



Dear Resident/Landowner

June 16th, 2020

Re: Proposed 45 m TELUS Radiocommunications Tower
TELUS File: BC105331 - Qualicum Beach - Country Club Drive/Fairways Drive
Two (2) Proposed Location Options:
1. 2045 Island Hwy W, Qualicum Beach, BC - Approximate Coordinates: 49.351034, -124.406460
2. 845 Village way, Qualicum Beach, BC - Approximate Coordinates: 49.350199, -124.406109

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 as over 70 percent of all calls to 911 are placed through wireless devices.

TELUS' Proposal

TELUS is proposing to construct a 45-meter tall monopole tower near Eaglecrest Golf Club in Qualicum Beach, BC. In conjunction with Town of Qualicum Beach staff, TELUS has identified two (2) potential tower location options on vacant municipal-owned land at both 2045 Island Hwy W (option 1) and 845 Village Way (option 2). As both location options are acceptable to enable TELUS to service the community, we are consulting the community to determine the preferred tower location. All of the equipment necessary to operate this facility will reside within a compound located at the base of the tower. The tower, if constructed, will provide improved high-speed internet access and wireless service to the Qualicum Beach community in response to ongoing customer complaints regarding a lack of dependable service in the community.

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 applicable local government 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 operation of telecommunications systems.

ISED's Default Public Consultation

As the Town of Qualicum Beach does not have an established and documented public consultation process applicable to tower siting, TELUS is required to follow the ISED (formerly Industry Canada) Default Public Consultation Process. 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 TELUS to consult with the local land use authority and the general public. TELUS 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 135 meters from the outside perimeter of each proposed tower location. Your property falls within this notification radius, and accordingly, TELUS is consulting you regarding this proposed 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 Town of Qualicum Beach and ISED as part of our application for land use concurrence.

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.

Site Details

1. *Purpose* - The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed internet services in the Qualicum Beach community. 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 tower is proposed to be located on vacant municipal-owned at either 2045 Island Hwy W (option 1) or 845 Village Way (option 2), Qualicum Beach, BC. The geographical coordinates for the proposed tower site at 2045 Island Hwy W (option 1) are 49.351034, -124.406460 whereas the geographical coordinates for the proposed tower site at 845 Village Way (option 2) are 49.350199, -124.406109. The property at 2045 Island Hwy W (option 1) is zoned F3-Recreation 3 and the property at 845 Village Way (option 2) is zoned F1-Recreation 1. The subject properties have been selected for this proposal as they are both on high elevation land, minimizing the need for a taller tower structure in the community. Additionally, each property is surrounded by mature trees ensuring that only the upper portion of the tower will be visible if either location option is selected.
3. *Safety Code 6* – ISED requires all wireless carriers to operate in accordance with Health Canada’s safety standards. TELUS 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* – For location option 1 at 2045 Island Hwy W, TELUS is proposing to access the site via Island Hwy W and a new small access road that will connect TELUS’ compound to the highway. For location option 2 at 845 Village Way, access will be achieved via Village Way and a new small access road that will connect TELUS’ compound to the road.
5. *Environment* - TELUS confirms that the installation is excluded from environmental assessment under the *Canadian Environmental Assessment Act*.
6. *Design* - This proposal is for a 45-meter tall monopole tower as well as a 4-meter tall lightning rod (49 meters of total height including the lightning rod). A preliminary design of the tower profile and compound plan is included in this notification for your reference for both location options. The proposed tower height is the same for both location options.
7. *Transport Canada* - The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.
8. *Structural Considerations* - TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.
9. *Land Use Authority* – The Town of Qualicum Beach does not have an applicable Antenna Siting Protocol and as such we are applying ISED’s Default Public Consultation process in consultation with Town staff.
10. *General Information*- General information relating to antenna systems is available on ISED’s Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.
11. *Contacts*:

TELUS

C/O Brian Gregg, SitePath Consulting Ltd., Land Use Consultant
2528 Alberta Street, Vancouver, BC V5Y 3L1
Phone: 778-870-1388
Email: briangregg@sitepathconsulting.com

Town of Qualicum Beach

C/O Mr. Luke Sales, Director of Planning and Approving Officer
Box 130, Qualicum Beach, BC, V9K 1S7
Email: lsales@qualicumbeach.com
Phone: 250-752-6921

Innovation, Science and Economic Development Canada (ISED) - Vancouver Island District Office

1230 Government Street, Room 430, Victoria BC V8W 3M4
Tel: 250-363-3803
Email: ic.spectrumvictoria-victoriaspectre.ic@canada.ca

Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **July 27th, 2020**.

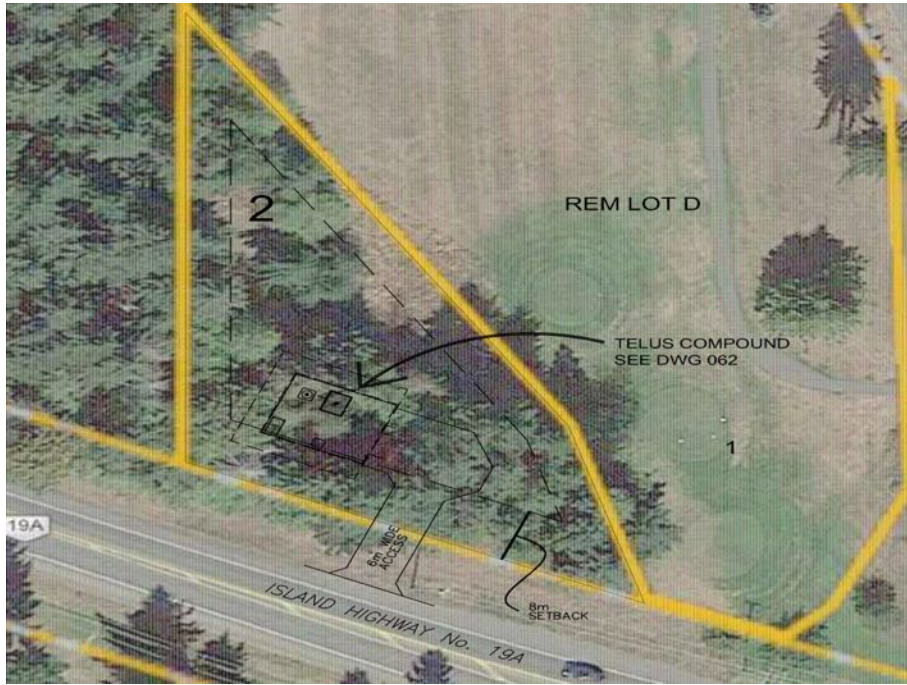


Location Option 1 - 2045 Island Hwy W, Qualicum Beach, BC
Approximate Coordinates: 49.351034, -124.406460



Location Option 2 - 845 Village way, Qualicum Beach, BC
Approximate Coordinates: 49.350199, -124.406109

Aerial Photos
(for discussion purposes only)

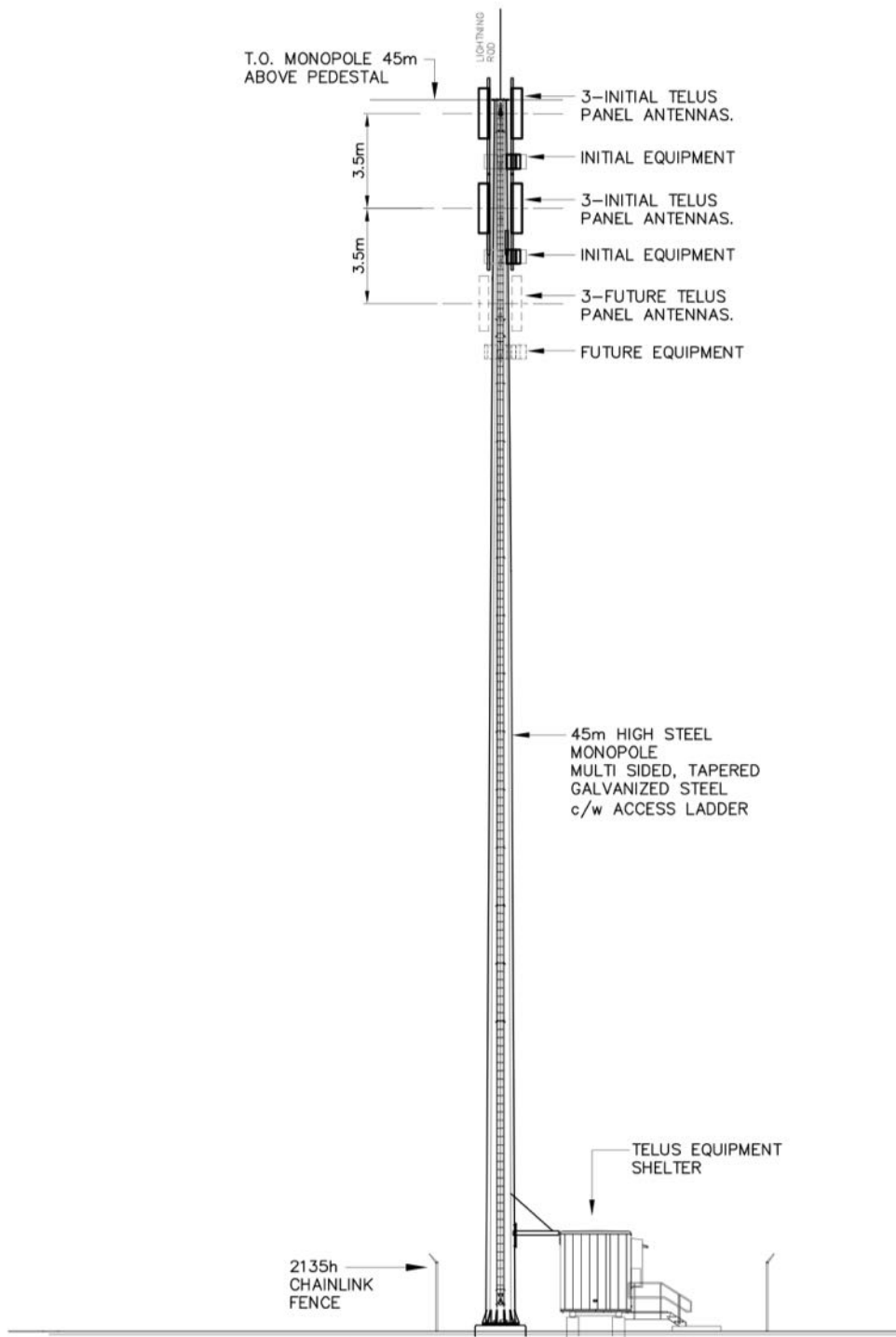


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Site Plans
(for discussion purposes only)



Tower Profile (for discussion purposes only)

Photo Simulations

**Location Option 1 - 2045 Island Hwy W, Qualicum Beach, BC
(for discussion purposes only)**



View Looking West from Island Hwy W

**Location Option 2 - 845 Village way, Qualicum Beach, BC
(for discussion purposes only)**



View Looking West from Island Hwy W

COMMENT SHEET

PROPOSED TELECOMMUNICATIONS TOWER

Location Option 1: 2045 Island Hwy W, Qualicum Beach, BC

[Approximate Coordinates: 49.351034, -124.406460]

Location Option 2: 845 Village way, Qualicum Beach, BC

[Approximate Coordinates: 49.350199, -124.406109]

TELUS File: BC105331 - Qualicum Beach - Country Club Drive/Fairways Drive

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

Yes

No

2. Do you prefer location option 1 or location option 2? Please provide any additional comments.

Location Option 1

Location Option 2

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 _____

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1

ATTENTION: Brian Gregg
by July 27th, 2020.

Thank you for your input.