

REGIONAL DISTRICT OF NANAIMO

ELECTORAL AREA PLANNING COMMITTEE

TUESDAY, MARCH 10, 2015

6:30 PM

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

- 2 **Leifka Vissers, Altus Group / Telus**, re Proposed Telus Communications Tower – 1421 Sunrise Drive, Electoral Area ‘G’.

MINUTES

- 3-6 Minutes of the Regular Electoral Area Planning Committee meeting held Tuesday, February 10, 2015.

BUSINESS ARISING FROM THE MINUTES

REPORTS

- 7-38 Proposed Telus Communications Tower – 1421 Sunrise Drive, Electoral Area ‘G’.
- 39-42 Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement – 3119 Jameson Road, Electoral Area ‘C’.

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

ADJOURNMENT

Re: TELUS proposal at 1421 Sunrise Drive, Electoral Area 'G'

From: Leifka Vissers
Sent: Wednesday, February 25, 2015 3:54 PM
Subject: RE: Request for Delegation - BC1993

Please do add us as a delegation for the EAPC meeting as well.

We will forward the powerpoint presentations once they are finalized.

Warm regards,
Leifka

Leifka Vissers, B.A. (Hons) (Geography), MPlan
Municipal Relations Specialist, Research, Valuation & Advisory, Altus Group Limited
D: 778.331.8134 T: 604.683.5591 ext 1622 M: 604.202.8203 F: 604.683.5594
1040 West Georgia Street, Suite 630, Vancouver, British Columbia, V6E 4H1 Canada

From: Leifka Vissers
Sent: Tuesday, February 24, 2015 12:56 PM
Subject: RE: Request for Delegation - BC1993

Could you please add TELUS as a delegate to the March 24th Board Agenda? I will forward a PowerPoint presentation closer to the date.

With respect to the March 10th APC agenda, is it possible for a representative from TELUS to attend and answer any questions that may arise?

Warm regards,
Leifka

Leifka Vissers, B.A. (Hons) (Geography), MPlan
Municipal Relations Specialist, Research, Valuation & Advisory, Altus Group Limited
D: 778.331.8134 T: 604.683.5591 ext 1622 M: 604.202.8203 F: 604.683.5594
1040 West Georgia Street, Suite 630, Vancouver, British Columbia, V6E 4H1 Canada

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, FEBRUARY 10, 2015 AT 6:30 PM IN THE
RDN BOARD CHAMBERS**

In Attendance:

Director B. Veenhof	Chairperson
Director A. McPherson	Electoral Area A
Director M. Young	Electoral Area C
Director B. Rogers	Electoral Area E
Director J. Fell	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

P. Thorkelsson	Chief Administrative Officer
R. Alexander	Gen. Mgr. Regional & Community Utilities
G. Garbutt	Gen. Mgr. Strategic & Community Development
T. Osborne	Gen. Mgr. Recreation & Parks
D. Pearce	A/Gen. Mgr. Transportation & Solid Waste
J. Hill	A/Director of Corporate Services
J. Holm	Mgr. Current Planning
C. Golding	Recording Secretary

CALL TO ORDER

The Chairperson called the meeting to order.

ELECTORAL AREA PLANNING COMMITTEE MINUTES

Minutes of the Regular Electoral Area Planning Committee Meeting held Tuesday, January 13, 2015.

MOVED Director Stanhope, SECONDED Director Young, that the minutes of the Electoral Area Planning Committee meeting held Tuesday, January 13, 2015, be adopted.

CARRIED

DEVELOPMENT PERMITS

Development Permit Application No. PL2015-005 – Tomm’s Food Marketing Group Ltd. – 6990 West Island Highway – Electoral Area ‘H’.

MOVED Director Stanhope, SECONDED Director Young, that Development Permit No. PL2015-005 to permit the construction of an addition to a commercial building on the subject property be approved subject to the conditions outlined in Attachment 2.

CARRIED

Development Permit Application No. PL2015-003 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement Subdivision Application No. PL2014-127 – Ballard – 745 Drew Road – Electoral Area ‘G’.

MOVED Director Stanhope, SECONDED Director Fell, that Development Permit No. PL2015-003 to permit a two-lot subdivision be approved subject to the conditions outlined in Attachment 2.

CARRIED

MOVED Director Stanhope, SECONDED Director Fell, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lot B, as shown on Attachment 3, be approved.

CARRIED

Development Permit Application No. PL2015-004 – Buckles – 1838 Fielding Road – Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Fell, that Development Permit No. PL2015-004 to amend previously issued Development Permit with Variance No. PL2013-066, be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2014-146 – Williams – 2457 Rowland Road – Electoral Area ‘E’.

MOVED Director Rogers, SECONDED Director McPherson, that staff be directed to complete the required notification.

CARRIED

MOVED Director Rogers, SECONDED Director McPherson, that Development Variance Permit No. PL2014-146 to increase the maximum permitted accessory building floor area and reduce the minimum required setback to the interior side lot line to facilitate the reconstruction of two accessory buildings on the subject property be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

Development Variance Permit Application No. PL2014-142 – Rinehart – 1667 Strougler Road – Electoral Area ‘E’.

MOVED Director Rogers, SECONDED Director Young, that staff be directed to complete the required notification.

CARRIED

MOVED Director Rogers, SECONDED Director Young, that Development Variance Permit No. PL2014-142 to increase the maximum floor area for accessory buildings, the maximum floor area for an accessory building containing a suite and the side yard setback for an accessory building containing a suite be approved subject to the conditions outlined in Attachments 2 to 4.

CARRIED

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variance Application No. PL2015-009 — Parksville Redi-Mix Ltd. Inc. Co. BC 0620483 – 10 Nanaimo River Road—Electoral Area ‘A’.

MOVED Director McPherson, SECONDED Director Fell, that staff be directed to complete the required notification.

CARRIED

MOVED Director McPherson, SECONDED Director Fell, that Development Permit with Variance No. PL2015-009 to permit the construction of a concrete batch plant be approved subject to the conditions outlined in Attachments 3 to 6.

CARRIED

Director Fell left the meeting at 6:43 pm citing a perceived conflict of interest with the next agenda item.

OTHER

Liquor License Amendment Application No. PL2015-001 – Smoke ‘N Water Restaurant Inc. BC 0998469 – 1-1600 Stroulger Road – Electoral Area ‘E’.

MOVED Director Rogers, SECONDED Director Young, that the Board consider any written submissions or comments from the public.

CARRIED

MOVED Director Rogers, SECONDED Director Young, that the Board adopt the resolution attached to the report as Attachment 2 as follows:

Be it resolved that:

1. The Board of the Regional District of Nanaimo recommends the amendment of the liquor licence to food-primary entertainment endorsement.
2. The Board's comments on the prescribed considerations are as follows:
 - a) The potential for noise if the application is approved is minimal as the potential for noise to impact the surrounding community associated with the change to food-primary entertainment endorsement is minimal given that there is no change to the hours of permitted liquor sales, the property has been in place for many years, and special and private events already take place on the subject property.
 - b) The impact on the community if the application is approved is considered to be minimal as there is no change to the hours of permitted liquor sales, the property has been in place for many years, and special and private events already take place on the subject property.
 - c) The views of the residents were solicited and no notable objections to the application were received. A notice of the Board's intent to receive public input and consider a resolution regarding a proposed amendment to the existing liquor licence was delivered to owners and tenants in occupation of land within a distance of 200 metres from the property. The Regional District of Nanaimo also provided a similar notice in the local newspaper. All interested residents were invited to attend the Board meeting and provide comments on the proposal. Prior to considering the resolution attached as *Schedule No.1*, the Board asked for comments from the gallery on this application. A notice was also posted on the property advertising that the property is the subject of a development application and directing inquiries to the Strategic and Community Development Department.

CARRIED

Director Fell returned to the meeting at 6:45 pm.

ADJOURNMENT

MOVED Director Stanhope, SECONDED Director Rogers, that this meeting be adjourned.

CARRIED

TIME: 6:45 PM

CHAIRPERSON

CORPORATE OFFICER



RDN REPORT	
CAO APPROVAL	
EAP	<input checked="" type="checkbox"/>
COW	<input type="checkbox"/>
MAR 03 2015	
RHD	<input type="checkbox"/>
BOARD	<input type="checkbox"/>
DATE: February 26, 2015	

MEMORANDUM

TO: Jeremy Holm
Manager, Current Planning

FROM: Tyler J. Brown
Planner

FILE: PL2014-138

SUBJECT: Proposed TELUS Telecommunications Tower
Lot 2, District Lot 49, Nanoose District, Plan 29438 – 1421 Sunrise Drive
Electoral Area 'G'

PURPOSE

Receive information and consider a request for concurrence with respect to the proposed telecommunications tower on the subject property.

BACKGROUND

The Regional District of Nanaimo (RDN) has received correspondence and an information package from Altus Group on behalf of TM Mobile Inc. (TELUS) regarding the proposed installation of a telecommunications tower on the subject parcel (see Attachment 2). Altus Group on behalf of TELUS requests that the Board pass the resolution as included in Attachment 3 which states:

RDN staff be instructed to advise TM Mobile Inc. and Industry Canada that:

- a. TELUS has satisfactorily completed its consultation with the Regional District of Nanaimo;
- b. The Regional District of Nanaimo is satisfied with TELUS' public consultation process; and
- c. The Regional District of Nanaimo concurs with TELUS' proposal to construct a wireless telecommunications facility provide it is constructed substantially in accordance with the plans submitted to in and described as 1421 Sunrise Drive, Parksville, B.C.

Proposed Tower

TELUS is proposing a 17.5 metre monopole tower structure on TELUS owned property. The subject property is zoned Residential 1 (RS1), is approximately 0.18 ha in area, and currently houses a TELUS facility. The parcel is bordered by the Island Highway to the north, RS1 zoned parcels to the east and west, and Sunrise Drive to the south. The tower is proposed to be sited in the centre of the lot approximately 9.0 metres from the Island Highway. The proponent's stated intention is to optimize wireless coverage for the Sunrise, Qualicum Beach, Eaglecrest and French Creek neighbourhood areas. TELUS has indicated that there are no existing antenna support structures or any other feasible alternatives that can be utilized in the area and as such a new antenna structure is required.

DISCUSSION

When sited appropriately, modern telecommunication infrastructure can contribute positively to community and economic development, strengthen business operations, enhance emergency service and public safety initiatives, and provide increasingly expected tourist amenities. The technical aspects and siting of telecommunication and broadcasting services are regulated solely by the Federal government. Approval of any related antenna systems; including masts, towers and supporting structures, are under the mandate of Industry Canada.

With regard to public health, Industry Canada refers to the standards set by Health Canada for determining acceptable levels of radiofrequency electromagnetic energy produced by telecommunication infrastructure. All telecommunication proponents are required to follow the guidelines of both Health Canada and Industry Canada.

Industry Canada has an established procedure for the process and review of proposed telecommunication structures. As part of the process, proponents are required to notify the local land use authority and nearby residents. Moreover, the proponent is required to address the public's questions, concerns and comments through Industry Canada's prescribed public consultation process.

With respect to this application, TELUS states that they have fulfilled their obligations under the Industry Canada process. An overview of the completed process is outlined on Page 7 of Attachment 2 and a copy of all public consultation materials is also found in Attachment 2. At the request of the RDN, the proponent contacted local resident and neighbourhood associations (see Attachment 2).

Role of Local Government

As noted above, local government is referred applications for proposed towers and is provided the opportunity to comment on the proposal. Local government concerns and the applicant's response to those concerns are considered by Industry Canada as part of their review process. In this case, staff requested that the proponent contact local resident and neighbourhood associations for their comments on the proposal. The applicant complied with the request.

A local government may establish and develop a formal telecommunications antenna and tower siting protocol. Staff have begun developing such a protocol, which is on the Current Planning 2015 Work Plan, and anticipate bringing a report to the Board in the Spring on the issue. However, while there is no formalized telecommunications siting protocol in place, RDN staff do consult with the proponent on each proposed tower location and provide suggestions with regard to public consultation and process.

It should be noted that while a formalized siting protocol may serve as a guide to the siting of a tower and the consultation process, the Federal government, through Industry Canada, retains the authority to approve telecommunication infrastructure. A local government is not permitted to dictate the telecommunication siting process. Nonetheless, a formalized telecommunications antenna and tower siting protocol will provide clarity and consistency with respect to application submissions for both the RDN and the proponent; state the RDN's expectation for public consultation and process; and provide an expanded opportunity for both the RDN and the public to have input into the tower siting approval process.

ALTERNATIVES

1. That staff be directed to advise Industry Canada and the proponent of the telecommunication tower proposed at 1421 Sunrise Drive that:
 - a. TELUS has satisfactorily completed its consultation with the Regional District of Nanaimo;
 - b. The Regional District of Nanaimo is satisfied with TELUS' public consultation process; and
 - c. The Regional District of Nanaimo provides no comment with regard to TELUS' request for concurrence.
2. That the Board approve the requested motion confirming concurrence as requested by TM Mobile Inc. as written in Attachment 3.
3. That Regional District of Nanaimo Staff be instructed to advise TM Mobile Inc. and Industry Canada that the Regional District of Nanaimo does not concur with proposal submitted by TM Mobile Inc. (TELUS) to construct a wireless telecommunications facility at 1421 Sunrise Drive.

LAND USE IMPLICATIONS

Development Implications

The applicant has provided site plans, detailed structure descriptions and the results of a visual impact study for the proposed telecommunications tower (see Page 3 to 6 of Attachment 2). Under Federal regulations, the applicant is not required to comply with local zoning or any applicable development permit areas. Additionally, the applicant is not required to obtain a building permit for any essential telecommunications infrastructure.

Public Consultation Implications

The applicant has followed and exceeded the Industry Canada default public consultation protocol as outlined in the Industry Canada publication Spectrum Management and Telecommunications Client Procedures Circular: Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03). An overview of the completed process is outlined on Page 7 of Attachment 2, a copy of all public consultation material and all public response received by the applicants is also found in Attachment 2. Of particular note, the proponent summarizes that 145 responses were received from members of the public of which 140 were supportive while 5 were opposed (see Attachment 2, Page 8).

Inter-governmental Implications

All telecommunications infrastructure, including antenna and tower structures, are under the jurisdiction of Industry Canada. As such, these facilities are not subject to local zoning or the development permit process.

SUMMARY/CONCLUSIONS

The RDN has received correspondence from Altus Group on behalf of TELUS requesting Board concurrence for the proposed installation of a telecommunications tower on the subject parcel. The applicant has submitted to the RDN all information materials provided to the public and subsequent correspondence. Furthermore, the proponent met and exceeded the consultation requirements prescribed by Industry Canada.

As outlined in this report, all telecommunications infrastructure falls under the jurisdiction of Industry Canada and therefore is not subject to local government bylaws. Additionally, the RDN does not currently have a telecommunications siting protocol. Therefore, the applicant has followed the Industry Canada default public consultation protocol.

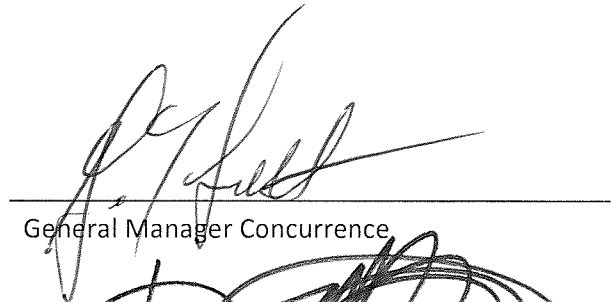
RECOMMENDATION

That staff be directed to advise Industry Canada and the proponent of the telecommunication tower proposed at 1421 Sunrise Drive that:

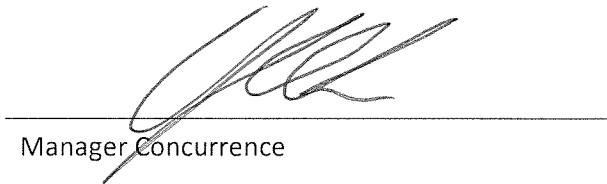
- a. TELUS has satisfactorily completed its consultation with the Regional District of Nanaimo;
- b. The Regional District of Nanaimo is satisfied with TELUS' public consultation process; and
- c. The Regional District of Nanaimo provides no comment with regard to TELUS' request for concurrence.



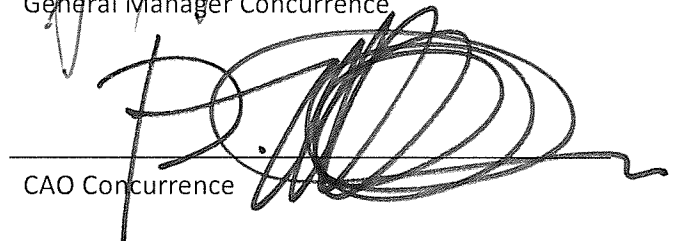
Report Writer



General Manager Concurrence



Manager Concurrence



CAO Concurrence



February 6, 2015

Board of Directors

Regional District of Nanaimo
C/o Jeremy Holm, Manager, Current Planning
6300 Hammond Bay Road
Nanaimo BC V9T 6N2

Re: Request for Concurrence, proposed TELUS Telecommunications Tower (Our File: BC1993)

Dear members of the Board,

TELUS is requesting that the Regional District of Nanaimo issue a Letter of Concurrence for the proposed telecommunication tower at 1421 Sunrise Drive. The proposed site for the installation of the telecommunications tower is located on a private lot owned by TELUS which currently houses a TELUS facility.

Location Address:	1421 Sunrise Drive
Parcel ID:	011-397-605
Legal Description:	Lot 2. Plan 29438. Nanoose District

Background

TELUS is proposing to build a new telecommunications facility in the Regional District of Nanaimo, BC at the above-noted property as part of its commitment to providing superior wireless services to meet its customers personal, business and emergency needs. TELUS has identified that the area requires improved wireless services through a combination of field testing of existing wireless services, computer modelling and customer feedback. The proposed new site will satisfy the demand for improved wireless services.

Current TELUS Wireless Infrastructure

The current wireless facilities do not provide adequate service to the Sunrise, Qualicum Beach, Eaglecrest or French Creek neighbourhoods. The proposed facility will provide improved service with a minimally sized tower of 17.5 meters.

TELUS' Proposal

TELUS is proposing a 17.5 metre monopole structure with antennas for wireless communications. All of the equipment necessary to operate this facility will reside within an equipment shelter located at the base of the facility (see **Elevation of Proposed Tower and Equipment Shelter**). The compound will be secured with a chain-link fence enclosure. Access to the facility will be from the existing access off of Sunrise Drive (see **Site Plan**). The design of the tower will meet structural needs of the equipment

attached to the tower. The tower is proposed to be green in colour to blend in with surrounding vegetation.

Rationale for Site Selection

There are a number of factors that TELUS considers prior to proposing a site for a new wireless facility. Typically these factors include opportunities to use existing structures, zoning, neighbouring land uses, ability to enter into a long term statutory right of way for use of lands, local terrain, opportunities to screen the tower with natural vegetation, construction feasibility and the ability to provide radio frequency improvements to the targeted areas and line of site to these areas. This site best met these requirements while optimizing service improvements in the area.

Existing Structures

There are no existing structures (telecommunications towers or buildings) in the area of adequate height to install TELUS equipment.

Zoning

The Regional District of Nanaimo (RDN) does not maintain a policy specific to the siting of telecommunication infrastructure. However, the RDN maintains two Zoning Bylaws; namely: *Bylaw No.500, 1987* (Electoral Areas A, C, E, G & H) & *Bylaw No. 1285, 2002* (Electoral Area F). This proposal falls in **Electoral area G**. Bylaw No.500, which is silent on telecommunication towers, likely due to its date of adoption. However, bylaw no. 500 under *height* states that transmission towers are specifically excluded from height restrictions. There are no setback requirements for telecommunication towers in the RDN zoning bylaw

Local Terrain/Natural Screening Opportunities

The proposed site is located at a high enough elevation to provide improved wireless services. There are mature trees on the property and neighbouring properties that will enable an opportunity for the tower to be partially screened from view of the travelling public and neighbouring properties.

Construction Feasibility

The proposed site is easily accessible and readily available services (electricity and fibre) that aid in the construction process. Alternatively more mountainous or rural locations make construction of a tower difficult and in some instances not feasible.

Wireless Service Coverage

The proposed property is located close to the majority of the mobile users in the area and will, therefore, meet TELUS' requirement to effectively service the wireless needs of the community. TELUS will be operating its equipment at this site within the 700/850/1900 frequency ranges.

After careful consideration of all of the above factors, TELUS is proposing the use of the property at 1421 Sunrise Drive as the most reasonable and appropriate location while at the same time meeting the wireless needs of the communities it is intended to service.

Consultation with the Regional District of Nanaimo

Industry Canada has exclusive jurisdiction over the placement of wireless telecommunications facilities, and it requires service providers to consult with the Regional District and the general public regarding new installations. The municipal consultation process is intended to provide an opportunity to address land use concerns while respecting federal jurisdiction over the installation and operations of

telecommunications systems. To this end TELUS consulted with the Regional District of Nanaimo prior to commencing the public consultation process. TELUS incorporated the RDN's suggested amendments to the notification process and made the RDN's requested changes to notification letters distributed to the public.

Public Consultation

TELUS authorized Altus Group to undertake a public consultation process for the proposed property located at 1421 Sunrise Drive. The Regional District of Nanaimo does not have a tower siting policy; as such Industry Canada's CPC was used for consultation. TELUS consulted with the Regional District prior to notification, and applied suggestions from the RDN with respect to the public notification documents and process. In total, 145 comments were received from the public, of which 5 opposed the tower, and 140 were supportive of the tower.

Request for Concurrence

TELUS believes that meaningful public consultation has been undertaken for the siting of this proposed tower. TELUS believes that the current proposed location is best suited to optimize the cellular network and provide improved coverage while ensuring minimal impact to residential uses. **TELUS is requesting that the board issue a Letter of Concurrence.**

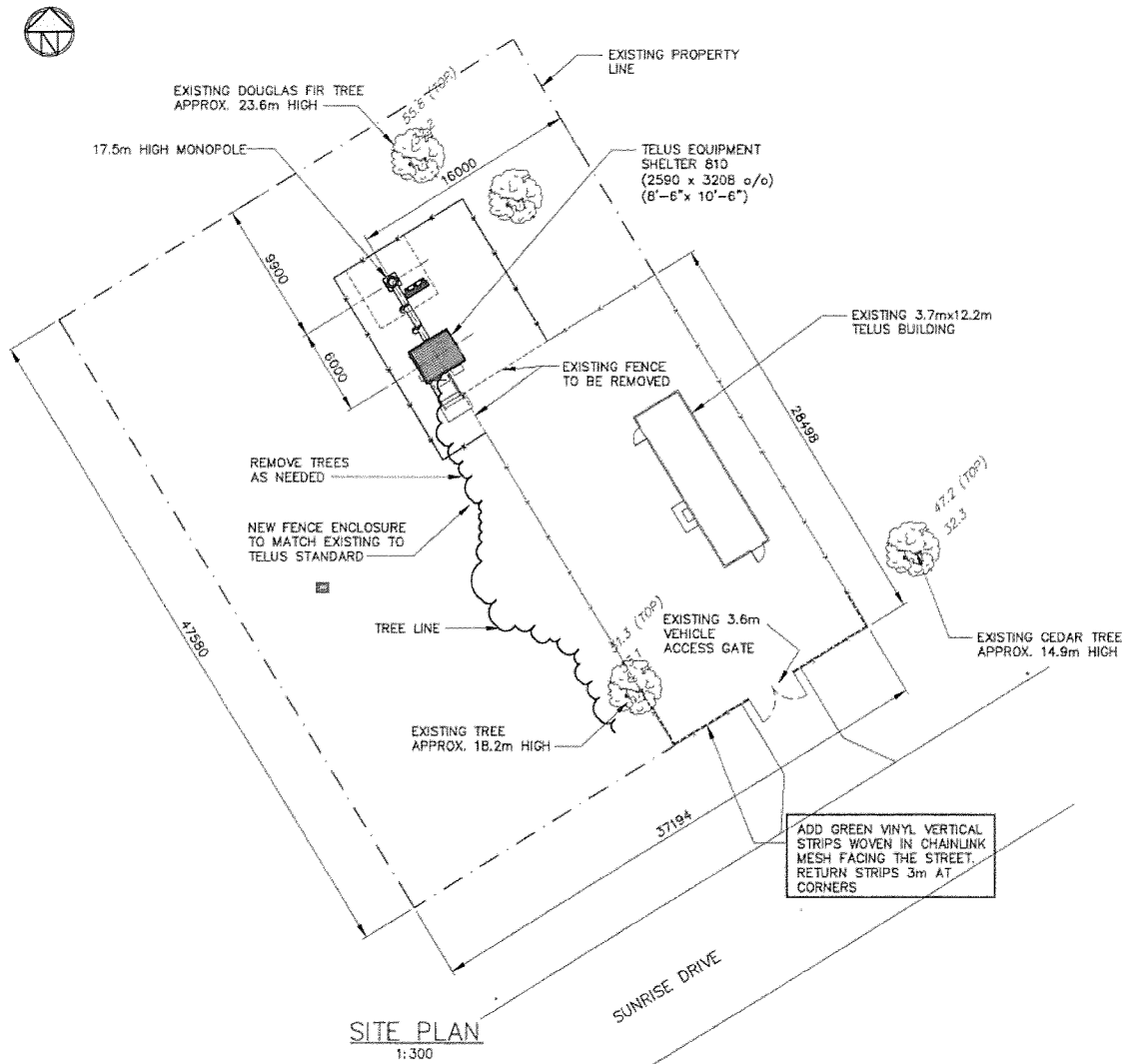
Please feel free to contact the undersigned should you have any questions or concerns.

Kind Regards,



Leifka Vissers, MPlan, B.A.
Municipal Relations Specialist
Altus Group (Agents for TELUS)

Site Plan



Elevation Plan

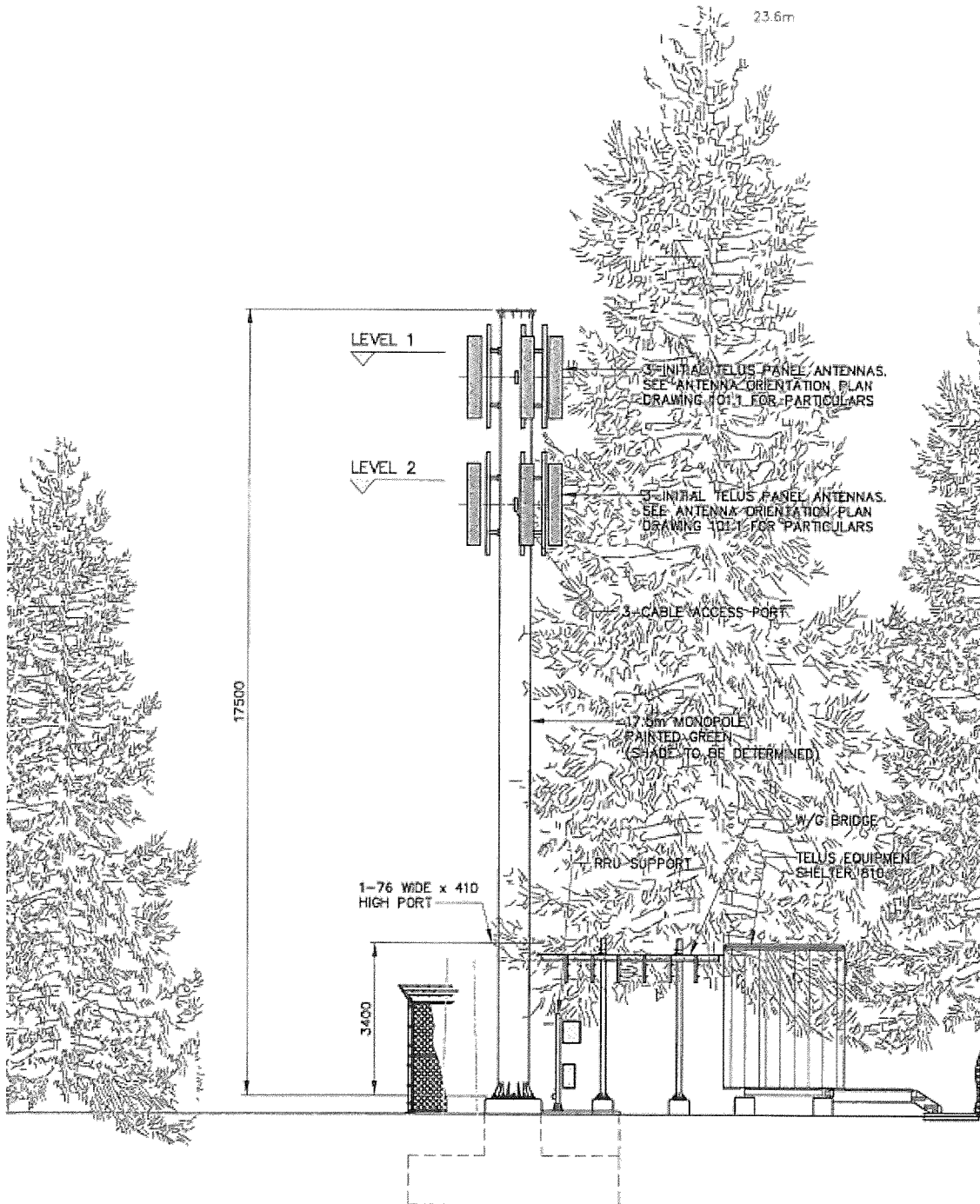


Photo Simulations of Proposed Tower

Before:



After:





Public Consultation Overview

Site ID:	BC1993
Proposal:	17.5m Tower Structure
Public Comment timeline:	November 14 th – December 19 th , 2014

Overview of Public Consultation Process

The Regional District of Nanaimo does not have a tower siting protocol. As such, Industry Canada’s CPC was used for consultation. Under Industry Canada’s CPC, TELUS is required to notify residents within three times tower height, in this case 52.5 meters; however TELUS expanded the notification radius to 80 meters in order to generate feedback from surrounding neighbours. Mailed notices were sent to the registered owners of 12 neighboring properties allowing a 30-day commenting period plus five days for delivery. Further, digital copies of the notification package were sent to the French Creek Residents Association, the Qualicum Beach Residents Association as well as the Eaglecrest Residents Association. Within the consultation timeline, **one hundred and forty-five (145) responses were received** from area residents. A copy of the public consultation log, with record of correspondence have been provided in this report. **96.5% of commenters were supportive of the proposal, with less than 3.5% opposed.** Both the Eaglecrest Residents Association and the Qualicum Beach Residents Association issued letters of support for the project. The French Creek Residents Association refrained from commenting.

Outcome of Public Consultation

Within the consultation timeline of 30+5 days, 145 responses were received. The comments were acknowledged, and responses addressing any questions or concerns were responded to within 14 days of receipt. A copy of the public consultation log, with record of correspondence is included in this package for your reference. The proposed site has been selected with good planning practice, and is an appropriate fit within the surrounding land uses. At this juncture, TELUS respectfully requests from the Regional District of Nanaimo a resolution to our proposed installation, in the form of a letter of concurrence.

Consultation Summary

Residents Notified: 12 properties
Comments Received: 140 Supportive, 5 Negative
Outcome: TELUS requests concurrence

List of Attachments

1. Sample of Public Notification Package mailed to neighboring landowners
2. List of landowners notified
3. Scanned copies of notification package envelopes mailed to landowners
4. Comments Summary
5. Comments Received / TELUS responses to comments



November 14, 2014

To: Property Owner/Current Resident

Re: Proposed TELUS Telecommunications Facility - Notification Package

Legal Description: Lot 2. Plan 29438. Nanoose District

Municipal Address: 1421 Sunrise Drive, Parksville, B.C.

PID: 011-397-605

TELUS File: BC1993

Background and Purpose

TM Mobile Inc. (TELUS) is proposing to build a new telecommunications facility in Parksville, BC at the above-noted property as part of its commitment to providing reliable wireless services to meet the community's business, personal and emergency needs. TELUS has determined that improvements in wireless services are required based on detailed analysis of existing wireless services and customer input.

TELUS' Proposal

TELUS is utilizing its existing facility/property at 1421 Sunrise Drive to provide wireless improvements to the community. The existing property is well treed which will partially screen the pole from view. TELUS is proposing a 17.5 metre monopole structure with wireless antennas attached to the top of the pole. The pole and all the equipment attached to it will be painted green to blend with the trees on site. All of the equipment necessary to operate this facility will reside within an equipment shelter located at the base of the facility (see **Elevation of Proposed Tower and Equipment Shelter**). The facility will be secured with a chain-link fence enclosure. Access to the facility will come from the South via an existing access off of Sunrise Drive (see **Site Plan**).

Approximate Coordinates: **LATITUDE:** 49.345811 **LONGITUDE:** -124.377783

Transport Canada and NAV Canada Requirements

The facility will be lighted and/or marked in accordance with Transport Canada and NAV Canada requirements.

Rationale for a New Tower Site

TELUS is responding to the demands of the community for improved wireless service for personal and business communication, convenience and personal security. The facility will improve service to TELUS customers that use personal communications devices such as mobile phones, tablets and laptops. The proposed facility will improve the wireless services for those using TELUS wireless enabled devices in the Parksville area and along portions of the Island Highway.

Health Canada

Industry Canada requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the installation 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*, as may be amended from time to time.

For more information on Safety Code 6, please refer to Health Canada's website:

<http://www.hc-sc.gc.ca/ahc-asc/media/ftr-ati/2014/2014-023fs-eng.php>

Community Consultation

While Industry Canada (IC) has exclusive jurisdiction over the placement of wireless telecommunications facilities, and it requires service providers to consult with the local land-use authority and the general public regarding new installations. The Regional District of Nanaimo is not the approval authority for wireless telecommunications facilities and does not have a telecommunications tower siting consultation policy, therefore TELUS is following IC's Default Public Consultation Process which includes contacting all properties that are located within three (3) times the pole height (in this instance approx. 53m). Accordingly, because your property falls within the required radius, TELUS is consulting with you on this proposed facility.

The municipal consultation process is intended to provide an opportunity to address land use concerns while respecting federal jurisdiction over the installation and operations of telecommunications systems.

Any inquiries that are received as a result of this notification will be logged and submitted to the Regional District of Nanaimo (RDN) and IC as part of TELUS's commitment to consult.

Environment

TELUS attests that this facility is excluded from environmental assessment under the *Canadian Environmental Assessment Act*.

Structural Considerations

TELUS attests that the proposed telecommunication structure described in this notification package will be constructed using good engineering practices to the standards of the National Building Code.

Industry Canada – General Information

General information regarding telecommunications systems is available on Industry Canada's website (http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html).

Contacts

1. TELUS

c/o: Leifka Vissers
Altus Group Ltd. Agents for TELUS
Phone: (778) 329-9292
Fax: (604) 683-5594
Email: comments.agi@altusgroup.com
1040 West Georgia Street, Suite 630
Vancouver, BC V6E 4H1

2. Industry Canada

Manager, Victoria Office
Phone: 250-363-3803 or 1-888-385-8848
Fax: 250-363-0208
Email: Victoria.District@ic.gc.ca
1230 Government Street, Room 430 Victoria, BC V8W 3M4

3. Regional District of Nanaimo

Manager, Current Planning
Phone: 250-390-6510
Fax: 250-390-7511
Email: planning@rdn.bc.ca
6300 Hammond Bay Road, Nanaimo BC V9T 6N2

Should you have any specific questions or comments regarding TELUS' proposal, please contact those listed above or return the attached comment sheet via fax to (604) 683-5594, by email to comments.agi@altusgroup.com, or by mail to TELUS c/o Altus Group prior to **December 19th, 2014**.

Regards,

Leifka Vissers
Municipal Relations Specialist
Altus Group Infrastructure
On Behalf of TELUS

Attachments:

Comment Sheet
Location Map and Site Plan
Elevation of Proposed Facility and Equipment Shelter



Comment Sheet – BC1993

Send by Fax to (604) 683-5594, email to comments.agi@altusgroup.com
or mail to TELUS c/o ALTUS Group,
1040 West Georgia Street, Suite 630, Vancouver, BC V6E 4H1

Proposed TELUS Telecommunications Facility
1421 Sunrise Drive, Parksville, B.C.

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

- Yes No

2. Do you feel this is an appropriate location for the site in this area?

- Yes No

3. Are you satisfied with the appearance/design of the proposed facility? If not, what changes would you suggest?

- Yes No

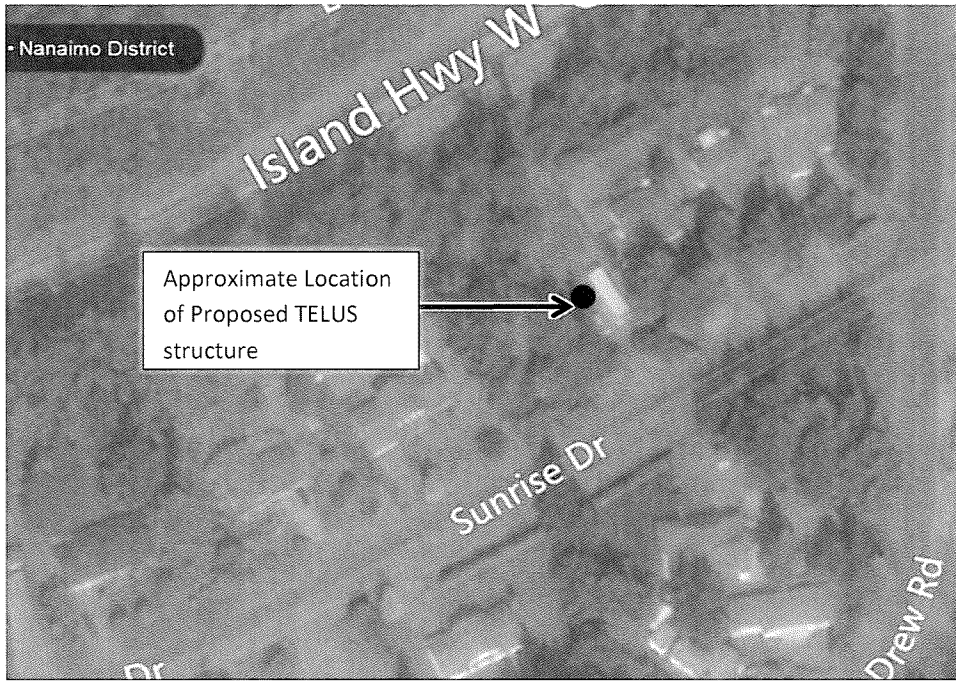
Additional comments:

Please provide your name and full mailing address. This information will not be used for marketing purposes. However, your comments will be forwarded to Industry Canada and the the Regional District of Nanaimo.

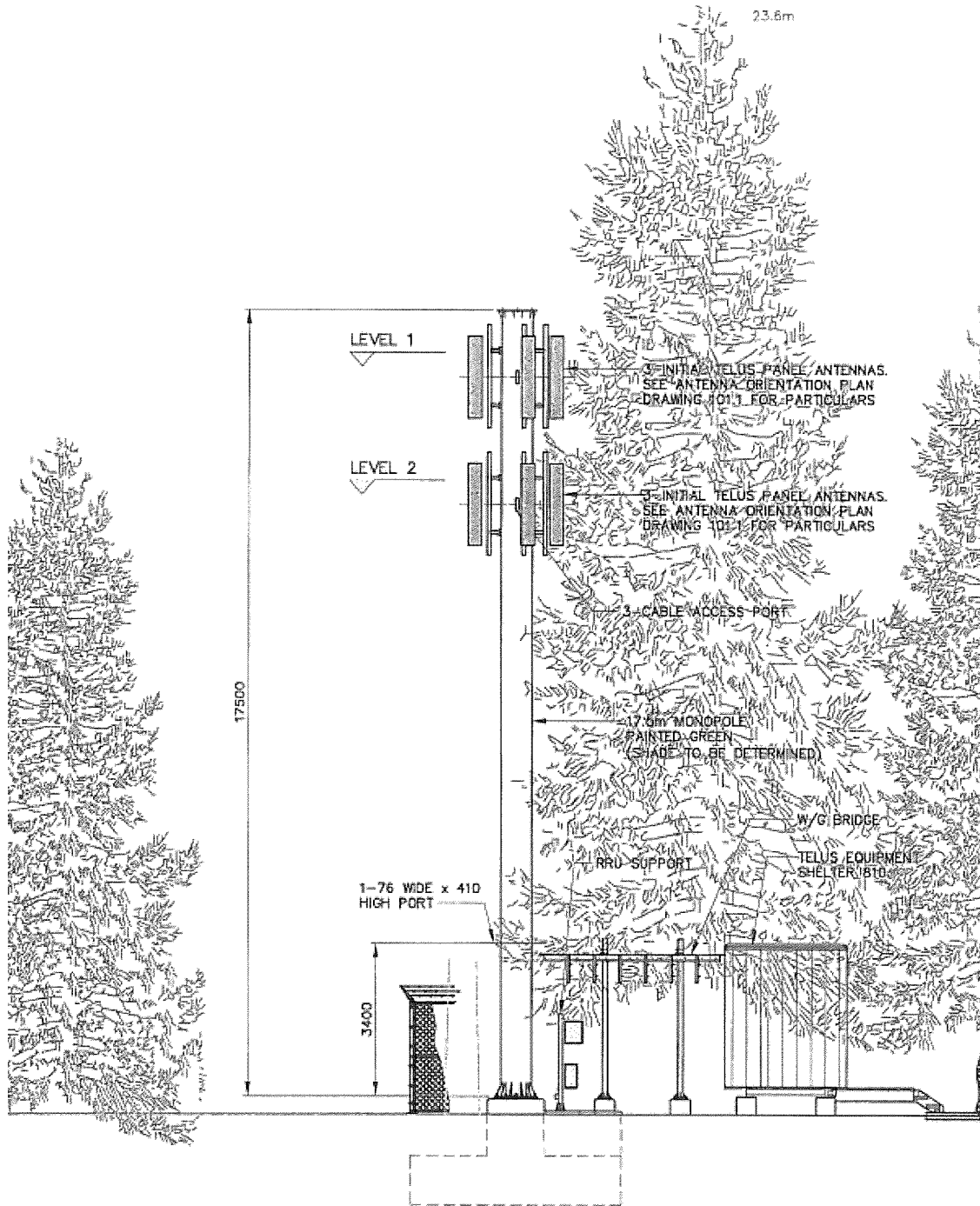
Name: _____
(Please print clearly)

Mailing address: _____

Location Map



Tower Profile South-East Elevation



Conceptual Photo Renderings












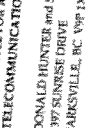




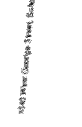
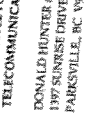


2. List of landowners notified

First Name	Second Name	Address	City	Prov	Postal code
DONALD HUNTER	SUSAN HUNTER	1397 SUNRISE DRIVE	PARKSVILLE,	BC	V9P 1X5
RICHARD WOOF	MARLYN WOOF	1411 SUNRISE DRIVE	PARKSVILLE,	BC	V9P 1X5
BRAYDEN RIDDELL		1427 SUNRISE DRIVE	PARKSVILLE,	BC	V9P 1X5
EDWARD STANGER	TERRY-LYNN STANGER	1433 SUNRISE DRIVE	PARKSVILLE,	BC	V9P 1X5
ALISON GAIL SAWYER		1439 SUNRISE DRIVE	PARKSVILLE,	BC	V9P 1X5
JOHN GOODMAN	GAYLE GOODMAN	726 DREW ROAD	PARKSVILLE,	BC	V9P 1X3
DOREEN EVANS		730 DREW RD	PARKSVILLE,	BC	V9P 1X3
GRACE GUNDERSON	RONALD PETER GUNDERSON	734 DREW ROAD	PARKSVILLE,	BC	V9P 1X3
RALPH GUNDERSON		6216 STUART AVENUE	PORT ALBERNI	BC	V9Y 9E6
VIVIEN RUSSELL		738 DREW ROAD	PARKSVILLE,	BC	V9P 1X3
BC TRANSPORTATION FINANCING AUTHORITY		BOX 9900, STN. PROV.	VICTORIA,	BC	V8W 9R1
Ronald Sully		RR 1 Site Y1	Nanaimo	BC	VR9 5K1

3. Scanned copies of notification package envelopes mailed to landowners



<p>Street Smart World Wide</p>  <p>AltusGroup</p> <p>Street Smart World Wide 100-100 West Georgia Street Vancouver, BC V6E 4K1 Canada</p> <p>PUBLIC NOTICE FOR A PROPOSED TELECOMMUNICATION INSTALLATION</p> <p>BC Transportation Financing Authority BOX 9900, STN Prov. Govt Victoria, BC V8W 9R1</p> <p>650-1540 West Georgia Street, Vancouver, BC V6E 4K1</p>  	<p>Street Smart World Wide</p>  <p>AltusGroup</p> <p>Street Smart World Wide 100-100 West Georgia Street Vancouver, BC V6E 4K1 Canada</p> <p>PUBLIC NOTICE FOR A PROPOSED TELECOMMUNICATION INSTALLATION</p> <p>Ronald Charles Sully, R.R.No. 1 Side Y1 Nanaimo, BC V9R 3K1</p> <p>1540 West Georgia Street, Suite 630, Vancouver, BC V6E 4H1 Canada</p>  
<p>Street Smart World Wide</p>  <p>AltusGroup</p> <p>Street Smart World Wide 100-100 West Georgia Street Vancouver, BC V6E 4K1 Canada</p> <p>PUBLIC NOTICE FOR A PROPOSED TELECOMMUNICATION INSTALLATION</p> <p>ALIRON GAIL SAWYER 1439 SUNRISE DRIVE PARKSVILLE, BC V9P 1X5</p> <p>1540 West Georgia Street, Suite 630, Vancouver, BC V6E 4H1 Canada</p>  	<p>Street Smart World Wide</p>  <p>AltusGroup</p> <p>Street Smart World Wide 100-100 West Georgia Street Vancouver, BC V6E 4K1 Canada</p> <p>PUBLIC NOTICE FOR A PROPOSED TELECOMMUNICATION INSTALLATION</p> <p>DONALD HUNTER and SUSAN HUNTER 1397 SUNRISE DRIVE PARKSVILLE, BC V9P 1X5</p> <p>1540 West Georgia Street, Suite 630, Vancouver, BC V6E 4H1 Canada</p>  
<p>Street Smart World Wide</p>  <p>AltusGroup</p> <p>Street Smart World Wide 100-100 West Georgia Street Vancouver, BC V6E 4K1 Canada</p> <p>PUBLIC NOTICE FOR A PROPOSED TELECOMMUNICATION INSTALLATION</p> <p>RALPH GUNDERSON 4216 STUART AVENUE PORT ALBERTA, BC V9Y 9E4</p>  	<p>Street Smart World Wide</p>  <p>AltusGroup</p> <p>Street Smart World Wide 100-100 West Georgia Street Vancouver, BC V6E 4K1 Canada</p> <p>PUBLIC NOTICE FOR A PROPOSED TELECOMMUNICATION INSTALLATION</p> <p>BRAYDEN RIDDELL 1427 SUNRISE DRIVE PARKSVILLE, BC V9P 1X5</p>  

4. Comments Summary

Site ID: BC1993 Proposal: 17.5m Monopole Public Comment timeline: November 14 - Decemver 19th, 2014						
Date Received	Name	Summary of Comments	Method	Supporti	Comm	Status
November 19th	Gayle and Jack Goodman	Supportive - live across the street and are	Email	Yes	Yes	Response sent
November 29th	Don Hunter	Supportive - lives on street	Fax	Yes	Yes	Response mailed
December 3rd	Walter and Glenda Sweet	Supportive - would like improved cell service	Email	Yes	Yes	Response emailed
December 4th	June Spracklan	Supportive - her home-care aids need cell services	Email	Yes	Yes	Responded by email and mail.
December 4th	Bill Stoddart	Supportive	Email	Yes	Yes	Responded by email
December 4th	Kathy and Bill Scott	Supportive - prefer green colour to grey	Email	Yes	Yes	Responded by email
December 4th	Allen Dalton	Supportive- hopes service will improve	Email	Yes	Yes	Responded by email
December 4th	Jane Kelliher and James Kennedy	Supportive	Email	Yes	Yes	Responded by email
December 4th	Steve Price-Francis	Supportive	Email	Yes	Yes	Responded by email
December 4th	Kathryn Miller	Supportive Wants improved cell service	Email	Yes	Yes	Responded by email
December 4th	Kenny G Anderson	Supportive Wants improved cell service	Email	Yes	Yes	Responded by email
December 4th	Edward Busse	Supportive Wants improved cell service	Email	Yes	Yes	Responded by email
December 4th	Candace Lee	Supportive Wants improved cell service	Email	Yes	Yes	Responded by email
December 4th	Kim Sharpe	Supportive Wants improved cell service	Email	Yes	Yes	Responded by email
December 4th	Jean Bunker	Supportive Wants improved cell service	Email	Yes	Yes	Responded by email
December 4th	Gabriella and Jerry Ofstie	Supportive	Email	Yes	Yes	Responded by email
December 4th	Jo-Anne Tremblay	Supportive	Email	Yes	Yes	Responded by email
December 4th	Judy Wood	Supportive	Email	Yes	Yes	Responded by email
December 4th	Arlene Costigan	Supportive	Email	Yes	Yes	Responded by email
December 4th	Vern Black	Supportive	Email	Yes	Yes	Responded by email
December 4th	Lynn Freeman	Supportive	Email	Yes	Yes	Responded by email
December 4th	Greg Harmeson	Supportive for emergency calls and reliable service	Email	Yes	Yes	Responded by email
December 4th	Percy Croswaite	Supportive - asks if Bell will piggyback	Email	Yes	Yes	Responded - yes, this site will service bell
December 4th	Dan Hanson	Supportive	Email	Yes	Yes	Responded by email
December 4th	Glenda Sweet	Needs for business- loosing clients due to poor coverage.	Email	Yes	Yes	Responded by email
December 4th	Jim Collie	Supportive	Email	Yes	Yes	Responded by email

December 4th	Robert Bogard	Supportive - cell is necessary for his small business	Email	Yes	Yes	Responded by email
December 4th	Rob Duncan	Supportive	Email	Yes	Yes	Responded by email
December 4th	Wayne Price	Supportive	Email	Yes	Yes	Responded by email
December 4th	Ed Muchowski	Supportive	Email	Yes	Yes	Responded by email
December 4th	John Plunkett	Opposes the location of the tower; recommends considering placing the tower at telephone exchanges, TELUS offices or the QB Town Hall clock tower.	Email	No		Responded by email
December 4th	Dwayne Lovas and Sherry Gales	Supportive	Email	Yes	Yes	Responded by email
December 4th	Randall Rogers	Supportive	Email	Yes	Yes	Responded by email
December 4th	Randy Parcels	Supportive	Email	Yes	Yes	Responded by email
December 4th	Bhavanada and Raku Pope	Supportive	Email	Yes	Yes	Responded by email
December 4th	Tru Freeman	Supportive	Email	Yes	Yes	Responded by email
December 4th	Lynn Gartner	Supportive	Email	Yes	Yes	Responded by email
December 4th	Tina and William Phillips	Supportive	Email	Yes	Yes	Responded by email
December 4th	Hash Kanjee and Brenda Walman	Supportive	Email	Yes	Yes	Responded by email
December 4th	Colin and Janice Brown	Supportive	Email	Yes	Yes	Responded by email
December 4th	Bob and Joyce Daman	Supportive	Email	Yes	Yes	Responded by email
December 4th	Spiros Germinario	Supportive	Email	Yes	Yes	Responded by email
December 4th	Agnes Collins	Supportive	Email	Yes	Yes	Responded by email
December 4th	Julia and Stewart Hamilton	Supportive	Email	Yes	Yes	Responded by email
December 4th	Bill Majercsik	Supportive	Email	Yes	Yes	Responded by email
December 4th	Dr. James Kayll	Supportive	Email	Yes	Yes	Responded by email
December 4th	Brian Phillips	Supportive	Email	Yes	Yes	Responded by email
December 4th	Heather Stewart	Supportive	Email	Yes	Yes	Responded by email
December 4th	BryceHoltz	Supportive	Email	Yes	Yes	Responded by email
December 4th	Glenn Kubasek	Supportive	Email	Yes	Yes	Responded by email

December 4th	Sandra and Bill Nettleton	Supportive	Email	Yes	Yes	Responded by email
December 4th	Bruce Barnes	Not supportive - would like tower elsewhere	Email	No	Yes	Responded by email
December 4th	Norm Carlberg	Supportive	Email	Yes	Yes	Responded by email
December 4th	Liz Jacobson	Supportive	Email	Yes	Yes	Responded by email
December 4th	Jim and Dyan Galenza	Supportive	Email	Yes	Yes	Responded by email
December 5th	Art McMillan and Martine	Supportive	Email	Yes	Yes	Responded by email
December 5th	William Campbell	Supportive	Email	Yes	Yes	Responded by email
December 5th	Carey McKinley	Supportive	Email	Yes	Yes	Responded by email
December 5th	Bob and Sheila Vanstone	Supportive	Email	Yes	Yes	Responded by email
December 5th	Mel Wood	Supportive	Email	Yes	Yes	Responded by email
December 5th,	Diego Chiaselotti	Supportive	Fax	Yes	Yes	Responded by mail
December 5th	Gregg and Gay Fischbuch	Supportive	Email	Yes	Yes	Responded by email
December 5th	Tracy and John Elliott	Supportive	Email	Yes	Yes	Responded by email
December 5th	Vince and Linda Bevan	Supportive	Email	Yes	Yes	Responded by email
December 5th	Lois Lowton	Supportive- missed a medical emergency call due to lack of cell coverage	Email	Yes	Yes	Responded by email
December 5th	Pat James	Supportive - does not have a landline and needs cell service in the event of a medical emergency	Email	Yes	Yes	Responded by email
December 5th	Heidi Graham	Supportive	Email	Yes	Yes	Responded by email
December 5th	Alex Graham	Supportive	Email	Yes	Yes	Responded by email
December 5th	Basil Fox	Supportive	Email	Yes	Yes	Responded by email
December 5th	Mary Sylvester	Supportive	Email	Yes	Yes	Responded by email
December 5th	Glen R Moffat	Supportive	Fax	Yes	Yes	Responded by mail
December 6th	Tim Pritchard	Supportive - Demands better cell coverage	Email	Yes	Yes	Responded by email
December 6th	Debbie Martin-Cox	Supportive	email	Yes	Yes	responded by email
December 6th	Angela and Norman	Supportive	email	Yes	Yes	responded by email
December 6th	Robi and John Baxter	Supportive	email	Yes	Yes	responded by email
December 6th	Brian Harris	Supportive	email	Yes	Yes	responded by email
December 6th	John and Ingrid Raw	Supportive - concerned that without wireless	email	Yes	Yes	responded by email
December 6th	Gislaine Lajoie	Supportive	email	Yes	Yes	responded by email
December 6th	David Hoy	Supportive - small business owner who needs	email	Yes	Yes	responded by email
December 7th	Randy and Kerry Findlay	Supportive	email	Yes	Yes	responded by email

December 7th	Robert and Jane Cram	Supportive	email	Yes	Yes	responded by email
December 7th	J. Sharpe	Supportive	email	Yes	Yes	responded by email
December 8th	Elnor Enslin	Supportive	email	Yes	Yes	responded by email
December 8th	Eric Jones	Supportive	email	Yes	Yes	responded by email
December 8th	Janice Brown	Supportive	email	Yes	Yes	responded by email
December 8th	Virginia Taylor	Supportive	email	Yes	Yes	responded by email
December 9th	Ken and Lorna Curdie	Supportive	email	Yes	Yes	responded by email
December 10th	Glen Champion	Supportive	email	Yes	Yes	responded by email
December 10th	Eileen Wood	Supportive	email	Yes	Yes	responded by email
December 9th	Loretta White	Supportive	email	Yes	Yes	responded by email
December 10th	Ed Woloshyn	Supportive	email	Yes	Yes	responded by email
December 11th,	Ken and Carol Bordain	Opposes the tower - concerned for health	Email	No	Yes	responded by email to
December 11th	Dennis Noble	Opposes Tower - reference Quebec Court of	Email	No	Yes	responded by email
December 11th	Rob Williams	Opposes Tower - Asked about notification	Email	No	Yes	responded by email
December 11th	Ed Green	Supportive	email	Yes	Yes	responded by email
December 12th	Rick Klippert	Supportive	email	Yes	Yes	responded by email
December 12th	Louise Klippert	Supportive	email	Yes	Yes	responded by email
December 12th	Karen McKay	Supportive	email	Yes	Yes	Responded by mail
December 12th	Rod Campbell	Supportive	email	Yes	Yes	Responded by mail
December 12th	Alan Hubrick	Supportive	email	Yes	Yes	responded by email
December 12th	Marilyn and Charles Bateman	Supportive	email	Yes	Yes	responded by email
December 12th	Sue Gatensbury and Bob	Supportive	email	Yes	Yes	responded by email
December 12th	Lynne Smith	Supportive	email	Yes	Yes	responded by email
December 12th	Lesley McVey	Supportive	email	Yes	Yes	responded by email
December 12th	Verall and Gerald Feeney	Supportive	email	Yes	Yes	responded by email
December 12th	Arlene Shaw	Supportive	email	Yes	Yes	responded by email
December 12th	John and Patricia Wettle	Supportive	email	Yes	Yes	responded by email
December 12th	Darryl Pitzel	Supportive	email	Yes	Yes	responded by email
December 12th	Peter and Bonnie Wouters	Supportive	email	Yes	Yes	responded by email
December 13th	Don White	Supportive	email	Yes	Yes	responded by email
December 13th	Ruth Cork	Supportive	email	Yes	Yes	responded by email
December 13th	Don White	Supportive	email	Yes	Yes	responded by email
December 13th	Jeff and Barbara Buckley	Supportive	email	Yes	Yes	responded by email
December 13th	Pattie and Terry Brown	Supportive	email	Yes	Yes	responded by email
December 13th	Joe Ramsay	Supportive	email	Yes	Yes	responded by email
December 13th	Lydia Powers	Supportive	email	Yes	Yes	responded by email
December 13th	Gordon Olafsen	Supportive	email	Yes	Yes	responded by email
December 14th	Edward and Donna Fraser	Supportive	email	Yes	Yes	responded by email

December 14th	Victor and Judith Pearson	Supportive	email	Yes	Yes	responded by email
December 14th	Bob Kirpatrick	Supportive	email	Yes	Yes	responded by email
December 14th	Edward Fraser	Supportive	email	Yes	Yes	responded by email
December 14th	Jane and Michael Kelly	Supportive	email	Yes	Yes	responded by email
December 14th	Edith Williams	Supportive	email	Yes	Yes	responded by email
December 15th	Grant Powers	Supportive	email	Yes	Yes	responded by email
December 15th	Gary Neufeld	Supportive	email	Yes	Yes	responded by email
December 15th	Marianne and Ernest Cardiff	Supportive	Email	Yes	Yes	responded by email
December 15th	Edwin Mark	Supportive	Email	Yes	Yes	responded by email
December 16th	Qualicum Beach Residents Association via Lance Nater	Supportive	Email	Yes	Yes	responded by email
December 17th	Tyler Vanderputten	Supportive	Email	Yes	Yes	responded by email
December 18th	Greg Higgins	Supportive	Email	Yes	Yes	responded by email
December 18th	Randle and Fran Jones	Supportive	Email	Yes	Yes	responded by email
December 18th	James Gibney	Supportive	Email	Yes	Yes	responded by email
December 22nd	Michael Reid	Supportive	Email	Yes	Yes	responded by email
December 22nd	Richad and Ellen Mardis	Supportive	Email	Yes	Yes	responded by email
December 22nd	Richard Christensen	Supportive	Email	Yes	Yes	responded by email
December 22nd	Lorna Carswell	Supportive	Email	Yes	Yes	responded by email
December 22nd	Mike Hayes	Supportive-needed for his small business	Email	Yes	Yes	responded by email
December 22nd	Marilyn and Ian Causton	Supportive	Email	Yes	Yes	responded by email
December 22nd	Vern Bluett	Supportive	Email	Yes	Yes	responded by email
December 22nd	David J Crowley	Supportive	Email	Yes	Yes	responded by email
December 22nd	James Davidson	Supportive	Email	Yes	Yes	responded by email
December 22nd	Marlys Diamond	Supportive	Email	Yes	Yes	responded by email
December 22nd	Anthony Stuart	Supportive	Email	Yes	Yes	responded by email

5. Comments Received / TELUS responses to comments

Provided as Separate Enclosure

**Attachment 3
Request for Concurrence Sample Resolution**



Sample Resolution

Resolution

Whereas TELUS proposes to erect a wireless telecommunication tower and accessory structure on certain lands more particularly described as Lot 2. Plan 29438. Nanoose District with the civic address of 1421 Sunrise Drive, Parksville, B.C.

AND WHEREAS proponents of telecommunication towers are regulated by Industry Canada on behalf of the Government of Canada as part of their approval, Industry Canada requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS TM MOBILE has consulted with the Regional District of Nanaimo and the District has no objection to the proposed telecommunications tower;

AND WHEREAS TELUS has consulted with the public by notifying all property owners and occupants within a radius greater than three-times tower height and has provided thirty (30) plus five (5) days for written public comment;

AND WHEREAS there are no outstanding land use issues identified by the consultation;

NOW THEREFORE IT BE RESOLVED THAT :

1. RDN Staff be instructed to advise TM Mobile Inc. and Industry Canada that:
 - a. TELUS has satisfactorily completed its consultation with the Regional District of Nanaimo;
 - b. The Regional District of Nanaimo is satisfied with TELUS' public consultation process; and
 - c. The Regional District of Nanaimo concurs with TELUS proposal to construct a wireless telecommunications facility provide it is constructed substantially in accordance with the plans submitted to in and described as 1421 Sunrise Drive, Parksville, B.C.



RDN REPORT	
CAO APPROVAL	
EAP	<input checked="" type="checkbox"/>
COW	<input type="checkbox"/>
MAR 02 2015	
RHD	<input type="checkbox"/>
BOARD	<input type="checkbox"/>

MEMORANDUM

TO: Jeremy Holm
Manager, Current Planning **DATE:** February 12, 2015

FROM: Tyler J. Brown
Planner **FILE:** PL2014-033

SUBJECT: Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement
Subdivision Application No. PL2014-033 – Steed / Atkinson
Lot 5, Section 12 and 13, Range 3, Mountain District Plan 30398 – 3119 Jameson Road
Electoral Area 'C'

PURPOSE

To consider a request to relax the minimum 10% perimeter frontage requirement in conjunction with a two lot subdivision application on a parcel located in Electoral Area 'C'.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Steve Atkinson on behalf of Lorne and Patricia Steed for a two lot subdivision (including remainder). The property is approximately 2.07 ha in area and contains an existing dwelling, and detached shed and garage. The property is zoned Rural 1 (RU1), Subdivision District 'F'; surrounded by developed RU1 lots; and is bordered by and accessed from Jameson Road to the north (see Attachment 1 – Subject Property Map). The proposed lot sizes meet the minimum parcel size, 1.0 ha, pursuant to the "Regional District of Nanaimo's Land Use and Subdivision Bylaw No. 500, 1987", without community water or sewer provided.

Proposed Development

The applicant proposes a panhandle parcel to create a new 1.0 ha lot, proposed Lot A, on the southern half of the subject property (see Attachment 2 – Proposed Plan of Subdivision). The surveyor has confirmed that proposed Lot A exceeds 1.0 ha in area exclusive of the panhandle portion. The northern half of the subject property, proposed Lot B, will retain the existing dwelling unit, garage and shed, and is approximately 1.0 ha in area.

Minimum 10% Perimeter Frontage Requirement

The proposed new lot does not meet the minimum 10% parcel frontage requirement for the subdivision. The frontage for the proposed lot is as follows:

<i>Proposed Lot Perimeter</i>	<i>Required Frontage (10%)</i>	<i>Proposed Frontage</i>	<i>Approximate % of Perimeter</i>
599 m	59.9 m	9.73 m	1.6%

Proposed Lot B does not meet the minimum 10% parcel frontage requirement pursuant to Section 944 of the *Local Government Act*. Therefore, approval of the Regional District Board of Directors is required to allow exemption from the requirements of Section 944.

ALTERNATIVES

1. To approve the request for relaxation of the minimum 10% perimeter frontage requirement for proposed Lot B as shown in Attachment 2.
2. To deny the request for relaxation of the minimum 10% frontage requirement.

LAND USE IMPLICATIONS

Development Implications

With regards to the relaxation for the proposed lot, frontage is constrained with respect to retaining the existing buildings on Proposed Lot B (see Attachment 2 – Proposed Plan of Subdivision). While a significant frontage relaxation is required, no negative development implications are anticipated. The lot configuration as proposed will meet minimum parcel size requirements and provide adequate site area to support the permitted uses on both parcels.

Inter-governmental Implications

The Ministry of Transportation and Infrastructure staff have indicated that they have no concerns with the proposed frontage relaxation, and the subdivision proposal will be subject to a Preliminary Layout Approval by the Ministry.

SUMMARY/CONCLUSIONS

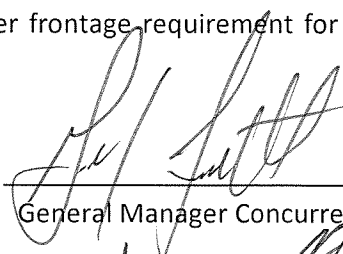
The applicant has requested the relaxation of the minimum 10% perimeter frontage requirement for a lot within a proposed subdivision of the subject property. Both parcels will meet the minimal parcel size requirements and provide adequate site area to support the permitted land-uses. Despite the reduced frontage, no negative land-use implications are anticipated. Ministry of Transportation and Infrastructure have indicated that they have no objection to the request for relaxation of the frontages for these parcels.

RECOMMENDATION

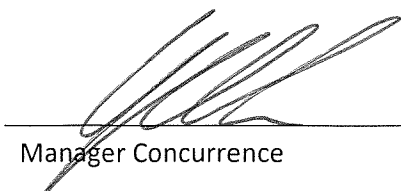
That the request to relax the minimum 10% perimeter frontage requirement for the proposed lot be approved.



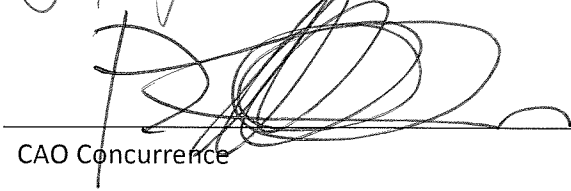
Report Writer



General Manager Concurrence

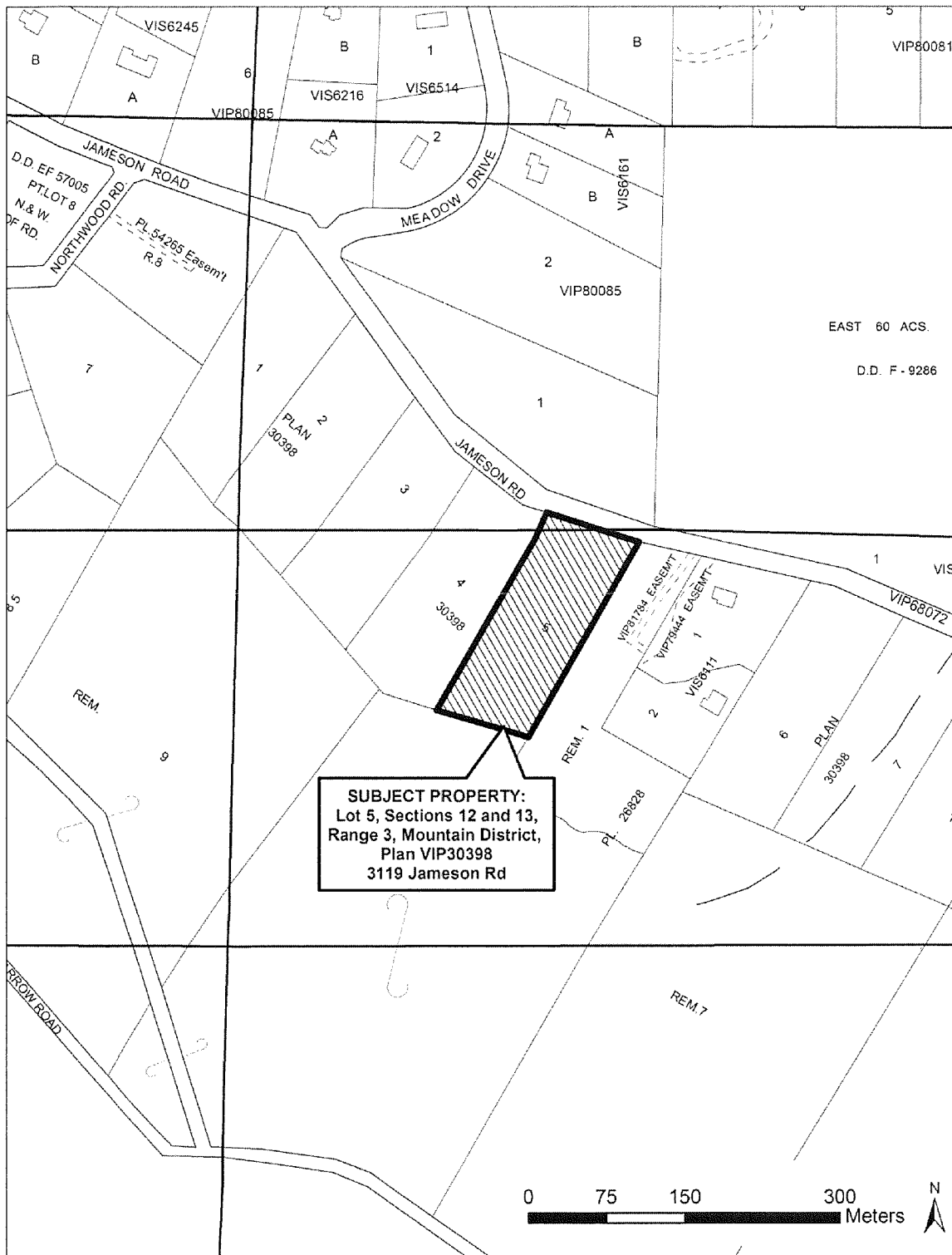


Manager Concurrence



CAO Concurrence

Attachment 1
Subject Property Map



**Attachment 2
Proposed Plan of Subdivision**

