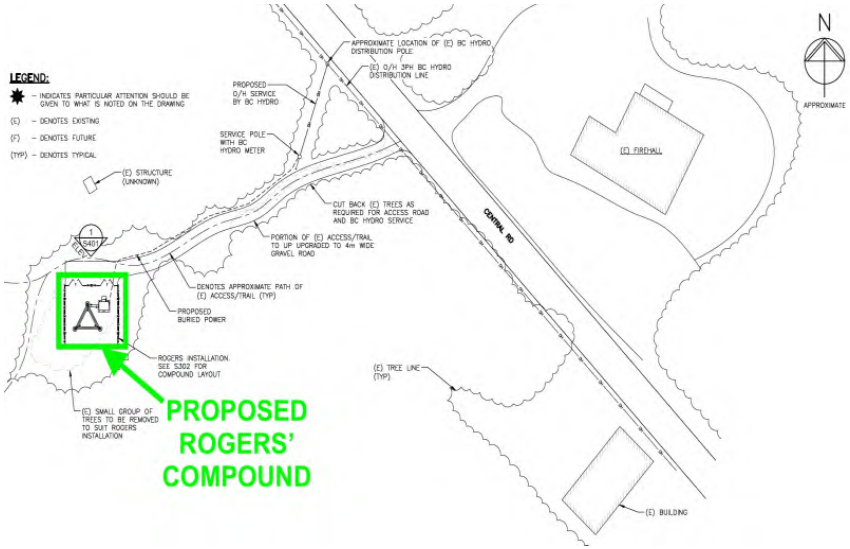
# Proposed Tower Location - Aerial Photo and Summary of Adjacent Land Uses

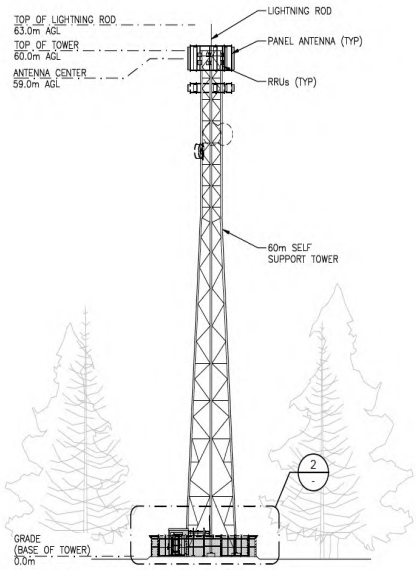



**ADJACENT LAND USES**

- Hornby Island Fire Rescue property
- CHFR Hornby Community Radio Society including an existing radiocommunication facility
- Hornby Island Recycling Depot
- Hornby Island Road Maintenance Yard
- Joe King Ball Park
- Provincial Crown land
- Other mixed commercial and public service uses.

# Proposed Design – Site Plan and Tower Profile




**Site Plan**

- Rogers has made an effort to keep its space needs to a minimum:
  - Approximately 15.0 m x 15.0 meter tower compound size;
  - Existing access roads can be used with an upgrade to approximately 120 meters of existing, old road off Central road into the site.
  - A 110 meter long power line running from existing power on the south side of Central Road will be required. The power feed will tie into an existing hydro distribution pole and will continue underground.

**Tower Profile**

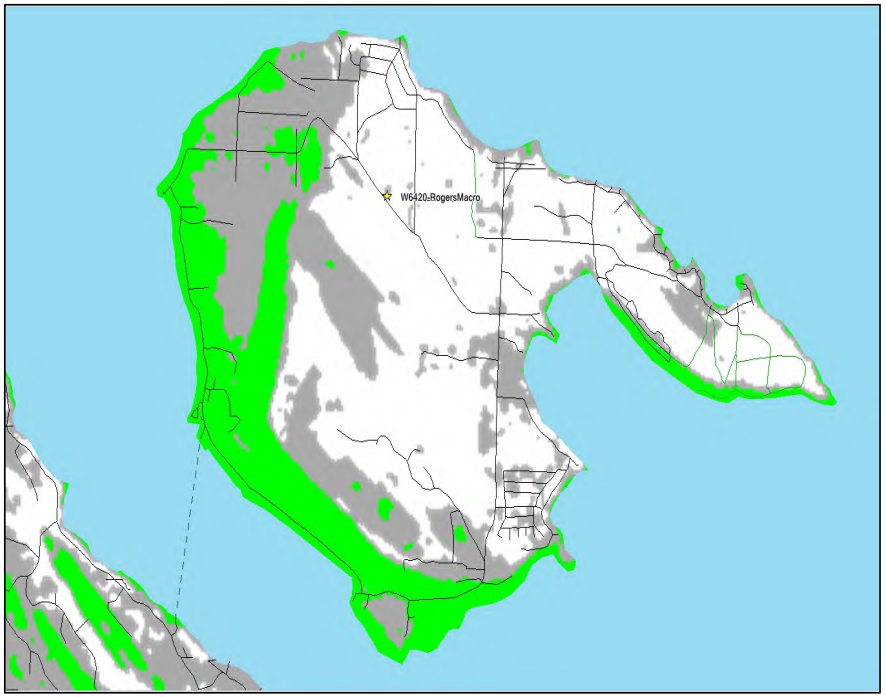
- Rogers is proposing a self-support lattice tower structure rather than a guyed tower. This significantly reduces Rogers' footprint on the land.
- The tower height is 63.0 meters tall – the minimum height needed to service the area reliably and to clear the adjacent mature trees and topography.
- Rogers will co-operate with applications for co-location (tower sharing) as per ISED requirements.

# Design - Photo Simulation

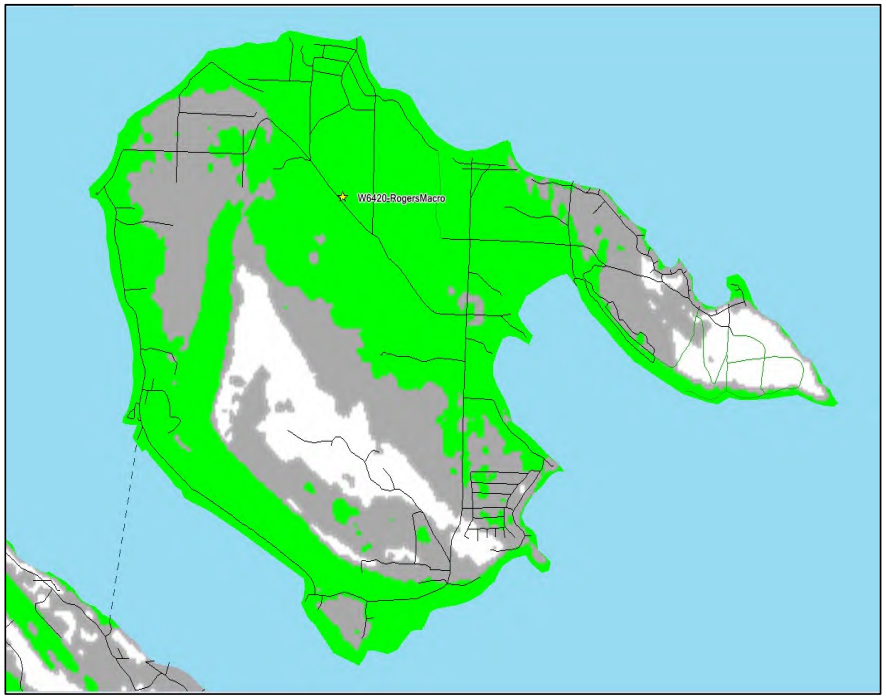
**View Looking West From Central Road**

*(for discussion purposes only)*

# Coverage Maps - Before and After




**Before**




**After**

# Health and Safety

- Canada has a rigorous safety code for devices that emit radio frequency (RF) energy.
- Specifically, wireless carriers in Canada must comply with Health Canada's Safety Code 6 - a standard that is comparable to the European Union safety regulations.
- Safety Code 6 was developed and updated in March of 2015 by Health Canada as the exposure standard for the regulation of mobile phones, base stations, Wi-Fi and other radio communications emitting infrastructure.
- The exposure limits are the result of thorough and ongoing scientific review and are comparable to similar safety codes in Europe, the USA, Japan and Australia. Safety Code 6 is based on peer reviewed science.
- Rogers attests that its installation will comply with Safety Code 6.

# Next Steps

- Public Consultation - The public comment period for the federal (ISED) portion of this consultation will close on January 13th, 2023.
- Consultation Summary and Request for Land Use Concurrence - Rogers will summarize the results of tonight's digital public meeting and the broader public consultation process for the Islands Trust, Crown and ISED.
- Land Use Concurrence - The Islands Trust will review the results of the public consultation and determine whether or not to grant Rogers land use concurrence.
- Service Delivery - If land use concurrence is granted, Rogers will work with the Crown to finalize its Licence of Occupation to enable service delivery on Hornby Island in accordance with the application submitted.

# Questions?

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island Tower Information Zoom Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 4:57 PM
To: Stan Combs [redacted]

Good Evening Stan:

Please find below the applicable login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

[Quoted text hidden]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Tower Comments

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 15, 2022 at 2:24 PM
To: Stan Combs [redacted]

Good Afternoon Stan:

Thanks for submitting your comment sheet. I will save this on file for the Islands Trust, province (who manages the property), ISED and Rogers. Please feel free to reach out if you have any further questions or comments. I greatly appreciate your time.

Please note that as per ISED (federal) guidelines I am required to advise you that you will have 21 days if you wish to submit further comments as part of the first part of this consultation process. There will be additional opportunities to comment as part of the provincial referral process however.

Thanks and please feel free to contact me anytime at 778 870 1388.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 2:06 PM Stan Combs [redacted] wrote:

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

X Yes

☐ No

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

X Yes

☐ No
Comments

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

X Yes

☐ No
Comments:

Additional comments

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name Stan Combs

Mailing address 5080 McLeod Road, Hornby Island, BC V0R 1Z0

Email Address
scombs@telus.net

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**

**By January 13, 2023**

*Thank you for your input.*

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

---

1. Are you a cellular phone or wireless device user?
   ☐ Yes
   ☐ No

2. Do you feel this is an appropriate location for the proposed facility?
   ☐ Yes
   ☐ No

Comments

_____

_____

_____

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   ☐ Yes
   ☐ No

Comments

_____

_____

_____

Additional Comments

_____

_____

_____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name_____
(Please print clearly)

Mailing Address [redacted]

_____

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Cell Tower - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Nov 21, 2022 at 4:25 PM
To: "Kerr, Alison" [redacted]

Good Afternoon Alison:

Thanks for submitting your comment sheet. I will save your input on file for the decision makers at Innovation, Science and Economic Development (ISED) Canada, the Islands Trust and Rogers.

As per your feedback, it has been our objective to propose a design and location that is as unobtrusive as possible for people in the vicinity. We will be sure to consider all public comments before requesting any land use decision. A digital copy of Rogers' consultation package is attached for your reference.

Please feel free to stay in contact if you have any further questions or comments. Please also kindly note that as per ISED protocols, you will have 21 days if you wish to submit any further input.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Nov 21, 2022 at 3:00 PM Kerr, Alison <[redacted] wrote:

> Please see attached feedback and thank you,
>
> Alison Kerr
>
> **ALISON KERR**
>
> Vice President, Neuroscience, Orthopaedic, & GI/GI Surgery Service Lines
>
> Chief Administrative Officer, Clinical Operations
>
> Emergency Department, Trauma, Stroke, Pathology/Lab Services, Stanford Blood Center, and Office of Emergency Management
>
> **Administrative Assistant:** Sherrie Montiague Tel: (650)736-9084

**Stanford Health Care**

[redacted]

-

Stanford MEDICINE | Health Care

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**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

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

1. Are you a cellular phone or wireless device user?
   - [x] Yes
   - [ ] No

2. Do you feel this is an appropriate location for the proposed facility?
   - [x] Yes
   - [ ] No

Comments

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - [x] Yes
   - [ ] No

Comments Please ensure it is unobtrusive as possible to those living close by

Additional Comments

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name Allson M. Kerr (nee MacDonald)
(Please print clearly)

Mailing Address c/o [redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Family home owner (MacDonald)
[redacted]
Hornby Island, BC

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Proposed Tower on Hornby Island - W6420 Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Nov 22, 2022 at 9:44 AM
To: [redacted]

Hi Don and Deborah:

I hope this email finds you well. I am writing to acknowledge receipt of your comment sheet as attached as we are required to do so per Innovation, Science and Economic Development (ISED) Canada protocols. We are also required to advise you that if you have any further input, you will have 21 days to provide any further comments. More information on this process can be found here: https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html

In response to your question about TELUS, we have not yet received any expressions of interest from TELUS but the tower will be designed to accommodate any third parties that may seek to co-locate including potentially TELUS or other service providers. We will plan to look into this further. Additionally, I understand preliminarily that there may be some interest from the local fire department to add some emergency communications equipment on the tower. No co-location opportunities have been formalized at this time but I understand your input and this should be reviewed.

Finally, for your reference, attached is a digital copy of Rogers' consultation package. You are welcome to share this with any interested people.

Thanks for taking the time to submit your comments and please feel free to stay in touch as the process unfolds.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

**2 attachments**

**Comment Sheet - Deborah and Don Peterson copy.pdf**
327K

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

**COMMENT SHEET**
**PROPOSED TELECOMMUNICATIONS TOWER**

**COORDINATES: 49.535055, -124.672134 ROGERS FILE: W6420 – HORNBY ISLAND**

1. Are you a cellular phone or wireless device user? Yes
   No

2. Do you feel this is an appropriate location for the proposed facility? Yes
   No

Comments
This location seems ideal for a cell tower.
Will the tower provide for other carriers such as Telus?
This would increase support for the propsal as there are many Telus cell customers here.

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

Yes No

Comments

Additional Comments
You can expect a small but very vocal minority to object to your propsal. The vast majority of residents and tourists would welcome better service.

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name Don Peterson
(Please print clearly)

Mailing Address
[redacted] Hornby Island

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Tower proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Nov 22, 2022 at 12:12 PM
To: S McDonnell [redacted]

Good Morning Sheila:

Thanks for reaching out. Please find below a link to the meeting. Please kindly note that if you have any further input, per ISED protocols I am required to advise that you will have 21 days.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice<http://www.rogers.com/web/content/emailnotice

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Nov 22, 2022 at 12:10 PM S McDonnell [redacted] wrote:

> Information meeting
> Hello - I would like to receive the Microsoft teams invitation to the information session for the proposed Hornby tower on December 8th from 5-6.
> Thank you for the opportunity to participate and learn more about the proposal. I will be representing two community organizations with interests in the vicinity.
> Sheila McDonnell
>
> --
> *I gratefully acknowledge that I reside on the traditional unceded territory of the K'omoks First Nation, the Eitsen, Pentlach, Sasitla and Sahtloot peoples*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Cell Phone Tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Nov 23, 2022 at 9:52 AM
To: [redacted]

Good Morning Rudy:

Thanks for reaching out. Please find below the meeting login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Nov 22, 2022 at 10:33 PM [redacted] wrote:

> Would you please send me the details for how I can join the planned MS Team information scheduled for December 8th. much appreciated!
> Rudy ROGALSKY

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 2:51 PM
To: [redacted]

Dear Rudy:

Please see attached my prior response with the login details. Please kindly confirm receipt.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 2:49 PM [redacted] wrote:

> I would like to attend the Dec 8th online meeting about this project. I previously sent a request but I have not received a response with a link.
> Rudy ROGALSKY,
> Hornby Resident
>
> Sent using the mobile mail app

**Comment 5 - Rudy ROGALSKY.pdf**
76K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Telephone Conversation

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Nov 23, 2022 at 3:31 PM
To: Alex Allen [redacted]

Thanks Alex. I understand your feedback and would like to work cooperatively through the required consultation process. I appreciated our phone call. It was helpful for me to connect with you and to understand your perspective. Thanks for that.

I have reached out to both of the publications you have noted below. I am not yet sure if we'll be able to meet the ISED prescribed timelines within these particular publications (especially if the deadli for the First Edition is behind us) however I have reached out to inquire. I would be pleased to post additional notices but will also have to be mindful of achieving ISED's requirements.

Currently, we have our notices booked into the Grapevine and Comox Valley Citizen. As context, these are the same publications that TELUS posted its notices in during the prior consultation and are the publications that were reviewed by the planning staff at the Islands Trust.

I'll do my best to top up with additional notifications and would be pleased to work with you to make sure we get the word out. I know that many people are discussing this on Facebook currently, via our mail out and through the two aforementioned newspaper notices that we recently posted.

Thanks and please feel free to stay in contact as the process unfolds. There will be plenty of opportunity for dialogue for all interested people.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Nov 22, 2022 at 3:35 PM Alex Allen [redacted] wrote:

> Thanks Brian for the phone call. I apologize, I can sometimes be passionate.
>
> Hornby Island publications:
>
> The First Edition (Comes out monthly the first of each month. Deadline the 19th of each month.)
> thefirstedition@protonmail.com
>
> Note: This first edition is a double issue (Winter) and covers both December and January.
>
> Hornby Tribune (Comes out weekly on Thursdays. Deadline Mondays before 1:00 pm.)
> grey.dawnprinting@gmail.com

Cheers.

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

I respectfully acknowledge that I live, work and play on the unceded traditional territory of the K'òmoks First Nation and Coast Salish People.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Re: W-6420 Hornby Island Rogers Telecommunications Tower Proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Nov 23, 2022 at 4:21 PM
To: Grant Scott <gscott@islandstrust.bc.ca>
Cc: Alex Allen <aallen@islandstrust.bc.ca>, Stefan Cermak <scermak@islandstrust.bc.ca>, Claudia Castro <ccastro@rci.rogers.com>

Good Afternoon Alex and Grant:

Thanks very much for your feedback.

Grant, hopefully you have now received the voicemail that I left with you yesterday. Perhaps we can arrange some time to discuss. If you wish to contact Rogers directly I have cc'd Claudia however I am representing Rogers on this project.

Alex, although we discussed these issues in detail over the phone, please find below my written responses in green text to your email from two days ago.

Dear Brian,

First, I am quite dismayed that I and my fellow local government representative, Grant Scott, have only just heard of the Rogers Cell Tower proposal from community members in the last two days. This is completely unacceptable.
**As we discussed, I had previously been working with Heather Kauer and now Sonja Zupanec at the Islands Trust for many months. We have also engaged the province via the MFLNRO. Through your planning department staff, we have welcomed input and offered to attend any upcoming LTC meetings. I look forward to any future opportunities for engagement. We would like to have transparent and open discussions regarding this proposal.**

And to read that Rogers is only advertising in the Denman Island centric Grapevine paper and the Comox Valley Record at the end of this week is so out of touch. We actually have two local publications, of which I am editor of one. Would it not make sense to put something pertaining to Hornby Island in a local Hornby Island paper?
**The Grapevine and Comox Valley Record publications are what we understood to be the applicable publications. For instance, these are the same publications that TELUS was previously required to post its public notices in during their prior proposal which I managed and learned a lot from. We also welcomed input from the Islands Trust planning staff on our current consultation process prior to proceeding. Had we known that additional publications would be desired by you, we would have done so proactively. Notwithstanding the foregoing, I think we can work with you to add to the current notification process. I will do my best to achieve this if feasible.**

**For your information, I have now reached out to the additional publications that you have mentioned in your separate email. I am not sure if we will be able to achieve ISED's prescribed consultation timelines and the deadlines of these additional publications however I think we can commit to working with you to get the word out more broadly to the extent possible. I am aware that there is also much discussion ongoing on Facebook about this proposal. I think the word is out and we'll work with you to make sure that's the case.**

**You may also take heart in knowing that this notification process is only the first part of the federally regulated process. Subsequently, the province will also complete additional newspaper notices and referrals since this proposal is on provincial crown land. Thus, there will be plenty of opportunity to top up with additional notifications via the provincial consultation process subsequently which has not yet formally**

**started. Indeed, when we site towers on provincial land there are duplicative federal and provincial consultation processes that we must undertake so you can be assured that there will be plenty of opportunity for additional notification.**

The timing is so wrong and way too fast tracked. So many people are now traveling off island in the next month. A virtual meeting in December and the deadline for comments January 13? That is, with all due respect, ridiculous. And the virtual information meeting is December 6 where Grant and I have a Zoom Trust Council for three days starting on that day. No communication let alone consultation with either of us.
I am asking you to delay this whole proposal process until at least March 2023.
**I think the best course of action at this stage is to proceed with the meeting and process as it has been advertised publicly. I would like to honour the public notices as some people have already requested to attend our meeting as planned. I am hopeful that you and/or Grant can attend however there is no obligation. If need be, we can look to potentially schedule an additional meeting in the new year although this is not part of the federal process. In any case, we are doing what we can to provide broader opportunities for public input.**

**I do not think that this process is fast tracked as you may have initially perceived. As noted above we still need to navigate the provincial referral process as well. We are only starting the first part of the process which is the federal (ISED) notification process.**

There is First Nations involved.
**The first step I undertook via this proposal was to notify and welcome input from all pertinent First Nations as identified by the province's First Nation Consultation Areas database. I have shared these referrals and all responses provided with the Islands Trust planning staff as well as the MFLNRO. The province also has a duty to consult First Nations and will subsequently send additional referrals to the same First Nations however we wanted to be proactive hence our early referrals to the relevant nations.**

Our Housing Society has been looking at that location for years.
**Rogers selected the proposed tower location based on a thorough pre-consultation with Islands Trust planning staff and the province. It is my understanding that this particular lot is one of the only locations on Hornby Island that allows for the proposed use.**

**Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation). While our federal use is not subject to zoning, we have sought to identify compatible zoning.**

**I would also suggest that while I understand there may be varying perspectives on this matter there is no reason in our view as to why the property could not potentially accommodate both housing and a communication site. There is already a radio station communication site nearby for instance.**

And why do we need this, when we are having fibre optics installed?
**Fibre optics will provide internet connectivity on a fixed basis to one's home or place of business. The proposed cell tower will provide mobile service in the broader community and surrounding waterways. This is complementary to the fibre optic service that you reference. Fibre optic service does not replace a need for mobile connectivity and mobile connectivity does not generally replace a need for fibre optic service. These are distinct yet complementary services and most communities desire both robust wireless and wireline (fibre) services.**

**You may also find it pertinent that 80% of calls to emergency responders such as 911 are now placed via cell phones so there is a public safety component to this proposal. Having cell service in remote areas of the island and waterways may save lives.**

Was this an initiative from a group or individual on this island? I don't understand.
**This proposal was initiated by Rogers as there is not currently reliable service in the area.**

I could write more words, but for the sake of brevity, I will not now.

Once again I ask that you defer all this until March of next year, where we will have community members back from travels, and more focused without the distraction of the holidays (in person for many for years) and more time to digest.
**As the federal consultation process has commenced and the notices are already out it will be our intent to continue with that. However, please be assured that there will be plenty of opportunities for additional engagement via the provincial referral and notification process. Realistically, this process will carry on throughout much of 2023 and we look forward to discussing this with you and your constituents further.**

**I have personally done considerable diligence prior to moving forward with this proposal. Rogers was initially wanting to propose a tower closer to the co-op in a more visible location however based on my prior experiences on Hornby Island I worked with the Rogers team, Islands Trust and province to put together this revised proposal with the objective of putting our best foot forward. I realize that there will be varying perspectives on such a proposal and we look forward to continuing the discussion.**

Thank you.

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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On Mon, Nov 21, 2022 at 10:28 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

> Hi Grant:
>
> I am the Rogers contact for this consultation. I will try to reach out to you both tomorrow over the phone and will follow up in writing as well after we have had a chance to speak.
>
> Thanks,
> Brian
>
> Sent from my iPhone
>
> > On Nov 21, 2022, at 10:24 PM, Grant Scott <gscott@islandstrust.bc.ca> wrote:
> >
> > Is there a contact person at Rogers we can contact?
> > Thanks
> > Grant
> >
> >> On Nov 21, 2022, at 7:16 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
> >>
> >> Hi Alex:
> >>
> >> May you have time tomorrow to discuss? I would be pleased to answer all your questions.
> >>

>> Thanks,
>> Brian
>>
>> Sent from my iPhone
>>
>>>> On Nov 21, 2022, at 6:40 PM, Alex Allen <aallen@islandstrust.bc.ca> wrote:
>>>
>>> Dear Brian,
>>>
>>> First, I am quite dismayed that I and my fellow local government representative, Grant Scott, have only just heard of the Rogers Cell Tower proposal from community members in the last two days. This is completely unacceptable.
>>> And to read that Rogers is only advertising in the Denman Island centric Grapevine paper and the Comox Valley Record at the end of this week is so out of touch. We actually have two local publications, of which I am editor of one. Would it not make sense to put something pertaining to Hornby Island in a local Hornby Island paper?
>>> The timing is so wrong and way too fast tracked. So many people are now traveling off island in the next month. A virtual meeting in December and the deadline for comments January 13? That is, with all due respect, ridiculous.
>>> And the virtual information meeting is December 6 where Grant and I have a Zoom Trust Council for three days starting on that day. No communication let alone consultation with either of us.
>>> I am asking you to delay this whole proposal process until at least March 2023.
>>> There is First Nations involved. Our Housing Society has been looking at that location for years. And why do we need this, when we are having fibre optics installed? Was this an initiative from a group or individual on this island? I don't understand.
>>> I could write more words, but for the sake of brevity, I will not now.
>>> Once again I ask that you defer all this until March of next year, where we will have community members back from travels, and more focused without the distraction of the holidays (in person for many for years) and more time to digest.
>>>
>>> Thank you.
>>>
>>>
>>> Alex Allen
>>> Hornby Island Trustee
>>> (250) 335-1129 Ext. 420
>>>
>>> I respectfully acknowledge that I live, work and play on the unceded traditional territory of the K'òmoks First Nation and Coast Salish People.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Cell tower comments

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Nov 24, 2022 at 10:31 AM
To: Doug Chinnery [redacted]

Thank you, Doug. I will save your comment sheet on file and will consider reaching out to the HICEEC.. I believe the following link is their website. https://hiceec.org/

We can certainly look for ways to soften the base of the compound with cedar or hardieboard fencing instead of chainlink, for example, or possibly some native species landscaping.

Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you wish to submit any further response.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Nov 24, 2022 at 10:26 AM Doug Chinnery [redacted] wrote:

> Hi Brian
>
> Here is a comment form from Doug Chinnery, private citizen.

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

1. Are you a cellular phone or wireless device user?
   - [x] Yes
   - [ ] No

2. Do you feel this is an appropriate location for the proposed facility?
   - [x] Yes
   - [ ] No

Comments
It may be an easier sell to the community if you consulted with the HICEEC group to figure out how to share the site with their long-term housing project. Regardless of that, I think it's a perfect site.

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - [x] Yes
   - [ ] No

Comments
Possibly consider some landscaping to soften the hard chainlink fence industrial look. Lots of dog walkers and bicycle traffic up there.

Additional Comments
I'm looking forward to increased cell coverage in this area which is currently either underserviced or not serviced at all .

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name Doug Chinnery
(Please print clearly)

Mailing Address [redacted] Hornby Island, [redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Nov 28, 2022 at 9:35 AM
To: Ilze Raudzins [redacted]

Good Morning Ilze:

Please find below the login details for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice<http://www.rogers.com/web/content/emailnotice>

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

[Quoted text hidden]

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Jan 9, 2023 at 12:51 PM
To: Ilze Raudzins [redacted]

Thank you for your ideas, Ilze.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jan 9, 2023 at 9:23 AM Ilze Raudzins [redacted] wrote:

> Hi Brian
> Thank you for your reply
> I am looking forward to a more open and informative public consultation
>
> My legal address is
> [redacted]
> Hornby Island, BC [redacted]
>
> Ilze Raudzins
>
> On Sun, Jan 8, 2023 at 5:41 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
>> Dear Ilze:
>>
>> Thanks for reaching out.
>>
>> Please kindly provide your legal address for the purposes of this consultation.
>>
>> Please find below our comments in green text.
>>
>> Brian Gregg
>>
>> After hearing the short on-line presentation and comments on Dec 8, 2022 on the proposed Rogers tower on Hornby, I would like to express my adamant opposition to this tower for the following reasons:
>>
>> 1. The proposed site is also considered as the site for affordable housing, and the area required for the tower could be needed for septic fields or water wells. **We have been advised that the subject crown land property has no other formal applications for other uses at this time, to the best of our knowledge. The subject lot is a large several hundred acre parcel and there is no reason that it cannot accommodate a communication site and housing or other uses. Rogers' footprint on the land will be 15 m x 15 m for its compound -- less than many adjacent single family homes.**

**Rogers will use mostly existing access and run power largely underground from Central Rd.**

2. The 1 hour digital information meeting does not constitute an extensive public consultation, which is a requirement for this project according to the Islands Trust Model Strategy for Antenna Systems, which was adopted by our Local Trustees on Sept 9, 2022. **Rogers pre-consulted Islands Trust, ISED and provincial staff before commencing the consultation process. Rogers has been required to follow the ISED Default Consultation Process which does not include any requirement for a public meeting. Nonetheless, a digital meeting was hosted.**

   **Rogers will be meeting with Islands Trust and ISED staff next week to discuss next steps to ensure that due process is adhered to. We heard about the Model Strategy but are not clear on what steps would need to be added to the process if we incorporate aspects of that into the process.**

   **Certainly we will be discussing this but as of this time we are following the ISED process.**

3. Within the 189 meters of the tower there may not be any residences but there are areas where people congregate, such as the recycling depot with workers and volunteers and users. Also Joe King park is within its reach, a place where people including children gather, play, eat, exercise. These people need more time and opportunity to evaluate and comment on the Rogers proposal, as asking people for input over the holiday season is rather inconsiderate of Rogers. Not everyone has access to internet.

   **Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

   **As context, the surrounding land uses include a fire hall and their existing communication site directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) and their existing radio tower also to the east, public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

   **Please be assured that only the first portion of the consultation has commenced (the federal portion). The provincial consultation and referral process has not yet commenced and will provide another opportunity for engagement.**

   **Rogers is exploring opportunities for potential additional engagement.**

4. It seems that the proposed access road to the tower area will be through an area that is currently blocked off to vehicular traffic to prevent access to illegal tree cutting and to getting closer to the recycling depot in the off hours to steal stuff. Also there is a walking, biking trail that goes from Central road to the Recycling Depot and past it, that will be crossed or overrun by the tower access road. **Rogers has made an effort to use existing access with minor improvements so as to minimize tree clearing and ecological impacts. Rogers routinely gates its access driveways so as to limit public access and if that is deemed to be necessary in this instance Rogers would have no issue considering this.**

5. We were told the tower would not carry 5G frequency. At least not at the beginning, but since the aim of Rogers is to cover Canada with 5G, as stated on their webpage, we can expect 5G to be implemented in the future. Even those people who see no harm in 3G,4G frequencies will balk at having 5G in their neighbourhood. Safety code 6 is totally outdated and may not apply to 5G. **All cell towers in Canada will host the latest technologies at some point regardless of service provider. All technologies must comply with Health Canada's Safety Code 6. This is a regulatory requirement.**

6. The location of the tower is at the edge of all the hiking trails of Mt. Geoffrey provincial, regional parks and crown lands. People go in the forest, on the trails, to enjoy nature, the quiet, the solitude. I doubt that they want to hear the pings of cell phones or people chattering away on their cell phones, or see an unnatural edifice towering over the trees. **This tower will not deliver service to most of Mount Geoffrey nor the eastern sections of Helliwell Park as noted in the coverage maps shared in our digital public meeting. Rogers has proposed the tower near Central Road where you claim housing is also desired rather than deep into the trails or park.**

7. There is no guarantee that non-Rogers users will have any benefits from this tower. How many Rogers customers are there on Hornby? **Rogers is welcoming applications for co-location including from local emergency responders and TELUS. TELUS has expressed preliminary interest however we still working on that aspect of the proposal. Rogers will be required to follow ISED's tower sharing protocols so if third parties apply to co-locate Rogers will cooperate in accordance with federal protocols.**

I do not want that tower here at all, aesthetically or practically. I have a landline and a Telus cellphone which I might use for emergencies on the road, but it has no reception in my area. And that's OK.

**Landlines are wonderful, however 80% of calls to emergency responders such as 911 are now placed via cell phones. Thus, having reliable wireless or mobile service is a matter of public safety for many people. Your landline will not be of much use out on a trail or waterways for instance.**

We live in a rural area and many of us want to keep it that way. I did not come to Hornby for its technical advancements, but for the opposite.

**Thanks for sharing your perspective. We will make note of your opinions. There are some people who align with your views and others who desire improved service**.

Sincerely

Ilze Raudzins, 33 year resident of Hornby

**Please kindly note that per ISED protocols that you will have 21 days if you wish to comment further. You are welcome to call me anytime at 778 870 1388.**

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Jan 8, 2023 at 9:04 AM Ilze Raudzins [redacted] wrote:

> Brian Gregg
>
> After hearing the short on-line presentation and comments on Dec 8, 2022 on the proposed Rogers tower on Hornby, I would like to express my adamant opposition to this tower for the following reasons:
>
> 1. The proposed site is also considered as the site for affordable housing, and the area required for the tower could be needed for septic fields or water wells.

2. The 1 hour digital information meeting does not constitute an extensive public consultation, which is a requirement for this project according to the Islands Trust Model Strategy for Antenna Systems, which was adopted by our Local Trustees on Sept 9, 2022.

3. Within the 189 meters of the tower there may not be any residences but there are areas where people congregate, such as the recycling depot with workers and volunteers and users. Also Joe King park is within its reach, a place where people including children gather, play, eat, exercise. These people need more time and opportunity to evaluate and comment on the Rogers proposal, as asking people for input over the holiday season is rather inconsiderate of Rogers. Not everyone has access to internet.

4. It seems that the proposed access road to the tower area will be through an area that is currently blocked off to vehicular traffic to prevent access to illegal tree cutting and to getting closer to the recycling depot in the off hours to steal stuff. Also there is a walking, biking trail that goes from Central road to the Recycling Depot and past it, that will be crossed or overrun by the tower access road.

5. We were told the tower would not carry 5G frequency. At least not at the beginning, but since the aim of Rogers is to cover Canada with 5G, as stated on their webpage, we can expect 5G to be implemented in the future. Even those people who see no harm in 3G,4G frequencies will balk at having 5G in their neighbourhood. Safety code 6 is totally outdated and may not apply to 5G.

6. The location of the tower is at the edge of all the hiking trails of Mt. Geoffrey provincial, regional parks and crown lands. People go in the forest, on the trails, to enjoy nature, the quiet, the solitude. I doubt that they want to hear the pings of cell phones or people chattering away on their cell phones, or see an unnatural edifice towering over the trees.

7. There is no guarantee that non-Rogers users will have any benefits from this tower. How many Rogers customers are there on Hornby?

I do not want that tower here at all, aesthetically or practically. I have a landline and a Telus cellphone which I might use for emergencies on the road, but it has no reception in my area. And that’s OK. We live in a rural area and many of us want to keep it that way. I did not come to Hornby for its technical advancements, but for the opposite.

Sincerely

Ilze Raudzins, 33 year resident of Hornby

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Info meeting Dec. 8/22

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Nov 28, 2022 at 10:21 AM
To: Don Luney [redacted]

Good Morning Don:

Please find below the login details. Thanks for reaching out. We look forward to seeing you at the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
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rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
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Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Nov 26, 2022 at 10:07 AM Don Luney [redacted] wrote:

> Morning. Please send the link to join the digital public meeting on proposed telecommunications structure. It is badly needed.
> Cheers Don Luney
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Nov 28, 2022 at 10:28 AM
To: Tim Blair [redacted]

Good Morning Tim:

Thanks for reaching out and for sharing your comments. You may find the attached consultation package to contain pertinent information. For example, it is noted on page 2 (section 10) that all applications for co-location will be considered in alignment with Innovation, Science and Economic Development (ISED) Canada protocols regarding tower sharing. For example, if another wireless service provider such as TELUS or SHAW were to apply to co-locate, Rogers would be required to cooperate and offer positions on the tower.

I appreciate your idea regarding a native species landscape buffer. I will be sure to pass this along to Rogers. Typically, the tower compounds are required to be fully fenced as per ISED protocols to limit public access. We have been installing in instances such as this attractive cedar or hardieboard fencing around the base of the tower. We will also explore the possibility of planting a native species landscape buffer. Perhaps we can discuss with the Islands Trust as the process unfolds.

Finally, please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you wish to submit any further comments.

Thank you,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Nov 26, 2022 at 6:33 PM Tim Blair [redacted] wrote:

> Hi Brian
>
> I have reviewed the supporting information now being circulated about the proposed hornby cell tower.
>
> I am a property owner on the island, not a full time resident. I am a cell service user. Service on the island is very poor in high-use times of the year, only ok in winter.
>
> I fully support this project.
>
> The only question i have is whether this tower will make adequate provision for future co-location.
>
> Last comment: please ensure that the tower base (the equipment enclosure) is landscaped with something native, meaning not potted cedar shrubs.
>
> Thank you,

Tim Blair
[redacted] north vancouver

[redacted]

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Re: W-6420 Hornby Island Rogers Telecommunications Tower Proposal

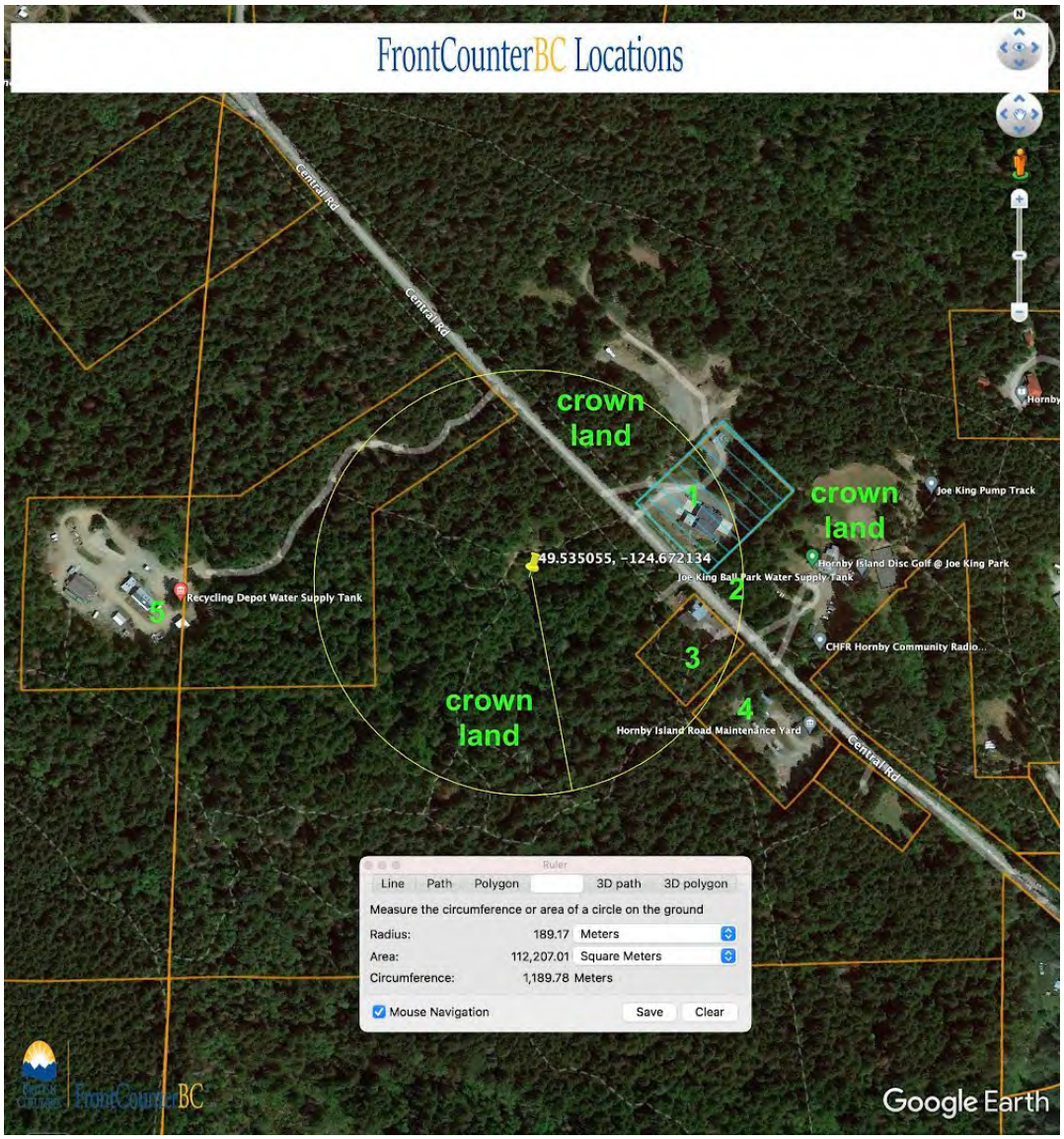
**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Nov 28, 2022 at 1:26 PM
To: Grant Scott <gscott@islandstrust.bc.ca>

Hi Grant,

Thanks for your time over the phone today. I understand that your primary questions and comments pertain to wanting to ensure that there is a proper communications plan in place.

Currently, the intended process is as follows. I certainly welcome your comments. Perhaps we can discuss again as well.

**Part 1 - Innovation, Science and Economic Development (ISED) Canada Default Consultation Process + Public Meeting**
- This process entails three (3) general steps including: 1) a newspaper notice, 2) a mail-out to property owners/occupants within a radius of 3 x the proposed tower height, and 3) a request for land use concurrence via the relevant land use authority.
- Regarding the newspaper notice (step 1), I can confirm that we have ordered multiple notices in the Grapevine, Comox Valley Record, First Edition and the Hornby Tribune. This will cover 4 publications. People will be given until January 13, 2023 to comment (greater than the 30 day required comment period due to the holiday season).
- Regarding the mail-out (step 2), the radius will be 3 x tower height which is just over 189 meters as per below. We actually expanded upon this. Attached are copies of the envelopes that went out and the address list as vetted by the Islands Trust, MFLNRO and my team. We have tried to include all relevant stakeholders in the area while also expanding upon the baseline ISED requirements.
- Regarding the request for land use concurrence (step 3), we can discuss the timing of this into the new year at the end of the public comment period (i.e. after January 13, 2023).
- Although not required by ISED, we have agreed to host a digital public meeting on December 8th and have advertised this broadly in all the above noted newspaper notices.




**Part 2 - Crown Consultation Process**

- In addition to the above noted federally regulated process, since the tower is proposed to be sited on provincial crown land, Rogers will also have to follow the crown consultation process. Much of this will be duplicative relative to the federal process as it will include referrals to relevant stakeholders including First Nations, crown tenure holders, and will also entail newspaper notification.
- Please note, we have already sent referrals to all relevant First Nations proactively to ensure that we welcome their input early in the process.

During our call, I know we discussed that you may also desire an in person public meeting. While this can certainly be considered, I wonder if we may want to start with the digital public meeting on December 8th and then discuss any subsequent requirements after that time. While I certainly am open to such an additional in person meeting, my experiences with digital meetings has been quite positive and engaging. It also allows people from any community to attend such as those who may not live on Hornby. Further, I should note that while this may not be representative of the current proposal, my prior in person public meeting on Hornby Island for the TELUS proposal was quite problematic and resulted in people derailing the meeting by crossing out the content on our boards with permanent markers and people getting onto a megaphone and taking over the discussions. Certainly this could be managed better however I also think there is some merit to the current digital meeting. How would you feel about allowing the current process to unfold and then perhaps we can reconvene after the digital meeting to discuss whether any additional meeting is merited?

Thanks and I look forward to discussing.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Nov 24, 2022 at 6:12 AM Grant Scott <gscott@islandstrust.bc.ca> wrote:

Hi Brian;
Thanks for your response to Alex. I don't need to talk to Rogers.
The best way to communicate with Hornbyites is through the First Edition, Hornby Tribune and by mail-out to each household. Social media is good but many older people don't use it. Also meetings in the Hall are good. Simply mailing to homes within 100m of the site is not good enough on Hornby. I'm sure you know all that.
Please send Alex and I the link to the Zoom on the 6th and agenda for the meeting.
Please call me if you'd like to discuss.
Thanks
Grant

On Nov 23, 2022, at 4:22 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Afternoon Alex and Grant:

Thanks very much for your feedback.

Grant, hopefully you have now received the voicemail that I left with you yesterday. Perhaps we can arrange some time to discuss. If you wish to contact Rogers directly I have cc'd Claudia however I am representing Rogers on this project.

Alex, although we discussed these issues in detail over the phone, please find below my written responses in green text to your email from two days ago.

Dear Brian,

First, I am quite dismayed that I and my fellow local government representative, Grant Scott, have only just heard of the Rogers Cell Tower proposal from community members in the last two days. This is completely unacceptable.
**As we discussed, I had previously been working with Heather Kauer and now Sonja Zupanec at the Islands Trust for many months. We have also engaged the province via the MFLNRO. Through your planning department staff, we have welcomed input and offered to attend any upcoming LTC meetings. I look forward to any future opportunities for engagement. We would like to have transparent and open discussions regarding this proposal.**

And to read that Rogers is only advertising in the Denman Island centric Grapevine paper and the Comox Valley Record at the end of this week is so out of touch. We actually have two local publications, of which I am editor of one. Would it not make sense to put something pertaining to Hornby Island in a local Hornby Island paper?
**The Grapevine and Comox Valley Record publications are what we understood to be the applicable publications. For instance, these are the same publications that TELUS was**

**previously required to post its public notices in during their prior proposal which I managed and learned a lot from. We also welcomed input from the Islands Trust planning staff on our current consultation process prior to proceeding. Had we known that additional publications would be desired by you, we would have done so proactively. Notwithstanding the foregoing, I think we can work with you to add to the current notification process. I will do my best to achieve this if feasible.**

**For your information, I have now reached out to the additional publications that you have mentioned in your separate email. I am not sure if we will be able to achieve ISED's prescribed consultation timelines and the deadlines of these additional publications however I think we can commit to working with you to get the word out more broadly to the extent possible. I am aware that there is also much discussion ongoing on Facebook about this proposal. I think the word is out and we'll work with you to make sure that's the case.**

**You may also take heart in knowing that this notification process is only the first part of the federally regulated process. Subsequently, the province will also complete additional newspaper notices and referrals since this proposal is on provincial crown land. Thus, there will be plenty of opportunity to top up with additional notifications via the provincial consultation process subsequently which has not yet formally started. Indeed, when we site towers on provincial land there are duplicative federal and provincial consultation processes that we must undertake so you can be assured that there will be plenty of opportunity for additional notification.**

The timing is so wrong and way too fast tracked. So many people are now traveling off island in the next month. A virtual meeting in December and the deadline for comments January 13? That is, with all due respect, ridiculous.
And the virtual information meeting is December 6 where Grant and I have a Zoom Trust Council for three days starting on that day. No communication let alone consultation with either of us.
I am asking you to delay this whole proposal process until at least March 2023.
**I think the best course of action at this stage is to proceed with the meeting and process as it has been advertised publicly. I would like to honour the public notices as some people have already requested to attend our meeting as planned. I am hopeful that you and/or Grant can attend however there is no obligation. If need be, we can look to potentially schedule an additional meeting in the new year although this is not part of the federal process. In any case, we are doing what we can to provide broader opportunities for public input.**

**I do not think that this process is fast tracked as you may have initially perceived. As noted above we still need to navigate the provincial referral process as well. We are only starting the first part of the process which is the federal (ISED) notification process.**

There is First Nations involved.
**The first step I undertook via this proposal was to notify and welcome input from all pertinent First Nations as identified by the province's First Nation Consultation Areas database. I have shared these referrals and all responses provided with the Islands Trust planning staff as well as the MFLNRO. The province also has a duty to consult First Nations and will subsequently send additional referrals to the same First Nations however we wanted to be proactive hence our early referrals to the relevant nations.**

Our Housing Society has been looking at that location for years.
**Rogers selected the proposed tower location based on a thorough pre-consultation with Islands Trust planning staff and the province. It is my understanding that this particular lot is one of the only locations on Hornby Island that allows for the proposed use.**

**Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell**

**towers fall under this legislation). While our federal use is not subject to zoning, we have sought to identify compatible zoning.**

**I would also suggest that while I understand there may be varying perspectives on this matter there is no reason in our view as to why the property could not potentially accommodate both housing and a communication site. There is already a radio station communication site nearby for instance.**

And why do we need this, when we are having fibre optics installed?
**Fibre optics will provide internet connectivity on a fixed basis to one's home or place of business. The proposed cell tower will provide mobile service in the broader community and surrounding waterways. This is complementary to the fibre optic service that you reference. Fibre optic service does not replace a need for mobile connectivity and mobile connectivity does not generally replace a need for fibre optic service. These are distinct yet complementary services and most communities desire both robust wireless and wireline (fibre) services.**

**You may also find it pertinent that 80% of calls to emergency responders such as 911 are now placed via cell phones so there is a public safety component to this proposal. Having cell service in remote areas of the island and waterways may save lives.**

Was this an initiative from a group or individual on this island? I don't understand.
**This proposal was initiated by Rogers as there is not currently reliable service in the area.**

I could write more words, but for the sake of brevity, I will not now.

Once again I ask that you defer all this until March of next year, where we will have community members back from travels, and more focused without the distraction of the holidays (in person for many for years) and more time to digest.
**As the federal consultation process has commenced and the notices are already out it will be our intent to continue with that. However, please be assured that there will be plenty of opportunities for additional engagement via the provincial referral and notification process. Realistically, this process will carry on throughout much of 2023 and we look forward to discussing this with you and your constituents further.**

**I have personally done considerable diligence prior to moving forward with this proposal. Rogers was initially wanting to propose a tower closer to the co-op in a more visible location however based on my prior experiences on Hornby Island I worked with the Rogers team, Islands Trust and province to put together this revised proposal with the objective of putting our best foot forward. I realize that there will be varying perspectives on such a proposal and we look forward to continuing the discussion.**

Thank you.

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Nov 21, 2022 at 10:28 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Grant:

I am the Rogers contact for this consultation. I will try to reach out to you both tomorrow over the phone and will follow up in writing as well after we have had a chance to speak.

Thanks,
Brian

Sent from my iPhone

> On Nov 21, 2022, at 10:24 PM, Grant Scott <gscott@islandstrust.bc.ca> wrote:
>
> Is there a contact person at Rogers we can contact?
> Thanks
> Grant
>
>> On Nov 21, 2022, at 7:16 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>>
>> Hi Alex:
>>
>> May you have time tomorrow to discuss? I would be pleased to answer all your questions.
>>
>> Thanks,
>> Brian
>>
>> Sent from my iPhone
>>
>>>> On Nov 21, 2022, at 6:40 PM, Alex Allen <aallen@islandstrust.bc.ca> wrote:
>>>
>>> Dear Brian,
>>>
>>> First, I am quite dismayed that I and my fellow local government representative, Grant Scott, have only just heard of the Rogers Cell Tower proposal from community members in the last two days. This is completely unacceptable.
>>> And to read that Rogers is only advertising in the Denman Island centric Grapevine paper and the Comox Valley Record at the end of this week is so out of touch. We actually have two local publications, of which I am editor of one. Would it not make sense to put something pertaining to Hornby Island in a local Hornby Island paper?
>>> The timing is so wrong and way too fast tracked. So many people are now traveling off island in the next month. A virtual meeting in December and the deadline for comments January 13? That is, with all due respect, ridiculous.
>>> And the virtual information meeting is December 6 where Grant and I have a Zoom Trust Council for three days starting on that day. No communication let alone consultation with either of us.
>>> I am asking you to delay this whole proposal process until at least March 2023.
>>> There is First Nations involved. Our Housing Society has been looking at that location for years. And why do we need this, when we are having fibre optics installed? Was this an initiative from a group or individual on this island? I don't understand.
>>> I could write more words, but for the sake of brevity, I will not now.
>>> Once again I ask that you defer all this until March of next year, where we will have community members back from travels, and more focused without the distraction of the holidays (in person for many for years) and more time to digest.
>>>
>>> Thank you.

>>>
>>>
>>> Alex Allen
>>> Hornby Island Trustee
>>> (250) 335-1129 Ext. 420
>>>
>>> I respectfully acknowledge that I live, work and play on the unceded traditional territory of the K'òmoks First Nation and Coast Salish People.

**2 attachments**

**W6420 Hornby Envelopes.pdf**
1765K

**W6420 - Hornby Island Mail Out Details.xlsx**
27K

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Tower meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 2:53 PM
To: Grant and Carol Scott [redacted]

Hi Grant:

Please find below the login details.
Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 2:49 PM Grant and Carol Scott [redacted] wrote:
> Id like to attend
> Grant Scott

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Re: Proposed Tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Nov 29, 2022 at 11:32 AM
To: Tim Jackson [redacted]

Hi Tim:

Thanks for sharing your comment sheet and feedback. To your point about tower sharing, per federal guidelines, the wireless carriers are required to cooperate when it comes to applications for co-location or tower sharing. Therefore, if TELUS or another provider expresses interest in sharing the tower, Rogers will be obligated to offer them a position on the tower and cooperate. We do not yet have confirmed interest from TELUS but it is certainly a possibility that they may seek to co-locate in the future and I understand that this would be preferable for many community members.

I'll save your input on file for the decision makers. Please note that I am required per Innovation, Science and Economic Development (ISED) Canada protocols to advise you that you will have 21 days if you wish to submit any further comments or questions.

Thank you,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Nov 29, 2022 at 11:24 AM Tim Jackson [redacted] wrote:

> Hi Brian
>
> Brett forwarded this along. I hope it helps and I hope I completed it correctly (just in Mexico soaking up some sun at my other Brother's place - the only white stuff here is sand…). Besides the usual radio wave fears, I think the big concern is the fact it is a Rogers Tower and wouldn't allow others to use it. I understand there is an agreement between providers that would allow other carriers on the network.
>
> Cheers,
>
> Tim

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

1. Are you a cellular phone or wireless device user?
   ☑ Yes
   ☐ No

2. Do you feel this is an appropriate location for the proposed facility?
   ☑ Yes
   ☐ No

Comments

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   ☑ Yes
   ☐ No

Comments

Additional Comments

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name Tim Jackson
(Please print clearly)

Mailing Address [redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Public Information meeting: Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Nov 29, 2022 at 1:18 PM
To: Kate Patten [redacted]

Good Afternoon Dr. Patten:

Regarding the public meeting, please find below the login details.

Thanks for your input regarding the lack of reliable service as well. As you noted, this can be inconvenient for people who desire to work remotely. Another aspect to consider is public safety since approximately 80% of calls to 911 and other emergency responders are now placed via cell phones.

Certainly, it can be a challenge to find a supportable location for the needed infrastructure. We are hopeful that the current proposal is responsible and that it will be well received by the community. The location was carefully selected based on a review of the Islands Trust land use bylaw and also based on pre-consultation with a number of community members including First Natoins. As you note, we do often hear disproportionately from those who may be opposed moreso than those who are supportive so it will be helpful and appreciated if we can hear all perspectives.

Please note that as per ISED protocols, I am required to advise you that you will have 21 days if you desire to submit any further input. Attached is our consultation package with more information.

**MEETING LOGIN DETAILS:**
Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-

CA>

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Nov 29, 2022 at 12:39 PM Kate Patten <kate.e.patten@gmail.com> wrote:

> Gregg,
> I would like to join this meeting, please. As a recent implant (1 year ago) to Hornby, I am finding the cell service abysmal, and had to delay moving here for work-related reasons due to the poor cell service.
> My husband and I  understand that there is a very vocal but small group opposed to cell towers, as they believe that having cell towers will diminish their lives and life expectancy. We are hoping to get more pro-telecommunication tower people involved in helping your proposal to go forward.
> Cheers,
> Kate Patten
>
> Dr. Kathryn E. Patten
> Director: Neuro Emotional Literacy Program
> ENGRAMMETRON
> Simon Fraser University
> [redacted]

---

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Survey Comment Sheet

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 18, 2022 at 10:48 AM
To: Kate Patten [redacted]

Good Morning Kate:

Thanks very much for submitting your comment sheet. I will save this on file for the Islands Trust, ISED, Rogers and the province (land management authority) to consider.

Please kindly note that I am required to advise you that as per ISED protocols you will have 21 days if you wish to submit any further comments. With that said, there will be plenty of engagement opportunities into the new year as the provincial referral process will likely commence at that time.

Please feel free to call or email me anytime. My cell number is 778 870 1388. Thanks again for your time and I hope that you have a great Christmas season.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 18, 2022 at 10:04 AM Kate Patten [redacted] wrote:

> Please find attached the comment sheet.
> Merry Christmas!

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

1. Are you a cellular phone or wireless device user?
   - [x] Yes
   - [ ] No

2. Do you feel this is an appropriate location for the proposed facility?
   - [x] Yes
   - [ ] No

Comments
- No housing nearby
- land readily available (zoned Public Use)

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - [x] Yes
   - [ ] No

Comments
- Off main roads - can only see it in the distance!
- not an intrusive looking structure.

Additional Comments
Long needed on the island! Thank you, Rogers!
(The naysayers are uninformed people who want the island to remain in the last century.)

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name Kathryn Patten
(Please print clearly)

Mailing Address [redacted] HORNBY ISLAND

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Nov 29, 2022 at 1:21 PM
To: Andrew M Jackson [redacted]

Hi Andrew,

Thanks for taking the time to submit your comments, especially as a Rogers customer. We are hopeful that the current proposal is responsible and that it will be well received by the community. The location was carefully selected based on a review of the Islands Trust land use bylaw and also based on pre-consultation with a number of community members including First Nations.

Regarding the public meeting, please find below the login details.

**MEETING LOGIN DETAILS:**
Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

Please note that as per ISED protocols, I am required to advise you that you will have 21 days if you desire to submit any further input.

Thanks and I look forward to seeing you at the digital public meeting.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Nov 29, 2022 at 11:04 AM Andrew M Jackson [redacted] wrote:

> Hi Brian,
>
> Attached is our comments page. No real comments other than agreeing with the location and in favour of the structure. We are Rogers mobile customers so this would very likely improve our cell service at [redacted]
>
> Can you me send info on how to join the Microsoft Teams meeting on Dec 7?
>
> I have shared your original email and the mail-out package with some neighbors. One let me know they just heard about it. Many are not permanent residents so don't get any mail delivery on Hornby or probably read the local papers at this time of year.
>
> Thanks,
>
> Andrew

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

1. Are you a cellular phone or wireless device user?
   - [x] Yes
   - [ ] No

2. Do you feel this is an appropriate location for the proposed facility?
   - [x] Yes
   - [ ] No

Comments

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - [x] Yes
   - [ ] No

Comments

Additional Comments
We are Rogers mobile service customers and property owners on Hornby Island.

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name Andrew & Nola Jackson
(Please print clearly)

Mailing Address [redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:12 PM
To: Bree Stotts [redacted]

Thank you very much, Bree, for sharing your letter of support. I will save this on file for the decision makers.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 5, 2022 at 10:03 AM Bree Stotts [redacted] wrote:

> Hi Brian
>
> We look forward to attending. Please find attached a letter of support as well.
>
> Bree
> On Dec 1, 2022 at 2:22 PM -0800, Brian Gregg <briangregg@sitepathconsulting.com>, wrote:
>
> > Good Afternoon Bree:
> >
> > Thanks for reaching out. It would be greatly appreciated to have you attend the meeting. Please find below the login details for the meeting. Please also find attached a copy of Rogers' consultation package.
> >
> > Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d> Meeting ID: 275 419 180 818 Passcode: cZRSfU Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting> Join with a video conferencing device rogersvc@m.webex.com Video Conference ID: 117 646 713 2 Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com> Or call in (audio only) +1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver Phone Conference ID: 173 789 574# Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing> Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above. Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

---

Please kindly note that as per ISED protocols, I am required to advise you that you will have 21 days if you wish to submit any further comments.

Thanks and I look forward to seeing you at the meeting.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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On Thu, Dec 1, 2022 at 12:25 PM Bree Stotts [redacted] wrote:

> Hi Brian
>
> Can you add [redacted] to the list for the Teams meeting December 8th? We would love to voice our support for the project.
>
> Thank you
>
> Bree

Bree Stotts

[redacted] Hornby Island [redacted]

December 5, 2022

Brian Gregg
SitePath Consulting Ltd.
PO Box 20138
Vancouver RPO, Fairview BC
V5Z 0C1

Dear Mr. Gregg,

I'm writing this letter of support for the proposed Rogers Telecommunications Facility tower installation proposed to be constructed at 49.535055, -124.672134 on Hornby Island, BC.

As a resident of the island since 2015, small business owner since 2018 and Air Ambulance Helicopter Captain I can see the importance of improving communications on our remote island from many perspectives. Most importantly connectivity for our remote community with little communications infrastructure for either residents or visitors.

With the islands last remaining pay phone (at the Hornby Island Co-op) removed people will be relying on their mobile phones or landlines for connectivity. An improved cellular signal would be essential in helping those with out a landline and our first responders.

We rely solely on our Hornby Island Fire Department to provide all first responder duties, with no paramedic station or full time police presence our volunteer fire fighters take the majority of calls on the island. I believe improved ability for people to reach 9-1-1 on their mobile devices and our first responders having a better mobile signal would make everyones job a lot easier.

Lastly, the frustration of operating a business on an island where our customers have no signal once they arrive at our business, they can't interact in the most basic ways with social media, points programs (BC Ale Trail) or any of the services on their phones they are actually paying for.

I know that from the "stories" I've heard, towers have been proposed before and received a large resistance due to a belief that the radiation is harmful. Some locals refuse to have cellular devices in their homes because of perceived headaches from the. technology. I

think it's important that Rogers addresses these false/misleading health risks that will no doubt be the largest opposition.

From my family of first responders, air ambulance captain and volunteer fire fighter, as well as rural small business owners we are excited that there is a chance we will finally receive the service we pay for on Hornby Island.

We were 20 year+ Rogers mobility customers when we moved to Hornby Island and mistakenly switched to Telus believing they had the closest tower to our island and therefore would have a better signal, this was not the case. We would be happy to switch our family of 4 back to Rogers if this proposed tower is allowed to be constructed.

Sincerely yours,

Bree & Ashley Stotts

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby island cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 1, 2022 at 4:20 PM
To: Toby Krell [redacted]

Hi Toby:

Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

---

Please kindly note that as per ISED protocols you will have 21 days you desire to submit any comments.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 1, 2022 at 4:18 PM Toby Krell [redacted] wrote:

> Please register me for zoom public meeting Dec 8.
> Thank you. Toby Krell
>
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island proposed Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 1, 2022 at 4:47 PM
To: Robert Evans [redacted]

Dear Mr. Evans:

Thanks for submitting your comments. It is very helpful and appreciated to understand your perspective as an emergency preparedness committee member. I have shared your comments directly with Rogers and urged them to consider your suggestion as I think it is a valuable idea. Emergency response services are a critical aspect of having wireless service.

Please also kindly note that per Innovation, Science and Economic Development (ISED) Canada protocols, the wireless carriers are required to cooperate and consider applications for co-location or tower sharing. Thus, while we do not currently have a formal application from TELUS or other service providers, I can assure you that if they express interest in co-locating that it will be considered in accordance with federal tower sharing protocols.

Thanks very much for sharing this idea. Please feel free to stay in contact as this process unfolds.

Please kindly note that as per ISED protocols, you will have 21 days if you desire to submit any further comments.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Nov 30, 2022 at 7:21 PM Robert Evans [redacted] wrote:

> Hello Mr. Gregg,
>
> Hornby Island has very poor cell coverage and an adequately located cell tower could cover the entire island. Your radio path survey should include both the east and west sides of the island for us to have good coverage for the purposes of emergency preparedness. I am on the Hornby Island Emergency Preparedness Committee. I would like to set up a Text messaging scheme to be able to reach the various neighbourhoods on the island in the event of an emergency. Due to the fact that many people use cellular providers other than Rogers, I would like to be assured that Rogers will definitely encourage and welcome all Canadian cellular providers to locate their own antennas on your tower (with whatever leasing arrangements are necessary).
>
> Sincerely,
>
> Robert Evans
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 10:30 AM
To: [redacted]

Good Morning Robert:

Thanks for sharing your comment sheet as attached. I will save your input on file for the Islands Trust, ISED, Rogers and the province (land management authority for the subject property).

The challenge with Mt. Geoffrey as per your suggestion, I believe, is that it may be designated as park land. Rogers will also typically need vehicle access (for construction/maintenance) and power and I believe the mountain does not have supporting infrastructure neary. Thus, we'd need to clear trees to build a longer road and power line which would potentially be more impactful. With that said, it is an interesting idea and I'll share it with Rogers' engineering team.

The idea of a "tree" design is feedback we hear from time to time. The challenge I've heard with those tree towers (aka "monopines") is that they tend to look very artificial as they are taller than natural trees and tend to draw more attention to themselves vs. typical utility poles or lattice towers. The tree designs are also challenging to maintain and complete service upgrades on. That said, I do appreciate the idea and will share it with the team at Rogers.

Other ideas that I think we can readily consider:
- Cedar or hardieboard fencing around the compound (rather than chainlink fencing with barbed wire which is typical);
- self-support tower (instead of a guyed-tower with wires and anchors) -- this will make the footprint on the ground around 15 m x 15 m instead of 200 m x 200 m for a guyed tower.
- landscape buffer - we could look to plant some native species at the base of the tower
- Siting the tower amongst mature trees to screen it from view (as currently proposed);
- Underground power (currently proposed)
- Use of existing access roads (currently proposed)

There may be some other ideas as well and we look forward to dicsussing.

Thanks and please kindly note that I am required to advise you that you will have 21 days if you wish to comment further as per ISED protocols.

Please feel free to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 6:38 PM [redacted] wrote:
> Please read the completed form attached.

Robert Evans

Sent from my iPhone

**Comment - Robert Evans.pdf**
1017K

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

1. Are you a cellular phone or wireless device user?
   - ☐ Yes
   - ☐ No

   Yes

2. Do you feel this is an appropriate location for the proposed facility?
   - ☐ Yes
   - ☐ No

   Comments Almost. It might be better on top of Mt. Geoffrey

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - ☐ Yes
   - ☐ No

   Comments I like the camouflaged tree designs better

Additional Comments

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name [redacted]ans
(Please prin[redacted])

Mailing Address 3650 Harwood Rd
[redacted]

Email Address robertevans9@gmail.com

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Registering for Dec 8 Consultation

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 1, 2022 at 4:48 PM
To: [redacted]

Hi Rachelle:

Please find below the meeting login details. I look forward to seeing you there.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 1, 2022 at 4:42 PM Rachelle Chinnery [redacted] wrote:
> Hello

Please sign me up with this email [redacted] ) for the online consultation on Dec 8 for the Hornby tower.

thank you
Rachelle Chinnery

rachellechinneryporcelain
[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# In Favour of Hornby Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 1, 2022 at 4:50 PM
To: [redacted]

Hi Rachelle:

Thanks for submitting your input. I have shared your comments directly with Rogers and urged them to consider your suggestions as I think it is a valuable idea.

Please kindly note that per Innovation, Science and Economic Development (ISED) Canada protocols, the wireless carriers are required to cooperate and consider applications for co-location or tower sharing. Thus, while we do not currently have a formal application from TELUS or other service providers, I can assure you that if they express interest in co-locating that it will be considered in accordance with federal tower sharing protocols.

Thanks very much for sharing this idea. Please feel free to stay in contact as this process unfolds.

Please kindly note that as per ISED protocols, you will have 21 days if you desire to submit any further comments.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 1, 2022 at 4:28 PM Rachelle Chinnery [redacted] wrote:

> Hello!
>
> I am a full-time resident on Hornby Island and would like to express my unmitigated support for this project. My only concern is the cell tower would only service Roger's customers. Please clarify how the tower can most broadly serve the entire community.
>
> Thank you.
> Rachelle Chinnery
>
> rachellechinneryporcelain
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Document shared with you: "Rogers Comment Sheet Dec 2022.docx"

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 10:34 AM
To: Rachelle Chinnery [redacted]

Good Morning Rachelle:

Thanks for sharing your comment sheet. I will save this on file for the Islands Trust, ISED, Rogers and the province (land management authority) to consider. I really appreciate your time and attendance at the public meeting. I am looking at options for additional engagement in the new year.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 12:21 PM Rachelle Chinnery (via Google Docs) [redacted] wrote:

# Rachelle Chinnery shared a document

Rachelle Chinnery [redacted] has invited you to **edit** the following document:

From the HIRRA meeting.

Rogers Comment Sheet Dec 2022.docx

Rachelle Chinnery is outside your organization.

Open

If you don't want to receive files from this person, block the sender from Drive

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because porcelaincarver@gmail.com shared a document with you from Google Docs.

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

€ Yes

€ No

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

€ Yes

€ No

Comments

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

€ Yes

€ No

Comments:

Additional comments
This tower must be able to house other providers other than Rogers.

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name Rachelle M. Chinnery

Mailing address [redacted] Hornby Island[redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**

**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 1, 2022 at 4:51 PM
To: Dale Armstrong [redacted]

Good Evening Steven:

Thanks for sharing your feedback and idea. This is greatly appreciated. I will advise Rogers' engineering and planning teams about your property location for potential future consideration. This is sincerely appreciated.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Nov 30, 2022 at 11:09 PM Dale Armstrong [redacted] wrote:

> Hi Brian,
>
> Just wanted to touch base with you.
> If the current purposed location falls through with community push back. We have a large 82 acre parcel centrally located on Hornby. And we would entertain the idea. It is 5500 central road.
> Mid way between the coop and community hall.
>
> Regards,
> Steven Armstrong
>
> Sent from my iPhone

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# HI Tower-proposal docs, please

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 2, 2022 at 2:29 PM
To: christiane_lbrown [redacted]
Cc: christiane_lbrown [redacted]

Hello Christiane:

Thanks for reaching out. Please find attached the document.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 2, 2022 at 12:19 PM christiane_lbrown [redacted] wrote:

> Hello, Brian.
> Kindly send us the Hornby Island Tower Proposal document (point by point) plus the comments sheet, as pdf.
> Your Public Notice and site map are unfortunately not sufficient.
> Sincerely
> Christiane Brown
>
> Sent from ProtonMail, encrypted email based in Switzerland.

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# re Rogers proposed public information meeting on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:59 PM
To: christiane_lbrown [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Rex and Christiane:

Please find our responses below in green text.

December 4, 2022
To Brian Gregg - SitePath Consulting Ltd.
briangregg@sitepathconsulting.com

Dear Brian Gregg,
We are Hornby Island residents, and we are writing you concerning the virtual "Public Information Meeting" regarding the proposed Rogers telecommunications facility that's scheduled for Thursday Dec 8 th .
As per the Comox Valley Regional District Policy Number: P89 - Telecommunication Antenna System Application and Consultation Process Page 4 of 6:
4) The Proponent is to host a public information meeting in order to share relevant information with members of the public who may be affected by the proposed development.
The public information meeting:
a. Should be hosted in-person. The meeting may be hosted virtually during times at which Public Health Orders affect in-person events, but in-person events are still encouraged when strategies to mitigate public health risks can be implemented;
Considering there is no public health order currently in effect, a virtual meeting would be considered inadequate to facilitate a proper public consultation to provide the information the residents would require to provide their input.
Considering ISED CPC-2-0-3 Page 7:
Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists. ...In all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower, either by following ISED's default public consultation process or, where one exists, the land-use authority's public consultation process.
the CVRD Policy P89 Process would be the proper one to follow.
Virtual meetings discriminate against many members of our community who either don't use computers nor do they have the skills to set up a Microsoft Teams meeting or who are part of the population here who live with limited means and don't own computers.
In summary, it seems you are obligated by existing processes to have an in-person public meeting, which would need to be held in an appropriate facility on Hornby Island. Thank you for showing respect to our community needs.
Sincerely,
Rex and Christiane Brown

**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this**

**proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 12:55 PM christiane_lbrown [redacted] wrote:

> Dear Brian Gregg,
> please find attached our response to the proposed Rogers public information meeting.
> Sincerely
> Rex and Christiane Brown

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Comments re Rogers Tower Proposal.

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Jan 6, 2023 at 5:08 PM
To: christiane_lbrown [redacted]

Thank you and I will make note of this for the future.

Thanks for your input.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 6, 2023 at 4:30 PM christiane_lbrown [redacted] wrote:

Our address: 4970 Seawright Rd  Hornby Island BC  V0R 1Z0
You are most welcome to visit.
Christiane

Sent from ProtonMail, encrypted email based in Switzerland.

------- Original Message -------
On Friday, January 6th, 2023 at 4:15 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Christiane:

Happy new year. I found your email to be quite interesting. I might be interested in taking my family over for a bee hive visit one day. I imagine that it would be a truly wonderful experience. My cousin is a beekeeper and I value your work. Thanks for sharing this. This is important work that you do.

With that said, we are not clear that the proposed facility will have the impacts that you are concerned about. There are many instances of successful agricultural businesses that also house radiocommunication facilities. While we are not experts on bees nor ecologists, we can confirm that Rogers attests that its proposed installation will comply with all applicable regulations including Health Canada's Safety Code 6. This is the same safety code that the local radio station must comply with, for instance.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Finally, please kindly provide your civic address for the purposes of this consultation process.

Thank you,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 6, 2023 at 3:31 PM christiane_lbrown [redacted] wrote:

Dear Brian,
the article below was submitted by me to one of our local community papers recently; and with a slightly different wording , addressed to you back in 2017, the year we successfully opposed a Telus Tower for the same reasons.
Unfortunately I must repeat what I have submitted to you already in the past, i.e. as an active beekeeper over a decade I cannot give my permission to harm and/or kill this island's honeybee population, nor all the other delicate and fragile insects such as butterflies, wild bees etc, all needed to pollinate our flower gardens, fruit orchards and vegetable gardens. I am sure you are familiar with the saying, "no bees, no food"? And as a parent yourself, you surely would pass that message on to your children? Or better even, would allow them to experience the most fascinating world of a beehive, full with life and activity and sound and fragrance? A hive without the stress from pesticides, invasive greed for honey, machine noise and microwave radiation? An experience a child would never want to forget!
(I have taken liberty to speak to you as a fellow human being, not just for the sake of our own personal interest but for all the children yet unborn.)
I have a rich store of hands-on beekeeping experiences and have done my share of research about the harmful effects of high-tech cellular "services" to plants, birds, bees and humans alike. With due respect, I cannot and will not provide you with my written or verbal informed consent to a cell tower on Hornby Island that can and will include 5G.
Respectfully.
Christiane Brown

**SILENT MICROWAVE APPLICATION RESISTANCE TEST : Not on Hornby Island!**

The harmful effects of EMFs on nature and honeybees are scientifically based and have been under-reported for many years.
Bees (and butterflies) are fragile creatures, still, they have survived for thousands of years.
Although they are susceptible to diseases and attacked by natural enemies such as wasps, ants, wax moths and varroa mites, the constant care and vigilance of the beekeeper can help the bees to overcome these problems.
Still, a sharp decline of honey bee populations has been observed all over North America.
Current theories about CCD (colony collapse disorder) blame pesticide-poisoning, drought, mono-cultural practises, migrating stress and varroa mites.
New experiments however show a strong connection between honey bee population decline and electro-magnetic radiation (EMR) from mobile phones and cell towers. The massive amount of EMRs is actually frying the delicate navigational skills of the foraging honey bees and prevent them from returning to their hives.
The "bee dance" that is being performed continuously in the dark hives informs the foraging bees of the various nectar sources: *Where* they can be found, *in what distance from the mother hive* and *in what angle to the sun*! The EMRs confuse the bees, they

starve and die.
For years, scientists, funded by mobile phone and cell tower industry deny the correlation between EMR and bee colony collapse. One cannot help but notice that denials are always the case where a news story affects and potentially threatens a lucrative business.

Here are some headlines: "**Technology is quite literally destroying nature...** with electro-magnetic radiation from power lines and cell towers...5G could increase that," Newsweek 2018

**180 scientists and doctors from 35 countries have signed** a recommendation for a 5G moratorium.

**"...unprecedented exposure interferes with the natural functioning** of humans, animals and plants" **Dr, Ulrich Warnke 2009**

"**Bees disappearing mysteriously...bees under threat....**increasing evidence EMF pollution such as cell towers, cell phones, cordless phones and wifi is a factor" **Dr. Andrew Goldsworthy, 2009**

**Electromagnetic Fields 'A Credible Threat' To Wildlife Joel M. Moskowitz, Ph.D., 2018**

Sent from ProtonMail, encrypted email based in Switzerland.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 4:19 PM
To: Vicki Bale [redacted]

Dear Vicki:

Please find the applicable login details below.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel <http://www.rogers.com/aviscourriel>

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 1, 2022 at 5:46 PM Vicki Bale [redacted] wrote:

> Please register me for the meeting on December 8th from 5.— to 6.00pm
> Thank you
> Vicki

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Cell tower meeting advice

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 4:35 PM
To: Eva Wetzel [redacted]

Dear Eva:

Thanks for sharing your input. As you noted, service is quite limited on Hornby Island currently hence this proposal.

In response to your feedback, I can confirm that Rogers is committed to allowing co-location on the tower in accordance with Innovation, Science and Economic Development (ISED) Canada protocols. I understand that other wireless carriers have been made aware of the proposed tower location and they are reviewing the location to confirm whether they would like to apply to co-locate on or share the tower. I understand that this is important for many in the community. Thanks for sharing this feedback. It is helpful for us to understand the prevailing questions and concerns.

Please kindly note that as per ISED protocols you will have 21 days if you wish to submit any further input.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 2, 2022 at 11:00 AM Eva Wetzel [redacted] wrote:

> Hi,
> My husband and I, and I am sure most of our neighbourhood (Anderson Drive area), are much in favour of good cell service which we do not have. I am a Rogers customer and can message, but not call from my location.
>
> The crucial item for Rogers to concede is that the cell tower will be shared by other providers. Most opposition will be based on a Rogers half promise to share, rather than a commitment.
>
> This is a stubborn little island with a lot of naysayers. However, one element of the normal naysayers are young people and they are in this case very much in favour of better cell service, I would think. They need it as they are a mobile population hopping from rental to rental. For them, the internet is not a solution available to them. They have phones, but many live in dead zones, or one bar zones. I would find a way of pointing this out.
>
> Hoping for the best,
>
> Eva Wetzel
> [redacted]
> Hornby Island, BC
> [redacted]
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 10:58 AM
To: Eva Wetzel [redacted]

Good Morning Eva:

Thanks for submitting your comment sheet. I will save your comments on file for the Islands Trust, ISED, Rogers and the province (land management authority for this parcel) to consider.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 3:41 PM Eva Wetzel [redacted] wrote:

> Sent from my iPhone

Comment Sheet
Proposed Telecommunications Tower
Coordinates: 49.535055, -124.672134
Rogers File: W6420 – Hornby Island

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

€ Yes
€

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

€ Yes
€

Comments: About as far away as possible from housing

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

€ Yes
€

Comments: I imagine it is the size needed to actually improve service.

Additional comments: Most people want the tower – pretty convinced about that. The anti-smart meter, anti-vaxxers do not. What else is new?

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name: EVA WETZEL

Mailing address: [redacted] Hornby Island, [redacted]

Email Address: [redacted]

**Please email to** brian@gregg@siteplanconsulting.com
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
Attention: Brian Gregg
By January 13, 2023

*Thank you for your input.*

I already submitted a written comment and only send this in case you count pro and con.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island Tower Proposal - Public Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 4:40 PM
To: Julian Clark [redacted]

Dear Julian:

Please find below the login details for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice<http://www.rogers.com/web/content/emailnotice>

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 2, 2022 at 9:11 AM Julian Clark [redacted] wrote:

> Please send me details regarding how to join the December 8th meeting.
>
> Thank you

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Fwd: Request to join Dec.8 Mtg.

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 4:42 PM
To: Jan Kennedy [redacted]

Dear Jan:

Please find below the login details for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice<http://www.rogers.com/web/content/emailnotice>

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

[Quoted text hidden]

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Re: Proposed Rogers tower for Hornby Island - W6420

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Jan 6, 2023 at 10:39 AM
To: Jan Kennedy [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Jan:

Comments are below in blue. Since you have many questions, would you like to arrange time for a phone call as well? You are welcome to call me at 778 870 1388.

Hi again, Brian,
I have included my responses to yours, in red.

Jan Kennedy
[redacted] V0R1Z0

Brian Gregg
PO Box 20138,
Vancouver RPO, Fairview, BC V5Z 0C1
briangregg@sitepathcounsulting.com

January 5, 2023

Re: Proposed Roger's Cell Tower Location on Hornby Island

I have read the package that you have made available regarding the proposed 63.0 meter Rogers Communications Radiocommunications Tower, Rogers File: W6420 – Hornby Island.

With regard to carrying out the obligation to consult with the local community:

I attended the one-hour digital public information meeting which you hosted on Dec. 8, 2022.

As you know, our local Islands Trust Committee is our land use authority on Hornby Island.

**We have been working proactively with the Islands Trust for many months. We are reviewing expected next steps with ISED as well since the proposal is on crown land.**

As you discovered at the Dec.8 digital meeting, our Local Islands Trust Committee adopted the "Model Strategy for Antenna Systems" at the Sept.9, 2022 local Islands Trust public meeting, making it the protocol of use to help our Local Trust Area elected representatives to assess any antenna system proposal withing their own unique context, rather than the ISED's Default Public Consultation process.

**We are reviewing with ISED as the Islands Trust planning staff were unaware when we set out on the consultation process. We will have to confirm whether the protocol was properly adopted and whether it has any implications going forward. We are not yet clear**

**on this.**

How unfortunate that you chose to speak only with Islands Trust planning staff who are not "local" and did not advise you correctly!

A simple check of the Minutes of the Sept.9, 2023 Local Trust Committee meeting **islandstrust.bc.ca/document/hornby-ltc-regular-meeting-minutes-5/** shows:

"HO-LTC-2022-053
It was MOVED and SECONDED,
that the Hornby Island Local Trust Committee adopt the Islands Trust Model Strategy for Antenna Systems.
CARRIED
Regional Planning Manager Kauer noted that the Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

This except from the Islands Trust Minutes shows proper process. Also interesting to read the Is.Trust Planning Manager's note as to the implications going forward.

**As noted we will discuss with ISED and the Islands Trust. We have an appointment to do so.**

As I read the Islands Trust "Model Strategy for Antenna Systems", I see that it is designed to facilitate "***local*** *land use consultation framework* ***that ensures the LTA and members of the public contribute local knowledge that facilitates and influences the siting location, development and design of the Antenna system within LTA boundaries***" as well as "*to provide LTAs with the information required to satisfy the requirements of ISED regarding* ***local*** *land use consultation, resulting in an* ***informed*** *statement of concurrence, concurrence with conditions, or non-concurrence from the LTA at the end of the process;*"

**Thanks for sharing this. Presumably you are aware that the proposed facility is a permitted use in the Islands Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

Page 36 of the Model Strategy for Antenna Systems, Article D lists 9 "Discouraged Locations", a number of which could be seen to apply to the currently proposed site.
**We will discuss with ISED and the Islands Trust. Exentensive pre-consultatoin on the proposed location occurred with the Islands Trust staff, local emergency responders as well as via the current consultation. We do think it is noteworthy that the proposal is compliant with the preferences in the land use bylaw as stated above.**

Despite the stated intention to establish a "**local** land use consultation framework, an oversight happened, and our local (Hornby Island) Islands Trust elected representatives, Alex Allen and Grant Scott, were not informed of this cell phone tower application until months after your consultation process had started. Clearly, consultation with Local Island Trust Authority and with this community has not yet taken the form advocated by the "Islands Trust Model Strategy for Antenna Systems".

**As noted we will discuss with ISED and also will be meeting with the Islands Trust planning staff again and have an appointment scheduled. We are not clear based on a preliminary review of the model protocol what we would need to do differently in any case but we will review and confirm with ISED and the Islands Trust.**

As I read the Model Strategy for Antenna Systems, any proponent is tasked with attempting to resolve any outstanding issues prior to submitting its antenna system siting proposal and to undertake public consultation. A one-hour digital meeting could not and did not provide the time and the structure to take a list of resident's concerns and work through them one by one to find resolution. Rogers risks being seen as not being willing to act in good faith.

**There had been much more engagement with the Islands Trust, Province, First Nations and emergency responders prior to commencing the consultation process. We wish to proceed in good faith via this consultation process.**

There is significant public interest about the Rogers proposal, as evidenced in several ongoing discussion threads on Hornby Island Facebook pages, "Word of Mouth" and "Hornby Community Connections". We are an engaged community and a proper **local** land use consultation framework is appreciated and supported. The Islands Trust "Model Strategy for Antenna Systems" even suggests holding a community workshop and I would urge you to consider using this format. As the Model Strategy advises, local knowledge and our local Hornby Island Islands Trust Bylaws are to be considered in this process.

**We already hosted a digital public meeting. My prior experience with an in person meeting on Hornby Island was very problematic. I faced a lot of aggression including people cursing at us on a megaphone, people crossing out with permanent ink markers the materials on our poster boards (someone even wrote curse words on top of our boards), people refusing to respect the format of the meeting and setting up chairs in the middle of the room to host their own event, etc. We have also been advised by certain leadership figures in your community that our security and safety cannot be ensured at such a meeting given some of the people potentially involved. Thus, we will need to carefully consider how to best welcome additional input. Certainly, we have tried to offer a digital public meeting that was well attended and have been responsive to all who have commented or called us for information. We will continue to explore creative ways to enable people to get their opinions heard.**

I am sorry that a few people expressed themselves in such unpleasant ways during an in-person meeting about the proposed Telus tower a number of years ago. However, as a professional, I am sure you are aware that facilitation style and meeting format can be key in controlling unruly behaviour in meetings where people have strong feelings and concerns that they feel may not be taken seriously.

It seems very unprofessional to suggest that you cannot hold an in-person meeting on Hornby Island about the proposed tower because you would be in danger from people who might "potentially" be involved. Sounds like so much conjecture. And exactly who are these "certain leadership figures" that are giving you this "advice"?

Have you asked the advice of the Hornby Island Residents and Ratepayers Association Chairperson, Daniel Siegel for advice on how to conduct a productive meeting when some people attending are feeling emotional and concerned? He is a trained mediator and negotiator

and a rabbi and I am sure he would have some good suggestions for you.

**I have spoken with Daniel and others. You are welcome to contact Daniel to discuss. While the discussions are ongoing and we will reconvene potentially next week, he has acknowledged similar concerns and we have not arrived at a solution as of this time.**

**First, we will have our meeting with the Islands Trust and ISED next week to confirm any applicable policy requirements. From there, we should be able to confirm more accurately potential next steps.**

Please let me know of your decision.

Sincerely,

Jan Kennedy,
42 year resident of Hornby Island

**Thanks Jan. I am not a decision maker and am rather a facilitator of the required consultation process. Thus, I cannot provide you with any decision at this time but I can confirm that we will be discussing with ISED, Rogers and the Islands Trust.**

**Please note that as per ISED protocols you will have 21 days if you wish to comment further.**
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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
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On Fri, Jan 6, 2023 at 9:48 AM Jan Kennedy [redacted] wrote:

> Hi again, Brian,
> I have included my responses to yours, in red.
>
> Jan Kennedy
> [redacted] V0R1Z0
>
> Brian Gregg
> PO Box 20138,
> Vancouver RPO, Fairview, BC V5Z 0C1
> briangregg@sitepathcounsulting.com
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**Thanks for sharing this. Presumably you are aware that the proposed facility is a permitted use in the Islands Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

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Please let me know of your decision.

Sincerely,

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42 year resident of Hornby Island

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jan 5, 2023 at 10:32 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

> Dear Jan:
>
> Thanks for your input. Please find below our responses in green text.
>
> Jan Kennedy
> [redacted]
>
> Brian Gregg
> PO Box 20138,
> Vancouver RPO, Fairview, BC V5Z 0C1
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Please let me know of your decision.

Sincerely,

Jan Kennedy,
42 year resident of Hornby Island
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On Thu, Jan 5, 2023 at 9:57 AM Jan Kennedy [redacted] wrote:

Jan Kennedy
[redacted]

Brian Gregg
PO Box 20138,
Vancouver RPO, Fairview, BC V5Z 0C1
briangregg@sitepathcounsulting.com

January 5, 2023

Re: Proposed Roger’s Cell Tower Location on Hornby Island

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Please let me know of your decision.

Sincerely,

Jan Kennedy,
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Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Rogers Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Jan 19, 2023 at 8:11 PM
To: Jan Kennedy [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Thanks Jan. As the letter is not addressed to me, I will not respond unless ISED requests me to do so.

Please be advised that similar to any other business, we do not share private insurance with the general public.

Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6 and applicable regulatory requirements.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jan 19, 2023 at 7:39 PM Jan Kennedy [redacted] wrote:

> Hi Brian,
> I am copying you on a letter I have sent to our local Island Trust reps regarding the proposed Rogers Cell Tower. Would Rogers be willing provide this community with proof of liability insurance against harmful effects of radiofrequency radiation on health?
> Cheers,
> Jan

**2023.Jan.13.Ltr to IslandsTrust.docx**
20K

Jan Kennedy
[redacted]
HORNBY ISLAND, BC
[redacted]

January 13, 2023

ISLANDS TRUST
Northern Office
northinfo@islandstrust.bc.ca
Alex Allen
aallen@islandstrust.bc.ca
Grant Scott
gscott@islandstrust.bc.ca

Re: Proposed Rogers Cell Tower for Hornby Island

I write with strong concerns about the proposal by Rogers to site a 60m free standing cell tower on Hornby Island.

It is becoming increasingly evident, in looking at Facebook discussion, in attending locally arranged Town Hall meetings, in participating in local informal discussions, as well as noting the growing list of names on a local Petition against the tower, that many Hornby folks have reservations about a cell tower being sited on Hornby Island.

It is also evident that most Hornby folks understand, and are supportive of, the need for significantly improved internet access on Hornby. We look forward to the soon-to-arrive City West fibre optic project will facilitate educational, recreational and business opportunities for all and can even facilitate cell phone use through apps such as Facebook Messenger. This project will offer a huge improvement with safe, fast and reliable connection, which, in turn, can allow each home to determine if they wish to allow wireless access to their personal devices, or the faster, more secure alternative of hard-wiring their devices within their homes.

Hornby Island is a seen as a "refuge" for many, year-round residents, part-time residents and visitors, alike. The beauty and glory of the natural world on our beautiful island home is valued as a place of peace, healing and renewal. We are fortunate to have Islands Trust, with it's extra level of awareness and concerns for the protection of our island environments, as our land use authority. As is written on the Islands Trust website,
*"The purpose of this trust is to preserve and protect the Trust area and its unique amenities and environment for the benefit of the residents of the Trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the Government of British Columbia. In doing so, the provincial government made the commitment to protect the islands from excessive and inappropriate development. The Islands Trust remains our nation's only institution charged with the stewardship of a particular environment and the preservation of a special, rural quality of life."*

I urge you, as our land use authority, to act on several different fronts, in preserving and protecting this very special place:

- Improve our local autonomy and heightened awareness of, and protection for, the well-used areas of our Community School, our PreSchool, our Community Hall, our Health Clinics, our Art Center, our Credit Union, the Ball Part and Kitchen, and our Recycling Depot, by increasing the notification package radius to 3X the height of the proposed tower as suggested under "Distance Considerations" in the Islands Trust Model Strategy for Antenna Systems, adopted at the Sept.9, 2022 local Trust meeting.
- Require proof of liability insurance against harmful effects of radiofrequency radiation on health from all telecommunications companies deploying wireless technologies.

- Require any contract to include: assurances that the Proponent, e.g., the telecommunications company, will abide by any new federal government guidelines or regulations that may be established to limit emissions; will de-power antennas and remove antennas and supporting equipment when radiofrequency energy is determined to be a Group 2A or Group 1 carcinogenic hazard 9i.e., grandfathering would not be permitted).
- Ask for a postponement of the Roger's application until after the City West project is completed and Hornby folks have had an opportunity to adjust and incorporate all the new aspects and possibilities of much improved internet access.
- Pass a symbolic resolution calling on the Federal Government to revise Safety Code 6, implement the recommendations of the 2015 HESA Report, and in the interim, to stop 4G/5G rollout of small and macro antennas close to where people spend much time, and to put a hold on the auction of the spectrum.
  It is my understanding that around the world municipalities have been doing this.
  In Canada, the town of Sutton, Quebec was the first to do so. They adopted a resolution calling on the federal government to institute a moratorium on the deployment of 5G "until the various studies reach a consensus on the absence of risks and impacts of 5G cellular technology on health and the environment.
  https://www.pressreader.com/canada/sherbrooke-record/20191220/281560882693827
- Write a statement of non-concurrence regarding the proposed Roger's cell tower siting.

You have an opportunity to strengthen the protection for this special place and its unique and sensitive community and environment through Amendments to the Model Strategy for Antenna Systems and I respectfully suggest that you make full use of that opportunity now.

Sincerely,
Jan Kennedy
42 year full-time resident of Hornby Island

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Public Information Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 5:17 PM
To: Nancy Snyder [redacted]

Thanks Nancy. We will consider next steps in the new year.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 5:09 PM Nancy Snyder [redacted] wrote:

> Thank you for your response Brian.
>
> Unfortunately a virtual meeting is inappropriate for the demographics of Hornby, and most gulf islands for that matter.
>
> Hopefully some in person meetings will materialize down the road where residents can be properly consulted.
>
> Cheers,
> Nancy
>
> Sent from my iPhone
>
>> On 4 Dec 2022, at 19:00, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>>
>> Dear Nancy:
>>
>> Thanks for submitting your letter. Please find below our responses in green text.
>>
>> December 3, 2022
>> To Brian Gregg - SitePath Consulting Ltd.
>> briangregg@sitepathconsulting.com
>>
>> Dear Brian Gregg,
>> I am a Denman Island resident, and I am writing you concerning the virtual “Public Information Meeting” regarding the proposed Rogers tower that’s scheduled for Thursday Dec 8th.
>>
>> According to the Comox Valley Regional District, they clearly state in the ‘Telecommunication Antenna System Application and Consultation Process Policy’ that all public consultation meetings with the community where cell towers are proposed and that you are required to host “should be hosted in- person”. (Page 4, Policy Number: P89)

It goes on to say that “the meetings may be hosted virtually during times at which Public Health Orders affect in-person events.” (Italics mine)
As there are no public health restrictions in this time, I insist we have an in-person Public Consultation/public information meeting.
Virtual meetings discriminate against many members of our community who either don’t use computers or have the skills to set up a TEAM meeting or who are part of the population here who live with limited means and don’t own computers.
I have only seen one printed Notice of the proposed Rogers tower on Nov 24 in our local newsletter the Grapevine. Many people will not have seen this Notice. This is a busy time of year; a Dec 8 virtual meeting also discriminates against many on our island who are very busy and engaged with Xmas activities, fairs, family, their children and school events etc. Therefore an in-person meeting at a later date is called for.
**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

Sincerely,
Nancy Snyder

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 1:47 PM Nancy Snyder [redacted] wrote:

<Mail-out Package - Rogers - W6420 - Hornby Island.pdf>

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Dec 8 mtg

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 5:01 PM
To: Kent Lukinuk [redacted]

Dear Kent:

Please find below the login details for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 2, 2022 at 2:42 PM Kent Lukinuk [redacted] wrote:

> Please add me to the list of attendees.
>
> Cheers

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Re: Yes vote for cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 2:39 PM
To: KENT LUKINUK [redacted]

Hi Kent:

That is interesting to learn about. Do you happen to have copies of those anti-tower ads? I think it would be useful information for us to be aware of so that we can discuss with the Islands Trust, ISED and province.

To your point, there are already towers in the area and indeed the Islands Trust own land use bylaw permits the proposed use in the PU zone.

Thanks and please note that you will have 21 days as per ISED protocols if you wish to comment further.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 16, 2022 at 2:17 PM KENT LUKINUK <kentlukinuk@shaw.ca> wrote:

> Thanks Brian, there are more protest meetings being planned with anti-tower local ads in the Hornby Tribune and Denman Grapevine weekly mailbox papers(also online). The anti smart meter and anti vax are driving this process and are always against progress. Their science knowledge is often incorrect. They are trying to get our two islands trustees against this proposal and are looking to the islands trust to block it,
> Although they don't control crown land; but may require a siting permit.
>
> Of note is that there are currently two transmission towers in the area and a radio ? Mast at the fire hall.
>
> Your work is cut out for you.
>
> Cheers,
> Kent
>
> On Dec 16, 2022, at 10:57 AM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed rogers cell tower community flyers and FB posts

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Dec 17, 2022 at 2:17 PM
To: Kent Lukinuk [redacted]

Thank you, Kent. This is helpful to know. Thanks for keeping me posted and also for confirming your support for the proposal.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Dec 17, 2022 at 12:08 PM Kent Lukinuk [redacted] wrote:

> Hello Brian,
>
> Per your request this flyer is in both the Denman grapevine and Hornby tribune. The FB post is recent.
>
> Our family is in favour of this proposed cell tower.
>
> Cheers,
> Kent

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby public mtg

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 19, 2022 at 4:41 PM
To: KENT LUKINUK [redacted]

Hi Kent,

Thanks for sharing your feedback on this. I share your concern and think we need to very carefully manage this request for an in-person meeting.

As you may have heard, I hosted an extremely chaotic meeting years ago on Hornby Island (for TELUS) and would like to avoid repeating that. I am not exaggerating when I suggest that my prior in person meeting on Hornby was easily the most disrespectful meeting I've ever attended. For example, at that meeting, people arrived with megaphones, spoke over top of us and proceeded to cross all our content out on our poster boards with permanent ink. At the end of the meeting, we were shocked to find that our boards were covered with swear words and we did not have an opportunity to discuss the proposal in any meaningful way. It was effectively a protest and not a public meeting. There was no allowance for discussion of different viewpoints and very little discussion about the specifics of the proposal. We learned little if anything and we were taken aback with how poorly people were willing to treat us. That must be avoided and I have been clear with Daniel about that in our discussions. Do you think Daniel is able to ensure a safe and respectful meeting?

Also, as you know, we already did host a digital public meeting and to be sure public meetings are not "required" as part of a tower consultation process per federal guidelines. Any such meetings are hosted as a courtesy and in my view should only be completed if people are respectful and security is upheld. If the Islands Trust is insisting on having us come over for such a meeting then I think it is fair, in return, to ask the Islands Trust to help directly manage the meeting to ensure that it is safe and respectful. If they are not willing to assist with those basic asks of safety, respect and security then I would call into question the need for such a meeting. We should not have to tolerate a lack of safety, security and respect -- nobody should have to put up with that.

With that said, I think it will be quite a challenge for us to not complete a public meeting in person since the elected officials have now tried to insist on it. I am not sure how we establish trust and a working relationship with the Islands Trust if we do not agree to their request.

Perhaps we can discuss over the phone one day. My cell number is 778 870 1388.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 19, 2022 at 2:36 PM KENT LUKINUK [redacted] wrote:

> Hi Brian,
>
> Today as part of the HIRRA exec I received a notice from our president about a possible mtg with you at the hall.

I have responded against this as I do not see a way to have a safe meeting for you. I believe the only persons that would attend are the very vocal and aggressive anti-tower folks. Those in favour will not attend due to the abuse received in the past from aggressive anti-development persons.

There is no way in my mind to protect you from verbal or physical attacks without trained security for you which does not exist here.

Daniel may suggest he can control the crowd; but my experience on the exec has shown shouters win.

Perhaps a zoom mtg hosted by Rodgers. HIRRA can set up a zoom room at the hall for those without an internet connection at your request.

Many anti-cell phone, anti-vax and anti-smart meter folks are behind the anti-tower drive. Today a petition on the coop porch led by some of these persons.

Thank you for being so accommodating.

Cheers,
Kent

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 5:07 PM
To: Craig Heath [redacted]

Thanks for your input, Craig.

Please kindly note that you will have 21 days as per ISED protocols if you desire to submit further comments.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 2, 2022 at 5:59 PM Craig Heath [redacted] wrote:

> Brian,
>
> I would like to go on record as being OPPOSED to the proposed to the Rogers tower on Hornby Island.
>
> Craig Heath
> Hornby Island
> BC

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers tower meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 5:20 PM
To: Dan Bruiger [redacted]

Dear Dan:

Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Dec 3, 2022 at 12:52 PM Dan Bruiger [redacted] wrote:

> Hi, Brian
>
> Please sign me up to attend the online meeting on Dec 8.
>
> thanks,
> Dan Bruiger
> [redacted]

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# proposed Rogers tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Jan 2, 2023 at 3:58 PM
To: Dan Bruiger [redacted]

Good Evening Dan:

Thank you as well for your comments. I hope that you enjoyed the holidays and wish you a happy new year.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 27, 2022 at 6:19 PM Dan Bruiger [redacted] wrote:

> Hi, Brian
>
> Thanks for your prompt and thorough response.
>
> I want to point out that I did follow the instructions that resulted from clicking on the link you provided in an email to me when I “signed up" for the online meeting. Somehow it didn’t work for me. Also, 30 participants is not really a great turn out from a population of around one thousand.
>
> Of course, I do know that the Rogers proposal is technically and geographically different from the earlier Telus proposal. Given the nature of my personal objection, you can see that they come to the same thing for me.
>
> My street address is 3105 Cowie Road, Hornby Island, B.C. V0R1Z0
>
> Best wishes for the holiday season,
> Dan
>
>
>
> > On 27 Dec 2022, at 16:52, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
> >
> > Dear Dan:
> >
> > Thanks for your comments. Please find below our respones in green text.
> >
> > Dear Mr. Gregg,
> >
> > Here we are again. You represented Telus few years ago with a similar proposal, which the local community rejected. (If at first you don’t succeed…?)

**TELUS' prior proposal from several years ago has no relationship whatsoever to the current Rogers proposal. Specifically, TELUS' prior proposal was not a cell tower and would have only been a back up microwave link to the submarine cable system to limit the risk of another internet outage on Hornby if the cable were to break (which did previously happen). TELUS' proposed tower would not have provided cell service.**

**Rogers' current proposal is for a cell tower and is in a substantially different location in a zone or land use designation that appears to permit the proposed use. The location and purpose of the former TELUS proposal relative to the Rogers proposal are quite distinct. TELUS' proposed tower location was more visible. Rogers' proposal is across the street from an existing radio station tower and fire hall communication site.**

I was signed up for the online meeting you offered recently. Having downloaded the Microsoft Team software and followed the instructions, it was a very frustrating experience to be unable to connect with the meeting! So, I am writing you now with my concerns and opinions and to say that I am opposed to the tower anywhere on the island.

**Had you reached out to request the meeting login details as stipulated in our public notices, we would have provided you with a link to simply click to join the meeting. There was no need to download any software onto your device. We also provided a dial in option for landlines or phones so that if people did not have computers they could dial in from any phone. The meeting was very well attended by over 30 people and was quite engaging.**

First, I feel it was inappropriate to propose an online medium (MT) that many people would find unfamiliar. (Zoom would have been a better choice.)

**It is quite a straightforward and common software tool - Microsoft Teams. I am not sure that Zoom is a better choice nor more common to be honest with you. There are quite a few similar tools and I've used them all - Google Meets, Zoom, WebEx (Cisco), Microsoft Teams, etc. They are all similar and require no expertise and one simply needs to click a link to access the meetings.**

More importantly, an online meeting of one hour is hardly a substitute for a public consultation process, meeting in physical space, face to face, for as long as it takes to air all concerns and answer all questions. I urge you to arrange such a public meeting

**We are reviewing options for potential additional engagement in the new year. With that said, the prior meeting on Hornby Island for TELUS was not very friendly and we were subject to some very aggressive behaviors including people cursing at us, people crossing out our materials on our poster boards with permanent ink markers (including writing curse words over top of our content), people yelling at us on a megaphone, people not respecting the format of the meeting and taking over control of the meeting, etc. The former meeting was effectively a protest and not an information exchange or public meeting and we left feeling very trampled. Thus, we will need to carefully consider next steps as safety and respect will be critical for any additional engagement.**

Many people here have diverse concerns about a cell tower on our island. I will not recapitulate them, but stick to my own main objections. We pride ourselves on being a unique place, an alternative to the

rest of the mainstream culture. Many visitors come here with exactly that expectation. Despite the convenience of added cell coverage, a cell tower is inconsistent with the ambiance we (and they) hold dear. Literally and symbolically it would render Hornby too much like everywhere else.

Rogers should certainly respect the prevailing local sentiment and the judgment of Islands Trustees. It would be an outrage to impose a cell tower despite public will, which you can best assess with a formal poll in conjunction with public meetings.

**As is typical, we are hearing wide ranging views during this consultation process. Some people align with your perspective and to the contrary there are people who want the service and who are supportive.**

Even if it turns out—through such thorough consultation—that the community finds the cell tower acceptable in principle, the proposed location may conflict with other uses being considered by the community for that site. I would personally hope that the location be one from which the tower would not normally be visible (from the roadways or frequented venues, for example).

**Thanks for this idea. While this can be explored, the current proposal is over 100 meters deep into the subject crown land property. It offers the benefit of reasonably close proximity to existing access and power. If Rogers were to push the tower further into the lot or into another area away from roads, please note that the trade-off would be that we would need to build a longer road and power line to service the tower for construction and maintenance. In other words, the trade-off would be clearing more trees for a road and powerline if we were to be further from roadways and existing supporting infrastructure like power lines and utilities.**

You are acting as intermediary for Rogers and ISED. I believe it should be possible for the public to communicate directly with these parties in this matter. Would you please provide relevant contact information for them? Thanks so much.

**I am the designated Rogers contact for this consultation. Any comments you provide will be discussed with Rogers management including this email. You are welcome to submit any questions or comments and I can get answers for you. I think you will find that I am responsive, thorough and likely the most knowledgeable about this specific proposal. Perhaps try to work with me as the designated point of contact and if you then feel that I have not been able to get you the information you need we can refer you along to Rogers' management directly.**

**ISED is cc'd.**

Sincerely,

Dan Bruiger,

**Thanks Dan. It would be appreciated if you could kindly provide your civic address for the purposes of this consultation process.**

Former Secretary of Hornby Island Residents and Ratepayers Association and former board member of Islands Secure Land Association.

**Please be advised that as per ISED protocols you will have 21 days if you wish to submit further comments as part of the federally mandated consultation process. However, since this**

**proposal is on provincial crown land there will also be a provincial referral process in the new year so you can be assured that there will be opportunities for engagement via the provincially managed process.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 27, 2022 at 3:58 PM Dan Bruiger [redacted] wrote:

> Dear Mr. Gregg,
>
> Here we are again. You represented Telus few years ago with a similar proposal, which the local community rejected. (If at first you don't succeed…?)
>
> I was signed up for the online meeting you offered recently. Having downloaded the Microsoft Team software and followed the instructions, it was a very frustrating experience to be unable to connect with the meeting! So, I am writing you now with my concerns and opinions and to say that I am opposed to the tower anywhere on the island.
>
> First, I feel it was inappropriate to propose an online medium (MT) that many people would find unfamiliar. (Zoom would have been a better choice.) More importantly, an online meeting of one hour is hardly a substitute for a public consultation process, meeting in physical space, face to face, for as long as it takes to air all concerns and answer all questions. I urge you to arrange such a public meeting
>
> Many people here have diverse concerns about a cell tower on our island. I will not recapitulate them, but stick to my own main objections. We pride ourselves on being a unique place, an alternative to the rest of the mainstream culture. Many visitors come here with exactly that expectation. Despite the convenience of added cell coverage, a cell tower is inconsistent with the ambiance we (and they) hold dear. Literally and symbolically it would render Hornby too much like everywhere else.
>
> Rogers should certainly respect the prevailing local sentiment and the judgment of Islands Trustees. It would be an outrage to impose a cell tower despite public will, which you can best assess with a formal poll in conjunction with public meetings.
>
> Even if it turns out—through such thorough consultation—that the community finds the cell tower acceptable in principle, the proposed location may conflict with other uses being considered by the community for that site. I would personally hope that the location be one from which the tower would not normally be visible (from the roadways or frequented venues, for example).
>
> You are acting as intermediary for Rogers and ISED. I believe it should be possible for the public to communicate directly with these parties in this matter. Would you please provide relevant contact information for them? Thanks so much.
>
> Sincerely,
>
> Dan Bruiger,
>
> Former Secretary of Hornby Island Residents and Ratepayers Association and former

> > board member of Islands Secure Land Association.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Rogers tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 4, 2022 at 5:22 PM
To: Joanne Wyvill [redacted]

Thank you for your input, Joanne. I am writing to confirm receipt of your comments and to let you know that I will save this on file for the decision makers. Please kindly note that as per ISED protocols you will have 21 days if you wish to submit further comments.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Dec 3, 2022 at 2:13 PM Joanne Wyvill [redacted] wrote:

> I am a Hornby resident & firmly opposed to the construction of the 63 metre tower.
> Yours sincerely Joanne Wyvill
>
> Sent from my iPad

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers cell tower proposal comment

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 4:12 PM
To: Michelle Nelson [redacted]

Hi Michelle:

Thanks for your further input. Please find below my additional responses in red text.

> Dear Michelle:
>
> Thanks for submitting your comments. Please kindly note that as per ISED protocols, you will have 21 days if you wish to submit further comments. Our responses are below in green text. Your input will be saved on file for the decision makers in conjunction with our responses.
> I have added my replies to the responses in orange text and added HIRRA to the email.
>
> Good afternoon,
>
> My comment about the cell tower proposal on Hornby Island Provincial Crown Land is "No thanks". I understand that the Rogers cell tower proposal is to broaden its bandwidth connectivity. It seems to me that placing a 206-ft tower on Provincial Crown Land located on Hornby Island is not a good use of its land. Already, Vancouver Island communities have stood up in resistance to these similar tower proposals, and I support this sentiment.
>
> https://www.cowichanvalleycitizen.com/news/proposed-cell-tower-in-cowichan-bay-raises-concerns/
>
> **Every proposal has unique elements. It is important to consider the context of each proposal. Hornby Island currently does not have reliable connectivity for both general purposes as well as emergency response purposes. This is important since over 80% of calls to emergency responders are now placed via cell phones.**
> CityWest has begun construction for fibre-to-the-home project as part of the Connected Coast initiative. The fibre optics will be underground, a less intrusive solution than a Rogers cell tower.

**That is a great project. It will be good to have the last mile fibre connectivity. It has been my understanding that having fibre optic service will provide a needed service for internet connectivity on a fixed basis (wireline service); whereas Rogers' proposal is for mobile connectivity (wireline) service. Having a fibre connection to one's home will not preclude or replace a need for mobile connectivity just as mobile connectivity will not replace a need for fibre service. In most communities, there is a desire for robust wireless and wireline services as they tend to be quite complementary, albeit distinct service offerings. Mobile connectivity is important for public safety since the majority of calls to emergency responders (911 calls) are placed via cell phones. Having fibre to one's home or business will not allow for emergency phone calls out on the waterways, roads and trails in the community, for instance.**

> The site location appears to be across the road from an Agreements in Principle Treaty Land for K'omoks First Nation. I find this ironically distasteful when 30 years of treaty negotiations with respect to land were described in a press release as "done with care":
>
> "The K'ómoks Nation has been the steward of these lands since time immemorial, and together with its government partners, will continue to ensure development happens in a respectful and responsible way."
> **Please be advised that the first step Rogers undertook prior to commencing the broader public consultation process was to specifically send referrals to and welcome comments from a number of relevant First Nations, including the K'ómoks Nation and several other**

**nations as identified via the Provincial First Nation Consultation Areas Database. Rogers as well as the Province will continue to work collaboratively with the relevant nations via this proposal as the crown will also subsequently send additional referrals to the same nations that we already engaged.**

Did any "relevant First Nations" provide you with comments and if so, what were the comments? **We are still in the engagement process, however we have received some responses from the K'ómoks Nation, We Wai Kai Nation and Homalco Nation. While the engagement is still ongoing and the province will also engage the First Nations subsequently, thusfar the nations have submitted "no comment" responses. I note that this is preliminary and there will be further engagement opportunities with First Nations the broader community via the provincial referral process.**

I'm not sure what you mean by referrals being sent by Rogers and the Provincial Crown. **This means that in addition to the current ongoing federally mandated consultation process for the proposed cell tower, since the proposal is on provincial crown land there will subsequently be a duplicative referral or consultation process managed by the Crown via the MFNLRO.**

As I understand it, the proposal seems quite firm on the build, so I'm not sure what collaboration is required from K'omoks First Nation. **I am responding to your specific question above regarding First Nation engagement. The province has a duty to consult First Nations and since this proposal is on provincial crown land the relevant First Nations must be consulted.**

My concern is this cell tower is not a respectful nor responsible development for anyone living on Hornby Island. The last thing I want to see in the distance is a cell tower. To me, this footprint does not fit in with a small island's community desire to retain its natural beauty. **Thanks for sharing your perspective. It is valuable to welcome all viewpoints. We can learn much from local people when such proposals are put forward. While your perspective is sincerely valued, as you can imagine we must balance your input with the input of other stakeholders. We often hear broadly varying perspectives on these proposals including from people who may be opposed and who wish to live off the grind, all the way up to people who feel that improved connectivity is critical for public safety and connectivity sinec 80% of calls to 911 are now placed via cell phones. We can certainly understand the aesthetic concern. Hornby Island is one of the most beautiful places in BC. However, this is why we have proposed the tower in a location that is adjacent to an existing radio station communication site, fire hall, recyclig depot, road works yard, amongst other such commercial and mixed uses. Also, since adjacent trees are as much as 40 meters tall and there is varying topography, we forsee that that only the top of the tower will be visible from most vantage points.**

And yet across the road on Provincial Crown Land, a corporation like Rogers Communications pushes in its own interest to erect a cell tower. So to whom are the government partners really ensuring respectful and responsible development?

In closing, a cell tower on Hornby Island misrepresents its community of "treading lightly on the land, conserving water, and treating others with kindness and respect". https://hornbyisland.com

**You may take heart in knowing that the footprint of this tower on the land is less than that of most single family homes. Rogers' total tower compound area is 15 m x 15 m. We intend to use existing access roads with minor upgrades as well as largely run underground power into the compound. The tower will service the vast majority of the islands and surrounding waterways via this nominal footprint on the land if construction commences.**

**Additionally, the proposed tower location appears to align with the Islands Trust land use bylaw. Adjacent land uses include the local radio station, fire hall, recycling depot, road works yard, Joe King Ball Park, amongst other public service and commercial uses. We are not aware of a more suitable location for the proposed infrastructure on Hornby Island.**

From the Hornby Island Official Community Plan Map, the proposed tower would be built in an Environmental Protection Area, designated as Community Service Use Development Permit Area (DPA2). I don't see how a privately-owned cell tower may be designated as community service use, especially when this area is assigned for environmental protection. Additionally, the tower compound area may be 15mx15m, but there is so much more involved to this construction, such as cutting back trees for the service road.

**Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation). Rogers will work with the Islands Trust and Province to respectfully navigate any environmental considerations.**

> Thank you for your consideration.
> Sincerely,
> Michelle Nelson
> Hornby Island resident
> **Thanks Michelle. Please kindly provide your civic address for the purposes of this consultation.**
> 3820 Geoffrey Road, Hornby Island, V0R1Z0. **Thanks again. Please kindly note that as per ISED protocols you will have 21 days if you desire to comment further.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 3:49 PM Michelle Nelson [redacted] wrote:

> On Sun, Dec 4, 2022 at 5:32 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
> Dear Michelle:
>
> Thanks for submitting your comments. Please kindly note that as per ISED protocols, you will have 21 days if you wish to submit further comments. Our responses are below in green text. Your input will be saved on file for the decision makers in conjunction with our responses.
> I have added my replies to the responses in orange text and added HIRRA to the email.
>
> Good afternoon,
>
> My comment about the cell tower proposal on Hornby Island Provincial Crown Land is "No thanks". I understand that the Rogers cell tower proposal is to broaden its bandwidth connectivity. It seems to me that placing a 206-ft tower on Provincial Crown Land located on Hornby Island is not a good use of its land. Already, Vancouver Island communities have stood up in resistance to these similar tower proposals, and I support this sentiment.
>
> https://www.cowichanvalleycitizen.com/news/proposed-cell-tower-in-cowichan-bay-raises-concerns/
>
> **Every proposal has unique elements. It is important to consider the context of each proposal. Hornby Island currently does not have reliable connectivity for both general purposes as well as emergency response purposes. This is important since over 80% of calls to emergency responders are now placed via cell phones.**
> CityWest has begun construction for fibre-to-the-home project as part of the Connected Coast initiative. The fibre optics will be underground, a less intrusive solution than a Rogers cell tower.
> The site location appears to be across the road from an Agreements in Principle Treaty Land for K'omoks First Nation. I find this ironically distasteful when 30 years of treaty negotiations with respect to land were described in a press release as "done with care":
>
> "The K'ómoks Nation has been the steward of these lands since time immemorial, and together with its government partners, will continue to ensure development happens in a respectful and responsible way."
> **Please be advised that the first step Rogers undertook prior to commencing the broader**

**public consultation process was to specifically send referrals to and welcome comments from a number of relevant First Nations, including the K'ómoks Nation and several other nations as identified via the Provincial First Nation Consultation Areas Database. Rogers as well as the Province will continue to work collaboratively with the relevant nations via this proposal as the crown will also subsequently send additional referrals to the same nations that we already engaged.**

Did any "relevant First Nations" provide you with comments and if so, what were the comments? I'm not sure what you mean by referrals being sent by Rogers and the Provincial Crown. As I understand it, the proposal seems quite firm on the build, so I'm not sure what collaboration is required from K'omoks First Nation. My concern is this cell tower is not a respectful nor responsible development for anyone living on Hornby Island. The last thing I want to see in the distance is a cell tower. To me, this footprint does not fit in with a small island's community desire to retain its natural beauty.

And yet across the road on Provincial Crown Land, a corporation like Rogers Communications pushes in its own interest to erect a cell tower. So to whom are the government partners really ensuring respectful and responsible development?

In closing, a cell tower on Hornby Island misrepresents its community of "treading lightly on the land, conserving water, and treating others with kindness and respect". https://hornbyisland.com

**You may take heart in knowing that the footprint of this tower on the land is less than that of most single family homes. Rogers' total tower compound area is 15 m x 15 m. We intend to use existing access roads with minor upgrades as well as largely run underground power into the compound. The tower will service the vast majority of the islands and surrounding waterways via this nominal footprint on the land if construction commences.**

**Additionally, the proposed tower location appears to align with the Islands Trust land use bylaw. Adjacent land uses include the local radio station, fire hall, recycling depot, road works yard, Joe King Ball Park, amongst other public service and commercial uses. We are not aware of a more suitable location for the proposed infrastructure on Hornby Island.**

From the Hornby Island Official Community Plan Map, the proposed tower would be built in an Environmental Protection Area, designated as Community Service Use Development Permit Area (DPA2). I don't see how a privately-owned cell tower may be designated as community service use, especially when this area is assigned for environmental protection. Additionally, the tower compound area may be 15mx15m, but there is so much more involved to this construction, such as cutting back trees for the service road.

Thank you for your consideration.
Sincerely,
Michelle Nelson
Hornby Island resident

**Thanks Michelle. Please kindly provide your civic address for the purposes of this consultation.**

3820 Geoffrey Road, Hornby Island, V0R1Z0.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Dec 3, 2022 at 3:44 PM Michelle Nelson [redacted] wrote:

> Good afternoon,
>
> My comment about the cell tower proposal on Hornby Island Provincial Crown Land is "No thanks". I understand that the Rogers cell tower proposal is to broaden its bandwidth connectivity. It seems to me that placing a 206-ft tower on Provincial Crown Land located on Hornby Island is not a good use of its land. Already, Vancouver Island communities have stood up in resistance to these similar tower proposals, and I support this sentiment.

https://www.cowichanvalleycitizen.com/news/proposed-cell-tower-in-cowichan-bay-raises-concerns/

The site location appears to be across the road from an Agreements in Principle Treaty Land for K'omoks First Nation. I find this ironically distasteful when 30 years of treaty negotiations with respect to land were described in a press release as "done with care":

"The K'ómoks Nation has been the steward of these lands since time immemorial, and together with its government partners, will continue to ensure development happens in a respectful and responsible way."

And yet across the road on Provincial Crown Land, a corporation like Rogers Communications pushes in its own interest to erect a cell tower. So to whom are the government partners really ensuring respectful and responsible development?

In closing, a cell tower on Hornby Island misrepresents its community of "treading lightly on the land, conserving water, and treating others with kindness and respect". https://hornbyisland.com

Thank you for your consideration.
Sincerely,
Michelle Nelson
Hornby Island resident

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Tower Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:01 PM
To: Me [redacted]

Dear Scott:

Please find the login details to the meeting below.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice<http://www.rogers.com/web/content/emailnotice>

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 5, 2022 at 10:32 AM Me [redacted] wrote:

> Hello?
>
> On Thu, Dec 1, 2022 at 5:19 PM Scott Fullerton [redacted] wrote:
>
> > Hello,
> >
> > I'd like to register for the Dec 8 meeting for the Hornby Island Rogers tower proposal.
> >
> > Scott Fullerton
> >
> > Sent from my mobile office

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Comment Sheet - Rogers Tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 15, 2022 at 3:37 PM
To: Scott Fullerton <cdnbubble@gmail.com>

Good Afternoon Scott:

Thanks for submitting your comment sheet. We greatly appreciate your time.

Please note that your comments will be saved on file for the Islands Trust, ISED, Rogers and the province (land management authority) to consider.

Please also kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you wish to submit further comments. With that said, there will be an additional provincial referral process in the new year so there will be plenty of opportunities for additional discussion.

Please feel free to call me at 778 870 1388 should you desire any discussion.

Thanks again and I hope that you have a good holiday season.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 12:01 PM Scott Fullerton [redacted] wrote:

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

☐ Yes

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

☐ Yes

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

☐ Yes

Additional comments

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name: Scott Fullerton

Mailing address: [redacted] Hornby Island [redacted]

Email Address: [redacted]

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**
**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby cell phone tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:19 PM
To: Karen Ross [redacted]

Thanks Karen. That is an interesting idea. I don't know exactly how we would work that out but I think it's a nice idea in principle and we can certainly discuss when you return.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 5, 2022 at 12:14 PM Karen Ross [redacted] wrote:

> Hi Brian,
> It would be awesome if Rogers could help the community get some land dedicated for workforce housing.
> Telecom. does seem to have good connections in the govt.
> I am currently in Mexico, will be back on Dec. 18th, but want to attend the public consultation from here.
> The rest can wait until I return to Canada.
> Thanks for your quick response,
> Karen
>
> On Mon, Dec 5, 2022 at 1:04 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
>> Dear Karen,
>>
>> Thanks for sharing your input. In response to your feedback, I can confirm that we pre-consulted the province, Islands Trust and local emergency response stakeholders prior to moving this proposal forward and we were not advised of any affordable housing project.
>>
>> Notwithstanding the foregoing, we remain open to discussing all ideas and input to find a sensible solution. While there may be alternative ideas available, it may be worth noting that the subject property is very large and our footprint for the tower is only 15 m x 15 m (less than a single family house) and thus there would likely be space for both affordable housing and the needed telecommunications infrastructure. Indeed, there is already radiocommunications infrastructure in this same area at the local radio station and fire hall, to the best of my knowledge, and so it may be quite possible to have housing co-exist with the needed infrastructure.
>>
>> We would be interested to discuss any ideas with you further. My cell number is below.
>>
>> Please kindly note that you will have 21 days as per ISED protocols if you would like to submit further comments via this process.
>>
>> Kind Regards,
>>
>> **Brian Gregg, RPP, MCIP**
>> **SitePath Consulting Ltd.**
>> PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

On Mon, Dec 5, 2022 at 10:53 AM Karen Ross [redacted] wrote:

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

1. Are you a cellular phone or wireless device user? **Yes**
2. Do you feel this is an appropriate location for the proposed facility? **No** Comments

The location should be revisited, as it is currently being proposed on a site that the community needs for affordable workforce housing. Working more closely with the community should identify a location where both needs are met. Historically on Hornby people are adverse to a cell phone tower being located close to residential land uses. _____

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

Not qualified to make a comment. _____ _____ _____ _____ _____ Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name_____ (Please print clearly) Mailing Address Karen Ross [redacted] Hornby island [redacted] _____ _____ _____

Email Address
[redacted] _____

Please email to briangregg@sitepathconsulting.com or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1 ATTENTION: Brian Gregg by January 13th, 2023. Thank you for your input

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Rogers Tower Proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 7:06 PM
To: Jane Tal [redacted]

Hello Jane:

I have thusfar been able to garner the following additional data for you:
- Commscope FFV4S4-65C-R7 is the antenna that will likely be used (though we note that this can evolve over time depending on how long it takes to deploy the facility). You can see the specifications by clicking on the link.
- Rogers provides voice and data services on the following bands: 600/700/850/1900/2100/2600/3500MHz.

I do not yet have the backhaul information and have asked Rogers' transport team to comment.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 5, 2022 at 12:17 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

> Dear Jane:
>
> Thanks for reaching out. Please find attached Rogers' consultation package. I have asked Rogers' engineer if he has the data you are currently looking for. Typically, during this early stage of a proposal, we only have conceptual designs and do not yet have all the site loading specifications (i.e. specific frequencies, antenna models, backhaul, etc. typically is added into our design later). I have nonetheless asked for this data and will share it with you if I am provided it. Notwithstanding the foregoing, I can confirm that this proposal is for cell service and will assist with emergency response. All equipment must comply with Health Canada's Safety Code 6.
>
> Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.
>
> **Brian Gregg, RPP, MCIP**
> **SitePath Consulting Ltd.**
> PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
> Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
> Fax: 604-829-6424 | www.sitepathconsulting.com
>
> On Mon, Dec 5, 2022 at 7:53 AM Jane Tal [redacted] wrote:

> Dear Brian,
> Unlike last time, there are few details of the proposed Cell Tower for Hornby Island. Can you send me the specs and frequency? Frequencies?
> Last time it was 11ghz, beam to Qualicum tower , but no improved cell service.
> This proposal mentions cell service and 911 support.
> Can you please send all information on the antennae , connections to other towers, backhaul, etc.
> Thanks,
> Jane Talbot
> Hornby Island BC

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Joining the Hornby Zoom Group

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 9:11 AM
To: Jane Tal [redacted]

Good Morning Jane:

Please find below the login details for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
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Meeting ID: 275 419 180 818
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rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
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Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 9:01 AM Jane Tal [redacted] wrote:

> Hi Brian,
> Could you please tell me how to register for tomorrow's Zoom meeting for the Hornby Island Rogers proposal?
>
> Thanks,
> Jane Talbot
> Hornby Island BC

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island Rogers Tower Jan 2023

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Jan 6, 2023 at 11:49 PM
To: Jane Tal [redacted]

Jane:

Please find responses below in green text. Please kindly provide your civic address for the purposes of this consultation process.

To:
Brian Gregg, Sitepath Consulting
Alex Allan, Hornby Island Trustee
Grant Scott, Hornby Island Trustee
Daniel Arbour, CVRD
HIRRA

I wish to register my opposition to the Roger's Tower on Crown Land on Hornby Island.
It is to near the schools, medical clinic, Firehall, Recycling Depot, and many other areas where people work and spend many hours of their day.
Please be assured that we have saved your prior submissions as attached.

Brian Gregg has described it in such a way to make one believe it will carry untested 5G frequencies. Untested for health .Many do not accept Safety Code 6 as a standard of safety, including the IAFF and their hundreds of *independent* research papers.
Unless we know more about the Tower, and the antennae it will carry, I must oppose it at this time. How can one decide with many submitted questions still unanswered. No answer to my Backhaul question, for example, has been received.
We provided you with the information available as attached. As noted, this proposal is in the early stages so we do not have detailed construction drawings at this time with some of the specifications you are seeking.

Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6. This is a regulatory requirement. The proposed facility will only house licensed radiofrequency spectrum. If you have questions or concerns about the applicable safety code, you may wish to contact the policy makers at Health Canada directly. Rogers has no choice but to comply with the safety protocols.

I also would like to express my shock, also, at the lack of a democratic process. If it is so safe, why the short time period, especially at Christmas when many are knowingly away?
The public consultation process has garnered input from many people. Although not required via the federal process, a digital public meeting was hosted. The public comment period was extended due to the holiday season. Notices were posted in four (4) local publications and a mail out was completed.

Rogers will continue to seek ways to ensure meaningful engagement. Indeed, thusfar, only the federal portion of the consultation process has commenced and there will be a provincial referral process as well since this proposal is on provincial crown land.

This involves a Zoning issue which should involve our 2 Island Trustees.
To be sure this is *not* a zoning issue. As communication sites fall under federal jurisdiction, zoning bylaws--a creature of the Local Government Act--do not apply to the proposed federally regulated use.

Notwithstanding the foregoing, you may find it noteworthy that the proposed facility is a permitted use in the Islands

Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?

Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).

As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.

Duly noted is the timing, right after an election. We won't be able to make this an election issue for 2 more years.
The election has had no substantive bearing over Rogers' proposal timing. Indeed, we reached out to the Islands Trust to discuss this proposal many months prior to the election and had sought to move the proposal forward well in advance of the election. Unfortunately, the proposal was delayed due to the election as the Islands Trust planning department staff was not able to get us onto an LTC meeting agenda prior to the elections despite our attempts to move forward in advance of that time period. After delaying the consultation for many months a decision was made to notify the public to enable us to welcome public comments. The elections were not a deciding factor in terms of the timing of this proposal other than to the extent that the elections resulted in some unexpected delays for the proposal as summarized above. To be honest, we had wanted the consultation to start several months prior but that was not feasible.

Hornby Island relies heavily on tourism. People come here for many reasons, but in particular as a rural, pristine, natural contrast to their busy city life. A cell tower, centrally located, covered in antennae does not fit in with the character of the Island.
Tourism and any other influx of population puts demand on infrastructure (not only telecom infrastructure but likely water, electrical, sewage, ferry service, housing, roads, and other such systems). Indeed, when people are traveling they often rely on wireless infrastructure to make phone calls, transactions, reservations, send emails, make emergency calls, etc.

There are many beautiful island communities that have similar infrastructure including, but not limited to, Sonora Island (directly adjacent to the eco resort), Saltspring Island, Gabriola Island, Saturna Island, Mayne Island, Quadra Island, Tofino, etc. There are many additional examples of successful and beautiful tourist destinations that are home to telecommunications infrastructure. Certainly your opinion is valuable and it will be documented however it has not been our experience that tourism and telecommunications infrastructure are incompatible. One might even suggest that tourism adds to the demand for such infrastructure. Of course, it is critical that the needed infrastructure is appropriately sited in such cases.

Many are becoming more aware of the hazards of living and working near a 4th or 5th generation cell tower (see the stats on real estate prices of houses nearby).
The subject of property values is outside the scope of our authority to debate via this process. Please refer to the ISED CPC section 4.2 which notes:

> *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*

If Hornby promotes itself as a option to work virtually, how many will allow their kids to spend all day in our schools? Fewer, and fewer as time passes, and health effects are collated, on this new 5th generation millimeter wave

technology. This is not a good long term proposal for the Hornby Island community.
We are not aware of any statistics to support your theory that less people will go to school becuase of improved wireless service. There has been excellent wireless service in many communities in BC for many years without such impacts to the best of our knowledge. If you have interesting statistics to suggest otherwise (i.e. studies showing that having access to cell phone service reduces school attendance) we would be interested to learn about this.

Sincerely,
Jane Talbot
Property Owner
Hornby Island, BC
Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 6, 2023 at 10:51 PM Jane Tal [redacted] wrote:

> To:
> Brian Gregg, Sitepath Consulting
> Alex Allan, Hornby Island Trustee
> Grant Scott, Hornby Island Trustee
> Daniel Arbour, CVRD
> HIRRA
>
> I wish to register my opposition to the Roger's Tower on Crown Land on Hornby Island.
> It is to near the schools, medical clinic, Firehall, Recycling Depot, and many other areas where people work and spend many hours of their day.
> Brian Gregg has described it in such a way to make one believe it will carry untested 5G frequencies. Untested for health .Many do not accept Safety Code 6 as a standard of safety, including the IAFF and their hundreds of *independent* research papers.
> Unless we know more about the Tower, and the antennae it will carry, I must oppose it at this time. How can one decide with many submitted questions still unanswered. No answer to my Backhaul question, for example, has been received.
> I also would like to express my shock, also, at the lack of a democratic process. If it is so safe, why the short time period, especially at Christmas when many are knowingly away? This involves a Zoning issue which should involve our 2 Island Trustees. Duly noted is the timing, right after an election. We won't be able to make this an election issue for 2 more years.
> Hornby Island relies heavily on tourism. People come here for many reasons, but in particular as a rural, pristine, natural contrast to their busy city life. A cell tower, centrally located, covered in antennae does not fit in with the character of the Island. Many are becoming more aware of the hazards of living and working near a 4th or 5th generation cell tower (see the stats on real estate prices of houses nearby). If Hornby promotes itself as a option to work virtually, how many will allow their kids to spend all day in our schools? Fewer, and fewer as time passes, and health effects are collated, on this new 5th
> generation millimeter wave technology. This is not a good long term proposal for the Hornby Island community.
>
> Sincerely,
> Jane Talbot
> Property Owner
> Hornby Island, BC

**2 attachments**

**Comment - Jane Talbot 2.pdf**
76K

**Comment - Jane Talbot.pdf**
71K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# (no subject)

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:22 PM
To: Cassandra Bassett [redacted]

Dear Cassandra,

Thanks for sharing your input. I will save this on file for the decision makers at the Islands Trust, Crown, ISED and Rogers.

Please kindly note that as per ISED protocols you will have 21 days if you wish to submit further comments.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 11:57 AM Cassandra Bassett [redacted] wrote:

> I have lived a full, active, productive life on Hornby Island for fifty years; without a tower. I don't think we need it.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island facility

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:51 PM
To: Judith Lawrence [redacted]

Dear Judith:

Thanks for sharing your perspective. This proposal is to enable wireless service (cell phone service) which is important since greater than 80% of calls to emergency responders (911) are placed via cell phones. This will be for both permanent residents and any visitors alike.

Please kindly note that we will save your input on file for the decision makers at the Islands Trust, ISED and Rogers. Please be advised that you will have 21 days as per ISED protocols if you desire to submit further input.

Please kindly provide your address for the purposes of this consultation.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 12:41 PM Judith Lawrence [redacted] wrote:

> I am Totally Opposed to placing a tower on Hornby Island. There is no need for it, and there are already enough facilities for residents! If the purpose of this tower is to convenience summer casual visitors I am more opposed! This Island is being destroyed by commercial interests, and it's time we took a stand and said No to further developments.
>
> Judith Lawrence

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Public Information Meeting re Hornby Island scheduled for Thursday Dec 8th .

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:54 PM
To: Amanda Hale [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Amanda:

Please find below our responses in green text.

[Quoted text hidden]

**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
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Fax: 604-829-6424 | www.sitepathconsulting.com

[Quoted text hidden]

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Rogers Cell Tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Jan 8, 2023 at 7:08 PM
To: Amanda Hale [redacted]

Dear Amanda:

Thanks for sharing your comments. Your input will be saved on file for the Islands Trust, ISED and Rogers to consider.

Please find below Rogers' responses in green text.

---

Dear Mr. Gregg, I wrote to you a few weeks ago on this topic and received a response. Now I am writing again, after further study of the situation and much reflection and discussion with fellow islanders. Attached is my comment sheet provided by Hornby Island Residents and Ratepayers, a large group of which I am only one.

I do not give my consent to the Rogers proposal for the erection of a cell tower on Hornby Island, for reasons that I will state. Further, I do not consent to this particular process which has been badly timed and without adequate information given to our community. I am sure you are aware that the Winter Holiday season is not an appropriate time to catch our community off guard with an unwelcome and dangerous proposal. The Microsoft Teams meeting excluded many of us; some who do not use this technology, and others who were unable to negotiate the MT site.
**For your information, Rogers pre-consulted the Islands Trust and province's staff on this proposal on provincial crown land for many months prior to commencing the consultation process. The public consultation process has garnered input from many people. Although not required via the federal process, a digital public meeting was hosted. The public comment period was extended due to the holiday season. Notices were posted in four (4) local publications (though only one notice is required) and a mail out was completed to area property owners, tenure holders on crown land, residences, etc.**

**Rogers will continue to seek ways to ensure meaningful engagement. Indeed, thusfar, only the federal portion of the consultation process has commenced and there will be a provincial referral process as well since this proposal is on provincial crown land.**

**Microsoft Teams does not require any software to be downloaded and people were able to simply click a link to attend. We also provided dial in numbers for landlines. The meeting was well attended as it was quite accessible.**

I begin with a question: who will be liable for the inevitable harms caused if this cell tower plan were to proceed? It is globally acknowledged by realistic, informed people, not driven by financial profit, that the electromagnetic frequency and radiation emissions of such towers are causing widespread damage to environments, bees and insects, birds, animals, and of course humans, since we are indeed not separate from the natural world. I ponder in amazement the suicidal ways of the powers that be in our terribly endangered world. The obsession with technological connectivity in this generations-long war on Nature, is a travesty of the natural connectivity we share as human beings.
**Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6. This is a regulatory requirement and the same safety protocol that the local radio station and fire hall towers must also comply with.**

**We have no background in legal matters so if your questions are of that nature you may wish to contact ISED or Rogers' regulatory team directly.**

Specifically, Hornby Island is a fragile 30 kilometer square island - the gem of the Gulf Islands, as witnessed by our

huge tourist influx each summer. People do not come here for Wifi - on the contrary, they come to unplug and relax.
**Hornby is a beautiful place and we have enjoyed visiting the area many times. Tourism and any other influxes of population put demand on infrastructure (not only telecom infrastructure but likely water, electrical, sewage, ferry service, housing, roads, and other such systems). Indeed, when people are traveling they often rely on wireless infrastructure to make phone calls, transactions, reservations, send emails, make emergency calls, etc.**

**There are many beautiful island communities that have similar infrastructure including, but not limited to, Sonora Island (directly adjacent to the eco resort), Saltspring Island, Gabriola Island, Saturna Island, Mayne Island, Quadra Island, Tofino, etc. There are many additional examples of successful and beautiful tourist destinations and island communities that are home to commonplace telecommunications infrastructure such as cell towers. Certainly your opinion is valuable and it will be documented however it has not been our experience that tourism and telecommunications infrastructure are necessarily incompatible. One might even suggest that tourism adds to the demand for such infrastructure. Of course, it is critical that the needed infrastructure is *appropriately sited* in such cases.**

We are told that the tower will improve our Wifi needs. This makes no sense to a thinking person since we already have perfectly adequate cell phone and email connectivity.
**This proposal is not for wifi and is rather for cell service. This is important for emergency response and public safety reasons since greater than 80% of calls to emergency responders such as 911 are now placed via cell phones.**

**Most of Hornby Island does not have reliable cell phone service. You may wish to speak to your local emergency responders about this.**

No doubt you have already received many messages about the need for community housing (the site for the proposed tower being on land earmarked for housing); the dangers to human and environmental health; the question of liability for damage to apiaries and farm animals etc. etc. etc. The reasons to call a halt to this cell tower proposal are multiple; no need for me to reiterate what my fellow islanders have already communicated.

I will simply leave you with a Hornby Island story, followed by an imagined scenario of what could happen on our fragile and delicately balanced island.

During one of my first summers on Hornby, circa 1990, a fire started in Helliwell Park's arbutus grove. It was early August, a dry summer with all the grass flattened to golden tinder. Word spread across the island as fast as the fire spread. Local people bordering the park ran with buckets of water sloshing over their sneakers. There was panic, grief, everyone running in shock and disbelief. The island was saved from incineration only by the water bombers from Port Alberni. We have never forgotten that day, the memory of it revived on every walk past the burned arbutus grove, as we monitored a long slow recovery over many years. It was thought that the fire was sparked by a cigarette butt. Remember how acceptable smoking used to be? We were told it was safe. We believed it and continued to inhale, until cancer patients started suing tobacco companies.

California has, over the years, had 4 cell towers catch fire due to burning tower transmitters. California is a huge land mass. Hornby is a tiny island anchored in the Georgia Strait. We have been experiencing more and more severe drought with each summer. If a cell tower went on fire here during the summer months it would spread fast. The ferries, with typical 4 ferry lineups throughout the day in summer, would be unable to save more than a handful of us. Anyone without a canoe, a kayak, a fishing vessel, would be dead along with the vast majority of their neighbors as the fire spread rapidly across an island billowing with smoke from forests of candling trees.

Who would then be liable for such a human and environmental disaster? Who would our surviving families sue as they grieved and thanked their lucky stars that they'd been off island on that fateful day?
**You may wish to discuss matters of fire safety with your local fire experts. To the best of our knowledge, other uses including residential, commercial uses, campgrounds and other such uses are more common sources of fires. Fires from utility structures like cell sites are extremely rare.**

I began with a question, and I have ended with one.

We need honest answers.
We need an honest reappraisal of a redundant and ill-considered proposal.
We need an honest and graceful stepping back from this madness.
**Your views have been saved for the decision makers. You may wish to consider that while there are people who align with your perspective, there are also many people and stakeholders who desire service improvements. Thus, it has been Rogers' objective as a service provider to work towards a responsible proposal that takes into account local land use objectives and desires.**

**Please note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Brian Gregg, RPP, MCIP**
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PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
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On Sun, Jan 8, 2023 at 2:26 PM Amanda Hale [redacted] wrote:

Dear Mr. Gregg, I wrote to you a few weeks ago on this topic and received a response. Now I am writing again, after further study of the situation and much reflection and discussion with fellow islanders. Attached is my comment sheet provided by Hornby Island Residents and Ratepayers, a large group of which I am only one.

I do not give my consent to the Rogers proposal for the erection of a cell tower on Hornby Island, for reasons that I will state. Further, I do not consent to this particular process which has been badly timed and without adequate information given to our community. I am sure you are aware that the Winter Holiday season is not an appropriate time to catch our community off guard with an unwelcome and dangerous proposal. The Microsoft Teams meeting excluded many of us; some who do not use this technology, and others who were unable to negotiate the MT site.

I begin with a question: who will be liable for the inevitable harms caused if this cell tower plan were to proceed? It is globally acknowledged by realistic, informed people, not driven by financial profit, that the electromagnetic frequency and radiation emissions of such towers are causing widespread damage to environments, bees and insects, birds, animals, and of course humans, since we are indeed not separate from the natural world. I ponder in amazement the suicidal ways of the powers that be in our terribly endangered world. The obsession with technological connectivity in this generations-long war on Nature, is a travesty of the natural connectivity we share as human beings.

Specifically, Hornby Island is a fragile 30 kilometer square island - the gem of the Gulf Islands, as witnessed by our huge tourist influx each summer. People do not come here for Wifi - on the contrary, they come to unplug and relax.

We are told that the tower will improve our Wifi needs. This makes no sense to a thinking person since we already have perfectly adequate cell phone and email connectivity.

No doubt you have already received many messages about the need for community housing (the site for the proposed tower being on land earmarked for housing); the dangers to human and environmental health; the question of liability for damage to apiaries and farm animals etc. etc. etc. The reasons to call a halt to this cell tower proposal are multiple; no need for me to reiterate what my fellow islanders have already communicated.

I will simply leave you with a Hornby Island story, followed by an imagined scenario of what could happen on our fragile and delicately balanced island.

During one of my first summers on Hornby, circa 1990, a fire started in Helliwell Park's arbutus grove. It was early August, a dry summer with all the grass flattened to golden tinder. Word spread across the island as fast as the fire spread. Local people bordering the park ran with buckets of water sloshing over their sneakers. There was panic, grief, everyone running in shock and disbelief. The island was saved from incineration only by the water bombers from Port Alberni. We have never forgotten that day, the memory of it revived on every walk past the burned arbutus

grove, as we monitored a long slow recovery over many years. It was thought that the fire was sparked by a cigarette butt. Remember how acceptable smoking used to be? We were told it was safe. We believed it and continued to inhale, until cancer patients started suing tobacco companies.

California has, over the years, had 4 cell towers catch fire due to burning tower transmitters. California is a huge land mass. Hornby is a tiny island anchored in the Georgia Strait. We have been experiencing more and more severe drought with each summer. If a cell tower went on fire here during the summer months it would spread fast. The ferries, with typical 4 ferry lineups throughout the day in summer, would be unable to save more than a handful of us. Anyone without a canoe, a kayak, a fishing vessel, would be dead along with the vast majority of their neighbors as the fire spread rapidly across an island billowing with smoke from forests of candling trees.

Who would then be liable for such a human and environmental disaster? Who would our surviving families sue as they grieved and thanked their lucky stars that they'd been off island on that fateful day?

I began with a question, and I have ended with one.

We need honest answers.
We need an honest reappraisal of a redundant and ill-considered proposal.
We need an honest and graceful stepping back from this madness.

Sincerely, Amanda Hale

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers communication facility" on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 12:57 PM
To: Christa Yeomans [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Christa:

Please find below my comments in green text.

Dear Brian Gregg,

I am a senior resident of Hornby Island writing about my concerns in relation to a virtual meeting of your new proposal:

"Rogers communication facility" on Hornby Island's Crownland.

After reading the stipulations you have to follow for a public hearing (Comox valley Regional District Policy Number P89 –

Telecommunication Antenna System Application and Consultation Process Page 4 of 6 ) I learned that the meeting "should be hosted in person"!

> *4) The Proponent is to host a public information meeting in order to share relevant information with members of the public who may be affected by the proposed development.*
> *The public information meeting:*
> *a. Should be hosted in-person. The meeting may be hosted virtually during times at which Public Health Orders affect in-person events, but in-person events are still encouraged when strategies to mitigate public health risks can be implemented;*

Considering there is no public health order currently in effect, a virtual meeting would be considered inadequate for proper public consultation and input.

Sincerely,

Christa Yeomans

**It is our understanding, upon previously reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED (cc'd) to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will**

**review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

[Quoted text hidden]

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**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Re: Rogers Telecommunications public hearing

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 1:01 PM
To: elspeth armstrong [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Elspeth and Chris:

Please find below our responses in green text.

**It is our understanding, upon previously reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
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PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 10:44 PM elspeth armstrong [redacted] wrote:

> **Attn: Brian Gregg - SitePath Consulting Ltd.**

Dear Sir:

My husband, Chris and I are full-time Hornby Island residents, and we are writing you concerning the virtual "**Public Information Meeting" regarding the proposed Rogers telecommunications facility that is scheduled for Thursday Dec 8th.**

As per the Comox Valley Regional District Policy Number: P89 - Telecommunication Antenna System Application and Consultation Process Page 4 of 6:

> *4) The Proponent is to host a public information meeting in order to share relevant information with members of the public who may be affected by the proposed development.*
> *The public information meeting:*
> *a. Should be hosted in-person. The meeting may be hosted virtually during times at which Public Health Orders affect in-person events, but in-person events are still encouraged when strategies to mitigate public health risks can be implemented;*

Considering there is no public health order currently in effect, a virtual meeting would be considered inadequate to facilitate a proper public consultation to provide the information the residents would require to provide their input.

Considering ISED CPC-2-0-3 Page 7:

> *Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists. ...In all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower, either by following ISED's default public consultation process or, where one exists, the land-use authority's public consultation process.*

the CVRD Policy P89 Process would be the proper one to follow.

Virtual meetings discriminate against many members of our community who either do not use computers or have the skills to set up a Microsoft Teams meeting or who are part of the population here who live with limited means and don't own computers.

In summary, you are obligated by law to have an in-person public meeting, which would need to be held in appropriate facility on Hornby Island. We look forward to participating in this process and thank you for respecting our community needs.

Elspeth & Chris Armstrong

[redacted] Hornby Is[redacted]

[redacted]

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Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Telecommunications Application for Tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Jan 14, 2023 at 3:47 AM
To: elspeth armstrong [redacted]

Dear Elspeth:

Please find Rogers' responses below in green text.

Dear Sir:
Please be advised that my husband, Chris, and I, are opposed to the tower proposal anywhere on Hornby Island, especially on Crown Land for the following reasons:

1. The islanders expressed, very clearly, back 7 years ago when Telus made a proposal for a tower, that a tower was not wanted. However, citizens were very clear about welcoming a fibre optic installation which would greatly enhance internet service. And regarding discussions put forth recently, it is readily apparent that this remains the popular choice...**yes to fibre optic installation** which we know is coming to Hornby via CityWest shortly, **No to a tower**.

**This proposal is for mobile service which is important for public safety since greater than 80% of calls to emergency responders such as 911 are now placed via cell phones.**

**Fibre optics will be wonderful but only provide service on a fixed basis at one's home or place of business.**

**Most communities thus desire both robust wireless and wireline service.**

**Further, not everyone on Hornby may have the luxury of a fixed address with a fibre connection.**

It is obvious Rogers is not interested in just improving land-line phone service, but providing 5g via the coming fibre optic cable.
**Interesting thought. I am not aware of the projects being related whatsoever to be honest with you. We do not yet have a transport plan specified to the best of my knowledge.**

As has been widely published 5G cannot operate without a Tower along with significant numbers of small cell towers installed on telephone poles with receivers at households.
**This is more so in urban areas. At this time we are planning the tower only. Certainly if there are coverage gaps and people complain about service there are "small cell" solutions that can be explored like other service providers have already done on Hornby however that is not currently our proposal or plan at this time.**

Without going into any detail and what has been well covered and well known, 5g has been proven to be harmful, not only to humans, especially children, but also to native species, e.g, bees, birds, etc. Canada's law regarding the safety of 5G is dreadfully lacking in up to date research and overlooked compared to other more learned, progressive countries, e.g. Belgium, Grance, and growing sectors in the U.S.
**Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. This is a regulatory requirement. This is the same safety code that the adjacent towers from the radio station and fire hall must follow as well.**

2. The use of Crown Land for a tower, thereby removing a significant area on Hornby from harm, is a desecration of the word "Crown" land - land that is available for public use and enjoyment. Hornby is not blessed with a large acreage of Crown land and what we have is heavily used. Hornby is widely known for its mountain biking trails and

hiking.To remove perhaps a significant part of it for a Tower, is not in the best interests of the community and the thousands of visitors that come to the island each year.
**Rogers' proposed footprint on the land is nominal at around 15 m x 15 m with use of existing access and largely underground power. This is proposed on a lot that I understand is several hundred acres in size, while Rogers' proposed footprint is less than most single family homes.**

3. There are plans in the works, we have learned, for some crown land parcels that are being looked at as possible sites for low income housing which is desperately needed for younger full-time residents. Aslo, apparently there is discussion re the building of some outdoor sports sites. To have a tower replacing community needs and uses makes a mockery of the term Crown land. Surely sane thinking will prevail over thinking that a tower should take precedence.
**Upon review of the proposed tower location with the province (land management authority for the property), we were advised that there have been no applications made for other uses that would conflict with this proposal. Multiple locations were reviewed and this is one that appeared potentially feasible.**

**Additionally, the subject property is very large so there is plenty of space for housing or other uses. Rogers' proposed footprint is nominal and less than a single family house. There are many instances wherein communication sites are in proximity to other uses such as housing.**

**The other aspect to consider is land use. Are you aware that the proposed facility is a permitted use in the Islands Trust own land use by-law? I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land (including an existing communication site), the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

Afterall. this is a small island where most residents will be happy with and appreciative of having a good internet service through a fibre optic cable system with **No Tower and No 5g**.
**Thanks for your perspective. It will be shared with the decision makers along with the input of all stakeholders.**

Thank you for your time,

Elspeth Armstrong
**Please note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Thanks,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 13, 2023 at 4:50 PM elspeth armstrong [redacted] wrote:

Dear Sir:
Please be advised that my husband, Chris, and I, are opposed to the tower proposal anywhere on Hornby Island, especially on Crown Land for the following reasons:

1. The islanders expressed, very clearly, back 7 years ago when Telus made a proposal for a tower, that a tower was not wanted. However, citizens were very clear about welcoming a fibre optic installation which would greatly enhance internet service. And regarding discussions put forth recently, it is readily apparent that this remains the popular choice...**yes to fibre optic installation** which we know is coming to Hornby via CityWest shortly, **No to a tower**.

It is obvious Rogers is not interested in just improving land-line phone service, but providing 5g via the coming fibre optic cable. As has been widely published 5G cannot operate without a Tower along with significant numbers of small cell towers installed on telephone poles with receivers at households.

Without going into any detail and what has been well covered and well known, 5g has been proven to be harmful, not only to humans, especially children, but also to native species, e.g, bees, birds, etc. Canada's law regarding the safety of 5G is dreadfully lacking in up to date research and overlooked compared to other more learned, progressive countries, e.g. Belgium, Grance, and growing sectors in the U.S.

2. The use of Crown Land for a tower, thereby removing a significant area on Hornby from harm, is a desecration of the word "Crown" land - land that is available for public use and enjoyment. Hornby is not blessed with a large acreage of Crown land and what we have is heavily used. Hornby is widely known for its mountain biking trails and hiking.To remove perhaps a significant part of it for a Tower, is not in the best interests of the community and the thousands of visitors that come to the island each year.

3. There are plans in the works, we have learned, for some crown land parcels that are being looked at as possible sites for low income housing which is desperately needed for younger full-time residents. Aslo, apparently there is discussion re the building of some outdoor sports sites. To have a tower replacing community needs and uses makes a mockery of the term Crown land. Surely sane thinking will prevail over thinking that a tower should take precedence.

Afterall. this is a small island where most residents will be happy with and appreciative of having a good internet service through a fibre optic cable system with **No Tower and No 5g**.

Thank you for your time,

Elspeth Armstrong

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Digital Public Meeting - Rogers Communications - W6420

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 3:23 PM
To: elspeth [redacted]

Hello Elspeth:

Please find below the login details as requested over the phone today.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice<http://www.rogers.com/web/content/emailnotice>
Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel <http://www.rogers.com/aviscourriel>

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# regarding virtual meeting for Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 1:02 PM
To: jackie heim [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Jackie:

Please find below our response in green text.

**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 5:43 PM jackie heim [redacted] wrote:

> Dear Brian Gregg,

I am a Hornby Island resident, and I am writing you concerning the virtual "Public Information Meeting" regarding the proposed Rogers tower that's scheduled for Thursday Dec 8th.

According to the Comox Valley Regional District, they clearly state in the 'Telecommunication Antenna System Application and Consultation Process Policy' that all public consultation meetings with the community where cell towers are proposed and that you are required to host "should be hosted in- person". (Page 4, Policy Number: P89)

It goes on to say that "the meetings may be hosted virtually **during times at which Public Health Orders affect in-person events."** (Italics mine)

As there are no public health restrictions in this time, I insist we have an in-person Public Consultation/public information meeting.

Virtual meetings discriminate against many members of our community who either don't use computers or have the skills to set up a TEAM meeting or who are part of the population here who live with limited means and don't own computers.

I have only seen one printed Notice of the proposed Rogers tower on Nov 24 in our local newsletter the Grapevine. Many people will not have seen this Notice. This is a busy time of year; a Dec 8 virtual meeting also discriminates against many on our island who are very busy and engaged with Xmas activities, fairs, family, their children and school events etc. Therefore an in-person meeting at a later date is called for.

Sincerely,

Jackie Heim

"*Another world is possible….on a quiet day, I can hear her breathing…..*"
Arundhati Roy

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Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Public Information Meeting on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 1:05 PM
To: "efeder efeder@telus.net" [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear E Feder:

Please find below our responses in green text.

December 4, 2022
To Brian Gregg - SitePath Consulting Ltd.
briangregg@sitepathconsulting.com
Dear Brian Gregg,
I am a Hornby Island Resident. I write as such concerning the virtual "Public Information Meeting" regarding the proposed Rogers telecommunications facility scheduled for Thursday December 8th at the Hall.
As stated in the Comox Valley Regional District Policy Number: P89 - Telecommunication Antenna System Application and Consultation Process (page 4):
4) The Proponent is to host a public information meeting in order to share relevant information with members of the public who may be affected by the proposed development.
This public information meeting:
a. Should be hosted in-person. The meeting may be hosted virtually during times at which Public Health Orders affect in-person events, but in-person events are still encouraged when strategies to mitigate public health risks can be implemented;
Given that there is no public health order currently in effect, a virtual meeting is considered inadequate to facilitate a proper public consultation that will provide the necessary and adequate information that the residents would require to provide their input.
In addition, considering the pertinence of the following ISED CPC-2-0-3 statement (page 7):
Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists. ...In all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower, either by following ISED's default public consultation process or, where one exists, the land-use authority's public consultation process.
it is amply clear that the CVRD Policy P89 Process is the proper one to follow.
Also to be taken into consideration is the not unimportant issue that virtual meetings discriminate against many members of our community who either don't use computers, lack the skills to set up a Microsoft Teams meeting, or who are part of the population here who live with limited means and don't own computers.
In summary, it is hardly disputable that you are obligated by law to have an in-person public meeting, which would need to be held in appropriate facility on Hornby Island with due notice.
Thank you for your consideration of the above and for respecting the needs of our community.
Sincerely,
E Feder

cc. Alex Alan aallen@islandstrust.bc.ca and Grant Scott gscott@islandstrust.bc.ca
– CVRD corporate admin officers https://www.comoxvalleyrd.ca/about/administration
– ic.spectrumvictoria-victoriaspectre.ic@canada.ca

**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 5, 2022 at 3:12 AM efeder [redacted] wrote:

> Please see the attached letter.

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Brian Gregg <briangregg@sitepathconsulting.com>

# Registering for Zoom Meeting re. Proposed Hornby Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 2:19 PM
To: [redacted]

Thanks Elena. The details are below for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

[Quoted text hidden]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Dec 8th Cell Tower Public Information Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 5, 2022 at 1:07 PM
To: heather caton [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Heather:

Please find below our responses in green text.

Dear Brian Gregg,

I am a Hornby Island resident and writing to you concerning the virtual Thursday Dec 8th "Public Information Meeting" regarding the proposed Rogers cell tower. I would very much like to attend an in person meeting as I have difficulties navigating on-line and feel this topic is of utmost importance and therefore requires a public meeting. (page 4, Policy # P89) At this point there is no Health Orders effecting in person events.

This proposal has come as a surprise to our community and with seasonal preparations and celebrations it is a poor time to adequately inform and consult Hornby Island residents in order to approve a cell tower of this nature.

Considering ISED CPC-2-0-3 Page 7:

> *Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists. ...In all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower, either by following ISED's default public consultation process or, where one exists, the land-use authority's public consultation process.*

the CVRD Policy P89 Process would be the proper one to follow.

I am hoping you see the wisdom in this request and will grant the necessary changes to your agenda.

Sincerely Heather Caton
3300B ShingleSpit Rd
Hornby Island

**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 4, 2022 at 6:03 PM heather caton [redacted] wrote:

Dear Brian Gregg,

I am a Hornby Island resident and writing to you concerning the virtual Thursday Dec 8th "Public Information Meeting" regarding the proposed Rogers cell tower. I would very much like to attend an in person meeting as I have difficulties navigating on-line and feel this topic is of utmost importance and therefore requires a public meeting. (page 4, Policy # P89) At this point there is no Health Orders effecting in person events.

This proposal has come as a surprise to our community and with seasonal preparations and celebrations it is a poor time to adequately inform and consult Hornby Island residents in order to approve a cell tower of this nature.

Considering ISED CPC-2-0-3 Page 7:

> *Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists. ...In all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower, either by following ISED's default public consultation process or, where one exists, the land-use authority's public consultation process.*

the CVRD Policy P89 Process would be the proper one to follow.

I am hoping you see the wisdom in this request and will grant the necessary changes to your agenda.

Sincerely Heather Caton
[redacted]
Hornby Island

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# pre-register for Rogers online meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 9:58 AM
To: heather caton [redacted]

Thanks Heather. Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 9:57 AM heather caton [redacted] wrote:

> Hello, I'd like to register for the Rogers Cell Tower public information meeting Dec 8th. Thankyou.
>
> Heather Caton
> [redacted]
> Hornby Island

[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell Tower Public Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 26, 2022 at 1:10 AM
To: heather caton [redacted]

Dear Heather:

Thanks for your email. Please find below our responses in green text.

To Brian Gregg,
**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**

**I am a Hornby Island resident home-owner writing you again to request Rogers provide a Public Consultation Meeting with Hornby Island Residents regarding the Rogers Cell Tower application.**
**We are considering hosting another meeting in the new year however that is still to be determined.**

**In our last correspondence you commented on pre-consulting extensively with Islands Trust, are you referring to consultation with Island Trust staff? Correct - we pre-consulted staff at the Islands Trust, province and numerous First Nations.**

**As you know Alex Allen and Grant Scott are our newly re-elected representatives and we expect them to be pre-consulted in matters like this. Please explain why this didn't happen? Generally speaking, we work through staff and avoid engaging elected officials unless instructed by staff to do so as sometimes this can be perceived as lobbying. Typically, local government staff will share information with the elected officials on our behalf.**

**It appears Island Trust did adopt a Model Strategy Tower System Protocol in their September 9th meeting. This needs to be acknowledged by you. How could that have been missed and how does this apply to your application? This is not something that anyone at the Islands Trust had advised us of despite numerous inquiries. We'll discuss with the Islands Trust and ISED.**

**You said in the online meeting this Tower would improve cell coverage on the whole island.**

**What data is Rogers basing this assertion on?**
**At the meeting we provided coverage maps and said that the majority of the island would received coverage with some exceptions at Mt. Geoffrey and Helliwell Park.**

**Is this a 5G installation and will there need to be other boosters or smaller antennas**

**installed on hydro poles to provide this coverage? All towers host the latest technologies. I am not involved in plans for any other proposals such as those you reference at this time. I am not aware of such plans at this juncture.**

**Where did the Cell Tower request originate and what has been done to process this, to date?**
**Rogers decided to propose to improve its service in the area. That's where this originated to my knowledge. TELUS would also like to improve its service I understand. I am also aware that there are many organizations and people on the island that would like better service and the wireless carriers tend to respond to customer complaints, coverage gaps and requests for better service.**

**I have some friends on the island and have visited many times. There is not reliable service in many areas of the island.**

**How many Hornby residents have asked for this?**
**I don't have that data compiled in a public facing format at this time. However, via this consultation we will tabulate the input received. There is a lot of support and also people who do not want the service.**

**Is there any legislation relating to Consumer Safety that specifically mentions Non-Thermal or Biological** affects**? Health Canada's Safety Code 6 is the applicable safety protocol that the wireless carriers must follow.**

**Thank-you for considering these concerns,**
**Sincerely, Heather Caton**

**3300B Shingle Spit Rd,**
**Hornby Island**
**Thanks and please note that you will have 21 days as per ISED protocols if you wish to comment further via this portion of the consultation process.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Dec 24, 2022 at 3:52 PM heather caton [redacted] wrote:

> To Brian Gregg,
> **Brian Gregg, RPP, MCIP**
> **SitePath Consulting Ltd.**
>
> **I am a Hornby Island resident home-owner writing you again to request Rogers provide a Public Consultation Meeting with Hornby Island Residents regarding the Rogers Cell Tower application.**

**In our last correspondence you commented on pre-consulting extensively with Islands Trust, are you referring to consultation with Island Trust staff?**

**As you know Alex Allen and Grant Scott are our newly re-elected representatives and we expect them to be pre-consulted in matters like this. Please explain why this didn't happen?**

**It appears Island Trust did adopt a Model Strategy Tower System Protocol in their September 9th meeting. This needs to be acknowledged by you. How could that have been missed and how does this apply to your application?**

**You said in the online meeting this Tower would improve cell coverage on the whole island.**

**What data is Rogers basing this assertion on?**

**Is this a 5G installation and will there need to be other boosters or smaller antennas installed on hydro poles to provide this coverage?**

**Where did the Cell Tower request originate and what has been done to process this, to date?**

**How many Hornby residents have asked for this?**

**Is there any legislation relating to Consumer Safety that specifically mentions Non-Thermal or Biological affects?**

**Thank-you for considering these concerns,**
**Sincerely, Heather Caton**

[redacted]
**Hornby Island**

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell Tower application

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Jan 14, 2023 at 4:00 AM
To: heather caton [redacted]

Hi Heather:

Please find our responses below in green text.

Brian Gregg,

Are there any signed legal agreements between Rogers and Islands Trust with regards to this proposal?
**No - not to my knowledge.**

Is there proof of health liability insurance against harmful effects of radio-frequencies to cover injuries?
**As noted, Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. This is a regulatory requirement.**

**I have no authority to discuss quasi legal matters so if you wish to discuss those types of questions you may wish to contact ISED or Rogers' regulatory team directly.**

Please give details about the cell antennas and components to be placed on the tower, eg, what frequencies will be used and what is the power output radio-frequency radiation anything else?

**Currently, Commscope FFV4S4-65C-R7 is the antenna that will be used, you can see the spec by clicking on the link.**

**Rogers provides voice and data services on the following bands: 600/700/850/1900/2100/2600/3500MHz.**

How was the need for cell tower determined? Please make data available and how it was collected?
**Rogers wants to improve its service. We do not share private customer data however service is lacking.**

Are you considering an alternative site?
**This is already an alternative site as we initially wanted a tower next to the co-op similar to the other service provider but were advised to look elsewhere.**

**The other aspect to consider is land use. Are you aware that the proposed facility is a permitted use in the Islands Trust own land use by-law? I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land (including an existing communication site), the Hornby Island Recycling Depot to the West on a Crown Lease, the**

**Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

What steps did Rogers take to ensure compliance with the requirements of the Radio communication Act, Canadian Environmental Assessment and Safety Code 6.
**This consultation brings us into compliance and our discussions with ISED and the Islands Trust will ensure that all such protocols are followed.**

Can you say with assurity this Cell Tower won't cause harm to human, animal, bird, insects and plant life?
**Please see our comments above re: Health Canada's Safety Code 6.**

I am not feeling comfortable our safety is covered with Safety Code 6. When was it last updated, were there human triles using 5G frequencies?
**This is the applicable safety protocol and it was updated in 2015. If you have concerns about the code please contact the policy makers at Health Canada directly. We have no influence over the safety standard. We are also not authorized to debate the code via this process as per ISED protocols.**

Where are we in the 120 day window for public consultation?
**120 days is supposed to be a maximum timeframe not a minimum timeframe. I am not the one who decides -- it's ISED.**

**That said, we are still sorting out details with the Islands Trust and are discussing aspects of the model protocol and alignment with that where possible. We also still need to go through the provincial referral process for use of crown land so there will be plenty of time.**

Please be transparent on the First Nations Consultations. With whom,and what process was followed?
**Referrals were sent to every First Nation identified in the province's First Nation Consultation Areas Database. This data has been shared with the province as they have a duty to consult First Nations. As that process is not complete, it would be premature for us to share publicly the status of that process. It will be reviewed by the crown and perhaps Islands Trust.**

Thankyou,

sincerely Heather Caton,

3300B Shingl Spit Rd,
Hornby Island resident
**Thanks Heather. Please note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 13, 2023 at 5:40 PM heather caton [redacted] wrote:

> Brian Gregg,
>
> Are there any signed legal agreements between Rogers and Islands Trust with regards to this proposal?
>
> Is there proof of health liability insurance against harmful effects of radio-frequencies to cover injuries?

Please give details about the cell antennas and components to be placed on the tower, eg, what frequencies will be used and what is the power output radio-frequency radiation anything else? ?

How was the need for cell tower determined?  Please make data available and how it was collected?

Are you considering an alternative site?

What steps did Rogers take to ensure compliance with the requirements of the Radio communication Act, Canadian Environmental Assessment and Safety Code 6.

Can you say with assurity this Cell Tower won't cause harm to human, animal, bird, insects and plant life?

I am not feeling comfortable our safety is covered with Safety Code 6. When was it last updated, were there human triles using 5G frequencies?

Where are we in the 120 day window for public consultation?

Please be transparent on the First Nations Consultations. With whom,and what process was followed?

Thankyou,

sincerely Heather Caton,

[redacted]
Hornby Island resident

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Regarding the Rogers G5 Tower installation proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 1:57 PM
To: jan steen [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Jan:

Thanks for your further response. Please find below my comments in blue text.

**WITHOUT PERSONAL PREJUDICE**
(Below shared with a large group of Hornby Island Community Residents.)
**If others wish to obtain information, I would encourage them to reach out directly.**
**Please kindly note that my email responses are intended for the recipient on this email only.**

**Introduction:**

Hello again Brian Gregg:

Although we can appreciate your personal efforts towards ensuring life and income as the assigned spokesperson for Rogers during their attempts to have a Tower built to carry their 5G (Fifth Generation Technology),

having done our homework about the health-affects of the new technology, we - as residents of Hornby Island - have gained clear insight in to the health dangers these RAYS will emit to both plant and animal life! [ Clearly the reason we managed to stop your former employer TELUS from having their Tower built] **As you will see in my below responses, the Rogers proposal is different in terms of both technology and land use relative to the prior proposal. It is important to consider the unique aspects of each proposal.**
(Below are but 2 examples)

## Please Note my **RED** inserts to your text in **GREEN - (below!)**

On Dec 5, 2022, at 1:14 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Dear Jan:

Please find below my responses in green text.
==========
Hello Mr. Gregg:

As a Hornby Island resident, I and more and more others within our Community are becoming aware you are helping to spear-head the construction of a ROGERS Tower - with intentions of carrying a G5 strength Internet service.

Your website: **sitepathconsulting.com** clearly indicates your employment as an "experienced land manager and planner" as well as an

impressive lead land use and former **TELUS Senior Real Estate & Government Affairs Manager** for the TELUS wireless team in BC!

Mr. Gregg, you are clearly aware (and to remind you) - that based on **the known and proven physical harms of its rays -** a former, and official Community applied request for a G5 Tower by **TELUS**, was vehemently **voted DOWN by our community**!
As such we question your actions at this time, to think we, as a community, would feel any different about the construction of a **ROGERS** run G5 Tower!

With all due respect to your talents, Mr. Gregg, please desist from applying your experienced site acquisition talents towards seeing the ROGERS' tower become a Hornby Island reality. **It is NOT an innovative project, and WE - AS A COMMUNITY,**
**- DO NOT WANT IT ON OUR ISLAND!**

**This proposal is quite distinct relative to prior proposals on Hornby Island.**

**JS: We would much appreciate your detailing the above.**
**1) In what way is it "distinct?"**
**2) Other than the TELUS G5 TOWER proposal what were any others?**
**The location and land use context is different. The prior proposal was on a TELUS owned property in a more visible location. The subject Rogers proposal is on provincial crown land adjacent to a local fire hall, radio station (including an existing radiocommunication tower), works yard, recycling depot, Joe King Ball Park, vacant crown land and other mixed commercial and public uses.**

**The TELUS tower was proposed, at the time, to enable backup connectivity to the island in the event of a damaged submarine cable. The former TELUS proposal was not for wireless service or cell service. The current Rogers proposal is for cell service (voice and data service) which is important for both general connectivity and public safety since greater than 80% of calls to emergency responders are placed via wireless devices. There are many parts of Hornby Island where people cannot reliably place a cell phone call if they need to call for help, for instance.**

**In sum, the land use context and technology/infrastructure proposed is distinct. Of course, we understand that people will have varying perspectives on this proposal nonetheless.**

**The prior TELUS proposal, for example, was in a more visible location**

**JS: - to do harm to our children by being closer to the school!**

**and was also for a microwave back-up as redundancy to the submarine fibre cable that connected the island at that time.**

**JS: 'Redundant': No longer needed or useful; i.e. 'SUPERFLUOUS!'**
**(I admit not knowing enough about the dis-use of the "fibre cable.")**
**Redundant meaning it would have provided a back-up connection or additional layer of connectivity to the island in the event that the submarine cable were to be severed. Having a back up system or "redundancy" can be critical during emergency scenarios. Most island communities have cable and wireless connectivity in case one system goes down. Nonetheless, the current proposal has no relationship whatsoever to the former proposal. My only reason for mentioning that prior proposal is to advise that I learned much from that prior process.**

**The community did not support that prior proposed tower location and we learned a lot from that process.**

**JS: We would much appreciate sharing your gained knowledge about the discontinued TELUS application.**
**I learned that substantial due diligence would need to be undertaken to identify a suitable location for a communication site if I were to be engaged in such work in the future.**

**The current proposal is for a cell tower that will provide mobile voice and data services. This is important not only for general connectivity but also for public safety since greater than 80% of calls to emergency responders (e.g. 911) are now placed via cell phones.**

**JS: Having given you a glimpse about the electro-magnetic physical and mental harm these rays will have on ALL life, the calls you mention will likely sky-rocket!**

**Rogers attests that the proposed tower will comply with Health Canada's Safety Code 6.**

**JS: Although I tried to find updates, the above (being some 7 years ago) is the latest …..**
**It is my understanding that Health Canada updated the safety code in approximately March of 2015.**

==========

> **Additionally, Rogers pre-consulted the province, Islands Trust staff and local emergency responders prior to identifying this proposed tower location.**

**JS: Unless it was a verbal and lost exchange, we would very much appreciate sharing the input renditions of those who are out there representing and purportedly caring for our well-being!**
**You are more than welcome to reach out to the Islands Trust to share your input. Ultimately, this is a proposal only at this time so nobody has jumped to any conclusions and we are hopeful that the input received during this process will be informative for people of all perspectives.**

> **Adjacent land uses include provincial crown land, the local radio station, the fire hall, the local road works yard and recycling depot. The Islands Trust land use bylaw allows for the proposed radiocommunication use, it would seem, similar to the radio tower at the local radio station across the street. We have attempted to find the most responsible location for the proposed infrastructure, albeit we acknowledge that there will be varying perspectives on such a proposal.**

**JS: Are you intimating the G5 Tower would have ZERO impact on the above (other) tower locations?**
**I am not clear on what you mean by this question. We are only proposing the Rogers tower and have no influence over any third parties. However, as per ISED protocols any relevant entity is welcome to apply to co-locate on or share the tower if desired.**

**At this time, we are consulting the community and welcome all input.**

**JS: Although it is clearly a foregone conclusion the imagined Rogers 5G supplied tower can in ANY WAY be safer, or different, in its negative health effects to the Community (as was the proposed Telus Tower) - as such there is very little else to discuss!**

**Still, let our present democracy run its allotted course by having direct communication with the groups you mention.**
**We have posted numerous public notices and will continue to welcome public input into 2023 via both the current federally mandated process and a future provincial referral process.**

**More information is attached.**

**JS: Thank you!**

**Please kindly provide your address for the purposes of this consultation.**

**JS: 4305 Euston Road Thank you.**

**Finally, please kindly note that as per ISED protocols you will have 21 days if you wish to submit further comments.**

**JS: Which "ISED protocols" are you referring to Brian? …Are these legally binding rules governing our Provinces? If so, I am so far unaware of them.**
**I will bring it up in our next meeting.**
**I am referencing the following protocols stated in the ISED CPC-2-0-03**
https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems

**I have copied ISED's regional office on this email in case they wish to top up with any input.**

**Appreciating the fact we are aware and kept informed at this stage, I thank you for your correspondence. We will likely connect at one of or public meetings.**
**That is great to hear. I agree it is best for all interested people to be informed and to have an opportunity to share information. Thanks.**

**Sincerely,**
**Jan Steen**

**As noted previously, please be advised that you will have 21 days if you wish to comment further.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 10:57 AM jan steen [redacted] wrote:
**WITHOUT PERSONAL PREJUDICE**

(Below shared with a large group of Hornby Island Community Residents.)

**Introduction:**

Hello again Brian Gregg:

Although we can appreciate your personal efforts towards ensuring life and income as the assigned spokesperson for Rogers during their attempts to have a Tower built to carry their 5G (Fifth Generation Technology),

having done our homework about the health-affects of the new technology, we - as residents of Hornby Island - have gained clear insight in to the health dangers these RAYS will emit to both plant and animal life! [ Clearly the reason we managed to stop your former employer TELUS from having their Tower built]
(Below are but 2 examples)

https://www.linkedin.com › pulse › effects-5g-human-body-judy-longstreet

THE EFFECTS OF 5G ON THE HUMAN BODY - linkedin.com

There are significant proven health **effects** from wireless technology and wireless devices. These include: Insomnia Headaches Fatigue Heart Palpitations Brain Fog More Serious Symptoms &...

https://www.linkedin.com › pulse › 5g-radiation-dangers-11-reasons-concerned-stephen-rob...

5G Radiation Dangers - 11 Reasons To Be Concerned - LinkedIn

#8 - **EFFECTS ON** PLANT HEALTH One of the features of **5G** is that the MMW is particularly susceptible to being absorbed by plants and rain. **Humans** and animals alike consume plants as a food...

# Please Note my **RED** inserts to your text in **GREEN - (below!)**

On Dec 5, 2022, at 1:14 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Dear Jan:

Please find below my responses in green text.
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Hello Mr. Gregg:

As a Hornby Island resident, I and more and more others within our Community are becoming aware you are helping to spear-head the construction of a ROGERS Tower - with intentions of carrying a G5 strength Internet service.

Your website: **sitepathconsulting.com** clearly indicates your employment as an “experienced land manager and planner” as well as an

impressive lead land use and former **TELUS Senior Real Estate & Government Affairs Manager** for

the TELUS wireless team in BC!

Mr. Gregg, you are clearly aware (and to remind you) - that based on **the known and proven physical harms of its rays -** a former, and official Community applied request for a G5 Tower by **TELUS**, was vehemently **voted DOWN by our community**!
As such we question your actions at this time, to think we, as a community, would feel any different about the construction of a **ROGERS** run G5 Tower!

With all due respect to your talents, Mr. Gregg, please desist from applying your experienced site acquisition talents towards seeing the ROGERS' tower become a Hornby Island reality. **It is NOT an innovative project, and WE - AS A COMMUNITY,**
**- DO NOT WANT IT ON OUR ISLAND!**

**This proposal is quite distinct relative to prior proposals on Hornby Island.**

**JS: We would much appreciate your detailing the above.**
**1) In what way is it "distinct?"**
**2) Other than the TELUS G5 TOWER proposal what were any others?**

**The prior TELUS proposal, for example, was in a more visible location**

**JS: - to do harm to our children by being closer to the school!**

**and was also for a microwave back-up as redundancy to the submarine fibre cable that connected the island at that time.**

**JS: 'Redundant': No longer needed or useful; i.e. 'SUPERFLUOUS!'**
**(I admit not knowing enough about the dis-use of the "fibre cable.")**

**The community did not support that prior proposed tower location and we learned a lot from that process.**

**JS: We would much appreciate sharing your gained knowledge about the discontinued TELUS application.**

**The current proposal is for a cell tower that will provide mobile voice and data services. This is important not only for general connectivity but also for public safety since greater than 80% of calls to emergency responders (e.g. 911) are now placed via cell phones.**

**JS: Having given you a glimpse about the electro-magnetic physical and mental harm these rays will have on ALL life, the calls you mention will likely sky-rocket!**

Electromagnetic Spectrum - NASA

**As** it was explained in the Introductory Article on the Electromagnetic Spectrum , electromagnetic radiation can be described as a stream of photons, each traveling in a wave-like pattern, carrying energy and moving at the speed of light.

**Rogers attests that the proposed tower will comply with Health Canada's Safety Code 6.**

## Safety Code 6 (2015)

The exposure limits in Safety Code 6 are based on an ongoing review of published scientific studies, including both internal and external authoritative reviews of the scientific literature, as well as Health Canada's own research. The code is periodically revised to reflect new knowledge in the scientific literature. The current version of Safety Code 6 reflects the scientific literature published up to August 2014 and replaces the previous version published in 2009.

**JS: Although I tried to find updates, the above (being some 7 years ago) is the latest …..**

Safety Code 6 - Canadians For Safe Technology (C4ST)

Safety **Code 6 was** originally created in the 1970's for the protection of federal employees and visitors to federal buildings It has been expanded to include Wi-Fi, smart phones, smart meters and cell phone towers It has not had any major revisions in the **last** 30 years Why we should NOT Rely on current Safety **Code 6** guidelines

==========

**Additionally, Rogers pre-consulted the province, Islands Trust staff and local emergency responders prior to identifying this proposed tower location.**

**JS: Unless it was a verbal and lost exchange, we would very much appreciate sharing the input renditions of those who are out there representing and purportedly caring for our well-being!**

**Adjacent land uses include provincial crown land, the local radio station, the fire hall, the local road works yard and recycling depot. The Islands Trust land use bylaw allows for the proposed radiocommunication use, it would seem, similar to the radio tower at the local radio station across the street. We have attempted to find the most responsible location for the proposed infrastructure, albeit we acknowledge that there will be varying perspectives on such a proposal.**

**JS: Are you intimating the G5 Tower would have ZERO impact on the above (other) tower locations?**

**At this time, we are consulting the community and welcome all input.**

**JS: Although it is clearly a foregone conclusion the imagined Rogers 5G supplied tower can in ANY WAY be safer, or different, in its negative health effects to the Community (as was the proposed Telus Tower) - as such there is very little else to discuss!**

**Still, let our present democracy run its allotted course by having direct communication with the groups you mention.**

**More information is attached.**

**JS: Thank you!**

**Please kindly provide your address for the purposes of this consultation.**

**JS: 4305 Euston Road**

**Finally, please kindly note that as per ISED protocols you will have 21 days if you wish to submit further comments.**

**JS: Which "ISED protocols" are you referring to Brian? …Are these legally binding rules governing our Provinces? If so, I am so far unaware of them.**
**I will bring it up in our next meeting.**

**Appreciating the fact we are aware and kept informed at this stage, I thank you for your correspondence. We will likely connect at one of or public meetings.**

**Sincerely,**
**Jan Steen**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 5, 2022 at 8:44 AM Jan Steen [redacted] wrote:

> Hello Mr. Gregg:
>
> As a Hornby Island resident, I and more and more others within our Community are becoming aware you are helping to spear-head the construction of a ROGERS Tower - with intentions of carrying a G5 strength Internet service.
>
> Your website: **sitepathconsulting.com** clearly indicates your employment as an “experienced land manager and planner” as well as an
> <Screen Shot 2022-12-05 at 8.15.11 AM.png>
>
> impressive lead land use and former **TELUS Senior Real Estate & Government Affairs Manager** for the TELUS wireless team in BC!

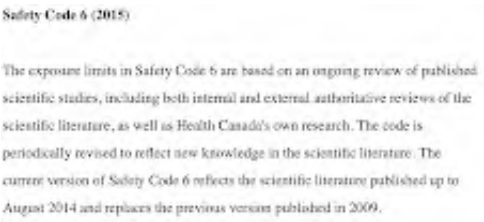
Mr. Gregg, you are clearly aware (and to remind you) - that based on **the known and proven physical harms of its rays -** a former, and official Community applied request for a G5 Tower by **TELUS**, was vehemently **voted DOWN by our community**!
As such we question your actions at this time, to think we, as a community, would feel any different about the construction of a **ROGERS** run G5 Tower!

With all due respect to your talents, Mr. Gregg, please desist from applying your experienced site acquisition talents towards seeing the ROGERS' tower become a Hornby Island reality. **It is NOT an innovative project, and WE - AS A COMMUNITY,**
**- DO NOT WANT IT ON OUR ISLAND!**

<Mail-out Package - Rogers - W6420 - Hornby Island.pdf>

**5 attachments**

**5G Exposure.png**
110K




**Screen Shot 2022-12-06 at 10.14.38 AM.png**
183K

**5 G > HealthEffects.png**
99K

**Screen Shot 2022-12-06 at 9.55.57 AM.png**
85K

**Screen Shot 2022-12-06 at 10.22.17 AM.png**
114K

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Canada's Safety Code 6

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 9, 2022 at 1:33 PM
To: arms5 [redacted]

Dear Linda:

Thanks for your comments. From the outset, I am required to advise you that as per ISED protocols you will have 21 days if you wish to submit further comments.

My responses are below in green text.

Dear Brian, I appreciate you meeting with us on Zoom. I was glad to see you alive in the little window...which I must say is NOT a real meeting. You seem to me, to be a very patient, kind human being and I am sorry that you have to hear so much outrage.
**Thanks for your kind words. It can be a challenging job at times to balance the often strongly varying perspectives. On the one hand, we have people who may say they do not want a tower anywhere, full stop. On the other end, as a service provider, we hear customers and community members complaining that they are paying customers and their devices can connect reliably to the network. This may be not only inconvenient but a matter of public safety since the majority of calls to emergency responders are placed via cell phones.**

**In my view, the meeting was quite engaging and well attended. I was pleasantly surprised.**

However, You are very Uninformed if what you say is what you know to be true.., as many people in communities all around the world are experiencing, the extreme Health Effects and Environmental Damage caused by Microwave Exposure.
People have this Amazing mechanism called "Ignorance" and we are most often Naively trusting of others. If I would do no harm why would anyone else...plus "Denial" is almost a Saving Grace...how can we deal with this kind of truth...that what we are doing is Deeply Harming Mankind and All Beings in This Natural World.
These same frequencies that are pulsing from Towers and small cells, Smart Meters and Wireless Devices- laptops ,,Computers and Cell Phones are used in Warfare Weaponry to damage human life. True Story!! Barrie Trower is "A Global Expert on Microwave Technology and All the applications they are used for...which includes the Military. I have been listening to him for over 11 years now...his message to the World and humanity, is only more URGENT.
I understand that everyone needs a job and good jobs are very hard to come by and I bet yours is fairly secure. However, knowingly or unknowingly, harming humanity and all beings in Nature is not a wholesome occupation and there is such a Law as Cause and Effect...what goes around comes around...this occupation is therefor harmful for you, if it is causing harm to others by your efforts. Knowing this, is a universal truth is important...these are laws built right into our Nature...we cannot harm others without first harming ourselves, by way of ignorance, or wrong intent!
These Telecom companies are Heartless, they have NO MORALITY.
We, Citizens around the World are Fighting for the Right to LIFE, we are fighting for the Plants and Animals and for our children's future; for the health of our WATER...did you know that microwaves damage the crystalline structure of water.

> Look at the Crystalline structure of Water...https://thewellnessenterprise.com/emoto/ this is important because this is the mechanism of harm. Microwaves damage the crystalline structure of water...of which all Life is mostly comprised of!
>
> > Here is clear " Scientific Evidence of Harm" caused by exposures to Microwave Frequency Radiation from technology and specifically Transmitters on Towers...studies have been accumulating for

> Years...from one of our World's most Active and Knowledgeable Speakers on this subject. A recent talk delivered in language that we can all understand:
> Barrie Trower <3
> https://www.youtube.com/watch?v=R0qGbyATfUQ

Brian I have done the research...tons of it. I have talked to many many people regarding this subject for over 10 years.
Canada's Safety Code 6 was NOT protective in 2011,;you can read about that! When many of us began to wake up and see what was going on in our natural world with the proliferation ofWireless Technology when Smart meters began to be installed on Hornby Island. Many of us have been struggling with this Assault since that time. I experienced actual physical problems associated with this exposure and when we removed it from our home...the symptoms went away. It was like experiencing the power going out...the whole house calmed down. I have literally listened to hundreds of Specialists in this realm who know....Microwaves damage all living things.

We actually use them in "MIcrowave ovens" the frequencies emitting from our technology just takes a longer time frame to " Cook Us". We have been seeing the damage done to Children who now commonly suffer from Attention Deficit Disorder and Attention Deficit and Hyperactive Disorder. The very common occurrence of Lyme's disease has been correlated because these frequencies cause microo rganisms go berserk and reproduce off the Charts...

I have a full time job for you if you want to read all the studies I have read since 2011...and I stopped after a while...but new information keeps flowing in.
Dr. Devra Davis...another prominent US speaker, speaking about harmful cell phone exposure...exposure now in Children... shows exposures to the head by way of heat sensitive imagery. I could literally send you hundreds of professional voices from around the World; who have printed legitimate scientific papers on this subject over the past decade!

People are fighting Cell towers and Antennas in many cities and towns in countries around the world. I know of a very recent case in the US where a citizen has Won and the Antenna had to be removed. We have her recipe...This will lead to MORE success for "Citizens for Safe Technology".

We are not going away...we actually cannot go away....we Live on this earth and we cannot accept this harmful continuous assault on all Biological beings. We have to say NO...we have no other course of Action. We will be meeting, we will be working diligently, aimed at Success. Until we begin using harmonious frequencies to deliver information we will be saying "NO"
This Can Be Delivered in a wholesome way. There are frequencies that are harmonious that can do the job; effectively and efficiently. Imagine that we live in a world, where there are wholesome ways to live, harmonious ways to live...but we are prevented from developing in these ways. I once saw a black and white home made film clip of a man who had developed a car engine that ran on WATER...He dissappeared...no one challenges the Oil and Gas industry. This has been going on for EVER on planet earth. We have to understand and refuse anything less; our future depends on this. We Cannot Loose our BEES and we are very very close to this reality now...our bees are being disoriented and damaged by these frequencies, they are very susceptible to diseases now as they have never been before.

We know the way forward for all Humanity, it has been shared with you. Help us achieve these goals for the Good of Mankind; A vibrant future is possible.
We have to allow it to Arise.

Thank you for your attention. Forgive me for being so Wordy!
Join in our efforts, .
with all sincerity,
Linda Armstrong

**Rogers duty is to attest that it will comply with Health Canada's Safety Code 6. This is taken very seriously While you raise some interesting thoughts, I am not a medical scientist nor is it my role to debate the Health Canada safety protocols. In fact, ISED has deemed it outside the scope of my authority via this process to debate Health Canada's Safety Code 6. I say this kindly, as I know it is not the answer you desire, however you may find it more fruitful to take up this debate directly with Health Canada as they create the safety code that we are bound to follow as a condition of licence of using the specific radiofrequencies that are deployed on wireless networks.**

**I will save your comments on file for the decision makers and I appreciate your thoughtful input.**

**Please note that as per ISED protocols you will have 21 days if you desire to submit further comments.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 9, 2022 at 12:24 PM arms5 [redacted] wrote:

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These same frequencies that are pulsing from Towers and small cells, Smart Meters and Wireless Devices- laptops ,,Computers and Cell Phones are used in Warfare Weaponry to damage human life. True Story!! Barrie Trower is "A Global Expert on Microwave Technology and All the applications they are used for...which includes the Military. I have been listening to him for over 11 years now...his message to the World and humanity, is only more URGENT.
I understand that everyone needs a job and good jobs are very hard to come by and I bet yours is fairly secure. However, knowingly or unknowingly, harming humanity and all beings in Nature is not a wholesome occupation and

there is such a Law as Cause and Effect...what goes around comes around...this occupation is therefor harmful for you, if it is causing harm to others by your efforts. Knowing this, is a universal truth is important...these are laws built right into our Nature...we cannot harm others without first harming ourselves, by way of ignorance, or wrong intent!

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>
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>
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We know the way forward for all Humanity, it has been shared with you. Help us achieve these goals for the Good of Mankind; A vibrant future is possible.
We have to allow it to Arise.

Thank you for your attention. Forgive me for being so Wordy!
Join in our efforts, .
with all sincerity,
Linda Armstrong

Sent with Proton Mail secure email.

Judith Wamsley
[redacted]

This commenter left a voicemail on December 5, 2023 advising that they do not use email nor cell phones. They noted that they wish to live in a “cell phone free zone” and that they do not support the tower. We responded via voicemail and advised that we would make note of their voicemail stating their opposition to the proposal.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island Public Information Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 1:59 PM
To: Ross Birchall [redacted]

You are most welcome. I look forward to seeing you at the meeting.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 1:31 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Afternoon Ross:

Thanks for reaching out. Please find below the login details for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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_____

**Brian Gregg, RPP, MCIP**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 12:51 PM Ross Birchall [redacted] wrote:

> Hi there,
>
> Could I please receive the Microsoft Teams meeting information for the Hornby Island Public Information Meeting on December 8th, 2022?
>
> Thank you,
> Ross

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Meeting re Rogers on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 2:28 PM
To: Jan Radford [redacted]

Thank you, Jan. Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice<http://www.rogers.com/web/content/emailnotice>

**Brian Gregg, RPP, MCIP**
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[Quoted text hidden]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island Cell Tower Proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 2:31 PM
To: Isaac Thau [redacted]

Dear Isaac:

Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 2:28 PM Isaac Thau [redacted] wrote:

> Hello,
>
> I would like to register for your information meeting regarding the above noted proposal.
>
> Thank you,
>
> Isaac Thau
>
> Sent from my iPad

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

X Yes
☐ No

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

X Yes
☐ No
Comments

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

X Yes
☐ No
Comments:

Additional comments

I assume the proposed tower will be 5G and upgradeablecas needed. Will Rogers share this towers with the other carriers? Will there be cellular modems available? Will this tower be sufficient to provide good coverage over the entire Island?

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name Isaac Thau

Mailing address
[redacted]

Email Address
[redacted]

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**
**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell Tower Proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 2:52 PM
To: Tom Ruth [redacted]

Dear Tom:

Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

---

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 2:49 PM Tom Ruth [redacted] wrote:

> Please register me for this meeting on siting the tower on Hornby Island.
>
> Tom Ruth
> Hornby Island

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# response to public meeting for proposed cell tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 4:48 PM
Draft To: Helen Grond [redacted]

Dear Helen:

ISED (cc'd) requires that we advise people that they have 21 days to comment. There is certainly no intent to ignore as you suggest and indeed we are hosting a digital public meeting on December 8th at 5:00 pm. Below are the login details. We have also extended the public comment period until January 13, 2023 and there will be a subsequent provincial (crown land) referral process.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
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Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# A question

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Jan 9, 2023 at 12:53 AM
To: Helen Grond [redacted]

Dear Helen:

Rogers was advised by Islands Trust planning staff many months ago that we would be required to follow the ISED Default Process. Via this process there is no requirement for any public meeting. Nonetheless we have hosted a digital public meeting.

We are meeting with the Islands Trust and ISED this week to discuss.

Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Jan 8, 2023 at 2:53 PM Helen Grond [redacted] wrote:

> Dear Brian. I am unclear as to why you are not scheduling a public in person meeting for the Hornby Island Rogers' tower submission. According to my information, this is a requirement and an online meeting does not meet the criteria. Could you please give me your reasons for not doing so? Thank you, Helen
>
> Helen Grond

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# community letter

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Jan 14, 2023 at 1:54 AM
To: Helen Grond [redacted]

Dear Helen,

Each person is welcome to comment. We have heard from many of these people. We will save your letter on file for the decision makers. Please note that you will have 21 days if you wish to respond further via this portion of the consultation process, as per ISED protocols.

The suggestion that the process has been rushed is not accurate. Rogers has been discussing this proposal with the Islands Trust, province and First Nations for over 6 months. We only recently commenced the broader consultation process (in the winter of 2022) and have only started the first portion of the process as required per federal protocols via ISED.

We will be sharing details of the proposal with the LTC as per the Islands Trust model protocol and subsequently will be going through a provincially managed referral process. There is plenty of time to discuss and there should not be a false impression that this is rushed or that any decisions will occur immediately. That is not feasible on crown land.

Feel free to let me know if you wish to discuss any specific topics and clarify if you have specific questions that I have not already responded to.

By the way, who is "Mahony" with no last name in your letter?

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 13, 2023 at 9:26 PM Helen Grond [redacted] wrote:

> This is a recent letter with signatures. Thanks, Helen
>
> Helen Grond

# Urgent call for action regarding cell tower proposal on Hornby

Community members of Hornby Island have many questions regarding the Public Consultation Process underway - regarding the installation of a telecommunications tower by Rogers on our island. The purpose of a consultation process is to ensure that the public has the opportunity to gain clarity into the exact terms of any proposal; Rogers's is no exception.

There are many concerns regarding the location (crown land near highly populated areas and earmarked for low-income housing) of the tower, its present and future purposes, the need for a tower, health and safety issues, the risk of forest fires, the sensory impact of a 200 ft antenna running live for 24 hours, depreciation of land values and many others. This is a very complex issue and the rushed process – forced to take place over the busy Christmas season, has not given the community time to absorb and understand the complexities in a reasoned and convincing manner.

Our local Trustees appear to be in the dark as well, apparently due to a lack of clarity regarding the sharing of information by the Trust office; information the Trust has had for many months. We can't help but wonder if our Trustees are being unduly pressured to make a snap decision, without allowing both themselves and the Hornby community they have been elected to represent, the time to fully understand the implications of this proposal. As our elected representatives, we count on them to speak and act on our behalf according to the best interests of the community. They should not be hampered in this duty.

The Islands Trust Head Office needs to be held to account when not complying with their mandate to "preserve and protect" the fragile islands it is responsible for. Is it possible that they, too, are being influenced by the corporate/government partnership model that communities all over the world are fighting against? Mounting evidence about substantial damage wreaked by similar tower installations on all organic systems (bees, birds, humans, entire forests), is rapidly being revealed worldwide. Is this the primary motivation for rushing this process, regardless of the consequences?

Expressions of concern are being raised throughout the community, including members of the fire department, the depot staff, the elementary school, the social housing committee, the Spark and a large number of residents. Why orchestrate a process that, willingly or not, obscures the facts, potentially leading the public to accept a type of industrial installation that is yet to be proven necessary or safe and is potentially dangerous? What is the hurry? Shouldn't protection of our pristine environment and the health of our community-our elders, and small children, all proven vulnerable to a greater or lesser degree-be paramount?

We are in the process of deciding whether or not to seek legal advice. Technical advice we have already received has alarmed us and we will continue to inform ourselves and others. We need to understand what is actually happening. We need to know if our community can legally be forced to follow a process controlled by a large corporation based in Toronto. We need answers as to why our community is being pressured into feeling that we no longer have any say over our own destiny. This is not what we moved here for. This is not why we chose to raise our children here.

Corporate bullying and government overreach that seek to cut the public out of decisions heavily impacting our lives, must not be tolerated. It is not a stretch to say that this proposal and the process by which Rogers and its partners are attempting to implement it has possibly crossed a number of legal boundaries.

We implore our Trustees to support the community they were elected to represent and either vote NO to the proposal in the upcoming Trust Meeting, due to a lack of proper consultation, or put forth a motion to POSTPONE a decision to give the community the time it needs to understand the proposal and its implications properly. A vote that truly and dutifully represents the will and interest of the community needs to be one based on informed consent.

**Submitted by a large and growing group of Concerned Citizens of Hornby Island**

Elspeth Armstrong, Chris Armstrong, Linda Armstrong, Jennifer Armstrong, Alf Bangert, Cassandra Bassett, Cento Bevilacqua, Nanna Brehmer, Rex Brown, Christiane Brown, Gary Burtinsky, Heather Caton, Iyana Celestine, David Cloud, Fiona Connen, Jim Crawford, Sara de Rose, Michelle M. Easterly, Sylvia Elysiana, Jasmine Fallock,
Elena Feder, Baily Gordon, Pam Gordon, Jean Gordy, Holly Grieve, Helen Grond, Aurora Grond, Lily Graham, Amanda Hale, Jackie Heim, Wrena Holliday, Ed Holliday, Gina-Rae Horvath, Cathie Howard, Mary Howard, John Howard, Sally Howard, Tom Howard, Francka Jenzer, Roger Jenzer, Lori Kemp, Carol Jones, Laaszlo Laczko, Linda Lake, Lief LeBaron, Lorraine Lightfoot, Ida Mackay, Carol May, Mahony, Russ Mahy, Janet Morgan, Kathleen O'Brien, Glen Rabena, Jeff Rabena, Vera Ronnigen, Sean Snowden, Jan Steen, John Struthers, Jane Talbot, Erin Towson, Kenneth Towson, Scott Towson, William Thomas, Nic Tunheim, Kees Vandervalk, Stani Veselinovic, Kleyo Walmsley, Judith Walmsley, Ian Walmsley, Louise Walters, Christa Yeomans

Tight time Constraints have limited our ability to canvass the island for signatures. We anticipate that this list will grow much longer as people become aware of what is being proposed and how the consultation process has been compromised.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers cell tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 3:27 PM
To: stani veselinovic [redacted]

Dear Stani:

Please find below the login details as requested.

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Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
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Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 3:09 PM stani veselinovic [redacted] wrote:

> Hi there Brian.....
>
> Please send me a zoom invite for the zoom meeting regarding the cell tower on Hornby Island.
>
> .....thank you

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Re: public information meeting about the proposal Cell Tower on Dec. 8 from 5:00-6:00pm

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 9, 2022 at 10:52 AM
To: John Grayson [redacted]

Good Morning John:

Thanks very much for your kind feedback. That is sincerely appreciated. I don't often hear peoples' thoughts on how the meetings are run so thank you for that.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 6:22 PM John Grayson [redacted] wrote:

> Dear Brian,
>
> Appreciate how this meeting was conducted. You are a skilled professional. As a result, your presentation and comments were always balanced, sincere, and informative.
>
> Many thanks.
>
> Cheers,
>
> John
>
> John Grayson
> Vice-Chair
> Hornby Island Economic Enhancement Corporation
> [redacted]
>
> Sent from my iPad
>
>> On Dec 6, 2022, at 3:35 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>>
>> Dear John:
>>
>> The login details are below.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
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Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 3:33 PM John Grayson <johngraysonbc@gmail.com> wrote:

> **Sir,**
>
> **r.e. on-line public information meeting about the proposal on Dec. 8 from 5:00-6:00pm.**
> **Please pre-register John Grayson**

**Thank you.**

**John Grayson**
[redacted]
**Hornby Island, BC V0R 1Z0**
[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 4:14 PM
To: Christl Hansen [redacted]

Dear Christl and Neil:

Thanks very much for sharing your comments. Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.

If you would like please feel free to attend the digital public meeting on December 8th at 5:00 pm. Below are the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 4:10 PM Christl Hansen [redacted] wrote:

> Christl and Neil Hansen of Hornby Is. agree with the Rogers tower proposal.
> Regards
>
> Get Outlook for iOS

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby housing

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 4:37 PM
To: Katherine Ronan [redacted]

Good Evening Katherine:

Thanks very much for taking the time to speak with me over the phone yesterday. I found the discussion to be very helpful and it allowed me (and perhaps both of us) to unpack a number of thoughts and considerations that we will need to navigate if we are to work together toward a mutually acceptable outcome. As you noted, it also strikes me that the subject provincial crown land property is fairly large and thus there appears to be plenty of space to potentially accommodate both a communication site and a future affordable housing project. I truly look forward to discussing further and finding the best way forward. Your project is greatly needed and inspiring for the community and hopefully our project will garner a similar response.

Please note that although there will be a future provincial referral and consultation process, if you wish to submit any further comments as part of the federally regulated process, I am required to advise you that you will have 21 days to do so per ISED protocols. I imagine that we will have plenty of opportunities to discuss regardless and I look forward to speaking again in the future.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 5, 2022 at 3:49 PM Katherine Ronan [redacted] wrote:

> Hi Brian,
>
> Thank you for having such a lengthy telephone conversation this morning about Rogers proposed cell tower location on Hornby. I believe a cell tower will be most beneficial to the community but it is regrettable the site selected happens to be right in the middle of the area planned for our community housing project.
>
> It is unfortunate we were not made aware of Rogers plans earlier during the process but understand why this has happened due to the necessity of completing all the preliminary work required to determine the feasibility of the project. HICEEC (Hornby Island Community Economic Enhancement) is in a similar dilemma with our community housing project. Although we have been doing due diligence for this project for over a year now, we have not been in a position to make a presentation to the public.
>
> So that you are aware of what we are working on, here is an aerial photograph showing the location of the community housing project outlined in red:

As I said on the phone we are very open to working with you to find a solution so that both of these worthwhile projects can go ahead.
It is fortunate there is an extensive Crown Land area on Hornby Island so I am confident we will find suitable locations.

Kind regards,
Katherine

PS: I have Cc'd the HICEEC board

Katherine Ronan DPLG ARCH
[redacted]
Hornby Island, V0R 1Z0

[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Dec 8 meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 9:18 AM
To: Katherine Ronan [redacted]

Hi Katherine

Please find below the login details for you and Brian.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
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On Wed, Dec 7, 2022 at 9:17 AM Katherine Ronan [redacted] wrote:

Hi Brian,

Please sign me up for the  meeting.
If you feel that it might be of benefit, I would be willing to attend both sessions.

Would you please also sign up Brian Pannell?

[redacted]

Thank you.

Kind regards,
Katherine

Katherine Ronan DPLG ARCH
RONAN DESIGN
[redacted]
Hornby Island[redacted]

[redacted]

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Zoom meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 5:02 PM
To: Sharon Wasserman [redacted]

Sharon:

I am currently writing you from an Apple device and use Apple devices to host and attend all these meetings.

The link should be accessible on all devices.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 5:01 PM Sharon Wasserman [redacted] wrote:

> Nothing for apple devices?
>
> On Tue, Dec 6, 2022 at 4:50 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
> > Dear Sharon:
> >
> > The meeting login details are as follows.
> >
> > Microsoft Teams meeting
> > Join on your computer, mobile app or room device
> > Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
> > Meeting ID: 275 419 180 818
> > Passcode: cZRSfU
> > Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
> > Join with a video conferencing device
> > rogersvc@m.webex.com
> > Video Conference ID: 117 646 713 2
> > Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
> > Or call in (audio only)
> > +1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
> > Phone Conference ID: 173 789 574#
> > Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=

> 173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
> Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
> Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>
> _____**Brian Gregg, RPP, MCIP**
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> Fax: 604-829-6424 | www.sitepathconsulting.com
>
> On Tue, Dec 6, 2022 at 4:48 PM Sharon Wasserman [redacted] wrote:
>> We would like to join the zoom call. --
>>
>> Sharon
>
> --
>
> Sharon

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# 2nd proposed tower for Hornby Island - Round 2

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 4:56 PM
To: William Thomas [redacted]

Dear Mr. Thomas:

Thanks for sharing your comments. Since your input mirrors that of a few other people, please find below the same response that we have provided to those who have shared this concern. Our responses are in green text below.

Dec. 6, 2022

SitePath Consulting Ltd.

Dear Brian Gregg:

As a longtime Hornby Island resident, I am angered and appalled over attempts by SitePath and Rogers to undermine our long established protocols for land use development proposals.

In his letter to you of Dec. 3, Mr. Burtinsky succinctly and specifically outlined Comox Valley Regional District policies "P89 - Telecommunication Antenna System Application and Consultation Process" and ISED CPC-2-0-3. Please read it again.

Such underhanded tactics as foregoing face-to-face public consultations and demanding community responses on short notice during the Christmas/New Year's holidays may be considered a clever industry tactic. But please be assured they are not appreciated here. As SitePath "should" have learned while conducting spin for the defeated Telus tower application, this is not how we operate on Hornby Island.

Another example of telecom industry tactics is this letter, which I was asked to write three days ago, and which I am now informed is being submitted "too late" for consideration by a non-decision-making a PR firm — instead of the Rogers official in charge of this covert operation.

Since I do not "do" Zoom, I further strongly protest this blatant discrimination against myself and many Hornby Islanders in the same situation.

I respectfully suggest that SitePath and Rogers immediately drop such a ~~slimy~~disrespectful approach, follow community rules, and engage in open dialogue here on Hornby Island — where apparently, even our Trust representatives were once again blindsided by peremptory announcements of industrial intentions.

In fact, why not drop this entire project. I can't think of a better Christmas

present.

Very Sincerely,

*William Thomas*

cc:

briangregg@sitepathconsulting.com

Alex Alan aallen@islandstrust.bc.ca

Grant Scott gscott@islandstrust.bc.ca

Formal notice of protest to: Dyan Russel CAO CVRD

**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

**I can assure you that this proposal has been posted in four local publications including the Grapevine, Comox Valley Record, The First Edition and the Hornby Tribune as well as on social media. We also sent referrals to all relevant First Nations early on in the process before advising the Hornby Island community.**

**Lastly, I am not aware of any submission from a Mr. Burtinsky.**

**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 4:36 PM William Thomas [redacted] wrote:

Dec. 6, 2022

SitePath Consulting Ltd.

Dear Brian Gregg:

As a longtime Hornby Island resident, I am angered and appalled over attempts by SitePath and Rogers to undermine our long established protocols for land use development proposals.

In his letter to you of Dec. 3, Mr. Burtinsky succinctly and specifically outlined Comox Valley Regional District policies "P89 - Telecommunication Antenna System Application and Consultation Process" and ISED CPC-2-0-3. Please read it again.

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Another example of telecom industry tactics is this letter, which I was asked to write three days ago, and which I am now informed is being submitted "too late" for consideration by a non-decision-making a PR firm — instead of the Rogers official in charge of this covert operation.

Since I do not "do" Zoom, I further strongly protest this blatant discrimination against myself and many Hornby Islanders in the same situation.

I respectfully suggest that SitePath and Rogers immediately drop such a ~~slimy~~ disrespectful approach, follow community rules, and engage in open dialogue here on Hornby Island — where apparently, even our Trust representatives were once again blindsided by peremptory announcements of industrial intentions.

In fact, why not drop this entire project. I can't think of a better Christmas present.

Very Sincerely,

*William Thomas*

cc:

briangregg@sitepathconsulting.com

Alex Alan aallen@islandstrust.bc.ca

Grant Scott gscott@islandstrust.bc.ca

Formal notice of protest to: Dyan Russel CAO CVRD

NOTE: This email my be freely distributed on/off Hornby Island.

*William Thomas*

Sent with Proton Mail secure email.

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# NO to Rogers' proposed Hornby cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Jan 14, 2023 at 4:14 AM
To: William Thomas [redacted]

Dear William:

Thanks for your input. Please find below Rogers' comments in green text.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Please kindly provide your legal address for the purposes of this consultation process.

---

Brian Gregg
SitePath Consulting
Jan. 13, 2023

Dear Mr. Gregg:

As a 23-year resident of Hornby Island, I am writing once again to strongly object to your current client's plan to impose of a forest-topping RF/microwave/millimeter transmission tower on an island community who rejected a similar proposal put forward by your lobbying firm five years ago. What's changed since then is the buried fibre optic network we voted for instead. That project will break ground here shortly.
**Fibre optic service will be excellent; however, fibre will only deliver fixed internet to one's home or place of business. Rogers' proposal is for mobile service.**

**Having a fibre connection at one's house will not be of much help out on the waterways or if people are not at home when they need to call for help, for example. Over 80% of calls to emergency responders are placed via cell phones so this is a matter of public safety.**

In disturbing contrast, the nearly 300-foot-high industrial structure proposed by Rogers would permanently blight the rural values that brought us to settle here, and which continue to delight and refresh countless wild and human lives.

In the Islands Trust "MODEL STRATEGY FOR ANTENNA SYSTEMS" (passed on May 3, 2018), Section C: "Discouraged Locations" stipulates that cell tower sites which "adversely impact view corridors" or "affect the scenic qualities of a corridor" are forbidden. These scenic views encompass our entire island, which is largely dependent on revenues from tourists seeking Hornby's natural attractions.

**Thanks for sharing this. You may find it noteworthy that the proposed facility is a permitted use in the Islands Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are**

**permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land (including an existing radiocommunication facility), the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

Unfortunately, corporate predators are also drawn here. Though for more cynically venal motives. Yesterday's resistance meeting took particular offence at Rogers' attempts to usurp a site intended for desperately needed affordable housing. Kindly explain to those awaiting accommodation why Rogers wants to deny them a place to live.

**Upon review of the proposed tower location with the province (land management authority for the property), we were advised that there have been no applications made for other uses that would conflict with this proposal. Multiple locations were reviewed and this is one that appeared potentially feasible.**

**Additionally, the subject property is very large so there is plenty of space for housing or other uses. Rogers' proposed footprint is nominal and less than a single family house. There are many instances wherein communication sites are in proximity to other uses such as housing.**

We do not appreciate any corporation seeking to cash in on our community at our lingering expense. Our future will *not* be decided in distant boardrooms by profit-blinded executives dismissive of the harm inflicted by their policies and technologies on those they will never meet.

*Hornby Island is not a city*. We refuse to be treated like a concrete metropolis by technocrats totally detached from our daily experience, which does *not* revolve around handheld screens. Current cell coverage from Texada and Qualicum towers is more than adequate. And our emergency services have been coordinated via a fire department radio mast for years.

* * *

Our Model Strategy further stipulates that for a tower exceeding 15 meters in height, a "public information meeting" is required.

Instead, ongoing efforts by Rogers and SitePath to undermine our community process confirm that neither entity can be trusted. Continue insulting this community by ignoring our regulations and refusing to meet with us, and even residents in favour of that Trojan tower will turn hard against Rogers.

**We already hosted a digital public meeting. Our prior experience with an in person meeting on Hornby Island was very problematic.**

**We are discussing with the Islands Trust.**

I suggest that attempting to circumvent our community's priorities and protocols is ill-advised. As Trust Regional Planning Manager, Kauer noted for the record on September 9, 2022: "The Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."

Underline, federal.

On an island with streaming-internet challenges and lack of personal computers, Rogers' "gift" of a single Zoom linkup so exclusionary our own local trust representative was unable to log on — and whiney emails casting yourself as the shocked victim of comments your strategy incited here last time around — hardly qualify as "extensive public consultation." Or bizarrely hyped fears for your life. **Your trust representative advised that they were not able to attend in advance of the meeting. There was no issue logging on for the 30+ people who joined. Anyone who has had questions has received swift responses and we intend to be forthcoming with information.**

**If another digital session is hosted, we understand that there are community organizations that can offer secure internet access for anyone who may not have it.**

[Quoted text hidden]

**Rogers' is required to attest that it will comply with Safety Code 6. This is a regulatory requirement. We realize that you have concerns and do not agree with this personally however per ISED protocols we are not authorized to debate the safety protocols. Please refer to the ISED CPC section 4.2 which notes:**

https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems

> ***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***

Most sincerely,
*William Thomas*

**Thanks William. Your input has been saved in the consultation file.**

This letter may be distributed freely

Cc: LTA trustees, Islands Trust planning dept., CVRD General Manager of Planning and Development Services

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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On Fri, Jan 13, 2023 at 4:45 PM William Thomas [redacted] wrote:

[Quoted text hidden]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Cell Tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 5:01 PM
To: Roger Jenzer [redacted]

Dear Mr. Jenzer:

Please find below our responses in green text. Please kindly note that as per ISED protocols you will have 21 days if you desire to reply further.

December 5th 2022
To Brian Gregg- SitePath Consulting Ltd.
briangregg@sitepathconsulting.com

Dear Brian Gregg;
I live on Hornby Island and I nearly missed your ad on the virtual "Public information Meeting",
about the proposed Cell Tower near the old firehall,
as it was so small in size. Many people on Hornby Island missed it.
May I suggest a larger size, especially for important issues like this Tower.
**Thanks for your suggestion. Rogers posted its notice in four (4) local publications including the Grapevine, Hornby Tribune, Comox Valley Record and the First Edition. The notice has also been posted on numerous local social media groups such as on Facebook. The size of the notices, from my review, is fairly typical or similar to other such notices. Nonetheless we will certainly take into account your suggestion in the future as it has been our objective to get the word out to local people who are interested.**

I want to take part in this public consultation process, but I'm not equipped for zoom and I'm not familiar with the software.
The meeting is accessible via whatever device you are currently sending this email from. You do not need any software and can simply click the following links.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=

173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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Luckily there are at the moment no public health restriction, so a meeting can be hosted, here on Hornby, in person as per
CVRD requirements.
I realize that it would take time for you to get organized.
And since Christmas- New Year is such a busy time for us islanders as well as for you and your co-workers,
I would suggest a postponement of the said meeting to next year.
Thanks for respecting our needs
**It is our understanding, upon reviewing this proposal with Innovation, Science and Economic Development (ISED) Canada, Islands Trust and Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) staff that the Islands Trust is the applicable land use authority on Hornby Island for most matters including this proposal. However, as Rogers' proposal is on Provincial Crown Land, we will also be working closely with the crown via the MFLNRO. I have not been advised at this time that the CVRD is the applicable land use authority.**

**Nonetheless, I have shared your question with ISED to clarify however I can assure you that we pre-consulted ISED, the Island Trust and the MFLNRO extensively on this proposal prior to moving into public consultation and it is our understanding that the aformentioned comments are accurate re: the Islands Trust and MFLNRO having decision making capacity.**

**It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year, including your suggestion of an in person meeting. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.**

Sincerely,
Roger Jenzer
**Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you desire to submit further input. Please find attached a copy of Rogers' consultation package for additional context.**

**Thanks,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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On Mon, Dec 5, 2022 at 2:52 PM Roger Jenzer [redacted] wrote:
> December 5th 2022

To Brian Gregg- SitePath Consulting Ltd.
briangregg@sitepathconsulting.com

Dear Brian Gregg;
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about the proposed Cell Tower near the old firehall,
as it was so small in size. Many people on Hornby Island missed it.
May I suggest a larger size, especially for important issues like this Tower.
I want to take part in this public consultation process, but I'm not equipped for zoom and I'm not familiar with the software.
Luckily there are at the moment no public health restriction, so a meeting can be hosted, here on Hornby, in person as per
CVRD requirements.
I realize that it would take time for you to get organized.
And since Christmas- New Year is such a busy time for us islanders as well as for you and your co-workers,
I would suggest a postponement of the said meeting to next year.
Thanks for respecting our needs

Sincerely,
Roger Jenzer

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Dec 8 online info session Roger's tower Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 6, 2022 at 5:16 PM
To: Norm Webster [redacted]

Hi Norm:

Yes, please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

[Quoted text hidden]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby cell tower meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 9:10 AM
To: John Heinegg [redacted]

Good Morning John:

Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 9:04 AM John Heinegg [redacted] wrote:

> I would like to register for this meeting, please.
>
> Thanks,
> John Heinegg

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# 8 December Hornby Information Meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 9, 2022 at 11:58 AM
To: Daniel Siegel [redacted]

That all sounds great to me. I will look into whether we can get a Zoom licence. Rogers seems to use Microsoft Teams for whatever reason. :)

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 9, 2022 at 11:40 AM Daniel Siegel [redacted] wrote:

Thanks for your response, Brian.

The poll we will do is just a Zoom term. If we do the poll (and we only will if the assembly wants it), then it will be limited to that group which shows up for our meeting next Wednesday. As we often do with the CVRD, we will record the number of votes on each side as, again, representative only of the people who came. I will say that often our vote counts do mesh with the larger community's feelings and I noticed quite a bit of support at yesterday's meeting. We will make it a simple up or down and leave it to individuals to use your feedback form for more nuanced responses.

As far as the video is concerned: people are used to Zoom and the host has control over muting at least and maybe video as well. What we do is remind people that they can mute or hide themselves and then they tend to do it.

Thanks again.

Daniel

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On Dec 9, 2022, at 10:23 AM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Morning Daniel,

Thanks for reaching out. My responses are below.

Hi Brian

Thank you for your thoughtful and honest presentation and with your good humour.
Thank you for your kind words. I do try to be straightforward with people and allow room for some

humor as I know there are varying perspectives and it can help to try to relate to everyone as much as possible.

I was the one who asked about disseminating the feedback page. As the president of the Hornby Island Residents and Ratepayers Association, our plan is to allow for brief discussion and then an informal poll of the attendees offering only for and against. We will also send a copy of the feedback sheet to our members to fill out individually.
That is an interesting idea. I imagine as with any poll the results may depend on how the questions are worded, who is engaged, etc. It has been my experience, through many similar processes, that oftentimes people who have concerns are more motivated than those who may be ambivalent or even supportive. So, that is something to keep in mind as you may find that such a poll may attract people who are against such a proposal vs. those who are supportive. It might be interesting to know of your sample size, how your poll is distributed, who received it, where they are located (will they be required to provide an address?), etc. In any event, I am sure you have done this before and know what's best. Thanks for sharing your idea.

One technical thing: I found it unfair that people who turned their video on to speak remained visible, in one case all the way to the end of the meeting. I think that's inconsiderate to keep people on camera when they are unaware. I posted that in the chat but nothing changed.
That is helpful feedback. I am not an expert on Microsoft Teams and I am not clear on whether there is a way for our moderator to turn off peoples' cameras after they speak. However, I do know that people have control on their end of the system to turn off and on their camera themselves at anytime as well as to mute or unmute their microphone. Thus, at a minimum, that would have been an option for people if they were aware of how to turn off and on their video and microphone.

I'll ask Rogers about the video feature going forward and whether there are other ways to set up the video discussions. I'm relatively new to the software. I have found it to be generally quite effective but there are always ways to improve.

Daniel Siegel
Please kindly note that I am required to advise you as per ISED protocols that you will have 21 days if you desire to submit further comments (as part of the federal portion of the consultation process).

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# I forgot

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 14, 2022 at 10:31 AM
To: Daniel Siegel [redacted]

Thanks for letting me know I have passed this along to Rogers.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 13, 2022 at 4:44 PM Daniel Siegel [redacted] wrote:

> One thing I forgot to mention, though you should have heard this already, is that people will want a Rogers technical person at the in person meeting.
>
> Again, thanks for the time.
>
> Daniel
>
> PS: You can see the Mailbutler message below. That's in exchange for only using their free services.
>
> Powered by **Mailbutler** - still your inbox, but smarter.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell Tower Proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 10:06 AM
To: Peter Mills [redacted]

Dear Peter:

Please find below the login details for the meeting (Microsoft Teams link).

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 9:49 AM Peter Mills [redacted]
[redacted]
> I would like to attend the information session on Zoom. I am currently on the board of 'The Hornby Spark' at 3850

> Central Rd. which is a neighbour to the proposed tower site.
> Best Regards
> Peter Mills

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Dec. 8th zoom meeting on Hornby Island.

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 10:07 AM
To: Ted Goodden [redacted]

Good Morning Ted:

Please find below the Microsoft Teams login details for the meeting.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 6:48 PM Ted Goodden [redacted] wrote:

> I would like to register for this meeting. Will you send the zoom link please?

> Ted Goodden, Visual Artist,
> www.tedgoodden.net
> Standing Still, Still Standing 4 min video, latest ceramic sculptures
> https://www.youtube.com/watch?v=YqONscaYGRk
> Cosmic Bowling with Cornelia Hoogland, Guernica, 2020

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island cell tower proposal meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 8, 2022 at 9:54 AM
To: Faroe [redacted]

Thank you.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 6:58 AM Faroe [redacted] wrote:

> Hi Brian,
>
> Yes, my address is 6875 B Central Rd, Hornby Island, BC V0R 1Z0.
> Thank you for sending the meeting information.
>
> Faroe
>
> El mié, 7 dic 2022 a la(s) 10:50, Brian Gregg (briangregg@sitepathconsulting.com) escribió:
>
>> Hi Faroe:
>>
>> Please kindly provide your address for the purposes of this consultation.
>>
>> Below is the login information.
>>
>> Microsoft Teams meeting
>> Join on your computer, mobile app or room device
>> Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGQ3YTg4ZmMtMzQ2Yy00Nzg2LThmZTktNDgyMzEwOWJlMWNj%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
>> Meeting ID: 290 186 219 337
>> Passcode: MT37bb
>> Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
>> Join with a video conferencing device
>> rogersvc@m.webex.com
>> Video Conference ID: 112 330 806 6
>> Alternate VTC instructions<https://www.webex.com/msteams?confid=1123308066&tenantkey=rogersvc&domain=m.webex.com>
>> Or call in (audio only)
>> +1 604-334-6420,,999463631#<tel:+16043346420,,999463631#> Canada, Vancouver
>> Phone Conference ID: 999 463 631#

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Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_MGQ3YTg4ZmMtMzQ2Yy00Nzg2LThmZTktNDgyMzEwOWJlMWNj@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 4:28 AM Faroe [redacted] wrote:

> Hello,
>
> I would like to be added to the on-line public information meeting about the proposed cell tower on Hornby Island on Dec. 8 from 5:00-6:00pm.
>
> Thank you,
> Faroe
>
> --

--

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Jan 7, 2023 at 10:57 PM
To: Ray Therrien [redacted]

Thank you, Ray. We will save your comment sheet on file.

Please be advised that you will have 21 days to comment further as per ISED protocols.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Jan 7, 2023 at 8:42 PM Ray Therrien [redacted] wrote:

> Hi Brian,
>
> Please see the attached comment sheet
>
> Thanks
>
> Ray Therrien
> [redacted]
> Hornby
>
> On Fri, Dec 9, 2022 at 10:55 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
> > Hello Ray:
> >
> > I heard from Angela as well who noted that she is your wife. I am not entirely sure as to why you had issues accessing the meeting. The meeting was well attended by over 30 people. If we had received your request to login, we would have let you in. Perhaps there was a connection or technical issue of some kind. Nonetheless, I mentioned to Angela and would like to offer to you as well that we would be pleased to arrange some time to walk through the proposal and the presentation we shared at the meeting.
> >
> > You are welcome to call me at 778 870 1388 if you would like to arrange some time to discuss.
> >
> > Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you wish to submit further input as part of the federally mandated consultation process.
> >
> > Finally, please find attached a copy of Rogers' consultation package for your reference in the interim.
> >
> > Kind Regards,
> >
> > **Brian Gregg, RPP, MCIP**
> > **SitePath Consulting Ltd.**
> > PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

On Thu, Dec 8, 2022 at 5:08 PM Ray Therrien [redacted] wrote:

Hi Brian,

I am trying to connect but the link is saying it is trying to connect but will not.

Ray

On Wed, Dec 7, 2022 at 10:51 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hello Ray:

Please find the login details below.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGQ3YTg4ZmMtMzQ2Yy00Nzg2LThmZTktNDgyMzEwOWJlMWNj%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 290 186 219 337
Passcode: MT37bb
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 112 330 806 6
Alternate VTC instructions<https://www.webex.com/msteams?confid=1123308066&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,999463631#<tel:+16043346420,,999463631#> Canada, Vancouver
Phone Conference ID: 999 463 631#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=999463631> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 6, 2022 at 9:34 PM Ray Therrien [redacted] wrote:

Hello Brian

I would like to take part in the on-line meeting  Dec. 8 from 5:00-6:00pm.

Thank you

Ray Therrien
[redacted]
Hornby Island

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

1. Are you a cell phone or wireless device user?
   Yes
   No

2. Do you feel this is an appropriate location for the proposed facility?
   Yes
   No
   Comments
   It is centralized

3. Are you satisfied with the appearance/design of the proposed facility? If not, what changes would you suggest?
   Yes
   No
   Comments:
   Its a tower. They are everywhere..

   Additional comments
   I am all for the tower. I am not a Rogers user but still think it is needed.

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name Ray Therrien

Mailing address [redacted]

Email Address

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**
**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# meeting registration

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 9, 2022 at 1:22 PM
To: Diane Smith [redacted]

Hello Diane:

My responses are below in green text.

Hello Brian,

Thank you. I was amongst many who couldn't get on this call, which was disappointing, b/c we have questions to ask and opinions to share.
There is a large body of Hornby residents who are opposed to the installation of a Cell Tower here. This call was for some reason far more complicated than Zoom and didn't function properly. This process of 'asking questions' needs to be immediately rectified so this process can be effective.
**The call was very well attended with over 30 people on the videoconference. There were both dial in (phone/audio) options as well as video. In our public notices, we advised people to reach out by no later than December 7 (24 hours before the meeting) if they wanted to receive the access code. Microsoft Teams is quite a straightforward tool as people don't even need to download the software and can simply click a link or dial in from their phone if they don't have a computer. We provided people with all such options. I think the vast majority of people had no issues joining the call and we have received a number of people complementing us on the quality of the meeting. Of course, as always, there will be all perspectives and not everyone may be satisfied but over all I left with a surprisingly positive feeling that the meeting was well attended and generally engaging.**

Nobody, Rogers included, can run the risk of hurrying this process, and it is being hurried. It needs to be effective in the process of either providing or gathering community consent, or it will be one nightmare after another across the board. We live on a very small island that carries high impact with projects such as this. We deserve and will request due process in working with you.
**I do not think the process has been rushed at all. For instance, I spent numerous months prior to getting to this public consultation stage pre-consulting First Nations, the Islands Trust planning staff, the province, local emergency responders at the fire hall, amongst others. We are required as per ISED guidelines to stick to certain timelines once the process commences however as noted during the meeting yesterday the ISED (federal) process is only part 1. Part 2 of the process will be the province's referral process which will include another round of public notices.**

**I have reiterated to a number of people including at yesterday's meetings that we will review all the comments received and consider additional opportunities for engagement. I can tell you, for example, that the public meeting was hosted voluntarily and is not a requirement so I trust that we have already taken some steps to demonstrate good faith and will continue to do so where possible.**

I have questions:
- how are you 'making note' of our (Hornby residents) comments? **I always keep a log of every comment. I respond to all reasonable and relevant concerns as per ISED protocols. I save all comments and my responses. I then share the comments with the relevant land use authority and ISED.**
- are you gathering questions or comments? There is a difference. **I am gathering both questions and comments as well as our responses in each case.**
- how are they (notes) delivered to the 'decision makers'? **I will deliver a report at the end of the comment period to the land use authority(s). All public comments received and my responses provided will be shared, with personal contact information redacted.**

- who are the 'decision makers'? **The decision makers typically are the relevant land use authority as per ISED protocols, which within Islands Trust territory has typically been the Islands Trust. I know that some people have been trying to suggest it could be the CVRD or others, however that has never really been the case within the Islands Trust -- usually it has been my understanding that the Islands Trust is the land use authority for cell tower proposals on all such islands (not the CVRD, CRD or surrounding regional districts). I've asked ISED to confirm however I did review all our consultation materials with ISED and the Islands Trust prior to commencing this process and at that time everyone approved the materials wherein we provided contact details for the Islands Trust, ISED and Rogers as the applicable contacts. Nobody advised otherwise and the review was thorough so I believe my above comments are accurate. If I am advised otherwise by ISED I will let you know.**

**To be clear, I am not a decision maker nor is Rogers other than to the extent that we can make a proposal and facilitate the required process.**

**In sum, at this time, I am of the understanding that the Islands Trust is the land use authority and have asked ISED to verify that. However, ISED does have jurisdiction over such matters so they can, in theory, also be a decision maker where pertinent however it has been our practice to make an effort to work cooperatively with local governments. ISED at this time is monitoring the process as always.**

- how transparent is your process to all involved, inclusive of Hornby residents and Roger officials? **I share all comments received and responses provided with the land use authority, ISED and Rogers.**

- why was Islands Trust not informed as far back as Roger's proposal was put forward **This is not accurate. The Islands Trust planning staff were engaged many months ago, earlier this year.**

- why does Rogers want to install a cell tower on Hornby Island? **There is not reliable service on most of the island, regardless of service provider. As a service provider, Rogers desires to provide reliable connectivity to its customers. This is for both general connectivity reasons and also for public safety since the majority of calls to emergency responders are placed via wireless devices.**

- why do you want to put a Cell Tower on Hornby Island in a densely populated/trafficed area? **Is this densely populated? The subject property is vacant crown land and the lots in the area are large in size for the most part. There are no immediately adjacent homes. The adjacent uses include a fire hall, radio station, recycling depot, road works yard, vacant crown land, Joe King Ball park and then further away other mixed commercial and public uses. WIth that said, the answer would be that yes we do want to service the population and areas where people reside. Service upgrades are made in response to demand and generally occur where people live and work, similar to other infrastructure.**

**Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**Certainly people are welcome to share their ideas.**

I look forward to your reply, and thanks for now.
DS
**Please note that you will have 21 days as per ISED protocols if you wish to comment further as part of this federal portion of the process.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Further to our initial conversation

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 26, 2022 at 10:41 AM
To: Diane Smith [redacted]

Hello Diane:

Thanks for your additional email. Please find below our responses to your feedback.

1. Rogers intends to complete the current consultation process as advertised for consistency and will review possibilities for additional engagement in the new year.

2. The process is still ongoing and Rogers does not intend to cancel the proposal at this stage. It will be important to allow the process to be completed as advertised as there are numerous stakeholders to consider with varying perspectives.

I believe that we already discussed and responded to the other subjects in your email, however we will save your additional comments on file for the decision makers.

Please note that as per ISED protocols you will have 21 days if you wish to comment further as part of the federally mandated process.

Thanks,
Brian Gregga

Sent from my iPhone

On Dec 26, 2022, at 9:59 AM, Diane Smith [redacted] wrote:

Hello Brian,

Thank you for your lengthy reply to my mail which engaged us in a conversation regarding the proposal to install a Cell Tower here on Hornby Island. I'm replying to you fresh, without adding to that thread. I'm opposed to this proposal, and have authentic concerns about the emission of electromagnetic frequency and radiation emissions on our small island. Since our initial correspondence I've attended our town hall meeting with a good number of other concerned community residents and have done my research to better reply to you. I do not want to see a 63mtr tower erected on the grounds across from the Fire Hall, towering over the local community center, cemetery, recycling depot, school, games facility (Joe King Ballpark), medical clinic, local residents and frequently used biking and walking trails. **My first request is that the three week period of response be extended beyond January 13,** taking into account that the Islands Trust staff error prevented the Trust reps and community from knowing about the proposal, that the online meeting held Dec 8th was not effectively available to all, and that you are mandated to vet this process through public consultation at a town hall meeting, I trust that you will make this amendment. There are people on this island who don't have internet access or telephones, and this Microsoft Zoom-type meeting did not include all the voices that need to be heard from. You

noted that 30 people attended that call, while 50 (in opposition) attended the town hall meeting.

I am flatly opposed. Why?
- the mainstream data (ISED) that promotes the so called 'safety' of EMF Radiation does not include or honour the alternative data that demonstrates how unsafe it is to the human organism, animals, plants, trees and the general environment. Code 6 is an example of this, stating that: 'most' vital organs are unaffected by EMF Radiation. While which others aren't?
- this technology has not been tested over time and there is no wisdom in implementing it and gambling with its potential dangers. If you have children, this could matter to you.
- the human body and all living organisms on earth, including earth itself operate on a fixed frequency of 7.4 hz. In comparison, pulsating EMF frequencies run at 50-60 hz and by assault affects the natural frequency resulting in childhood leukemia, cancers, cardiac problems, neurological irregularities, etc.
- Quadra and Cortes Island in particular, have blocked the installation of cell towers, and cities around the world are successfully exercising opposition to EMF Cell Towers, which demonstrates the viability of concerns about it.
- Hornby Island is one of many bastions of environmental simplicity, where exposure to the health dangers of modern living are less. We need places like this during these times where the human body is being hijacked towards ill health in favour of adopting technologies that are not compatible with optimum human health.
- Housing is an island issue, as it is in most communities. There is a pending proposal for a housing project on the spot this cell tower is proposing to occupy. This is not good. This future use must be considered. Do you want to see a 63mtr tower hanging over this potential housing project with emissions affecting the health and well being of those inhabitants? I don't.
- The 'Decision Makers' of this proposal do not live here, are not invested in the health of this community, are data biased, and are not visible to the community. This is not right and unnerving. Who makes direct decisions for you and your family?

**My second request is that this proposal be trashed,** as was the last one a few years back which suggested a cell tower be placed nearer to the public school. I'm pleased to know that an application for this current project has yet to be submitted and we are in the early stages where it can be effectively stopped.

Thank you for now,
Diane Smith

*I gratefully acknowledge that I love, live, and grow on this sacred planet Earth which spins in a vast universe.*

[redacted]
Hornby Island
[redacted]

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

€ Yes
€ **NO**

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

€ Yes
€ **NO**

Comments

- Hornby Island is one of dwindling bastions of environmental simplicity, where exposure to the health dangers of modern living are less. We need places like this during these times where the human body is being hijacked towards ill health in favour of adopting technologies that are not compatible with optimum human health.

- Housing is an island issue, as it is in most communities. There is a pending proposal for a housing project on the spot this cell tower is proposing to occupy. This is not good and the future of this plan to provide residential housing must be considered. A 63mtr cell tower hanging over this potential housing project with emissions affecting the health and well being of those inhabitants, is unwise and not cost effective to the medical system.

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

€ Yes
€ **NO**

Comments:

The changes I would suggest is to cancel the project entirely. I do not want to see a 63mtr tower erected on the grounds across from the Fire Hall,
towering over the local community center, cemetery, recycling depot, school, games facility (Joe King Ballpark), fire hall, medical clinic, art gallery, homes of local residents and frequently used biking and walking trails.

Additional comments

- the mainstream data (ISED) that promotes the so called 'safety' of EMF Radiation does not include or honour the alternative data that demonstrates how unsafe it is to the human organism, animals, plants, trees and the general environment. Code 6 is an example of this, stating that: 'most' vital organs are unaffected by EMF Radiation. While which others aren't?
- this technology has not been tested over time and there is no wisdom in implementing it and gambling with its potential dangers. If you have children, this could matter to you.
- the human body and all living organisms on earth, including earth itself operate on a fixed frequency of 7.4 hz. In comparison, pulsating EMF frequencies run at 50-60 hz and by assault affects the natural frequency resulting in childhood leukemia, cancers, cardiac problems, neurological irregularities, etc.
- Quadra and Cortes Island in particular, have blocked the installation of cell towers, and cities around the world are successfully exercising opposition to EMF Cell Towers, which demonstrates the viability of cmy oncerns about it.

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name Diane Smith

Mailing address [redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**
**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Comment Sheet

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Jan 16, 2023 at 3:32 PM
To: Diane Smith [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Hello Diane:

I read your email and will respond to the key issues

- Rogers attests that it will comply with Health Canada's Safety Code 6. This is a regulatory requirement. We have no influence over the safety protocols. We are also not authorized, as per ISED protocols, to debate the safety code. You may wish to inquire with Health Canada and their policy makers directly if you have concerns with their protocols.
- It is critical that we act in good faith and respond to reasonable and relevant concerns as per ISED's expectations. We take ethics, integrity and professionalism very seriously and are always available to discuss.
- We have not amended the comment timeline that was publicly posted; however, we will be discussing next steps with the Islands Trust, ISED and also ultimately the province regarding the subsequent provincially managed referral process.

We'll be working in good faith to ensure that the public and Islands Trust have been consulted in alignment with ISED's expectations.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jan 16, 2023 at 10:23 AM Diane Smith [redacted] wrote:

> Thank you Brian, I do have new concerns which I'll address to you here.
>
> I've been continuing my research and awareness on the ill effects of Electromagnetic Frequencies on the human body and all of nature. Fortunately, there are mountains of stand alone peer reviewed evidence of how deleterious this technology is and will continue to be. Discovering that there are countries, communities and powerful organizations successfully lobbying against it is very hopeful in the long run gains of having this information made more public (and palpable). I'm grateful that we're living in such transparent times and it doesn't take much hindsight or foresight to see into the truth of corruption and roughshod systems being forced into place. Granted, societies are terribly divided by information and running with economic gains whatever the cost. However, the 'insightful' are many, and positive changes will come through this growing (global) force, demanding that choices for societies are being made for 'the good for the organism', promoting the good health and wellbeing of humans, wildlife and the environment. I hope that in your well paid position you are studying the intelligent scientific data that is the foundation for this. My first concern is a question. Is there adequate planning and budgeting for future lawsuits against companies (and governments) that are installing cell towers and currently ignoring the ill effects on

the biology of living life? The symptoms of exposure to EMF have well begun and will without a doubt increase. Lawsuits don't seem that far into the future.

I'm a fairly reclusive island resident. I generally stay out of divisive goings on and hold the party line that 'we're all in this together', which in fact we are, divided or not. I've been very disappointed to learn that your (professional) reputation isn't entirely a trusted one and that you are not working in 'good faith' with your position of informing the public and holding due process in providing information and gathering community response to this important issue of erecting cell towers on Vancouver Island, and the gulf islands. I'm so sorry to be knowing this, as it erodes my trust in your representation of our concerns. I can see how pervasive, full data on EMF technology is not included in your presentations and the organizations of meetings and vetting communities isn't going well. What do you think? Are you acting in good faith here?

One last question. Have you extended the deadline of January 13, which ended the vetting process, which in full ineffectiveness, spanned the holidays? I hope so. There is much more to be heard, from many concerned island residents, locally and regionally.

Thank you for now, Diane Smith

On Mon, Jan 2, 2023 at 5:29 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Dear Diane:

Please note that we have saved your comment sheet on file. I believe we have already responded to each of your comments, questions and concerns and so I will not respond further unless you desire further clarification.

Thank you,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 30, 2022 at 9:17 AM Diane Smith [redacted] wrote:

Please find my completed Rogers Comment Sheet here:

https://docs.google.com/document/d/1a2ZSQM7QF7tSM5niPYjKM6d47APxFcPW/edit?pli=1

*I gratefully acknowledge that I love, live, and grow on this sacred planet Earth which spins in a vast universe.*

[redacted]
Hornby Island
[redacted]

--

*I gratefully acknowledge that I love, live, and grow on this sacred planet Earth which spins in a vast universe.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Cell tower

**Anne Ngan** [redacted] Wed, Dec 7, 2022 at 8:10 PM
To: Brian Gregg <briangregg@sitepathconsulting.com>

My address is: 6005 Downes Point road, Hornby Island, B.C, V0R1Z0, CANADA

On Wed, Dec 7, 2022 at 11:23 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

> Thanks for sharing your input, Ann. I will save your comments on file for Rogers, ISED and the land use authorities to consider.
>
> It would be appreciated if you could kindly share your address for the purposes of this consultation.
>
> Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.
>
> Best Regards,
>
> **Brian Gregg, RPP, MCIP**
> **SitePath Consulting Ltd.**
> PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
> Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
> Fax: 604-829-6424 | www.sitepathconsulting.com
>
> On Wed, Dec 7, 2022 at 11:18 AM Anne Ngan [redacted] wrote:
>
> > Please, no cell tower pn Hornby.
> >
> > Sent from my iPhone

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Tower Proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 15, 2022 at 1:56 PM
To: Arn Coleman [redacted]

Dear Arn:

Thanks for sharing your comments. Your input will be saved on file for the Islands Trust, ISED, province (who manage the lands in question) as well as Rogers.

In response to your feedback, I can confirm that Rogers has already advised other carriers including TELUS of the proposed tower to welcome applications for tower sharing. Emergency service responders have also been advised. We are awaiting their formal responses however I can advise you that Rogers will do its part to share the tower in accordance with federal requirements for tower sharing.

Please kindly note that I am required to advise you per ISED guidelines that you will have 21 days if you wish to submit further comments. Notwithstanding the foregoing, this is only for the federal portion of the consultation process and since the proposal is on provincial crown land there will be an additional round of public notification in the new year. We are also exploring the possibility of another public meeting on the island however those details are to be determined.

Please feel free to call me at 778 870 1388 should you desire any further information.

Thank you again for your input. I hope that you have a wonderful holiday season.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 1:17 PM Arn Coleman [redacted] wrote:

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

- Yes X
- No

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

- Yes X
- No
  Comments

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

- Yes
- No X
  Comments:
  Not really, but I guess that's what modern communications towers look like.

Additional comments

I'm in favour of the proposal on the condition that other cellular providers can share the tower.

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name

Arn Coleman

[redacted] Hornby Island, BC

[redacted]

[redacted]

**Please email to briangregg@sitepathconsulting.com**

**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**

**Attention: Brian Gregg**

**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers telecommunications tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 11:23 AM
To: iyana celestine [redacted]

Dear Iyana:

Thanks for sharing your input. I will save your comments on file for Rogers, ISED and the land use authorities to consider.

It would be appreciated if you could kindly share your address for the purposes of this consultation.

Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 11:23 AM iyana celestine [redacted] wrote:

> Absolutely **NO** to the tower on hornby.
>
> Sent from Yahoo Mail for iPad

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Cell Tower Proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 12:35 PM
To: Arn Coleman [redacted]

Good Afternoon Arn:

Please find below the login details. Please kindly provide your address for the purposes of this consultation.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 12:30 PM Arn Coleman [redacted] wrote:

> Hello Brian,
>
> Please register me for the December 8 online information session.
>
> I do have an important question. Will the tower be able to be used by all other cellular networks or only by Rogers?
>
> Regards,
>
> Arn Coleman

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Please register for Hornby Discussion.

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 1:41 PM
To: Donna Tuele [redacted]

Hello Donna:

Please see below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 1:32 PM Donna Tuele [redacted] wrote:

> Thank you
>
> Donna Tuele
> Sent from my iPhone

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 1:43 PM
To: Donna Tuele [redacted]

Hello Donna:

Thanks for your feedback. I may not fully understand what you mean by "support" but I can assure you that Rogers would have no concerns with there being neighbouring housing or other uses on the remainder of the site. The lot is very large and Rogers' proposed footprint is quite minimal -- a 15 m x 15 m compound for the tower, mostly underground power and largely use of existing access roads with minor improvements.

I think Rogers would have no concerns with there being adjacent housing.

Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you wish to comment further.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 1:31 PM Donna Tuele [redacted] wrote:

> Good afternoon Brian
>
> I would like to address the cell tower location for Hornby Island. I feel this location has potential but I would prefer to see workforce housing allowed on that site and would like to see the tower there only if Rogers supported work force housing on there same site.
>
> If this isn't possible then I would prefer a different site.
>
> Thank you
>
> Donna Tuele
> [redacted]
> Hornby Island, BC
> [redacted]
>
> Sent from my iPhone

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell Tower Information Session

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 2:42 PM
To: Ryan May [redacted]

Hello Ryan

Please find below the login details.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 2:38 PM Ryan May [redacted] wrote:

> Please register my wife and I for the information session and send instructions on how to log on.
>
> Thanks,
>
> Ryan
>
> --
>
> *Growing with nature in mind...*
>
> Ryan May
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Request invitation to the 5pm presentation today Dec 7

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 3:22 PM
To: Lynn Nunley [redacted]

Hi Lynn:

The invitation is tomorrow (Dec 8) at 5:00 pm. Details are below.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGQ3YTg4ZmMtMzQ2Yy00Nzg2LThmZTktNDgyMzEwOWJlMWNj%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 290 186 219 337
Passcode: MT37bb
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 112 330 806 6
Alternate VTC instructions<https://www.webex.com/msteams?confid=1123308066&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,999463631#<tel:+16043346420,,999463631#> Canada, Vancouver
Phone Conference ID: 999 463 631#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=999463631> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_MGQ3YTg4ZmMtMzQ2Yy00Nzg2LThmZTktNDgyMzEwOWJlMWNj@thread.v2&messageId=0&language=en-CA>

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 3:16 PM Lynn Nunley [redacted] wrote:

> Could you email me the link to the presentation this afternoon?
> Thank you so much.
> Lynn

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island site path consultation

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 8, 2022 at 10:16 AM
To: Toglia Baird [redacted]

Thank you, Toglia.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 8:04 AM Toglia Baird [redacted] wrote:

My address is 6060 Central rd Hornby island

Sent from my iPad

On Dec 7, 2022, at 6:38 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Evening Toglia:

Please see below. Please kindly provide your address for the purposes of this consultation.

Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818 Passcode: cZRSfU Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app>
| Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device rogersvc@m.webex.com
Video Conference ID: 117 646 713 2 Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only) +1 604-334-6420,,173789574#<tel:+16043346420,,173789574#>
Canada, Vancouver Phone Conference ID: 173 789 574# Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574>
| Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID

above. Learn More<https://aka.ms/JoinTeamsMeeting>
| Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 5:56 PM Toglia Baird [redacted] wrote:

> Hi there,
> Please send me a link to you online site path consultation for Hornby Island tomorrow.
>
> Thank you,
> Toglia Baird
>
> Sent from my iPad

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 8, 2022 at 2:30 PM
To: [redacted]

Thank you

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 11:38 AM [redacted]m> wrote:

> My address is
> 3390 Brigantine Crescent
> Hornby Island BC
> V0R 1Z0
>
> On Dec 8, 2022, at 13:06, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
> Thanks Rachel. If you would like the decision makers to know where you reside relative to such a proposal it can be helpful information for them to take into account.
>
> Kind Regards,
>
> **Brian Gregg, RPP, MCIP**
> **SitePath Consulting Ltd.**
> PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
> Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
> Fax: 604-829-6424 | www.sitepathconsulting.com
>
> On Wed, Dec 7, 2022 at 8:39 PM [redacted] wrote:
>
> > I love on Hornby Island.
> > Thank you
> > Rachel Platt
> >
> > On Dec 7, 2022, at 21:39, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Evening Rachel:

Please find below the login details. Please kindly provide your civic address for the purposes of this consultation.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
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Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

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**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 5:20 PM Rvpmore@gmail.com <rvpmore@gmail.com> wrote:

> Please register me for the information meeting tomorrow. Thank you
> Rachel Platt
> Rvpmore@gmail.com

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Transcript for Hornby Island Proposal?

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 14, 2022 at 10:15 AM
To: [redacted]

Hi Rachel:

We do not record the meetings nor are we authorized to provide quotes for the media on behalf of Rogers.

Please note that as per ISED protocols you will have 21 days if you wish to submit further comments.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 13, 2022 at 4:17 PM [redacted] wrote:

> Is the transcript available for the recent meeting regarding the tower on Hornby Island?
> I'd like to be able to quote accordingly.
> Thank you
> Rachel Platt

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island - Proposed Rogers Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 7, 2022 at 6:41 PM
To: Joanne Ovitsland [redacted]

Dear Joanne:

Thanks for sharing your perspective. We will save your comments on file for the Islands Trust, ISED and Rogers to consider.

It is our intent to complete the digital public meeting on December 8th as advertised. From there, we will review whether additional engagement is merited in the new year. Please be assured that there will be plenty of opportunity for additional engagement as we are currently only completing the required federal (ISED) portion of the consultation however since the proposal is on Provincial Crown land there will also be a provincial referral and consultation process including another round of public notices.

Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you wish to submit further comments as part of the initial federally mandated consultation process.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 5:10 PM Joanne Ovitsland [redacted] wrote:

> Dear Mr. Gregg,
>
> Unfortunately, I will not be able to attend the online consultation for the proposed Hornby Island Rogers Cell Tower due to prior commitments.
>
> I am strongly opposed to this proposal.
>
> I strongly recommend that there is in-person community consultation scheduled in early 2023 regarding this proposal..
>
> Regards,
> Joanne Ovitsland
> Hornby Island Resident (20 years)

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Zoom meeting tomorrow

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 8, 2022 at 10:05 AM
To: Gemma Colin [redacted]

Thank you

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 10:04 AM Gemma Colin [redacted] wrote:

My address is 1150 Central Rd. on Hornby.

On Thu, Dec 8, 2022 at 9:41 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Morning Gemma:

Please find below the Microsoft Teams meeting login details. Please kindly share your civic address for the purposes of this consultation.

Thanks,

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
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Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 9:20 PM Gemma Colin [redacted] wrote:

> How do we register for this?
>
> --
> IIIII

--
IIIII

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Register for info meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 9, 2022 at 10:47 AM
To: April Lewis [redacted]

Hello April:

Thanks for your feedback. I thought the meeting was quite positive. Hopefully it was helpful.

Please find attached our consultation package. This contains most of the pertinent information. I'll have to ask Rogers and the Islands Trust about whether they have a website that this information could be posted on. To be honest we do not usually have an online repository but from time to time the land use authority will post our consultation package or a summary online.

I have thusfar been able to garner the following additional data for you:
- Commscope FFV4S4-65C-R7 is the antenna that will likely be used (though we note that this can evolve over time depending on how long it takes to deploy the facility). You can see the specifications by clicking on the link.
- Rogers provides voice and data services on the following bands: 600/700/850/1900/2100/2600/3500MHz.

The coverage maps that we shared at the public meeting last night provided some preliminary or predictive (software based) coverage estimates. Of course, actual coverage may vary due to items in the environment such as tree heights, building materials, etc.

I'll ask Rogers if they have additional data to share however as of this time I have provided you with everything I know.

Please kindly note that as per ISED protocols you will have 21 days if you wish to submit further comments.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 6:11 PM April Lewis [redacted] wrote:

> Thanks for a good first meeting, Brian. Your easy style was very welcome and helpful. If you could set up a central place for information updates, that would be great, the more facts, the better, now many requests for new service, improved service, etc. Also interested in the coverage gaps, what the frequency is, the radius that the frequency goes out to and how much the service diminishes the farther away you are. Hope that makes sense. April
>
> On Thu, Dec 8, 2022 at 9:45 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
> > Hello April:
> >
> > Please find below the login details for the meeting. Please kindly provide your civic address for the purposes of this consultation.

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Meeting ID: 275 419 180 818
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rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
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**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 7, 2022 at 9:16 PM April Lewis [redacted] wrote:

> Hi, My name is April Lewis and I wish to register for the information meeting tomorrow on Hornby (hoping our power is on - major wind storm tonight). Please confirm my registration. Thank you. April

**Mail-out Package - Rogers - W6420 - Hornby Island.pdf**
878K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell tower proposal

**Larry Martin** [redacted] Thu, Dec 8, 2022 at 11:27 AM
Reply-To: [redacted]
To: Brian Gregg <briangregg@sitepathconsulting.com>
Cc: rkutt@telus.net, hornbyisresidentsratepayers@gmail.com

Thank you Brian.

## Larry F. Martin

[redacted] Hornby Island:

[redacted]

[redacted]

[redacted]

---

**From:** Brian Gregg [mailto:briangregg@sitepathconsulting.com]
**Sent:** December 8, 2022 11:53 AM
**To:** [redacted]
**Cc:** [redacted]
**Subject:** Re: Rogers Cell tower proposal

Hello Larry:

Thanks for reaching out. In response to your questions, please find my comments below in green text.

I would appreciate being included in this evenings online public information session on your cell tower proposal.

**Please find the login details below at the bottom of this email.**

Improved cell phone coverage on Hornby is critical and I hope you will receive favourable consideration.

I do have two questions:

Will the proposed tower provide 100% coverage on the island and if not, what areas of Hornby are likely to not benefit from the tower?

**We will be sharing coverage maps at tonight's meeting. The majority of the island will be covered however it is not possible to predict with 100% certainty until a site is built as we can only do software predictions.**

**According to the coverage maps I have seen, the areas where service may be limited still is portions of Mt. Geoffrey and eastern portions of Helliwell (parks).**

Will to tower provide service for all cell phone providers (e.g. Telus) or will it be exclusive to Rogers customers?

**Third parties like TELUS are welcome to apply to co-locate. TELUS is aware of the tower and is reviewing, I believe. Rogers is required to comply with ISED (federal) guidelines regarding tower sharing.**

Thank you.

**Larry F. Martin**

[redacted]

Hornby Island[redacted]

[redacted]

[redacted]

**Please kindly note that as per ISED protocols, I am required to advise you that for this federally mandated portion of the consultation process you will have 21 days if you wish to submit further comments.**

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**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 10:25 AM Larry Martin [redacted] wrote:

> I would appreciate being included in this evenings online public information session on your cell tower proposal.
>
> Improved cell phone coverage on Hornby is critical and I hope you will receive favourable consideration.
>
> I do have two questions:
>
> Will the proposed tower provide 100% coverage on the island and if not, what areas of Hornby are likely to not benefit from the tower?
>
> Will to tower provide service for all cell phone providers (e.g. Telus) or will it be exclusive to Rogers customers?
>
> Thank you.
>
> **Larry F. Martin**
>
> [redacted]
>
> Hornby Island[redacted]
>
> [redacted]

[redacted]

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

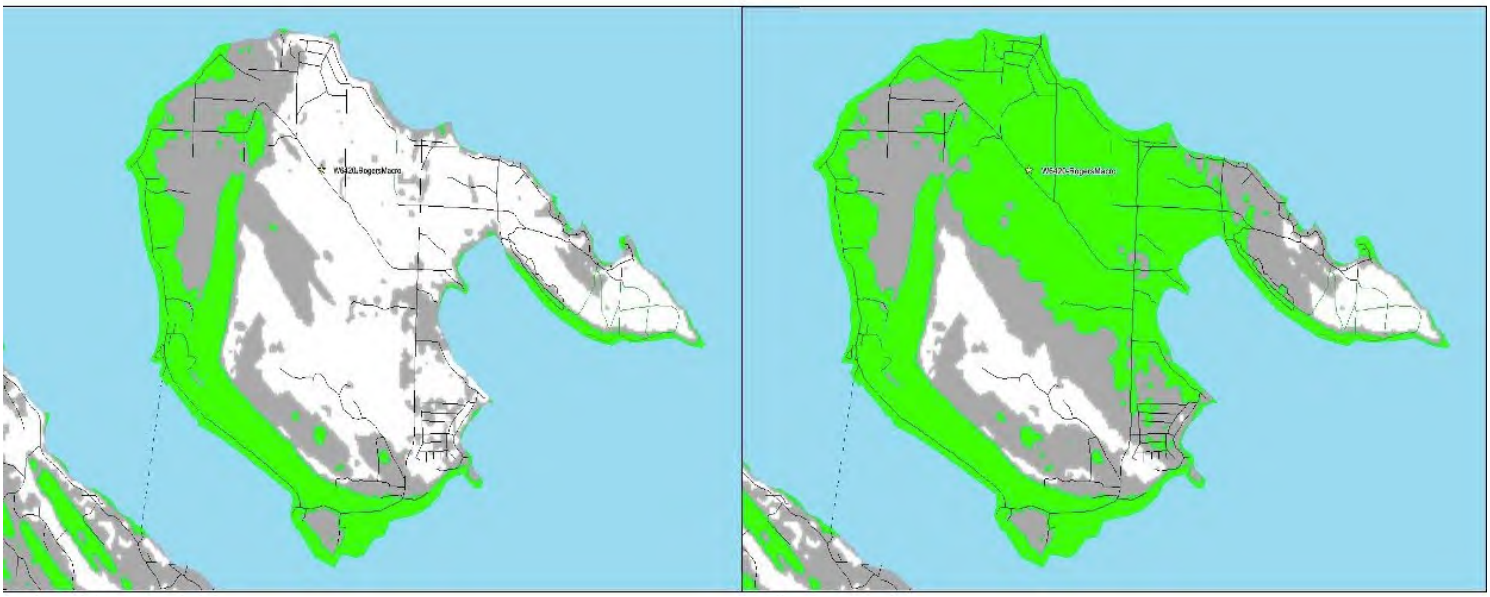
# Hornby Island Cell Tower Question and Comments

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 11:34 AM
To: [redacted]

Good Morning Larry:

Thank you for sharing your comments. Below are the requested coverage maps. Please note that Rogers generally does not share coverage maps publicly before a tower is built because such maps are preliminary and there is a margin of error as they are a software-based projection or estimate only. For example, we of course do not know the height of every tree or other such obstacle that may or may not impact the signal. With that said, the below maps generally show that the majority of the island will be covered if this tower proceeds. The exceptions appear to be the higher portions of Mt. Geoffrey and the eastern portions of Helliwell Park. In any event, these maps are not always 100% accurate and it does not necessarily mean there will not be spillover coverage and some service in additional areas including for instance the surrounding waterways. The green areas below show the highest signal strength, grey is where the signal strength will be available but potentially less reliable, and white are areas that may be little to no reliable service.

BEFORE AFTER



I hope this helps. I know that some people have asked about why we do not propose to put the tower on Mt. Geoffrey to cover the maximum area possible. While that is an interesting idea I think the challenge would be that it appears to be a protected area (park land) and there is no existing access roads or power lines (required supporting infrastructure) nearby so we'd have to proposed to clear more area to bring in an access road and power line up the mountain. I'm not sure if the community would support that (seems like a substantial added challenge). The location that we are currently proposing on the other hand has supportive zoning from the Islands Trust (albeit, zoning does not apply to our federally regulated) and allows us to tie into existing nearby access and power. The vast majority of the island will be covered from this location, though there will be some potential exceptions.

With that said, there are ways to explore providing additional infill coverage with "small cells" (additional smaller installations on utility poles) if there are still coverage gaps in the future. Often we start with a single tower then re-evaluate if there are coverage gaps and can then look for additional ways to fill in any coverage exceptions.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 9:50 PM Larry Martin [redacted] wrote:

Hi Brian:

I attended your recent on line meeting regarding the cell tower proposal. Thank you for your presentation and your skills at chairing the crowd.

You showed a service coverage area model for the proposed location.

If that illustration is something you can share, may I have a copy to look over.

Personally , I am keen for improved cell coverage on Anderson Drive. We are on Anderson just north of Balcarra on the water front not the area around Whaling Station Bay.

More important to the Island community and visitors, there are currently many areas of Hornby with poor to non-existent coverage. This presents a serious safety breach for residents of these areas and the obvious inconvenience of not being able to receive voice, text or internet.

It seems incredible to me in 2022/23 that cell coverage is not reliable at the Coop , the busiest place on the Island, Joe King Park, etc. Any place on where people gather or live should have coverage.

In the summer the number of people on the trails, in Helliwell Park and on Mount Geoffrey and on the water is substantial and all would benefit and stay safer with improved and reliable access to 911. I would think that it would make fire, rescue and ambulance service more effective.

I think these are some of the key issues to validate your project and ones that should be promoted.

Thanks Brian.

**Larry F. Martin**

[redacted]

Hornby Island [redacted]

[redacted]

[redacted]

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Re: Rogers Cell tower proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 9, 2022 at 4:44 PM
To: Kevin Woods [redacted]

Hello Kevin:

Per our consultation package, the approximate coordinates are 49.535055, -124.672134.
The height above sea level is approximately 66 meters
Proposed tower height is 63 m (including lightning rod)
The tower will be blocked by Mt Geoffrey towards the southwest since we are at a much lower terrain than the mountain.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 9, 2022 at 3:24 PM Kevin Woods [redacted] wrote:

> Brian,
>
> Would you please find out for me:
>
> The Lat/Long of the base of the tower,
> The height above sea level of the base of the tower,
> The proposed total height of the tower.
>
> I am in discussion with the local AREDN amateur network technical coordinator.
>
> Do you know if the tower is going to be high enough to be omnidirectional , or is it low enough to be blocked by the terrain I.e. Mount Geoffry?
>
> Kevin
>
> On Thu, Dec 8, 2022, 15:50 Brian Gregg, <briangregg@sitepathconsulting.com> wrote:
>
>> Hello Kevin:
>>
>> It is my understanding that effectively every cell tower goes through the process to allow E 911 services. I believe this is required and I understand that even people who do not subscribe to a given provider's network can still place 911 calls typically.
>>
>> I am not tasked with this specific piece of the work (it's handled internally by each carrier) but I'll look into this further for you.
>>
>> This would not in any way preclude or hinder any existing communication services on the island and would only expand upon such services.

Please note that you will have 21 days are per ISED protocols if you desire to comment further.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
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On Thu, Dec 8, 2022 at 11:18 AM Kevin Woods [redacted] wrote:

Thanks Raina,

I am copying Brian in this note here.

My understanding is that 911 signals come from the Tower at the Spark. This needs to be explored, and BC 911 must sign off either way.

Brian, do you have a 911 sign-off?

On Thu, Dec 8, 2022 at 10:30 AM HIRRA Administrator [redacted] wrote:

Hello Kevin,
good point that Fire Rescue should have input about any impacts to emergency services.
I assume that they received the same hard-copy letter that HIRRA and Spark did since they are a "neighbour".
Although it is true that there is some sort of Fire Department radio tower at Spark, it is my understanding that the main 911 tower is located on the top of Mt. Geoffrey.
I encourage you to direct feedback and questions to the consultant Brian Gregg:
briangregg@sitepathconsulting.com
Cheers,
Reina LeBaron, Executive Administrator
Hornby Island Residents' and Ratepayers' Association (HIRRA)
Ph: [redacted] Email: [redacted]
*I respectfully acknowledge that I live and work on the unceded traditional territory of the K'ómoks First Nation.*

On Tue, Dec 6, 2022 at 8:46 PM Kevin Woods [redacted] wrote:

Its important to understand that the local 911 communication tower would be very close to that facility. Its up on the tower over the firehall. It would be important to get a signoff from them too before proceeding. The remote islanders live or die based on the 911 service.

K

On Tue, Dec 6, 2022 at 2:17 PM HIRRA Administrator [redacted] wrote:

Hello HIRRA members,
HIRRA recently received a hard copy of Rogers Cell Tower Proposal for a 63 meter tall tower (including 3m lightning rod) housing "numerous panel antennas and dishes" and having a small fenced and locked "compound" at the base containing "equipment necessary to operate the facility", to be located in the old gravel pit between Recycling Depot and Spark building.
HIRRA was notified as a "neighbour".

Details of the proposal were published in the winter First Edition and the Nov. 29 Tribune.
**Rogers has scheduled an on-line public information meeting about the proposal on Dec. 8 from 5:00-6:00pm (pre-register by Dec. 7 Email:** briangregg@sitepathconsulting.com). Public has 30 days (month of Dec.) to submit comments/questions.
There will also be discussion at the Dec. 14 HIRRA meeting (7:30-9:30pm). Members may attend by Zoom from home or come to the Community Hall to share a Zoom connection provided by an Executive member.
Cheers,
Reina LeBaron, Executive Administrator
Hornby Island Residents' and Ratepayers' Association (HIRRA)
[redacted] Email: [redacted]
*I respectfully acknowledge that I live and work on the unceded traditional territory of the K'ómoks First Nation.*

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Cell tower proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 11:00 AM
To: [redacted]
Cc: HIRRA Administrator <office@hirra.ca>, Samuel Sugita <Samuel.Sugita@rci.rogers.com>

Thank you. We will review and be in touch.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 4:25 PM HIRRA Administrator [redacted] wrote:

> Thank you for your response, Brian.
> Am in person meeting on Hornby with a Rogers representative would be very welcome.
> Cheers
> Reina
>
> On Thu, Dec 15, 2022, 3:27 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
> > Hello Reina:
> >
> > Thanks for sharing this update. This is good to know.
> >
> > I've cc'd Sam at Rogers to keep him in the loop as well.
> >
> > Please note that as per ISED protocols I am required to advise that you will have 21 days if you wish to submit further comments as part of the federal portion of the consultation process. However, there will be additional opportunities for engagement via the provincial referral process and we are looking into options for a potential additional public meeting in the new year.
> >
> > Regards,
> >
> > **Brian Gregg, RPP, MCIP**
> > **SitePath Consulting Ltd.**
> > PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
> > Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
> > Fax: 604-829-6424 | www.sitepathconsulting.com
>
> > On Thu, Dec 15, 2022 at 12:08 PM HIRRA Administrator [redacted] wrote:
> >
> > > Hello Brian,
> > > as you are aware, the Rogers Cell Tower proposal for Hornby Island is stimulating some divisive discussion in

> > our community.
> > It is my understanding that the HIRRA president, Daniel Siegel, has attended information meetings and spoken with you by phone.
> > HIRRA received a package and comment sheet as a neighbour and has opted to circulate a PDF of the proposal package and a Word document of the comment sheet to all HIRRA members on our email list.
> > Members have been invited to complete the comment sheet and respond directly to you.
> > Cheers,
> > Reina LeBaron, Executive Administrator
> > Hornby Island Residents' and Ratepayers' Association (HIRRA)
> > Ph: (250) 335-1131 Email: [redacted]
> > *I respectfully acknowledge that I live and work on the unceded traditional territory of the K'ómoks First Nation.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers TOwer on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Jan 10, 2023 at 6:10 PM
To: Daniel Siegel [redacted]
Cc: Lynn Nunley [redacted]

Hello Daniel

Thanks for your comments. We align with you on many of your concerns and comments with the exception of your suggestion that we should withdraw the application. We do not intend to withdraw the application but there will be plenty of time for public comments via both the current process and additional provincial referral process since the proposal is on crown land. There will be substantial time for the community to provide input.

As an update, we had a good meeting with Islands Trust staff today and intend to formally share the proposal at the upcoming LTC meeting. We reviewed the model strategy for antenna systems that you reference below and in reality the process we have already completed covers effectively all the requirements stated in that protocol. In order to bring the proposal into alignment with the model strategy, one item we need to do is formally share the proposal with the trustees at an LTC meeting which we will be doing shortly.

From there, we should be able to work through additional engagement opportunities.

I would be happy to discuss with you again when you have some time.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Jan 10, 2023 at 2:55 PM Daniel Siegel [redacted] wrote:

> Hi Brian
>
> I hope you had a good holiday with family time and a chance to rest.
>
> I have been thinking about the possibility of another information session, either in person or on Zoom and I wanted to share the tentative conclusions of that thinking with you as promised.
>
> Your descriptions of previous and unpleasant sessions makes me and other

members of the HIRRA Executive wary of inviting you here, only to experience that unpleasantness again. We assume that attendance could be heavily slanted toward those opposed to the tower, partially because there are many community members who are still cautious about attending indoor events with people who are likely not vaccinated, others who are away for parts of the winter, and no indication that I could see that part time residents were actively solicited to participate.

There have been too many places where correct protocol has not produced the desired results. This includes the fact that our trustees had not been informed of the application when you went to the Islands Trust staff. There is also the "Model Strategy for Antenna Systems" which was passed by the Hornby LTC on September 29 of last year (https://islandstrust.bc.ca/document/model-strategy-for-antenna-systems-with-northern-ltc-adoption-dates/) which didn't seem to be part of what you knew in advance.

The glitches in the process which led to its being presented to Hornby residents close to the winter holidays made this an inopportune time for our community to deal with yet another major change being proposed for our island. Many year-round residents are away at this time of year. Further, our community is dealing with many profound changes already (including a housing shortage, the pending arrival of fibre optics, and significant proposed changes to our OCP).

It therefore seems that this is not the right time or approach and I suggest that Rogers withdraw the application for now and allow our community to work on the issues we are already facing.

Daniel

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Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 8, 2022 at 2:19 PM
To: Albini Lapierre [redacted]

Hello Albini:

You can certainly join and I'll be happy to share the login details. Please see below.

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Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
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Video Conference ID: 117 646 713 2
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---

Regarding your interview request, I'll have to ask Rogers. I am not generally authorized to provide media interviews on Rogers' behalf but will share your inquiry with the management at Rogers.

Thank you,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 12:45 PM Albini Lapierre [redacted] wrote:

> Hi,
>
> I am aware you are conducting a meeting this evening with community members.
> I didn't sign up for a link to the meeting because I had an officer meeting with the local fire department scheduled at the same time.
> It was cancelled a moment ago so I thought I would ask if I could join, even if it is last minute. I expect this won't be possible, and I understand.
>
> Also I produce a news and informative radio show on our local radio here on Hornby, so I was curious if we could have a phone conversation so I could play on the radio for our listeners who don't use the internet.
>
> My name is Albini Lapierre, and you can reach me here or by phone 250-335-3252, or cell 250-703-1792.
>
> Thank you,

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 8, 2022 at 2:28 PM
To: Rich [redacted]

Hi Rich:

Please find below the login details for the Microsoft Teams meeting this evening at 5:00 pm. It would be appreciated if you could kindly share your civic address for the purposes of this consultation process.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
Meeting ID: 275 419 180 818
Passcode: cZRSfU
Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting>
Join with a video conferencing device
rogersvc@m.webex.com
Video Conference ID: 117 646 713 2
Alternate VTC instructions<https://www.webex.com/msteams?confid=1176467132&tenantkey=rogersvc&domain=m.webex.com>
Or call in (audio only)
+1 604-334-6420,,173789574#<tel:+16043346420,,173789574#> Canada, Vancouver
Phone Conference ID: 173 789 574#
Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=173789574> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>
Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_ZjkxYjkxZjYtOTJjYS00NmZiLWI4NTktOWYwMGIxY2Q4NGRm@thread.v2&messageId=0&language=en-CA>

---

Thank you,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 1:08 PM Rich [redacted] wrote:

> Yes,I would like to register for the Zoom meeting regarding the cell tower.
>
> Sent from Mail for Windows

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Trying to get onto info meeting

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 12, 2022 at 3:56 PM
To: "Angela Hudson (personal)" [redacted]
Cc: Heather Oliver [redacted]

Dear Angela,

Thanks very much for letting me know of this.

I'll save your comments on file for the Island Trust, Rogers and ISED.

Please kindly note that I am required to advise you that you will have 21 days if you wish to submit further input.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 12, 2022 at 2:37 PM Angela Hudson (personal) [redacted] wrote:

> Hi Brian,
> My husband and I are in favor of the tower. I think Ray has already replied to you with that as well. We appreciate you following up with the information.
> Angela
>
> On Fri, Dec 9, 2022 at 10:51 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
> > That's very strange. I am sure we would have let you in if we had received the request. Perhaps there was some kind of a technical issue or connection issue wherein we did not receive the request.
> >
> > In any case, would you like to arrange some time to review the proposal? I'd be happy to arrange some time or you can call me at 778 870 1388. I can walk you through the presentation we shared for example.
> >
> > Thanks,
> >
> > **Brian Gregg, RPP, MCIP**
> > **SitePath Consulting Ltd.**
> > PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
> > Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
> > Fax: 604-829-6424 | www.sitepathconsulting.com
> >
> > On Fri, Dec 9, 2022 at 10:45 AM Angela Hudson [redacted] wrote:

Hello Brian
My husband Ray Therrien was on the list and had the email from you. He had registered on time by your deadline. As I mentioned the link said when the meeting starts the host will.let you in. But it said that for 20 min until we gave up.
Angela

Get Outlook for Android

---

**From:** Brian Gregg <briangregg@sitepathconsulting.com>
**Sent:** Friday, December 9, 2022 10:39:34 AM
**To:** Angela Hudson (personal) [redacted]
**Cc:** Heather Oliver <heatheroliver@sitepathconsulting.com>; Claudia Castro [redacted]
**Subject:** Re: Trying to get onto info meeting

Hello Angela:

I am sorry to hear of your challenges. I was hosting and presenting from 5:00 pm onwards and thus was not in a position to check my emails during that period of time. This is why our public notices advised people to contact me by no later than December 7th for login details. It would seem from your below email that you reached out to me at 5:15 pm, 15 minutes after the meeting had started during which time I would have been presenting and hosting the meeting (not checking emails simultaneously).

Claudia and Heather (cc'd), do you know if Angela was on the record of attendees or whether she was able to be let in? The meeting was well attended with over 30 people so I trust we let everyone in who requested to attend. It is possible that there could have been a technical or connection issue however we also provided people with dial in (audio access) details.

Please feel free to let me know if you would like to arrange some time to discuss with me directly. I'd be pleased to make sure that you have full information. In the interim, please find attached our consultation package.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 5:15 PM Angela Hudson (personal) [redacted] wrote:

> Hi we are trying to get onto the information meeting and it is 5:14. Teams said it will let the host know when the meeting starts that I am waiting. But not being let in. Please assist.
> Thanks
> Angela

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed cell tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 9, 2022 at 1:36 PM
To: "Tina.Wayne Wai" [redacted]

Dear Wayne and Tina:

Thanks for sharing your comments. I will save your input on file for the Islands Trust, ISED and Rogers to consider.

Since you referenced the TELUS tower, I feel I should clarify why this proposal is quite different not only in terms of location but also technology. The TELUS tower was proposed to be a microwave tower which would have provided a back-up link to Vancouver Island in the event that a submarine cable were ever damaged (which indeed happened). The TELUS tower was not a cell tower and would not have delivered voice or data services.

Rogers' proposal is for a cell tower. Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).

Notwithstanding the foregoing, we sincerely appreciate your comments and will save them on file for the decision makers.

Please note that as per ISED protocols you will have 21 days if you wish to submit further comments.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 8, 2022 at 6:31 PM Tina.Wayne Wai [redacted] wrote:

> Dear Sir,
>
> I am writing to inform you that we are vehemently opposed to the erection of the proposed cell tower by Rogers on Hornby Island. The community defeated the Telus proposal in the past and the pros and cons are well remembered in our community. No means NO! I am glad to know our opposition will be communicated to Rogers and Island Trust.
>
> Respectfully,
>
> Wayne and Tina Wai
> [redacted]
> Hornby Island, BC

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Cell Tower Proposal for a 63 meter tall tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 12, 2022 at 10:13 AM
To: Fabrizio Cross [redacted]

Dear Fabrizio:

Thanks for sharing your comments. Rogers noted at the recent public meeting that it will be prepared to share the tower in accordance with ISED protocols.A number of emergency response providers and other wireless carriers (e.g. TELUS which supports Bell customers) have been advised of the tower location and we await their formal comments. Of course, we cannot guarantee whether any third party will desire to share the tower however Rogers will offer space on the tower in alignment with ISED's tower sharing protocols in the ISED CPC. https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems

Your input is well understood and it's an important consideration for this proposal on Hornby.

Please kindly note that I am required to advise you that as per ISED protocols you will have 21 days if you desire to comment further.

Finally, it would be sincerely appreciated if you could kindly share your civic address ofr the purposes of this consultation process.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 11, 2022 at 11:28 AM Fabrizio Cross [redacted] wrote:

> Hello Brian,
>
> I am writing to inquire about the proposal from Rogers Communication for a 63 meter cell tower on Hornby Island.
>
> I would like to know how we can guarantee that this new tower will be available for other service providers to locate antennas and equipment in the interest of preventing antenna proliferation. In general I am in favour of a tower to improve network coverage, but whatever goes up must be available for other users.
>
> Thanks
>
> Fabrizio Cross
> Hornby Island

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

## Re: proposed ROGERS tower Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 12, 2022 at 11:21 AM
To: Art Haus [redacted]

Dear Gina:

Thanks for submitting your comments. Please find below my responses in green text.

Dear Brian,

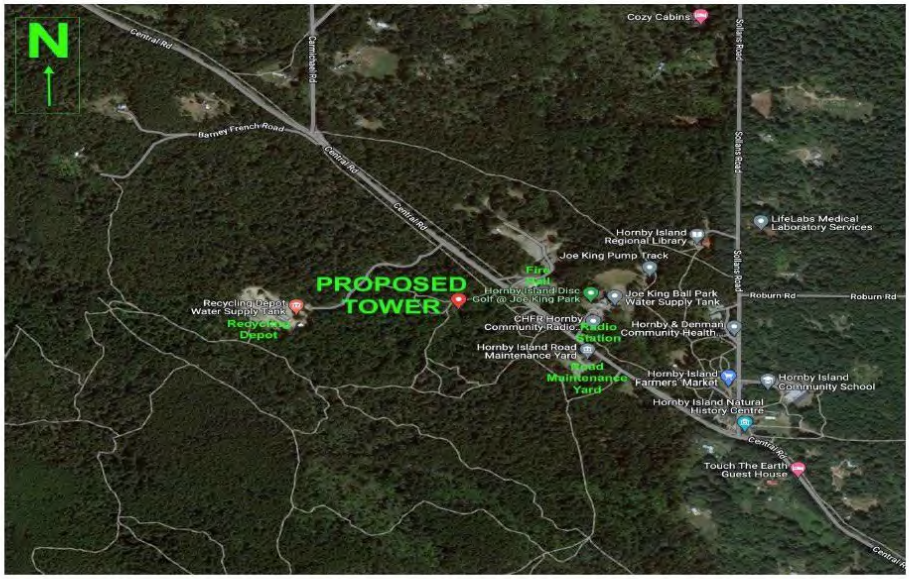
I am writing to tell you that I do not want a ROGERS tower on Hornby Island.
I know you are busy, and so am I. I will lay out my reasons in point form for the sake of brevity.
**Your opposition is noted on file for the decision makers.**

-There are many people living and working within the 400 meter safe zone. The Recycling Depot,The Spark, The Joe King Recreation Facility, The families living on the Department of Highways property, The Fire Hall, and 3 homes on Carmichael Road. **Below is a slide from our recent public meeting showing the adjacent land uses which include the Hornby Island Fire Rescue property; local radio station including their existing radiocommunication tower; recycling depot; road maintenance yard; Joe King Ball Park, vacant provincial crown land and other mixed commercial and public service uses. All adjacent uses are substantially setback from the proposed tower including the homes you reference on Carmichael Road.**

**Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**There is no formal requirement for a "400 meter safe zone". Rather, all such proposed installations much comply with Health Canada's Safety Code 6 and Rogers attests that its installation will achieve the safety code requirements.**

### Proposed Tower Location - Aerial Photo and Summary of Adjacent Land Uses




**ADJACENT LAND USES**

- Hornby Island Fire Rescue property
- CHFR Hornby Community Radio Society including an existing radiocommunication facility
- Hornby Island Recycling Depot
- Hornby Island Road Maintenance Yard
- Joe King Ball Park
- Provincial Crown land
- Other mixed commercial and public service uses.

-The Recycling Depot has a staff of about eight people who are adamently against this, and among them is a young woman fighting breast cancer. She is very upset and does not want this project anywhere near her.
My husband is the manager of this facility and spends 35 hours a week up there. It's too darn close to be safe. **Rogers attests that its installation will comply with Health Canada's Safety Code 6. Compliance with Health Canada's safety code 6 is taken very seriously. More information on the safety protocol can be found at the following link and in the attached PDF.**
**https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines/technical-guide.html**

- A cell tower will ruin the rural character of our island. We moved here because we did not want to live among towers and other things that to our eyes, are UGLY.
**We can certainly appreciate the beauty of Hornby Island. I have spent considerable time on the island visiting with friends, many of whom routinely advise me of the lack of cell service. It can be sincerely challenging to find a suitable location for the needed infrastructure that everyone can support. This is why we have sought to propose the facility near the existing fire hall, radio station and other such public service uses on vacant crown land. The mature trees in the area will screen the lower portion of the tower from view from many vantage points.**

-Many business owners profit from Hornby being remote, quiet and beautiful. Healing Centres and Meditation Retreats do not profit from big ugly towers. We profit from quiet bird song and lovely vistas. People come to Hornby to LEAVE ugliness and connectivity and noise behind.
**Thanks for your perspective. As you can imagine, we hear varying perspectives during these consultation processes including those similar to your views and on the other end**

**of the spectrum we hear from people who are complaining about the lack of service and who find it to be problematic for numerous reasons including public safety and emergency response needs.**

- We are connected enough. We have websites and connectivity. We don't need cell connection every darn place on this island. Believe it or not, many guests are charmed when they are told "sorry, you can't make a cell call from here, use the land-line" They LOVE the big old dial phone on the wall. They call it "old-school". And for us, a dial phone works in power outages too. **I understand this view yet it must be balanced with the views of all stakeholders. While some people align with your thought process; I can confirm that there are others who want improved cell service as it is lacking on much of Hornby.**

-Our community has slated this exact area for a housing development. Infrastructure is challenging on our small rock of an island. We will require lots more land than you can imagine to create this project. Viable septic fields, wells, roads. It will be extensive in it's scope, and not compatible with your tower proposal. **The subject property is quite large in size and should be able to accommodate all the uses you noted. As of the time of our application, we have not been advised of any other formal applications including for housing (i.e. while such ideas have been discussed, there are no formal applications underway at the time of our tower proposal). Nonetheless, Rogers' footprint is very minimal at around 15 m x 15 m for the tower compound as well as use of existing access and largely underground power. Rogers has been in touch with the workforce housing proponents and has expressed a willingness to explore ways to co-exist and find potentially mutually acceptable solutions.**

- I do not believe Komoks First Nation has been correctly consulted on this matter. We on Hornby Island respect Komoks First Nation, and their guidance regarding the environment and correct stewardship.
**I can confirm that all relevant First Nations as identified in the Province's First Nation Consultation Areas Database received a referral before the broader public consultation process commenced. The First Natoins will also receive another round of referrals from the crown in the future. I can assure you that the Komoks Nation received a referral per your input.**

- Hornby Island is NOT the place for your tower. We are a tiny rural island. We are about 6 km wide, and we have NO place for your Rogers tower anywhere.
**Thanks for sharing this view. As noted above, your thoughts are valued however we must take into account the input of all stakeholders.**

- Please leave us in peace to be who we are and do not ruin the character of our small rural community that we love so much. There are plenty of cities and towns for people who are addicted to towers and such.
**There are many rural communities that have reasonable connectivity. Indeed, Hornby Island is receiving fibre optic connectivity and already has cell service near the co-op and in limited areas via another service provider. However, there are many portions of the island that do not have reliable service. This can be a challenge for numerous reasons including for emergency response purposes since over 80% of calls to 911 are now placed via cell phones. For example, one may not be located near a landline when they need to call for help. This includes people on the adjacent waterways, roads, trails, etc. I understand that this may not align with your personal objectives however it is important to understand all perspectives.**

- We are happy the way we are and do not want our views obstructed or our property values dropping.
**The subject of property values is outside the scope of my authority to debate via this process as per ISED protocols.**

**One possibility for someone with your perspective might be to consider not subscribing to a wireless service provider. There is no obligation to do so as the service offerings are optional to subscribe to. It is often possible to carry on with the status quo even if there are options for cell service.**

- Please know there is a large, dedicated and strong group of people who do not want to see this Rogers tower project proceed on Hornby Island.
**It is my understanding that there are varying perspectives on this proposal, as is often the case. It is truly a challenge to satisfy everyone's objectives. For instance, if we do not proceed with any tower there will be people who continue to be disappointed or deeply concerned with the lack of mobile connectivity. In contrast, there will be people who advise that they will not support any tower anywhere. Therein lies the challenge for service providers like Rogers. How can we satisfy both of those objectives simultaneously? It's effectively impossible. Typically, the most responsible way forward for a company like Rogers is to try to find a responsible location for the proposed infrastructure that considers local land use planning objectives.**

We have been told that Rogers gave incomplete and inaccurate information to the Saltspring local trust committee (LTC) regarding the public consultation they undertook in advance of the tower approval. We also have been told that Rogers has pretty much ignored First Nations archeological features in the area, and an Islands Trust Channel Ridge master plan covenent on the land. Please do better than this regarding the process for Hornby Island. We want correct process, and correct public consultation.
**I have not been involved in the other project you reference. However, I can assure you that for the Hornby Island proposal I am doing my best to ensure that all required consultation processes are adhered to.**

Thank-you for your time,

Respectfully,

Gina-Rae Horvath
**Thanks Gina. Please kindly provide your civic address for the purposes of this consultation.**

**Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 11, 2022 at 3:50 PM Art Haus [redacted] wrote:

> Dear Brian,
>
> I am writing to tell you that I do not want a ROGERS tower on Hornby Island.
> I know you are busy, and so am I. I will lay out my reasons in point form for the sake of brevity.
>
> -There are many people living and working within the 400 meter safe zone. The Recycling Depot,The Spark, The Joe King Recreation Facility, The families living on the Department of Highways property, The Fire Hall, and 3 homes on Carmichael Road.
> -The Recycling Depot has a staff of about eight people who are adamently against this, and among them is a young woman fighting breast cancer. She is very upset and does not want this project anywhere near her.
> My husband is the manager of this facility and spends 35 hours a week up there. It's too darn close to be safe.
>
> - A cell tower will ruin the rural character of our island. We moved here because we did not want to live among towers and other things that to our eyes, are UGLY.
>
> -Many business owners profit from Hornby being remote, quiet and beautiful. Healing Centres and Meditation Retreats do not profit from big ugly towers. We profit from quiet bird song and lovely vistas. People come to Hornby to LEAVE ugliness and connectivity and noise behind.
>
> - We are connected enough. We have websites and connectivity. We don't need cell connection every darn place on this island. Believe it or not, many guests are charmed when they are told "sorry, you can't make a cell call from here, use the land-line" They LOVE the big old dial phone on the wall. They call it "old-school". And for us, a dial phone works in power outages too.

-Our community has slated this exact area for a housing development. Infrastructure is challenging on our small rock of an island. We will require lots more land than you can imagine to create this project. Viable septic fields, wells, roads. It will be extensive in it's scope, and not compatible with your tower proposal.

- I do not believe Komoks First Nation has been correctly consulted on this matter. We on Hornby Island respect Komoks First Nation, and their guidance regarding the environment and correct stewardship.

- Hornby Island is NOT the place for your tower. We are a tiny rural island. We are about 6 km wide, and we have NO place for your Rogers tower anywhere.

- Please leave us in peace to be who we are and do not ruin the character of our small rural community that we love so much. There are plenty of cities and towns for people who are addicted to towers and such.

- We are happy the way we are and do not want our views obstructed or our property values dropping.

- Please know there is a large, dedicated and strong group of people who do not want to see this Rogers tower project proceed on Hornby Island.

We have been told that Rogers gave incomplete and inaccurate information to the Saltspring local trust committee (LTC) regarding the public consultation they undertook in advance of the tower approval. We also have been told that Rogers has pretty much ignored First Nations archeological features in the area, and an Islands Trust Channel Ridge master plan covenent on the land. Please do better than this regarding the process for Hornby Island. We want correct process, and correct public consultation.

Thank-you for your time,

Respectfully,

Gina-Rae Horvath

**2 attachments**

**Health and Safety - Rogers.pdf**
25K

**Statement from CMHO re Cell Phones.pdf**
1122K

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island proposed cell tower (Rogers file: W6420)

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 12, 2022 at 1:23 PM
To: Julian Laffin [redacted]

Dear Julian:

Thanks for sharing your input. Please find my response below in green text.

To Whom it May Concern,

I am writing regarding the proposed Rogers cell tower slated to be built on Hornby Island. I strongly oppose the construction of this tower for health reasons. Having had personal health challenges, I am against having anymore radiation transmitted from such a tower in our local environment.
**Rogers attests that its installation will comply with Health Canada's Safety Code 6.**

Hornby already has sufficient cell coverage if you are willing to seek it out.
**The vast majority of the island does not have reliable service. This is not only inconvenient but also a public safety concern especially for emergency responders since greater than 80% of calls to 911 are placed via cell phones. People may not be located near a landline or within one of the limited service areas when they need to call for help.**

Most residents live here to avoid the EMF smog of more populated areas and I should hope it will remain like this.
**There are varying perspectives on this proposal, as is always the case.**

With fibre optic high speed internet nearing completion on the island, our tech needs will be more than met. Hornby does not need this tower.
**This proposal is for mobile voice and data services. The fibre project is an amazing undertaking but it will only provide fixed service to one's home or place of business. Thus, having fibre optic internet service does not replace a need for mobile connectivity, just as mobile connectivity generally does not replace a need for fibre optic service. Most communities desire robust wireless and wireline service.**

**As noted above, this is also a matter of public safety. People may not be located at home next to their landline or fibre cable when they need to call for help. Often, people are on the waterways, roads, trails or out in the community when they need to call emergency responders. Also, not everyone may have a permanent home with a fibre optic connection.**

Thank you,

Julian Laffin
**Thanks for sharing your perspective, Julian. Please be assured that your comments will be saved on file for the decision makers.**

**Please note that as per ISED protocols you will have 21 days if you desire to submit further comments.**

**Thanks,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

On Mon, Dec 12, 2022 at 11:58 AM Julian Laffin [redacted] wrote:

> To Whom it May Concern,
>
> I am writing regarding the proposed Rogers cell tower slated to be built on Hornby Island. I strongly oppose the construction of this tower for health reasons. Having had personal health challenges, I am against having anymore radiation transmitted from such a tower in our local environment. Hornby already has sufficient cell coverage if you are willing to seek it out. Most residents live here to avoid the EMF smog of more populated areas and I should hope it will remain like this. With fibre optic high speed internet nearing completion on the island, our tech needs will be more than met. Hornby does not need this tower.
>
> Thank you,
>
> Julian Laffin

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# No thank you to Rogers tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 14, 2022 at 10:38 AM
To: Chelka [redacted]

Dear Rachel:

Thanks for submitting your comments.

Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6. This is taken very seriously and is required.

Please kindly note that as per ISED protocols you will have 21 days if you wish to submit further comments.

It would be appreciated if you could kindly provide your civic address for the purposes of this consultation.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 14, 2022 at 12:30 AM Chelka [redacted] wrote:

> Dear Brian,
>
> I hope they pay you well. Perhaps you believe that 'science' funded by industry is reliable, I do not, and I think the effects of these technologies are still very much in question. I'm sorry to say I don't trust Health Canada to protect us with adequate safety guidelines either.
> I don't own a cell phone, I don't want a cell phone and if I did, I certainly wouldn't pay Rogers for their services.
> Sincerely,
> Rachel Mackeson
>
> *I gratefully acknowledge that I live, love, work, grow and play on the traditional unceded territory of the K'omoks First Nation, the Eitsen, Pentlach, Sasitla and Sahtloot peoples*
>
> Sent with Proton Mail secure email.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Public consultation regarding the cell tower proposal on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 15, 2022 at 11:11 AM
To: Petra Chambers-Sinclair [redacted]
Cc: aallen@islandstrust.bc.ca, gscott@islandstrust.bc.ca

Good Morning Petra:

Rogers is reviewing the idea of hosting another in person meeting. It will take a little time to review the concept but preliminarily there is support for it. We may need to firm up the specifics in the new year but certainly we want to provide opportunities for engagement.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 10:58 AM Petra Chambers-Sinclair [redacted] wrote:

> Dear Brian,
>
> I had tried to get a link to take part in the online consultation regarding the cell tower proposal on Hornby Island, but a typo (my error) meant that you did not receive my email. I am still very interested in receiving more information about this proposal and I know that many of my neighbours, some of whom are elders with no internet access, are interested as well.
>
> Please schedule an in-person consultation on Hornby in the new year so that all stakeholders can access information and share their feedback.
>
> Thank you,
>
> Petra Chambers
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# NO, NO, NO to Rogers tower on Hornby!!!

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Jan 12, 2023 at 1:29 AM
To: Shannon Warwick [redacted]

Hi Shannon:

It seems that the below has been copied and pasted as someone else also sent this exact language to us. In any case, please find below some comments.

Regarding the cell tower proposal for Hornby Island by Rogers from a 42 yr resident of Hornby:
"- September 9, 2022 - The Islands Trust Model Strategy for Antenna Systems was adopted at our Local Islands Trust Committee meeting. The Minutes of that meeting record the adoption of that document along with a comment from Regional Planning Manager Kauer that "the Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."
- Nov.14, 2022 - A notice is sent to Hornby residents/landowners that Rogers is "proposing to build a 63.0 meter tall self-support tower on Provincial Crown land....." this notice incorrectly lists ISED'S Default Public Consultation process as the process to be used. No correction has been issued, to my knowledge, by Brian Gregg, to acknowledge that the Islands Trust Model Strategy for Antenna Systems is the process that must be used.
**Rogers has discussed with the Islands Trust. Upon reviewing the model protocol with Islands Trust planning staff it would seem that the only item that we may need to add to the process is a notification to the LTC which we have now set in motion. Rogers is working to fulfil all relevant consultation requirements.**

- Dec.8, 2022 - Brian Gregg, Roger's consultant held a one hour public digital zoom meeting for public input and information. He appears, since that meeting, through numerous written communications, to be very reluctant to hold an in-person on-island public information session for Hornby Island residents.
* Of note regarding digital meetings; many Hornby Is. residents and ratepayers do not have sufficient internet access to attend a zoom meeting. **There are some local organizations who have suggested that they might be open to sharing internet access at their venue(s) if we were to host another meeting, however no additional meeting has been confirmed at this time.**

The process for community information and discussion around the proposed tower has been woefully inadequate and flawed. Rogers has not even given a clear picture of where, and by how much, cell phone reception would be increased by having a cell tower on Hornby Island. This is vital information to cell phone users who want more coverage.
This is not true. We have shared coverage maps including at the public meeting we hosted. Most of the island would be served with the exception of Mt. Geoffrey and eastern portions of Helliwell Park, we believe. This is an estimate only of course.

Cell phone coverage is already available in many areas throughout Hornby Island, via off-island already installed towers. It is not clear, at this time, what improvement to existing cell phone access would be achieved by this proposal.
See comments above.

In addition, City West is in the process of bringing vastly improved internet coverage, via fiber optic cable, to every Hornby Island residence that wants it. This very much improved internet connection will facilitate educational, recreational and business opportunities for all, and can even facilitate cell phone use through apps such as Facebook Messenger.
The fibre optic project will be excellent however it will not offer mobile service. Rogers proposal is for mobile service which is critical for public safety and emergency responders.

Concerns expressed about the need for increased cell phone coverage for safely reasons could benefit from a public presentation by the Fire Department and First Responders as to what "workarounds" they are currently using, and how

improved cell coverage would assist them. Given Hornby Island topography and the number of trees on the island, promises, or assumptions, of wide improvement in cell coverage are vague and unsubstantiated.
You are certainly welcome to discuss with the emergency responders. The fact is that most calls to emergency responders are placed via wireless devices.

Will the existing Hornby Island Radio station, in quite close proximity to the proposed Rogers cell tower site, be adversely affected by the cell tower output?
Rogers uses licensed radiofrequency spectrum that only Rogers is authorized to use so there should be no interference.

Given the above points, I would like to request that the Rogers cell tower proposal be postponed until after the City West fiber optic installation is up and running on Hornby Island. This would also give Roger's consultant, Brian Gregg, the opportunity to improve upon his initial approach with a fulsome timeline of steps and phases of the public consultation process that he is compelled federally to do."
We intend to carry forward with the process as it has already started and there will be a provincial referral process upcoming as well. There will be plenty of opportunities for engagement.

This proposal has no relationship to the fibre optic project that you have referenced.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Jan 11, 2023 at 3:57 PM Shannon Warwick [redacted] wrote:

> Regarding the cell tower proposal for Hornby Island by Rogers from a 42 yr resident of Hornby:
> "- September 9, 2022 - The Islands Trust Model Strategy for Antenna Systems was adopted at our Local Islands Trust Committee meeting. The Minutes of that meeting record the adoption of that document along with a comment from Regional Planning Manager Kauer that "the Model Strategy federally compels companies to engage in extensive public consultation before installation of cell towers."
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> - Dec.8, 2022 - Brian Gregg, Roger's consultant held a one hour public digital zoom meeting for public input and information. He appears, since that meeting, through numerous written communications, to be very reluctant to hold an in-person on-island public information session for Hornby Island residents.
> * Of note regarding digital meetings; many Hornby Is. residents and ratepayers do not have sufficient internet access to attend a zoom meeting.
> The process for community information and discussion around the proposed tower has been woefully inadequate and flawed. Rogers has not even given a clear picture of where, and by how much, cell phone reception would be increased by having a cell tower on Hornby Island. This is vital information to cell phone users who want more coverage.
> Cell phone coverage is already available in many areas throughout Hornby Island, via off-island already installed towers. It is not clear, at this time, what improvement to existing cell phone access would be achieved by this proposal.
> In addition, City West is in the process of bringing vastly improved internet coverage, via fiber optic cable, to every Hornby Island residence that wants it. This very much improved internet connection will facilitate educational, recreational and business opportunities for all, and can even facilitate cell phone use through apps such as Facebook Messenger.
> Concerns expressed about the need for increased cell phone coverage for safely reasons could benefit from a public presentation by the Fire Department and First Responders as to what "workarounds" they are currently using, and

how improved cell coverage would assist them. Given Hornby Island topography and the number of trees on the island, promises, or assumptions, of wide improvement in cell coverage are vague and unsubstantiated.
Will the existing Hornby Island Radio station, in quite close proximity to the proposed Rogers cell tower site, be adversely affected by the cell tower output?
Given the above points, I would like to request that the Rogers cell tower proposal be postponed until after the City West fiber optic installation is up and running on Hornby Island. This would also give Roger's consultant, Brian Gregg, the opportunity to improve upon his initial approach with a fulsome timeline of steps and phases of the public consultation process that he is compelled federally to do."

On Wed, Jan 4, 2023 at 1:24 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Thanks for your thoughts, Shannon.

If another digital meeting were to be hosted (this is not confirmation as we do not have firm plans yet), I have been advised that there are local organizations that would be able to provide internet access for local attendees. That is one such option.

As noted, Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6.

As per ISED protocols, I am required to advise you that you will have 21 days if you wish to comment further.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Jan 3, 2023 at 9:36 PM Shannon Warwick [redacted] wrote:

Concerning the proposed Roger's cell phone tower for Hornby Island:

The one-hour digital public meeting in early December, hosted by you was, in my opinion, woefully inadequate in providing the fulsome public discussion that this project warrants. Until the City West fiber optics project is completed, many people on Hornby simply do not have adequate internet service to attend an online digital meeting and so, are prevented from participating.

Please check this website for all the government organizations that warn against this technology :https://cellphonetaskforce.org/governments-and-organizations-that-ban-or-warn-against-wireless-technology/

On Thu, Dec 15, 2022 at 2:38 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Dear Shannon:

Thanks for sharing your input. Your comments will be saved on file for the Islands Trust, province (as they manage the property), ISED and Rogers.

As you likely know, Rogers' proposal has no relationship to satellites in outer space. That is certainly interesting data in any event. That is a massive increase in satellite launches into orbit. Thanks for sharing. That is very interesting.

Please kindly find attached a copy of Rogers' consultation package.

As per ISED protocols, I am required to advise you that you will have 21 days if you wish to comment further.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
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On Thu, Dec 15, 2022 at 1:58 PM Shannon Warwick [redacted] wrote:

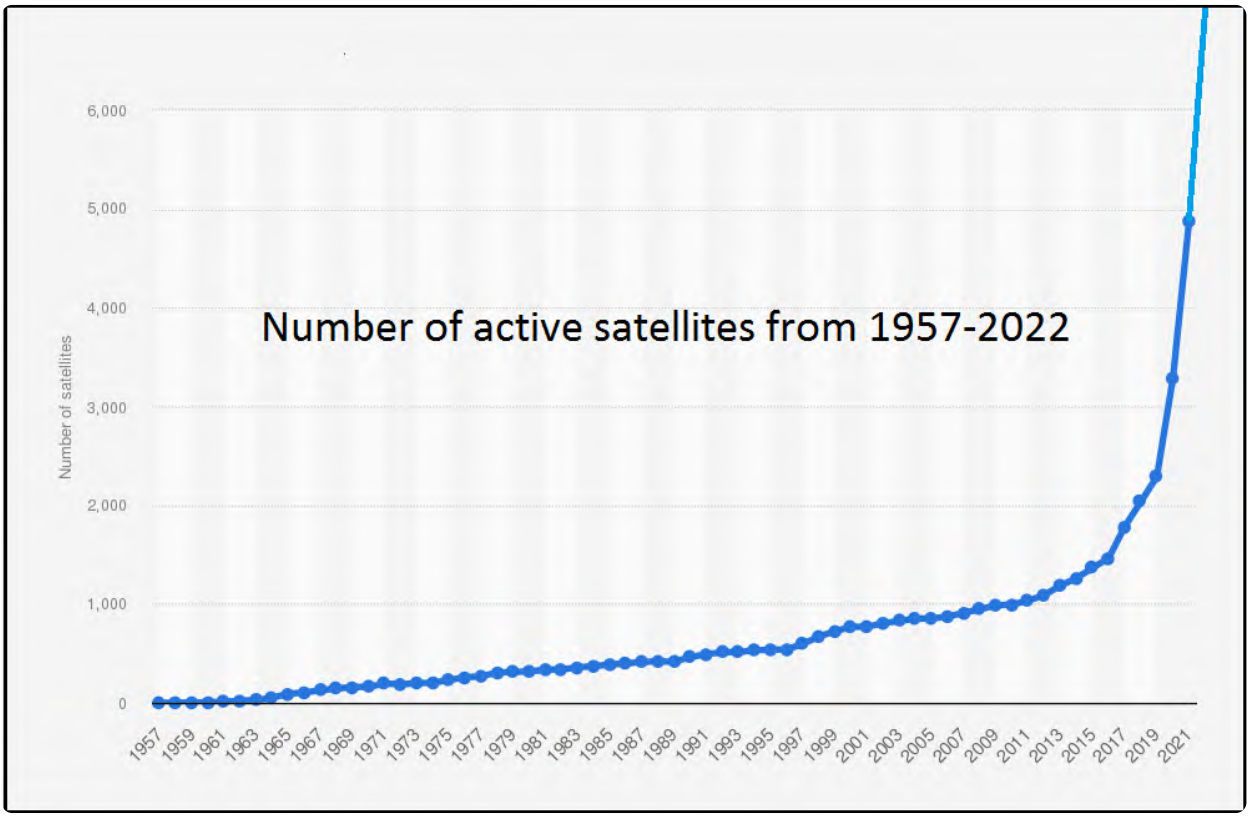
Please with an open mind, have a look at the information below to consider repercussions.

We don't want this cell tower on our island!!! Nobody is going to be completely served by it anyway. We've done fine without it.

Corporate pushovers should not be given priority when it comes to the islands trust. Stay away!

Shannon Warwick

---------- Forwarded message ---------
From: **Arthur Firstenberg** [redacted]
Date: Wed, Dec 14, 2022 at 8:30 PM
Subject: Ecocide from space
To: [redacted]




***NUMBER OF OPERATING SATELLITES PASSES 7,000***

**On the evening of Thursday, December 8, 2022, OneWeb** launched 40 satellites from Cape Canaveral, Florida, bringing the total number of active satellites in orbit around the Earth to more than 7,000. These cell towers in space are altering the electromagnetic environment of the entire planet and are debilitating and exterminating all life on it.

Even the first fleet of 28 military satellites launched by the United States caused a worldwide pandemic of influenza when they became operational on June 13, 1968. The Hong Kong flu began in June 1968, lasted through April 1970, and killed up to four million people worldwide. To understand why requires a proper understanding of our connection to the universe and what it is that really gives us life and health, and makes our bodies move. In a sense, we are all puppets on invisible strings that connect us to heaven and earth, strings that resonate at the age-old frequencies of the biosphere in which we live, the space between Earth and Sky, whose dimensions never change. And when we modulate and pulsate those strings at random from thousands of locations in space, we change the beautiful music of the earthly orchestra into a discordant chaos that scatters bodies all over the world, helpless before it.

On March 24-25, 2021, the chaos was brought to a new level, that the world now accepts as normal. In that 24-hour period, a record 96 satellites were launched into space on a single day—60 by SpaceX and 36 by OneWeb—and on the same day SpaceX dramatically increased the speed of its satellite internet connections. On that day, people all over the world suddenly could not sleep, were weak and exhausted, had muscle spasms, and hurt and itched all over, especially in their feet and legs. They had skin rashes, were dizzy and nauseous, and had stomach aches and diarrhea. The ringing in their ears was suddenly amplified. Their eyes were inflamed, and their vision suddenly worsened. They had heart arrhythmias, and their blood pressure went out of control. Some had nosebleeds, or coughed up blood. They were anxious, depressed or suicidal, and irritable. Their cats, dogs, chickens, goats and cows were sick at the same time.

My newsletter of April 15, 2021, Survey Results, quoted from some of the thousand letters I received from people young and old, from people who called themselves electrosensitive and from people who did not, from people who had no wireless technology and from people who had smart meters and 5G antennas outside their homes and who emailed me from their cell phones, all reporting the same experiences, commonly reporting that not only they, but their spouse, children, parents, neighbors, friends, coworkers, clients, and everyone else they knew were sick, exhausted and irritable on March 24 or 25 and had trouble sleeping. The reports came from 42 states and 50 countries.

Deaths of blue titmice spiked in Germany beginning on March 25, 2021. March 25

registered the second highest number of COVID-19 deaths in 2021, and the fifth highest since the pandemic began. The number of mass shootings in the US rose suddenly on March 25 and remained high for three weeks. An average of 6 shootings involving 4 or more victims occurred every day between March 25 and April 13. Photographs of hundreds of worms, and of hundreds of sheep, moving silently in perfect spirals, were taken on March 25 and March 26.

Long-term pain, sickness, and debility has become so common that it is now accepted as a normal part of life that the world thinks it can address with endless vaccinations, mask-wearing, and the wiping of all hands and surfaces with toxic disinfectants.

Last week, on December 8, 2022, on the day OneWeb launched satellites that will expand its coverage across the US, Europe, the Middle East and Asia, I experienced within my body, and heard from some other people both locally and far away that the pains and debilities from which we have been suffering at some level for the past 20 months suddenly intensified. I was almost crippled for three days. As on March 24-25, 2021, I would like to find out how widespread this is. **Please reply to this email if you have experienced something similar.**

Although SpaceX and OneWeb are (so far) building the largest fleets of Earth-destroying satellites, they are far from the only entities launching them. The 7,000 satellites presently operating were launched by governments or private companies of the following countries:

*Algeria, Argentina, Australia, Austria, Azerbaijan, Bangladesh, Belarus, Belgium,*
*Bolivia, Brazil, Bulgaria, Canada, Chile, China, Colombia, Czech Republic, Denmark,*
*Ecuador, Egypt, European Space Agency, Estonia, Ethiopia, Finland, France,*
*Germany, Greece, Hungary, Indonesia, Iran, Iraq, Israel, Italy, Japan, Jordan,*
*Kazakhstan, Kuwait, Laos, Lithuania, Luxembourg, Malaysia, Mexico, Monaco,*
*Morocco, Multinational, Nepal, Netherlands, New Zealand, Norway, Pakistan,*
*Paraguay, Peru, Poland, Qatar, Russia, Saudi Arabia, Singapore, Slovenia, South*
*Africa, South Korea, Spain, Sri Lanka, Sudan, Sweden, Switzerland, Taiwan,*
*Thailand, Tunisia, Turkey, Turkmenistan, Ukraine, United Arab Emirates, United*
*Kingdom, United States, Uruguay, Venezuela, Vietnam*

And they were launched from the following spaceports:

*Baikonur Cosmodrome **(Kazakhstan)***
*Cape Canaveral **(Florida, USA)***
*Dombarovsky Air Base **(Russia)***
*Guiana Space Center **(French Guiana)***
*Jiuquan Satellite Launch Center **(Inner Mongolia, China)***
*Kodiak Launch Complex **(Alaska, USA)***
*Kwajalein Island **(Marshall Islands)***
*Naro Space Center **(South Korea)***
*Palmachim Launch Complex **(Israel)***
*Plesetsk Cosmodrome **(Russia)***
*Rocket Lab Launch Complex 1 **(New Zealand)***
*Satish Dhawan Space Centre **(India)***
*Pacific Ocean **(from Odyssey Sea Launch vessel)***
*Shahroud Missile Range **(Iran)***
*Svobodny Cosmodrome **(Russia)***
*Taiyuan Launch Center **(China)***
*Tanegashima Space Center **(Japan)***
*Uchinoura Space Center **(Japan)***
*Vandenberg Air Force Base **(California, USA)***
*Vostochny Cosmodrome **(Russia)***
*Wallops Island Flight Facility **(Virginia, USA)***
*Wenchang Satellite Launch Center **(China)***
*Xichang Satellite Launch Center **(China)***
*Yellow Sea **(from a mobile sea platform)***

# Other Satellite News

## European IRIS Satellites

The European Union just got into the act with its own program to provide high-speed broadband from space to all of Europe and Africa. On December 5, 2022, the Council of the EU and the European Parliament reached a provisional agreement to launch 170 new satellites called Infrastructure for Resilience, Interconnection and Security (IRIS). “This new component of the EU Space Programme will put an end to dead zones in Europe as well as the whole of Africa using the constellation's North-South orbits through a resilient and ultra-secure space and ground-based system,” says the EU’s Space Program (EUSPA) website.

## AST SpaceMobile

On September 10, 2022, AST SpaceMobile launched the largest, and probably the most powerful, commercial communications array ever put into space. It is the first

of a planned fleet of 243 Bluebird satellites designed to connect directly with people's existing mobile phones, no matter where on Earth they may be located. The size of its solar array -- 64 square meters -- is causing alarm among astronomers because it is as bright as the brightest stars during the hours after sunset and before sunrise.

So far AST SpaceMobile is working with Rakuten Mobile, AT&T, Bell Canada, Telecom Argentina, Africell, Liberty Latin America and Orange, for a potential customer base of 1.8 billion mobile phone subscribers.

The immensely powerful signals from the Bluebird satellites are also worrying radio astronomers, as well as human beings who are concerned for their well-being. The effective radiated power of each satellite, according to AST's filings with the FCC, will be up to 83 million watts, and the exposure level at the surface of the earth from such beams, according to my calculations, will be up to 3 nanowatts per square centimeter, which is 100 times more radiation than what I am exposed to in my house in Santa Fe from the nearest cell towers.

"Every person should have the right to access cellular broadband, regardless of where they live or work. Our goal is to close the connectivity gaps that negatively impact billions of lives around the world," said Abel Avellan, CEO of AST SpaceMobile.

We beg to differ, Mr. Avellan. Every person, every animal, and every plant should have the right to drink from the Earth's natural frequencies, and not to be bombarded with artificial radiation from space.

***Donations to support this work are needed. The Cellular Phone Task Force is a 501(c)(3) nonprofit organization, and donations from U.S. residents are tax-deductible. Our Tax ID Number is 11-3394550.***

DONATE

Arthur Firstenberg
President, Cellular Phone Task Force
Author, *The Invisible Rainbow: A History of Electricity and Life*
Administrator, *International Appeal to Stop 5G on Earth and in Space*
Caretaker, ECHOEarch.org (End Cellphones Here On Earth)
[redacted]

[redacted]

December 14, 2022

**The last 51 newsletters, including this one, are available for viewing on the** Newsletters page **of the Cellular Phone Task Force. To subscribe, go to** www.cellphonetaskforce.org/subscribe. To share on Facebook:

Unsubscribe

|

--
Shannon
Be The Change~

--
Shannon
Be The Change~

--
Shannon
Be The Change~

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# comments on Proposed Hornby Island cell tower 2022

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 15, 2022 at 3:16 PM
To: [redacted]

Dear Mike:

Thanks for sharing your thoughtful comments. Your experience with your severed artery resonates with me as I had ruptured vessel in my stomach years ago and if it weren't for my cell phone I likely would have been unable to call for help.

Please note that your comments will be saved on file for the Islands Trust, ISED, Rogers and the province (land management authority) to consider.

Please kindly note that as per ISED protocols I am required to advise you that you will have 21 days if you wish to submit further comments. With that said, there will be an additional provincial referral process in the new year so there will be plenty of opportunities for additional discussion.

Please feel free to call me at 778 870 1388 should you desire any discussion.

Thanks again and I hope that you have a good holiday season.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 2:46 PM [redacted] wrote:

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

☐ Yes yes

☐ No

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

☐ Yes yes

☐ No

CommentsI fully support the installation of the tower and would strongly recommend that this tower be co-shared by all cell service providers. I support the need not only on practical day to day reasons but for emergency responses. I live in the sandpiper are and cell service via telus at our house is spotty at best, This past summer I was in need of emergency medical attention had my cell phone but could not contact 911 from the back of my residence. I had severed an artery in my foot and had to get myself to the house to use the landline which fortunately we have. It only made me think that if I had been unable to get myself to the house what the consequences might have been. I would also suggest that having improved cell coverage would assist in search and rescue activities as well . many summer visitors do not have access to land lines and we should be providing them with every opportunity to be safe.i

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

☐ Yes yes

☐ No

Comments:

Additional comments

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposesk

Mike Pedneault [redacted] Hornby [redacted]

Name Mike Pedneault

Mailing address [redacted]

Email Address

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**
**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Public consultation proposed Hornby Island cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 10:21 AM
To: Henk van Klinken [redacted]

Good Morning Henk:

Thanks for reaching out. I see that your email is added onto Ms. Chamber's original email. I will thus provide you the same response we provided to her.

In summary, Rogers is reviewing the idea of hosting another in person meeting. It will take a little time to review the concept but preliminarily there is support for it. We may need to firm up the specifics in the new year but certainly we want to provide opportunities for engagement.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

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

On Fri, Dec 16, 2022 at 6:18 AM Henk van Klinken [redacted] wrote:

> Dear Brian,
>
> Unfortunately I was unable to attend the online consultation about the proposed Rogers cell tower on Hornby Island due to poor internet connectivity. I am interested to learn more about this proposal and would request an in-person consultation so I can share my feedback.
>
> Regards,
>
> Henk van Klinken
>
> [redacted]

**From:** Petra Chambers-Sinclair
**Sent:** December 15, 2022 10:58 AM
**To:** briangregg@sitepathconsulting.com
**Cc:** aallen@islandstrust.bc.ca; gscott@islandstrust.bc.ca
**Subject:** Public consultation regarding the cell tower proposal on Hornby Island

Dear Brian,

I had tried to get a link to take part in the online consultation regarding the cell tower proposal on Hornby Island, but a typo (my error) meant that you did not receive my email. I am still very interested in receiving more information about this proposal and I know that many of my neighbours, some of whom are elders with no internet access, are interested as well.

Please schedule an in-person consultation on Hornby in the new year so that all stakeholders can access information and share their feedback.

Thank you,

Petra Chambers

[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island Proposed Cell Phone Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 10:38 AM
To: Anita Lewis [redacted]

Good Morning Anita:

Thanks for sharing your input. I will save your comments on file for the Islands Trust, ISED, Rogers and the province (land management authority for this parcel) to consider.

As you noted, the tower will not only help with general communication needs but will also greatly improve emergency response services.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 1:09 PM Anita Lewis [redacted] wrote:

> Hello Mr. Gregg,
>
> I am a resident of Hornby Island and I am writing to let you know I am 100% behind the proposed tower. I am a Rogers customer already but apart from that, this island needs reliable cell phone service for myriad reasons. Health and Safety immediately come to mind as a priority. My husband is a volunteer first responder (EMR) with HIFR and I can't tell you the number of times their efforts have been hamper by lack of a cellular signal. Beyond that, I would love to FaceTime with my mother who lives in Montreal without having to rely on our terrible internet service. We are a remote rural community and I believe this is a critical step toward safeguarding us all.
>
> Thank you and I sincerely hope you move forward with this proposed tower both in location and in look. I really don't think we will even see it after the initial view.
>
> Best to you and yours this holiday season!
>
> Anita Lewis
>
> From my iPad

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# proposed tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 11:18 AM
To: mary lynn desroches [redacted]

Good Morning Mary Lynn:

Thank you for sharing your input. As with any proposal on Hornby Island (or other similar communities), we are hearing all perspectives. There is strong support as well as some opposition.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
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PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 4:51 PM mary lynn desroches [redacted] wrote:

> Hi Brian
> I am writing to support the proposal to build a tower on Hornby.
> I own a vacation home there and have long been frustrated by the poor cell signal, especially in the area near where the tower is planned.
> Please forge on and ignore the naysayers!
> Mary Lynn DesRoches
> [redacted] Hornby Island

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rodgers cell tower Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 11:21 AM
To: Bob Gilligan [redacted]

Good Morning Bob:

Thank you for sharing your input. As with any proposal on Hornby Island (or other similar communities), we are hearing all perspectives. There is strong support as well as some opposition.

In response to your feedback, you may find it interesting to note that Rogers stated at the recent public meeting that it will be prepared to share the tower in accordance with ISED protocols. A number of emergency response providers and other wireless carriers (e.g. TELUS which supports Bell customers) have been advised of the tower location and we await their formal comments. Of course, we cannot guarantee whether any third party will desire to share the tower however Rogers will offer space on the tower in alignment with ISED's tower sharing protocols in the ISED CPC. https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Dec 15, 2022 at 6:40 PM Bob Gilligan [redacted] wrote:

> **Proposed Telecommunications Tower**
> **Coordinates: 49.535055, -124.672134**
> **Rogers File: W6420 – Hornby Island**
>
> 1. Are you a cell phone or wireless device user?
> € Yes yes I am but not with Rodgers
> € No
> 2. Do you feel this is an appropriate location for the proposed facility?
> € Yes yes
> € No
> Comments

3. Are you satisfied with the appearance/design of the proposed facility? If not, what changes would you suggest?
€ Yes Yes
€ No
Comments: the cell service on Hornby is terrible. I live on Anderson drive and there is virtually no cell service. I have to have a land line and that's an unnecessary expense because I have a cell phone that doesn't work. I would change to Rodgers if there was a good connection. It's rediculous that we have such poor service on Hornby - both Internet and cell phone - in this day and age. Let's get with the times and have a reliable connection.

Sent from my iPad

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Tower - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Dec 17, 2022 at 2:53 PM
To: John McLachlan [redacted]

Good Afternoon John:

Thanks for your follow up. As you noted, this type of infrastructure is critical for communities like Hornby Island. The island has many areas with little or no such service and it can be problematic for numerous reasons including public safety (emergency response) as well as for general connectivity reasons. It is Rogers' hope that this location is responsible from a land use perspective.

Your email input is sufficient. I would urge you to consider attending any upcoming public meeting in the new year as well. We have not scheduled any such meeting yet but it will be good to make sure that all voices are present to ensure a balanced decision making process.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further.

You are welcome to call me at 778 870 1388 if you would like to discuss.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Dec 17, 2022 at 12:45 PM John McLachlan [redacted] wrote:

> Thanks, Brian.
>
> I would like to add that I am highly in favour of this tower proposal. I think it is a key piece of communications infrastructure that is very much needed for Hornby Island.
>
> If you need me to state this in a different format than this email, I will.
>
> Best,
>
> John
>
> John McLachlan - 250 703-3261
>
> On Dec 16, 2022, at 11:36 AM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Morning John:

Thank you for sharing your input. As with any proposal on Hornby Island (or other similar communities), we are hearing all perspectives. There is strong support as well as some opposition. It is good that we are receiving lots of comment sheets and emails.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 16, 2022 at 11:23 AM John McLachlan [redacted] wrote:

Comment Sheet
Proposed Telecommunications Tower
Coordinates: 49.535055, -124.672134
Rogers File: W6420 – Hornby Island

- Are you a cell phone or wireless device user?
- Yes

- Do you feel this is an appropriate location for the proposed facility?
- Yes

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

- Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name: John McLachlan
Mailing address: 4000 Parnell Road, Hornby Island BC V0R 1Z0
Email Address: [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# rogers tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 16, 2022 at 1:44 PM
To: Darcy McMurray [redacted]

Dear Darcy:

Thank you for sharing your input. Please kindly provide your civic address for the purposes of this consultation process.

As with any proposal on Hornby Island (or other similar communities), we are hearing all perspectives. There is support as well as some opposition. It is good that we are receiving lots of comment sheets and emails.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 16, 2022 at 12:30 PM Darcy McMurray [redacted] wrote:

> Hello Brian,
>
> I am writing to let you know, I would NOT like the tower to be placed anywhere on Hornby Island. I know I speak for the majority of the islanders when I say this.
>
> Thank you for understanding and moving along to other projects.
>
> Regards,
> Darcy

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# W6420 - Hornby Island proposed telecom tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Sun, Dec 18, 2022 at 10:49 AM
To: [redacted]

Thank you, Goya. I hope that you have a good holiday season!

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sun, Dec 18, 2022 at 3:19 AM [redacted] wrote:

> Hi Brian,
>
> My name is Goya Ngan and my home is at 5780 Downes Point Road.
>
> Thanks,
>
> Goya
>
> Sent from my iPhone
>
>> On Dec 17, 2022, at 2:50 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>>
>> Good Afternoon:
>>
>> Thanks for sharing your input. We will save this on file for the Islands Trust, ISED, Rogers and the province (land management authority).
>>
>> May it be possible to kindly request your name and civic address for the purposes of this consultation?
>>
>> Finally, please kindly note that you will have 21 days as per ISED protocols if you wish to comment further.
>>
>> Kind Regards,
>>
>> **Brian Gregg, RPP, MCIP**
>> **SitePath Consulting Ltd.**
>> PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
>> Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
>> Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Dec 17, 2022 at 12:05 PM [redacted] wrote:

Sent from my iPhone

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

1. Are you a cell phone or wireless device user?
€ Yes
€ No
2. Do you feel this is an appropriate location for the proposed facility?
€ Yes
€ No
Comments

3. Are you satisfied with the appearance/design of the proposed facility? If not, what changes would you suggest?
€ Yes
€ No
Comments: Please retain as many trees as possible around it and especially between the tower and the road.
Additional comments
Please share the tower with other cell phone providers.
4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name
Mailing address

Email Address

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**
**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Proposed Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 19, 2022 at 8:49 AM
To: Jim Garton [redacted]

Perfect thanks Jim. That would be great if you could stay engaged and your attendance at a public meeting in the new year if we host one would be appreciated.

Thanks for taking the time to comment. I hope that you enjoy the holidays!

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
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On Mon, Dec 19, 2022 at 8:47 AM Jim Garton [redacted]rote:

> Brian
> Thank you for the response. I will continue as needed.
>
> Jim
>
>
>
> > On Dec 19, 2022, at 8:42 AM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
> >
> > Good Morning Jim:
> >
> > Thanks for your input. Your email summarizes some of the key reasons as to why Rogers is proposing such a facility.
> >
> > We are hopeful that there will be a balanced discussion on this proposal. As is typical, we are hearing all views.
> >
> > Rogers is reviewing the idea of hosting an in person meeting in the new year at the request of the Islands Trust and some community members. I think this will be worth considering as long as all perspectives can be heard in a respectful manner.
> >
> > Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.
> >
> > Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
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Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 19, 2022 at 8:37 AM Jim Garton [redacted] wrote:

**Subject: Hornby Proposed Cell Tower**

Brian
It is not unusual for Hornby to seriously question any changes of infrastructure on the Island. That's ok as long as the various debates are balanced. This does not always happen.

Over the years I've been privileged to be involved in many significant infrastructure upgrades on the Island- fire hall, clinic,Coop and more.

Good cell service is important to Hornby. Currently it is not good with many dead areas and many more that are unreliable. Our world is relying more and more on technology and cell service becomes essential. Health care for example is now administered from Courtenay and good communication with Health Care workers as they move around the island is needed. The same is true for contractors and repairman coming to the Island. They need it to do business. Home based business, which have an economic spin off to the community depend of various technologies including good cell service.

I appreciate the opportunity to write to you and only ask that this debate regarding cell service on Hornby receives a well balanced review.

Thank you .

Jim Garton
[redacted]
Hornby Island. B.C.
[redacted]

[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 19, 2022 at 3:54 PM
To: Cheryl Milner [redacted]

Good Afternoon Cheryl:

Thanks for your input. I will save your comment sheet on file for the Islands Trust, ISED, Rogers and the province (land management authority) to consider.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 19, 2022 at 2:50 PM Cheryl Milner [redacted] wrote:

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

☒ Yes
☐ No

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

☒ Yes
☐ No
Comments

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

☒ Yes
☐ No
Comments:

Additional comments

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name Cheryl Milner

Mailing address [redacted]

Email Address

**Please email to briangregg@sitepathconsulting.com**
**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**Attention: Brian Gregg**
**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island Cell tower proposal

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 19, 2022 at 3:59 PM
To: Robert Lewis [redacted]

Good Afternoon Robert:

Thanks for reaching out. I will save your comments on file for the Islands Trust, ISED, Rogers and the province (land management authority for the subject property) to consider.

As you noted, enabling reliable wireless service is important for emergency response purposes. I believe the latest stats show that greater than 80% of calls to 911 for example are now placed via cell phones across Canada. With that said, we do understand that appropriate siting of the infrastructure is critical especially in communities such as Hornby Island where people can be quite passionate. We are already widely varying perspectives on this proposal.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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On Mon, Dec 19, 2022 at 1:54 PM Robert Lewis [redacted] wrote:

> Dear Mr Gregg; I trust this let finds you well.
>
> I am writing a quick note to voice my unequivocal support for the Rogers cell tower proposal on Hornby Island.
>
> Beyond being a Rogers customer who will welcome the extra service, I am also involved in emergency services, and rely heavily on my cell phone as part of that work.
>
> Unfortunately, protocol does not allow me to voice my opinion in relation to my role, but I can tell you that this tower will help save lives.
>
> I know that you will be inundated with conspiracy theories, and uniformed opposition based on bad science, but please do know that the silent majority are in support of the benefits that this tower will bring. Please side with this group.
>
> My best to you during this holiday season.

Thanks;

Rob

Robert Lewis
[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island comment sheet

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 19, 2022 at 4:01 PM
To: Randy Milner [redacted]>

Good Afternoon Randy:

Thanks for your input. I like your idea of camouflaging the tower in hemp leaves. Perhaps the locals can help with that.

I will save your comment sheet on file for the Islands Trust, ISED, Rogers and the province (land management authority) to consider.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 19, 2022 at 1:41 PM Randy Milner [redacted] wrote:

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

1. Are you a cellular phone or wireless device user?
   - [x] Yes
   - [ ] No

2. Do you feel this is an appropriate location for the proposed facility?
   - [x] Yes
   - [ ] No

Comments

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - [x] Yes
   - [ ] No

Comments

IF YOU SEE SOME TOWERS WITH FAKE FRONDS OR BRANCHES. IT WOULD BE COOL IF THE TOWER COULD BE CAMOFLAGED (WHOLLY OR PARTIALLY) IN HEMP LEAVES !! VERY HORNBY!

Additional Comments

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name RANDY MILNER
(Please print clearly)

Mailing Address [redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed cell tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 20, 2022 at 1:04 PM
To: Gale Hanson [redacted]

Thanks Gale. We'll review the idea.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 20, 2022 at 11:04 AM Gale Hanson [redacted] wrote:

> Hi Brian,
>
> Thank you for your communication.
> My civic address is: [redacted]
> Hornby Island, BC
> [redacted]
>
> I do hope our community will get more information by way of an in person meeting in the reasonable future.
>
> Sincerely,
> Gale Hanson
>
> Sent from my iPad
>
>> On Dec 19, 2022, at 4:03 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>>
>> Dear Gale:
>>
>> Rogers is reviewing this possibility.
>>
>> Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.
>>
>> It would be appreciated if you could kindly provide your civic address for the purposes of this consultation.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 19, 2022 at 12:33 PM Gale Hanson [redacted] wrote:

> Hello Mr.Gregg,
>
> I respectfully request an in-person public meeting regarding your request for a cell tower on Hornby Island.
> Thank you for your attention to this matter.
>
> Sincerely,
> Gale Hanson (resident of Hornby Island)
>
> Sent from my iPad

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed cell tower - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 20, 2022 at 1:49 AM
To: Al Cannon [redacted]

Good Morning Al:

Thanks for sharing your comment sheet. I will save your input on file for the Islands Trust, ISED, Rogers and the province (land management authority).

It is positive to hear your feedback that the location is reasonable. Regarding land use, as you may know, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation). Although we are not beholden to zoning as a federally regulated use, I think it is interesting that we do seem to align with the local zoning.

Please feel free to stay in touch as this process unfolds. As per ISED protocols, please kindly note that you will have 21 days if you wish to submit further comments. With that said, there will be additional opportunities for engagement in the new year via the province's referral process since this proposal is on crown land.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 19, 2022 at 10:22 PM Al Cannon [redacted] wrote:

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

1. Are you a cellular phone or wireless device user?
   - [x] Yes
   - [ ] No

2. Do you feel this is an appropriate location for the proposed facility?
   - [x] Yes
   - [ ] No

Comments
An excellent choice of location: Minimal environmental or visual impact.

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - [x] Yes
   - [ ] No

Comments

Additional Comments
I'm glad to see a cell tower coming to Hornby. It will greatly enhance the safety + efficiency of my workplace(s).

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name _____
(Please print clearly)

Mailing Address _____

Email Address _____

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Dec 19, 2022 at 4:56 PM
To: Fred Hunt [redacted]

Thanks Fred. I converted your comment sheet into a PDF as attached. I will save your comment sheet on file for the Islands Trust, ISED, Rogers and the province (land management authority) to consider.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land.

Are you able to kindly share your civic address for the purposes of this consultation?

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Dec 19, 2022 at 4:40 PM Fred Hunt [redacted] wrote:

> Hi Brian,
>
> Comments re the proposed Roger's cell tower attached.
>
> Fred Hunt

**Comment - Fred Hunt.pdf**
80K

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 - Hornby Island**

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

€ Yes

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

€ No
A tower of this height is an affront to the natural beauty of Hornby Island and contrary to the spirit and intent of the Island Trust Act. I strongly oppose.

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

€ No
See above.

4. Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes

Name Fred Hunt

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**

**Or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**

**Attention: Brian Gregg**

**By January 13, 2023**

*Thank you for your input.*

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Dec 20, 2022 at 12:05 PM
To: Margaret Sinclair [redacted]

Dear Margaret:

Rogers' proposal will not impact your email from a third party provider such as TELUS.

You can continue to subscribe to whichever service provider you prefer.

Thanks for your question. Please kindly note that as per ISED protocols you will have 21 days if you wish to submit any further comments.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Dec 20, 2022 at 10:29 AM Margaret Sinclair [redacted] wrote:

> Hello Brian
> I have a home on Hornby Island -just one question: If Rogers puts in a cell tower -can I still keep my Telus email account?
>
> Thanks
> Margaret Sinclair
> [redacted]
> Hornby Island

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Comment sheet for cell tower proposal Hornby island

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 21, 2022 at 9:29 AM
To: Kim Harder [redacted]

Thank you, Kim. I will save your input on file for the Islands Trust, ISED, Rogers and the province (land management authority since the proposal is on provincial crown land).

Please note that I am required to advise you that as per ISED protocols you will have 21 days if you wish to submit further comments as part of this first consultation process (federal process). With that said, there will also be a provincial referral or consultation process in the new year since the proposal is on provincial crown land so there will be plenty of time for people to comment into 2023 as well.

Thanks very much and I hope that you have a great holiday season.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 21, 2022 at 9:27 AM Kim Harder [redacted] wrote:

> Sorry about that. We are in support of the cell tower as proposed.
>
> Best regards,
>
> Kim Harder
>
> On Wed, Dec 21, 2022 at 9:24 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
>
> > Hello Kim,
> >
> > For some reason, the sheet you sent through to me was blank or not filled out when I opened it. Are you able to re-send a completed sheet?
> >
> > Alternatively, you are welcome to simply email me any comments (the comment sheet is optional).
> >
> > Regards,
> >
> > **Brian Gregg, RPP, MCIP**
> > **SitePath Consulting Ltd.**
> > PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
> > Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
> > Fax: 604-829-6424 | www.sitepathconsulting.com

> > On Tue, Dec 20, 2022 at 3:42 PM Kim Harder <19packngo@gmail.com> wrote:
> > See attached comment sheet below

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers File: W6420 – Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 21, 2022 at 11:28 AM
To: Rob Zielinski [redacted]

Good Morning Rob:

Thanks for sharing your comments. It is interesting for us to hear your feedback as a volunteer fire fighter. I will save your input on file for the Islands Trust, ISED, Rogers and the province (land management authority).

Regarding land use, as you may know, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation). Although we are not beholden to zoning as a federally regulated use, I think it is interesting that we do seem to align with the local zoning. As you may know, the fire hall and local radio station are in the same zone and have existing communication sites, for example.

Per your feedback, we have proactively submitted referrals to all relevant First Nations as identified in the Province's First Nation Consultation Areas Database. The province (as property owner/land management authority) will also submit referrals to the same nations through their duty to consult First Nations.

Please feel free to stay in touch as this process unfolds. As per ISED protocols, please kindly note that you will have 21 days if you wish to submit further comments. With that said, there will be additional opportunities for engagement in the new year via the province's referral process since this proposal is on crown land. We are weighing the possibility of another public meeting and considering the best format to do.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 21, 2022 at 11:16 AM Rob Zielinski [redacted] wrote:

> This is my comments on the proposed cell tower on Hornby Island.
>
> As a long time serving member of the Hornby Island Fire dept I do not want to see a cell tower installed near my place of work.
> I am concerned with the health issues around cell towers and do not want to be exposed when I am required to be at the Fire Hall.
> As a resident of Hornby I feel the the island does not need this service and it is not wanted here.
> There a a few small areas that lack service but this is to be expected of a rural area.
> I think it is important the you provide in person meeting on Hornby for people to give their feedback directly. You also have on mention of First Nations consultation in your application.
> To conclude I do not support the install of a cell tower on Hornby Island.

Rob Zielinski
[redacted]
Hornby Island BC [redacted]
[redacted]
[redacted]
[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers File: W6420 – Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Dec 21, 2022 at 4:24 PM
To: Amanda Zielinski [redacted]

Dear Amanda:

As I responded to your husband already, you may wish to review our reply to him as we provided some pertinent information.

Regarding your additional health concerns, Rogers attests that its installation will comply with Health Canada's Safety Code 6. This is a requirement and is taken very seriously. The wireless carriers rely on Health Canada to establish the appropriate safety protocols and adherence to the safety code is a strict requirement.

We will save your comments on file for the Islands Trust, ISED, Rogers and the province (land management authority).

Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 21, 2022 at 3:04 PM Amanda Zielinski [redacted] wrote:

> Here my comments on the proposed cel tower on Hornby Island:
>
> I think the risks to human health and ecosystem health are not worth any benefit.
> I do not think it will improve safety, security, or emergency preparedness in any meaningful way.
> I prefer my community to not have total connectivity all the time. That is a benefit that I do not want to lose.
> My husband is on the Fire Department, my friends volunteer at Spark, my friends work at Highways, my family uses Joe King facilities. None of these community facilities should be exposed to a cel tower.
> I do not support the installation of a cel tower on Hornby Island.
>
> Best regards,
>
> Amanda Zielinski
> [redacted]
> Hornby Island [redacted]
> [redacted]
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Rogers telecommunications tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Dec 22, 2022 at 8:22 AM
To: geo mcrae [redacted]

Dear George:

Thanks for sharing your comments. I will save any input that you provide in our consultation file for the Islands Trust, ISED, Rogers and the province as land management authority for this particular lot.

If you would like we can certainly arrange some time to discuss over the phone perhaps in the new year. My cell number is 778 870 1388 if you would like to call me anytime.

In relation to your specific questions about health care potential, there may be a Rogers team member that is better suited than me to address that particular application of this technology. With that said, having improved connectivity does open up a range of possibilities for telemedicine including taking appointments remotely. It also will allow people to call for help in the event that they run into challenges if they are not near a landline (e.g. sometimes people have accidents when they are outside of their house or may be unable to get to a landline and a cell phone call resolve this issue). This is important since over 80% of calls to emergency responders are now placed via wireless devices like cell phones.

Please kindly note that I am required to advise you that you will have 21 days if you wish to comment further as per ISED (federal) protocols. With that said, there will be plenty of opportunities for engagement in the new year as the province will also be commencing a separate consultation and referral process since the proposal is on crown land.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 21, 2022 at 6:50 PM geo mcrae [redacted] wrote:

> Dear Mr. Gregg,
>
> We represent the Hornby and Denman Island Community Health Care Society (HDCHCS), a charitable, non-profit organization founded 43 years ago and providing essential services to residents of Hornby and Denman Islands. The society is community-based and offers primary care, home support, counselling, family programming, community outreach, and hospice services funded by a combination of grants, contracts, and donations (https://hornbydenmanhealth.com/). We realize that improved telecommunications are vital to the health and well-being of Hornby and Denman Island residents, particularly the

frail, unwell, and/or elderly community who are a major focus for us. We would like to inform our constituency of how the planned tower might enhance the health care services we provide. Would you be able to send us more information on that potential?

We would be happy to have a short telephone call with you and/or others at Rogers to improve our knowledge. Let us know if that would work for you. In the meantime, many thanks for anything you can send us that will help.

Sincerely,
*George McRae*
Chair
Hornby & Denman Island Community Health Care Society

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed cell tower on Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Dec 23, 2022 at 5:46 PM
To: Ambika Kelerchian [redacted]

Dear Ambika:

Thanks for sharing your input. Your comments will be saved on file for the Islands Trust, ISED, Rogers and the province (land management authority).

In summary, Rogers is reviewing the idea of hosting another public meeting. We may need to firm up the specifics in the new year but certainly we want to provide opportunities for engagement.

Please kindly note that I am required to advise you per ISED protocols for the federal portion of the consultation process that you will have 21 days if you wish to comment further. Please however be assured that there will be additional engagement as part of the provincial consultation process since this proposal is on crown land. This is a little complex as there are both federal and provincial consultation requirements to consider as well as local requests for additional engagement that we are reviewing.

It would be appreciated if you could kindly share your address for the purposes of this consultation.

Thanks for reaching out. You are welcome to call me at 778 870 1388 if you would like to discuss.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Dec 23, 2022 at 2:28 PM Ambika Kelerchian [redacted] wrote:

> Dear Mr Gregg,
>
> I'm writing to tell you I, and many others, am totally opposed to the construction of Roger's cell tower. It is extremely important, and is necessary, that there be an IN PERSON PUBLIC MEETING on Hornby Island in January regarding this matter.
>
> Our community's concerns, and our health and well-being need to be respected.
>
> Thank you, Ambika Kelerchian

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# inadequate consultation re Rogers tower Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Jan 3, 2023 at 9:21 AM
To: Robear LeBaron [redacted]

Dear Robert:

Please find below our comments in green text.

28 Dec 2022

Brian Gregg, SitePath Consulting

Mr. Gregg:

This letter concerns the proposed Rogers cell-tower on Hornby Island.

**Rogers has not adequately consulted with the general public about this proposed tower.** The information presented in miniscule print and the very limited opportunity to comment by Zoom are not enough.

**Rogers has consulted the public on the basis of the Innovation, Science and Economic Development (ISED) Canada Default Process as is required in such instances. Many months of pre-consultation occurred with Islands Trust planning staff, the province (since the proposal is on crown land), relevant First Nations and now most recently with residents on Hornby Island via newspaper notices in four (4) publications as requested by the Hornby Trustees, a mail-out, as well as a digital public meeting. The comment period was extended and there will be additional opportunities for engagement this year.**

There should be at least one **in-person meeting** on Hornby Island for island residents to be adequately informed about the proposal, and to voice their concerns.

**We are reviewing options for potential additional engagement in the new year. With that said, the prior meeting on Hornby Island for TELUS was not very friendly and we were subject to some very aggressive behaviors including people cursing at us, people crossing out our materials on our poster boards with permanent ink markers (including writing curse words over top of our content), people yelling at us on a megaphone, people not respecting the format of the meeting and taking over control of the meeting, etc. The former meeting was effectively a protest and not an information exchange or public meeting and we left feeling very trampled. Thus, we will need to carefully consider next steps as safety and respect will be critical for any additional engagement.**

**We will be discussing this with the Islands Trust and other relevant stakeholders.**

I have been a Hornby Islander since 1958. I do not own a cell-phone; I do not want to own a cell-phone; there is no cell-phone reception where I live, and that is fine with me. I see no need for cell-phone reception at every location on this island.

I am concerned about the effects of ever-proliferating electro-magnetic radiation on the health of the natural environment and on the health of humans.

**Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6.**

Therefore, on the basis of the limited information that I have received about this proposed tower, I am

opposed to the proposed Rogers tower on Hornby Island. Please take note of these comments.

Robert P. LeBaron

[redacted] Hornby Island[redacted] [redacted] [redacted]

**Thanks Robert. Please be advised that as per ISED protocols you will have 21 days if you wish to comment further via the federal portion of the consultation process.**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 28, 2022 at 1:20 PM Robear LeBaron [redacted] wrote:

> 28 Dec 2022
>
> Brian Gregg, SitePath Consulting
>
> Mr. Gregg:
>
> This letter concerns the proposed Rogers cell-tower on Hornby Island.
>
> **Rogers has not adequately consulted with the general public about this proposed tower.** The information presented in miniscule print and the very limited opportunity to comment by Zoom are not enough.
>
> There should be at least one **in-person meeting** on Hornby Island for island residents to be adequately informed about the proposal, and to voice their concerns.
>
> I have been a Hornby Islander since 1958. I do not own a cell-phone; I do not want to own a cell-phone; there is no cell-phone reception where I live, and that is fine with me. I see no need for cell-phone reception at every location on this island.
>
> I am concerned about the effects of ever-proliferating electro-magnetic radiation on the health of the natural environment and on the health of humans.
>
> Therefore, on the basis of the limited information that I have received about this proposed tower, I am opposed to the proposed Rogers tower on Hornby Island. Please take note of these comments.
>
> Robert P. LeBaron
>
> [redacted] Hornby Island[redacted] [redacted] [redacted]

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Need meaningful consultation re Rogers tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Jan 3, 2023 at 9:41 AM
To: Jan Bevan [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Dear Jan:

Please find below our responses in green text.

To: Brian Gregg, SitePath Consulting,
concerning proposed cell-tower on Hornby Island

Mr. Brian Gregg:

I am writing in response to the "Public Notice" advertisement concerning the proposed Rogers tower on Hornby Island.

1. **The "public consultation" has been very insufficient.** A few notices in small print, with a location drawing 6 x 7 cm, and a "digital public meeting"—this does not amount to full disclosure to the affected residents. I strongly urge you to arrange one or more in-person public meetings on Hornby Island. Residents need to be fully informed, and be allowed to ask questions and receive answers, before they can properly make comments about the proposal.

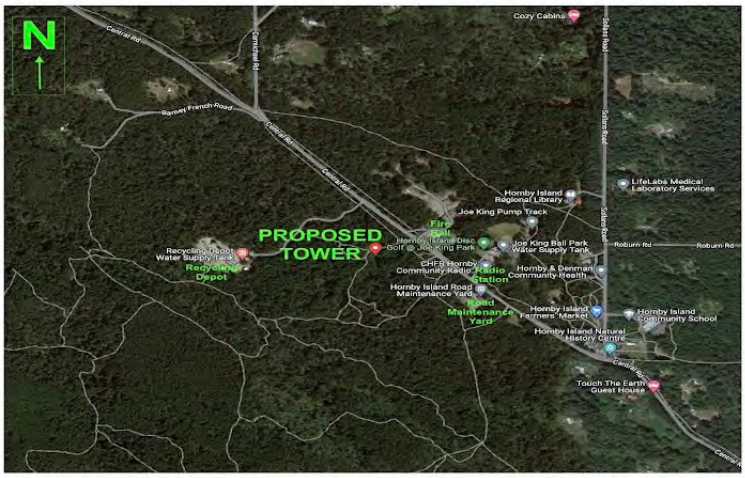
**Rogers has consulted the public on the basis of the Innovation, Science and Economic Development (ISED) Canada Default Process as is required in such instances. Many months of pre-consultation occurred with Islands Trust planning staff, the province (since the proposal is on crown land), relevant First Nations and now most recently with residents on Hornby Island via newspaper notices in four (4) publications as requested by the Hornby Trustees, a mail-out welcoming public comments, as well as a digital public meeting. The comment period was extended and there will be additional opportunities for engagement this year.**

2. Has there been meaningful consultation with the local land-use authority, the Islands Trust? The primary duty of Islands Trust is to "preserve and protect" these islands. Where can I see a statement from the Islands Trust Council, or our Local Trust Committee, about this proposal?
**In our view, the Islands Trust planning staff and recently the Trustees have been consulted and we continue to welcome their engagement. You are welcome to ask the Islands Trust for their comments directly if you wish to do so.**

**Regarding land use, the proposed tower is to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**Below is an image showing the adjacent land uses including the fire hall and local radio station, both of which have existing radio communications infrastructure in place. Other adjacent uses include a recycling depot, road maintenance yard, Joe King Ball Park, vacant crown land and other mixed commercial and public service uses. There are no immediately adjacent residences.**

Proposed Tower Location - Aerial Photo and Summary of Adjacent Land Uses




**ADJACENT LAND USES**

- Hornby Island Fire Rescue property
- CHFR Hornby Community Radio Society including an existing radiocommunication facility
- Hornby Island Recycling Depot
- Hornby Island Road Maintenance Yard
- Joe King Ball Park
- Provincial Crown land
- Other mixed commercial and public service uses.

3. Has there been an environmental assessment by a neutral body? Where can I read the report?
**Before setting out on any public consultation, Rogers always shares all the required consultation materials with Innovation, Science and Economic Development (ISED) Canada (cc'd) for each proposal. Typically, ISED advises us that such tower proposals will not cause significant adverse effects, so there is no additional investigation or determination that would be required by ISED and the Impact Assessment Agency. There are two general reasons as summarized below however we welcome input from ISED if they wish to top up.**

- **Our proposed cell tower uses are not usually considered a "Designated Project" under the Impact Assessment Act (IAA). In most cases, cell towers do not meet the definition of a "designated project" under the IAA as cell towers are generally not considered major projects and the impacts are quite minimal (e.g. we need minimal ground space for a cell tower -- often less than a single family home). I was advised that typical examples of designated projects are larger projects such as oil and gas pipelines, mines or other major developments that have larger impacts on the land.**
- **Land Ownership - we were advised that since our tower is not on federal land, there is no need for an environmental assessment. I was advised that if we were on federal land we would need to go through a public notice for a 30 day period on the IAA registry as we have done elsewhere.**

4. Have applicable First Nations been consulted? Where can I see their response?
**Yes. Referrals were sent to all First Nations identified in the province's First Nation Consultation Areas Database. The province will also send referrals to the relevant First Nations however we have proactively done so already.**

**We will plan to share a report with all public comments with the province and Islands Trust at the end of the comment period.**

5. Without having received full disclosure and answers to whatever other questions I might have, I give you some preliminary comments:

a) I am generally opposed to further sources of electro-magnetic radiation, on the grounds that they have multiple known deleterious effects on plants, animals, and other forms of life, including human beings. **Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6.**
b) I am concerned about the possibility of fire caused by malfunction of the tower's electronics. If an electrical fire spreads to the surrounding forest on our very vulnerable summer-dry island, it will immediately be a severe island-wide emergency. **We are not aware that cell towers are a significant or common source of fires. You may want to check in with your local fire department and/or subject matter experts, however it is our understanding that in most communities other uses such as residential uses, commercial uses, smoking cigarettes, camp fires, etc. are more common sources of fire than**

**utility structures. Indeed, emergency responders including the local fire hall often express a desire for improved cell service since greater than 80% of calls to emergency responders are placed via cell phones.**

c) I am concerned about the proximity of the proposed tower to the Hornby Island Fire / Rescue's Fire-Hall. In a 2004 resolution, the International Association of Firefighters opposed cell towers on or near Fire-Halls. **As noted above, Rogers must comply with Health Canada's Safety Code 6. This is the applicable requirement.**

Very sincerely,

Jan Bevan, Hornby Islander since 1958.

[redacted] Hornby Island[redacted] [redacted]

**Please kindly note that per ISED protocols that you will have 21 days if you wish to comment further. You are welcome to call me anytime at 778 870 1388.**

**Your comments have been saved on file for ISED, the Islands Trust, Rogers and the province (land management authority) to consider.**

**Kind Regards,**

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Dec 28, 2022 at 2:38 PM Jan Bevan [redacted] wrote:

> To: Brian Gregg, SitePath Consulting,
> concerning proposed cell-tower on Hornby Island
>
> Mr. Brian Gregg:
>
> I am writing in response to the "Public Notice" advertisement concerning the proposed Rogers tower on Hornby Island.
>
> 1. **The "public consultation" has been very insufficient.** A few notices in small print, with a location drawing 6 x 7 cm, and a "digital public meeting"—this does not amount to full disclosure to the affected residents. I strongly urge you to arrange one or more in-person public meetings on Hornby Island. Residents need to be fully informed, and be allowed to ask questions and receive answers, before they can properly make comments about the proposal.
>
> 2. Has there been meaningful consultation with the local land-use authority, the Islands Trust? The primary duty of Islands Trust is to "preserve and protect" these islands. Where can I see a statement from the Islands Trust Council, or our Local Trust Committee, about this proposal?

3. Has there been an environmental assessment by a neutral body? Where can I read the report?

4. Have applicable First Nations been consulted? Where can I see their response?

5. Without having received full disclosure and answers to whatever other questions I might have, I give you some preliminary comments:

a) I am generally opposed to further sources of electro-magnetic radiation, on the grounds that they have multiple known deleterious effects on plants, animals, and other forms of life, including human beings.
b) I am concerned about the possibility of fire caused by malfunction of the tower's electronics. If an electrical fire spreads to the surrounding forest on our very vulnerable summer-dry island, it will immediately be a severe island-wide emergency.
c) I am concerned about the proximity of the proposed tower to the Hornby Island Fire / Rescue's Fire-Hall. In a 2004 resolution, the International Association of Firefighters opposed cell towers on or near Fire-Halls.

Very sincerely,

Jan Bevan, Hornby Islander since 1958.

[redacted] Hornby Island, [redacted] [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Cell tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Jan 3, 2023 at 5:01 PM
To: Marcia Singer [redacted]

Dear Marcia:

We are exploring opportunities for additional engagement with the Islands Trust and ISED. The prior session was well attended and engaging.

Please note that per ISED protocols you will have 21 days if you wish to comment further.

Please kindly provide your civic address for the purposes of this consultation.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Jan 3, 2023 at 2:56 PM Marcia Singer [redacted] wrote:

> Hello Brian,
> I am writing you to urge you to host an in person meeting on Hornby island with local residents about Roger's proposed cell tower.
> Unfortunately, the zoom meeting in December didn't work for many residents since we have such poor internet service. To really get your information out there and hear residents concerns and answer their questions, you need to have an in person on island meeting.
> Hope to see you at one soon
> Marcia Singer

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers Comment Sheet - W6420 - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Jan 5, 2023 at 5:44 PM
To: [redacted]

Dear Bill:

I am writing to acknowledge receipt of your comment sheet as attached. All comments including yours will be saved on file for the decision makers at the Islands Trust, ISED and Rogers.

Please kindly note that as per ISED protocols you will have 21 days if you wish to submit further comments.

Thanks and please feel free to contact me if you have any questions.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

**Comment - Bill Havens.pdf**
3240K

**Comment Sheet**
**Proposed Telecommunications Tower**
**Coordinates: 49.535055, -124.672134**
**Rogers File: W6420 – Hornby Island**

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

€ Yes

€ No

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

€ Yes

€ No

Comments

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

€ Yes

€ No

Comments:

Additional comments

4. *Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes*

Name BILL HAVENS

Mailing address

[redacted] HORNBY ISLAND

Email Address [redacted]

[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers proposed tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Jan 7, 2023 at 10:22 AM
To: anna zielinski [redacted]

Dear Anna:

Rogers pre-consulted the Island Trust planning staff, ISED, province (land management authority since the proposal is on crown land) for many months before starting this process and has made all best efforts to meet and exceed the federally mandated consultation requirements. For instance, a public meeting is not part of the required process however we hosted one to enable broader engagement opportunities. Another example of us expanding the process is the fact that we expanded the public comment period and posted public notices in four (4) local publications and on social media despite the fact that posting in only one publication is required. This is not to suggest that there are not ways to still improve, however it is not accurate to suggest that we have done the bare minimum or not made reasonable efforts to welcome input.

Further, there will be additional referral and public engagement opportunities via the upcoming provincial referral process. As of this time, we have only commenced the federal portion of the process.

A couple notes in response to your input:
- Please note that Rogers attests that its proposal will comply with Health Canada's Safety Code 6;
- The proposed land use appears to be a permitted use in the Islands Trust land use by-law in the PU zone. This is why the radio station and fire hall (directly adjacent uses) also have communication sites. We are not aware of a more suitable location however we are welcoming all ideas.

If you wish to comment further, please be advised that as per ISED protocols you will have 21 days to do so.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Jan 7, 2023 at 9:57 AM anna zielinski [redacted] wrote:

## Re. Rogers proposed communication tower

The 1-hour digital information meeting does not constitute an extensive public consultation, which is a requirement for this project. The local Island Trust carried the motion on Sept 9, 2022 to adopt the Islands Trust Model Strategy for Antenna Systems. The model Strategy federally compels companies to engage in extensive public consultation before installation of a cell tower.

**All property owners and renters need more consultation and effort on your behalf to contact them.**

We were told the tower would not carry 5G frequency. At least not immediately. Since the aim of Rogers is to cover Canada with 5G, as stated on their webpage, it is probably that you plan to implement 5G the future.

**Safety code 6 is totally outdated.**

The area around the tower at the moment has no residences but it is well used by the islanders and our visitors who can increase our population to 5000 during the summer months**. Many are concerned about the electrical radio magnetic frequency that this tower will omit.**

The organizations that are located near this proposed tower are:

The Firehall with 24 members.

The Recycling Depot has 7employes and 3-4 volunteers with 50 to 150+ users per day depending on the time of year.

Joe King has 300 active members but there many others who use the gymnasium, pump track, disk golf, ball diamond, tennis court and radio station.

“The Kitchen” also uses Joe King facilities. It is self-supporting group that serves 55+ people a full healthy meal 3 times a week plus 12 – 15 people who receive these meals delivered to their homes. There 5-6 volunteers. It also provide a food bank for anyone in need. All this is free of charge.

Spark has 5 – 10 persons use their facilities per day.

My message to Rogers is: **The tower is not wanted.**

Sincerely, Anna Zielinski, Hornby Island

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers File: W6420 – Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Jan 10, 2023 at 5:31 PM
To: [redacted]

Thanks Amanda.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Jan 10, 2023 at 3:02 PM Hornby Regional Parks and Trails [redacted] wrote:

Hi Brian,

Thank you for the information. The 21 days for further comment will be enough time. We will submit further comment after our meeting on Jan 17.

Best regards,

Amanda Zielinski
Volunteer member
Hornby Regional Parks and Trails Committee
[redacted]

On Sat, Jan 7, 2023 at 10:46 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Dear Amanda:

Rogers worked with the province and Islands Trust to notify pertinent parties regarding this proposal. Indeed, we have only commenced the federal portion of the consultation process and subsequently there will be a provincial referral process since this proposal is on crown land.

We do not plan on extending the federal portion of the consultation process; however the provincial referral process has not yet commenced and the province will determine who to send referrals to subsequently.

We will be meeting with the Islands Trust and ISED this week to confirm next steps for the consultation as well.

You are welcome to submit any comments. Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Kind Regards,

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Sat, Jan 7, 2023 at 4:45 PM Hornby Regional Parks and Trails [redacted] wrote:

Hi Brian,

I hope all is well with you.
I am a member of the Hornby Island Regional Parks and Trails Committee. We are an advisory committee that receives community feedback on the topic of trails within Mt Geoffrey Regional Park and the adjacent Crown Land, as well as the roadside trails on Hornby Island.
Although the trails we advise on are within 189m of the proposed cel tower, neither our committee nor the Parks division of the Comox Valley Regional District were made directly aware of the proposal.
We request that the comment period be extended to the end of January 2023, to give us time for our committee to discuss, solicit community feedback, and provide comments on the proposal.
Many thanks for considering our request.

Amanda Zielinski
Volunteer member
Hornby Regional Parks and Trails Committee
[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

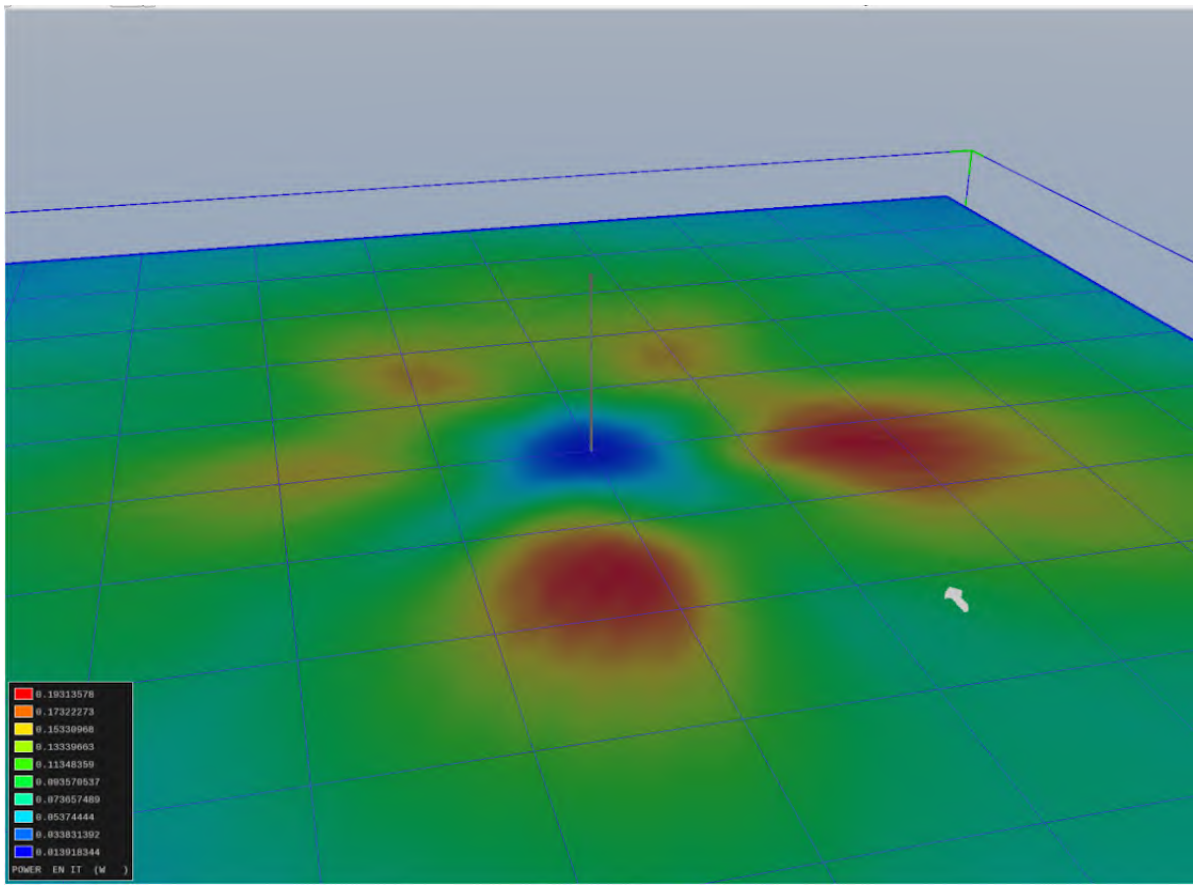
# Cell Tower proposal on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Tue, Jan 10, 2023 at 5:08 PM
To: innes hood [redacted]

Dear Innes:

Below is the reply received from Rogers' engineering team.

> The highest Power density at ground level is ~0.2W/m^2. That means that anywhere on the island at ground level will be less than 0.2W/m^2
>
> The screenshots below show the power density and power percentages surrounding the tower at ground level. The grid shows how the power changes with 50m step increments.
>
> Note that ISED allows up to 50% power percentage for public areas. The maximum percentage at ground level you see in the screenshot is 3.13% which is below the limit.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0.15330968
0.13339663
0.11348359
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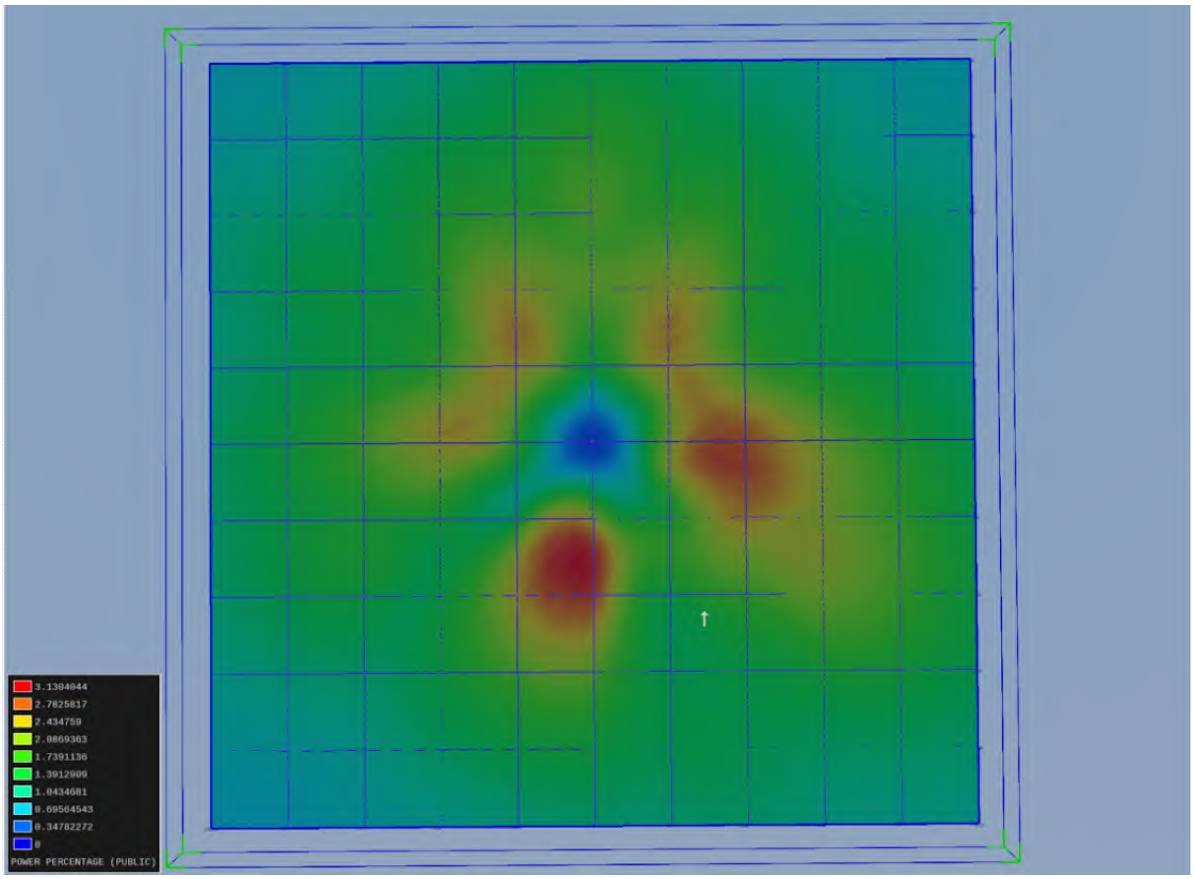
0.033831392
0.013918344
POWER EN IT (W )


3.1304044
2.7825817
2.434759
2.0869363
1.7391136
1.3912909
1.0434681
0.69564543
0.34782272
0
POWER PERCENTAGE (PUBLIC)

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jan 9, 2023 at 1:49 PM innes hood [redacted] wrote:

> Hi Brian
>
> Thank you for the prompt note. My address is 6560 Anderson Dr Hornby Island.
>
> Yes please to asking rogers for a map of RF intensity. I did review the safety code 6 however it is not possible with the information I have to interpret the exposure limits relative to the current proposal
>
> Regards
>
> Innes
>
> ---
>
> **From:** Brian Gregg <briangregg@sitepathconsulting.com>
> **Sent:** Monday, January 9, 2023 12:58 PM
> **To:** innes hood [redacted]
> **Subject:** Re: Cell Tower proposal on Hornby
>
> Dear Innes:
>
> At this time, as we are only in the land use consultation stage we do not have full construction drawings with all antenna models and specifications. I will ask Rogers if they have the information you are seeking in the interim.
>
> Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6. This is a regulatory requirement. Licensed radiofrequency spectrum will be deployed.
>
> Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Please kindly provide your legal address for the purposes of this consultation.

Kind Regards,

**Brian Gregg, RPP, MCIP**

**SitePath Consulting Ltd.**

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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

Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jan 9, 2023 at 10:22 AM innes hood [redacted] wrote:

> Hello Brian
>
> I am a resident on Hornby Island.
>
> There is some discussion on the risk of the RF signal related to the tower. As such are you able to provide documentation on the RF strength and perhaps a map to show ground level signal strength as one moves away from the tower (in increments of 250 meters?)
>
> Thank you
>
> Innes Hood Consulting Inc.
>
> [redacted]
>
> [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# comment sheet from the Hornby Island Recycling Depot

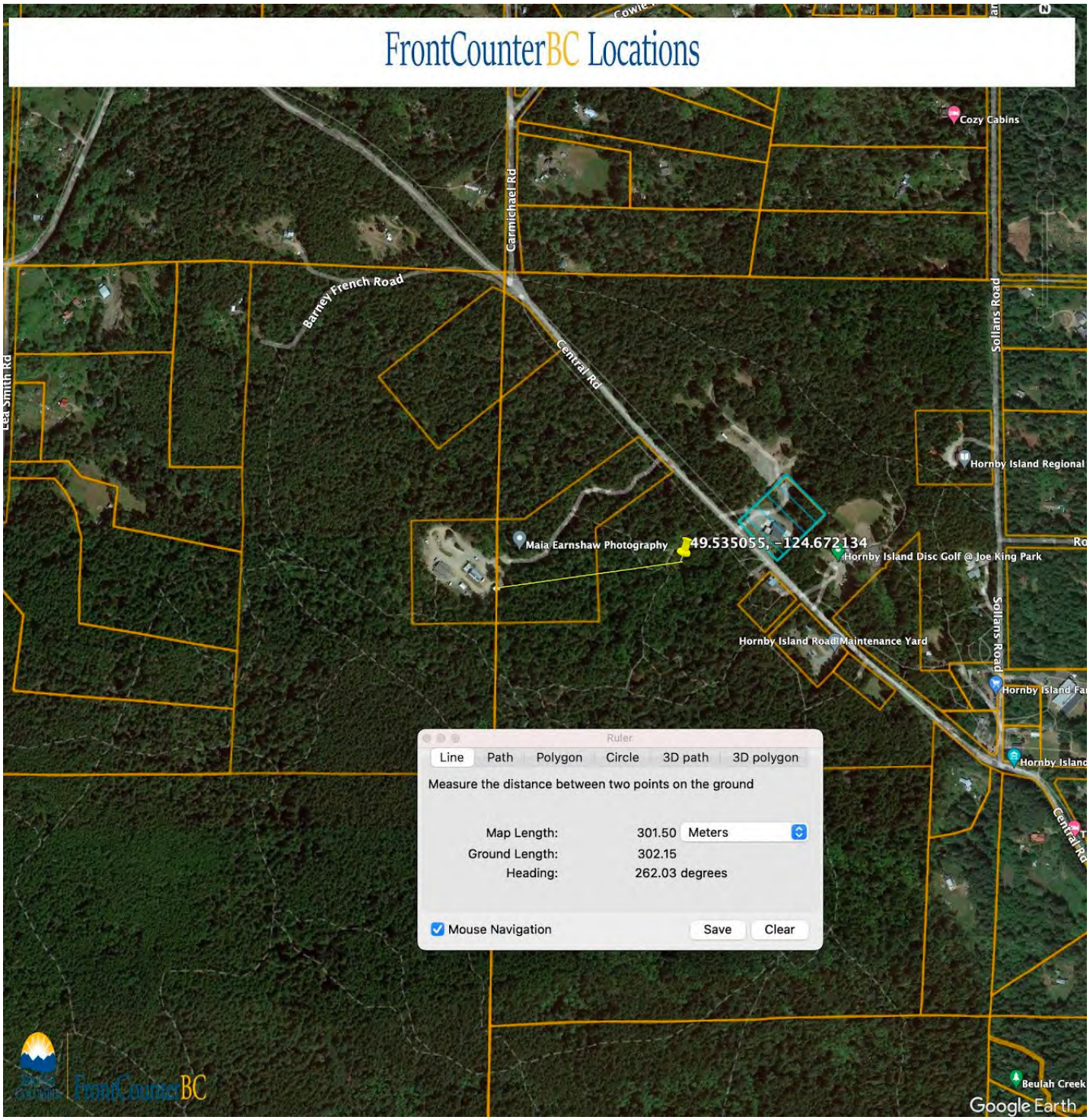
**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Jan 9, 2023 at 1:53 PM
To: Hornby Island Recycling [redacted]

Dear Stani:

Thanks for sharing your comment sheet. Your input will be saved on file for the Islands Trust, ISED and Rogers.

Based on your enclosed comments, please note the following:
- Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6. This is a regulatory requirement and is the same safety standard that the adjacent radiocommunication sites the fire hall and local radio station must adhere to.
- We are not clear what you mean by "high intensity frequencies". Rogers is proposing the same type of infrastructure that is in many similar communities such as Saltspring Island, Sonora Island, Quadra Island, Gabriola Island, etc. The tower will be tied into a 200 amp service and will primarily service the local Hornby area. This is not a particularly high powered broadcasting station.
- The proposed tower appears to be approximately 300 meters (just under 1000 ft) and separated by dense forest from your closest building at the recycling depot property. This appears to be a reasonably large setback from a public utility type use. Below is a measurement map.

**Distance to Recycling Depot Buildings**




- Presumably, since your lot has similar or the same type of zoning and also on crown land, you are aware that the proposed facility is a permitted use in the Islands Trust own land use by-law. I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?
- Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).
- As context, and as you know better than we do as a local, the surrounding land uses include a fire hall *(including an existing radiocommunication facility)* directly to the east on Crown Grant land, the Hornby Island Recycling Depot to

the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east *(including an existing radiocommunication facility)*, public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.
- Rogers' proposed 15 m x 15 m compound is a small footprint -- less than most adjacent single family homes for instance.

We are sharing the above land use as context only.

Another consideration that you may find to be of interest is that this proposed infrastructure will be important for public safety since over 80% of calls to emergency responders are now placed via cell phones. You may wish to inquire with your local emergency responders such as the fire hall staff across the street, for instance.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Mon, Jan 9, 2023 at 11:25 AM Hornby Island Recycling [redacted] wrote:

> Good Day, Mr. Gregg.....
>
> Please find attached our comment sheet regarding the proposed telecommunications tower on Hornby Island.
>
> ....Thank you
>
> Stani Veselinovic'
> Manager
> Hornby Island Recycling
> [redacted]
>
> *The HIWMC respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.*

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

1. Are you a cellular phone or wireless device user?
   - ☐ Yes
   - ★ No

2. Do you feel this is an appropriate location for the proposed facility?
   - ☐ Yes
   - ★ No

Comments The distance to the work place and gathering place know as the Hornby Island Recycling Depot is unsafe. It is inside the 400 yards safety zone required to reduce the intensity of the carcinogenic frequencies cell tower emit. Additionally the elevation of the Recycling Depot lines up dangerously with the height of the tower's broadcasting equipment, thus directly blasting the Recycling Depot Staff and patrons with HIGH intensity frequencies.

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
   - ☐ Yes
   - ★ No

Comments
The facility is too close to the our workplace.

Additional Comments
There are people working at the Hornby Island Recycling Depot and the tower is to close to a workplace.

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes.

Name Stani Veselinovic
(Please print clearly)

Mailing Address [redacted] Hornby Island, [redacted]

Email Address [redacted]

**Please email to briangregg@sitepathconsulting.com**
**or mail to PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1**
**ATTENTION: Brian Gregg**
**by January 13th, 2023.**

***Thank you for your input.***

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed Rogers Cell tower on Hornby Island

**Alf Bangert** [redacted] Wed, Jan 11, 2023 at 9:40 AM
To: Brian Gregg <briangregg@sitepathconsulting.com>

Hello Brian,

My legal address is:

[redacted]
Hornby Island BC
[redacted]

-Alf Bangert

On 1/10/23, Brian Gregg <briangregg@sitepathconsulting.com> wrote:
> Dear Alf:
>
> Thanks for sharing your input. Your comments will be saved on file for the
> Islands Trust, ISED and Rogers.
>
> Please kindly note that as per ISED protocols you will have 21 days if you
> wish to comment further.
>
> Below are our responses in green text.
>
> _____
>
> Dear Mr. Gregg,
>
> I am writing to voice my strong objection to a 63 metre Rogers cell
> tower to be built on Hornby Island. My home of 43 years is 680 meters
> east of the proposed location.
> Thanks Alf. Please kindly provide your legal address for the purposes of
> this consultation process.
>
> Given the very small number of existing and potential Rogers customers
> in the area that would be covered by the proposed tower, it seems
> that the primary function must be to serve as a backhaul for the
> Rogers network.
> The intent is to deliver mobile service to customers.
> This is not only important for connectivity but also public safety since
> greater than 80% of calls to emergency responders are placed via cell
> phones.
>
> There are not enough subscribers here to otherwise
> justify the expense of this installation. It would thus be a
> technological overkill, and an unsightly industrial intrusion onto our
> pristine island while being of little or no benefit to
> locals...
>

> Thanks for sharing this. You may find it noteworthy that the proposed
> facility is a permitted use in the Islands Trust own land use by-law. I am
> not clear as to any other such location that offers this land use
> designation where Rogers would be prepared to propose such a facility from
> a technical perspective. Are you aware of such a location?
>
> Specifically, the proposed tower is proposed to be sited on land that is
> zoned PU-Public Use. The PU zone specifically permits Public Use facilities
> (utilities) as well as radio stations. Further, Public Service Uses are
> permitted in all zones and are defined to include telephone or emergency
> services as well as uses regulated under the *Radio Communication Act*
> (cell
> towers fall under this legislation).
>
> As context, the surrounding land uses include a fire hall directly to the
> east on Crown Grant land (including an existing radiocommunication
> facility),
> the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby
> Island Radio Station (CHFR) also to the east (including an existing
> radiocommunication facility), public trails to the south that enter Mt
> Geoffrey Regional Nature Park and crown land to the north also with trails.
> There are also a number of recreational facilities (Hornby Island Disc Golf
> course) and commercial establishments including the Hornby Island Farmer’s
> Market along Central Road. There do not appear to be any residences in the
> immediate vicinity which we hope represents respectful tower siting.
>
> particularly in view of the fact we will soon have fiber
> optic cable service here.
> Fibre optic service will be excellent; however, fibre will only deliver
> fixed internet to one's home or place of business. Rogers' proposal is for
> mobile service.
>
> Having a fibre connection at one's house will not be of much help out on
> the waterways or if people are not at home when they need to call for help,
> for example.
>
> Also, the site would be better used for the
> affordable housing it has been earmarked for.
> The subject crown land property is several hundred acres in size. Rogers'
> compound is only 15 m x 15 m -- less than most single family homes. There
> will be plenty of space for both the proposed use and housing if desired.
>
> Rogers may need that
> tower, but we do not.
> This is a matter of opinion. Some people align with your views and other
> stakeholders desire improved service.
>
> And there are health concerns. The recent amendments to Canada's Code
> 6 regulations appear arbitrary, being based on measurable tissue
> heating, as though there are no other possible effects below those
> allowable levels. Harm to DNA and sub-cellular processes could occur
> at levels well below those stated in the Code. Human populations have
> not been exposed to millimeter frequencies for long enough, under
> controlled conditions, for anyone to be able to state with authority
> that these technologies pose no danger. I am not interested in having
> such an experiment imposed on me, against my will.
> Rogers attests that the proposed facility will comply with Health Canada's

> Safety Code 6. This is a regulatory requirement and the same safety code
> that the adjacent radio station and fire hall communication sites must
> comply with, for example.
>
>
> Sincerely,
>
> Alf Bangert
> Thanks Alf.
>
> *Brian Gregg, RPP, MCIP*
> *SitePath Consulting Ltd.*
> PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
> Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
> Fax: 604-829-6424 | www.sitepathconsulting.com
>
>
>
>
> On Tue, Jan 10, 2023 at 8:25 PM Alf Bangert [redacted] wrote:
>
>> Dear Mr. Gregg,
>>
>> I am writing to voice my strong objection to a 63 metre Rogers cell
>> tower to be built on Hornby Island. My home of 43 years is 680 meters
>> east of the proposed location.
>>
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>> in the area that would be covered by the proposed tower, it seems
>> that the primary function must be to serve as a backhaul for the
>> Rogers network. There are not enough subscribers here to otherwise
>> justify the expense of this installation. It would thus be a
>> technological overkill, and an unsightly industrial intrusion onto our
>> pristine island while being of little or no benefit to
>> locals...particularly in view of the fact we will soon have fiber
>> optic cable service here. Also, the site would be better used for the
>> affordable housing it has been earmarked for. Rogers may need that
>> tower, but we do not.
>>
>> And there are health concerns. The recent amendments to Canada's Code
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>> controlled conditions, for anyone to be able to state with authority
>> that these technologies pose no danger. I am not interested in having
>> such an experiment imposed on me, against my will.
>>
>>
>> Sincerely,
>>
>> Alf Bangert
>>
>

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Letter to CTRC

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Jan 12, 2023 at 3:46 PM
To: Shareen Witt [redacted]
Cc: "spectrum_victoria / victoria_spectre (IC)" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>

Hil Shareen:

I do not think that CRTC is the applicable entity for this application. It would likely be ISED (cc'd).

In any case, similar to the existing radio station tower and fire hall communication site, Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. This is a regulatory requirement.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jan 12, 2023 at 3:04 PM Shareen Witt [redacted] wrote:

> Hi Phil, please find attached a copy of the signed letter that was sent to the CTRC by fax today and the confirmation sheet attached. As per your request, we have copied in Brian Gregg.
>
> Cheers,
>
> Shareen Witt
>
> [redacted]
>
> (Preferred pronouns: she/her/hers)
>
> CUPE Comox Valley Area Office
>
> [redacted]
>
> [redacted]
>
> [redacted]

[redacted]

We respectfully acknowledge that we live, work and play on the unceded traditional territory of the K'omoks First Nation Gila 'kasla…Hay ch q' a'

COPE 491

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59K

# CUPE 556

## Comox Valley Municipal Workers

REPRESENTING MEMBERS IN COURTENAY, COMOX, CUMBERLAND, CVRD AND HORNBY ISLAND

CUPE Local 556 (Hornby Island)
c/o Phil Bailey
[redacted]

Sent Via Fax Only
[redacted]

ATT: CTRC COMPLAINTS AND ENQUIRIES

To Whom It May Concern:

RE: SCHEDULED COMMUNICATIONS TOWER INSTALLATION ON HORNBY ISLAND

As long-term residents of Hornby Island we recognize the significance of the project to install a communications tower on our island.

We would like assurance that all safety measures have been taken by the CTRC to protect the inhabitants of the island from any adverse effects that the use of and transmission by the tower may cause to residents, both short- and long-term.

We live and work in close proximity to the tower site and would like to have our concerns addressed by the CTRC before installation of the tower takes place.

Sincerely,
[redacted]

Phil Bailey [redacted]

L.556 Unit V.P. (Hornby Island)

Cope491

# Transmission Report

| | | | | |
|---|---|---|---|---|
| Date/Time | 01-12-2023 | 02:59:05 p.m. | Transmit Header Text | |
| Local ID 1 | [redacted] | | Local Name 1 | CUPE |

**This document : Confirmed**
**(reduced sample and details below)**
**Document size : 8.5"x11"**

# CUPE 556
## Comox Valley Municipal Workers

REPRESENTING MEMBERS IN COURTENAY, COMOX, CUMBERLAND, CVRD AND HORNBY ISLAND


CUPE Local 556 (Hornby Island)
c/o Phil Bailey
hirraunitvice@gmail.com
C. 250-702-0063

Sent Via Fax Only
819-994-0218


ATT: CTRC COMPLAINTS AND ENQUIRIES

To Whom It May Concern:

RE: SCHEDULED COMMUNICATIONS TOWER INSTALLATION ON HORNBY ISLAND

As long-term residents of Hornby Island we recognize the significance of the project to install a communications tower on our island.

We would like assurance that all safety measures have been taken by the CTRC to protect the inhabitants of the island from any adverse effects that the use of and transmission by the tower may cause to residents, both short- and long-term.

We live and work in close proximity to the tower site and would like to have our concerns addressed by the CTRC before installation of the tower takes place.

Sincerely,

[redacted]

Phil Bailey

L.556 Unit V.P. (Hornby Island)

Cc: [illegible]

Total Pages Scanned : 1 Total Pages Confirmed : 1

| No. | Job | Remote Station | Start Time | Duration | Pages | Line | Mode | Job Type | Results |
|---|---|---|---|---|---|---|---|---|---|
| 001 | 434 | Fax Server | 02:58:10 p.m. 01-12-2023 | 00:00:31 | 1/1 | 1 | EC | HS | CP14400 |

Abbreviations:

| | | | | |
|---|---|---|---|---|
| HS: Host send | PL: Polled local | MP: Mailbox print | CP: Completed | TS: Terminated by system |
| HR: Host receive | PR: Polled remote | RP: Report | FA: Fail | G3: Group 3 |
| WS: Waiting send | MS: Mailbox save | FF: Fax Forward | TU: Terminated by user | EC: Error Correct |

Gmail Brian Gregg <briangregg@sitepathconsulting.com>

# Rogers tower Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Jan 12, 2023 at 4:26 PM
To: Hallie Osborne [redacted]

Thanks Hallie.

Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. This is the same safety standard that the local radio station tower and fire hall tower across the same street must also comply with.

Please note that as per ISED protocols you will have 21 days if you wish to comment further.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jan 12, 2023 at 11:21 AM Hallie Osborne [redacted] wrote:

> Hello Brian,
>
> We are writing in regards to the proposed cell tower on Hornby Island. We want you to know that We are strongly opposed to it. I, Hallie, have lived on Hornby on and off for my entire 38 year life, and I am now choosing to raise my children here.
>
> I will not feel safe if there is a cell tower on this Island. Both for the radio frequencies being sent out into the skies, and for the fact that cell phones, devices and screens will be a bigger part of life here. I want us to maintain the distance we have from all that. Focusing on nature as our TV's, cell phones and enjoyment!
>
> Part of why I have chosen to raise my kids here is because it's remote and away from the technology of the city.
>
> I am concerned that if the cell tower does go through, I will be under a constant state of stress due to it. I have thought that my family will consider selling our property and moving even more remotely if this does happen. I'd rather not have to up and rearrange our entire life so that a cell phone tower can be erected!
>
> Please consider the needs and wants of the residents of Hornby Island. WE DO NOT WANT THIS!!!!!!
>
> Please feel free to reach out me if you want to discuss this further.
>
> sincerely, Hallie May and Ryan May of [redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Fwd: Rogers cell tower on Hornby

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Jan 13, 2023 at 4:53 PM
To: Hornby Radio [redacted]
Cc: Claudia Castro [redacted]

Good Evening Hornby Radio Society Board:

It would be more appropriate for Rogers to comment directly. I've cc'd Claudia accordingly.

As you may know, Rogers' tower will deploy licensed radiofrequency spectrum. There should be no engineering or scientific basis for Rogers proposed facility (all the way across Central Road setback into the crown land property by > 100 meters) to interfere with your tower on a separate radiofrequency band. With that said, we defer to Rogers' input and response.

Please note that as per ISED protocols you will have 21 days if you desire to comment further.

Thanks,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 13, 2023 at 4:38 PM Hornby Radio [redacted] wrote:

> Hello Brian,
> Please see attached letter from the Hornby Community Radio Society Board.

**Hornby Community Radio Society**
[redacted] Hornby Island[redacted]
E-mail: [redacted]

January 12, 2023

To: Brian Gregg of SitePath Consulting Ltd

Re: Potential impacts of proposed Rogers cell tower on Hornby Island

As a neighbour, the Hornby Community Radio Society Board received a consultation package regarding a proposal by Rogers to install a cell tower near the CHFR Radio Studio located at 3875-B Central Road, Hornby Island.

After research and discussion, we are notifying you of our concern about the potential for interference and degradation of the community radio's CHFR 96.5FM signal from the proximity of a cell tower to the radio transmission tower.

We understand that the cell signal itself is on a different wavelength than the FM radio signal and would not likely cause any interference. However, it is possible that the size and proximity of a large metal cell tower could negatively impact the radio transmission.

We request your assurance that should the Rogers cell tower project proceed and we discover that it negatively impacts our transmission of CHFR 96.5FM, Rogers will take responsibility for resolving and mitigating all these impacts to our satisfaction to ensure that Hornby's community radio transmission remains at its current quality.

Sincerely,

Hornby Community Radio Society Board
[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Shaw's Tower - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Jan 13, 2023 at 11:35 PM
To: derek ward [redacted]

Good Evening Derek:

Thanks for your input. Ultimately, as you can imagine, we are required to respond to all reasonable and relevant concerns as defined by ISED; however, debating Health Canada's Safety Code 6 and certain other topics are outside the scope of this consultation process. For your information and knowledge, you may wish to review the ISED CPC, section 4.2, which notes:

https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems

> *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 Impact Assessment Act, 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*

Thanks and please note that I am required to advise you that as per ISED protocols you will have 21 days if you wish to comment further.

Please feel free to reach out if you have any questions. My cell number is 778 870 1388.

Finally, if you are able to kindly share your civic address for the purposes of this consultation that would be appreciated.

Thanks again, Derek, for taking the time to submit your comments.

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 13, 2023 at 10:56 AM derek ward <[redacted] wrote:

> Please ignore the tinfoil hat brigade. They are a very vocal minority. We need better cell service on Hornby.

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Questions and concerns regarding the proposed Rogers Communications Radiocommunications Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Sat, Jan 14, 2023 at 3:36 AM
To: Erin Towson [redacted]

Dear Erin:

Please find below Rogers' responses in green text. Please note that as per ISED protocols you will have 21 days if you wish to comment further.

---

Dear Brian Gregg,

I am writing to you in regards to the proposed 63.0 meter Rogers Communications Radio communications Tower for Hornby Island.

You are asking to build this tower on Crown Land on Hornby. It has come to my attention that this land has been in discussions for year round housing for the community which is one of the most critical needs for residents on the island. Have you looked at other locations on Hornby? Possibly one that isn't also so close to where many of the community gather?
**Upon review of the proposed tower location with the province (land management authority for the property), we were advised that there have been no applications made for other uses that would conflict with this proposal. Multiple locations were reviewed and this is one that appeared potentially feasible.**

**Additionally, the subject property is very large so there is plenty of space for housing or other uses. Rogers' proposed footprint is nominal and less than a single family house. There are many instances wherein communication sites are in proximity to other uses such as housing.**

**The other aspect to consider is land use. Are you aware that the proposed facility is a permitted use in the Islands Trust own land use by-law? I am not clear as to any other such location that offers this land use designation where Rogers would be prepared to propose such a facility from a technical perspective. Are you aware of such a location?**

**Specifically, the proposed tower is proposed to be sited on land that is zoned PU-Public Use. The PU zone specifically permits Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this legislation).**

**As context, the surrounding land uses include a fire hall directly to the east on Crown Grant land (including an existing communication site), the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east (including an existing radiocommunication facility), public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.**

I would like to request that you come to Hornby for an in person meeting to present to us what Rogers is proposing. Having one online meeting is just not conducive to most residents on the island. December 8th at 5pm was just not a convenient time. If given enough notice at a better time of year, I feel like the community would have a chance to meet you in person and find out what this proposal is all about. If the community consultation process is 120 days and it started on November 14th, 2022 then you should have another 60 days to come up with a way to meet with the community in person.

**We already hosted a digital public meeting. Our prior experience with an in person meeting on Hornby Island was very problematic. It was a protest and not an information sharing session. I faced a lot of aggression including people cursing at us on a megaphone, people crossing out with permanent ink markers the materials on our poster boards (someone even wrote curse words on top of our boards), people refusing to respect the format of the meeting and setting up chairs in the middle of the room to host their own event, etc. We have also been advised by certain leadership figures in your community that our security and safety cannot be ensured at such a meeting given some of the people potentially involved. Thus, we will need to carefully consider how to best welcome additional input. Certainly, we have tried to offer a digital public meeting that was well attended and have been responsive to all who have commented or called us for information. We will continue to explore creative ways to enable people to get their opinions heard.**

**We are discussing with the Islands Trust and their staff shared similar experiences.**

I have taken a quick look at the Model Strategy for Antenna Systems. It mentions the consultation process should inform, incorporate local knowledge, harmonize with ISED regulations and guidelines, be transparent, be consistent, be predictable and be expeditious. I do not feel that providing only an online meeting with the community is following those guidelines.
**First of all, the ISED process has no requirement for a public meeting. Second, we have discussed the model protocol with Islands Trust planning staff and are working**

**cooperatively to harmonize. One item we will be doing is sharing the proposal with the LTC, though they are already aware of it. We are not aware of other substantive requirements in the model protocol that we have not already commenced.**

**Rogers remains open to working with the Islands Trust.**

Regarding public consultation, you are required to notify all property owners and residents within a notification distance of 10 metre for every one metre of height of the tower. From what I understand the proposed tower location is within the list of discouraged locations. The tower will not share land with, but is within the vicinity of, the school, day care, playground, recycle depot/free store, library, community health centre, medical clinic, bank, farmer's market, community hall, Joe King Ball Park, radio station, fire hall and Spark. These are all places where residents in the community gather or work for numerous hours per week. Was this something that Rogers took into consideration when choosing the location?
**We will discuss with the Islands Trust and province. Refer to our comments above re: land use. We are of the understanding that this is a reasonable location for the facility to be proposed relative to other options in the community.**

The last revised update of Safety Code 6 that I could find online was in 2015. It is currently 2023. It states that the radio frequency EMF exposure to the residents of Hornby is safe. With the rapid change of technology and this clearly outdated exposures guidelines, does Roger's feel confident that they are willing to take any risk of liability for the community in case it turns out to be wrong? Government once stated that cigarette and asbestos were safe for its citizens, and with time those proved to be incorrect. What benefits other that better cell service does this cell tower provide Hornby residents where we should take any risk of it affecting our health?
**Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. This is a regulatory requirement.**

**It is outside the scope of my role to comment on any legal matters. You are welcome to inquire with ISED or Rogers' regulatory team directly if you wish to have those types of discussions.**

I think the community should be aware of how many year round Rogers cell phone customers are on Hornby Island. In the peak summer months of tourism what does that amount of daily users go up to that would require use of a Rogers cell tower? Would the tower be able to service that many new customers at one time? I am a Telus cellular customer. Will I benefit from having the tower at that location on Hornby Island? Will Telus or other cell service providers be leasing space on the tower as well, so that I and others

in the community will benefit from better cellular reception? Has Rogers done any research on smaller communities, specifically islands to see whether or not insurance on our properties would be impacted if there is the potential risk of a fire from the tower? These are things a small community like us, needs to know.
**TELUS has been made aware of the tower and has preliminarily expressed interest in co-locating. We are awaiting their formal input however Rogers will share the tower in accordance with ISED protocols for tower sharing and co-location.**

I still own property on the mainland but I also now co-own property here on Hornby Island near my family. My brother, his wife and young family live, work, go to school and play most of the year on Hornby. My sister-in law who just went through a battle with cancer works up at the Depot. She will be working very close to where the potential tower is, so I have concerns for her health. The family is not a member of the Spark Maker-space but they do spend time there and I am sure that as my little nephews grow older they will be spending more time there. My brother is on the board of Joe King Ball Park and the entire family spends many hours there spring, summer and fall. I, myself, have spent more time on Hornby in the last year. I am sensitive to EMF and find my body functions a lot better when I am away from the city where it is all around me. I have enjoyed not having cell service at my property on Hornby. If I need to use my cell phone I can walk to the local beach where there is a booster.
**Thanks for your perspective. Having wireless service is a matter of public safety since greater than 80% of calls to emergency responders are placed via cell phones.**

**We are not medical experts so cannot comment on your stated medical concerns. Rogers' duty is to comply with Health Canada's safety protocols.**

As I was unable to attend the December 8th session, was it recorded and can I please have access to it so I can feel more informed?
**We do not record people or sessions without their permission.**

With all of the feed back and questions you have received from the community, what is the next step and how will the Hornby residents be apprised of it?

**We will be discussing at the January 20 LTC meeting, I believe, though I am still awaiting my formal invite from the planner.**
Today is the last day to send you concerns, so what happens now?
**We will submit a consultation summary report at some point but we intend to discuss at the Jan 20 meeting first. There are some details we would like to confirm and ensure alignment on process expectations. There is plenty of time to discuss as we still need to go through the provincial referral process for crown land. No decisions**

**will be made or sought for some time.**

I am a cellular phone or wireless device user with Telus. Once my contract is over, I plan to not have cell phone and will use only my land line.

I do not feel it is an appropriate location for the proposed facility as it is way too close to numerous community gathering locations and where a large majority of residents earn their income.
**Thanks Erin. Truthfully, there is a desire to have the supporting infrastructure in reasonable proximity to the end users that the tower will service. If the tower is located where nobody lives or work then there will be service limitations.**

**You might consider that there are two existing radiocommunication facilities in the same area already, for instance. Nonetheless, we appreciate your comments and concerns and will save them in the consultation file.**

I thank you for your time listening to my concerns and in advance for answering my questions.
**Thanks Erin. Please call me at 778 870 1388 if you wish to discuss. I'll be pleased to follow up in email but it can be a challenge to keep up with my inbox so I'd welcome a call if you have a lot more questions and I'd be pleased to give you all the information I know both verbally and subsequently in writing.**

In regards,
Erin Towson
[redacted]
Hornby Island, BC
[redacted]

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Jan 13, 2023 at 4:50 PM Erin Towson [redacted] wrote:

> Dear Brian Gregg,
>
> I am writing to you in regards to the proposed 63.0 meter Rogers Communications

Radio communications Tower for Hornby Island.

You are asking to build this tower on Crown Land on Hornby. It has come to my attention that this land has been in discussions for year round housing for the community which is one of the most critical needs for residents on the island. Have you looked at other locations on Hornby? Possibly one that isn't also so close to where many of the community gather?

I would like to request that you come to Hornby for an in person meeting to present to us what Rogers is proposing. Having one online meetingis just not conducive to most residents on the island. December 8th at 5pm was just not a convenient time. If given enough notice at a better time of year, I feel like the community would have a chance to meet you in person and find out what this proposal is all about. If the community consultation process is 120 days and it started on November 14th, 2022 then you should have another 60 days to come up with a way to meet with the community in person.

I have taken a quick look at the Model Strategy for Antenna Systems. It mentions the consultation process should inform, incorporate local knowledge, harmonize with ISED regulations and guidelines, be transparent, be consistent, be predictable and be expeditious. I do not feel that providing only an online meeting with the community is following those guidelines.

Regarding public consultation, you are required to notify all property owners and residents within a notification distance of 10 metre for every one metre of height of the tower. From what I understand the proposed tower location is within the list of discouraged locations. The tower will not share land with, but is within the vicinity of, the school, day care, playground, recycle depot/free store, library, community health centre, medical clinic, bank, farmer's market, community hall, Joe King Ball Park, radio station, fire hall and Spark. These are all places where residents in the community gather or work for numerous hours per week. Was this something that Rogers took into consideration when choosing the location?

The last revised update of Safety Code 6 that I could find online was in 2015. It is currently 2023. It states that the radio frequency EMF exposure to the residents of Hornby is safe. With the rapid change of technology and this clearly outdated exposures guidelines, does Roger's feel confident that they are willing to take any risk of liability for the community in case it turns out to be wrong? Government once stated that cigarette and asbestos were safe for its citizens, and with time those proved to be incorrect. What benefits other that better cell service does this cell tower provide

Hornby residents where we should take any risk of it affecting our health?

I think the community should be aware of how many year round Rogers cell phone customers are on Hornby Island. In the peak summer months of tourism what does that amount of daily users go up to that would require use of a Rogers cell tower? Would the tower be able to service that many new customers at one time? I am a Telus cellular customer. Will I benefit from having the tower at that location on Hornby Island? Will Telus or other cell service providers be leasing space on the tower as well, so that I and others in the community will benefit from better cellular reception? Has Rogers done any research on smaller communities, specifically islands to see whether or not insurance on our properties would be impacted if there is the potential risk of a fire from the tower? These are things a small community like us, needs to know.

I still own property on the mainland but I also now co-own property here on Hornby Island near my family. My brother, his wife and young family live, work, go to school and play most of the year on Hornby. My sister-in law who just went through a battle with cancer works up at the Depot. She will be working very close to where the potential tower is, so I have concerns for her health. The family is not a member of the Spark Maker-space but they do spend time there and I am sure that as my little nephews grow older they will be spending more time there. My brother is on the board of Joe King Ball Park and the entire family spends many hours there spring, summer and fall. I, myself, have spent more time on Hornby in the last year. I am sensitive to EMF and find my body functions a lot better when I am away from the city where it is all around me. I have enjoyed not having cell service at my property on Hornby. If I need to use my cell phone I can walk to the local beach where there is a booster.

As I was unable to attend the December 8th session, was it recorded and can I please have access to it so I can feel more informed? With all of the feed back and questions you have received from the community, what is the next step and how will the Hornby residents be apprised of it? Today is the last day to send you concerns, so what happens now?

I am a cellular phone or wireless device user with Telus. Once my contract is over, I plan to not have cell phone and will use only my land line.

I do not feel it is an appropriate location for the proposed facility as it is way too close to numerous community gathering locations and where a large majority of residents earn their income.

I thank you for your time listening to my concerns and in advance for answering my

questions.

In regards,
Erin Towson
[redacted]
Hornby Island, BC
[redacted]
[redacted]

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# tower proposal Hornby Island

**Jo Harrison** [redacted] Thu, Jan 19, 2023 at 4:05 PM
To: Brian Gregg <briangregg@sitepathconsulting.com>

Thanks for this info.
J

On Jan 19, 2023, at 3:29 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Dear Jo Ann:

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

However, I should kindly note that the comment deadline was January 13, 2023 as you can see at the bottom of the comment sheet. Nonetheless, it has been my practice to save all comments -- including late comments -- and to let the decision makers know that it is up to them as to whether or not to include any late comments in their decision making process.

We greatly appreciate that you have taken the time to submit your input in any case.

Also, I should mention that since this proposal is on provincial crown land, there will be an additional opportunity for public comments via a provincially managed public notice and referral process. As of this time, the comment deadline has only passed for the federally mandated consultation process for cell towers.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Jan 19, 2023 at 1:47 PM Jo Harrison [redacted] wrote:

# APPENDIX C

# PUBLIC COMMENTS – ROUND 2 OF PUBLIC CONSULTATION

Gmail

**Brian Gregg <briangregg@sitepathconsulting.com>**

# Proposed Hornby Island cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Jan 31, 2024 at 10:26 AM
To: Ian Heselgrave [redacted]
Cc: Molly Proudfoot [redacted], Josh Porter [redacted], Shaun Jones [redacted]

Good Morning Ian,

Thanks for sharing your email of support. We will save this in the consultation file for the Islands Trust, ISED, Rogers and TELUS to take into account as part of the land use decision making process. Thanks for taking the time to reach out. If you have any further comments or questions please feel free to contact me at anytime. My direct number is 778 870 1388.

Please kindly note that I am required to advise you as per ISED (federal) protocols that you will have 21 days if you wish to comment further.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

Canadian Institute of Planners
CIP·ICU
MEMBER

On Mon, Jan 29, 2024 at 4:21 PM Ian Heselgrave [redacted] wrote:

> Hello Brian,
>
> This is an email of support for the proposed Hornby cell tower. Cell coverage at the Hornby Elementary School is non-existent which adversely affects emergency response and communication with staff, students and parents.
>
> Best regards,
>
> Ian
>
> **Ian Heselgrave**
> Director of Operations
> Comox Valley School District
> http://www.sd71.bc.ca

Phone: [redacted]
Email: [redacted]

Comox Valley Schools
A Community of Learners
INNOVATIVE • INQUISITIVE • INCLUSIVE

Gmail

**Brian Gregg <briangregg@sitepathconsulting.com>**

# Proposed cell tower - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Jan 31, 2024 at 10:30 AM
To: Josh Porter [redacted]

Good Morning Josh,

Thanks for sharing your email of support. We will save this in the consultation file for the Islands Trust, ISED, Rogers and TELUS to take into account as part of the land use decision making process. As you noted, existing service is not reliable in the area and this could have operational impacts for the school district. The lack of connectivity can also pose a public safety issue given that greater than 80% of calls to emergency responders such as 911 are now placed via cell phones.

Please kindly note that I am required to advise you as per ISED (federal) protocols that you will have 21 days if you wish to comment further. You are more than welcome to contact me directly anytime at 778 870 1388 if you would like to discuss anything further.

Best Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Canadian Institute of Planners
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MEMBER

On Tue, Jan 30, 2024 at 10:39 AM Josh Porter [redacted] wrote:

> Hi Brian,
>
> This email is in support of the proposed cell tower on Hornby Island. We have struggled with cellular service (currently there is no service) coverage at Hornby Island Community School for many years. This lack of service negatively impacts our communications with students, staff, and parents, including emergent situations.
>
> Kind regards,
>
> Josh

**Josh Porter**

Director of Information Technology

Comox Valley Schools

[redacted]

www.comoxvalleyschools.ca

Gmail

Brian Gregg <briangregg@sitepathconsulting.com>

# Proposed cell tower - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Jan 31, 2024 at 10:43 AM
To: Shaun Jones [redacted]

Good Morning Shaun,

Thanks for your email. This will be saved in the consultation file for the decision makers. We understand that existing wireless connectivity on Hornby is extremely limited and this is creating a number of operational challenges for the school and its staff, students and the general public as you noted. We are hopeful to resolve these service gaps with this proposal and your supportive email is helpful as we aim to garner the necessary land use approvals.

Please feel free to contact me if you would like to discuss anything further. As per ISED consultation protocols I am required to advise you that you will have 21 days if you wish to comment further.

Thank you,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
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Canadian Institute of Planners
CIP·ICU
MEMBER

On Tue, Jan 30, 2024 at 11:37 AM Shaun Jones [redacted] wrote:

> Brian,
>
> Please accept this email as a letter of support for the proposed cell tower on Hornby Island.
>
> Due to lack of cellular coverage at Hornby Island Community School, communication abilities are negatively impacted with staff, students, and public daily, and vice versa.
>
> **Shaun Jones**
> Manager of Information Technology
> Comox Valley Schools
> http://www.comoxvalleyschools.ca
>
> [redacted]

## Hornby cell tower support

**Brian Gregg** <briangregg@sitepathconsulting.com> Thu, Feb 1, 2024 at 1:07 PM
To: Cath Gray [redacted]
Cc: Michael Berman [redacted]

Good Afternoon Catherine and Mike,

Thanks very much for taking the time to share your input. We understand that the lack of existing connectivity is problematic for many people as you outlined in your email. Perhaps the most important reason is from a public safety perspective given that greater than 80% of calls to emergency respnoders such as 911 are now placed via wireless devices like cell phones. Indeed, most people are not conveniently located near their landline when they need to call for help hence the importance of such services. This will also be helpful for the many remote workers on Hornby Island and for people who may not have a fixed line or wireline connection.

Your comments will be saved in the consultation file for the decision makers to take into account. Please kindly note that as per ISED protocols (federal guidelines) I am required to advise you that you will have 21 days if you wish to submit any further comments.

Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Feb 1, 2024 at 11:34 AM Cath Gray [redacted] wrote:

Hi there

Thank you for sending out your consultation package. My husband Mike Berman and I strongly support the addition of the cell tower as proposed. We feel island wide cell phone coverage is crucial for health and safety in case of emergencies and accidents, and to alleviate heath impacts of our phones continuously scanning for non-existent signal at our home.

Many thanks

Catherine Gray and Mike Berman

## HIRRA Cemetery Committee response to proposed Cell Tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Mon, Feb 5, 2024 at 10:54 AM
To: "Tina.Wayne Wai" [redacted]

Dear Ms. Wai:

Thank you for sharing your email. Your comments will be saved in the consultation file for the decision makers. As of the time of the initial Rogers' application for the proposed communication site on provincial crown land, the province confirmed and advised that there are no other land tenure applications in the vicinity for other uses such as those that you referenced in your below email. Notwithstanding the foregoing, your input is appreciated and will be shared with ISED, the Islands Trust and Rogers.

Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Fri, Feb 2, 2024 at 7:43 PM Tina.Wayne Wai [redacted] wrote:

To Brian Gregg, and to Reina & the board of HIRRA

On Dec. 8, 2022, the cemetery committee sent the following email to Brian Gregg with a copy to the HIRRA board. Two years later, The entire committee remains opposed to the tower proposal and we are resending our original email. Reina, we would also appreciate you now forwarding this to the appropriate Island Trustees.

The seven Hornby Cemetery Stewards are unanimously opposed to Roger's proposal to erect a 63 meter tower plus housing and small fenced and locked compound on Hornby Island Crown Land. We feel that Crown Land will be infinitely better employed for community initiatives such as needed Cemetery expansion or desperately required Community Housing.

Thank you for requesting our point of view, we all feel strongly against this proposal.

Hornby Cemetery Stewards:
**Gemma Colin, Gloria Herbert, Barb Inglis, Kathleen O'Brien, Ian Palmer, Larry Smith, and Tina Wai**

## Ref. W6420 - Hornby Island

**Brian Gregg** <briangregg@sitepathconsulting.com> Wed, Mar 6, 2024 at 1:10 PM
To: Alf Bangert [redacted]

Thank you, Mr. Bangert.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Tue, Mar 5, 2024 at 7:25 PM Alf Bangert [redacted] wrote:
As requested, my civic address is: 3680 Roburn Rd. Hornby Island BC. This location is, according to Google Earth, 585.84 meters from the proposed Rogers tower.
-Alf Bangert

On Tue, Mar 5, 2024 at 4:05 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
Good Afternoon Mr. Bangert,

Thank you for reiterating your input. We have saved your comments in the consultation file for the various decision makers to take into account. May we kindly request your civic address for the purposes of this consultation process?

Additionally, given the nature of your comments, we feel it is logical to respectfully refer you to section 4.2 of the ISED *CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems* which notes the following:

https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems

Concerns that are not relevant include:

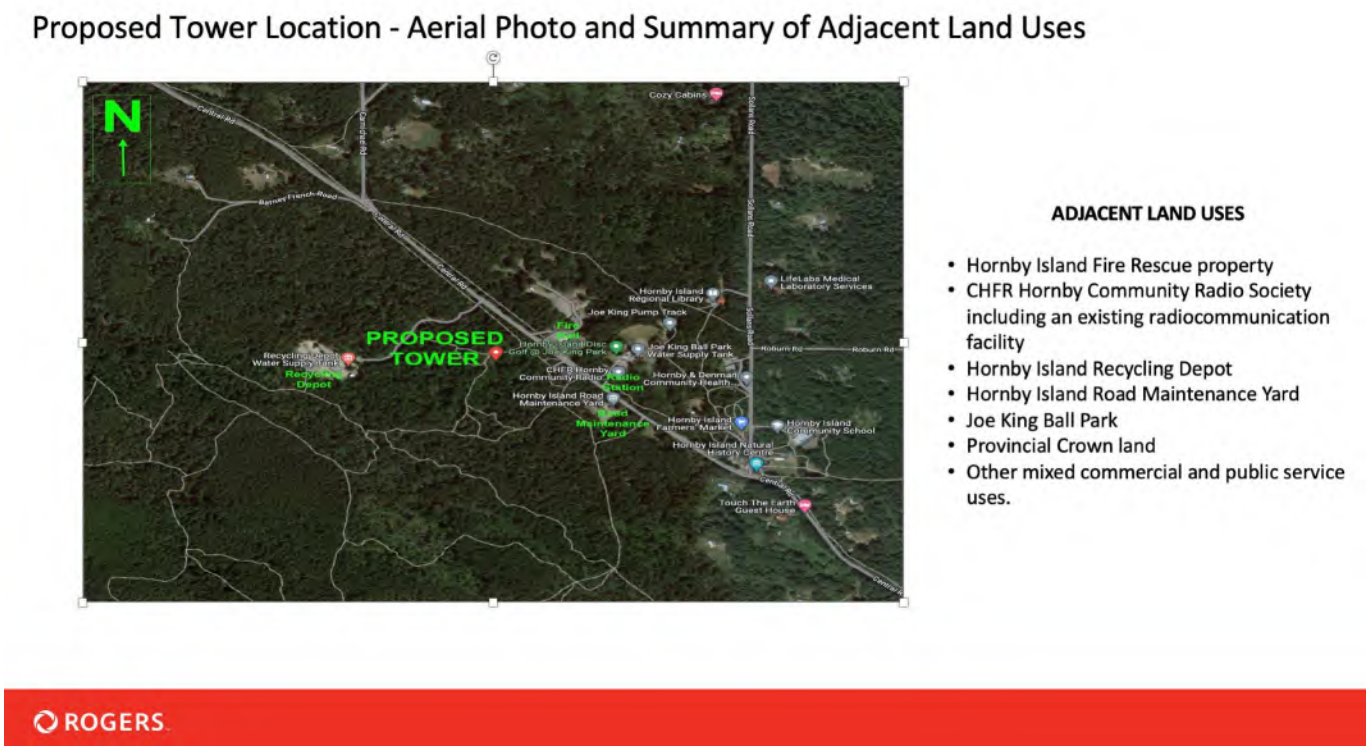
- disputes with members of the public relating to the proponent's service, but unrelated to antenna installations
- potential effects that a proposed antenna system will have on property values or municipal taxes
- questions whether the *Radiocommunication Act*, this document, Safety Code 6, locally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

Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. This is the applicable regulatory requirement.

Regarding land use and your comments about aesthetics, the proposed tower is to be sited on land that is zoned PU-Public Use. At the time of commencing this proposal the PU zone specifically permitted Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this specific legislation). You may find it noteworthy that the local Hornby Island radio station has a communication site (tower) directly adjacent also along Central Road, for instance.

As additional context, the surrounding land uses include a fire hall directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east, public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.

Below is a a slide I put together on the land use context of this proposal for further reference.




Please kindly note that as per ISED (federal) protocols you will have 21 days if you wish to comment further.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com



On Tue, Mar 5, 2024 at 3:23 PM Alf Bangert [redacted] > wrote:
Dear Mr. Gregg,

I am writing in response to the recent mailout concerning the proposed Rogers Tower for Hornby Island. I wish to confirm my continued strong opposition to this proposal, in spite of your answers to my original email which were nothing I hadn't heard before.

I have a copy of the Canada Safety Code 6 which after reading leaves assurances of safe exposure limits ringing rather hollow. It seems evident that decisions were made in a somewhat arbitrary manner and the "science" then adjusted to support those decisions. There is a revealing paragraph in the introduction, page 9, that I will copy here:

*The exposure limits were established from a review of experiments conducted over the last 30 years on biological organisms, including humans, animals and cell systems(1,2,3). The limits recommended in this Code have been set at least a factor of 10 lower than the threshold where potentially harmful effects begin, as judged by a consensus of the scientific community(4,5). Biological effects of RF fields at levels too low to produce significant heating have also been reviewed(3,6). These effects are not well established, nor are their implications for human health sufficiently well understood. Thus, they cannot provide a basis for making recommendation towards the restriction of human exposures to such low-intensity RF fields.*

So, while acknowledging the possibility of biological effects at exposures below those causing measurable tissue heating, these experts have, by consensus, decided to not allow for that possibility in setting "safe" levels. The problem is that exposure to non-ionizing radiation works on a time-dose relationship principle, where a long term small exposure does as much damage as a short term intense exposure. Every minor bit of damage is permanent and cumulative. And, that the effects not being well established, or sufficiently well understood, doesn't mean they won't be in the near future. I am not interested in being an involuntary test subject in this real life experiment. To risk real health deterioration just so some people can yak on a phone appears to be an abrogation of scientific and health protocol.

Here is another snippet from the code 6, preface, page 3:

*The objective of this Code is to establish guidelines for limiting RF and microwave exposure. As such, the document does not describe techniques for product performance evaluation. However, some basic principles and methods for evaluation of exposure levels are included in order to assist readers who are not familiar with RF measurements and evaluation.* ***The Bureau recommends that organizations which adopt this Code develop their own procedures for compliance and exposure evaluation.***

This seems to introduce some leniency for the benefit of the telecom industry, rather than protecting the general public.

The underlying fact that the exposure limits are based on measurable tissue heating alone, as if that were the only possible effect, indicates an incomplete science in this field. Yes, it is difficult to test for effects when you don't know what you're looking for, but that doesn't mean they are not there. We just haven't got there yet. In Saltzburg, Austria, the exposure limit is 1 mw/m2 compared to code 6 at 1 mw/cm2; an enormous difference. To claim that our Code 6 is among the world's strictest is misleading. At any rate, my confidence in these guidelines is low to non existent. So, those are my primary reasons for objecting to the tower proposal...in addition to the unsightly industrial appearance of such a behemoth, despoiling the natural beauty of Hornby Island.

Sincerely,

-Alf Bangert

## Cell tower

**Brian Gregg** <briangregg@sitepathconsulting.com> Fri, Mar 8, 2024 at 10:45 AM
To: elaine savoie [redacted]

Dear Ms. Savoie:

Thanks for your comments. If you would like to discuss further, my cell number is 778 870 1388.

Please kindly note that as per ISED (federal) protocols I am required to advise that you will have 21 days if you desire to comment further.

Finally, the decision makers have requested that we keep a log of the civic addresses of each commenter. If you would like to share this information that would be appreciated.

Kind Regards,

**Brian Gregg, RPP, MCIP**
**SitePath Consulting Ltd.**
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Mar 7, 2024 at 8:09 PM elaine savoie [redacted] wrote:
> I want to add my voice to the many who are opposed to having the cell tower on Hornby Island. Please do not put it here.
> Elaine Savoie

# STAFF REPORT

File No.: Housing Agreement Bylaw No. 178, 2024

| | |
|---|---|
| DATE OF MEETING: | November 1, 2024 |
| TO: | Hornby Island Local Trust Committee |
| FROM: | Ian Cox, Planner 2<br>Northern Team |
| SUBJECT: | Beulah Creek Village Housing Agreement Bylaw No. 178<br>Applicant: Hornby Island Housing Society & M'akola Development Services<br>Location: 5040 Central Road (PID: 028-221-401) |

**RECOMMENDATION**

1. **That the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be read a first time.**

2. **That the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be read a second time.**

3. **That the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be read a third time.**

4. **That the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.**

**REPORT SUMMARY**

This purpose of this report is to present the Hornby Island Local Trust Committee (LTC) with draft Housing Agreement Bylaw No. 178 for the Beulah Creek Village housing development, located at 5040 Central Road. A housing agreement is required to operate "community housing" as use within the R3(a) zone on the subject property. Staff recommend the LTC give three readings to the bylaw and forward it to the Islands Trust Executive Committee for approval. No Policy Statement Directives Checklist is needed for EC consideration of administrative bylaws and so that step is not included in this report.

The LTC is being asked to:

1. Support the draft Housing Agreement Bylaw No. 178 to allow M'akola Development Services to operate Beulah Creek Village being constructed by BC Housing. The housing agreement and enabling bylaw will be registered on title by a Section 219 Land Title Act restrictive covenant;

2. Give readings to the enabling bylaw to support the Housing Agreement. The bylaw authorizes the LTC to enter into a housing agreement with another party or parties; and

3. Forward the bylaw to the Islands Trust Executive Committee (EC) for approval. Following EC approval, the LTC can consider final adoption and subsequent registration of the agreement/section 219 covenant on the property title at the Land Title Office.

**BACKGROUND**

The land on which the Beulah Creek Village housing project is located is zoned Residential 3A – Community Housing (R3A) under the Hornby Island Land Use Bylaw No. 150 (LUB). The approximately 7.4 hectares of land at 5040 Central Road was donated to The Islanders Secure Land Association (ISLA) by the Weiss family years ago.

In 2018, the Hornby Island Elder Housing Society and ISLA began to work together with the assistance of BC Housing. The Hornby Island Elder Housing Society then changed its name to Hornby Island Housing Society (HIHS) and also broadened its mandate from serving senior citizens, to the needs of all ages. The subject lands are zoned for community housing via a multi-year LTC project that included amendments to the Official Community Plan (OCP) and LUB. HIHS is the current property owner and has engaged M'akola Development Services (M'akola) as the operator and Lessee for the planned housing units. BC Housing is the funder.

**ANALYSIS**

The provision of a housing agreement to operate affordable and community housing units on the subject lands is made necessary in this case by two mechanisms:

1. by the LUB definition of "community housing", which defines the use as subject to a housing agreement under section 483 of the *Local Government Act (LGA)*; and

2. by an existing covenant on the property title which runs with the land, as registered by the former owner and donor, the Weis family, between themselves and the LTC.

The situation is unique in that generally, housing agreements come about as a requirement of a rezoning application, where the applicant, staff, and the LTC work together to include terms that are specific to a proposed development. In this case, the R3A zone was created through a LTC bylaw review and amendment process, as mentioned, and not as a result of an external application. These two items are explained further in the following sections.

***Land Use Bylaw***

"Community Housing" is a permitted principal use in the R3A zone, where *community housing,* "means dwelling units that are deed restricted and/or rent controlled, that are subject to a housing agreement under Section 483 of the LGA and are constructed for community residents on land that is owned by a government body or agency or a non-profit organization constituted under the *Societies Act*".

***Existing Covenant***

Restrictive Covenant FB349374 was registered to the property in 2010 and subsequently modified in 2017 with a new document, CA6451846, removing the requirement of the original which stipulates that "no more than one third of the housing units, at any time, will be rental" (**see Attachment 1**).

Restrictive covenant FB349374 requires that the donated lands be used only for Community Housing, and includes a term stating the covenant will become obsolete if the land owner enters into a housing agreement under the *Islands Trust* Act and the *Local Government Act*. The covenant stipulates only that a housing

agreement is necessary for the covenant to become obsolete, but does not dictate specific terms such as rental rates. The original version of the document did stipulate that a maximum of one third of the units be rentals, but the subsequent modification removed that requirement as discussed above.

***Housing Agreement***

The primary purpose of a housing agreement is to ensure affordability for the renters or owners into the future. While the terms and conditions of an agreement can vary between properties, a housing agreement usually serves to limit rental rates or sale price (rental rates in this case), and may also stipulate who may reside in the units on the property by establishing eligibility requirements, organized in order of priority as this agreement does. The specific terms, such as the rental amounts and other charges, are determined at the time that an individual housing agreement is drafted.

There are three parts to a housing agreement:

1. The Bylaw: established by the LTC, authorizing it to enter into a housing agreement with another party or parties;

2. The Housing Agreement: attached to the bylaw and is the contract between the parties to provide affordable housing in the form of a Section 219 Land Title Act restrictive covenant; and

3. Registration: once the housing agreement bylaw is approved, the housing agreement/covenant will be registered on the property title at the Land Title Office.

M'akola, BC Housing, and Islands Trust staff have worked to draft a housing agreement to meet the requirements of the BC Housing funding model from the Islands Trust template that was developed in consultation with its legal counsel; the intent of the template being to eliminate or minimize cost to applicants seeking to provide affordable housing. The template provides flexibility to incorporate project-specific details. Since there has been no significant modification, legal review by Islands Trust is not necessary. There have been no significant changes to the template in terms of the standard General Terms (including for Indemnity, Transfer, Release, Remedies, etc.), but includes specific terms to align with the funder/operator lease and operating agreement requirements such as eligibility, rental rates to be determined by the funder, and so on (**see Attachment 2**).

***Statutory Notification | Public Comments***

In accordance with the *Local Government Act*, notice of First Reading of the bylaw was published in the Hornby Tribune on October 16th and 23rd, 2024 and posted to the bulletin board at the Hornby Co-op, as well as published on the Hornby LTC web page, and a LTC Caorda subscriber email was sent out (see **Attachment** 3).

At the time of writing, no official written public correspondence was received in response to the notification. However, staff note at least one instance of concern raised by the public prior to the notification, regarding the lease/operator agreement between BC Housing and M'akola and how this might affect the terms of the housing agreement - specifically the following points:

- **Eligibility as Qualified Renter–** Will the housing agreement stipulate only Hornby residents or permit off-island applicants?

  See Schedule "B" to the housing agreement in Attachment 2.

- **Perpetuity of affordable units –** The lease agreement between BC Housing and the Operator appears to state that the use could change in the future if affordable housing becomes unfeasible to operate.

  The LUB zoning permits three principal uses on the subject land: community housing, residential use of a dwelling, and accessory uses, buildings and structures). Any use conducted on the lands would need to comply with the bylaw. Further questions about the development and operations should be directed to BC Housing and/or M'akola representatives.

- **Affordability of the market rate units -** BC Housing website lists the program requirements of the Canada Mortgage and Housing Corporation (CMHC), stating that the initial market rent approved by BC Housing must be "maintained at or above the CMHC average market rent". Why is this the case?

  This technical question should be answered by BC Housing or M'akola representatives.

- **Concern for definition of low to moderate income –**Tenant Income Eligibility on the website lists low and moderate income limits for 2024 at $85,000 - $100,000 and that applicants must make between these amounts to be eligible. Concern was raised that this is not truly affordable housing or in line with the original intent of the donated lands.

  This question/concern should also be directed to BC Housing or M'akola representatives (the operator).

Staff understand that matters regarding the housing development operations are the jurisdiction of BC Housing and between that body and the operator, since the existing registered covenant and modification run with the land and stipulate only that they will become obsolete if a housing agreement replaces them. There are no rent or tenure-specific terms in the covenant or its modification to the best of staff's knowledge.

***Referrals***

Referrals to agencies and First Nations are not required for administrative bylaws such as a housing agreement. Referrals were conducted when the land was rezoned to R3A and the OCP and LUB were amended by the LTC of the time.

***Public Hearing***

The Province of BC has recently amended the *Local Government Act* in several ways that change the land use planning framework, with the objective to enable local governments to provide more housing opportunities in an expedited manner. One of the changes to Section 464 means that Public Hearings are no longer required for, nor allowed, if the subject bylaw is directly related to housing; therefore a Public Hearing will not be held for proposed Bylaw No. 178.

**RATIONALE FOR RECOMMENDATIONS**

The Beulah Creek lands have been intended for community housing since they were donated by the Weiss family and later zoned for that purpose by the LTC. The Hornby community and various housing groups and individuals have worked many years to see the project realized. The land is zoned appropriately for community housing as R3A under the Hornby LUB and as such requires that a housing agreement be applied in order to conduct the community housing use. The staff recommendations are found on page 1 of this report. Administrative bylaws do not require Ministerial approval.

**NEXT STEPS**

If the LTC chooses the recommendations on page 1 of this report, staff will forward the bylaw to the Secretary of the Islands Trust Executive Committee for approval. If approved by the Executive Committee, the LTC could consider adoption of the bylaw by Resolution Without Meeting if no further discussion is anticipated. This is lawful under the current applicable provincial statutes for administrative bylaws and would allow the funder and operator to proceed with construction of the project more expediently and prior to the next regular LTC business meetings in 2025 which have not yet been scheduled.

**ALTERNATIVES**

1. **Request further information**

   The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

   *That the Hornby Island Local Trust Committee request that staff/Hornby Island Housing Society provide the following information [description] to the Islands Trust prior to considering [further] [X} reading(s) of proposed Hornby Island Housing Agreement Bylaw No. 178, 2024.*

2. **Receive for information**

   The LTC may receive the report for information and defer consideration to a future LTC meeting date.

| | | |
|---|---|---|
| Submitted By: | Ian Cox, Planner 2 | October 18, 2024 |
| Concurrence: | Renée Jamurat, RPP MCIP, Regional Planning Manager | October 21, 2024 |

ATTACHMENTS:

1. Existing Restrictive Covenant FB349374 and Modification CA6451846
2. Proposed Bylaw No. 178, 2024 and draft Housing Agreement.
3. Statutory Notice of First Reading

FORM_C_V22 (Charge)

VICTORIA LAND TITLE OFFICE

Nov-17-2017 14:19:30.001

DECLARATION(S) ATTACHED

CA6451846

**LAND TITLE ACT**
**FORM C (Section 233) CHARGE**
**GENERAL INSTRUMENT - PART 1 Province of British Columbia**



Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Michael Steven Krugel ZKMZWM — Digitally signed by Michael Steven Krugel ZKMZWM Date: 2017.11.17 14:15:52 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

KRUGEL & COMPANY (#011781)
Barristers & Solicitors
#102 - 635 Fitzgerald Avenue
Courtenay BC V9N 2R4
Tel: (250) 338-0644
File: 17-272

Document Fees: $71.58 STC Fees: $14.31 Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

| [PID] | [LEGAL DESCRIPTION] |
|---|---|
| **028-221-401** | **LOT 1, SECTION 11, HORNBY ISLAND, NANAIMO DISTRICT, PLAN VIP87990** |

STC? YES ☑

3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION

**Modification** FB349374

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☑ Express Charge Terms Annexed as Part 2
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**BERNHARD WEISS AND CHRISTA MARTHA MARIA WEISS**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**ISLANDERS' SECURE LAND ASSOCIATION INC.**

7720 CENTRAL ROAD
HORNBY ISLAND BRITISH COLUMBIA
V0R1Z0 CANADA

Incorporation No S-0048785

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

| Officer Signature(s) | Execution Date Y | M | D | Transferor(s) Signature(s) |
|---|---|---|---|---|
| Michael Krugel<br>Barrister & Solicitor<br>#102 - 635 Fitzgerald Avenue<br>Courtenay, BC V9N 2R4<br>Tel: (250) 338-0644 | 17 | 11 | 15 | Bernhard Weiss<br><br>Christa Martha Maria Weiss |

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM_D1_V22

**LAND TITLE ACT**
**FORM D**

**EXECUTIONS CONTINUED** 

| Officer Signature(s) | Execution Date Y | M | D | Transferor / Borrower / Party Signature(s) |
|---|---|---|---|---|
| MIchael Krugel<br>Barrister & Solicitor<br>#102 - 635 Fitzgerald Avenue<br>Courtenay, BC V9N 2R4<br>Tel: (250) 338-0644 | 17 | 10 | 18 | Islanders' Secure Land Association Inc.<br>by its authorized signatory:<br><br>Katherine Ronan |

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Part 2

# COVENANT MODIFICATION AGREEMENT

Dated as of September 25, 2017

Between:

Islanders' Secure Land Association Inc.
7720 Central Road
Hornby Island, BC V0R 1Z0

(the "Transferee"

And:

Bernhard Weiss and Christa Martha Maria Weiss
550 Central Road
Hornby Island, BC V0R 1Z0

(collectively, the "Transferor")

In consideration of the payment of $1.00 by the Transferee to the Transferor (receipt and sufficiency acknowledged) the Transferor hereby agrees to modify Restrictive Covenant FB49374 as follows:

1. In paragraph 1 of page 2 of Part 2, Terms of Instrument, delete: "and no more than one-third of the housing units, at any time, will be rental"; and

2. In all other respects, the document remains unchanged.

In witness of this Agreement, the parties have signed below as of the date first written above.

Islanders' Secure Land Association Inc. by
its authorized signatories:

print name: KATHERINE RONAN

print name:

Bernhard Weiss

Christa Martha Maria Weiss

FORM_DECGEN_V19

**LAND TITLE ACT**
**FORM DECLARATION**

**Related Document Number:** CA6451846



Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

Michael Steven Krugel ZKMZWM

Digitally signed by Michael Steven Krugel ZKMZWM
Date: 2017.12.20 10:39:46 -08'00'

Item 3. Nature of Interest; Additional Information should read: "modification granted by registered owners of dominant tenement: Lot B, Sections 5 and 11, Hornby Island, Nanaimo District, Plan VIPP87054; P.I.D. 028-022-963".

Item 6. Transferee(s) should read: "Islanders' Secure Land Association".

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Fee Collected for Document: $12.88

LAND TITLE ACT
**FORM C**
(Section 219.81)
Province of
British Columbia

26 MAY 2010 10 39 FB349374

db 5/26/2010 10:39:18 AM 1 1
Charge 1 $25.00

**GENERAL DOCUMENT – PART 1** (This area for Land Title Office use) **PAGE 1 OF 5 PAGES**

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
**KRUGEL & COMPANY (#011781)**
Barristers & Solicitors
#102 – 635 Fitzgerald Avenue, Courtenay, B.C.
V9N 2R4 Telephone: (250) 338-0644
**c/o BEST SEARCH AND REGISTRY**

Signature of applicant, applicant's solicitor or agent

2., PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION OF LAND: *
(PID) (Legal Description)
_____ **LOT 1, SECTION 11, HORNBY ISLAND, NANAIMO DISTRICT, PLAN VIP 87990**

3. NATURE OF INTEREST: **

| (Description) | Document Reference (page and paragraph) | Person Entitled to Interest |
|---|---|---|
| **RESTRICTIVE COVENANT** | **ENTIRE DOCUMENT** | ~~TRANSFEREES~~ |

FB293154
Lot 3 Sections 5 and 11, Hornby Island, Nanaimo District Plan VIP 87054

4. TERMS: Part 2 of this Instrument consists of (select one only)

| | | | |
|---|---|---|---|
| (A) | FILED STANDARD CHARGE TERMS | [ ] | D.F. NO. |
| (B) | EXPRESS CHARGE TERMS | [ X ] | ANNEXED AS PART 2 |
| (C) | RELEASE | [ ] | THERE IS NO PART 2 OF THIS INSTRUMENT |

A SELECTION OF (A) INCLUDES ANY ADDITIONAL OR MODIFIED TERMS REFERRED TO IN ITEM 7 OR IN A SCHEDULE ANNEXED TO THIS INSTRUMENT. IF (C) IS SELECTED, THE CHARGE DESCRIBED IN ITEM 3 IS RELEASED OR DISCHARGED AS A CHARGE ON THE LAND DESCRIBED IN ITEM 2.

5. TRANSFEROR(S): * **BERNHARD WEISS and CHRISTA MARTHA MARIA WEISS**

6. TRANSFEREE(S): (including postal address(es) and postal code(s)*
**BERNHARD WEISS and CHRISTA MARTHA MARIA WEISS**, both of 550 Central Road, Hornby Island, British Columbia, V0R 1Z0

7. ADDITIONAL OR MODIFIED TERMS: * **N/A**

8. EXECUTION(S): ** THIS INSTRUMENT CREATES, ASSIGNS, MODIFIES, ENLARGES, DISCHARGES OR GOVERNS THE PRIORITY OF THE INTEREST(S) DESCRIBED IN ITEM 3 AND THE TRANSFEROR(S) AND EVERY OTHER SIGNATORY AGREE TO BE BOUND BY THIS INSTRUMENT, AND ACKNOWLEDCGE(S) RECEIPT OF A TRUE COPY OF THE FILED STANDARD CHARGE TERMS, IF ANY.

| OFFICER SIGNATURE(S) | EXECUTION DATE Y | M | D | PARTY(IES) SIGNATURE(S) |
|---|---|---|---|---|
| **Michael S. Krugel**<br>Barrister & Solicitor<br>102 - 635 Fitzgerald Avenue<br>Courtenay BC V9N 2R4<br>(as to all signatures) | 10 | 05 | 07 | **Bernhard Weiss**<br>**Christa Martha Maria Weiss**<br>**Bernhard Weiss**<br>**Christa Martha Maria Weiss** |

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, C.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

**PART 2**

TERMS OF INSTRUMENT

**RESTRICTIVE COVENANT**

**Community Housing**

DEFINITIONS:

A. The "Transferors" mean the Transferors as set out in Item 5 on Page 1 (Form C) of the attached General Instrument – Part 1;

B. The "Transferees" mean the Transferees as set out in Item 6 on Page 1 (Form C) of the attached General Instrument – Part 1; and

C. The "Lands" mean the Land(s) as set out in Item 2 on Page 1 (Form C) of the attached General Instrument – Part 1.

D. "Community Housing" means dwelling units that are deed restricted and/or rent controlled, that are subject to a housing agreement under s. 905 of the *Local Government Act* and are constructed for community residents on land that is owned by a government body or agency or non-profit organization constituted under the *Society Act*.

WHEREAS:

A. The Transferors intend that the Lands will be used for purposes of Community Housing.

B. The Transferors intend to transfer the Lands to a registered Society and it is expected that the Society will enter into a housing agreement pursuant to s. 29 of the *Islands Trust Act* and s. 905 of the *Local Government Act* regarding the occupancy of housing units located on the Lands and related matters.

C. Until such time as the housing agreement is completed, the Transferees have requested that the Transferors enter into the within covenant over the Lands.

D. The Transferees are the registered owners of land adjacent to the Lands which is:

LOT B, SECTIONS 5 AND 11, HORNBY ISLAND, NANAIMO DISTRICT, PLAN VIP87054
PID: 028-022-963

THEREFORE that in consideration of ONE ($1.00) DOLLAR and other good and valuable consideration now paid by the Transferees to the Transferors (the receipt and sufficiency of which is hereby acknowledged), the Transferors hereby grants this covenant for registration as a charge against the Lands on the following terms:

1. Hereafter, in perpetuity, the Lands shall not be used, subdivided and occupied except as Community Housing and no more than one-third of the housing units, at any time, will be rental housing. This covenant will be obsolete if the Transferor or their successors enter into a housing agreement pursuant to s. 29 of the *Islands Trust Act* and s. 905 of the *Local Government Act* regarding the occupancy of housing units located on the Lands and related matters, generally in accordance with the foregoing restriction.

2. The Transferors will indemnify and save harmless the Transferees and their servants and agents against all losses, damages, costs and expenses, including legal fees, and other professional advisors, arising out of any breach, violation or non-performance of any term, condition, covenant, or other provision of this Agreement.

3. (a) No term, condition, covenant or other provision of this Agreement will be considered to have been waived by the Transferees unless the waiver is expressed in writing by the Transferees.
   (b) Any waiver by the Transferees of any term, condition, covenant or other provision of this Agreement or any waiver by the Transferees of any breach, violation or non-performance does not constitute and will not be construed as a waiver of any further or other term, condition, covenant or other provision of this Agreement or any further or other breach, violation or non-performance of any term, condition, covenant, or other provision of this Agreement.

4. The terms, conditions, covenants and other provisions of this Agreement will extend to, be binding upon and enure to the benefit of the parties and their respective successors and assigns.

5. In this Agreement unless the context otherwise requires, the singular includes the plural and vice versa.

6. This Agreement shall be interpreted according to the Laws of British Columbia.

7. Where there is a reference to an enactment in this Agreement, the reference will include any subsequent enactment of the Province of like effect and all enactments referred to are enactments of the Province of British Columbia.

8. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by the law.

9. The Transferors agree that the Transferees are entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Transferors of this Agreement. Further, the Transferors agree that the foregoing provision is reasonable given the public interest in restricting the occupancy of the Lands in accordance with this Agreement.

10. Wherever in this Agreement an act, determination, consent approval or agreement of the Transferees is provided for, such act, determination, consent, approval or agreement may be done or made in accordance with the terms of this Agreement and no public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, shall have any application.

11. No condoning, excusing or overlooking by the Transferees of any default under this Agreement, nor any consent, approval, or agreement whether written or otherwise shall be taken to operate as a waiver by the Transferees of any subsequent default or of the necessity for further consent, approval or agreement in respect of a subsequent matter requiring it under this Agreement, or in any way to defeat or affect the rights or remedies of the Transferees.

12. The Transferors are only liable for breaches of this Agreement that occur while the Transferors are the registered owners of the Lands.

13. This Agreement may not be modified or amended upon an agreement in writing between the Transferees and the Transferors. This Agreement may be terminated or discharged by the Transferees without the consent or agreement of the Transferors.

14. Any notice required to be given pursuant to this Agreement shall be in writing and shall be given to the Transferors or the Transferees, as the case may be, at the address first above written, or to any other address of which either the Transferors or the Transferees may advise the others in writing in accordance with this paragraph. If given in person or by facsimile transmission, such notice will be deemed to be received when delivered and, if mailed, such notice will be deemed to have been received on the fifth business day after the date of mailing except in the event of an interruption in mail service, when such notice will be deemed to be received only when actually received by the party to whom it is addressed.

15. This Agreement shall enure to the benefit of and be binding on the Transferees and their successors and on the Transferors and their heirs, successors, personal representatives, administrators, assignees, and successors in title.

16. The remedies of the Transferees specified in this Agreement are cumulative and are in addition to any remedies of the Transferees at law or in equity. No remedy shall be deemed to be exclusive, and the Transferees may from time to time have recourse to one or more or all of the available remedies specified herein or at law or in equity.

17. Each covenant and agreement contained in this Agreement is, and shall be construed to be, a separate and independent covenant or agreement and the breach of any such covenant or agreement by the Transferors shall not discharge or relieve the Transferors from their obligations to perform. If any term or provision of this Agreement, or its application to any person or circumstance shall to any extent be invalid and unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

18. In the case of more than one Transferor, the grants, covenants, conditions, provisions, agreements, rights, powers, privileges and liabilities of the Transferor shall be construed and held to be several as well as joint.

19. Nothing in this Agreement shall constitute the Transferors as agents, joint venturers or partners of the Transferees or give the Transferors any authority or power to bind the Transferees in any way.

20. Time is of the essence in this Agreement.

21. The parties shall execute and do all such further deeds, acts, things and assurances as they reasonably require to carry out the intent of this Agreement.

22. No consent or approval given by the Transferee under this Agreement shall derogate from or bind the Transferee in the exercise of any statutory duty, power or discretion.

23. The Transferors agree to do everything necessary at the Transferors' expense to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement.

24. This Agreement runs with the Lands of the Transferors and will be registered as a Charge against the Lands.

25. The Transferors will do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to this Agreement.

26. All obligations on and benefits accruing to the persons comprised in the Transferees or the Transferors apply only in respect of such benefits or obligations which arise during the period in which any such person is registered as transferor of any portion of the Lands.

IN WITNESS WHEREOF, the parties acknowledge that this Instrument has been duly executed and delivered by executing Form C attached to the terms of this Agreement.

END OF DOCUMENT

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**HORNBY ISLAND LOCAL TRUST COMMITTEE**

**BYLAW NO. 178**

---

**A BYLAW TO AUTHORIZE A HOUSING AGREEMENT**

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WHEREAS the Hornby Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Hornby Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS Section 483 of the Local Government Act and Section 29 of the *Islands Trust Act* permit the Local Trust Committee to enter into a housing agreement;

AND WHEREAS the Hornby Island Local Trust Committee wishes to enter into a Housing Agreement;

NOW THEREFORE the Hornby Island Local Trust Committee enacts in open meeting assembled as follows:

1. This Bylaw may be cited for all purposes as "Hornby Island Housing Agreement Bylaw No. 178, 2024".

2. Any one Trustee of the Hornby Island Local Trust Committee are authorized to execute an agreement in the form attached to this Bylaw with the HORNBY ISLAND HOUSING SOCIETY, a society incorporated under the laws of the province of British Columbia under incorporation number S-0028556.

READ A FIRST TIME THIS _____TH day of _____, 20_____

READ A SECOND TIME THIS _____TH day of _____, 20_____

READ A THIRD TIME THIS _____TH day of _____, 20_____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____TH day of _____, 20_____

ADOPTED THIS _____TH day of _____, 20_____

_____ _____

CHAIRPERSON SECRETARY

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**Housing Agreement and Section 219 Covenant**
**(Section 438 *Local Government Act* and Section 219 Land Title Act)**

THIS AGREEMENT DATED FOR REFERENCE THE [day] OF [month], 20___is BETWEEN:

HORNBY ISLAND HOUSING SOCIETY, a society incorporated under the laws of the province of British Columbia under incorporation number S-0028556.

(the "Owner");

AND:

HORNBY ISLAND LOCAL TRUST COMMITTEE, a corporation under the *Islands Trust Act*, having an office at 2nd Floor, 1627 Fort Street, Victoria, B.C., V8R 1H8

(the "Trust Committee")

AND:

M'AKOLA HOUSING SOCIETY, a society incorporated under the laws of the province of British Columbia under incorporation number S-18870.

(the "Lessee")

WHEREAS:

A. The Owner is the registered owner of the Lands situated at 5040 Central Road and legally described as:

PID 028-221-401
LOT 1, SECTION 11, HORNBY ISLAND, NANAIMO DISTRICT, PLAN VIP87990

(the "Lands");

B. The Owner intends to construct on the Lands a residential development that will include Affordable Housing Units (hereinafter defined) to rent, by way of a Tenancy Agreement, at an affordable rate to Qualified Renters (hereinafter defined);

C. The Trust Committee may, pursuant to Section 29 of the *Islands Trust Act* and Section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions

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regarding the occupancy, tenure and availability to specified classes of persons of dwelling units located on those lands;

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D. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the Trust Committee in respect of the use of land;

E. The Owner and the Trust Committee wish to enter into this Agreement to provide affordable housing on the Lands on the terms and conditions of this Agreement and to restrict the use of the Lands on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*; and

F. The Trust Committee has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement.

THIS AGREEMENT is evidence that in consideration of $1.00 paid by the Trust Committee to the Owner (the receipt of which is acknowledged by the Owner), and in consideration of the promises exchanged below, the Trust Committee and the Owner agree, as covenants granted by the Owner to the Trust Committee under Section 219 of the *Land Title Act*, and as a housing agreement between the Owner and the Trust Committee under Section 483 of the *Local Government Act*, as follows:

**Article 1**

**a. Definitions** – In this Agreement:

"Affordable Housing Funder" means BC Housing, Canada Mortgage and Housing Corporation or other agency that provides a grant or preferential rate loan to support the development of Affordable Housing Units on the Lands;

"Affordable Housing Unit" means a studio, 1 bedroom, 2 bedroom or 3 bedroom Dwelling Unit on the Lands in respect of which the construction, tenure, rental and occupancy are restricted in accordance with sections b through e of this Agreement;

"Annual Household Income" means the combined gross income of all adult members of a Household, as shown on line 150 of the preceding year's T1 General Income Tax and Benefit return;

"BC Housing" means the British Columbia Housing Management Commission;

"Funding Agreement" means an agreement entered into or to be entered into between an Affordable Housing Funder and the Owner or the Lessee that governs the allowable rental rates for the Dwelling Units on the Lands, and/or the eligibility criteria for Qualified Renters;

"Dwelling Unit" means a dwelling unit as defined in the Hornby Island Land Use Bylaw No. 150, 2014, as amended or replaced from time to time;

"Community Housing" means dwelling units as defined in the Hornby Island Land Use Bylaw No. 150, 2014, as amended or replaced from time to time;

"Essential Service Provider" means a person who provides services that are essential to supporting life, health, public safety and basic societal functioning. These include, but are not limited to, workers in health care, education, child and elder care, emergency services, tradespersons in areas of critical infrastructure.

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"Household" means an applicant, spouse (if applicable) and dependent children (if applicable), and for Affordable Housing Units with two (2) or more bedrooms has a minimum of two (2) persons that must include at least one dependent child.

"Housing Income Limits" means the maximum gross household income for eligibility in an affordable housing program (for each category of dwelling unit), based on figures established by the Canada Mortgage and Housing Corporation, and are intended to reflect the minimum income required to afford appropriate accommodation in the private market, as published by BC Housing from time to time;

"Lands" means the parcel of land legally described as PID 028-221-401 LOT 1, SECTION 11, HORNBY ISLAND, NANAIMO DISTRICT, PLAN VIP87990;

"Lessee" means the M'akola Housing Society;

"Lessor" means the Hornby Island Housing Society;

"Low and Moderate Income Limits" means the Low and Moderate Income Limits as published by BC Housing from time to time;

"Operating Agreement" means an agreement entered into or to be entered into between an Affordable Housing Funder and the Owner or the Lessee of the Lands that relates to the management of the building containing the Affordable Housing Units, as same may be amended from time to time at the request of the Affordable Housing Funder;

"Qualified Renter" means a Household which: (i) is comprised of at least one member who meets the eligibility criteria in Schedule B; and (ii) meets the eligibility criteria of the Affordable Housing Funder(s) if an Operating Agreement or Funding Agreement is in place;

"Residential Tenancy Act" means the *Residential Tenancy Act* (British Columbia); and

"Tenancy Agreement" means a tenancy agreement as defined in, and subject to, the *Residential Tenancy Act*.

**b. Agreement over the Lands** – Pursuant to section 219 of the *Land Title Act* and section 483 of the *Local Government Act,* the Owner covenants and agrees that the Lands may be used only in accordance with the following conditions:

i. the Lands must not be used, and no building or structure may be constructed on the Lands except in accordance with any development permit and any Siting and Use Permit issued by the Trust Committee.

ii. the Lands must at all times be used and occupied in compliance with all statutes, laws, regulations, orders of any authority having jurisdiction, and this Agreement;

iii. it will design, construct and maintain in a reasonable state of repair the Affordable Housing Units on the Lands in accordance with the terms of this Agreement;

iv. the Lands must not be used or occupied for residential purposes unless the buildings are constructed to meet:

1. the performance requirements of the BC Energy Step Code 3 energy efficiency

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standards established by the British Columbia Building Code Regulation, B.C. Reg. 264/2012 (the "Performance Standards") of the *Building Act* (BC) , or

2. if required by an Affordable Housing Funder, a different energy performance target, and

3. the Owner has provided to the Trust Committee confirmation from a qualified professional that the building has been constructed and is operating in accordance with item 1 or item 2, as the case may be;

**c. Affordable rental housing eligibility -** The Owner covenants and agrees that the Affordable Housing Units on the Lands will only be occupied under all of the following criteria:

i. either:
   a. if the Owner or Lessee has an Operating Agreement with an Affordable Housing Funder under which the Affordable Housing Funder has agreed to provide funding for the construction or operation of affordable housing on the Lands, the Household must meet the income and/or non-financial criteria imposed on the occupancy of the relevant Affordable Housing Unit on the Lands established by such Affordable Housing Funder.; or
   b. where section c.i.a. above does not apply (for clarity, where there is no Operating Agreement with an Affordable Housing Funder in place), the Household's Annual Household Income must be less than or equal to BC Housing's Housing Income Limits.

ii. the Household will occupy the Affordable Housing Unit as their permanent, principal, and sole residence;

iii. the Household is comprised of at least one Qualified Renter; and

iv. the Household complies with application criteria established by the Owner acting reasonably as a responsible landlord such as credit and reference checks or property rules regarding smoking and pets.

*and* The Owner and Lessee covenant and agree to:

v. include in every Tenancy Agreement a prohibition on subletting, including short-term vacation rentals, and a provision entitling the Owner to terminate the Tenancy Agreement in accordance with the *Residential Tenancy Act* in the event of any breach of that prohibition;

vi. specify in every Tenancy Agreement the existence of this Agreement and the occupancy restrictions applicable to the Affordable Housing Unit, and provide to each tenant, upon their request, a copy of this Agreement; and

**d. Rental rates -** The Owner and Lessee covenant and agree that:

i. the rent payable by a Qualified Renter for an Affordable Housing Unit will be determined by the Affordable Housing Funder while an Operating Agreement is in place between the Affordable Housing Funder and the Owner, or between the Affordable Housing Funder and the Lessee. The Lessee shall remain in compliance with the Operating Agreement while it is in place.

ii. Following the expiry or termination of the Operating Agreement, rent payable by a Qualified Renter will be determined by the Owner or Lessee, and must not exceed 30% of one twelfth of the Qualified Renter's Annual Household Income or such lesser amount as would be required to meet the ongoing operating expenses of Owner, acting reasonably as a responsible landlord.

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iii. it will not require any tenant under a Tenancy Agreement to pay any extra charges or fees for use of any well or septic system, or property taxes. For clarity, this limitation does not apply to cablevision, telecommunications, laundry, or gas or electricity utility fees or charges.

**e. Order to Comply** – If the Owner is in default of the performance or observance of this Agreement, the Trust Committee may give the Owner a notice of default requiring the Owner to comply with this Agreement within the time stated in the notice and in accordance with notice requirements upheld by the Residential Tenancy Act. The Owner agrees that any breach or default in the performance of this Agreement on its part must be corrected, to the satisfaction of the Trust Committee, within the time stated on the notice of default provided to the Owner by the Trust Committee.

**f. Statutory Declaration from Owner –** The Owner shall deliver to the Trust Committee by the end of January of each year, a completed statutory declaration, substantially in the form attached as Schedule "A", sworn by the Owner, in relation to the Affordable Housing Units. The Owner irrevocably authorizes the Trust Committee to make inquiries it considers necessary and reasonable in order to confirm compliance with this Agreement.

**g. Management** – The Owner covenants and agrees to furnish good and efficient management of the Lands. If and when the Trust Committee has reasonable grounds to believe that a continuing breach of this Agreement exists, the Trust Committee may authorize its representatives to inspect the Lands at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act* and subject to the concurrent delivery of such a notice to the Owner.

**h. No Transfer** – The Owner must not (except by way of Tenancy Agreement, mortgage, covenant, right of way, or easement) transfer the Lands, other than to another non-profit organization or society incorporated under the *Societies Act*, having as its objective the management of affordable housing, or the Provincial Rental Housing Corporation, unless it obtains the prior written consent of the Trust Committee.

**i. Society Standing** – The Owner must maintain its standing as a society under the *Societies Act,* and must not amend its Constitution in any manner that would prevent, or adversely affect, the ability of the Owner to perform its obligations under this Agreement.

**j. Specific Performance of Agreement** – The Owner agrees that the Trust Committee is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement, in view of the public interest in restricting the occupancy of the Affordable Housing Unit. The Owner further acknowledges that a breach of this Agreement may constitute a breach of the Trust Committee's Land Use Bylaw, as amended from time to time.

**k. Assignment** – The Owner acknowledges that the Trust Committee may delegate or assign the administration and management of this Agreement to a third party, and, in that event, any reference in this Agreement to the Trust Committee shall be interpreted as a reference to that party provided that the Trust Committee has so advised the Owner.

**l. Indemnity** – The Owner shall indemnify and save harmless the Trust Committee and each of its elected officials, officers, directors, employees, and agents form and against all claims, demands, actions, loss, damage, costs, and liabilities for which any of them may be liable by reason of any act or omission of the Owner or its officers, directors, employees, agents or contractors or any other person for whom the Owner is at law responsible, including breaches of this Agreement.

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**m. Release** – The Owner releases and forever discharges the Trust Committee and each of its elected officials, officers, directors, employees, and agents and each of their heir, executors, administrators, personal representatives, successors and assigns from all claims, demands, damages, actions, or causes of action arising out of the performance by the Owner of its obligations under this Agreement, or the enforcement of this Agreement.

**n. Trust Committee Powers Unaffected** – This Agreement does not limit the discretion, rights, duties or powers of the Trust Committee under any enactment or the common law, impose on the Trust Committee any duty or obligation, affect or limit any enactment relating to the use or subdivision of the Lands, or relieve the Owner from complying with any enactment.

**o. No Public Law Duty** – Wherever in this Agreement an act, determination, consent, approval or agreement of the Trust Committee is provided for, such act, determination, consent, approval or agreement may be done or made in accordance with the terms of this Agreement and no public law duty, whether arising from the principles of procedural fairness or the rules of natural justice shall have any application.

**p. No Waiver** – No condoning, excusing or overlooking by the Trust Committee of any default under this Agreement, nor any consent, approval, or agreement whether written or otherwise shall be taken to operate as a waiver by the Trust Committee of any subsequent default or of the necessity for further consent, approval or agreement in respect of a subsequent matter requiring it under this Agreement, or in any way to defeat or affect the rights or remedies of the TrustCommittee.

**q. Arbitration** – Any matter in dispute between the parties under this Agreement, including any disputes as to whether a particular individual is eligible to occupy a Affordable Housing Unit, must be referred to a single arbitrator if the parties can agree on one, and otherwise to three arbitrators, one to be appointed by each of the parties and the third by those two so appointed, and the matter must be resolved in accordance with the provisions of the *Arbitration Act* of British Columbia.

**r. Notice on Title** – The Owner acknowledges and agrees that this Agreement constitutes both a covenant under Section 219 of the *Land Title Act* and a housing agreement under Section 483 of the *Local Government Act*, and agrees that the Owner will register a notice of this Agreement against title to the Lands.

**s. Covenant Runs with the Land** – Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the Trust Committee in accordance with section 219 of the *Land Title Act* in respect of the Lands and this Agreement burdens the Lands and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including, by subdivision or by strata plan.

**t. Limitation on Owner's Obligations** – The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.

**u. Amendment** – This Agreement may not be modified or amended except by bylaw of the Trust Committee, upon an agreement in writing between the Trust Committee and the Owner.

**v. Notices** – Any notice required to be given pursuant to this Agreement shall be in writing and shall be given to the Owner or the Trust Committee, as the case may be, at the address first above written, or to any other address of which either the Owner or the Trust Committee may advise the others in writing in accordance with this paragraph. Notice to the Trust Committee must be addressed to the Secretary

of the Islands Trust. If given in person or by facsimile transmission, such notice will be deemed to be received when delivered and, if mailed, such notice will be deemed to be received only when actually received by the party to whom it is addressed.

**w. Enurement** – This Agreement is binding upon and enures to the benefit of the parties and their respective successors and permitted assigns.

**x. Remedies Cumulative** – The remedies of the Trust Committee specified in this Agreement are cumulative and are in addition to any remedies of the Trust Committee at law or in equity. No remedy shall be deemed to be exclusive, and the Trust Committee may from time to time have recourse to one or more or all ofthe available remedies specified herein or at law or in equity.

**y. Severability** – Each covenant and agreement contained in this Agreement is, and shall be construed to be, a separate and independent covenant or agreement and the breach of any such covenant or agreement by the Owner shall not discharge or relieve the Owner from its obligations to perform. If any term or provision of this Agreement, or its application to any person or circumstance shall to any extent be found to be invalid and unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

**z. Joint and Several** – In the case of more than one owner, the grants, covenants, conditions, provisions, agreements, rights, powers, privileges and liabilities of the Owner shall be construed and held to be several as well as joint.

**aa. Included Words** – Wherever the singular or the masculine is used in this Agreement, it shall be deemed to include the plural or the feminine, or the body politic or corporate, where the context or the parties so require.

**bb. Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the province of British Columbia.

**cc. Joint Venture** – Nothing in this Agreement shall constitute the Owner as an agent, joint venture or partner of the Trust Committee or give the Owner any authority or power to bind the Trust Committee in any way.

**dd. Time of Essence** – Time is of the essence in this Agreement.

**ee. Further Assurances** – The parties shall execute and do all such further deeds, acts, things and assurances as they reasonably require to carry out the intent of this Agreement.

**ff. Priority** – The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement.

**gg. Deed and Contract** – By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this

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Agreement is attached and which forms part of this Agreement.

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**SCHEDULE "A"**

**OWNER STATUTORY DECLARATION**

CANADA

PROVINCE OF BRITISH COLUMBIA

IN THE MATTER OF A HOUSING AGREEMENT WITH THE HORNBY ISLAND LOCAL TRUST COMMITTEE ("Housing Agreement")

I, _____, of _____, do solemnly declare that:

1. I am the_____[director, officer, employee] of the [Owner], the owner of the land known as_____, Hornby Island, legally described as:_____ _____(the "Lands")

2. I make this declaration to the best of my personal knowledge.

3. This declaration is made pursuant to the Housing Agreement registered against the Lands.

4. For the period from_____to_____, the Affordable Housing Units were used only by Qualified Renters (as defined in the Housing Agreement).

5. At no time during the last year were any of the Affordable Housing Units used as a short-term vacation rental or sublet.

6. The rental payments charged for the Affordable Housing Unit were in compliance with the Housing Agreement.

7. No subletting of the Lands has been permitted.

8. I acknowledge and agree to comply with all of the Owner's obligations under the Housing Agreement, and other charges registered against the Lands and confirm that the Owner has complied with all of its obligations under these Agreements.

9. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at_____, British Columbia, this____day of_____.

_____
A Commissioner for taking Affidavits in British Columbia

_____
Signature of person making declaration

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**SCHEDULE "B"**

**Eligibility Criteria for Tenancy for a Qualified Household**

To be eligible for tenancy: an applicant must be 19 years or older, a member of the applicant Household, and must, in no particular order of priority, be either:

i. A Hornby Island resident who has been living on Hornby Island for no less than one year;
ii. A non-resident of Hornby Island who has been working on Hornby Island for an average of at least 20 hours per week year-round for no less than one year;
iii. A non-resident of Hornby Island who has verifiable year-round work on Hornby Island as an Essential Service Provider starting within 60 days of the commencement of the tenancy;
iv. A member of K'ómoks First Nation, who is or has been a resident of Hornby Island.

Where there are no applicants for a vacant Affordable Housing Unit who meet the foregoing eligibility criteria, and this would result in the Affordable Housing Unit being vacant for more than one month, eligibility for tenancy will be expanded to include Households with at least one member aged 19 years or older who, in no particular order of priority, is either:

v. A former resident of Hornby Island who has lived away from Hornby Island for no more than seven consecutive years;
vi. A Hornby Island resident who has been living on Hornby Island for less than one year;
vii. A non-resident of Hornby Island who has been working on Hornby Island for an average of 20 hours per week for less than one year;
viii. A member of K'ómoks First Nation, regardless of current location of resident or work;
ix. A person who self-identifies as Indigenous

Where there are no applicant Households for a vacant Affordable Housing Unit who include at least one Household member who meet the foregoing eligibility criteria, and this would result in the Affordable Housing Unit being vacant for more than one month, eligibility for tenancy will be expanded to include any applicant 19 years of age or older who is permitted as a tenant by an Affordable Housing Funder.

# Hornby Island Local Trust Committee
# NOTICE OF FIRST READING
## Draft Bylaw No. 178

**NOTICE** is hereby given pursuant to s.467 of the *Local Government Act*, that the Hornby Island Local Trust Committee will consider first reading of draft Bylaw No. 178, cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" at its Regular Business Meeting scheduled at 11:30 a.m. on Friday, November 1, 2024, in person at the Hornby Island Communitty Hall, 4305 Central Road, Hornby Island.

## What is Draft Bylaw No. 178 about?

**Draft Bylaw No. 178** is a bylaw to adopt a housing agreement between the Hornby Island Local Trust Committee and Hornby Island Housing Society for the Beulah Creek Village communiy housing project, as required by the definition of "community housing" as a use in the Hornby Island Land Use Bylaw No. 150, 2014. The subject property is located at 5040 Central Road and is zoned R3(a) – Community Housing.

Legal Description: LOT 1, SECTION 11, HORNBY ISLAND, NANAIMO DISTRICT, PLAN VIP87990

PID: 028-221-401

The Local Trust Committee is not holding a Public Hearing for this Bylaw by the authority granted under Section 464(3)(c) of the *Local Government Act,* which states that a local government must not hold a public hearing if the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development.

**How Do I Get More Information?**

A copy of the draft Bylaw may be viewed at the Islands Trust Office, 700 North Road, Gabriola Island, BC, or on the Islands Trust website https://islandstrust.bc.ca/notice-of-first-reading-of-hornby-island-housing-agreement-draft-bylaw-no-178/ commencing October 18, 2024 and ending October 31, 2024 during regular business hours (8:30 am – 4:00 pm).

**Enquiries or Written Comments** may be directed to Ian Cox, Island Planner by **email** icox@islandstrust.bc.ca, or **phone** at 250-247-2207. For toll-free access, request a transfer to the above telephone number via Service BC: in Vancouver at 604-660-2421 and elsewhere in BC at 1-800-663-7867. Written submissions must be received at the Islands Trust Northern Office via email to northinfo@islandstrust.bc.ca or 700 North Road, Gabriola, BC V0R 1X3, no later than **4:00 p.m. Thursday, October 31, 2024.**

Nadine Mourao, Deputy Secretary

# STAFF REPORT

File No.: Policy Statement Amendment Project (PSAP)

| | |
|---|---|
| DATE OF MEETING: | Fall 2024 |
| TO: | Local Trust Committees<br>Bowen Island Municipality |
| FROM: | Trust Area Services |
| SUBJECT: | Phase 4 Community Engagement Options - Policy Statement Amendment Project (PSAP) |

**RECOMMENDATION**

1. **That [*name of LTC/Bowen Island Municipality*] select Engagement Option(s) [*Insert option #s here*] for Phase 4 community engagement about the new draft Islands Trust Policy Statement.**

**REPORT SUMMARY**

The purpose of this report is to provide local trust committees (LTCs) and Bowen Island Municipality (BIM) with the opportunity to advise Trust Council which, if any, local public engagement activities the LTC/BIM would prefer used to seek community input to inform the LTC's/BIM's referral response to Trust Council about the draft new Policy Statement. Trust Council will refer the new Policy Statement to LTCs and Bowen Island Municipality for comment once Trust Council has provided approval in principle.

The project work plan anticipates that virtual and on-Island engagement will take place between May and October 2025.

**BACKGROUND**

Through approval of the Policy Statement Amendment Project Charter, Islands Trust Council has confirmed its intent to support a six-month local engagement window once Trust Council grants the draft Policy Statement approval in principle.

The project charter for the Policy Statement Amendment Project envisions Phase 4 engagement taking place simultaneously at the federation-wide and local trust area/Bowen Island levels. At the federation-wide level, the following engagement activities are planned:

- A survey[1], available both online and in hard copy that can be picked up at key locations on the islands; and
- An online workshop open to all that wish to attend.

[1] There will be an opportunity for people to phone in their answers to the survey as well.

Options for on-island engagement are laid out in the table below.

This will be the fourth time that local communities have been engaged as part of the Policy Statement Amendment Project. Information about previous engagement phases is available in the "Project Library" on the Islands 2050 webpage.

**ANALYSIS**

**On-Island Engagement Options**

| Option Number | Option Type | Option Description | Trust Area Services Staff Participation | Option Cost (from PSAP budget) |
|---|---|---|---|---|
| 1. | No formal on-Island engagement | LTC/BIM receives the draft policy statement and develops a referral response based on their own perspectives or information gathered informally in the community[2] | N | $0 |
| 2. | Town Hall during regular LTC/BIM meeting(s) | LTC/BIM allocates time within one or more regular LTC meetings to hear views of community members | N | $0 |
| 3. | LTC/BIM-led Community Information Meeting prior to regular LTC meeting | LTC/BIM requests and advertises Community Information Meeting to be held on regular LTC/BIM meeting day specific to the draft new Policy Statement | N | $XXX (advertising)<br><br>$XXX (engagement materials) |
| 4. | Staff-led Community Information Meeting prior to regular LTC/BIM meeting | LTC/BIM requests and advertises for Community Information meeting to be held on regular LTC/BIM meeting day specific to the Policy Statement | Y | $XXX (advertising)<br><br>$XXX (engagement materials) |
| 5. | Staff-led Community Information Meeting outside of regular LTC/BIM meeting[3] | LTC requests and advertises for special meeting to be held specific to the Policy Statement | Y | $XXX (advertising)<br><br>$XXX (engagement materials)<br><br>$XXX (hall rental + catering)<br><br>$XXX (minute taker) |

[2] Trustees are welcome to convene informal gatherings at their own cost, but use of project funds requires a more formal structure (minute taker/recorder etc).

[3] On-Island engagement events that involve TAS staff will likely involve total overtime, travel, and potentially accommodation costs in the order of between $250 and $1,000.

| | | | | |
|---|---|---|---|---|
| 6. | Staff-run info booth | Staff set up a booth at a popular community hub to share information about the PSAP and gather feedback for presentation to LTC/BIM | Y | $XXX (advertising)<br><br>$XXX (engagement materials) |
| 7. | Staff-run info booth on the ferry | Staff set up a booth on the ferry to share information about the PSAP and gather feedback for presentation to LTC/BIM | Y | $XXX (advertising)<br><br>$XXX (engagement materials) |

**Issues and Opportunities**

*Need for Local Engagement*

LTCs/BIM considering Phase 4 local engagement for the Policy Statement Amendment Project should consider the nature of the information they hope to receive to inform their referral response. LTCs/BIM are under no obligation to pursue on-island engagement if they are satisfied they can comment on the draft Policy Statement without it. A survey option will be available to on-Island residents regardless of an LTC's/BIM's on-island engagement selection.

*Project Budget*

Subject to Trust Council approval, the anticipated budget for Phase 4 on-island community engagement is $20,000. This is not sufficient for staff-supported engagement on all 13 large islands or associated islands. Once all LTCs/BIM have submitted their engagement requests, staff will review the nature of each request, and if it does not seem feasible to deliver the type of engagement requested with the existing budget, staff will advise Executive Committee and propose options and alternatives.

**Rationale for Recommendation**

The purpose of this report is to solicit LTC/BIM direction so Trust Area Services staff can prepare appropriate opportunities and materials in support of local trust committee engagement on the Policy Statement. The content of any recommendations is at the LTC's/BIM's discretion.

**ALTERNATIVES**

1. **Request alternative approach to engagement**

   The LTC/BIM may have ideas for local engagement that staff have not included above. If this is the case, and provided such ideas are feasible within both project budget and timeline, then LTC/BIM may request this approach. If this is the case, the following resolution is appropriate :

   *That the [name of LTC/Bowen Island Municipality] requests the following form of local engagement for Phase 4 community engagement about the new draft Policy Statement . . . .*

**NEXT STEPS**

Staff will collate the on-island engagement requests of all LTCs/BIM and assess them for feasibility relative to project budget and staff resources. Depending on the results of that assessment, staff will draft a public engagement plan and schedule for Trust Council approval and/or seek direction from Executive Committee if LTC/BIM requests exceed budget or resourcing limits.

| | | |
|---|---|---|
| Submitted By: | Jason Youmans, Senior Policy Advisor | September 26, 2024 |
| Concurrence: | Clare Frater, Director, Trust Area Services | October 2, 2024 |

**ATTACHMENTS**

1. Policy Statement Amendment Project Charter V9

# Policy Statement Amendment Project - Project Charter V9

**Purpose** To support Trust Council's update of the Islands Trust Policy Statement bylaw, incorporating feedback from Indigenous Governing Bodies, the public, and referral agencies, and approval by the Minister of Municipal Affairs.

**Background** Trust Council has assigned Executive Committee, with involvement from Trust Programs Committee as appropriate, the task of updating the Islands Trust Policy Statement through the lenses of reconciliation, climate change, and affordable housing, and to undertake early engagement with Indigenous Governing Bodies (IGBs) and the public in the process.

## Objectives

- To adopt an updated Policy Statement bylaw that supports Trust Council's commitments to reconciliation, climate change, and affordable housing, and reflects feedback from the public, IGBs, and partner agencies.

## In Scope

- Amendment drafting of V1 as directed by TC resolutions, communications, legal review, and implementation planning
- IGB engagement, public engagement, and agency referrals
- Four readings/Ministerial approval

## Out of Scope

- Treaty or territorial negotiations or accommodation
- Consequential amendments to official community plans and land use bylaws

## Workplan Overview

| Major Deliverable/Milestone | Dates |
|---|---|
| **Past Years (FY 2019-20, 2021-22, 2022-23, 2023-24)**<br>-IGB early engagement Phases 1 (2019-2021), 2 (2021-2022), and 3 (2023)<br>-Public engagement Phases 1 (2019-2020), 2 (2021), and 3 (2022)<br>-Policy review and analysis by Trust Council's committees/working groups and staff (2020-22)<br>-Amendment drafting and legal review Phase 1 (Apr-Jun 2021), Phase 2 (Dec 2022-Mar 2023)<br>- IGB Early engagement Phase 3 | 2019-2024 |
| **Present (FY 2024-25)**<br>- Review and revision of draft Policy Statement by Committee of the Whole | May - December 2024 |
| **Proposed Next Steps (FY 2024-25)**<br>**-Approval in principle by Trust Council**<br>-Six month public engagement (referrals to local trust committees and Island Municipalities for local engagement; Trust-wide survey; and virtual community workshop)<br>- Amendments and **First Reading**<br>- Bylaw referral to IGBs, regional districts, Conservancy Board and others | Jan 2025<br>May– October 2025<br><br>Nov- Dec 2025<br>Dec 2025 - March 2026 |
| **Final Adoption (FY 2025-26/2026-27)**<br>-Trust Council receives referral responses and passes resolutions on further revisions required<br>-Amendment drafting and amendment/**Second** and **Third** Reading by Trust Council<br>-Refer proposed bylaw to Minister with final FN engagement report; allow six months for review<br>- **Ministerial Approval (**estimated—no statutory timeline), and **Adoption**<br>-Final graphic design and distribution, celebration event, implementation planning | April 2026<br>May 2026<br>May2026<br>Dec 2026<br>Dec 2026—Jan 2027 |

## Project Team

| | |
|---|---|
| Executive Committee<br>Trust Programs Committee<br>Director, TAS | Project Champion<br>Policy Content Advisors<br>Project Director |
| Sr. Policy Advisor | Project Manager & Policy Writer |
| Program Coordinator | Public Engagement Coordinator |
| Communications Specialist | Communications Coordinator |

## Budget

| Item | FY 24-25 | FY25-26 | FY26-27 |
|---|---|---|---|
| Communications | $10,000 | $26,000 | $10,000 |
| Public Engagement | $0 | $60,000 | $0 |
| Legal Review | $25,000 | $5,000 | $5,000 |
| Capacity Funding | $4,000 | $0 | $0 |
| **Total Activity Costs:** | **$39,000** | **$91,000** | **$15,000** |

**Approved by:**

Clare Frater, Director, TAS

**Endorsement: TC**

Date: TC-2024-077, Sept, 25, 2024

***Timeline assumes Trust Council schedules special meetings between regular quarterly meetings.**

**HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY OCTOBER 1ST, 2024 BOARD MEETING**

*NOTE: For more detail on Islands Trust Conservancy meetings, including meeting minutes, please visit https://islandstrust.bc.ca/whats-happening/meetings-and-events/*

## 1. ORGANIZATION UPDATES/TEAM

- The Islands Trust Conservancy (ITC) Board welcomed new Provincially Appointed Board Member, Tanner Timothy.

## 2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board adopted Islands Trust Conservancy Bylaw No. 4, cited as "Islands Trust Conservancy Freedom of Information and Protection of Privacy Bylaw No. 4, 2024".
- The ITC Board directed staff to request meetings with Executive Committee three times per year for focused discussion on topics of mutual interest, with an optional fourth meeting, if needed.
- The ITC Board directed staff to review policies related to the acquisition of lands and covenants, giving consideration to how to best address topics such as potential cutting of firewood within covenanted areas, need for priority of covenants related items over mortgages, minimum size, and landholder supports.
- The ITC Board received the Budget Report for information. The ITC Board directed staff to add $4,000 to the 2025-26 budget request for bookkeeping services, and to add $1,160 per covenant to property management funds to reflect new covenants taken on in the 2024-25 fiscal year.
- The ITC Board received the 2024 ITC Annual Work Plan mid-year update. Discussion ensued on funding and First Nations engagement/ITC Five Year Plan project.
- Trustee Elliott provided an update to the ITC Board from Executive Committee. Items reported include support from Trust Council on Trust Area Services staffing item recommendation, Chief Administrative Officer (CAO) Hiring Committee updates, and First Nations engagement.
- Trustee Gauvreau provided an update to the ITC Board from Governance Committee including approval from Trust Council on a comprehensive Provincial review of Islands Trust and the *Islands Trust Act*.

## 3. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board rose and reported that it had authorized staff to spend up to $6,000 from existing budgets towards the cost of a land survey, an Ecological Gifts Program appraisal, and the costs of covenant registration for a NAPTEP covenant on Salt Spring Island.
- The ITC Board authorized the Chair to sign a covenant with Yarrow Koontz for the protection of a portion of land on Gabriola Island, and directed staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP).

- The ITC Board authorized the Chair to sign a covenant with Skye Larmour for the protection of a portion of land on Salt Spring Island, and directed staff to register the covenant through the NAPTEP.

## 4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board directed staff to continue work on the management plan for the Ruby Alton Nature Reserve.
- The ITC Board received the Public Acquisitions Report and Public Covenants Report for information.

## 5. COMMUNICATIONS AND OUTREACH

- Correspondence was received from Minister Kang to Chair Smith regarding fund investment and land management in the absence of an approved Islands Trust Conservancy Plan. Chair Smith clarified that ITC has funds requiring investment and that the ITC Board had asked Minister Kang if ITC could invest its money. The Minister responded yes.
- Correspondence was received from Stewart Brands, a long-term resident of Galiano Island, regarding protective covenants and the need for Islands Trust to financially support conservation by private landholders. By general consent, the ITC Board agreed that Chair Smith would draft a response to Stewart Brands and provide a draft to the Ecosystem Protection Specialist for review.

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**Learn more about Islands Trust Conservancy:** https://islandstrust.bc.ca/conservancy/

**Subscribe for Islands Trust Conservancy updates:** https://islandstrust.bc.ca/subscribe/

ISLANDS TRUST CONSERVANCY

# the Heron

A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrust.bc.ca/conservancy FALL 2024

**Take me home!**
This newsletter is provided FREE by ITC

# William's Story

# Islands Trust Conservancy's Youngest Donor

*p.3*

WATERFALL ON SALT SPRING ISLAND. PHOTO: KRISTINE MAYES

For links and additional media, visit the Heron Newsletter online.
www.islandstrust.bc.ca/conservancy/heron-newsletter/

SCAN ME

**ALSO IN THIS ISSUE**

FALL FOLIAGE. PHOTO: CARLA FUNK

Stewardship Tips for Fall *p. 2*

BEACH WOOD. PHOTO: LISA WILCOX

First Nations Engagement at ITC *p. 3*

# Stewardship Tips for Fall

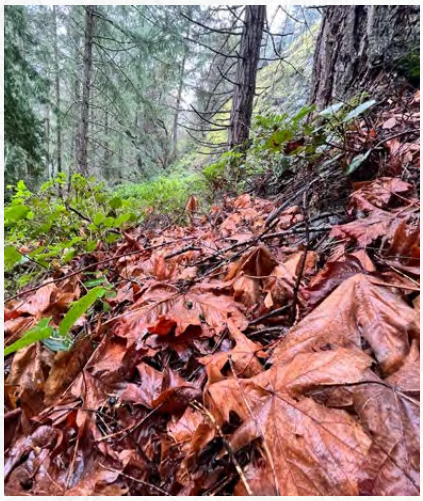
Join us in protecting and preserving the unique and special nature of the islands in the Salish Sea as the seasons change. We want to make it easy for you to participate in land and species stewardship on your property and in your community, so in this issue, we're sharing some helpful stewardship tips for fall.

## Leave the Leaves

Leaving fallen leaves and plant stems is one of the most valuable things you can do to protect pollinators and other invertebrates. Leaves provide habitat essential to the survival of everything from moths and butterflies, to snails and spiders.

For example, some butterflies lay their eggs on fallen leaves, so that the leaves can be eaten by the caterpillars as soon as they emerge. For other species, cocoons and chrysalises are actually made of leaves, or camouflaged to look like leaves.

Bumblebees and other butterfly caterpillars rely on leaf litter for shelter from winter weather and predators. Similarly, hollow plant stems provide an excellent place for native bees to hibernate.



LEAVES AT MOSS MOUNTAIN NAPTEP COVENANT. PHOTO: CARLA FUNK

OCEANSPRAY. PHOTO: CARLA FUNK

## Plant and Sow Native Plants

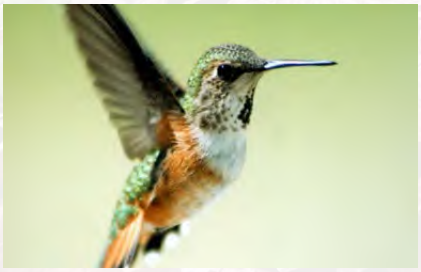
Fall is the best time to enhance your garden with native species because we can mimic natural cycles. Many native wildflowers naturally drop their seed at the end of summer and some require exposure to cold, moist conditions for a period of time in order to germinate (this is called cold-stratification).

Fall is also a good time for planting because it allows roots to establish before the winter freeze, so they are strong and ready to support above-ground growth as soon as spring arrives.

Consider plants that birds can forage on through the fall and winter in years to come. Satinflower Nurseries suggests hardhack/spirea, coastal mugwort, Canada goldenrod, California aster, oceanspray, and snowberry as good sources of nourishing seeds and berries.

## Protect Migrating Birds

It's always a good time of year to mark up reflective windows with bird-safe tape, Acopian bird savers, soap, or decals to prevent collisions as birds migrate through our region to their wintering grounds.



RUFOUS HUMMINGBIRD. PHOTO: TODD CARNAHAN

PHOTO: LISA WILCOX

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and that their deep connection to the islands continues to this day. We are committed to reconciliation, to upholding the rights of Indigenous peoples, and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located in the treaty and territorial lands and waters of the BOḰEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəw̓aθən, səlilw̓ətaɬ, SEMYOME, shíshálh, Sḵwx̱wú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW̱ , Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱ JOŁEŁP, W̱SIḴEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy.

# William's Story: ITC's Youngest Donor

In 2011, William Holzapfel, six years old at the time, donated to Islands Trust Conservancy (ITC) with a portion of his allowance, becoming the youngest person to donate to the organization. Now a 19 year old student at Vancouver Island University, William shares that he wanted to make a contribution to the Conservancy at age six to protect the island he grew up on for generations to come. "I spent the first 10 years of my life on Salt Spring Island, going to school and enjoying hikes on land that the Conservancy protects. After learning more about ITC through my mom, I knew I wanted to make a contribution to the organization to ensure the land and beauty of the nature around me was protected forever."

William's donation was placed in the Opportunity Fund which since 2005, has supported countless conservation projects across the islands in protecting land and preserving species and ecosystems. Today, William highly encourages others to donate to the Conservancy.

**"One small donation can make a huge impact."**

**Join William in giving back to the islands you love. Learn more about donating to ITC at islandstrust.bc.ca/donate-to-conservancy-2/.**

WILLIAM AT AGE SIX ON SALT SPRING ISLAND

**If you've named ITC in your Will, we'd love to hear from you!**
Knowing ahead of time helps us plan future conservation efforts. Connect with our Strategic Fund Development Specialist, Mike Richards:

250-405-5186

itcmail@islandstrust.bc.ca

# First Nations Engagement at ITC

COVER OF 2023/24 ITC ANNUAL REPORT.

Under the Islands Trust Act, Islands Trust Conservancy is required to prepare a Plan at least every five years to guide its work. The Plan sets out five year goals and policies for approval by the Minister of Municipal Affairs.

In January 2024, the Minister asked the Islands Trust Conservancy Board to engage First Nations to further inform the ITC Board of First Nations' interests as they relate to the Conservancy's work and to the 2026-2030 Five Year Plan that will be developed in 2025. The ITC Board has made First Nations engagement a priority for 2024/2025.

ITC is looking forward to growing relationships with First Nations around land stewardship in the coming year and into the future.

**Read more in our 2023/2024 Annual Report at islandstrust.bc.ca/conservancy/our-impact/.**

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SURF SCOTER. PHOTO: KRISTINE MAYES

# Species at Risk Word Search

1. Marbled Murrelet
2. Western Painted Turtle
3. Taylor's Checkerspot
4. Little Brown Myotis
5. Surf Scoter
6. Purple Martin
7. Western Screech-Owl
8. Western Bumble Bee
9. Hoary Bat
10. Barn Owl

**Learn more about the work we do to protect Species at Risk through our Species at Risk Program!**

islandstrust.bc.ca/conservancy/species-at-risk/

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youtube.com/IslTrustConservancy

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*100% of your donation goes directly to protecting the islands you love.*

Your donations of $20 or more will receive an official donation receipt for income tax purposes.*

Questions? Contact us!

250-405-5186 itcmail@islandstrust.bc.ca

Or mail to: 200–1627 Fort Street, Victoria, BC V8R 1H8

To donate online visit:
islandstrust.bc.ca/donate-to-conservancy

SCAN ME

Name

Address

City | Country

Prov/State | Postal/Zip code

Phone

Email

☐ Yes, I am okay with public recognition of my donation.

**My donation amount:** ☐ $50 ☐ $100 ☐ $200 ☐ $_____

I wish to donate by:

☐ Cheque (made payable to the Islands Trust Conservancy)

☐ Visa ☐ MasterCard

Card Number

Expiry Date mm/yy | Security Code (back of card)

Signature

**Share your vision with future generations — please consider remembering Islands Trust Conservancy in your Will.**

*Islands Trust Conservancy is a qualified donee as a Crown agent under B.C.'s *Islands Trust Act*. Islands Trust business # 122013576 RT0001

Islands Trust

10/23/2024

# Hornby Local Trust Committee Open Applications Report

| Type | Application Number | Applicant | Address | Description | Planner | Date Received | Status | Most Recently Completed Activity |
|---|---|---|---|---|---|---|---|---|
| **Subdivision** | | | | | | | | |
| | HO-SUB-2018.1 | Brian Brooke | | PID: 026-100-932 Two lot subdivision Civic address: 3750 Euston Road, Hornby Island, BC | Marlis McCargar | 12/13/2018 | In Abeyance | Verify Submittal / Fees |
| | HO-SUB-2022.3 | Evert Steen | | PID 001-249-266 Two lot subdivision. 8550 Central Rd, | Marlis McCargar | 08/16/2022 | In Abeyance | Add Optional Referrals |
| | HO-SUB-2023.1 | Michael & Catherine Berman & Gray | | PID: 000-095-826 subdivision of 10 acre lot into 2 5-acre parcels at 1305 Sollans Rd on Hornby Island. | Marlis McCargar | 06/20/2023 | Under Review | Planning Review |
| | HO-SUB-2023.2 | John & Peter Grayson & Mason | 7000 ANDERSON DR, HORNBY ISLAND, BC V0R 1Z0 | PID: 002-658-755 to create 4 parcels for residential use at 7000 Anderson Rd. on Hornby Island. | Margot Thomaidis | 12/06/2023 | Under Review | Generate Complete Application Letter |
| **Temporary Use Permit** | | | | | | | | |
| | HO-TUP-2020.3 | | 5875 CENTRAL RD, HORNBY ISLAND, BC V0R 1Z0 | PID: 026-371-791 Water extraction & sales Civic address: 5875 Central Road, Hornby | Ian Cox | 10/28/2020 | Open | Determine Next Steps - PL |
| **Siting and Use Permit** | | | | | | | | |
| | HO-SUP-2021.18 | | | PID: 000-457-752 To bring remaining temporary buildings into compliance to become | Stephen Baugh | 07/09/2021 | In Abeyance | Generate Notice of Revisions |
| | HO-SUP-2022.9 | Steve & Catherine Milum & Eustace | 4990 PORPOISE CRES, HORNBY ISLAND, BC V0R 1Z0 | PID: 003-342-158 New house. Civic address: 4990 Porpoise Crescent, Hornby Island, BC. | Stephen Baugh | 09/27/2022 | Waiting for Revisions | Waiting for Revisions |
| | HO-SUP-2024.2 | Brandon Scott | 7925 ANDERSON DR, HORNBY ISLAND, BC V0R 1Z0 | PID: 004-701-704 construction of new SFD at 7925 Anderson Drive on Hornby. | Bruce Belcher | 01/10/2024 | In Abeyance | Record Administrative Decision |
| | HO-SUP-2024.4 | Virginia & Paul Bonner & Iverson | 3190 HARWOOD RD, HORNBY ISLAND, BC V0R 1Z0 | Amending previous Siting & Use Permit for a studio at 3190 Harwood Rd on Hornby. | Bruce Belcher | 03/07/2024 | Under Review | Planning Review |

Islands Trust

10/23/2024

# Hornby Local Trust Committee Open Applications Report

| Type | Application Number | Applicant | Address | Description | Planner | Date Received | Status | Most Recently Completed Activity |
|---|---|---|---|---|---|---|---|---|
| | PLSUP20240157 | Igor Oleshko | 5875 CENTRAL RD, HORNBY ISLAND, BC V0R 1Z0 | | Ian Cox | 07/31/2024 | Under Review | Planning Review |
| | PLSUP20240160 | Angus Hayman | 4970 PORPOISE CRES, HORNBY ISLAND, BC V0R 1Z0 | | Bruce Belcher | 08/06/2024 | Administrative Approval | Waiting for Submittals |
| | PLSUP20240266 | Shawn Pedersen | 6515 ANDERSON DR, HORNBY ISLAND, BC V0R 1Z0 | We would like to add a garage/studio to our property as we live here full time and require more space. | Bruce Belcher | 10/16/2024 | Under Review | Generate Complete Application Letter |
| **Development Permit** | | | | | | | | |
| | HO-DP-2021.2 | | | PID: 000-457-752 To bring remaining temporary buildings into compliance to become | Stephen Baugh | 07/09/2021 | Waiting for Revisions | Generate Notice of Revisions |
| | PLDP20240156 | Scott Torry, AFC Industries LTD | 5875 CENTRAL RD, HORNBY ISLAND, BC V0R 1Z0 | | Ian Cox | 07/31/2024 | Local Trust Committee | Verify Final Review Status |
| **Crown Lease Referral** | | | | | | | | |
| | PLCL20240078 | | | | Ian Cox | 06/11/2024 | Administrative Approval | Record Administrative Decision |
| **Development Variance Permit** | | | | | | | | |
| | PLDVP20240155 | Igor Oleshko | 5875 CENTRAL RD, HORNBY ISLAND, BC V0R 1Z0 | | Ian Cox | 07/31/2024 | Local Trust Committee | Verify Final Review Status |
| | PLDVP20240155 | Igor Oleshko | 5875 CENTRAL RD, HORNBY ISLAND, BC V0R 1Z0 | | Ian Cox | 07/31/2024 | Local Trust Committee | Verify Final Review Status |
| **Number of Open Applications** | **17** | | | | | | | |

# *Islands Trust*

LTC EXP SUMMARY REPORT F2025

Invoices posted to Month ending July 2024

| 635 Hornby | Invoices posted to Month ending July 2024 | Budget | Spent | Balance |
|---|---|---|---|---|
| 65000-635 | LTC "Trustee Expenses" | 500.00 | 0.00 | 500.00 |
| LTC Local | | | | |
| 65200-635 | LTC - Local Exp - LTC Meeting Expenses | 3,560.00 | 891.46 | 2,668.54 |
| 65210-635 | LTC - Local Exp - APC Meeting Expenses | 750.00 | 240.00 | 510.00 |
| TOTAL LTC Local Expense | | 4,310.00 | 1,131.46 | 3,178.54 |
| Projects | | | | |
| 73001-635-4134 | Hornby Community Heritage Register | 1,500.00 | 0.00 | 1,500.00 |
| 73001-635-4138 | Hornby First Nations Relationship Building | 31,500.00 | 0.00 | 31,500.00 |
| TOTAL Project Expenses | | 33,000.00 | 0.00 | 33,000.00 |

# Hornby Island Local Trust Committee Policies & Standing Resolutions

| No. | Meeting Date | Resolution No. | Issue | Policy |
|---|---|---|---|---|
| 1. | January 27, 2017<br><br>**<u>UPDATES-below:</u>**<br>September 28, 2018<br>November 6, 2020<br>October 8, 2021 | HO-2017-011<br><br>**<u>UPDATES-below:</u>**<br>HO-2018-070<br>HO-2020-081<br>HO-2021-053 | Enforcement actions against three specific properties for unlawful dwellings | **It was MOVED and SECONDED**<br>that the Hornby Island Local Trust Committee **adopt the following Standing Resolution:**<br>1. That whereas the Hornby Island Local Trust Committee intends to facilitate a community process to review residential density to address community housing needs, which may result in amendments to the Official Community Plan and Land Use Bylaw, it is resolved that related enforcement actions against properties identified as:<br>a) Lot B, Section 15, Hornby Island, Plan 24652 (1655 Central Road);<br>b) Lot B, Section 6, Hornby Island, Plan 30442 (7205 Central Road); and<br>c) Lot 6, Section 10, Hornby Island, Plan 26332 (2475 St. Johns Point Road) shall be held in abeyance;<br>2. That nothing in this enforcement policy should be interpreted as giving permission to any party to violate Hornby Island Land Use Bylaw No. 150 and the Hornby Island Local Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice; and<br>3. That unless the Hornby Island Local Trust Committee extends the effective period, this enforcement policy expires on October 31, 2018 or when the housing needs project is complete, whichever is the sooner. |
| 2. | August 3, 2018 | HO-2018-044 | Processing non-medical cannabis retail license applications | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee adopt the following Standing Resolution with respect to the processing of non-medical cannabis retail license applications:<br>• Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee.<br>• The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.<br>• The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. |

| No. | Meeting Date | Resolution No. | Issue | Policy |
|---|---|---|---|---|
| | | | | • However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:<br>○ Name of the applicant and a description of the proposal in general terms<br>○ The location of the proposed establishment and the subject site<br>○ The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered.<br>○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application<br>○ How public comments may be submitted to the Local Trust Committee. |
| 3. | September 28, 2018 | HO-2018-070<br>See HO-2017-011 above | Enforcement actions against three specific properties for unlawful dwellings | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee extend the effective period of Standing Resolution HO-2017-011 to expire on October 31, 2020 or when the Housing Review Project is complete, whichever is the sooner. |
| 4. | January 25, 2019 | HO-2019-007 | Notices of intention to apply for a federal cannabis license | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee adopt the following standing resolution:<br>"That the Hornby Island Local Trust Committee request that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust." |

| No. | Meeting Date | Resolution No. | Issue | Policy |
|---|---|---|---|---|
| 5. | May 24, 2019 | HO-2019-038 | First Nations Relationship Building | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:<br>Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:<br>a) Annually, write a letter to First Nations, (re)introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;<br>b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;<br>c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;<br>d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;<br>e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area. |
| 6. | January 24, 2020 | HO-2020-013 | Bylaw Enforcement to undertake proactive enforcement of non-compliant STVRs | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee adopt the following Standing Resolution:<br>authorize proactive enforcement of the Hornby Island Land Use Bylaw No. 150 regulations for Vacation Home Rentals. Short Term Vacation Rentals that have one or more of the following characteristics, will be subject to proactive enforcement:<br>• Non-compliant Short Term Vacation Rentals are advertised on the internet, newspapers or other media.<br>• More than one dwelling on the lot is made available simultaneously for a Short Term Vacation Rental. |

| No. | Meeting Date | Resolution No. | Issue | Policy |
|---|---|---|---|---|
| | | | | • While the property is rented, additional persons are staying in tents, trailers or recreational vehicles.<br>• There are issues related to health and safety in accordance with the Land Use Bylaw.<br>• There is more than one complaint from the immediate neighborhood (defined as being within 200 meters of the subject property) regarding issues related to the Short Term Vacation Rental, such as noise, parking congestion, more than one guest/party in a week, or too many people.<br>• The residential dwelling being used as a Short Term Vacation Rental does not meet the following criteria for Short Term Vacation Rentals from the Hornby Island Official Community Plan Bylaw No. 149:<br>  ○ that the owner or tenant of the parcel is ordinarily resident on the property and the vacation home rental use is occurring during the temporary absence of the owner or tenant; or<br>  ○ where the owner or residential tenant of the parcel resides seasonally in the dwelling and the vacation home rental use is occurring during the absence of the owner or tenant; or<br>  ○ where the owner or residential tenant is residing in another lawful dwelling on the property while the vacation home rental is occurring.<br>• The Short Term Vacation Rental is not managed locally, or was purpose built to be a Short Term Vacation Rental.<br>• A complaint is made by an official of a government regulatory body or the bylaw enforcement officer and it concerns overuse of water, inadequate septic capacity, or too many buildings on the property. |
| 7. | June 26, 2020 | HO-2020-055 | Standing Resolution regarding Restaurant Expansion during COVID Emergency Response - Staff Report | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee adopt the following standing resolution:<br>That the Hornby Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Hornby Island Local Trust Area. |
| 8. | November 6, 2020 | HO-2020-074 | Proactive Enforcement of Year-Around Unlawful Housing | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee adopt the following Standing Resolution:<br>That enforcement on unlawful permanent dwellings be deferred until such time that the Local Trust Committee can review the critical housing supply issue on Hornby Island or until December 31, 2021. |

| No. | Meeting Date | Resolution No. | Issue | Policy |
|---|---|---|---|---|
| 9. | November 6, 2020 | HO-2020-081<br>**See HO-2017-011 HO-2018-070 above** | Enforcement actions against three specific properties for unlawful dwellings | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee amend the expiration date of Standing Resolution No. HO-2017-011 to December 31, 2021. |
| 10. | October 8, 2021 | HO-2021-053<br>**See HO-2017-011 HO-2018-070 and HO-2020-081 above** | Enforcement actions against three specific properties for unlawful dwellings | **It was MOVED and SECONDED,**<br>that Hornby Island Local Trust Committee amend the expiration date of Standing Resolution No. HO-2017-011 to December 31, 2023. |
| 11. | October 8, 2021 | HO-2021-054 | Enforcement actions on unlawful permanent dwellings – deferral | **It was MOVED and SECONDED,**<br>that Hornby Island Local Trust Committee adopt the following Standing Resolution:<br><br>That enforcement on unlawful permanent dwellings be deferred until such time that the Local Trust Committee can review the critical housing supply issue on Hornby Island or until December 31, 2023. |
| 12. | September 9, 2022 | HO-2022-053 | Model Cell Tower Consultation Process | **It was MOVED and SECONDED,**<br>that the Hornby Island Local Trust Committee adopt the Islands Trust Model Strategy for Antenna Systems. |

Islands Trust

Print Date: October 24, 2024

**Follow Up Action List**

# Active Projects Report

## Hornby Island

| 1. *Major Project - Hornby Island Official Community Plan and Land Use Bylaw Review* | Responsible | Dates |
|---|---|---|
| **Activity:**<br>Topic areas of focus: First Nations, Short Term Vacation Rentals, Housing, and the Riparian Areas DPA and that the project include APC recommendations regarding the LUB referenced in the March 26, 2021 LTC meeting agenda package. Update: add consideration of steep slope area regarding heritage portion of central road to ford cove and consideration of wetland categories. | Sonja Zupanec | Rec'd: 06-Nov-2020 |

# Future Projects Report

## Hornby Island

| 1. *OCP* | Responsible | Date Received |
|---|---|---|
| - Ford's Cove Neighbourhood and Transportation Plan<br>- Aquifer Classification System: A review of the aquifer classification system as described in the email letter from Sadie Chezenko dated December 19, 2021<br>- Freshwater Sustainability: LTC project absorbed into regional project managed by RPC in 2018-2022 term | | 09-Sep-2022 |

| 2. *OCP & LUB* | Responsible | Date Received |
|---|---|---|
| - Climate Change: Address climate change through amendments of OCP policies and LUB regulations<br>- Regional Conservation Plan: Consider amendments to the OCP and LUB that would make these documents consistent with the Regional Conservation Plan | | 09-Sep-2022 |

| 3. *Advocacy and Communications* | Responsible | Date Received |
|---|---|---|
| - Marine Protection: Ongoing participation in public education, advocacy and regional processes with respect to the marine environment and shoreline protection. | | 09-Sep-2022 |

| 4. *LUB* | Responsible | Date Received |
|---|---|---|
| Consider zoning amendments to allow chickens (but not roosters) in all zones.<br>Consider excluding cisterns from setback regulations. | | 09-Sep-2022 |

# Future Projects Report

## Hornby Island

| 5. *Administrative* | Responsible | Date Received |
|---|---|---|
| - Consider the use of Covenants (enabled under S. 219 of the Land Title Act) in conjunction with rezoning applications, to reduce the direct impacts of development on Indigenous culturally sensitive areas. | | 20-Jan-2023 |

| 6. *Bylaw Enforcement* | Responsible | Date Received |
|---|---|---|

| 7. *First Nations* | Responsible | Date Received |
|---|---|---|
| -Participate in heritage and traditional knowledge mapping with the K'omoks First Nation.<br>- Consider the use of covenants in conjunction with rezoning application to reduce the direct impacts of development on indigenous culturally sensitive areas.<br>- improve communications with K'omoks First Nation by setting up regular LTC/Chief and Council meetings to discuss a wide range of issues of mutual concern.<br>- Consider the development of an agreemetn similar to the qathet Regional District, City of Powell River and Tla'amin First Nation.<br>- Work with K'omoks First Nation to determine how they wish to be engaged, information circulated in review of development and policy plans.<br>- Consider inviting K'omoks representatives to attend as non voting members and Advisory Planning Commission and Local Trust Committee meetings. | | 05-May-2023 |