



Cypress Land Services

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Via Email: [planning@courtenay.ca](mailto:planning@courtenay.ca)

Dana Beatson, RPP, MCIP  
Planner II – Development Planning  
City of Courtenay  
Courtenay City Hall  
830 Cliffe Avenue  
Courtenay, BC V9N 2J7

Dear Planning Division:

**Subject: Freedom Mobile Telecommunications Facility Proposal  
Information Package - DVP**  
**Address: 2591 LERWICK RD COURTENAY BC V9N 9G6**  
**Legal: PID: 000-919-021**  
**Coordinates: N 49.692505°, W 124.952255°**  
**Freedom Mobile Site: BCC0013B**

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## Overview

Cypress Land Services, in our capacity as agent to Freedom Mobile, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the City of Courtenay regarding the installation, in order to provide dependable wireless service. This information package is accompanying the DVP application package.

## Proposed Site

The subject site is located at 2591 Lerwick Road and is a large rural residential property. It is proposed to place the tower along north property line against the mature trees. The tower is proposed to be located approximately 100 metres setback from Lerwick Road. Please see **Schedule A: Tower Site Location.**

## Rationale for Site Selection

Freedom Mobile seeks to provide high quality, dependable wireless communications services throughout Courtney. Freedom launched its network services in the area over a year ago and requires a few new antenna installations throughout the area to improve service levels in areas of Courtney, Comox and the Regional District that currently have no or poor service. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in

reliable wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures.

Co-location with existing telecommunications towers is always preferred. Freedom Mobile reviewed collocation options on nearby tower sites and unfortunately there are no nearby towers located in within the vicinity of the proposed located, able to accommodate Freedom Mobile's equipment. Please see **Schedule B: Map of Existing Towers**.

### **Tower Proposal Details**

The installation consists of a monopole, 40.0 metres in height, with 12 panel antennas and four (4) 2' microwave dishes within a secure compound area. A monopole design is proposed in order to create a monopole with minimal visual impact and will be located against a mature trees backdrop that will screen a majority of the monopole. The monopole is proposed to be painted green to blend with the existing tree cover. Freedom Mobile has completed preliminary design plans (**Schedule C: Preliminary Plans**) and (**Schedule C: Photo-simulation**). These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking. The photo-simulations area for conceptual purposes only.

### **Consultation Process with the CITY OF COURTENAY**

It is our understanding that the City of Courtenay does not have an adopted Telecommunications policy. Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower.

*Preliminary consultation with the City has revealed that the zoning of the property is R-1C and has a maximum height of 9.0m. The city requires a Development Variance Permit ("DVP") due to the height limit in the R-1C zone of 9m. Also, due to the City's tree bylaw, the city is also requesting a tree inventory for the property be conducted.*

Simultaneously, following ISED's requirements, Freedom Mobile would like to initiate Default Public Consultation Process (as described in the Industry Canada circular, CPC-2-0-03, issue 5, commonly referred to as the "CPC"). Information on the "CPC" consultation process may be found on-line at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>.

In order to obtain comments, concerns or questions in regard to the proposed tower site, the CPC requires Freedom Mobile to send out notification packages to all properties located within three times the height of the proposed tower, 120 metres. We estimate there are seventeen (17) properties located within the required notification radius. A notice will also be placed in the local

paper. This comment period is a minimum of 30 days. We expect the public consultation process to commence in September 2021.

At the conclusion of the consultation process, Freedom will prepare a summary of comments received from the community as well as the replies provided by Freedom. Freedom Mobile is requesting that, subsequent to the completed consultation process and report to the Council, a letter or resolution of concurrence will be issued by the City of Courtenay Council.

### **Health and Safety**

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at: Health Canada: [http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

### **Concurrence Requirements**

In order to complete the consultation process, Freedom Mobile will be requesting concurrence from the City of Courtenay in a form acceptable to both the City of Courtenay Council and to ISED. We understand that subsequent to the required public consultation process and a Council decision, the City of Courtenay Council would be providing a letter of resolution.

### **Conclusion**

Please consider this information package as the official commencement CPC default consultation process. Freedom Mobile is committed to working with the CITY OF COURTENAY in determining an appropriate location and design for a telecommunications tower that will provide wireless communication services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

Sincerely,  
**CYPRESS LAND SERVICES**  
Agents for Freedom Mobile

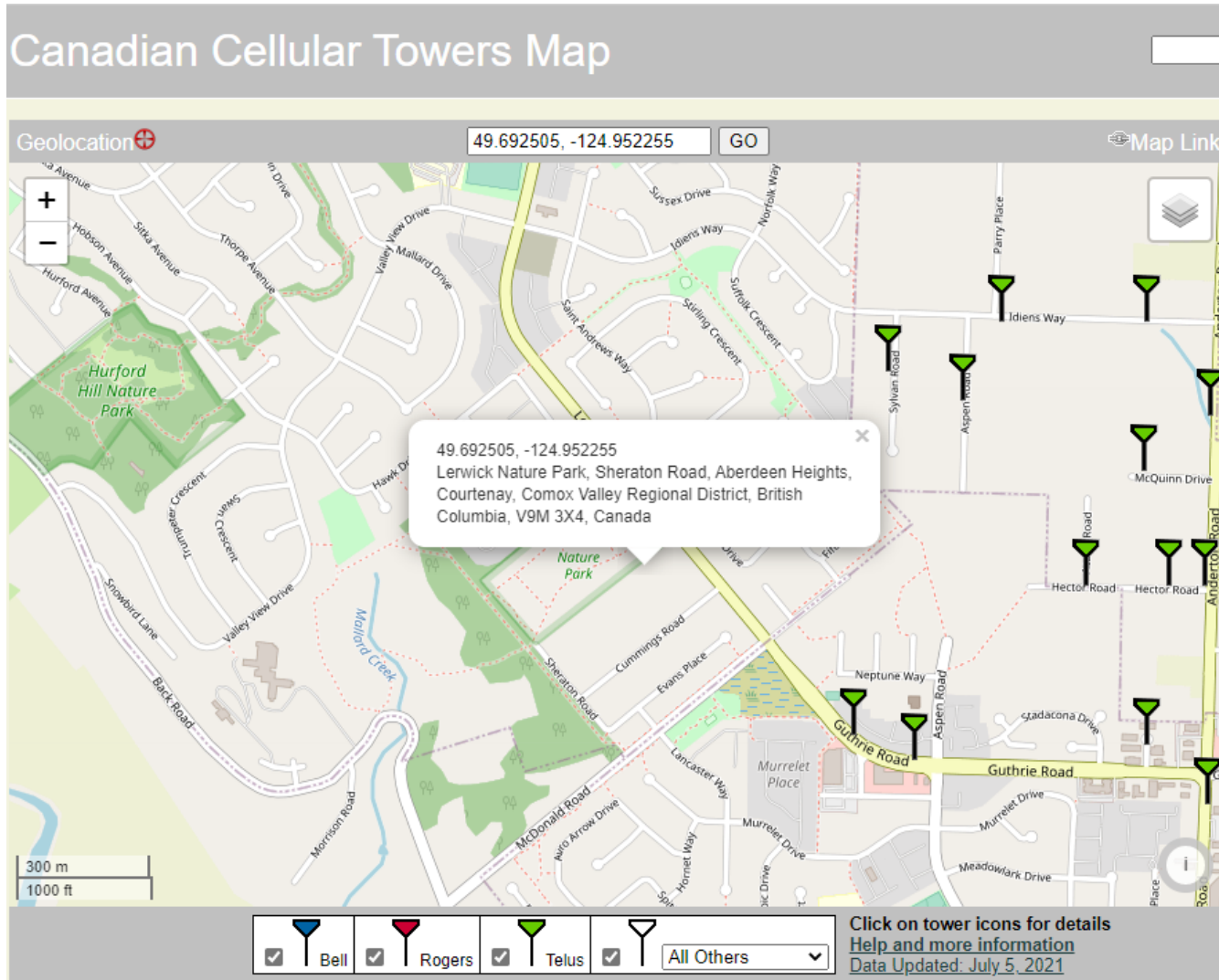


Tawny Verigin  
Manager of Government Affairs  
cc: Kent Martin, Real Estate Supervisor, Freedom Mobile

**SCHEDULE A  
ROGERS TOWER LOCATION**



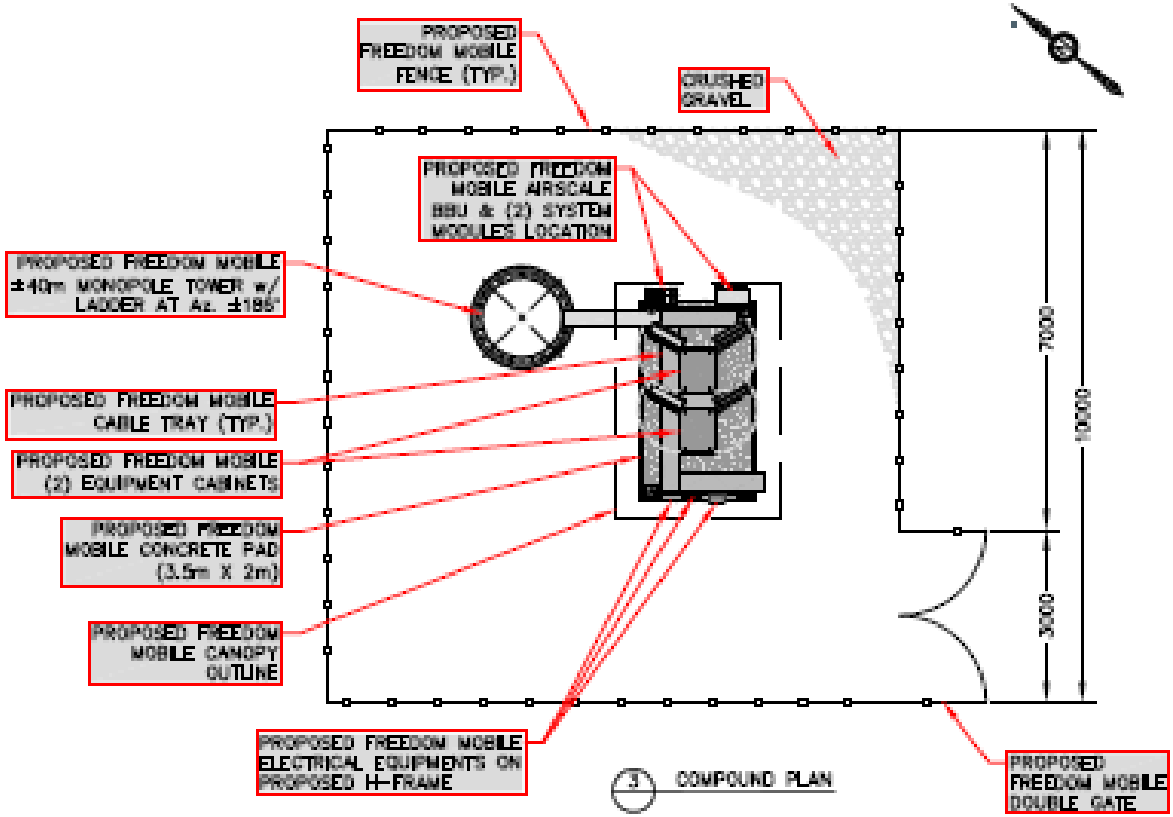
**SCHEDULE B  
MAP OF EXISTING SITES**



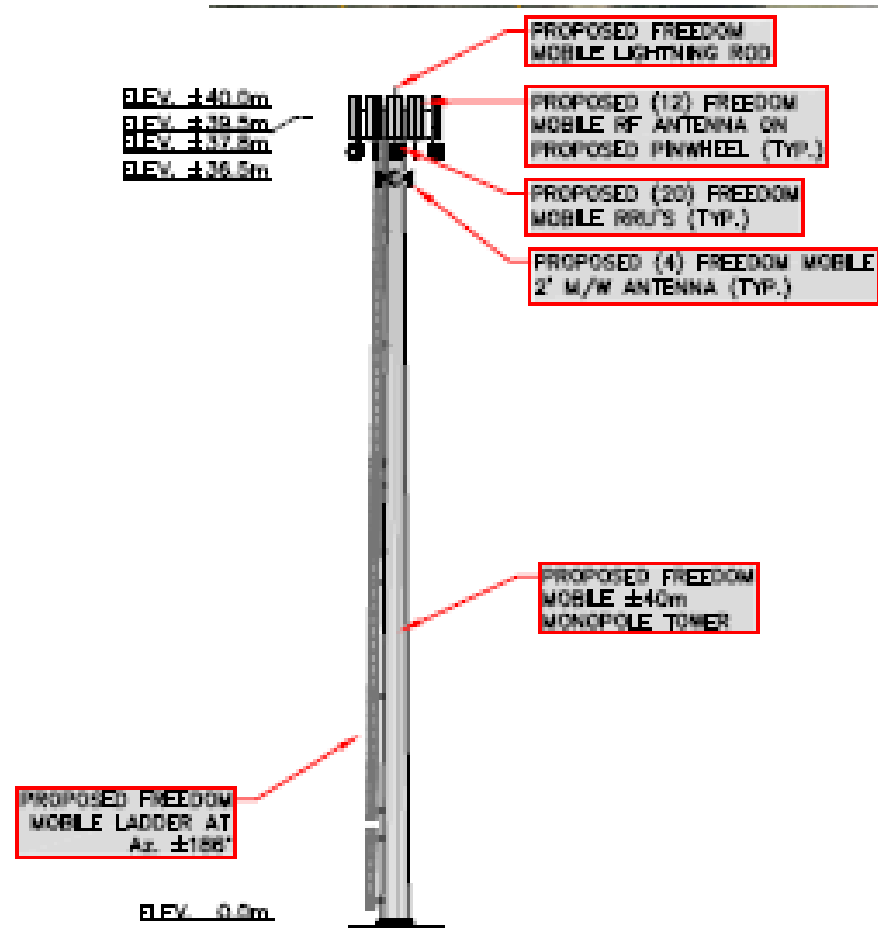
SCHEDULE C  
PRELIMINARY DESIGN PLANS – SITE PLAN



**SCHEDULE B  
PRELIMINARY DESIGN PLANS – COMPOUND PLAN**



**SCHEDULE B  
PRELIMINARY DESIGN PLANS – TOWER PROFILE**





**SCHEDULE D  
PHOTO-SIMULATION**

**BEFORE**



**AFTER**



View: from Lerwick Rd.

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.  
Proposed design is subject to change based on final engineer plans*