

**REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA SERVICES COMMITTEE
AGENDA**

Tuesday, May 14, 2019

1:30 P.M.

Board Chambers

This meeting will be recorded

Pages

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF MINUTES

3.1 Electoral Area Services Committee Meeting - April 9, 2019

6

That the minutes of the Electoral Area Services Committee meeting held April 9, 2019, be adopted.

4. DELEGATIONS

4.1 Sean McMann, re Cannabis Zoning on Agricultural Land & Economic Benefit

10

5. CORRESPONDENCE

6. COMMITTEE MINUTES

That the following minutes be received for information:

6.1 Electoral Area A Parks, Recreation and Culture Commission - April 17, 2019

13

7. COMMITTEE RECOMMENDATIONS

7.1 Electoral Area A Parks, Recreation and Culture Commission

7.1.1 Recreation Activities in Cedar

Please note: Committee recommendation has no accompanying staff report

That staff provide a draft Terms of Reference document to guide a Recreation Needs Assessment within Electoral Area A to the Electoral Area A Parks, Recreation and Culture Commission for review at the June 2019 meeting.

8. PLANNING

8.1 Development Permit and Request for Frontage Relaxation

- 8.1.1 Development Permit Application No. PL2019-013 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2018-189 - 850, 860 and 870 Spider Lake Road, Electoral Area H** 15

1. That the Board approve the request to relax the minimum 10% perimeter frontage requirements for proposed Lot 3 in relation to a three-lot Subdivision Application No. PL2018-189.

2. That the Board approve Development Permit PL2019-013 to permit a three-lot subdivision subject to the terms and conditions outlined in Attachments 2 and 3.

8.2 Development Permit with Variance

- 8.2.1 Development Permit with Variance Application No. PL2019-034 - 843 Mariner Way, Electoral Area G** 23

Delegations Wishing to Speak to Development Permit with Variance Application No. PL2019-034 - 843 Mariner Way, Electoral Area G

1. That the Board approve Development Permit with Variance No. PL2019-034 to permit the construction of a dwelling unit subject to the terms and conditions outlined in Attachment 3.

2. That the Board direct staff to complete the required notification for Development Permit with Variance No. PL2019-034.

- 8.2.2 Development Permit with Variance Application No. PL2018-221 - 1348 Leask Road, Electoral Area A** 36

Delegations Wishing to Speak to Development Permit with Variance Application No. PL2018-221 - 1348 Leask Road, Electoral Area A

1. That the Board approve Development Permit with Variance No. PL2018-221 to permit the reconstruction of beach access stairs, associated landings and kayak shed subject to the terms and conditions outlined in Attachments 1 and 2.

2. That the Board direct staff to complete the required notification for Development Permit with Variance No. PL2018-221.

- 8.2.3 Development Permit with Variance Application No. PL2019-026 - 886, 890, 894 Wembley Road, Electoral Area G** 46

Delegations Wishing to Speak to Development Permit with Variance Application No. PL2019-026 - 886, 890, 894 Wembley Road, Electoral Area G

1. That the Board approve Development Permit with Variance No. PL2019-026 to increase the number of signs permitted on a parcel from two to seven and to increase the maximum width of two fascia signs from 4.0 metres to 4.9 metres subject to the terms and conditions outlined in Attachment 2.

2. That the Board direct staff to complete the required notification for Development Permit with Variance No. PL2019-026.

8.3 Development Variance Permit

8.3.1 Development Variance Permit Application No. PL2019-048 - 751 Woodland Drive, Electoral Area G 55

Delegations Wishing to Speak to Development Variance Permit Application No. PL2019-048 - 751 Woodland Drive, Electoral Area G

1. That the Board approve Development Variance Permit No. PL2019-048 to increase the maximum permitted floor area for an accessory building containing a secondary suite subject to the terms and conditions outlined in Schedule 1 to 3 of Attachment 2.

2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2019-048.

8.4 Zoning Amendment

8.4.1 Zoning Amendment to Implement Bylaw Notice Bylaw 65

1. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.426, 2019”, be introduced and read two times.

2. That “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.34, 2019, be introduced and read two times.

3. That the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.426, 2019” and “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.34, 2019”, be waived.

8.5 Other

- | | | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 8.5.1 | Non-Medical Cannabis Retail Store Licence Application No. PL2018-157 - 2254 Alberni Highway, Electoral Area F | 73 |
| | <p>1. That the Board receive the Summary of the Public Meeting held on March 27, 2019 and consider submissions and comments from the public regarding Non-Medical Cannabis Retail Store Licence Application No. PL2018-157.</p> <p>2. That the Board adopt the resolution supporting Non-Medical Cannabis Retail Store Licence Application No. PL2018-157 attached to this report as Attachment 2.</p> | |
| 8.5.2 | Non-Medical Cannabis Retail Store Licence Application No. PL2019-043 - 3125 Van Horne Road, Electoral Area F | 85 |
| | <p>1. That the Board receive the Summary of the Public Meeting held on April 16, 2019 and Public Submissions and Comments regarding Non-Medical Cannabis Retail Store Licence Application No. PL2019-043.</p> <p>2. That the Board adopt the resolution supporting Non-Medical Cannabis Retail Store Licence Application No. PL2019-043 attached to this report as Attachment 2.</p> | |
| 8.5.3 | Temporary Use Permit Application No. PL2019-021 - 1451 Island Highway East, Electoral Area E | 105 |
| | <p>1. That the Board receive the Summary of the Public Information Meeting held on March 13, 2019.</p> <p>2. That the Board approve Temporary Use Permit No. PL2019-021 to allow a licensed pharmaceutical grade cannabis recycling, extraction and testing facility on the subject property subject to the terms and conditions outlined in Schedules 1 to 4 of Attachment 3.</p> <p>3. That the Board direct staff to complete the required notification for Temporary Use Permit No. PL2019-021.</p> | |

8.5.4 Telecommunication Antenna System Application No. PL2019-030 - 2540 Alberni Highway, Electoral Area F 200

That the Board instruct Regional District of Nanaimo staff to advise Rogers Communications Inc. and Innovation, Science and Economic Development Canada of the following:

- Rogers Communications Inc. has satisfactorily completed its consultation with the Regional District of Nanaimo;
- The Regional District of Nanaimo is satisfied with Rogers Communications Inc.'s public consultation process and does not require any further consultation with the public; and
- The Regional District of Nanaimo concurs with Rogers Communications Inc.'s proposal to construct a wireless telecommunications facility on the parcel legally described as Block B, District Lot 143, Nanoose District, Plan 4679.

9. COMMUNITY PARKS

9.1 Electoral Area Community Parks Development Cost Charge Study 303

That the Board proceed with the initiation of a Development Cost Charge Study for community parkland acquisitions and improvements for Electoral Areas A, B, C, E, F, G and H as permitted under the Local Government Act.

10. FIRE PROTECTION

10.1 Fire Services Update 308

That the Fire Services update be received for information.

11. BUSINESS ARISING FROM DELEGATIONS

12. NEW BUSINESS

12.1 Directors' Roundtable

13. ADJOURNMENT

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA SERVICES COMMITTEE MEETING**

**Tuesday, April 9, 2019
1:30 P.M.
Board Chambers**

In Attendance:	Director B. Rogers	Chair
	Director K. Wilson	Electoral Area A
	Director V. Craig	Electoral Area B
	Director M. Young	Electoral Area C
	Alternate	
	Director J. Fell	Electoral Area F
	Director C. Gourlay	Electoral Area G
	Director S. McLean	Electoral Area H
Regrets:	Director L. Salter	Electoral Area F
Also in Attendance:	P. Carlyle	Chief Administrative Officer
	R. Alexander	Gen. Mgr. Regional & Community Utilities
	G. Garbutt	Gen. Mgr. Strategic & Community Development
	T. Osborne	Gen. Mgr. Recreation & Parks
	D. Wells	Gen. Mgr. Corporate Services
	D. Pearce	Director of Transportation & Emergency Services
	P. Thompson	Mgr. Current Planning
	T. Mayea	Legislative Coordinator
	S. Commentucci	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area Services Committee Meeting - March 12, 2019

It was moved and seconded that the minutes of the Electoral Area Services Committee meeting held March 12, 2019, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS

Bruce Gibbons, Merville Water Guardians, re Prohibition of Water Bottling

Bruce Gibbons from the Merville Water Guardians provided a presentation regarding prohibiting the bottling of ground water and requested that the Board take steps to implement bylaws that limit ground water extraction for bottled water.

COMMITTEE MINUTES

That the following minutes be received for information:

Electoral Area F Parks and Open Space Advisory Committee - March 6, 2019

CARRIED UNANIMOUSLY

PLANNING

Development Permit with Variance

Development Permit with Variance Application No. PL2018-204 - 6588, 6590 and 6592 Island Highway West, Electoral Area H

It was moved and seconded that the Board approve Development Permit with Variance No. PL2018-204 to relax the requirements for washroom facilities in a Campground subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Permit with Variance No. PL2018-204.

CARRIED UNANIMOUSLY

Request for Frontage Relaxation in Relation to a Subdivision

Request for Relaxation of Perimeter Frontage Requirement and Acceptance of Cash-in-lieu of Parkland Dedication in relation to Subdivision Application No. PL2018-130 - Tralee Road and Chatsworth Road, Electoral Area F

It was moved and seconded that the Board approve the request to relax the minimum frontage requirements for proposed Lots 3, 4, and 5 in relation to Subdivision Application No. PL2018-130.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board accept five percent (5%) cash-in-lieu of parkland dedication in conjunction with Subdivision Application No. PL2018-130.

CARRIED UNANIMOUSLY

Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2016-142 - 2120 Nanaimo River Road, Electoral Area C

It was moved and seconded that the Board approve the request to relax the minimum 10% perimeter frontage requirements for proposed Lot 2 in relation to Subdivision Application No. PL2016-142.

CARRIED UNANIMOUSLY

COMMUNITY PARKS

Community Work Funds Allocation for Final Village Way Path Design – Electoral Area B

It was moved and seconded that pending project approval by the Union of BC Municipalities, up to \$20,000 of unallocated 2019 Electoral Area B Community Works Funds be allocated to the Village Way path project in order to conclude a Ministry of Transportation and Infrastructure approved final project design and operating plan.

CARRIED UNANIMOUSLY

FIRE PROTECTION

Dashwood Fire Hall Replacement

It was moved and seconded that “Dashwood Fire Hall Service Area Establishment Bylaw No. 1785, 2019” be introduced, read three times, and forwarded to the Inspector of Municipalities for approval.

CARRIED UNANIMOUSLY

It was moved and seconded that “Dashwood Fire Hall Loan Authorization Bylaw No. 1789, 2019” be introduced, read three times, and forwarded to the Inspector of Municipalities for approval.

CARRIED UNANIMOUSLY

It was moved and seconded that the participating area approval is to be obtained for the entire proposed service area.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board approve the Elector Response Form as provided in Attachment 3, establish 4:00 p.m. on Friday, July 26, 2019 as the deadline for receiving elector responses for the alternative approval process, and determine the total number of electors to which the approval process applies to be 1751.

CARRIED UNANIMOUSLY

Directors' Roundtable

The Directors' Roundtable included discussions related to Electoral Area matters.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

TIME: 2:08 PM

CHAIR

Delegation:	Sean McMann, re Cannabis Zoning on Agricultural Land & Economic Benefit
Summary:	<p>Overview of myself, the micro cultivation license, misconceptions and economic benefits...</p> <p>Growing cannabis is currently only allowed on industrial land, which is all currently in use for other operations. Growing is more of an agricultural activity and having no available properties zoned for cannabis leaves existing and new farmers with no options. Zoning changes to allow for micro cultivation of cannabis on agricultural land makes a lot of common and economic sense. I understand the concern that good productive farm land will be taken away, but the reality is these facilities are very small and won't take up much space. Most agricultural properties are well over two acres in size. The foot print for a micro facility won't take up over 5,000 sq/ft and rules could set this as a maximum size, so concrete would cover less than 5% of the property. Owners are also already allowed to pour concrete on this land to build homes, shops and other types of buildings.</p> <p>The buildings will need to be built to code with special filters so smell isn't an issue, like it would be if grown outdoors. No one would even know that a particular building was a micro grow unless they were told. There's nothing that makes the building stand out as a cannabis grow. Sales to the public do not take place at the grow facilities. They will take place at a local retailer and residents would like to and should be able to purchase local product like anything else. This creates an opportunity for residents to support local business rather than sending the money East. People are already growing and buying cannabis illegally in the RDN, so why not discourage the black market and go the legal route. It's an opportunity to generate more revenue and the financial benefit farmers would receive from growing means they would be alright paying fees to the RDN.</p> <p>Tilray is known globally and their operations in Nanaimo haven't created any problems. They've created many local jobs and increased tax revenue, which is exactly what micro licenses will do as well. Canada is leading the world in this multi-billion dollar industry and with BC's reputation we shouldn't be lagging behind other provinces. This is a once in a life time economic opportunity for Nanaimo, so let's not miss the boat. The positives are far greater than any perceived negatives.</p>
Action Requested:	It is recommended that the board look at changing the by-laws to allow indoor micro cultivation of cannabis on all agricultural land (ALR & Ag-1) in the RDN.

Presentation Overview for RDN Regular Meeting on May 14, 2019

1- Who I am, my background & what I would like to see changed

Sean McMann- I'm currently working with Mistral Consulting (cannabis consulting company) and I've been working in the financial industry for 14 years, 11 years in private equity and the potential around micro cultivation is more attractive than most other businesses which creates a great opportunity for farmers. I would like to see regulations change to allow indoor micro cultivation of cannabis on all agricultural land.

2- Overview of the Micro Cultivation License

Micro Cultivation licenses allow for the growing of cannabis in 200 sq meters (2,150 sq/ft). More space is required for other activities (hallways, mechanical, storage, shipping, washroom, drying room, etc..)

- Each facility must have a Head of Security, Alternate Head of Security, Responsible Person in Charge and Alternate Responsible Person in Charge, Master Grower and Alternate Master Grower. One person can be two of these roles, so a minimum of three people are required to cover all required positions. Each one of these roles must have security clearance. A trimming crew or extra employees will also be required come cropping time.
- Main Problem for farmers/growers- no land available with the required zoning, which means local growers aren't able to submit for their micro cultivation license as the license is tied to the address. The result is other provinces are getting a first movers advantage, which allows them to get into the market when it's most lucrative. This could lead to BC missing out helping fill the supply gap.

3- Misconceptions

-Cannabis production will take up all available agricultural land. Currently cannabis can be grown outside on ALR land, but this has more negatives than positives. This would actually take up lots of agricultural land, could cause security issues, would create a wide spread odor, has a much longer timeframe to get this license, only generates one crop a year compared to multiple and indoor growing creates a superior product with a higher likelihood of being able to pass Health Canada testing.

-Growing indoors for micro cultivation would only use up to 5,000 sq/ft of space for the concrete foundation. Most agricultural lots are fairly large, which means that well under 5% of the land would be covered by concrete and owners can already cover the land with concrete for many other types of buildings. From my conversations with the ALR/ALC they aren't worried about micro cultivation, only standard cultivation as standard cultivation licenses allow you to build a building of any size.

-Growing indoors creates a much higher likelihood that the crop will make it to harvest and pass Health Canada's testing. Odor won't be a problem as filters can be used to eliminate odor. Sales of cannabis to the public doesn't happen at the facility. Sales happen at a retail location and local residents should be able to buy local and support local growers.

4- Economics of Micro Cultivation

-Tilray's operations have been a major boost to the local community. They have created jobs, increase tax revenue and haven't caused any problems. This will be the exact same result if micro cultivation is allowed. BC has a great reputation for growing excellent cannabis. There's a great opportunity to take advantage of this once in a life opportunity, but without change locals will miss out on this opportunity and other municipalities and provinces will benefit.

-Micro cultivation will create a number of well paying jobs. # jobs minimum plus a trimming crew of 4-5 people making \$20/hour.

-Existing farmers could setup a micro cultivation operation, or even lease some land/building, to generate additional income, which would allow them to focus on farming and not having to work a second job in order to support their farm.

Questions?

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF ELECTORAL AREA 'A' PARKS, RECREATION AND CULTURE COMMISSION
MEETING**

**Wednesday, April 17, 2019
1:00 P.M.
Cedar Heritage Centre**

In Attendance:	Director K. Wilson	Chair
	Commissioner L. Bury	Member at Large
	Commissioner J. Fiddick	Member at Large
	Commissioner L. Mann	Member at Large
	Commissioner B. White	Member at Large
	Commissioner K. Wilson	Member at Large
Regrets:	Commissioner M. Cawthorne	Member at Large
Also in Attendance:	H. King	Superintendent of Recreation Program Services
	E. McCulloch	Park Planner
	A. Harvey	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nation on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area 'A' Parks, Recreation and Culture Commission Meeting - February 20, 2019

It was moved and seconded that the minutes of the Electoral Area 'A' Parks, Recreation and Culture Commission meeting held February 20, 2019, be adopted.

CARRIED UNANIMOUSLY

INVITED PRESENTATIONS

Brittany Visona, Re: Nelson Road Whale Trail Signage Presentation

B. Visona gave a presentation to the Commission about the Whale Trail Project and the signage placed at the Nelson Road Community Boat Launch.

NEW BUSINESS

Recreation Activities in Cedar

Commissioners discussed the history and need for recreation activities in Electoral Area A.

It was moved and seconded that staff provide a draft Terms of Reference document to guide a Recreation Needs Assessment within Electoral Area A to the Electoral Area A Parks, Recreation and Culture Commission for review at the June 2019 meeting.

CARRIED UNANIMOUSLY

COMMISSIONER ROUNDTABLE

Commissioners provided community updates to the Committee.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

Time: 1:58pm

CHAIR

TO: Electoral Area Services Committee **DATE:** May 14, 2019

FROM: Angela Buick
Planner **FILE:** PL2019-013

SUBJECT: **Development Permit Application No. PL2019-013 and Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in Relation to Subdivision Application No. PL2018-189**
850, 860 and 870 Spider Lake Road – Electoral Area H
Lot 10, Block 347, Newcastle and Alberni District, Plan 34021

RECOMMENDATIONS

1. That the Board approve the request to relax the minimum 10% perimeter frontage requirements for proposed Lot 3 in relation to a three-lot Subdivision Application No. PL2018-189.
2. That the Board approve Development Permit PL2019-013 to permit a three-lot subdivision subject to the terms and conditions outlined in Attachments 2 and 3.

SUMMARY/CONCLUSIONS

This is an application for a Freshwater and Fish Habitat Development Permit and a request for a relaxation of the minimum 10% perimeter frontage requirement in conjunction with a three-lot subdivision of the subject property. All proposed parcels will exceed the minimum parcel size requirements and provide adequate site area for the intended residential use with sufficient buildable site area. Despite the reduced frontages, no negative land use implications are anticipated, and Ministry of Transportation & Infrastructure (MOTI) staff have confirmed that they have no concerns with the requested frontage relaxation. The Development Permit (DP) guidelines have been met and no negative impacts are anticipated as a result of the proposed development. As such, it is recommended that the Board approve the proposed development permit and frontage relaxation subject to the conditions outlined in Attachment 2.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Barry Bartzen on behalf of Brookwater Homes Inc. to permit the subdivision of the subject property into three lots. The subject property is approximately 8.4 hectares in area and is split zoned. Proposed Lot 1 and Lot 2 are zoned Rural 6 Zone (RU6), Subdivision District 'D', and proposed Lot 3 is zoned Rural 1 (RU1), Subdivision District 'CC' pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located to the north, south and east of large rural zoned properties and west of Spider Lake Road. To the east of Spider Lake Road are

large rural lands within the Agricultural Land Reserve (see Attachment 1 – Subject Property Map).

The property contains one accessory building and is serviced by three existing wells and one sewage treatment system on proposed Lot 3.

The property was re-zoned in 2018 from Rural 1 (RU1) B to be split zoned to Rural 6 (RU6) D and Rural 1 (RU1) CC to facilitate the subdivision of the subject property into one 4.0 hectare lot and two 2.0 hectare lots. As a condition of the zoning amendment, the applicant had registered a Section 219 Covenant on the title of the property to ensure that wells be constructed and tested in accordance with Board Policy B1.21 and that no subdivision shall occur until such time that a report from a Professional Engineer (registered in BC) has been completed to the satisfaction of the RDN confirming that the wells have been pump tested and certified including well head protection, and that the water meets Canadian Drinking Water Standards. Section 219 Covenants were also registered on the property title for a community amenity contribution of \$5,000 to the Bow Horn Bay Building Reserve Fund to be used specifically for the building design and construction of the Bow Horn Bay Satellite Fire Hall project and restricting the use of the existing shed on proposed Lot 3 until such time a principle permitted use is established.

The proposed subdivision application was submitted and reviewed prior to the adoption of Part 5 - Development Permit Areas pursuant to the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”. Therefore, the application retains in-stream status and is subject to the Fresh Water and Fish Habitat DPA pursuant to the “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335, 2017” and is requesting a DP approval concurrently with the frontage relaxation. Given that the applicant has met the DPA guidelines and MOTI does not have concerns regarding the proposed road frontage, it is recommended to approve the application as proposed.

Proposed Development

The applicant proposes to subdivide the parent parcel into three fee simple lots and maintain the existing access (see Attachment 3 – Proposed Plan of Subdivision). All parcels exceed the minimum parcel size (4.0 hectares and 2.0 hectares) and will be serviced with private water wells and on-site sewage disposal systems.

Minimum 10% Perimeter Frontage Requirement

Proposed Lot 3 does not meet the minimum 10% perimeter frontage requirement pursuant to Section 512 of the *Local Government Act*. The applicant has requested approval of the RDN Board to reduce the frontage requirement as follows:

<i>Proposed Lot No.</i>	<i>Required Frontage (m)</i>	<i>Proposed Frontage (m)</i>	<i>% of Perimeter</i>
3	105.76	29.6	2.8

Land Use and Environmental Implications

To satisfy the DPA guidelines, the applicant has submitted a Wetland DPA Determination prepared by Aquaparian Environmental Consulting Ltd. dated March 29, 2018 to address the subdivision and the existing wetland. The assessment identified the presence of an isolated wetland on proposed Lot 3 (see Attachment 4 – Site Plan). There are no new lot lines within the

15.0 metre DPA of the wetland and there are no proposed works within the DPA in relation to the subdivision, therefore there are no mitigation measures. However, it is recommended to allow the vegetation to regenerate within the DPA by allowing no further impact such as clearing, soil disturbance or development in the 15.0 metre DPA. As a result, it will be required as a condition of approval of this permit to register a Section 219 Covenant concurrently with the registration of the subdivision to restrict the removal of vegetation, the alteration of land and the construction of buildings or structures within the DPA for the wetland on Lot 3. The proposed subdivision is not anticipated to have any negative environmental impacts.

The applicant's proposal will not comply with the minimum road frontage requirements of the *Local Government Act*. "Board Policy B1.4 Frontage Requirements for Rural Lots" establishes criteria for reviewing frontage relaxation proposals, including site constraints, consistency with the character of surrounding properties, and ability to accommodate the permitted uses.

For land use justification, the proposed lot configuration was intended to limit the wetland to Lot 3 only and avoid new lot lines within the DPA. The proposed lot configuration is the best option in confining the wetland to Lot 3. Lot 3 is the largest lot being 4.0 hectares in area and will be able to meet the permitted uses in the RU1 zoning requirements, including setbacks and lot coverage, exclusive of the DPA. Additionally, Lot 1 and Lot 2 will not be affected by the DPA in future land development and therefore each lot will also have the ability to accommodate the permitted uses in the RU6 zone. The proposed lot configuration is consistent with the large rural character of the neighbouring properties.

In support of the request for frontage relaxation, the applicant has submitted a plan of subdivision outlining the proposed lot line configuration and the existing wetland. Given the consistency of the subdivision with the surrounding community, ability to accommodate the permitted uses exclusive of the DPA, the applicants have made reasonable efforts to address Policy B1.4 guidelines.

Intergovernmental Implications

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the application and has issued a Preliminary Layout Approval (PLA) for the proposed subdivision. MOTI staff have confirmed that they have no concerns with the proposed frontage relaxation. The PLA lists several conditions including the preparation of a Section 219 Covenant prohibiting the placement of any building or structure within the 15.0 metre buffer of the wetland to be in favour of the Province of British Columbia as represented by the MOTI, as well as local government.

ALTERNATIVES

1. To approve Development Permit No. PL2019-013 and the request for relaxation of the minimum 10% perimeter frontage requirement subject to the terms and conditions outlined in Attachments 2 to 4.
2. To deny the Development Permit No. PL2019-013 and the request for relaxation of the minimum 10% perimeter frontage requirement.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the proposal is in keeping with the 2016 – 2020 Board Strategic Plan “Focus on the Environment”. It states that the Board will focus on protecting and enhancing the environment in all decisions. The Development Permit Area guideline requirement for a biological assessment helps ensure that site-specific environmentally sensitive features are identified and that the impacts of development on the environment are identified and mitigated.



Angela Buick, Planner
abuick@rdn.bc.ca
April 18, 2019

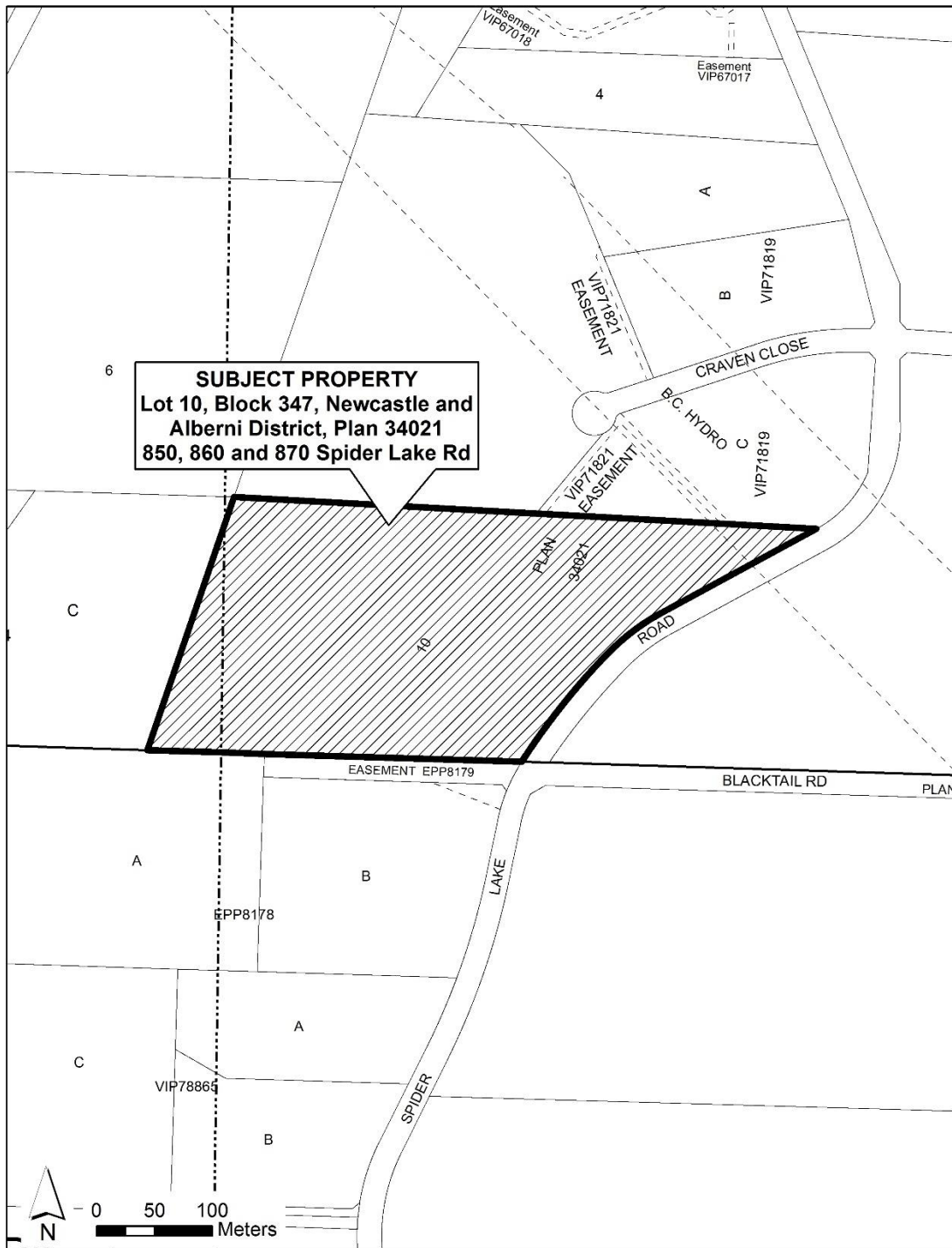
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Conditions of Permit
3. Proposed Plan of Subdivision
4. Site Plan

Attachment 1
Subject Property Map



Attachment 2
Conditions of Permit

The following sets out the conditions of Development Permit No. PL2019-013:

Conditions of Approval

1. The site is developed in accordance with the Subdivision Plan prepared by Kenneth Kyler, dated March 29, 2019 and attached as Attachment 3.
2. Concurrent with the registration of the final plan of subdivision, the applicant, at the applicant's expense, shall register a Section 219 Covenant on the property title of proposed Lot 3, the Wetland Development Permit Area Determination prepared by Aquaparian Environmental Consulting Ltd. dated March 29, 2018, and including a no vegetation removal, land alteration or construction of buildings or structures is to occur within the 15.0 metre development permit area of the wetland.
3. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

[illegible]

**Location
Existing
Shed**

Location of Cleared Building Site Areas

TO: Electoral Area Services Committee **DATE:** May 14, 2019

FROM: Stephen Boogaards
Planner **FILE:** PL2019-034

SUBJECT: Development Permit with Variance Application No. PL2019-034
843 Mariner Way – Electoral Area G
Lot B, District Lot 181, Nanoose District, Plan EPP64465

RECOMMENDATIONS

1. That the Board approve Development Permit with Variance No. PL2019-034 to permit the construction of a dwelling unit subject to the terms and conditions outlined in Attachment 3.
2. That the Board direct staff to complete the required notification for Development Permit with Variance No. PL2019-034.

SUMMARY

The applicants have applied for a development permit with variance to demolish the existing dwelling and construct a new dwelling on the property. Due to the location of the property within the mapped Englishman River floodplain, the building will need to be elevated above the Flood Construction Level (FCL) according to the current floodplain bylaw requirements. The applicants' request to vary the Other Lot Line setback (from the unconstructed Arlette Road) from 5.0 metres to 3.4 metres, identifying that the variance would minimize the driveway grade from Mariner Way to the garage to provide for reasonable access for a wheelchair from the road given the amount of fill required. The applicants have also identified the narrow configuration of the lot and larger setbacks as constraints to accommodating a new dwelling on the property. Given that the applicant has made reasonable efforts to reduce the requested variance and no negative impacts on neighbouring properties are anticipated as a result of the proposed variance, it is recommended that the Board approve the development permit with variance pending the outcome of public notification and subject to the terms and conditions outlined in Schedules 1 to 4 of the draft development permit with variance included as Attachment 3.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Homes By Kimberly Ltd. on behalf of Steven and Lisa Gunther to permit a dwelling unit on the property. The subject property is approximately 0.159 hectares in area and is zoned Residential 1 (RS1), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is adjacent to the Strait of Georgia, a beach access to the northwest, and other residential

properties (see Attachment 1 – Subject Property Map). The property is within San Pareil, which is a mapped floodplain for the Englishman River and the sea.

The property contains an existing single storey dwelling unit and an accessory building. The property is connected to RDN community water and onsite sewage disposal.

The proposed development is subject to the Hazard Lands Development Permit Area (DPA) per the “Regional District of Nanaimo Electoral Area G Official Community Plan Bylaw No. 1540, 2008.” The property is also subject to the Marine Coast Development Permit Area. However, the applicant has demonstrated that no development, including fill, will occur within the 15.0 metre DPA.

Proposed Development and Variance

The proposed development includes the construction of a dwelling unit and an ancillary improvement outside of the building footprint, including grading, retaining walls, infiltration pit for drainage, and onsite sewage disposal. A portion of the proposed attached garage will be within the Other Lot Line setback. The applicant proposes to vary the following regulations from the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- **Section 3.4.61 – Minimum Setback Requirements** to reduce the minimum Other Lot Line setback from 5.0 metres to 3.4 metres.

Land Use Implications

Given the location of the property within the Englishman River floodplain and proximity to the sea, the applicant has provided a Geotechnical Hazard Assessment by Lewkowich Engineering Associates dated April 4, 2019 to satisfy the Hazard Lands DPA and “Regional District of Nanaimo Floodplain Management Bylaw No. 1469, 2006” (RDN floodplain bylaw). The assessment calculates a FCL of 5.28 metres GSC (Geodetic Survey of Canada datum) based on a minimum allowance for future sea level rise to the year 2100 and confirms the land is safe for the use. The assessment has been prepared in accordance with the Provincial Flood Hazard Area Land Use Management Guidelines and the Engineer and Geoscientists of BC’s Professional Practice Guidelines, as required by the RDN floodplain bylaw.

The assessment was also prepared to comply with the Hazard Land DPA guidelines. With respect to guidelines to maintain the hydraulic regime of surface water to pre-flow rates, the report recommends measures to ensure drainage from the fill and retaining wall are not directed to neighbouring properties. The recommendations include provisions that water is to be collected through perforated or solid piping and directed to the infiltration pit, which serves to also collect drainage from the dwelling foundation and roof. For sediment and erosion control, the report recommends revegetation of fill or disturbed soils to manage erosion as a long term measure. As a short term measure for construction, the report recommends tarping stockpiled material, installation of silt fencing, and a gravel access pad subject to traffic volumes and water flow during construction. The grade plan is included as Schedule 4, which demonstrates the fill depths and proposed location of retaining walls

Provided the recommendations are followed, the report confirms that the proposed development of the property will not result in a detrimental impact on the environment, subject property or adjoining properties. With respect to potential deflection of flood waters from the proposed fill,

the assessment confirms that the fill and retaining walls are anticipated to be landscaping in nature, and the fills would have a negligible impact on the passage, flow, or redirection of floodwaters towards neighbouring properties. As a condition of the development permit with variance, the assessment will be registered on the property title as a covenant, saving the RDN harmless from all losses or damages to life or property as a result of the hazardous condition (see Attachment 3 Schedule 1 – Terms and Conditions of Permit).

The proposed dwelling unit will require a variance to the Other Lot Line setback, which the applicant identifies is necessary for the accessible housing design. In support of the variance, the applicant has provided a justification with respect to “Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation”. The applicant has identified that the 1.9 metres of fill above natural grade that is required to comply with the FCL results in a grade change that increases the slope to the dwelling (see Attachment 2 – Grade Representation). To ensure the driveway grade is appropriate for wheelchair access, the depth from the road to the dwelling is increased at a 1/10 slope to allow for a more gradual transition, without encroaching into the 15.0 metre Marine Coast DPA. Considering the increase in depth of the dwelling to the road and the sea, the dwelling is wider to accommodate the living area. The dwelling is also being constructed to accommodate ramps, wider hallways and chair lifts consistent with accessible / adaptable design.

The applicant’s justification also reflects that the lot is relatively narrow with more restrictions than neighbouring lots, including the 5.0 metre setback from Arlette Road, 15.0 metre coastal DPA / floodplain setback, and septic field location. Despite the restrictions, the applicant identifies that the proposed dwelling will be further from the property line than the existing non-conforming dwelling. Presently, the dwelling is located 2.4 metres from Arlette Road and is also non-conforming with respect to the Front Lot Line and Interior Lot Line setback. The proposed setback variance to 3.4 metres from the Other Lot Line will also be consistent with the property across Arlette Road which is sited 2.78 metres from the Other Lot Line (approved by Board of Variance April 16, 1989).

RDN Board Policy also requires that in addition to an acceptable land use justification, an applicant demonstrate that reasonable efforts have been made to avoid the need for or the extent of the variance. To comply with Board Policy and reduce the variance, the applicants have reduced the size of the garage since the original proposal by eliminating some accessible features which would have allowed access through the garage, such as wider space for an interior ramp into the dwelling unit. Despite the large amount of fill required the applicant has also eliminated variances for the retaining walls by ensuring each wall does not exceed 1.0 metre in height or retain more than 1.0 metre of fill.

With respect to potential impacts, the proposed variance to the Other Lot Line setback will not result in an unreasonable reduction in neighbouring property views of the sea and the retaining walls have been stepped to reduce the visual impact of the wall on the neighbouring property and the beach access. The geotechnical assessment has also considered adequate drainage and sediment / erosion conditions for the fill to mitigate other anticipated impacts. Given that the applicant has provided sufficient justification for the variance, demonstrated reductions in the requested variance, demonstrated the property is safe for the intended use and adjacent properties, and reduced impacts to surrounding properties, the applicant has made reasonable efforts to address Policy B1.5 guidelines.

Intergovernmental Implications

The Ministry of Transportation and Infrastructure establishes setbacks to the road right-of-way through the *Provincial Public Undertakings Regulations*. The Ministry required setback is 3.0 metres, given that the unconstructed Arlette Road right-of-way provides secondary access to the property. The building from its most exterior portion will comply with the Ministry's setback.

While the property does not contain a known archeological site, as a coastal property it has high archeological potential and may contain unknown sites that are protected under the *Heritage Protection Act*. If an archeological site is encountered during development, activities must be halted and the Archeology Branch be contacted. Snaw-Naw-As First Nation has also been made aware of the development proposal.

Public Consultation Implications

Pending the Electoral Area Services Committee's recommendation and pursuant to the *Local Government Act* and the "Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1776, 2018", property owners and tenants of parcels located within a 50.0 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variance prior to the Board's consideration of the application.

ALTERNATIVES

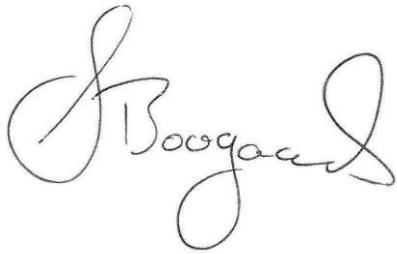
1. To approve Development Permit with Variance No. PL2019-034 subject to the terms and conditions outlined in Schedules 1 to 4 of Attachment 3.
2. To deny Development Permit with Variance No. PL2019-034.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2018 – 2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the proposal is in keeping with the 2016 – 2020 Board Strategic Plan. The strategic priority labelled "Focus on the Environment" states that the Board will prepare for and mitigate the impact of environmental events. The DPA guideline requirements for a geotechnical hazard assessment and recommendations for the protection of life and property meets this priority by ensuring that the potential impact of environmental events are assessed on a site-by-site basis and measures are imposed to mitigate the impact.



Stephen Boogaards
sboogaards@rdn.bc.ca
April 11, 2019

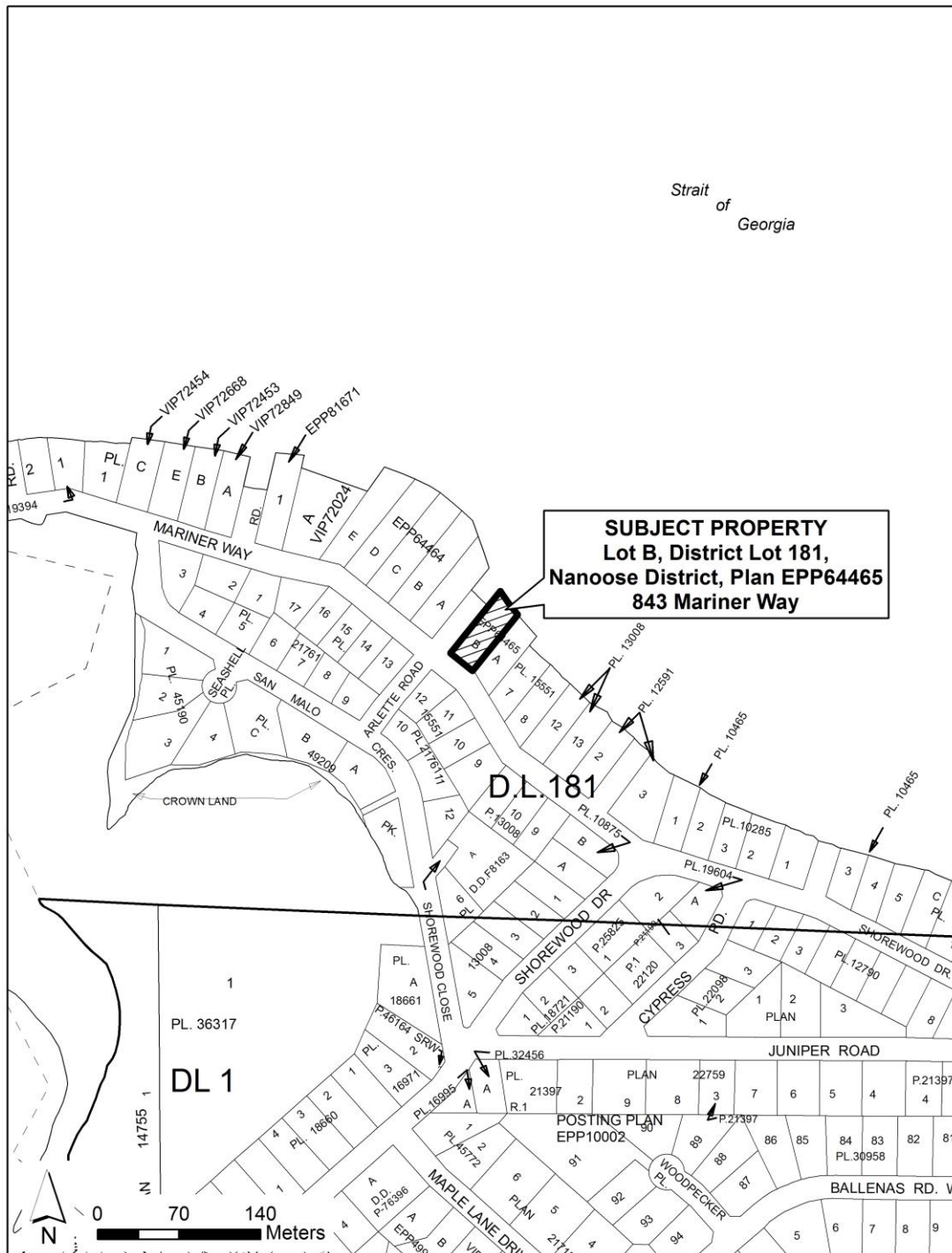
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Subject Property Map
2. Grade Representation
3. Draft Development Permit


Attachment 1
Subject Property Map



Attachment 2
Grade Representation



Attachment 3
Draft Development Permit

 REGIONAL DISTRICT OF NANAIMO	STRATEGIC & COMMUNITY DEVELOPMENT 6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca DEVELOPMENT PERMIT WITH VARIANCE NO. PL2019-034
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To: ("Permittee") Steven Mark Gunther and Lisa Jayne Gunther

Mailing Address: c/o Homes by Kimberly
3500 Bluebill Place
NanOOSE Bay, BC V9P 9H8

1. Except as varied or supplemented by this permit, the development permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot B, District Lot 181, NanOOSE District, Plan EPP64465 ("the Lands")

Civic Address: 843 Mariner Way **P.I.D.:** 029-942-161

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee as a condition of issuance of this permit agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee as a condition of issuance of this permit agrees to develop the Lands, in substantial compliance with the plans and specifications included in Schedules 2, 3, and 4, which are attached to and forms part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as outlined in Schedules 1 to 2, which are attached to and form part of this permit.
7. Subject to the terms of the permit, if the holder of the permit does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. Notice of this permit shall be filed in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing, the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this XXth day of Month, 20XX.

Schedule 1 Conditions of Permit

The following sets out the terms and conditions of Development Permit with Variance No. PL2019-034:

Bylaw No. 500, 1987 Variances

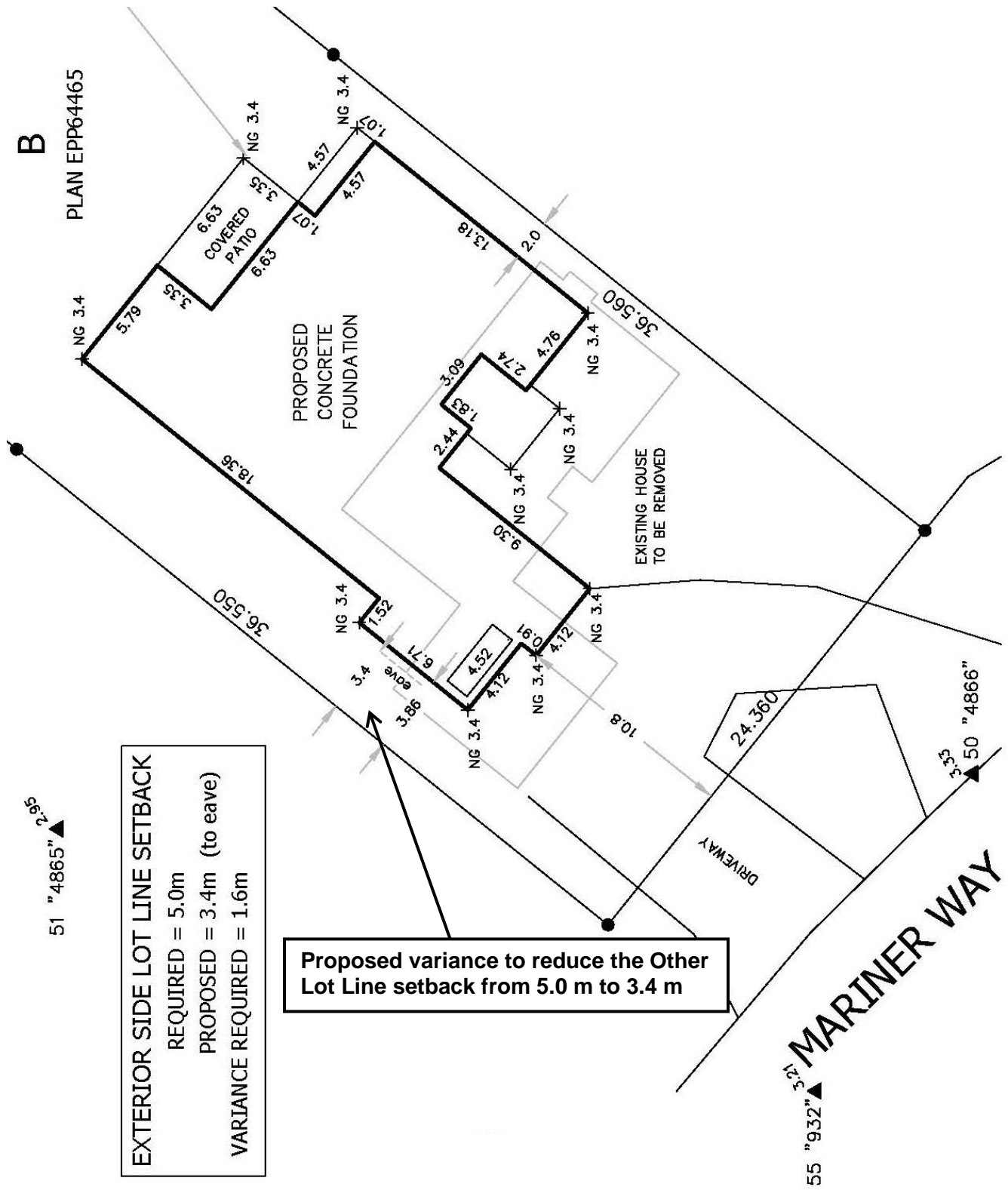
With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

Section 3.4.61 – Minimum Setback Requirements to reduce the minimum Other Lot Line setback from 5.0 metres to 3.4 metres.

Conditions of Approval

1. The site is developed in accordance with the Survey Plan prepared by Williamson & Associates Professional Surveyors dated February 27, 2019 and attached as Schedule 2.
2. The proposed development is in general compliance with the plans and elevations prepared by Homes by Kimberly Ltd., attached as Schedule 3.
3. The proposed development shall be in accordance with the Grade Plan prepared by Homes by Kimberly Ltd., attached as Schedule 4.
4. The subject property shall be developed in accordance with the recommendations contained in the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd., dated April 4, 2019
5. The issuance of this Permit shall be withheld until the applicant, at the applicant's expense, registers a Section 219 Covenant on the property title containing the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd., dated April 4, 2019, and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of the potential hazard.
6. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

Schedule 2
Survey Plan (Page 2 of 2)



Schedule 3 Building Plans and Elevations



TO: Electoral Area Services Committee **DATE:** May 14, 2019

FROM: Angela Buick
Planner **FILE:** PL2018-221

SUBJECT: **Development Permit with Variance Application No. PL2018-221**
1348 Leask Road – Electoral Area A
Lot B, Section 19, Range 5, Cedar District, Plan 25757

RECOMMENDATIONS

1. That the Board approve Development Permit with Variance No. PL2018-221 to permit the reconstruction of beach access stairs, associated landings and kayak shed subject to the terms and conditions outlined in Attachments 1 and 2.
2. That the Board direct staff to complete the required notification for Development Permit with Variance No. PL2018-221.

SUMMARY

To consider an application for a development permit with variance (DPwV) to the setback from the top of a slope 30% or greater and from the natural boundary of the sea to accommodate the re-development of beach access stairs, landings and kayak storage shed recently destroyed by a fallen tree and previously permitted under Development Variance Permit Application No. 0301 (DVP 0301). Given that the development permit area (DPA) guidelines have been met and, that the applicant has provided sufficient justification according to Regional District of Nanaimo Board Policy and no negative impacts are anticipated as a result of the proposed variance, it is recommended that the Board approve the DPwV pending the outcome of public notification and subject to the terms and conditions outlined in Attachments 1 and 2.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Jack Anderson of Greenplan on behalf of Michael Neil Rockwell and Felicity Katherine Hardwick to permit the replacement of beach access stairs, landings and kayak shed that were destroyed in January of 2018. The proposal includes six runs of stairs; five associated landings and kayak storage shed 13.4 m² in size (see Schedule 3 – Building Plans and Elevations). The subject property is approximately 0.23 hectares in area and is zoned Residential 2 Zone (RS2) Subdivision District 'M', pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located to the north and south of similar sized RS2 zoned lots, east of Leask Road and to the west of the Dodd Narrows within the Salish Sea (see Attachment 1 – Subject Property Map).

The property contains a dwelling unit, accessory building and concrete deck with attached retaining wall at the top of the steep slope of 30% or greater bordering the natural boundary of the sea. The concrete patio, retaining wall and previous beach access stairs and landings were permitted under DVP No. 0301, issued in 2002 to the previous property owners and did not include the kayak shed. (See Schedule 3 – Location of Previous Structures). This application is requesting the reconfigured replacement of the stairs and landings with the addition of a kayak shed located 5.1 metres from the natural boundary of the sea. (See Schedule 2 – Survey Plan) and (See Schedule 3 - Building Plans and Elevations).

The proposed development is subject to the Marine Coast Development Permit Area (DPA) that was established for the protection of coastal and marine environments as per the “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” (OCP).

The property is serviced by an onsite well and sewage disposal system.

Proposed Development and Variance

The proposed re-development of beach access stairs includes six runs, five landings and kayak storage shed 13.4 m² in area (See Schedule 2 – Survey Plan). The applicant proposes to vary the following regulations from the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- **Section 3.3.9 – Setbacks – Sea** to reduce the minimum setback from the top of slope of 30% or greater from 8.0 metres to 0.0 metres and to reduce the minimum setback from the natural boundary from 8.0 metres to 5.0 metres for the proposed stairs, landing and kayak shed.

Land Use and Environmental Implications

The subject property is located along a steep slope to the natural boundary of the sea. The proposal must comply with the DPA guidelines to mitigate the disturbance of the steep slope to ensure conditions are safe for the proposed development and neighbouring properties. In addition to satisfying the DPA guidelines, the applicant must provide adequate demonstration of a land use justification for the proposed variance in accordance with “Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” (Policy B1.5) prior to the Board’s consideration.

With respect to the DPA guidelines, the applicant has provided an Environmental Impact Assessment prepared by Aquaparian Environmental Consulting Ltd., dated November 28, 2018. The report summarizes the following recommendations to avoid or limit negative impacts:

1. Avoid the clearing of vegetation within the bird migratory season (March 1 - August 15) however, if this is not possible, a qualified biologist must complete a pre-clearing nest assessment.
2. Any development to occur on the slope shall be conducted within the dry season. If this is unavoidable, erosion control measures must be installed during construction.
3. If the development of the proposed structures result in exposed soils, the applicant shall re-vegetate the bare areas with native plants in accordance with the report.

4. There is to be no concrete or concrete wash water discharged into the foreshore. Concrete forms and footings are to be well constructed with tightly fitted joints. Concrete tools are not to be washed out on the slope; a wash out area must be located upslope away from the top of the bank.

As a condition of the DVP, the applicant will be required to provide a post-construction report prepared by a qualified professional, to the satisfaction of the General Manager of Strategic and Community Development, that development of the subject property has occurred in accordance with the Environmental Impact Assessment prior to the building permit application attaining final inspection status.

To support of a comprehensive land use justification, to address DPA guidelines and to meet OCP Coastal Management Policy 4.3.15 and 4.3.17, the applicant has provided a Geotechnical Hazard Assessment by Lewkowich Engineering Associates Ltd., dated May 29, 2018. The report confirms that the proposal is geotechnically feasible, provides recommendations on safe construction methods for the intended use and confirms that the development will not result in negative impacts to the ecosystem, and/or erosion or instability of the slope provided that the recommendations are followed. Based on the consistent 45% angle of the slope and underlying geological materials, the report provides structural design recommendations to ensure slope stability. Regional District Building Inspection Department has indicated that the applicant will be required to submit a Geotechnical Schedule B and Structural Schedule B as part of the building permit application to ensure the final design complies with the recommendations set out in the report and meet the intent of the BC Building Code regulations. As a condition of the DVP, this report shall be registered on the property title as a covenant, saving the RDN harmless from all losses or damages to life or property as a result of the hazardous condition (see Attachment 2 – Terms and Conditions of Permit).

For the purposes of the variance only, the applicant has provided the following land use justifications in support of the application. The subject property contains a steep slope reaching the sea and compliance with the setback bylaws would not permit the proposed structures and therefore impede the use and enjoyment of the property by restricting safe access to the beach. Furthermore, the applicants express that if approved, they could re-gain efficient and effective use and enjoyment of the property as they once did with the beach access stairs approved under DVP No. 0301 in 2002 with the additional request of the kayak shed for safe storage.

If approved, the applicants will be required to obtain a building permit supplemented by geotechnical and structural engineering reports and will be required to meet the recommendations as outlined in the Environmental Impact Assessment submitted as part of this application. Therefore, the proposed structure would not have a negative impact to the environment and will be structurally and geotechnically safer than what previously existed.

Based on the topography of the adjacent lands and positioning of the neighbouring dwelling units, no view corridors are anticipated to be negatively affected. Given that the applicant has provided sufficient land use justification, and the variance will not result in negative view implications for adjacent properties, the applicants have made reasonable efforts to address Policy B1.5 guidelines.

Intergovernmental Implications

While the property does not contain a known archeological site, as a coastal property it has archeological potential and may contain unknown sites that are protected under the *Heritage*

Protection Act. If an archeological site is encountered during development, activities must be halted and the Archeology Branch be contacted.

Public Consultation Implications

Pending the Electoral Area Services Committee's recommendation and pursuant to the *Local Government Act* and the "Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1776, 2018", property owners and tenants of parcels located within a 50.0 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variance prior to the Board's consideration of the application.

ALTERNATIVES

1. To approve Development Permit with Variance No. PL2018-221 subject to the terms and conditions outlined in Schedules 1 to 4 of Attachment 2.
2. To deny Development Permit with Variance No. PL2018-221.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2018 – 2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed in relation to the 2016 – 2020 Board Strategic Plan and note that the proposal will be consistent with guidelines in the strategic priority to 'focus on the environment'. While the stairs, landings and shed are within the development permit area the applicant has provided geotechnical assurance and environmental assessment to ensure minimal environmental impact and safe construction.



Angela Buick, Planner
abuick@rdn.bc.ca
April 25, 2019

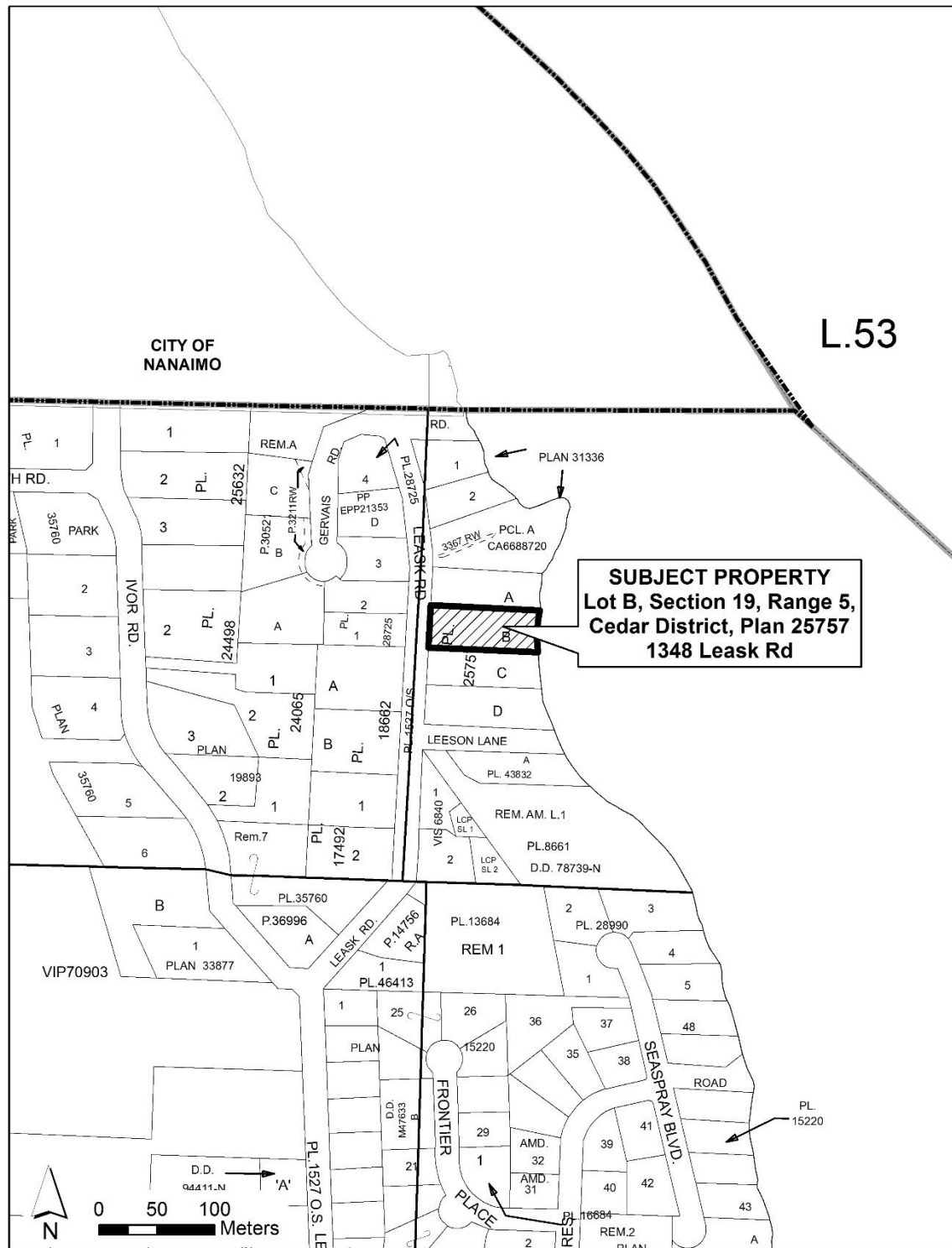
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer


Attachments:

1. Subject Property Map
2. Draft Development Permit

Attachment 1 Subject Property Map



Attachment 2
Draft Development Permit

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p>STRATEGIC & COMMUNITY DEVELOPMENT</p> <p>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p>DEVELOPMENT PERMIT WITH VARIANCE NO. PL2018-221</p>
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To: ("Permittee") Michael Neil Rockwell and Felicity Kathrine Hardwick

Mailing Address: c/o Jack Anderson of Greenplan
1655 Cedar Road, Nanaimo, BC V9X 1L4

1. Except as varied or supplemented by this permit, the development permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot B, Section 19, Range 5, Cedar District, Plan 25757 ("the Lands")

Civic Address: 1348 Leask Road **P.I.D.:** 002-668-939

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee as a condition of issuance of this permit agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee as a condition of issuance of this permit agrees to develop the Lands, in substantial compliance with the plans and specifications included in Schedules 2, 3, and 4, which are attached to and forms part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as outlined in Schedules 1 to 4, which are attached to and form part of this permit.
7. Subject to the terms of the permit, if the holder of the permit does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. Notice of this permit shall be filed in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing, the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this 28th day of May, 2019.

Schedule 1

Conditions of Permit

The following sets out the terms and conditions of Development Permit with Variance No. PL2018-221:

Bylaw No. 500, 1987 Variances

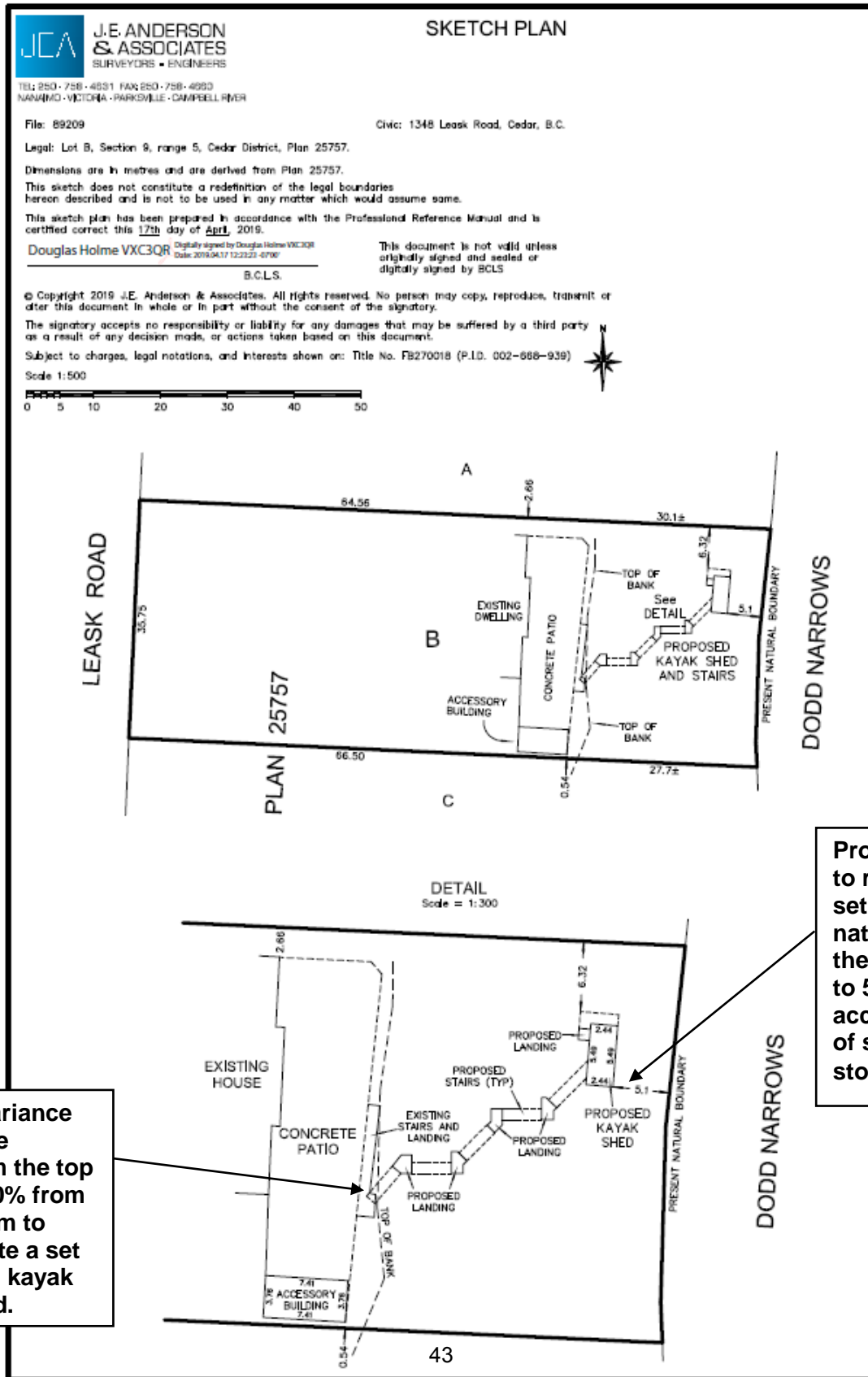
With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

- **Section 3.3.9 – Setbacks – Sea** to reduce the minimum setback from the top of slope of 30 percent or greater from 8.0 metres to 0.0 metres and to reduce the minimum setback from the natural boundary from 8.0 metres to 5.0 metres for the proposed stairs, landing and kayak shed.

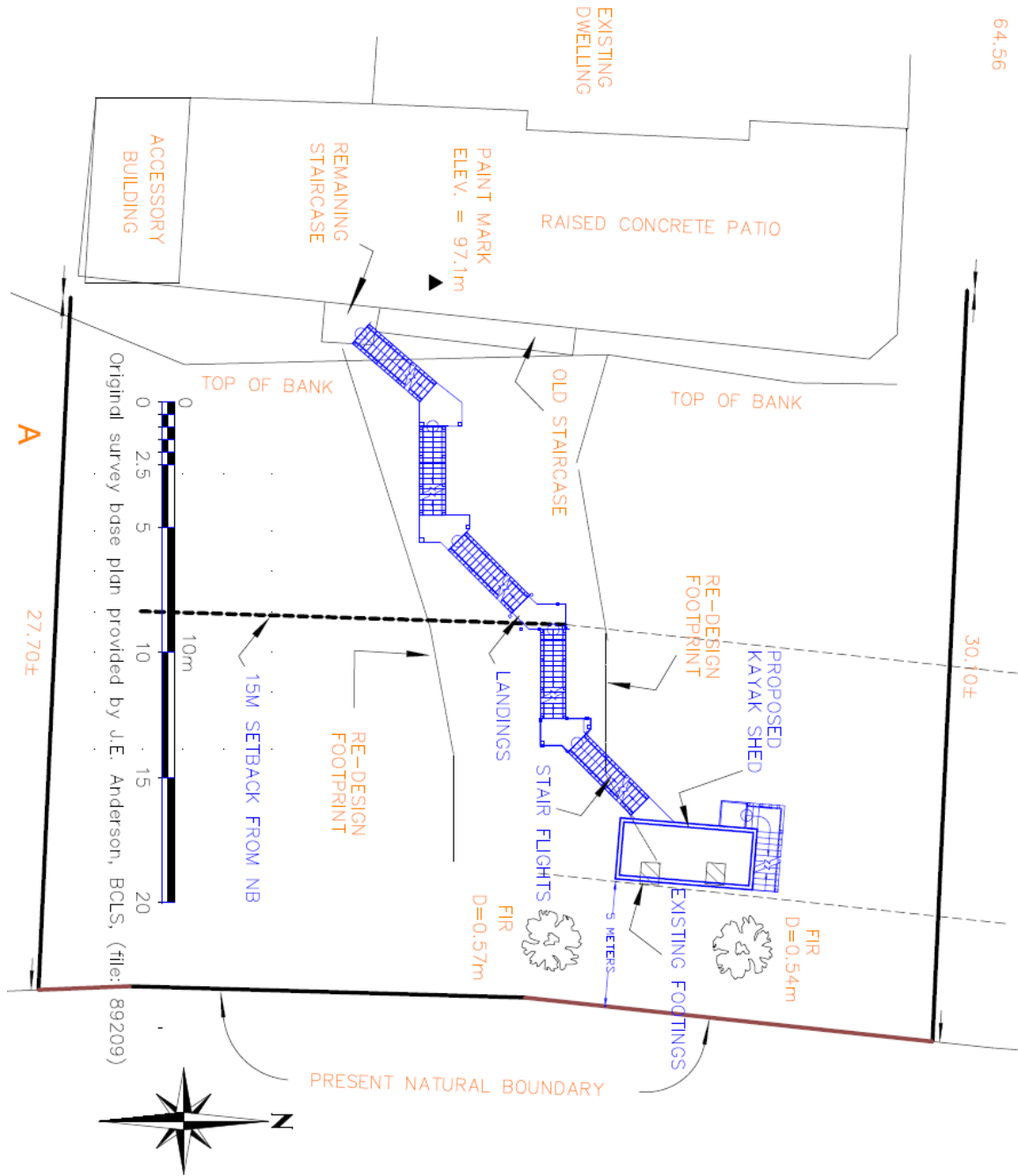
Conditions of Approval

1. The site is developed in accordance with the Site Plan prepared by J.E. Anderson & Associates, dated April 17, 2019 and attached as Schedule 2.
2. The proposed development is in general compliance with the plans and elevations prepared by Greenplan, dated December 6, 2018 and attached as Schedule 3.
3. The subject property shall be developed in accordance with the recommendations contained in the Environmental Impact Assessment prepared by Aquaparian Environmental Consulting Ltd., dated November 28, 2018.
4. The subject property shall avoid vegetation clearing within the bird migratory season (March 1- August 15th). If un-avoidable, the land owner shall retain a qualified biologist to complete a pre-clearing nest assessment.
5. Prior to the issuance of final inspection for the building permit, the property owner shall provide confirmation in the form of a post-construction report prepared by a qualified professional, to the satisfaction of the General Manager of Strategic and Community Development, that development of the subject property has occurred in accordance with the biologist's report as set out in the Aquaparian Environmental Consulting Ltd., dated November 28, 2018.
6. The subject property shall be developed in accordance with the recommendations contained in the Geotechnical Site Observations; Bearing on Slope prepared by Lewkowich Engineering Associates Ltd., dated May 29, 2018.
7. The issuance of Permit shall be withheld until the applicant, at the applicant's expense, registers a Section 219 Covenant on the property title containing the Geotechnical Site Observations; Bearing on Slope prepared by Lewkowich Engineering Associates Ltd., dated May 29, 2018 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of the potential hazard.
8. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

Schedule 2 Survey Plan



Schedule 3 Building Plans and Elevations



<p>Greenplan 1655 Cedar Road Nanaimo, BC (250) 722-3456 www.greenplan.ca info@greenplan.ca</p>	<p>Date DECEMBER 06, 2018</p>	<p>Drawing # 1619-C-1219-31</p>	<p>Sheet Title STAIRCASE DESIGN</p>	<p>Sheet # SITEPLAN</p>
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TO: Electoral Area Services Committee **DATE:** May 14, 2017

FROM: Kristy Marks
Planner **FILE:** PL2019-026

SUBJECT: Development Permit with Variance Application No. PL2019-026
886, 890, 894 Wembley Road – Electoral Area G
Strata Lots 1-5, District Lot 29, Nanoose District, Strata Plan VIS4734
Together with an Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form 1

RECOMMENDATIONS

1. That the Board approve Development Permit with Variance No. PL2019-026 to increase the number of signs permitted on a parcel from two to seven and to increase the maximum width of two fascia signs from 4.0 metres to 4.9 metres subject to the terms and conditions outlined in Attachment 2.
2. That the Board direct staff to complete the required notification for Development Permit with Variance No. PL2019-026.

SUMMARY

To consider an application for a development permit with variances to increase the maximum number of signs permitted on the subject property from two to seven and increase the maximum width of two fascia signs from 4.0 metres to 4.9 metres for the French Creek Bistro. The applicant is requesting the variances to legalize existing fascia and freestanding signage and allow for additional signage so that each strata unit is permitted to have at least one fascia or similar sign. Given that the DP guidelines have been met and no negative impacts are anticipated as a result of the proposed variances, the recommendation is that the Board approve the development permit with variances pending the outcome of public notification and subject to the terms and conditions outlined in Attachment 2.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Carsten Jensen Architect on behalf of SMS Ventures Ltd., Inc. No. BC0815893 and Meadow Fair Bake Shop Ltd., Inc. No. 145911 to permit the replacement of two existing fascia signs and legalize the number of signs on the subject property. The subject property is approximately 0.5 hectares in area and contains five strata units located within three buildings that are currently occupied by the Salvation Army, Sam's Sushi, and the new French Creek Bistro, previously the French Creek Bakery. The Salvation Army currently occupies Strata Lots 3 and 4. Strata Lot 5, within

the same building, is currently vacant. The property is zoned Commercial 2 Zone (CM2), Subdivision District 'Q', pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is triangular in shape and is surrounded by Island Highway West to the east, Wembley Road to the west and a mobile home park to the south (see Attachment 1 – Subject Property Map).

The proposed development is subject to the Multi Residential, Intensive Residential, Industrial, and Commercial Development Permit Area per the "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Bylaw No. 1540, 2008" and "Regional District of Nanaimo Land Use and Subdivision Bylaw no. 500, 1987".

Proposed Development and Variance

The subject property currently contains two fascia signs for Strata Lots 1 and 4 (The Salvation Army and Sam's Sushi) and one multi-tenant freestanding sign. Strata Lot 2 previously contained the French Creek Bakery which was recently destroyed by a fire. The building has been rebuilt and will be the home of the French Creek Bistro. The applicant is requesting variances to increase the maximum number of signs permitted in Bylaw 993 from two to seven to allow the replacement of signage for the bakery/bistro and legalize existing signage within the subject property. In addition, the variance would allow two future fascia signs for Strata Lots 3 and 5. These units are currently either occupied by the Salvation Army or are vacant and the proposed variance would permit any future business within these units to have one fascia sign each.

The applicant proposes to vary the following regulations from the "Regional District of Nanaimo Sign Bylaw No. 993, 1995" (Bylaw 993):

- **Section 5 (a)** – to increase the maximum number of signs permitted on a parcel from two to seven to allow a maximum of one freestanding sign and six fascia signs, of which Strata Lot 2 is permitted a maximum of two fascia or similar signs, and Strata Lots 1, 3, 4, and 5 are permitted a maximum of one fascia or similar sign each.
- **Section 5 (c)** – to increase the maximum width of two fascia signs for Strata Lot 2 from 4.0 metres to 4.9 metres.

Land Use Implications

The applicant has recently completed reconstruction of the French Creek Bakery, now the French Creek Bistro, and would like to construct two fascia signs on the bistro building and legalize the number of existing signs on the subject property. The French Creek Bistro has not opened yet but four fascia signs have been installed on the new building. The applicant has indicated that they intend to modify the new signage and reduce the number of signs on the building from four to two. This would be achieved by relocating the existing security lights between the two fascia signs and eliminating the space between them so they each appear as one sign. Staff recommend that the issuance of this permit be withheld until the applicant completes the modification to the existing signs (see Attachment 2 – Schedule 1 – Conditions of Permit and Schedule 3 – Proposed Signage). Both fascia signs for the French Creek Bistro are proposed to be unlit and are consistent with the form and character DPA guidelines.

Given that other existing fascia and free-standing signage within the site has been in place for many years and there are no proposed changes to these signs at this time (aside from change

of copy for the bistro), the form and character DPA guidelines do not apply to existing signage. Any fascia or similar signage is specifically for Strata Lots 3 or 5 and must be consistent with the DPA guidelines and Bylaw 993. The applicant has provided a site plan and sign details for existing and proposed bistro signage as well as a written rationale for the requested variances (See Attachment 2 – Schedule 2 – Site Plan and Schedule 3 – Sign Details).

“Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” for evaluation of development variance permit applications requires that there is an adequate demonstration of effort to minimize any and all potential negative impacts prior to the Board’s consideration. In this case the applicant has considered the functional and aesthetic impacts of the subject property on the abutting highway and neighbouring properties. The appearance of clutter is minimized by reducing the number of signs present on the site while allowing the bistro to maintain visibility from both the Island Highway and Wembley Road. The functional impacts on the operation of the abutting Island Highway West and Wembley Road have been mitigated by ensuring that new signage is unlit. The applicant has ensured that the requested variances are only for what is required to identify the businesses located on the subject property. In addition, although the proposed new fascia signs for the bistro building exceed the maximum width of 4.0 metres they are well under the maximum permitted surface area of 11.0 m² at 2.45 m² each. Fascia signs for the Bistro have also been designed to be dimensionally consistent with the fascia of the building and are consistent with the character of signage on the adjacent building.

The applicant has provided the following rationale for the requested variances:

- the proposed fascia signs for the French Creek Bistro are much smaller, less obtrusive, and more aesthetically pleasing than the previous fascia signs they are replacing;
- the bakery’s previous wall sign and canopy hung sign have been eliminated;
- while the two proposed fascia signs for the French Creek Bistro exceed the maximum length, they are well under the maximum permitted surface area;
- Any additional fascia or similar signage for Strata Lots 3 or 5 would be consistent with the requirements of Bylaw 993 and the form and character DPA guidelines;
- the existing freestanding sign provides combined tenant signage and will be updated only to reflect the change in name from French Creek Bakery to Bistro;

Given that the applicant has provided sufficient rationale and the variances will not result in negative view implications for adjacent properties, the applicants have made reasonable efforts to address Policy B1.5 guidelines.

Public Consultation Implications

Pending the Electoral Area Services Committee’s recommendation and pursuant to the *Local Government Act* and the “Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1776, 2018”, property owners and tenants of parcels located within a 50.0 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variances prior to the Board’s consideration of the application.

ALTERNATIVES

1. To approve Development Permit with Variance No. PL2019-026 subject to the terms and conditions outlined in Schedules 1 to 3 of Attachment 2.
2. To deny Development Permit with Variance No. PL2019-029.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

Staff have reviewed the proposed development and note that the proposal is consistent with the 2016-2020 Board Strategic Plan's priority to foster economic development by supporting the continued economic viability of an existing commercial property.



Kristy Marks
kmarks@rdn.bc.ca
April 29, 2019


Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Subject Property Map
2. Draft Development Permit

Attachment 2
Draft Development Permit

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p>STRATEGIC & COMMUNITY DEVELOPMENT</p> <p>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p>DEVELOPMENT PERMIT NO. PL2019-026</p>
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To: ("Permittee") SMS Ventures Ltd., Inc. No. BC0815893 and Meadow Fair Bake Shop Ltd., Inc. No. 145911

Mailing Address: c/o Carsten Jensen Architect, 663 Beach Avenue, Suite 107, Qualicum Beach, BC V9K 2H7

1. Except as varied or supplemented by this permit, the development permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Strata Lots 1-5, District Lot 29, Nanoose District, Strata Plan VIS4734 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 ("the Lands")

Civic Addresses: 886, 890, 894 Wembley Road **P.I.Ds.:** 024-364-657, 024-364-665, 024-364-673,
024-364-681 and 024-364-690

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee as a condition of issuance of this permit agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee as a condition of issuance of this permit agrees to develop the Lands, in substantial compliance with the plans and specifications included in Schedules 2 and 3, which are attached to and form part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Sign Bylaw No. 993, 1995" is varied as outlined in Schedules 1 to 3, which are attached to and form part of this permit.
7. Subject to the terms of the permit, if the holder of the permit does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. Notice of this permit shall be filed in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing, the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this XXth day of Month, 20XX.

Schedule 1

Conditions of Permit

The following sets out the terms and conditions of Development Permit with Variance No. PL2019-026:

Bylaw No. 993, 1995 Variances:

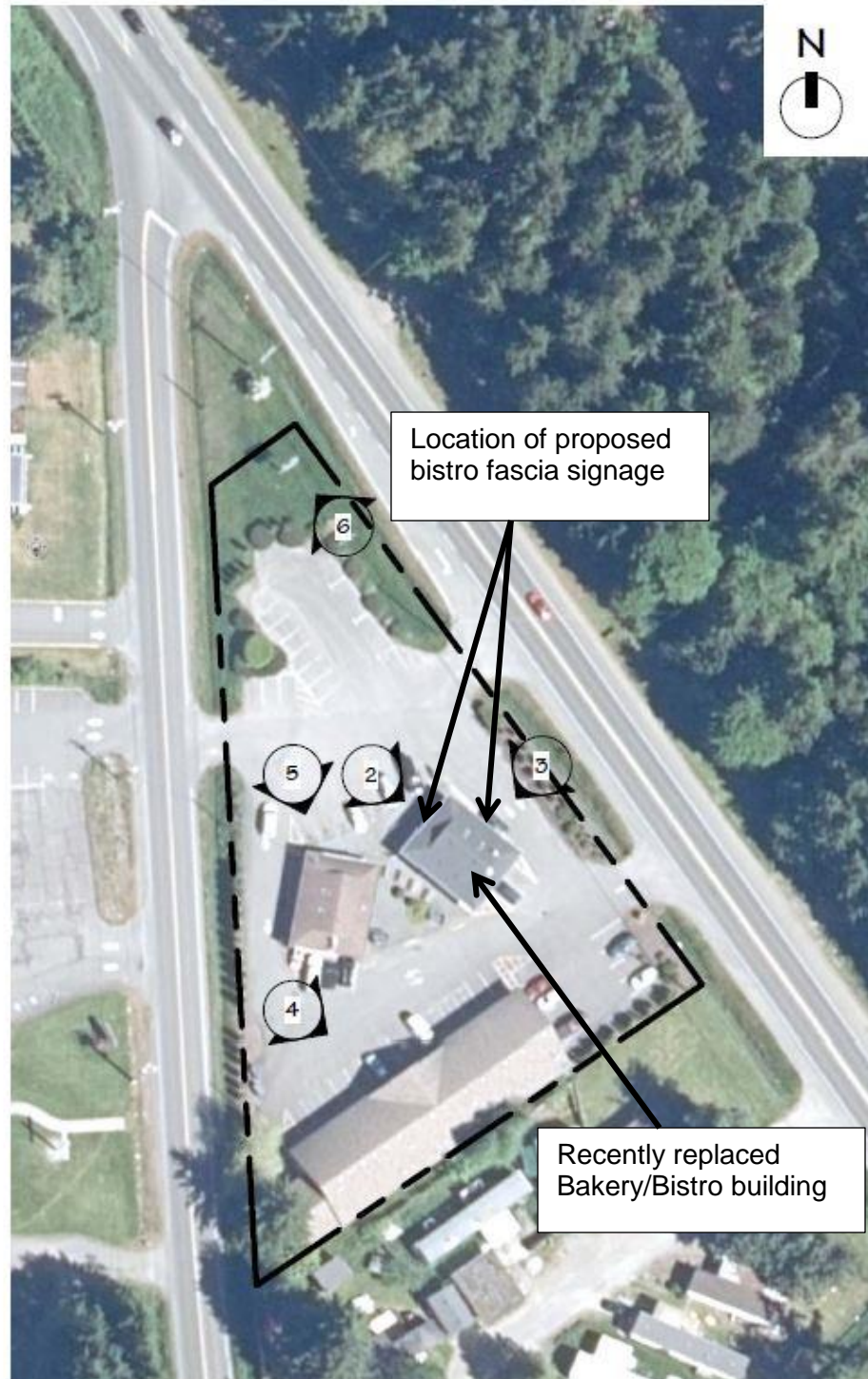
With respect to the lands, “Regional District of Nanaimo Sign Bylaw No. 993, 1995” is varied as follows:

1. **Section 5 (a)** – to increase the maximum number of signs permitted on a parcel from two to seven to allow a maximum of one freestanding sign and six fascia signs, of which Strata Lot 2 is permitted a maximum of two fascia or similar signs and Strata Lots 1, 3, 4, and 5 are permitted a maximum of one fascia or similar sign each.
2. **Section 5 (c)** – to increase the maximum width of two fascia signs for Strata Lot 2 from 4.0 metres to 4.9 metres.

Conditions of Approval

1. The site is developed in accordance with the Site Plan submitted by Carsten Jensen Architect dated April 29, 2019 and attached as Schedule 2.
2. The proposed fascia signage shall be developed in accordance with sign elevations submitted by Carsten Jensen Architect dated April 29, 2019 and attached as Schedule 3.
3. The issuance of this Permit shall be withheld until the applicant, at the applicant’s expense, modifies existing fascia signage for Strata Lot 2 (French Creek Bistro) such that there are a maximum of two fascia signs with a maximum width of 4.9 metres in accordance with Schedule 3.
4. Any fascia or similar signage for Strata Lot 3 and Strata Lot 5 shall comply with Regional District of Nanaimo Sign Bylaw No. 993, 1995” and the following:
 - a. Signage shall use minimal lighting, either no lighting or indirect lighting, and must not result in glare directed towards neighbouring properties, adjacent roads, or light directed towards the sky.
 - b. Fascia signs shall be integrated into the design of the building.
 - c. No rooftop signs shall be permitted.
5. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

**Schedule 2
Site Plan**



1 SITE PLAN
NOT TO SCALE

Schedule 3 Proposed Signage



2 **FRENCH CREEK BAKERY - NORTH ELEVATION**
NOT TO SCALE

NOTE: INDIVIDUAL SIGNS ON NORTH AND EAST ELEVATION OF THE FRENCH CREEK BAKERY WILL BE JOINED TO CREATE ONE SIGN EACH ON THE NORTH AND EAST ELEVATIONS.



3 **FRENCH CREEK BAKERY - EAST ELEVATION**
NOT TO SCALE

TO: Electoral Area Services Committee **DATE:** May 14, 2019
FROM: Stephen Boogaards
Planner **FILE:** PL2019-048
SUBJECT: Development Variance Permit Application No. PL2019-048
751 Woodland Drive – Electoral Area G
Lot 17, District Lot 28, Nanoose District, Plan 29661

RECOMMENDATIONS

1. That the Board approve Development Variance Permit No. PL2019-048 to increase the maximum permitted floor area for an accessory building containing a secondary suite subject to the terms and conditions outlined in Schedule 1 to 3 of Attachment 2.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2019-048.

SUMMARY

The applicant requests to vary the maximum floor area of an accessory building containing a secondary suite from 40% to 45% of the habitable floor space of the principal dwelling unit to permit a suite within an existing accessory building on the property. The applicant has demonstrated that the variance will allow for the necessary provisions in the suite for living, sleeping, sanitation and cooking, without exceeding the scale appropriate to a secondary suite. The proposal also complies with Official Community Plan policies for infill development consistent with the character of the community and affordable rental housing within Rural Village Centres. As sufficient justification has been provided and negative impacts are not anticipated as a result of the proposed variance, it is recommended that the Board approve the development variance permit pending the outcome of public notification and subject to the terms and conditions outlined in Schedule 1 to 3 of Attachment 2.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Jason Barton to permit the renovation of an existing accessory building into a secondary suite. The subject property is approximately 1,761 square metres in area and is zoned Residential 1 Zone (RS1), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is surrounded by other single detached dwelling units on Woodland Drive (see Attachment 1 – Subject Property Map).

The property contains an existing dwelling unit, detached garage, and wood shed. The existing detached garage will be converted to the detached secondary suite and includes an addition for a

washroom and bedroom. The property is serviced by EPCOR community water and RDN community sewer.

Proposed Development and Variance

The applicant requests to increase the maximum floor area of an accessory building containing a secondary suite by varying the following sections “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- **Section 3.3.19 e) iii) General Regulations – Secondary Suites**, to increase the maximum floor area of an accessory building containing a secondary suite from 40% to 45% of the habitable floor space of the principal dwelling unit or 90 m², whichever is less.

Land Use Implications

The applicant proposes to convert an existing garage on the property to a one bedroom secondary suite, which will include a small addition to the building. The proposed 68 m² secondary suite will include living space, kitchen, bedroom, and washroom. However, under the secondary suite regulations, the maximum floor area of a building containing a secondary suite cannot exceed 40% of the habitable floor space of the dwelling unit or 90 m², whichever is less. Based on the dwelling unit floor area of 151 m², the maximum permitted floor area of the accessory building containing the suite is only 60 m².

“Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” for evaluation of development variance permit applications requires that there is adequate demonstration of an acceptable land use justification prior to the Board’s consideration. The applicant identifies that the proposal complies with criteria for more efficient use and development of the property. The applicant’s justification reflects that the proposed secondary suite is intended for affordable accommodation for family and that the proposed size of the suite would allow for essential living facilities including bathroom, bedroom, laundry, and kitchen. The proposed detached suite meets all other zoning regulations that apply to detached secondary suites.

As an alternative to a variance, the applicant may increase the size of the habitable floor space of the dwelling unit, which would permit additional floor area in the suite up to a maximum of 90 m². However, the applicant has identified that an addition to the dwelling unit would affect the function of the dwelling and the property. Due to the narrow lot and configuration of the dwelling, an addition to the dwelling would either result in an encroachment into the setback for the south east property line, interfere with the driveway access to the suite on the northwest portion of the property, or affect the existing sewer connection. The existing dwelling footprint would also leave more yard area and parking area between the suite and dwelling for the tenant. An embankment in the northwest of the property further limits this potential yard space.

Secondary suites were permitted by the RDN as an accessory residential use as a means to provide affordable rental accommodation within the RDN. Given the location of the property within the French Creek Rural Village Centre, the proposal will accomplish Regional Growth Strategy goals to increase residential density and affordable housing options within a growth centre close to services. The proposal is also consistent with the intent of the Neighbourhood Residential designation of the “Electoral Area G Official Community Plan Bylaw 1540, 2008” for infill development consistent with the character of the residential area and compatible with ground-oriented forms of development. With consideration to the context, the variance accomplishes direction for growth management and housing affordability.

With respect to the ratio of secondary suite floor area to the dwelling floor area, the 40% measurement is to make the secondary suite accessory to the dwelling unit. This measurement ensures that the suite is clearly incidental to the dwelling so that neither the density or the use of the property is changed, such as if the building was at the scale of a second dwelling unit. The proposed floor area permits the essential living, sleeping, cooking, and sanitation facilities necessary for the year round occupancy without exceeding the scale of a secondary suite intended in the zoning bylaw.

With respect to impacts, the proposed small secondary suite is consistent with the character for neighbourhood residential infill. Generally the suite, located in the rear of the property, would have limited visibility from neighbouring properties. Adequate parking and vehicle maneuvering space is also available in the location of the proposed secondary suite, which would reduce the potential for congesting the road with on-street parking. Given that the applicant has provided sufficient rationale and the variance will not result in negative implications for adjacent properties, the applicants have made reasonable efforts to address Policy B1.5 guidelines.

Public Consultation Implications

Pending the Electoral Area Services Committee's recommendation and pursuant to the *Local Government Act* and the "Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1776, 2018", property owners and tenants of parcels located within a 50.0 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variance prior to the Board's consideration of the application.

ALTERNATIVES

1. To approve Development Variance Permit No. PL2019-048 subject to the conditions outlined in Schedules 1 to 3 of Attachment 2.
2. To deny Development Variance Permit No. PL2019-048.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2018 – 2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and has no implications for the 2016 – 2020 Board Strategic Plan.



Stephen Boogaards
sboogaards@rdn.bc.ca
April 17, 2019

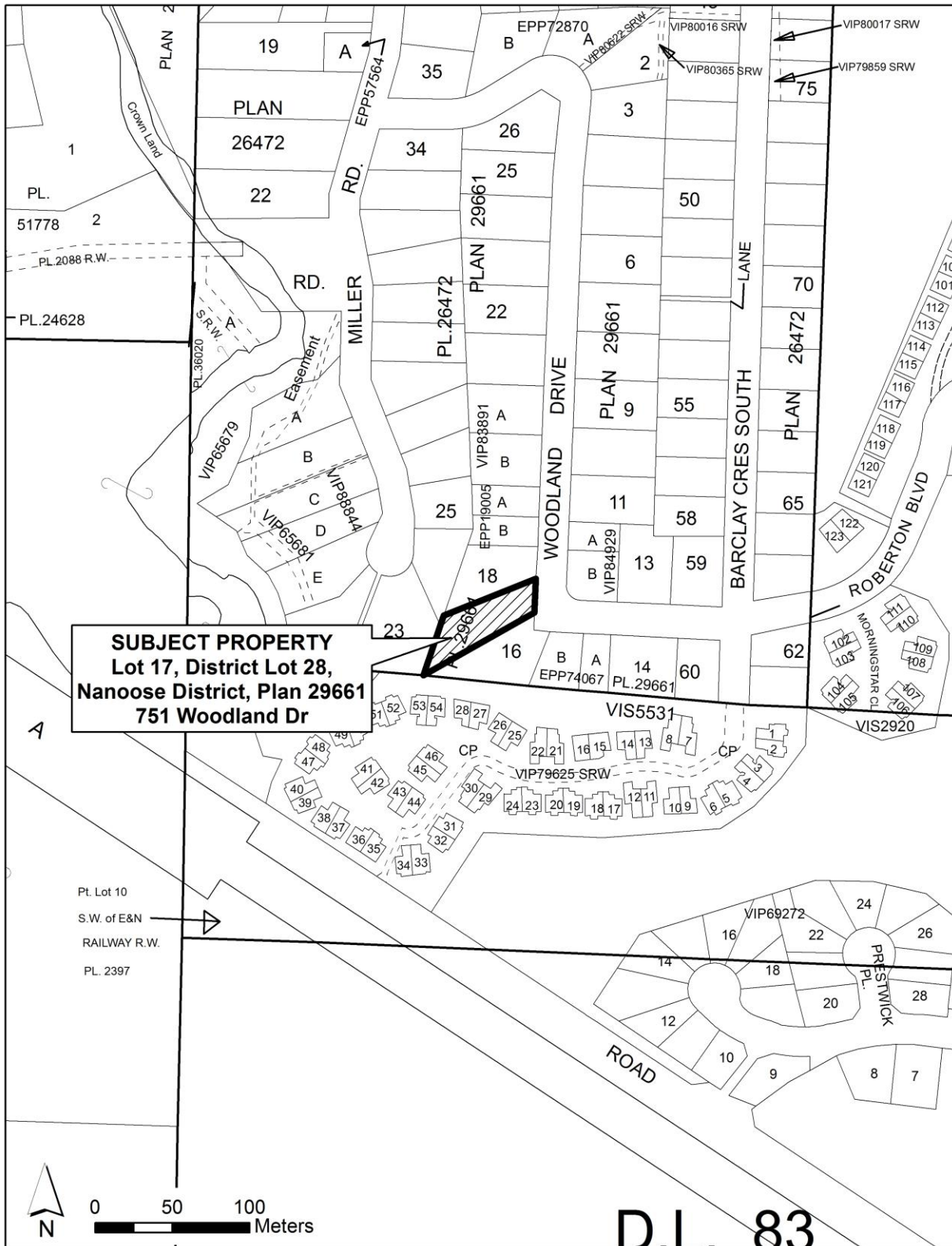
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

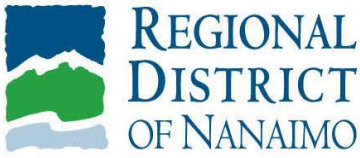
Attachments

1. Subject Property Map
2. Draft Development Variance Permit

Attachment 1
Subject Property Map



Attachment 2
Draft Development Permit

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p>STRATEGIC & COMMUNITY DEVELOPMENT</p> <p>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p>DEVELOPMENT VARIANCE PERMIT NO. PL2019-048</p>
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To: ("Permittee") Jason C. Barton

Mailing Address: 751 Woodland Drive
Parksville BC V9P 1Z2

1. Except as varied or supplemented by this permit, the development variance permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development variance permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot 17, District Lot 28, Nanoose District, Plan 29661 ("the Lands")

Civic Address: 751 Woodland Drive **P.I.D.:** 001-368-117

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee as a condition of issuance of this permit agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee as a condition of issuance of this permit agrees to develop the Lands, in substantial compliance with the plans and specifications included in Schedules 2 and 3, which is attached to and forms part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as outlined in Schedules 1, 2 and 3, which are attached to and forms part of this permit.
7. Subject to the terms of the permit, if the holder of the permit does not substantially start construction with respect to that which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. Notice of this permit shall be filed in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing, the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this XXth day of Month, 20XX.

Schedule 1 Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2019-048:

Bylaw No. 500, 1987 Variance

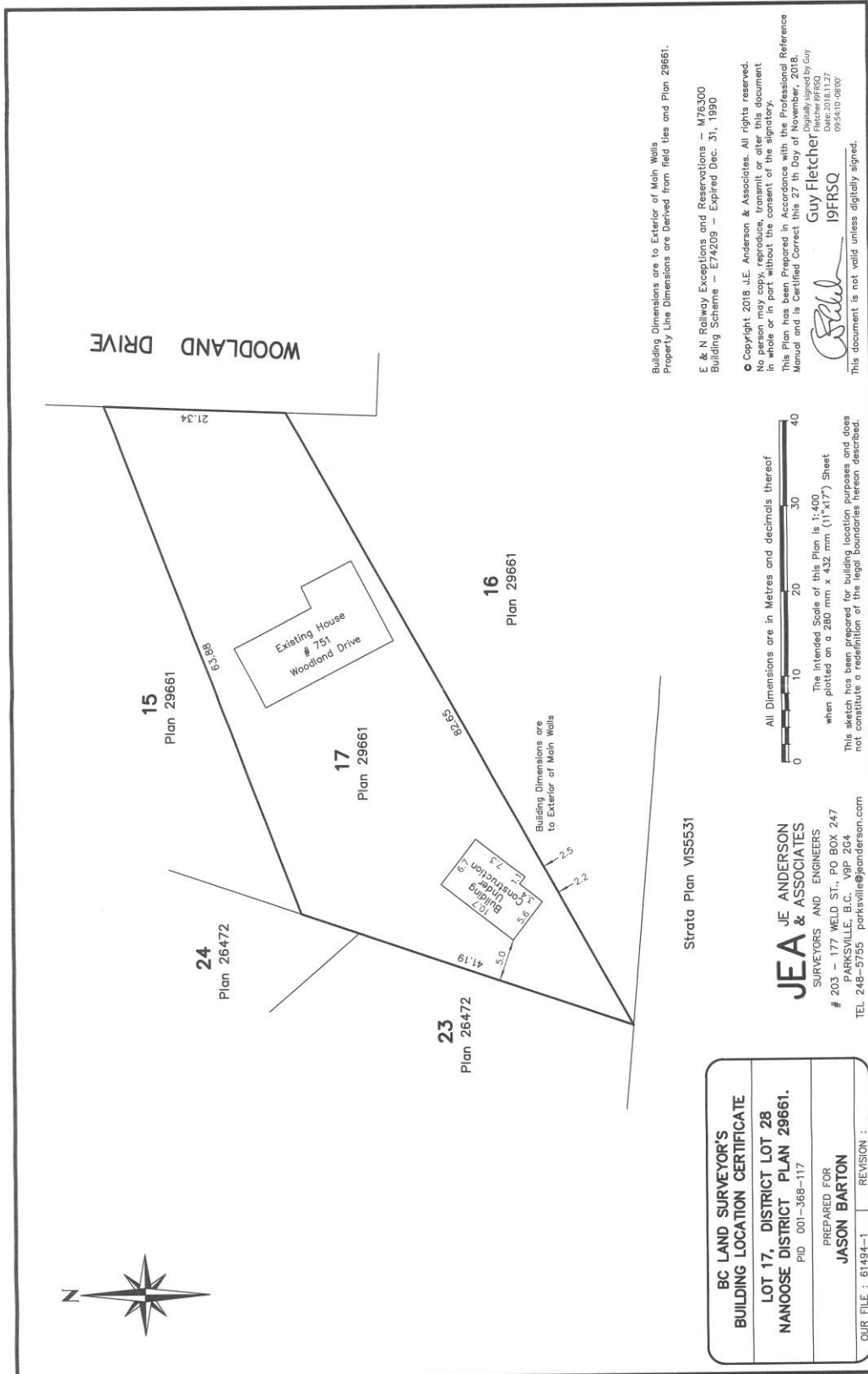
With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

Section 3.3.19 e) iii) General Regulations – Secondary Suites, to increase the maximum floor area of an accessory building containing a secondary suite from 40% to 45% of the habitable floor space of the principal dwelling unit or 90 m², whichever is less.

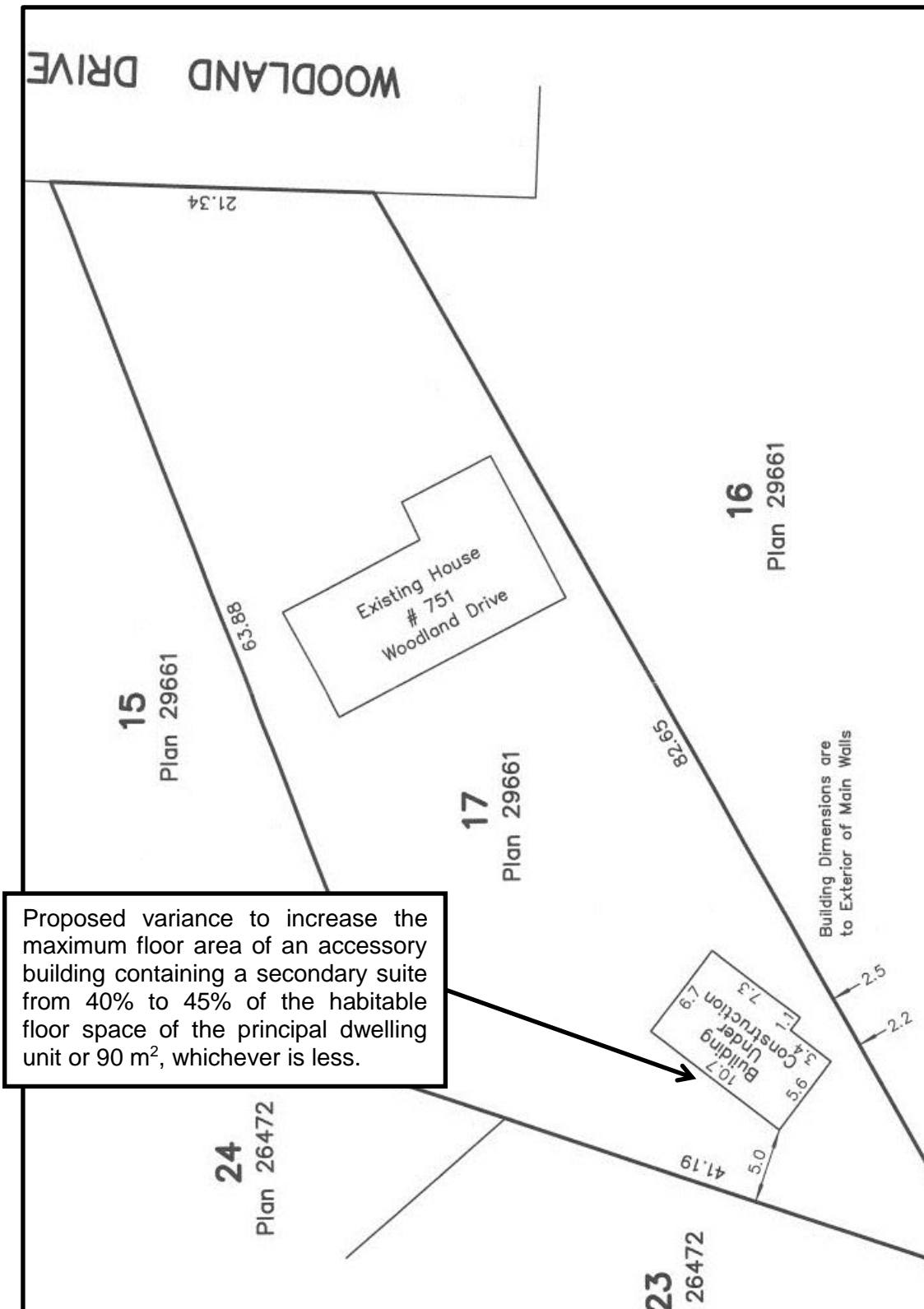
Conditions of Approval

1. The site is developed in accordance with the Survey Plan prepared by JE Anderson & Associates dated November 27, 2018 and attached as Schedule 2.
2. The proposed development is in general compliance with the plans and elevations prepared by Lindberg CAD Services, dated April 8, 2019 and attached as Schedule 3.
3. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

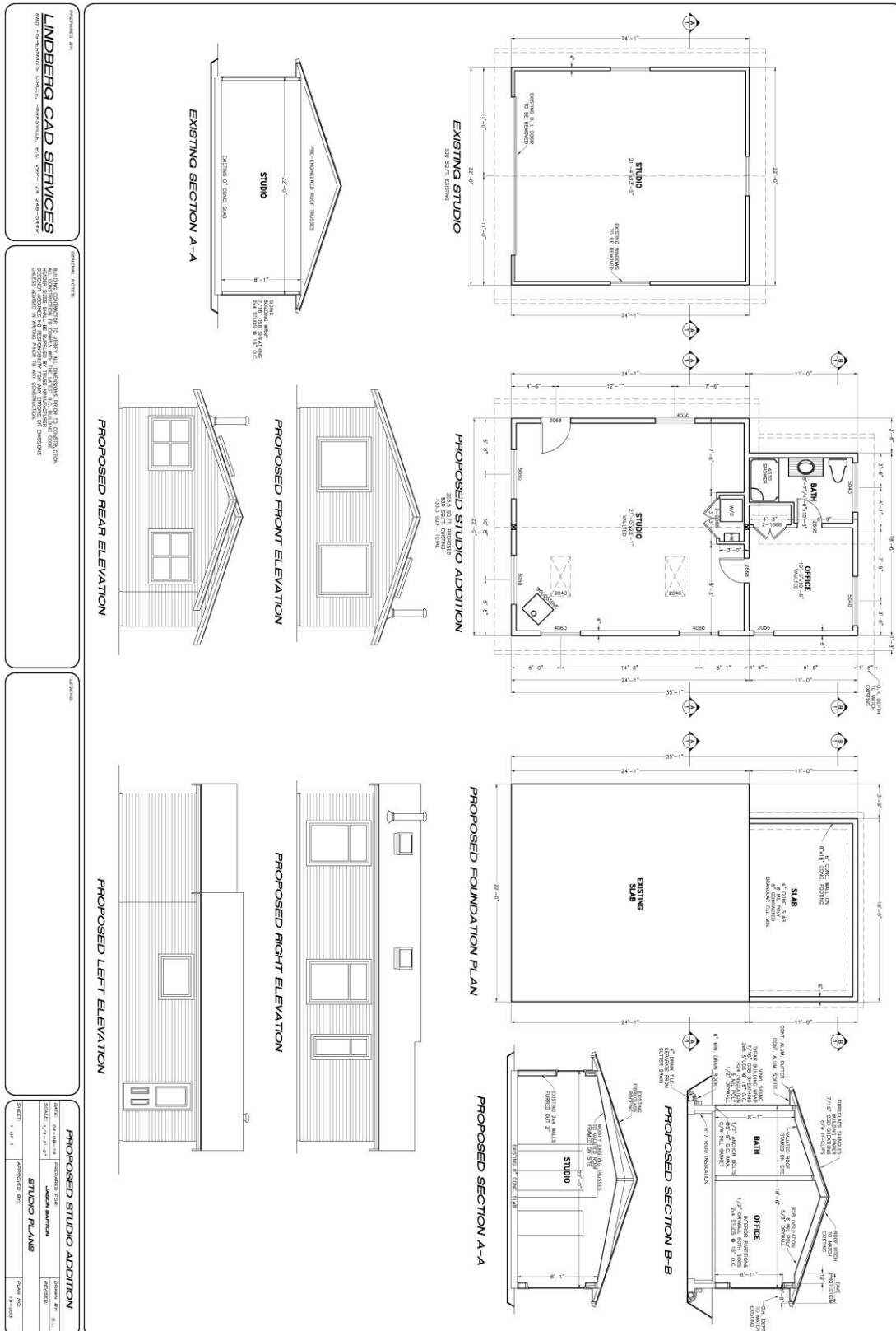
**Schedule 2
 Survey Plan (Page 1 of 2)**



Schedule 2
Survey Plan (Page 2 of 2)



Schedule 3 Building Elevations



TO: Electoral Area Services Committee **DATE:** May 14, 2019
FROM: Courtney Simpson
Senior Planner, Long Range Planning **FILE:** 6780-30
SUBJECT: Zoning Amendment to Implement Bylaw Notice Bylaw

RECOMMENDATIONS

1. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.426, 2019”, be introduced and read two times.
2. That “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.34, 2019, be introduced and read two times.
3. That the Public Hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.426, 2019” and “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.34, 2019”, be waived.

SUMMARY

The Regional District of Nanaimo (RDN) recently completed a project to standardize development permit areas (DPAs) for a number of purposes, one of which was to expand options for enforcement. There is now a requirement to include a penalty for DPA contraventions in the RDN Bylaw Notice Bylaw No. 1786, 2019, a bylaw that establishes the Bylaw Dispute Adjudication System for the RDN. Amendments are required to both zoning bylaws and the Bylaw Notice Bylaw to implement penalties for DPA contraventions.

It is recommended that Amendment Bylaw No. 500.426, 2019 and Amendment Bylaw No. 1285.34, 2019 be granted first and second reading. Three readings and adoption of the Bylaw Notice Bylaw will be recommended later, concurrent with adoption of the zoning bylaw amendments.

BACKGROUND

Regional District of Nanaimo Bylaw Notice Bylaw No. 1786, 2019 was recently adopted to establish the Bylaw Dispute Adjudication System as an alternative to the Municipal Ticket System for the ticketing of bylaw contraventions. As well, a recent project to standardize DPAs included moving the ‘applicability’, ‘exemptions’ and ‘guidelines’ sections from the official community plans to the zoning bylaws to achieve several benefits, including improved ability for enforcement. Contravening a zoning bylaw can result in a fine and be adjudicated through a

Bylaw Dispute Adjudication System. The same process is not available for contravention of an official community plan (OCP).

There is now a requirement to include a penalty for DPA contraventions in the Bylaw Notice Bylaw. When the requirement for a development permit and guidelines for development were solely in official community plans, a penalty could not be set under the Bylaw Notice Bylaw, and enforcement could only be pursued through injunctive relief or through the courts. Amendment to the zoning bylaws to add the amount of a fine is also required.

In addition to penalty provisions, it is also recommended that existing language in the zoning bylaws be amended to support enforcement of land use sections of these bylaws. Attachments 1 and 2 provide an overview of the recommended changes for the RDN zoning bylaws, outlining existing language and proposed language (Attachment 1 – Bylaw 500 Amendments Comparison Table and Attachment 2 – Bylaw 1285 Amendments Comparison Table). In addition, the amendment to Bylaw 1285 deletes a DPA exemption to correct an error.

Public Consultation Implications

In accordance with Section 464 of the *Local Government Act*, should the Board grant first and second reading to the amendment bylaw, a Public Hearing is required to be held or waived prior to the Board's consideration of 3rd reading. The Board may waive the holding of a public hearing if the proposed amendment bylaws are consistent with the OCP. It is assessed that the zoning bylaw amendments are consistent with the applicable official community plans and are consistent with the intent of the standardization of DPAs for which a public hearing was held in October 2018. Therefore, it is recommended that the Board waive the Public Hearing and direct staff to proceed with the notification requirements outlined in Section 467 of the *Local Government Act*.

ALTERNATIVES

1. To consider first and second reading of the Amendment Bylaws and waive the public hearing.
2. To consider first and second reading of the Amendment Bylaws and proceed to public hearing.
3. To not proceed with the Amendment Bylaws readings and public hearing.

FINANCIAL IMPLICATIONS

The proposed bylaw amendments have been reviewed and have no implications related to the Board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed bylaw amendments contribute to the goal of providing “effective regional land use planning” in the draft 2019 - 2022 Board Strategic Plan.



Courtney Simpson
csimpson@rdn.bc.ca
April 18, 2019

Reviewed by:

- P. Thompson, Manager, Current Planning
- T. Armet, Manager, Building & Bylaw Services
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Bylaw 500 Amendment Comparison Table
2. Bylaw 1285 Amendment Comparison Table
3. Draft Amendment Bylaw No. 500.426, 2019
4. Draft Amendment Bylaw No. 1285.34, 2019

Attachment 1
Bylaw 500 Amendment Comparison Table

Section	Proposed	Current
3.2 General Operative Clauses	Siting, Size and Shape 2) No person shall construct, move or alter any building or structure so that: a) its site area is less than required; b) it encroaches on a setback required; c) its parcel coverage is greater than permitted; d) it is taller than permitted; e) its floor area ratio is greater than permitted; f) the land exceeds the total number of units, buildings or structures permitted by the zone in which the building or structure is located, as designated in the schedules to this Part.	Siting, Size and Shape 2) No building or structure shall be constructed, moved or altered so that its: a) site area is less; b) siting provides less setback requirements; c) parcel coverage is greater; d) height is greater; e) floor area ratio is greater; or f) total number of units, buildings or structures is greater than specified for the zone in which it is located in the schedules contained in this Part.
5 Development Permit Areas	5.2 Enforcement 5.2.1 If a development permit is required under section 5.1.1 to 5.1.21, inclusive, of this Bylaw, no person shall commence, authorize or permit the commencement of an activity for which a development permit is required without first obtaining a development permit for that activity. 5.2.2 Any person who contravenes section 5.2 of this Bylaw commits an offence and is liable on summary conviction to a fine of not more than \$10,000, imprisonment for up to six months, or both."	<p style="text-align: center;">Not included</p>

Attachment 2
Bylaw 1285 Amendment Comparison Table

Section	Proposed	Current
1.3 Use of Land to Conform to Bylaw	1. No person shall use any land, building, or structure for any purpose other than a use which is permitted in the zone in which it is located as outlined in section 4 of this Bylaw.	1. From the date of the enactment of this Bylaw, a person shall not use land, including the surface of the water, a building or structure to which this bylaw applies except: a) in accordance with this Bylaw; and b) for the use expressly permitted in this Bylaw.
Section 7.1 Development Permit Area Organization	1. If a development permit is required under section 7.2 of this bylaw, no person shall commence, authorize or permit the commencement of an activity for which a development permit is required without first obtaining a development permit for that activity. 2. Any person who contravenes section 7.1.1 of this Bylaw commits an offence and is liable on summary conviction to a fine of not more than \$10,000, imprisonment for up to six months, or both.	Not included

ATTACHMENT 3

REGIONAL DISTRICT OF NANAIMO BYLAW NO. 500.426

A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO LAND USE AND SUBDIVISION BYLAW NO. 500, 1987

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

- A. This Bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.426, 2018”.
- B. “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is hereby amended as follows:

1. By deleting Section 3.2.2 and replacing with the following:

“No person shall construct, move or alter any building or structure so that:

- a) its site area is less than required;
- b) it encroaches on a setback required;
- c) its parcel coverage is greater than permitted;
- d) it is taller than permitted;
- e) its floor area ratio is greater than permitted;
- f) the land exceeds the total number of units, buildings or structures permitted by the zone in which the building or structure is located, as designated in the schedules to this Part.”

2. By adding section 5.2 as follows:

“5.2 Enforcement

5.2.1 If a development permit is required under section 5.1.1 to 5.1.21, inclusive, of this bylaw, no person shall commence, authorize or permit the commencement of an activity for which a development permit is required without first obtaining a development permit for that activity.

5.2.2 Any person who contravenes section 5.2 of this bylaw commits an offence and is liable on summary conviction to a fine of not more than \$10,000, imprisonment for up to six months, or both.”

3. By amending the table of contents in Part 5 to add “5.2 Enforcement”.

Introduced and read two times this ____ day of _____ 2019.

Public Hearing held pursuant to Section 464 of the *Local Government Act* this ____ day of _____ 20XX.

Read a third time this ____ day of _____ 20XX.

Adopted this ____ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

ATTACHMENT 4

REGIONAL DISTRICT OF NANAIMO BYLAW NO. 1285.34

A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO ELECTORAL AREA F ZONING AND SUBDIVISION BYLAW NO. 1285, 2002

The Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

- A. This Bylaw may be cited as “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Amendment Bylaw No. 1285.34, 2018”.
- B. “Regional District of Nanaimo Electoral Area F Zoning and Subdivision Bylaw No. 1285, 2002” is hereby amended as follows:
 1. by deleting Section 1.3.1 and replacing with the following:

“No person shall use any land, building, or structure for any purpose other than a use which is permitted in the zone in which it is located as outlined in section 4 of this bylaw.”
 2. by adding Section 7.1.1 as follows:

“If a development permit is required under section 7.2 of this bylaw, no person shall commence, authorize or permit the commencement of an activity for which a development permit is required without first obtaining a development permit for that activity.”
 3. by adding Section 7.1.2 as follows:

“Any person who contravenes section 7.1.1 of this bylaw commits an offence and is liable on summary conviction to a fine of not more than \$10,000, imprisonment for up to six months, or both.”
 4. to Section 7.2, by deleting Exemption 14 and renumbering the remaining exemptions accordingly.

Introduced and read two times this ____ day of _____ 2019.

Public Hearing held pursuant to Section 464 of the *Local Government Act* this ____ day of _____ 20XX.

Read a third time this ____ day of _____ 20XX.

Adopted this ____ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

TO: Electoral Area Services Committee **DATE:** May 14, 2019

FROM: Nick Redpath
Planner **FILE:** PL2018-157

SUBJECT: **Non-Medical Cannabis Retail Store Licence Application No. PL2018-157**
2254 Alberni Highway – Electoral Area F
Lot 7, Block 1, Salvation Army Lots, Nanoose District, Plan 1939

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Meeting held on March 27, 2019 and consider submissions and comments from the public regarding Non-Medical Cannabis Retail Store Licence Application No. PL2018-157.
2. That the Board adopt the resolution supporting Non-Medical Cannabis Retail Store Licence Application No. PL2018-157 attached to this report as Attachment 2.

SUMMARY

A referral has been received from the Liquor & Cannabis Regulation Branch (LCRB) to consider an application for a non-medical cannabis (NMC) retail store licence for property located at 2254 Alberni Highway in Coombs, BC. The proposed licence would allow for a NMC retail store to operate seven days a week, from 9:00 am to 9:00 pm in an existing building. The proposed NMC retail store licence application requires a resolution from the Regional District of Nanaimo (RDN) Board before it can be processed by the LCRB. If no resolution or a resolution of non-support is provided, the LCRB will not consider the application any further. The RDN is requested by the LCRB to consider the impact the proposed store may have on the community, as well as to consult with neighbouring property owners prior to providing a resolution. Given that the proposed retail store is surrounded by similar commercial uses and the application is consistent with Official Community Plan (OCP) and Board policies, negative community impacts are not anticipated from the proposed NMC retail store. It is recommended that the prepared resolution in support of the NMC retail store licence be forwarded to the LCRB, pending Board consideration.

BACKGROUND

The LCRB has referred an application to the RDN for a NMC retail store licence from John Murray of Coombs Cannabis Inc. All applications for a NMC retail store licence must be submitted to the LCRB as they are the issuing authority. Once an application is received, the LCRB will notify the local government of the area where the proposed store will be located. If the local government chooses to make a recommendation on the application, the LCRB

requests that the local government consider the community impacts and views of nearby residents of the proposed NMC retail store licence application.

The proposed NMC retail store is to be within an existing building located at 2254 Alberni Highway in Coombs. The property is zoned Commercial 2 (C-2) pursuant to the “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002”. The existing C-2 zoning on the property includes ‘Retail Store’ as a permitted principal use. The proposed retail store is compatible with adjacent uses as properties along the Alberni Highway are also zoned C-2 and mostly comprised of existing commercial operations.

Other uses on the subject property include a clothing store and yoga studio in the existing building on the north portion of the parcel. The property is located to the south of Alberni Highway and bordered by Terry Road to the east, a commercially zoned property to the west and a community centre (Arrowsmith Hall) located on the Coombs Fairgrounds to the south (see Attachment 1 – Subject Property Map).

The existing residential building on the southwest portion and a commercial building on the north portion of the parcel are both serviced by an on-site well and sewage treatment system.

Proposed Development

The applicant requests a motion of support from the RDN Board as part of their ongoing application with the LCRB to operate a provincially licensed retail store to sell non-medical cannabis out of an existing building located at 2245 Alberni Highway in Coombs.

The RDN Board approved a Development Variance Permit (DVP) at the March 26, 2019 meeting to vary the minimum parking and other lot line setback requirements to bring the existing building proposed for cannabis retail into compliance with Bylaw 1285 (see Attachment 3 – Proposed Site Plan). A number of conditions must be satisfied prior to the issuance of both the DVP and NMC retail store licence as outlined within the resolution in Attachment 2.

The proposed hours of operation for the retail store are from 9:00 am to 9:00 pm, seven days a week. The existing building the applicant wishes to obtain a licence for is currently residential and will require a building permit to convert to retail.

Cannabis Retail Licence Implications

Applicants for a NMC retail store licence must submit a licence application to the LCRB. When an application is received, the LCRB will notify the local government of the area where the proposed store will be located. Upon receipt of notice, local governments can choose not to make any recommendation in respect of the application, ending the licence application as the LCRB cannot issue a licence without a positive recommendation from the local government. If the local government chooses to make a recommendation on the application, the LCRB requests that the local government gather the views of the nearby residents affected by the NMC retail store application. If the local government makes a recommendation to deny the application then the LCRB may not issue the licence. If the local government makes a recommendation in favour of the application, then the LCRB has discretion whether or not to issue the licence, but must consider the local government’s recommendation.

If the local government decides to consider the notice of application and to provide comments and recommendations on the licence application, it must gather the views of residents of the

area if the location of the proposed store may affect nearby residents. Recommendations and comments provided from the local government to the LCRB must:

- be in writing;
- show that the local government has considered the location of the proposed store;
- include the views of the local government on the general impact on the community if the application is approved;
- include the views of residents if the local government has gathered resident's views, and a description of how they were gathered;
- include the local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based; and,
- provide any supporting documents referenced in their comments.

The Board resolution is required to take the form of the resolution included as Attachment 2. The content of the resolution has been prepared for the Board's consideration. This resolution may be amended as deemed necessary by the Board.

Board Policy B1.24 – Non-Medical Cannabis Retail Store Licence Applications

"Board Policy B1.24 - *Non-Medical Cannabis Retail Store Licence Applications*" outlines the process employed by the RDN in the review and processing of requests for local government resolutions for NMC retail store licence applications. The public consultation component of Board Policy B1.24 requires a Public Meeting (PM), public notice sign on the property, mail out notice to adjacent property owners within 300.0 metres and advertisements in two editions of the local newspaper. All of the notification requirements were satisfied and a PM took place March 26, 2019 (see Attachment 4 – Summary of Public Meeting).

Board Policy B1.24 also provides the RDN Board criteria for consideration of community impacts including the location of the establishment, proximity to sensitive uses and other existing non-medical cannabis retail stores, size and proposed hours of operation, traffic and parking, OCP and zoning policies and referral responses received through public notification. A community impact statement to address criteria within Board Policy B1.24 was submitted by the applicant.

Uses directly adjacent to the property are commercial and the proposed retail store should not pose any potential impacts to surrounding land uses. Board Policy B1.24 establishes a separation distance of 300.0 metres between the proposed NMC retail store and any existing licensed NMC retail stores and sensitive uses, including schools, playgrounds, community centres and daycares, which are in operation at the time the application is made. The proposed NMC retail store meets all of 300.0 metre separation requirements with the exception of being approximately 100.0 metres from the Arrowsmith Hall, a local community centre. The Arrowsmith Hall is owned by the Arrowsmith Agricultural Association who provided a letter stating that they have no concerns with the proposed NMC retail store.

Related to community impacts and included in Board Policy B1.24 are considerations of parking and traffic from the proposed change. The property received a DVP to reduce the minimum on-site bylaw parking requirements from twelve spots down to six. Additional parking along Terry Road is available to adequately accommodate the proposed store.

With the exception of being within the prescribed 300.0 metre setback from the Arrowsmith Hall, the proposed licence application is consistent with Board Policy B1.24 and zoning requirements for NMC retail stores; therefore, if approved by the LCRB, the proposed NMC retail store is not anticipated to have any negative community impacts.

Intergovernmental Implications

The applicant's proposal has been referred to the RDN Building Department, the local RCMP, local BC Ambulance Service, Coombs-Hilliers Volunteer Fire Department, the Ministry of Transportation and Infrastructure (MOTI), Island Health and Snaw-Naw-As First Nation.

RDN Building inspection responded that a 'Change of Use' permit from Residential Occupancy to Mercantile Occupancy would be required for this application. Island Health responded that a valid permit under the *Drinking Water Protection Act* is required and is included as a condition within DVP Permit No. PL2019-024. The referral response from MOTI stated that they do not object to the proposed NMC retail store licence application and that though roadside parking is not prohibited, they do not endorse it. No other agencies provided any comment or expressed any concerns with the application.

Public Consultation Implications

A PM was held on March 27, 2019 with eighteen members of the public in attendance. No members of the public in attendance expressed any concerns with the proposed retail store (see Attachment 4 – Summary of the Public Meeting).

As part of the required public notification process for the PM, pursuant to Board Policy B1.24, the applicant is required to post a notice on the subject parcel advertising the date, time and location of the PM and that the property is subject to a NMC retail store licence application. Additionally, the RDN is required to advertise the PM in two editions of the local newspaper. A notice of development sign was posted on the property on March 14, 2019 and notice was published in the March 19, 2019 and March 21, 2019 editions of the Parksville Qualicum Beach News. Property owners and tenants located within a 300.0 metre radius received a direct notice of the PM for the NMC retail store licence application. As part of the public notification process, one response was submitted in support of the application (see Attachment 5 – Public Submissions and Comments).

ALTERNATIVES

1. To approve the attached resolution in support of the application.
2. To provide a resolution that does not support the application.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The application has been reviewed and the proposal supports the Board's 2016 – 2020 Strategic Plan, specifically the Strategic Priority to Focus on Economic Health by supporting business to foster economic development.



Nick Redpath
nredpath@rdn.bc.ca
April 18, 2019

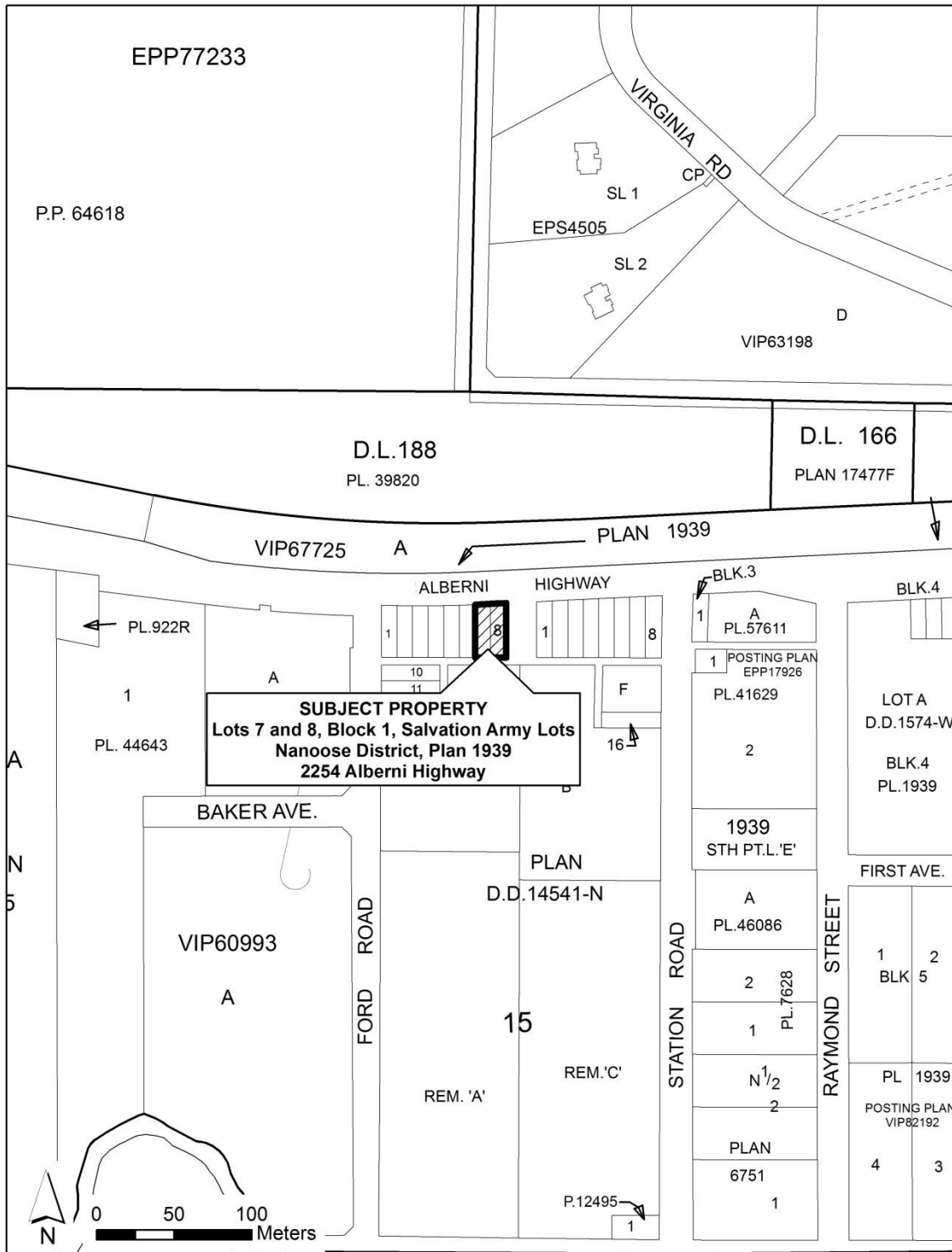
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Resolution for Coombs Cannabis Inc. Non-Medical Cannabis Retail Store Licence
3. Proposed Site Plan
4. Summary of the Public Meeting
5. Public Submissions and Comments

Attachment 1
Subject Property Map



Attachment 2
Resolution for Coombs Cannabis Inc. Non-Medical Cannabis Retail Store Licence

Be it resolved that:

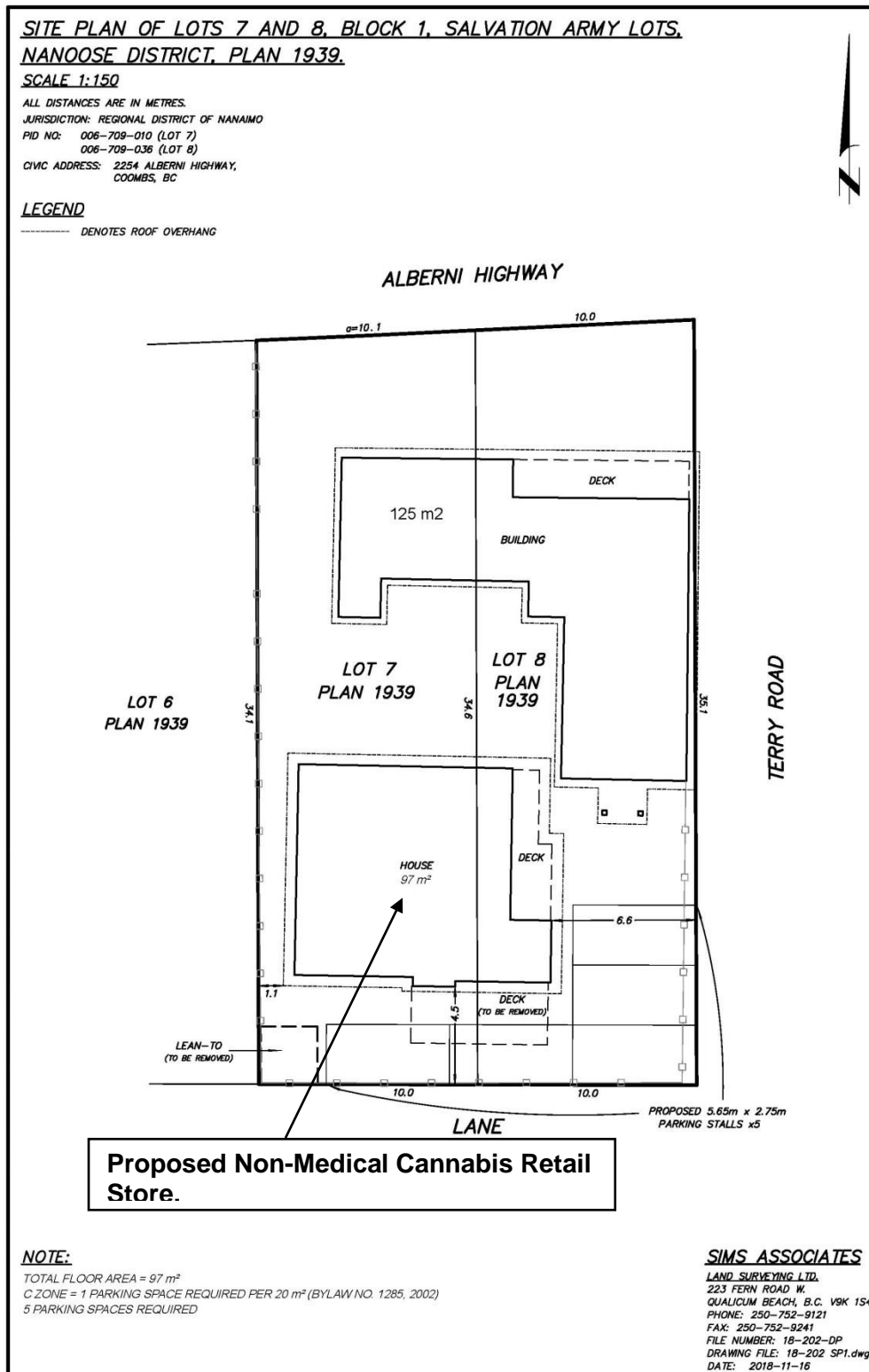
1. The Board of the Regional District of Nanaimo recommends the endorsement of the non-medical cannabis retail store licence application referral from the Liquor and Cannabis Regulation Branch for Coombs Cannabis Inc. subject to the completion of the Terms and Conditions of Development Variance Permit No. 2019-024.
2. The Board's comments on the prescribed considerations are as follows:
 - a. Community Impact – The proposed non-medical cannabis (NMC) retail store is within the Commercial 2 Zone of Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002 which includes Retail Store as a permitted principal use. Uses directly adjacent to the property are commercially zoned and the proposed retail store should not pose any potential impacts to surrounding land uses. Regional District of Nanaimo (RDN) Board Policy B1.24 - *Non-Medical Cannabis Retail Store Licence Applications* establishes a separation distance of 300.0 metres between the proposed NMC retail store and any existing licensed NMC retail stores and sensitive uses, including schools, playgrounds, community centres and daycares, which are in operation at the time the application is made. The proposed NMC retail store meets all of the 300.0 metre separation requirements with the exception of being approximately 100.0 metres from the Arrowsmith Hall, a local community centre. The Arrowsmith Hall is owned by the Arrowsmith Agricultural Association who provided a letter stating that they have no issue with the proposed NMC retail store. With the exception of being within the prescribed 300.0 metre setback of the Arrowsmith Hall, the proposed licence application is substantially consistent with Board Policy B1.24 and zoning requirements for NMC retail stores; therefore, the proposed NMC retail store is not anticipated to have any negative community impacts.
 - b. Land Use Implications – To bring the property into compliance with Bylaw 1285, a development variance permit was required to address on-site minimum parking and lot line setback requirements. The Board of the Regional District of Nanaimo, at its regular meeting held on March 26, 2019 approved Development Variance Permit Application No. PL2019-024 to reduce the minimum parking and other lot line setback requirements subject to terms and conditions outlined below:

Conditions of Approval

1. The site is developed in accordance with the Site Plan prepared by Sims Associates Land Surveying Ltd. dated January 22, 2019 and attached as Attachment 3.
2. Prior to issuance of the Permit, the property owner shall consolidate Lots 7 and 8, Block 1, Salvation Army Lots, Nanoose District, Plan 1939.

3. The property owner shall obtain the necessary permits to operate under the *Drinking Water Protection Act*.
 4. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.
- c. Public Notification – A Public Meeting (PM) to discuss the proposed NMC retail store licence application was held on March 27, 2019. Of the eighteen members of the public in attendance, none expressed any concerns with the application (see Attachment 4 – Summary of the Public Meeting). As part of the required public notification process for the PM, pursuant to Board Policy B1.24, the applicant posted a notice of application sign on the subject parcel on March 14, 2019 advertising the date, time and location of the PM and that the property is subject to a NMC retail store licence application. The RDN is required to advertise the PM in two editions of the local newspaper. A notice was published in the March 19, 2019 and March 21, 2019 editions of the Parksville Qualicum Beach News. Additionally, property owners and tenants located within a 300.0 metre radius of the subject property received a direct notice of the PM for the NMC retail store licence application. As part of the public notification process, one response was submitted in support of the application (see Attachment 5 – Public Submissions and Comments). All public notification requirements within Board Policy B1.24 have been completed.

Attachment 3 Proposed Site Plan



Attachment 4
Summary of the Public Meeting

Held at the Arrowsmith Hall
1014 Ford Road, Coombs
Wednesday, March 27, 2019, at 6:00 pm
Non-Medical Cannabis Retail Store Licence Application No. PL2018-157

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Meeting.

There were 18 members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Alternate Director Julian Fell, Electoral Area F (the Chair)
Director Clarke Gourlay, Electoral Area G (attended in audience)
Nick Redpath, Planner
Greg Keller, Senior Planner

Present for the Applicant:

Helen Sims, Sims Associates
Rachel Hamling, Sims Associates
John Murray, Applicant

The Chair opened the meeting at 6:04 pm, outlined the evening's agenda, and introduced the Regional District of Nanaimo (RDN) staff and the applicants in attendance. The Chair then stated the purpose of the Public Meeting and asked RDN staff to provide background information concerning the development application.

Nick Redpath provided a brief summary of the proposed Non-Medical Cannabis Retail Store Licence Application, supporting documents provided by the applicant, and the application process.

The Chair invited the applicants to give a presentation of the development proposal.

Helen Sims and Rachel Hamling of Sims Associates representing the applicant presented an overview of the proposal.

The applicant, John Murray, provided a summary of the process to date and what the Provincial application process entailed.

Following the presentation, the Chair invited questions and comments from the audience.

David Lampron, 2701 Alberni Highway, asked how the best way to submit comments on the application.

Director Fell responded that he could submit his comments at the RDN offices.

David Lampron, 2701 Alberni Highway mentioned that he operated an unlicensed dispensary in the area and that his dispensary is called “Coombs Country Cannabis” and raised the fact that it was similar to the applicant’s proposed name of “Coombs Cannabis”.

John Murray, applicant, stated that he would be open to changing the name of his store as he recognizes that “Coombs Country Cannabis” was established before him and that he would have to apply to the Province for a name change if need be.

Ed Stirling, 1285 Springhill Road, asked what the separation distance between two licensed cannabis stores is.

Nick Redpath, Planner, explained that Board Policy B1.24 establishes a 300 metre separation between licensed cannabis retail stores and also a 300 metre separation between sensitive uses such as schools, community centres, playgrounds and daycares.

Kim Young, 2254 Alberni Highway, asked what will be happening with unlicensed stores in the area.

Nick Redpath, Planner, explained that the RCMP had created a task force to address unlicensed stores and that it is out of the jurisdiction of the RDN and that a timeframe is unknown as to when they would begin enforcement.

The Chair asked if there were any further questions or comments.

Being none, the Chair thanked those in attendance and announced that the Public Meeting was closed.

The meeting was concluded at 6:20 pm.



Nick Redpath
Recording Secretary

Attachment 5
Public Submissions and Comments

From: [William Marshall](#)
To: [Redpath, Nicholas](#)
Subject: Coombs Cannabis Inc.
Date: Tuesday, March 26, 2019 11:05:21 AM

Hello Nick

As a landowner and business operator, soon , I want to indicate our complete support for John Murray of Coombs Cannabis inc. I think it would be a wonderful service for the community to be offered clean pesticide free cannabis tested by a Heralth Canada approved laboratory.

Thank you

William J. Marshall PRES/CEO/RPIC
Aaron's BCBUD Inc.
<https://aronsbcbud.com>
604-600-6165
#304 1150 Oxford St.
White Rock, BC
V4B 0B3

TO: Electoral Area Services Committee **DATE:** May 14, 2018
FROM: Nick Redpath
Planner **FILE:** PL2019-043
SUBJECT: Non-Medical Cannabis Retail Store Licence Application No. PL2019-043
3125 Van Horne Road – Electoral Area F
Lot 6, District Lot 7, Cameron District, Plan 22313

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Meeting held on April 16, 2019 and Public Submissions and Comments regarding Non-Medical Cannabis Retail Store Licence Application No. PL2019-043.
2. That the Board adopt the resolution supporting Non-Medical Cannabis Retail Store Licence Application No. PL2019-043 attached to this report as Attachment 2.

SUMMARY

A referral has been received from the Liquor & Cannabis Regulation Branch (LCRB) to consider an application for a non-medical cannabis (NMC) retail store licence for property located at 3125 Van Horne Road in the Hilliers area. The proposed licence would allow for a NMC retail store to operate seven days a week, from 11:00 am to 6:00 pm in an existing building. The proposed NMC retail store licence application requires a resolution from the Regional District of Nanaimo (RDN) Board before it can be processed by the LCRB. If no resolution or a resolution of non-support is provided, the LCRB will not consider the application any further. The RDN is requested by the LCRB to consider the impact the proposed store may have on the community, as well as to consult with neighbouring property owners prior to providing a resolution.

Given that the proposed licence application is consistent with Board policies and zoning requirements for NMC retail stores and community concerns have been addressed, negative community impacts are not anticipated from the proposed NMC retail store and it is recommended that the prepared resolution in support of the NMC retail store licence be forwarded to the LCRB, pending Board consideration.

BACKGROUND

The LCRB has referred an application to the RDN for a NMC retail store licence from James Wright and Nicole Richard of Coombs Classy Grass Inc. All applications for a NMC retail store licence must be submitted to the LCRB as they are the issuing authority. Once an application is received, the LCRB will notify the local government of the area where the proposed store will be located. If the local government chooses to make a recommendation on the application, the

LCRB requests that the local government consider the community impacts and views of nearby residents of the proposed NMC retail store licence application.

The proposed NMC retail store is to be located within an existing building located at 3125 Van Horne Road Alberni Highway in Hilliers. The property is zoned Commercial 3 (C-3) pursuant to the “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002”. The existing C-3 zoning on the property includes ‘Retail Store’ as a permitted principal use. The proposed retail store is compatible with adjacent uses as neighbouring properties along Van Horne Road are also zoned C-3.

The property is located to the north of Van Horne Road and bordered by Jones Road to the west, a commercially zoned property to the east and a commercially zoned property and mobile home park to the north (see Attachment 1 – Subject Property Map).

Other uses on the subject property within the existing building include a clothing store, coffee shop and other commercial businesses that are all serviced by an on-site well and sewage system.

Proposed Development

The applicant requests a motion of support from the RDN Board as part of their ongoing application with the LCRB to operate a provincially licensed retail store to sell non-medical cannabis out of an existing building located at 3125 Van Horne Road in Hilliers.

The proposed hours of operation for the retail store are from 11:00 am to 6:00 pm, seven days a week. The proposed retail shop will be approximately 167 m² in size and located in unit number eight within the north west portion of the existing building. The applicant will require a building permit prior to the commencement of construction associated with the proposed retail licence.

Cannabis Retail Implications

Applicants for a NMC retail store licence must submit a licence application to the LCRB. When an application is received, the LCRB will notify the local government of the area where the proposed store will be located. Upon receipt of notice, local governments can choose not to make any recommendation in respect of the application, ending the licence application as the LCRB cannot issue a licence without a positive recommendation from the associated local government. If the local government chooses to make a recommendation on the application, the LCRB requests that the local government gather the views of the nearby residents affected by the NMC retail store application. If the local government makes a recommendation to deny the application then the LCRB may not issue the licence. If the local government makes a recommendation in favour of the application, then the LCRB has discretion whether or not to issue the licence, but must consider the local government’s recommendation.

If the local government decides to consider the notice of application and to provide comments and recommendations on the licence application, it must gather the views of residents of the area if the location of the proposed store may affect nearby residents. Recommendations and comments provided from the local government to the LCRB must:

- be in writing;
- show that the local government has considered the location of the proposed store;

- include the views of the local government on the general impact on the community if the application is approved;
- include the views of residents if the local government has gathered resident's views, and a description of how they were gathered;
- include the local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based; and
- provide any supporting documents referenced in their comments.

The Board resolution is required to take the form of the resolution included as Attachment 2. The content of the resolution has been prepared for the Board's consideration. This resolution may be amended as deemed necessary by the Board.

Land Use Implications

"Board Policy B1.24 - *Non-Medical Cannabis Retail Store Licence Applications*" outlines the process employed by the RDN in the review and processing of requests for local government resolutions for NMC retail store licence applications. The public consultation component of Board Policy B1.24 requires a Public Meeting (PM), public notice sign on the property, mail out notice to adjacent property owners within 300.0 metres and advertisements in two editions of the local newspaper. All of the notification requirements were satisfied and a PM took place March 26, 2019 (see Attachment 4 – Summary of Public Meeting).

At the PM, concerns were raised by members of the community surrounding traffic and access to the store off of the Alberni Highway, security, safety and street lighting. The proposed store is accessed by both Van Horne Road and Jones Road. Access is provided to both Van Horne Road and Jones Road by the Alberni Highway. Access onto Van Horne Road from the Alberni Highway is to the east of the property and is facilitated by an existing left turn lane and deceleration lane. Access onto Jones Road from the Alberni Highway currently has no left turn lane or deceleration lane. The Ministry of Transportation and Infrastructure (MOTI) have jurisdiction over roads and were sent a referral of the licence application for comment. The response from MOTI stated no objection to the proposed NMC retail store and raised no concerns over the impacts on traffic or access that the proposed store may have.

Access concerns off of the Alberni Highway onto Jones Road is a broader issue as this applies to patrons of all businesses on Jones and Van Horne Roads, not just those who will be visiting the NMC retail store. Should this be deemed a significant concern the RDN could request MOTI to either upgrade the intersection or prohibit left turns from Highway 4 to mitigate potential traffic concerns. Many of the existing parcels on Jones and Rinvold Roads are currently being used for residential use but are zoned for commercial/industrial use resulting in increased traffic as those lots are developed for commercial and industrial uses.

Security concerns were raised citing that the store may cause increased crime in the area from attempted theft of the stores product or clientele consuming cannabis and driving impaired. NMC retail stores are required by the LCRB to have stringent security systems and measures in place to deter any type of attempted theft and driving under the influence is illegal and enforced by the RCMP.

Concerns surrounding the influence this store may have on the safety of children who frequent the area were raised. The LCRB has strict rules surrounding store signage to prevent youth being attracted and no one under the age of 19 is permitted to enter a NMC retail store.

Concerns were raised about customers of the store consuming the product in nearby neighbourhoods and increased traffic issues as there is a lack of street lighting in the area surrounding the store. The proposed store hours are 11:00 am to 6:00 pm which will be during daylight hours for the majority of the year. To address the concerns raised by the public, additional street lights on Jones Road and Rinvold Road could be provided through the establishment of a local service area.

Board Policy B1.24 also provides the RDN Board criteria for consideration of community impacts including the location of the establishment, proximity to sensitive uses and other existing non-medical cannabis retail stores, size and proposed hours of operation, socio-economic information, OCP and zoning policies and referral responses received through public notification. A community impact statement to address criteria within Board Policy B1.24 was submitted by the applicant (see Attachment 5 – Community Impact Statement).

Parcels directly adjacent to the property with the exception of the manufactured home park to the north east are commercially zoned but currently being used as residential. Current zoning would allow for the expansion of a wide variety of commercial and light industrial activities along Jones and Rinvold Roads. The retail and commercial building that is the proposed location of the NMC retail store has been there for several years and the proposed NMC retail store will be occupying an existing vacant unit in the building. The proposed location for the NMC retail store is in an existing building and no new development is required for this proposal.

Board Policy B1.24 establishes a separation distance of 300.0 metres between the proposed NMC retail store and any existing licensed NMC retail stores and sensitive uses, including schools, playgrounds, community centres and daycares, which are in operation at the time the application is made. The proposed NMC retail store meets all of the 300.0 metre separation requirements of Board Policy B1.24.

Related to community impacts and included in Board Policy B1.24 are considerations of parking from the proposed use. The property has adequate existing on-site parking to accommodate the existing commercial building and the proposed NMC retail store. All parking can be accommodated on site and parking on the street is not required.

To address Socio-Economic information related to the proposed NMC retail store, the applicant states that the store will increase business to surrounding businesses and also create employment as workers will be needed to operate the store.

The proposed NMC retail store is in a location that is consistent with Board Policy B1.24 and complies with all zoning regulations. If approved by the LCRB, the proposed NMC retail store will not require further planning approvals from the RDN (a building permit is required to convert the existing space into a retail store).

Intergovernmental Implications

The applicant's proposal has been referred to the RDN Building Department, the local RCMP, local BC Ambulance Service, Coombs-Hilliers Volunteer Fire Department, MOTI, Island Health, Snaw-Naw-As First Nation and School District 69.

A RDN Building Permit will be required prior to commencement of any construction necessary for the proposed NMC retail store. Island Health responded that the existing sewage disposal system must be in compliance with the Sewerage System Regulation. The Ministry of Transportation and Infrastructure responded with no objections to the proposed store. The Coombs-Hilliers Volunteer Fire Department expressed no objections and requested an up to date floor plan in PDF format for pre fire planning purposes, an up to date contact list and co-operation from the applicant during inspection and pre plan visits. No other agencies provided any comment or expressed any concerns with the application.

Public Consultation Implications

As part of the required public notification process for the PM, pursuant to Board Policy B1.24, a PM was held on April 16, 2019 with sixteen members of the public in attendance. To notify the public of the PM, the applicant is required to post a notice on the subject parcel advertising the date, time and location of the PM and that the property is subject to a NMC retail store licence application. The RDN is required to advertise the PM in two editions of the local newspaper. A notice of application sign was posted on the property on April 5, 2019 and notice was published in the April 9, 2019 and April 11, 2019 editions of the Parksville Qualicum Beach News. Additionally, property owners and tenants located within a 300.0 metre radius received a direct notice of the PM for the NMC retail store licence application. As part of the public notification process, three responses were received prior to the PM. Of the three responses, two were in opposition and one stated no objection (see Attachment 6 – Public Submissions and Comments). The applicant has satisfied all public notification requirements as set out in Board Policy B1.24.

ALTERNATIVES

1. To approve the attached resolution in support of the application.
2. To provide a resolution that does not support the application.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The application has been reviewed and the proposal supports the Board's 2016-2020 Strategic Plan, specifically the Strategic Priority to Focus on Economic Health by supporting business to foster economic development.



Nick Redpath
nredpath@rdn.bc.ca
April 26, 2019

Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Resolution for Coombs Classy Grass Inc. Non-Medical Cannabis Retail Store Licence
3. Proposed Site Plan
4. Summary Report of Public Meeting
5. Community Impact Statement
6. Public Submissions and Comments

Attachment 1
Subject Property Map



Attachment 2
Resolution for Coombs Classy Grass Inc. Non-Medical Cannabis Retail Store Licence

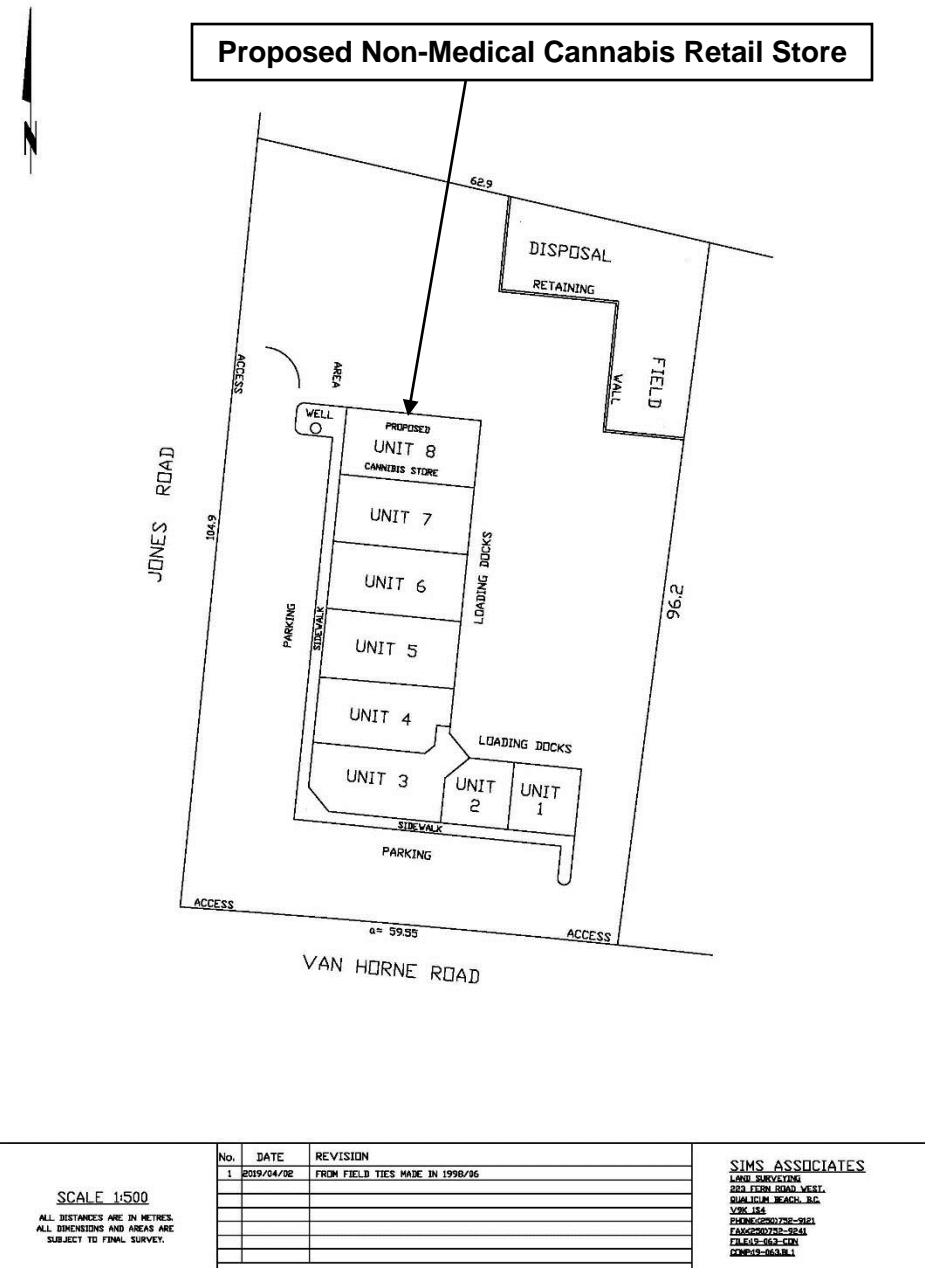
Be it resolved that:

1. The Board of the Regional District of Nanaimo recommends the endorsement of the non-medical cannabis retail store licence application referral from the Liquor and Cannabis Regulation Branch for Coombs Classy Grass Inc.
2. The Board's comments on the prescribed considerations are as follows:
 - a. Community Impact – The proposed non-medical cannabis (NMC) retail store is within the Commercial 3 Zone of Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002, which includes 'Retail Store' as a permitted principal use. Uses directly adjacent to the property are commercially zoned with the exception of a mobile home park to the north east. Uses within the existing building are all commercial in nature and the proposed retail store should not pose any potential impacts to surrounding land uses. Regional District of Nanaimo (RDN) Board Policy B1.24 - *Non-Medical Cannabis Retail Store Licence Applications* establishes a separation distance of 300.0 metres between the proposed NMC retail store and any existing licensed NMC retail stores and sensitive uses, including schools, playgrounds, community centres and daycares, which are in operation at the time the application is made. The proposed NMC retail store meets all of the 300.0 metre separation requirements. Concerns were raised by members of the community surrounding traffic and access to the store off of the Alberni Highway, security, safety and street lighting. The proposed licence application is consistent with Board Policy B1.24 and zoning requirements for NMC retail stores and community concerns have been noted; therefore, if approved by the LCRB, the proposed NMC retail store is not anticipated to have any negative community impacts.
 - b. Public Notification – A Public Meeting (PM) to discuss the proposed NMC retail store licence application was held on April 16, 2019. Sixteen members of the public attended the PM. Concerns expressed by residents in attendance included traffic and access to the store off of the Alberni Highway, security, safety and street lighting (see Attachment 4 – Summary of the Public Meeting). As part of the required public notification process for the PM, pursuant to Board Policy B1.24, the applicant posted a notice of application sign on the subject parcel on April 5, 2019 advertising the date, time and location of the PM and that the property is subject to a NMC retail store licence application. The RDN is required to advertise the PM in two editions of the local newspaper and a notice was published in the April 9, 2019 and April 11, 2019 editions of the Parksville Qualicum Beach News. Additionally, property owners and tenants located within a 300.0 metre radius of the subject property received a direct notice of the PM for the NMC retail store licence application. As part of the public notification process, three responses were received prior to the PM. Of the three responses, two were

in opposition and one stated no objection (see Attachment 6 – Public Notification Responses) All public notification requirements within Board Policy B1.24 have been completed and community concerns raised through the public notification process have been noted.

Attachment 3 Proposed Site Plan

SITE PLAN OF LOT 6, PLAN 22313,
D.L. 7, CAMERON DISTRICT,
TO ACCOMPANY PUBLIC MEETING.
LEGEND



Attachment 4
Summary of the Public Meeting (Page 1 of 3)

Held at the Arrowsmith Hall
1014 Ford Road, Coombs
Tuesday, April 16, 2019, at 6:00 pm
Non-Medical Cannabis Retail Store Licence Application No. PL2019-043

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Meeting.

There were 16 members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Alternate Director Julian Fell, Electoral Area F (the Chair)
Paul Thompson, Manager of Current Planning
Nick Redpath, Planner

Present for the Applicant:

Helen Sims, Sims Associates
Rachel Hamling, Sims Associates
James Wright, Applicant
Nicole Richard, Applicant

The Chair opened the meeting at 6:00 pm, outlined the evening's agenda, and introduced the RDN staff and the applicants in attendance. The Chair then stated the purpose of the Public Meeting and asked RDN staff to provide background information concerning the development application.

Nick Redpath, Planner, provided a brief summary of the proposed non-medical cannabis retail store licence application, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Rachel Hamling of Sims Associates presented an overview of the proposal.

Nicole Richard, Applicant, provided a summary of the process to date and what the Provincial application process entailed and an overview of the security/criminal record checks and building requirements necessary to attain a licence.

Following the presentation, the Chair invited questions and comments from the audience.

Glen Drage, 3073 Rinvold Road, raised concerns about the proposed stores location being in close proximity to a school bus stop and people purchasing the cannabis and smoking it outside of the store.

Attachment 4
Summary of the Public Meeting (Page 2 of 3)

Nick Redpath, Planner, responded that Board Policy B1.24 had separation distances of 300.0 metres from schools and that the provincial building standards for these stores were required to be discreet as to not attract or influence youth.

James Wright, Applicant, stated that he would be providing a safe product and that you are not permitted to smoke the product in front of the store.

Oliver Fisher, 3253 Melon Road, stated that he has lived in the area for a long time and taken the bus that stops in front of this area and does not think the advertisement or existence of the store will influence people.

Daniel Durocher, 3090 Rinvold Road, stated he has been in the area for a long time and had concerns about customers smoking the product right away and driving impaired. He felt that it would also cause traffic issues due to visitors and will not benefit residents in the area and felt the store would be better located in Qualicum and not in a rural area as it would be closer to services. Mr. Durocher also raised concerns about the lack of street lighting in the area and that the response time for police to arrive would be too long at this rural location.

Sarah Oliver, 3253 Melon Road, stated that she was in support of the store and commended the applicant's for going through the proper processes. She also noted that cannabis is legal now and we have to accept it and it is up to the RCMP to enforce illegal behavior and that alcohol is more of a concern.

Glen Drage, 3073 Rinvold Road, asked what will happen to the existing illegal dispensaries.

Nick Redpath, Planner, stated that the RCMP had created a task force to shut down illegal dispensaries but the timeline for this is unknown.

Daniel Durocher, 3090 Rinvold Road, asked how many of these applications the RDN had received.

Nick Redpath, Planner, stated that this was the second licence referral that the RDN had received and that a public meeting for another proposed retail store in Coombs had taken place the previous month.

Daniel Durocher, 3090 Rinvold Road, expressed concern about customers staying in the neighbourhood and smoking cannabis.

James Wright, Applicant, explained that the store will only be open until 6 PM and did not expect that customers would idle in the neighbourhood to consume the product as it is illegal to smoke in a vehicle.

Daniel Durocher, 3090 Rinvold Road, stated that he is against the proposed location of the store as there are no street lights, it will cause traffic issues, it is too close to school bus stops and it will disrupt the neighbourhood. He stated that it should be in a different location in a more populated area.

Attachment 4
Summary of the Public Meeting (Page 3 of 3)

Rachel Sims, Agent, noted that it is difficult to plan stores around bus stops as they are all over and always changing.

David Fisher, 3253 Melon Road, stated that he is in support of the proposed store and that the building was safe, secure and appropriately zoned for the proposed use.

Daniel Durocher, 3090 Rinvold Road, asked what happens if the alarm goes off and expressed concerns with theft.

James Wright, Applicant, explained that a top of the line security system will be installed and that the provincial security requirements were very stringent.

Jack Smith, 110-3105 Rinvold Road, expressed concerns with Jones Road as there is no left turn here and that turning off the highway to go to the store would cause issues as there is no proper turn lane and feels there is a lack of street lighting that needs to be addressed.

The Chair asked if there were any further questions or comments.

Being none, the Chair thanked those in attendance and announced that the Public Meeting was closed.

The meeting was concluded at 6:40 pm.



Nick Redpath
Recording Secretary

Attachment 5
Community Impact Statement (Page 1 of 4)

March 15, 2019

#8 - 3125 Van Horne Rd
Qualicum Beach, BC
V9K 2R3

RE: RDN File No: PL2019-043 Liquor/Cannabis Application Form

Community Impact Statement:

- i) The location of the Non-Medical Cannabis Retail Store (NMCRS) is: #8 - 3125 Van Horne Rd, Qualicum Beach, BC.
- ii) There are no existing NMCRS in operation at this time. In accordance with RDN Policy B1.24, there are no schools, playgrounds, community centres or daycares in operation within 300 metres.
- iii) The store unit is 1800 ft² (167 m²), with anticipated store hours of 11:00am to 6:00pm, 7 days per week.
- iv) There is one liquor primary establishment within a 10km radius.
- v) Traffic is constant along the highway with increased volume during summer months due to tourism. The building is located on the corner of Van Horne Road and Jones Road with safe and convenient access and egress from both roads. There are 34 paved parking spots along the building store fronts and parking is also available along the side streets, if required.
- vi) The Official Community Plan and zoning for this location allows for 'retail store' as a permitted use. This is reflected in the RDN NMCRS Licence Application Policy B1.24. Zoning for this building is Commercial 3 (C-3).

Attachment 5
Community Impact Statement (Page 2 of 4)

- vii) With respect to population, density, and trends in the surrounding community, the Whiskey Creek/Hilliers area primarily consists of rural residential and commercial properties. Although, the population of Whiskey Creek/Hilliers area is not recorded, due to the rural setting, the population is relatively low. This location is the next up and coming area for commercial and residential development. It is the gateway to and the west coast. There are several illegal cannabis locations that have been operating prior to cannabis legalisation and continue to operate without government approval and licencing.
- viii) Relevant socio-economic information:
 - a. A new business will increase employment in the area as two to four employees will be needed to operate the retail outlet, which is expected to increase as business grows.
 - b. A NMCRS will increase traffic to the area. This will be of benefit to other businesses in the area due to the increased volume of consumers.
 - c. The taxes collected from the sale of non-medical cannabis will contribute to local government funding, economy and community.
- ix) Referral responses and comments received through public notification have not been received at this time as the Public Meeting is in the process of being scheduled. We look forward to comments from the community.
- x) The impact on the community if the application is approved:
 - a. This is a government regulated industry which means that the products sold in a legal facility have been through stringent screening and controlled processes which is important from a Health and Safety aspect, and reduces liability for the vendor.

Attachment 5
Community Impact Statement (Page 3 of 4)

- b. A legal dispensary must adhere to the strict security guidelines, whereas illegal dispensaries are not controlled nor screened and, therefore, the potential health risk to consumers is increased.
- c. A legalized dispensary prohibits minors from entering and/or purchasing product, therefore making it difficult for minors to obtain access to cannabis product. It is mandatory that government ID is required to show proof of age.
- d. The proposed location is in a predominantly rural area. The location may deter minors from accessing the NMCRS.
- e. This NMCRS will not make medical claims, meaning any medical claims regarding products must be left to medical professionals and licenced medical distribution facilities. Health Canada provides cannabis products for medical use directly from their distribution network. Patients who use products for medical purposes purchase cannabis through medically licenced facilities, which allows patients to acquire cannabis products related to their specific health concerns.
- f. Government regulated products have a Certificate of Authenticity (COA) itemizing the ingredients and the percentage of THC in every product sold. Illegal dispensaries do not adhere to any standards. Products sold illegally are completely unregulated, posing a risk to the consumer and a liability to the establishment. Illegal dispensaries, in essence, are laundering money and illegally distributing a controlled substance and other contraband products, such as, shatters, extracts, and edibles.
- g. Taxes have been synced up for medical and recreational cannabis and, in so doing, will discourage recreational users from abusing the medical system.

Attachment 5
Community Impact Statement (Page 4 of 4)

- h. There is a very strict set of requirements and guidelines that have to be followed through the application process with the Liquor and Cannabis Regulation Branch this process will eliminate those who are not equipped or prepared to follow the guidelines, adhere to the rules, and unable to pass the security screening processes. Prior to approval of a NMCRS Licence, the facility is required to pass a comprehensive inspection.

For example:

1. There must be ample security in place via cameras which cover all areas of the store.
 2. Cannabis product must be stored in a secured location.
 3. There can be no product directly accessible to the public – Product must be behind counters or in locked display cases.
 4. The facility must be clean.
 5. Windows and doors must be tinted so that products cannot be seen through the glass.
 6. Cannabis products and paraphernalia can only be purchased from government approved distribution facilities.
 7. A licence will only be granted to the owners of a NMCRS when they pass a thorough security screening.
- i. Negative impacts on the community could potentially be that increased taxes may drive users to the black market and illegal dispensaries. The tax dollars earned through legal NMCRS puts funds back into the community which is positive for the economy in general.
- This NMCRS will impact other business in applying for a NMCRS licence within a 300 meter radius. However, this radius is dictated through current RDN Policy.

Planning and the Province of British Columbia
Concerned citizen

Application no. PL2019-043
3125 Van Horne Rd.
Qualicum beach, BC
Subject Property lot6 dis lot 7
Camron district, plan 22313

This is from a concerned citizen in the area of Hillers. I have grandchildren and children in the area and I feel that non-medical marijuana would be a serious issue to have in our neighborhood for one reason it's very close to the school around the corner. Second reason, kids out in the country are far more impressionable and influenced being so far out of town they get bored and then they get interested in these things. There used to be a situation where kids would go to the neighbours 35 years ago where the dinosaurs are that wasn't good. Third reason is since the dispensary on the highway moved in there's been an influx of very questionable people in the neighbourhood as well as drug paraphernalia found in front of neighbours' homes at the corner as well such as needles being found. I walk my dog and have seen this first hand. I think this would be a problem for families including mine in the area and especially being so close to Morning Glory school where my children attend. I believe there's a family right across the road even of very young people that are known that started a group on Facebook for crime watch since they had been broken into and are worried. Lastly, this is not a very good access from the highway and is very dangerous it would be a lot more dangerous with non-medical high potency. The thing that you all are missing is that it does cause mental illness, anxiety and a host of other issues, most have seen this first hand living it this area since the 70's. I think this is crazy in itself. For medical reasons great but this has gone too far. Wrong neighbourhood and an unsafe spot. Please find somewhere else, thank you for reading. If you want people that are busy trying hard to make ends meet the taxes are very high to voice their concerns have a way for them to do it online or anonymously. I am too tired to go to a meeting to embarrass myself and have people mad at me. I hear no one goes to these meetings for that reason. We need a better system so I can vote online. Like the pipeline or other things that people to help decide make it convenient and you will find the truth people don't want to get involved or have their lives disrupted.

Very concerned citizen

Attachment 6
Public Submissions and Comments (Page 2 of 3)

From: [Hamilton, Karen](#) on behalf of [Planning Email](#)
To: [Redpath, Nicholas](#)
Subject: FW: cannabis store license 3125 van horne, hilliers
Date: Monday, April 08, 2019 2:42:52 PM

fyi

From: Andy Rigg [mailto:andyoralexrigg@gmail.com]
Sent: Monday, April 08, 2019 1:09 PM
To: Planning Email
Subject: cannabis store license 3125 van horne, hilliers
I will not attend meeting
I have no objection.
Alex Rigg
3054 rinvold
hilliers

Attachment 6
Public Submissions and Comments (Page 3 of 3)

From: [Planning Email](#)
To: [Redpath, Nicholas](#)
Subject: FW: non-medical cannabis on Van Horne Road application
Date: Monday, April 15, 2019 11:03:45 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.png](#)

Samantha Syme

Board of Variance Secretary, Strategic & Community Development

Regional District of Nanaimo

6300 Hammond Bay Road

Nanaimo, BC V9T 6N2

T: (250) 390-6564 | Email: ssyme@rdn.bc.ca

RDN



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From: Ryan K. [mailto:kyle_ryan@hotmail.com]

Sent: Monday, April 15, 2019 8:44 AM

To: Planning Email

Subject: non-medical cannabis on Van Horne Road application

This email is in regards to the application for a non-medical cannabis retail store licence for a Van Horne Road. I do not believe this should proceed as there is currently a cannabis store less than a block away (on highway 4) from this proposed location.

Ryan Kyle

Sent from [Outlook](#)

TO: Electoral Area Services Committee **DATE:** May 14, 2019
FROM: Nick Redpath
Planner **FILE:** PL2019-021
SUBJECT: Temporary Use Permit Application No. PL2019-021
1451 Island Highway East – Electoral Area E
Lot 1, District Lot 56, Nanoose District, Plan 26235

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Information Meeting held on March 13, 2019.
2. That the Board approve Temporary Use Permit No. PL2019-021 to allow a licensed pharmaceutical grade cannabis recycling, extraction and testing facility on the subject property subject to the terms and conditions outlined in Schedules 1 to 4 of Attachment 3.
3. That the Board direct staff to complete the required notification for Temporary Use Permit No. PL2019-021.

SUMMARY

The applicant is requesting a Temporary Use Permit (TUP) to allow for a pharmaceutical grade cannabis recycling, extraction and testing facility on the subject property. A Public Information Meeting was held on March 13, 2019. Given that the proposed use is consistent with Official Community Plan (OCP) and Board policies, compatible with adjacent land uses and is not anticipated to have any significant negative impacts on adjacent properties or the environment, it is recommended that the Board approve the TUP pending the outcome of public notification and subject to the terms and conditions outlined in Schedules 1 to 4 of Attachment 3.

BACKGROUND

The Regional District of Nanaimo (RDN) has received a TUP application from Protonify on behalf of Western Cruiser Sales Ltd. to permit a federally licensed pharmaceutical grade cannabis recycling, extraction and testing facility. If approved, the TUP would allow the proposed use for a three year period with a one-time option to renew for an additional three years. The TUP is part of the applicant's ongoing application with Health Canada for a federal licence to produce cannabis under the *Cannabis Act* within the Cannabis Tracking and Licensing System. Health Canada's application process requires confirmation that the proposed use is compliant with local government land use regulations. The current zoning on the property does not permit cannabis recycling, extracting and testing, resulting in the applicant submitting a TUP application.

The subject property is approximately 0.88 hectares in area and zoned Industrial 1 (IN1), subdivision District D, pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property contains an existing vacant building on the western portion of the

parcel where the proposed use is to occur and light industrial warehousing and equipment repair located on the eastern portion of the parcel. The property is located to the east of Island Highway East and is bordered by industrially zoned properties to the north and south and a commercially zoned property to the east (see Attachment 1 – Subject Property Map).

The proposed development is subject to the following Development Permit Areas (DPA) as per the "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005":

1. Highway Corridor Protection DPA; and
2. Nanoose Bay Form and Character DPA.

The applicant will be required to apply for a development permit prior to any construction taking place on the property. The development permit would address landscaping, screening and retention of natural vegetation on the subject property.

Proposed Development

The applicant proposes to utilize an existing building to operate a pharmaceutical grade cannabis recycling, extraction and testing facility. The operation will convert cannabis material into pharmaceutical grade ingredients through the extraction of tetrahydrocannabinolic acid in the form of a powder that is odourless, tasteless and colourless to be sold to licensed distributors and manufacturers of cannabis consumer products. The operation does not involve the cultivation of cannabis, and all cannabis materials will be imported onto the site from other licensed producers to undergo the extraction process. The resulting residual material is proposed to be collected and disposed of offsite by a waste management company that specializes in the disposal of industrial and hazardous waste.

Official Community Plan Implications

The subject property is designated "Tourist Commercial" pursuant to the "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005". Lands within this designation are currently used for a variety of resort, condominium, commercial and industrial uses. The OCP recognizes the importance of commercial and industrial uses and tourism to the economy. The proposed use is consistent with the applicable OCP policies and is compatible with surrounding industrial uses. No impacts to ground or surface water or the environment are anticipated as a result of the proposed development.

Land Use Implications

The existing IN1 zone currently permits Light Industry, Heavy Equipment Display and Residential Use. The applicant proposes to include cannabis processing as a temporary use on the subject property for a three year term with a one-time option to renew. Bylaw 500 currently contains a definition of "Cannabis Production" which includes the medical and non-medical commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis products. Given that the applicant is not proposing to cultivate cannabis on the property and intends to primarily be recycling and extracting, it is recommended that the following definition of Cannabis Processing be included for the purposes of this permit:

Cannabis processing means the medical and non-medical commercial processing, recycling, extraction, altering, propagating, packaging, storage, synthesis, distribution or scientific research of cannabis or cannabis products as permitted by *Bill C-45* (the *Cannabis Act*), and any subsequent regulations or acts which may be enacted henceforth.

Part 3, Section 17 of Bylaw 500 permits the RDN to issue a TUP on any lot to temporarily allow a use not permitted by the bylaw. It further outlines general conditions to guide the consideration of such applications. The applicant has adequately addressed these conditions and additional ones set out by “Board Policy B1.26 *Land Use Applications for Cannabis Production*”.

Policy B1.26 Land Use Application for Cannabis Production

Board Policy B1.26 was created to augment existing conditions for TUPs in Bylaw 500 specifically for the production of cannabis. Board Policy B1.26 provides guidance to applicants when completing land use applications for cannabis production and establishes a framework for the review of these applications and outlines community impact evaluation criteria that must be addressed. In addition, the applicant will be required to meet Health Canada’s stringent licensing requirements surrounding cannabis production that further address potential impacts identified in Board Policy B1.26.

To address possible community impacts as identified in Board Policy B1.26, the development is proposed to be serviced by an existing onsite sewage disposal system and water will be trucked in from offsite and stored in two separate 2,000 gallon storage tanks. One tank will contain potable water that will be plumbed into the building to supply the washrooms, shower and kitchen. The second tank will contain distilled water required to service all operational aspects. The property is adjacent to Island Highway East and access to and from the subject property will be northbound on the Highway onto a frontage road and adequate off-street parking can be accommodated on the property.

Existing setbacks within Bylaw 500 for all buildings and structures associated with the production of cannabis are 30.0 metres from all property lines, 60.0 metres from all lot lines adjacent to non-ALR residential uses and 150.0 metres from any parcel that contains a park or school. Cannabis production is also permitted in the Industrial 1, 2 and 3 zones of Electoral Area F and subject to bylaw setback requirements of 4.5 metres from front and exterior side lot lines and 2.0 metres from all other lot lines. The subject property does not currently meet the prescribed setback requirements for cannabis production in Bylaw 500. As two additional structures are necessary to support the proposed operation and all activities will occur within these buildings, the temporary use will be setback 6.8 metres from the front lot line, 115.8 metres from the rear lot line, 20.9 metres from the northern side yard lot line and 15.8 metres from the south side yard lot line (see Schedule 2 – Proposed Site Plan in Attachment 3).

The proposed operational processes at the facility will be weekdays from 8:00 am to 5:00 pm on a four day work cycle with one day for maintenance. Hours may increase if further demand for the product occurs. The applicant identifies that further cleanup and maintenance may be necessary in the evenings or weekends as required and operations may be subject to extended hours as required to keep up with production demands. One to ten personnel will be on the site during hours of operation under the supervision of a person in charge.

Operational wastes will include hazardous materials that will be safely collected and contained before being disposed of offsite by Heatherington Industries, a local waste management company with licensed facilities for reclaiming solvents and incinerating organics as outlined in Schedule 3 – Operational and Waste Management Plan of Attachment 3. None of the operational aspects of the proposed use will be connected to the sewage disposal system to prevent hazardous materials entering the environment.

Directional lighting with shutters on the fixtures will be used on the property to direct and limit illuminated areas to within the fence lines that will further limit ambient light pollution to the adjacent roadways and the sky above the facility.

Operational noises will be mostly inside the existing building to limit impacts on adjacent uses with vehicle traffic and security gates opening and closing being limited to mostly daytime use as to limit disturbance to adjacent properties.

Production areas will be properly ventilated with appropriate air quality controls designed for the materials present. HVAC systems will be in place that are designed for emergency situations such as fires, gaseous emissions or spills to exhaust volatile vapours before they reach explosive levels. Proper ventilation and odour control measures will be taken to treat internal and vented air to minimize detachable smells. Cannabis will not be cultivated on the property, minimizing obnoxious odours present throughout the operation. Dust will be limited to the enclosed workstations within the building, and exhaust from the dust collection equipment will not be vented outside and be compliant with the applicable ministry regulations and Occupational Health and Safety Association standards.

Health Canada licensing requires stringent security measures to ensure the safety of employees and the surrounding community. To address this requirement, the applicant has hired a security and public safety consulting firm that offers security and compliance services within the regulated cannabis sector to help support the applicant with all security aspects of the *Cannabis Act* application and facility build out.

To address health and safety of employees and the natural environment, the applicant has submitted a spill containment plan (see Schedule 4 - Spill Containment Plan of Attachment 3). The document outlines procedures and emergency protocols for all employees to be trained in to mitigate indoor and outdoor spills if an accident were to occur. This document is part of a more encompassing emergency management plan that is required by Health Canada as part of their licensing process.

Landscaping requirements will be addressed through the development permit process as they are requirements within the guidelines of both the Highway Corridor Protection DPA and the Nanoose Bay Form and Character DPA.

Given that the proposed use is consistent with OCP policies, satisfies Board Policy B1.26, is compatible with adjacent land uses and is not anticipated to have any significant impacts on adjacent properties or the environment, the proposed TUP for cannabis production is not anticipated to have negative impacts.

Intergovernmental Implications

The application was referred to the Nanoose Volunteer Fire Department, BC Ambulance Services, RCMP, Ministry of Forests, Lands and Natural Resource Operations and Rural Development, Ministry of Environment and Climate Change Strategy, Ministry of Transportation and Infrastructure, Island Health and Snaw-Naw-As First Nation.

The Nanoose Volunteer Fire Department responded with no objections to the project and requested a tour of the facility to become familiar with the operation prior to the official opening. The Ministry of Environment and Climate Change Strategy responded that the operation must be compliant with the *Environmental Management Act*, including but not limited to the Hazardous Waste Regulation, Waste Discharge Regulation, and Organic Matter Recycling Regulation. The

Ministry of Transportation and Infrastructure advised they have no concerns with the operation and that the applicant is to apply for an Access Permit from the frontage road prior to the commencement of the project. Island Health advised that the proposed operation must be compliant with the *Drinking Water Protection Act* and the Sewerage Disposal Regulation.

Public Consultation Implications

A Public Information Meeting (PIM) was held on March 13, 2019. Nine members of the public attended and no written submissions were received prior to the PIM (see Attachment 2 – Summary of the Public Information Meeting).

Pending the Electoral Area Services Committee's recommendation and pursuant to the *Local Government Act* and the "Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1776, 2018", property owners and tenants of parcels located within a 200.0 metre radius of the subject property will receive a direct notice of the proposal and an advertisement notifying of the proposal will be placed in two separate editions of the local newspaper. All persons who believe their interests in property are affected by the proposed permit will have an opportunity to comment on the proposed TUP prior to the Board's consideration of the application.

ALTERNATIVES

1. To approve Temporary Use Permit Application No. PL2019-021 to allow a pharmaceutical grade cannabis recycling, extraction and testing facility on the subject property subject to the terms and conditions outlined in Schedules 1 to 4 of Attachment 3 and to direct staff to complete the required public notification.
2. To deny Temporary Use Permit Application No. PL2019-021.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the proposal is consistent with the 2016 – 2020 Board Strategic Plan. A focus on Economic Health is one of the strategic priorities in the RDN Strategic Plan 2016 – 2020. In particular, the strategic plan directs that the RDN will foster economic development and support diversification of our regional economy. The TUP being considered could provide local job opportunities in this emerging sector and promote economic health through the diversification of our regional economy.



Nick Redpath
nredpath@rdn.bc.ca
April 18, 2019

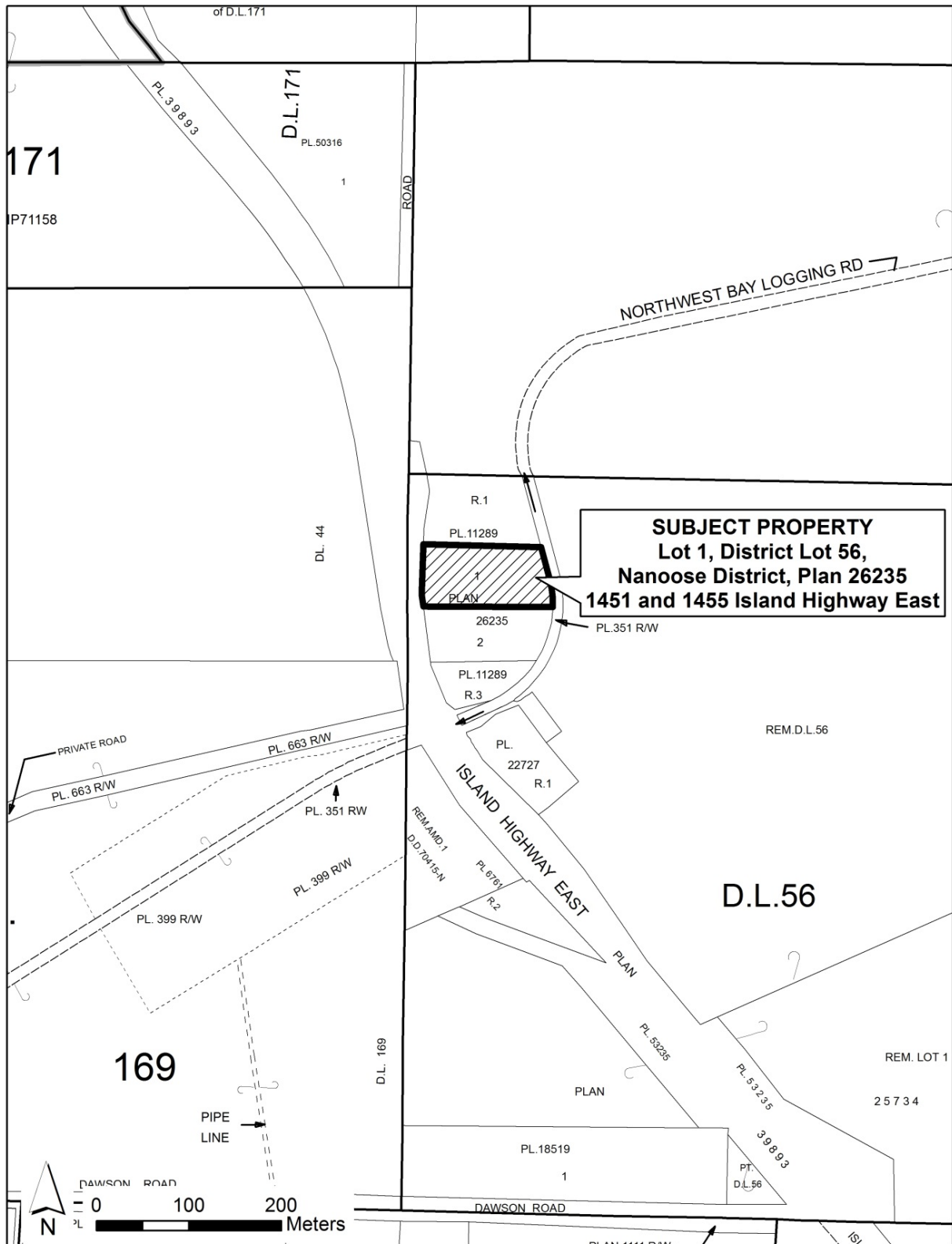
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Summary of the Public Information Meeting
3. Draft Permit with Conditions

Attachment 1 **Subject Property Map**



Attachment 2 (Page 1 of 2)
Summary of the Public Information Meeting

Held at Nanoose Place Community Centre – Seniors Room
2925 Northwest Bay Road, Nanoose Bay, BC
Wednesday, March 13, 2019 at 6:00 pm

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

There were nine members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director Bob Rogers, Electoral Area 'E' (the Chair)
Nick Redpath, Planner handling the development application
Paul Thompson, Manager of Current Planning

Present for the Applicant:

Andrew Fisher, Protonify
William Court, Subject Property Owner

The Chair opened the meeting at 6:15 pm, outlined the evening's agenda, and introduced the Regional District of Nanaimo (RDN) staff and the applicants in attendance. The Chair then stated the purpose of the Public Information Meeting and asked RDN staff to provide background information concerning the development application.

Nick Redpath provided a brief summary of the proposed Temporary Use Permit, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Andrew Fisher, Protonify, presented an overview of the proposal.

Following the presentation, the Chair invited questions and comments from the audience.

James Wright, 2540 Alberni Highway asked at what stage in the Health Canada licensing process they were currently in.

Andrew Fisher, Protonify, responded that the company had submitted their application earlier this year and had received feedback from Health Canada to make adjustments within a certain time frame and mentioned he is uncertain how long the licensing process will take and hoped he would have a better insight as to final timelines this summer.

James Wright noted that it is a complex process and that he supports the industry and all the benefits it will have on the region.

Attachment 2 (Page 2 of 2)
Summary of the Public Information Meeting

The Chair asked if there were any further questions or comments.

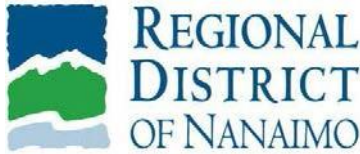
Being none, the Chair thanked those in attendance and announced that the Public Information Meeting was closed.

The meeting was concluded at 6:45 pm.

A handwritten signature in black ink, appearing to read "Nick Redpath", with a stylized flourish at the end.

Nick Redpath
Recording Secretary

**Attachment 3
Draft Temporary Use Permit**

	<p style="text-align: center;">STRATEGIC & COMMUNITY DEVELOPMENT</p> <p style="text-align: center;">6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p style="text-align: center;">TEMPORARY USE PERMIT NO. PL2019-021</p>
-----------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

To: ("Permittee") Western Cruiser Sales Ltd., Inc.No. 68,810

Mailing Address: 1451 Island Highway East
NanOOSE Bay, BC V9P 9A3

1. Except as varied or supplemented by this permit, the Temporary Use Permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This Temporary Use Permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot 1, District Lot 56, NanOOSE District, Plan 26235 ("the Lands")

Civic Address: 1451 Island Highway East P.I.D.: 000-042-161

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee as a condition of issuance of this permit agrees to comply with the terms and conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee as a condition of issuance of this permit agrees to develop the Lands, in substantial compliance with the plans and specifications included in Schedules 2, 3 and 4, which are attached to and form part of this permit.
6. Where the Permittee fails to comply with the requirements as specified in Sections 4 and 5 of this permit, the Regional District of Nanaimo is hereby authorized to enact bylaw enforcement and enter on the Lands and carry out the demolition, removal, or restoration of the Lands, at the expense of the Permittee, in accordance with Section 495 of the *Local Government Act*.
7. This permit shall lapse on the XX day of Month, 20XX.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. Notice of this permit shall be filed in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing, the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this XX day of Month, 20XX.

Schedule 1 Conditions of Permit

The following sets out the terms and conditions of Temporary Use Permit No. PL2019-021:

Conditions of Approval

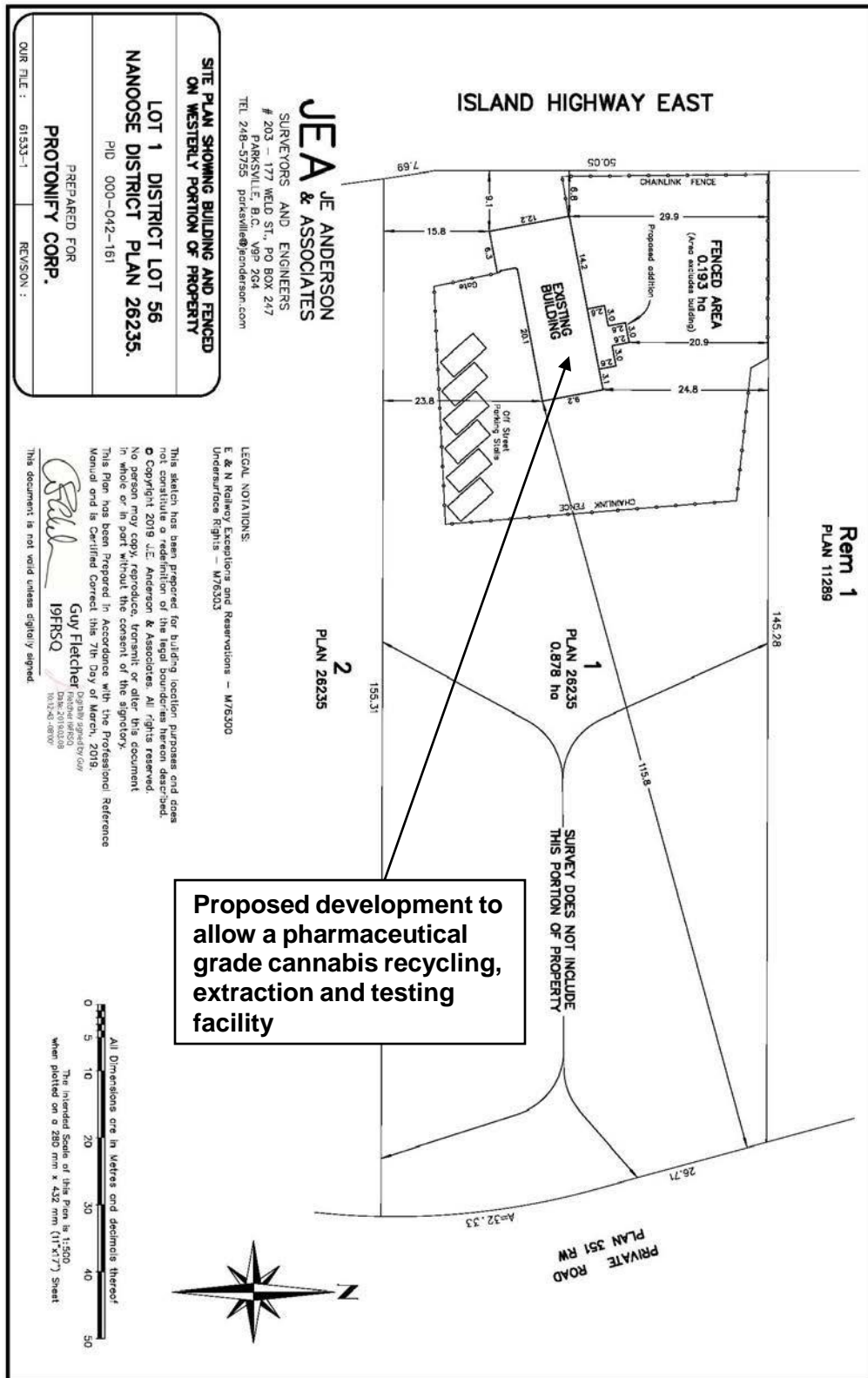
1. The Temporary Use Permit is valid for a period of three years commencing upon the completion of all conditions.
2. For purposes of this Temporary Use Permit, "Cannabis Processing" means the medical and non-medical commercial processing, recycling, extraction, altering, propagating, packaging, storage, synthesis, distribution or scientific research of cannabis or cannabis products as permitted by *Bill C-45* (the *Cannabis Act*), and any subsequent regulations or acts which may be enacted henceforth.
3. The proposed development is in general compliance with the site plans prepared by J.E. Anderson & Associates dated March 7, 2019 and attached herein as Schedule 2.
4. The proposed cannabis processing operation shall be operated and maintained in accordance with the Operational and Waste Management Plan submitted by the applicant and attached herein as Schedule 3.
5. The proposed cannabis processing operation shall be operated and maintained in accordance with the Spill Containment Plan submitted by the applicant and attached herein as Schedule 4.
6. The proposed development shall be compliant with all applicable federal, provincial and local government legislation.
7. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

Prior to Issuance

The following conditions must be satisfied prior to issuance of Temporary Use Permit No. PL2019-021:

1. Valid Health Canada licence to process cannabis under the *Cannabis Act*.
2. Valid Ministry of Transportation and Infrastructure Access Permit from the frontage road under the *Transportation Act*.

Schedule 2 Proposed Site Plan





Nanoose Bay Facility OPERATIONAL AND WASTE MANAGEMENT PLAN



Table of Contents

ABBREVIATIONS	4
INTRODUCTION	5
GOALS OF THE PROTONIFY WMP	6
Table 9. Protonify WMP Goals	6
Hierarchical Initiatives	7
Protonify Executive Summary	7
SITE DESCRIPTION	9
Location And Facility Details	9
Nanoose Bay Aerial Overviews	10
Regional District of Nanaimo	10
RDN Districts Map	10
Facility lot Map 1451 Island Highway East, Nanoose Bay	11
RDN GIS Property Information	11
Map of Regional Licenced Producers	12
Facility Construction and Design	13
Facility Design Guiding Principles:	14
Nanoose Bay Facility Floor and Site Plans	17
Facility Dimensions	17
Facility Areas and Operational Activities	18
Facility Designated Areas	19
Facility Ventilation	19
Hazardous Materials Storage	20
Storage Access and Containment	21
Traffic Pattern Map	22
Overarching All Areas Flowchart	23
Responsible Person In Charge (RPIC) Office Flowchart	24
Operations Area Flowchart	25
Operations Annex Flowchart	26
Product Formulation Area Flowchart	27
Sub-Annex Flowchart	27
PRODUCTS BEING MANUFACTURED	28
Premise	28
Goals	28
Raw Materials and Capacity	29
STATUS QUO ASSESSMENT	30
Figure 1. Nanoose Bay Facility Anticipated Solid and Liquid Waste Production	30
Figure 2. Monthly input cannabis to process wastes infographic	31
Figure 3. Solid and Liquid Waste Disposal and Recycling Flow	32

Table 1. Status Quo Waste Management Initiatives	33
Environmental Authorisations	34
Table 2: Operational Activities Requiring Authorisation	34
Table 3. Protonify Waste Minimisation Strategies	35
Waste Classification and Categorisation	36
General Waste	36
Hazardous Waste	36
Records of Waste Generation and Management	36
Waste Storage and Transportation	36
Hazardous Waste Regulation Division 2 — Storage Facilities	37
Operational requirements	37
Performance standards	38
Transportation of Waste	38
Waste Manifest	38
Waste Generator Manifest Information	38
Waste Transporter Information	39
Waste Manager Information	39
WASTE RISK ASSESSMENT	39
Waste Categorisation	40
Table 4. Hazardous Waste Classifications	41
Class 2: Gases	41
Divisions	41
Packing Groups	42
Class 3: Flammable Liquids	42
Table 5. Flammable Liquid Packing Groups	43
Table 6. Protonify Solvents (Class 3 Flammable Liquids) as they apply to the Regulation	43
Class 4: Flammable Solids	43
Divisions	43
Packing Groups	43
Class 5: Oxidizing Substances and Organic Peroxides	44
Divisions	44
Packing Groups	44
Class 6: Toxic and Infectious Substances	45
Divisions	45
Packing Groups	45
Class 8: Corrosive Substances	46
Packing Groups	46
Class 9: Miscellaneous Products, Substances, or Organisms	46
Packing Groups	46
Exclusions from the Definition of Hazardous Waste	47
PRACTICAL ENVIRONMENTAL OPTIONS PEO	47

Figure 4. Waste Management Hierarchy	48
Table 7. Examples of Two Waste Streams Applied to the Assessment Hierarchy	49
WMP GAP ANALYSIS	49
Table 8. Gap Analysis Chart	51
IMPLEMENTATION	53
The Implementation Plan Should Include:	53
Organisational Structure and Responsibilities	53
MONITORING AND REVIEW	53
Consultation	54
WMP Minimum requirements	54
Criminal Measures against Non - Compliance	55
SUMMARY OF REGULATORY FRAMEWORK	55
APPENDIX A ANTICIPATED WASTE STREAMS	56
General Wastes	56
Hazardous Wastes	56

ABBREVIATIONS

EHS Environmental Health and Safety
HCS Hazardous Chemical Substances
IWMP Industry Waste Management Plans
MEC Member of the Executive Council
CEPA Canadian Environmental Protection Act, 1999 (S.C. 1999, c. 33)
BCAQLR British Columbia Air Quality Legislation & Regulations
RDN Regional District of Nanaimo
EAA Environmental Assessment Act
OMRR ORGANIC MATTER RECYCLING REGULATION
NWA National Water Act, Act No. 36 of 1998
OHSA Occupational Health and Safety Act, Act 88 of 1995
PPE Personal Protective Equipment
EMA Environmental Management Act (British Columbia)
HWR HAZARDOUS WASTE REGULATION
WDR Waste Discharge Regulation
PEO Practical Environmental Option
WMP Waste Management Plan
AHIRR Assessment Hierarchy Initiate Record and Report
TDRG transportation of Dangerous Goods regulation

INTRODUCTION

The purpose of this document is to outline the process and procedures routinely undertaken at the Nanoose Bay Facility with regards to waste management. This Waste Management Plan (WMP) also includes the assessment steps and criteria used to evaluate the effectiveness of waste management initiatives and provide detailed guidance on the principles of an integrated WMP.

In order to establish an effective WMP, Protonify developed, by way of background, a brief overview of the purpose and objectives of an effective and integrated WMP.

Key Points and factors considered included:

- An estimate of the types, sources, volumes and classifications of all waste streams generated.
- Outline of measures to prevent pollution or ecological degradation including details of steps that will be taken to protect against impacts to environment and personnel.
- A hierarchical order of strategies for waste waste reduction through avoidance, minimization reuse, recycling, treatment, recovery, and disposal.
- Review methods to improve the WMP and initiatives to phasing out specified substances.
- Training personnel on how to identify hazardous substances and identification of opportunities to reduce or phase-out substances from production processes and products.
- Policies on how to reduce waste generation through changes to packaging, product design or production processes.
- Mechanisms for informing the public of the impact of the waste generating products or packaging on the environment.
- Review of labelling and other mechanisms for addressing downstream waste.
- Details on the implementation of the plan including target dates for implementation of this waste management plan.
- Methods for monitoring and reporting of how the waste implementation plan will be monitored and scope of reporting and to which agencies having authority
- Specific details of record keeping requirements and practices.
- Relevant environmental authorisations associated with our industry and waste stream.
- Waste mitigation initiatives are based on a hierarchical decision making system.

GOALS OF THE PROTONIFY WMP

By setting goals, and outlining objectives, Protonify facilities can ensure attainment of a specific waste management PEO. The objectives reflect compliance with all Federal, Provincial, and Municipal rules and regulations, as well as with the principles set in the waste management hierarchy.

Protonify WMP goals are specific, measurable, achievable, realistic and have a time component for adoption, or attainment of set benchmarks.

Table 9. Protonify WMP Goals

Goal	Quantitative Measure	Time Frame
Legal compliance	100%	Immediately and Ongoing
Waste minimisation	Needs initial Data	Ongoing
Reuse	Needs initial Data	Immediately and Ongoing
Off Site recycling	Needs initial Data	Immediately and Ongoing
Recovery	Needs initial Data	Immediately and Ongoing
Effluent monitoring and treatment	100%	Immediately and Ongoing
Assessment of waste contractors	Cost benefit analysis needed	Review every six months
Records and quantities kept of all waste streams	100%	Immediately and Ongoing
Records of disposal certificates	100%	Immediately and Ongoing
Integrated waste management training	100%	12 months
Reporting environmental incidents	100%	Immediately and Ongoing
Reporting waste quantities to authorities	100% or as required by the ministries	Immediately and Ongoing
Phasing out of hazardous substances where possible	Data set on specific substances	Immediately and Ongoing

Hierarchical Initiatives

- Waste prevention and avoidance
- Waste minimisation
- Internal reuse
- External reuse and recycling
- Recovery practices
- Treatment
- Transportation and safe disposal methods.

The aim of an integrated waste management planning is to improve the overall waste management of both the facility, and downstream consumers of our products. This can be achieved by applying a hierarchical approach which has the following benefits:

- Waste reduction and improved resource efficiencies.
- Better yields and cost savings.
- Reduced environmental impacts.
- Enhanced safety for workers and minimising the impact on surrounding communities.
- Ensure personnel buy in, through empowering workers, stakeholders, and communities.

Protonify Executive Summary

Our business model takes cannabis material procured from a growing number of licensed producers, either in the form of trim (waste) or flower and adds value through our proprietary work-up (compound isolation and purification) process capable of operating at an industrial scale.

Our mission is to make Protonify the best company we can, by being true to our brand values, and delivering positive outcomes to the people we interact with, we are striving to be Better Everyday.

By using a combination of science, technology and experience, we will offer our channel partners a suite of tools that reduce business friction while enhancing safety and profitability of consumer products and services that contain cannabis.

Our process yields naturally occurring Tetrahydrocannabinolic acid (THCa) in an odorless, tasteless and powder form. In this sensory inert form, THCa is a non-psychoactive compound possessing similar qualities to that of Cannabidiol (CBD), yet can be readily converted to Tetrahydrocannabinol (THC) in high yields.

Our solution benefits our customers by solving three problems:

- 1) Simplify integration without affecting , taste, colour, or aroma.

Our proprietary work-up method will isolate a powder form of THCa at ~99% purity, enabling distribution, manufacturing and retail to safely and easily control consumer outcomes. Powders are easier to track, transport, weigh, store and handle and have a longer shelf life than an oil, wax or shatter.

- 2) Accurately control dosage levels and outcomes.

Unlike other extraction processes, we follow extraction with a work-up process that yields THCa, the naturally occurring compound, in a powder form. Conversion to THC can be prevented or controlled yielding a matrix of product categories and transmission types from a single base ingredient.

- 3) Safe, high quality ingredients and best practises.

Through our proprietary work up process we deliver a pharmaceutical grade material easy to visually inspect for quality and consistency. Our material is highly stable when packaged, handled, and stored correctly. This enables us the ability to convert plant materials, past their shelf life or non-conforming for a number of other reasons, to a stable dry good. This storage of value, takes materials from the bottom of the supply chain to the top. Organic input materials pass through a gating process that stops pathogens and other impurities producing a highly pure product safe for human consumption.

For the most part, licensed producers (LPs) will serve as suppliers, where Protonify will purchase trim and non-condoning materials at competitive rates, and in some cases, we will structure strategic partnerships for joint marketing and collaborative research resulting in additional differentiated products for the market.

In order to legally operate in Canada, Protonify must apply for a Standard Processing License under the newly formed Cannabis Tracking and Licensing System (CTLS). This Licensing process is new and may add delays to forecasted timelines. As professionals, we understand the challenges faced by Government, so we have built a cost contained, low capital and sustainable growth, model to be able to work with Government for as long as it takes to get it right.

SITE DESCRIPTION

Location And Facility Details

Protonify Nanoose Bay Facility:

Address: Protonify Corporation 1451 Island Highway East, Nanoose Bay BC, V9P 9A3

Contact:

Protonify Corporation

Andrew Fisher CEO

Cell: 1 (613) 866-2017

Email: afisher@protonify.com

Landlord Details:

Western Cruisers Sales Ltd 1455-B Island Hwy East Nanoose Bay BC, V9P 9A3
250-951-5800 (Bill Court)

Lat: 49.2843370

Long: -124.2488730

Zoning: BL 500, INDUSTRIAL 1 (IN1), (e.g. light or heavy industrial zoning)

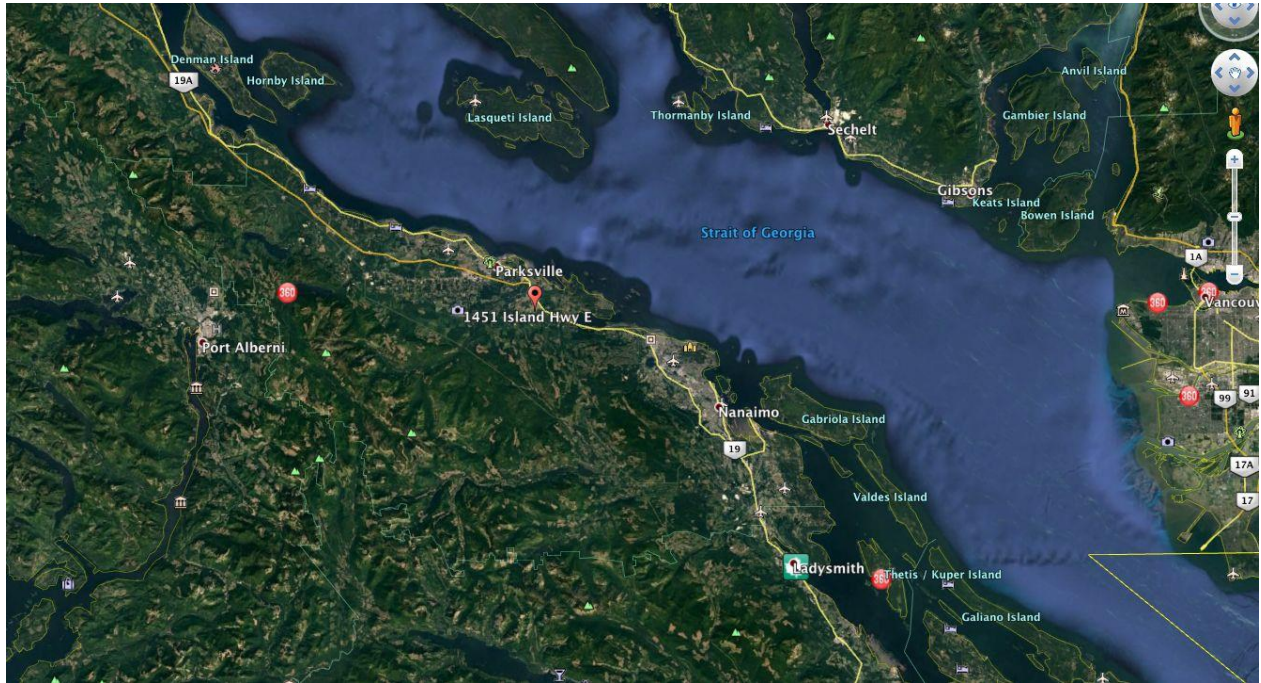
The Protonify Nanoose Bay facility is located within the Regional District of Nanaimo details for the site can be looked up here: <https://www.rdn.bc.ca/gis-mapping>

The site is contained within a 6' chain linked topped with barbed wire and its own access and parking. The site is located adjacent to our landlord secure storage and repair business each with their own access and security controls. A security guard is present on landlord property and has visual oversight to all adjacent properties.

Nanoose Bay Aerial Overviews

Address: 1451 Island Highway East, Nanoose Bay,

Regional District of Nanaimo



RDN Districts Map



Facility lot Map

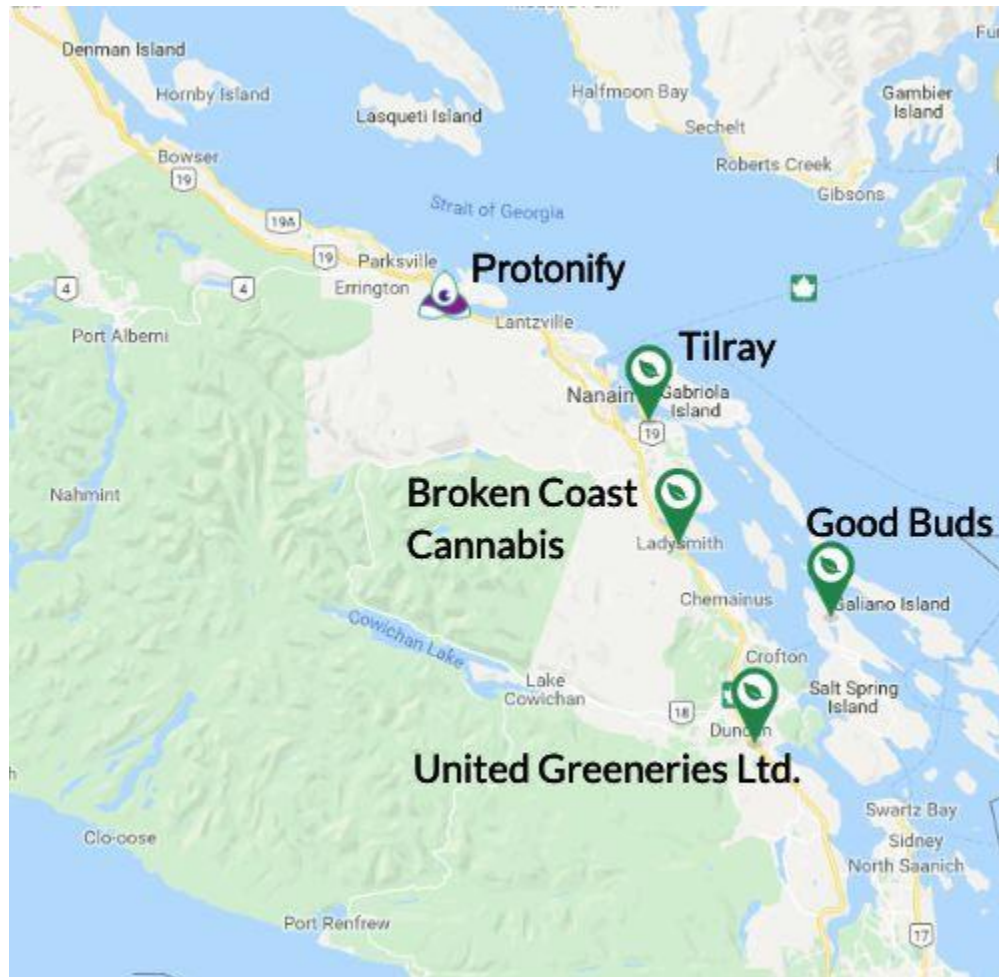
1451 Island Highway East, Nanoose Bay



RDN GIS Property Information



Map of Regional Licenced Producers



Facility Construction and Design

The Nanoose Bay Protonify facility will be designed, constructed, adapted and maintained to suit the operations to be carried out. The layout and design will minimise the risks and permit effective cleaning and maintenance in order to avoid build up of dust or dirt and, in general, any adverse effect on the working or surrounding environments. Regular maintenance will prevent deterioration of the facility and its operating equipment ensuring against contamination or unsanitary conditions.

- Facilities will be cleaned and, where applicable, disinfected according to detailed written procedures.
- Facilities will be designed and equipped to afford maximum protection against unlawful (people) or unwanted (pests and animals) access.
- Doors will be of suitable materials to secure the facility and be close-fitting and, where appropriate, self-closing. Doors in the Operations Areas will open outward, and will be fitted with panic style hardware. Where appropriate, wall, floor and ceiling joints will be sealed and angles covered or caulked so as to secure from insects or other pests.
- Interior building materials will be durable, non-corrosive, smooth, impervious, non-absorbent and cleanable. These materials will also be suitable for manufacturing, distributing and handling food grade products and will be maintained to prevent contamination.
- All surfaces will be regularly cleaned and disinfected with approved cleaning chemicals that are stored in appropriate areas away from production materials or chemicals.
- Lighting, temperature, humidity and ventilation will be utilized such that they do not adversely affect the products during their manufacturing and storage processes, or impact the functioning of processing equipment.
- The facility is located away from potential sources of environmental contaminants such as smoke and pollution.
- The facility is remote from residential, schools and park land.
- The facility will re-purpose input materials with minimal waste generation.
- Organic wastes will be stored onsite, and transported by certified industrial waste handlers for destruction.

Facilities will be designed, constructed, adapted and maintained to suit the operations to be carried out. Their layout and design will minimise the risk of errors and permit effective cleaning and maintenance in order to avoid cross-contamination, build up of dust or dirt and, in general, any adverse effect on the quality of products. Regular maintenance will prevent deterioration of the facility and its operating equipment ensuring products do not become contaminated through unsanitary conditions.

Facility Design Guiding Principles:

- Facilities must present minimal risk of causing contamination of Material or Products.
- Facilities will be carefully maintained, ensuring that repair and maintenance operations do not present any hazard to the quality of Products. They will be cleaned and, where applicable, disinfected according to detailed written procedures.
- Lighting, temperature, humidity and ventilation will be utilized such that they do not adversely affect products during their manufacturing and storage process, or impact the accurate functioning of processing equipment.
- Facilities will be designed and equipped to afford maximum protection against unlawful (people) or unwanted (pests and animals) access.
- Production, storage and quality control areas will not be used as a right of way by personnel who do not work in them.
- Facilities will be laid out in such a way as to allow the production to take place in areas connected in a logical order corresponding to operational efficiency and cleanliness.
- Storage spaces will logically position equipment and Cannabis Material, Inventory Materials, and Products, so as to minimise the risk of confusion and cross-contamination and ensure correct application of manufacturing or control steps.
- Where packaging Cannabis Material, Inventory Materials, intermediate or bulk Products are exposed to the environment, interior surfaces (walls, floors and ceilings) will be smooth, free from cracks and open joints, and will not shed particulate matter and will permit easy and effective cleaning and disinfection.
- Drains will be of adequate size, and have trapped gullies. Open channels will be avoided where possible, but if necessary, they will be shallow to facilitate cleaning and disinfection.
- Production areas will be effectively ventilated, with air control facilities (including temperature and, where necessary, humidity and filtration) appropriate both to the Material, Materials, or Products handled, to the operations undertaken within them and to the external environment. Measures will be taken to treat internal circulated air and vented air to minimise detachable smells.
- Buildings will be located away from potential sources of environmental contaminants such as smoke or pollution, and not within regulated distances from Schools, Parks.
- The surrounding area will be maintained and adequately cleared and cleaned to minimize the potential for contamination from debris, pests, and water, and provide a clear visual sight lines for monitoring and security controls.

- Building exteriors will be designed and properly maintained to prevent contaminants or pests from entering, and of building materials that meet security levels. Ventilation openings will be equipped with clean close-fitting screens or filters that prevent the intake of contaminated air, dust and insects.
- Filters will be cleaned or replaced according to the frequency specified in the maintenance program, and the manufactured operational manuals.
- Air quality and adequate ventilation will be designed so as to ensure clean air in the operations areas and ample ventilation in the event of a spill or leak. Make up airs will be designed and installed to meet ventilation needs and heated or cooled to maintain the desired operational temperatures.
- Where there is a possibility of cross-contamination, activities will be adequately separated by physical or other effective barriers or means. All interior structures, including floors, walls, ceilings, doors, overhead fixtures, and stairs will be constructed of building materials that are durable, non-corrosive, smooth, impervious, non-absorbent and cleanable. These materials will also be suitable for manufacturing, distributing and handling food grade products and will be maintained to prevent contamination.
- All surfaces will be regularly cleaned and disinfected with approved cleaning chemicals that are stored in appropriate areas away from production materials or chemicals.
- Doors will be of suitable to secure the facility (see Security Measures) and be close-fitting and, where appropriate, self-closing. Doors in the Operations Areas will open outward, and will be fitted with panic style hardware. Where appropriate, wall, floor and ceiling joints will be sealed and angles covered or caulked so as to secure from insects or other pests.
- Containment barriers and drains will be located so that they are readily accessible for cleaning, sanitizing and inspecting, and fitted with automated pumping systems to remote containment tanks, so in the event of a leak or rupture, containment areas are evacuated right away.
- Drainage will be adequate to prevent pooling and automated pumping systems will be maintained and tested regularly. Ceilings and overhead fixtures will be maintained to minimize the build up of dirt and condensation, and the shedding of particles, and all fixtures will be of explosion proof design.
- Facilities will be designed and constructed without any cross-connection between the sewage system and any other waste effluent system within the premises. Drainage and sewage systems will be equipped with appropriate traps and vents to effectively capture contaminants and prevent pest intrusion.
- Adequate stored waste containers will be installed, maintained and inspected so that spent Material, and other waste materials are secure and do not enter the environment before they are removed from the premises.

- Light intensity will be sufficient for the intended activities, and Light bulbs and fixtures located in areas where there is exposed Cannabis Material or Products or packaging will be of a safety type.
- Ventilation systems will be designed and constructed so that air does not flow from contaminated areas to clean areas. Ventilation will provide sufficient air exchange to prevent unacceptable accumulation of volatile vapours, heat, steam, condensation, dust or other contamination, including mould, bacteria and foreign matter. HVAC systems will be ample to control ambient temperature, odours and humidity. Ventilation systems will be adequately maintained, cleaned, and tested regularly.
- Weighing of Cannabis Material will be carried out in a separate weighing area designed for that use.
- In cases where dust is generated (e.g. during sampling, weighing, mixing and processing operations, packaging of dry products), provisions will be taken to avoid cross-contamination and facilitate cleaning.
- Facilities will provide explosion proof bulbs and fixtures to avoid glass contamination.
- Facilities will provide separate the rest, change, wash-up and toilet facilities from production areas, and will be sufficiently spacious and well ventilated, and permit the promotion and implementation of good sanitary practices.
- The supply water will be of potable quality for processing and cleaning and shall meet the Guidelines for Canadian Drinking Water Quality.
- Receiving and dispatch bays will protect Cannabis Material, Inventory materials and Products from the weather. Receiving areas will be designed and equipped to allow containers of incoming Cannabis Materials and Inventory Materials to be cleaned where necessary before storage.
- Segregated caged storage areas will ensure quarantine status is maintained, these areas will be clearly marked and their access restricted to authorised personnel. Any system replacing this physical quarantine will give equivalent security.
- Segregated areas will be provided for the storage of rejected, recalled or returned Cannabis Material or Products.
- Rest and refreshment rooms will be kept separate from production areas.
- Facilities for changing clothes and for washing and toilet purposes will be easily accessible and appropriate for the number of users. Toilets will not directly communicate with production or storage areas.
- Maintenance workshops ,will as far as possible, be separated from production areas.
- Whenever parts and tools are stored in the production area, they will be kept in drawers, lockers reserved for that use.

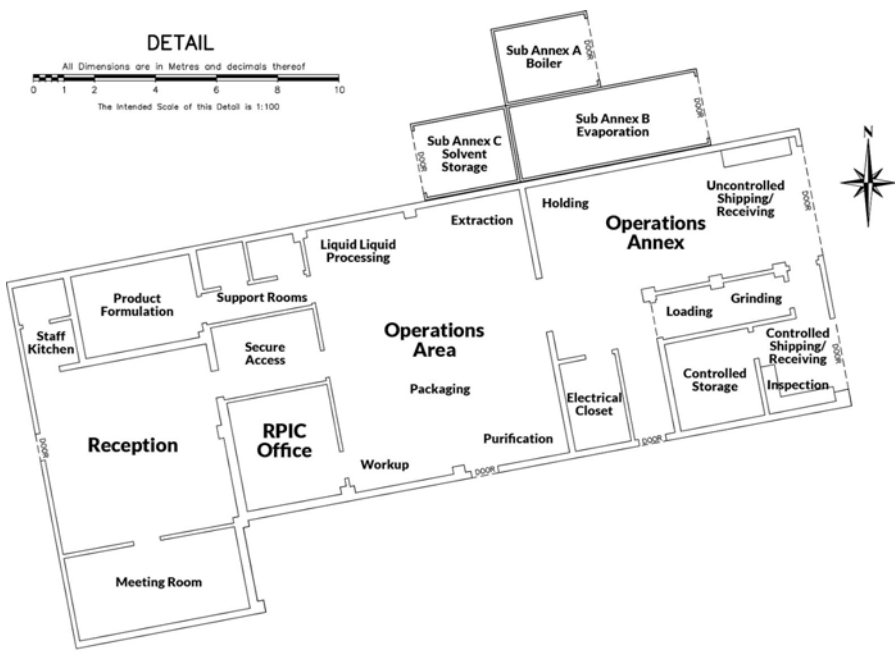
As supporting evidence of our GPP systems below are a series of floor plans and process flows for the proposed Nanoose Bay Cannabis Processing facility.

[illegible]

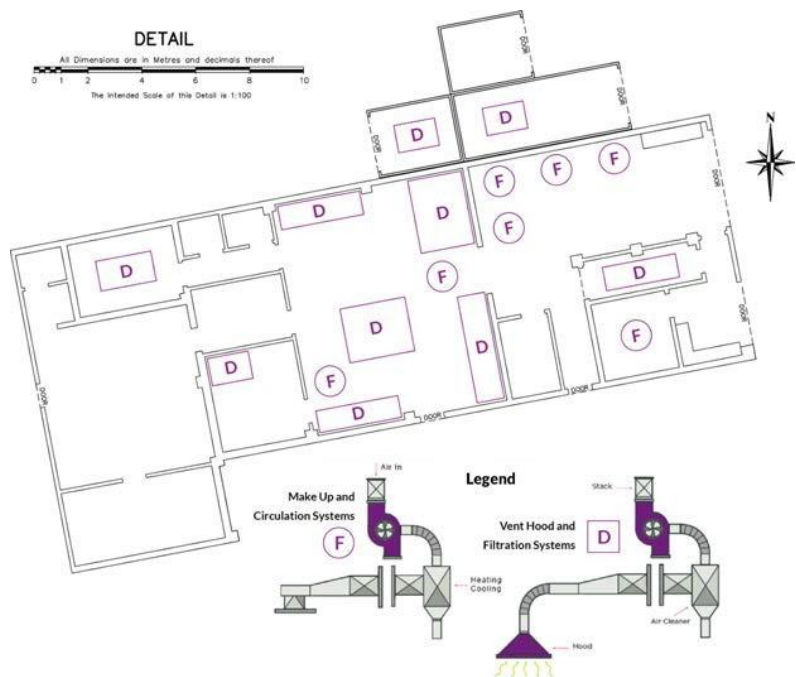
Facility Areas and Operational Activities

Room Name	Facility Activities
Operations Annex	Manufacturing, Storage, Sampling, Shipping and Receiving
Operations Area	Manufacturing, Labelling, Packaging, Sampling, Testing
Product Formulation Area	Product Development, Formulation, Packaging, Labelling, Sampling, Testing, Storage
Responsible Person in Charge Office (RPIC Office)	Monitoring / Tracking / Reporting, Access Control, Site Management, Records Keeping, Forms and Process Management, Personnel Management, Storage
Secure Access Area	Secure access zone between reception and manufacturing facilities. Entry restricted to authorized personnel. External consultants, contractors and inspectors must be supervised by a site supervisor at all times to be permitted access. Personal Articles Storage
Reception Area	Guest and front office meeting rooms. Access restricted to authorized sign in for non-personnel to access.
Support Rooms	Personnel Lockers, Hygiene, Safety and Equipment.
Operations Sub-Annex	Storage of Chemicals and equipment that are not ideally suited to the inside work environment (noise, logically co-located for heat / cooling transfer, safety...).
	Sub-Annex A - Boiler
	Sub-Annex B - Evaporator
	Sub-Annex C - Solvent Storage

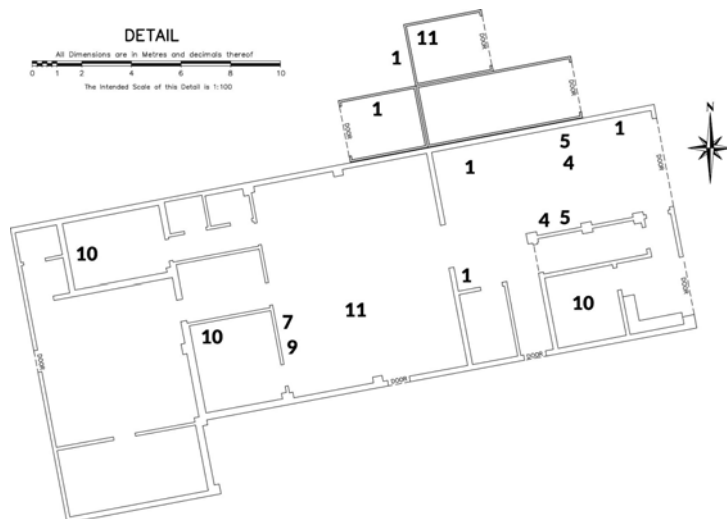
Facility Designated Areas



Facility Ventilation



Hazardous Materials Storage

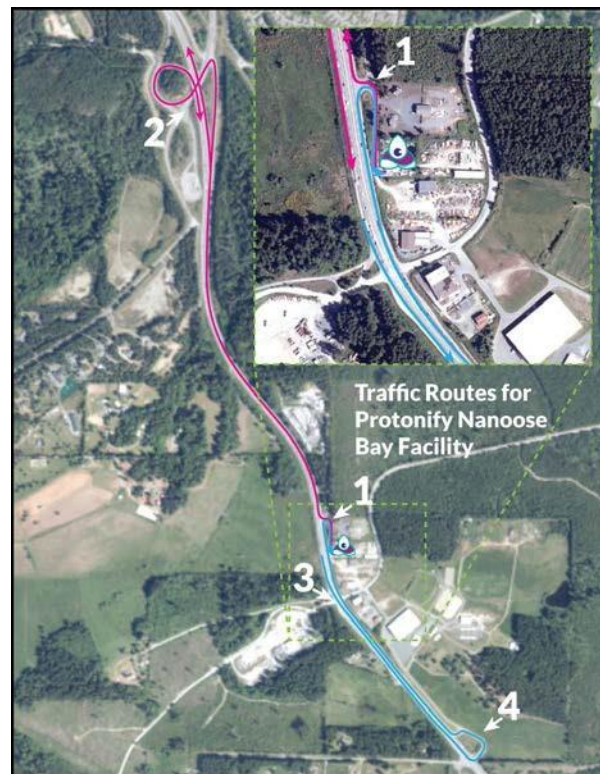


Hazardous Material (*Site Plan does not require Stock or Store)	Group
Flammable Liquids	1
Volatile Liquids Poisons*	2
Oxidizing Acids*	3
Mineral Acids	4
Bases	5
Oxidizers*	6
Non-Volatile Liquid Poisons	7
Metal Hydrides*	8
Dry Solids	9
Controlled Substance	10
Compressed Gas	11

Storage Access and Containment



Traffic Pattern Map

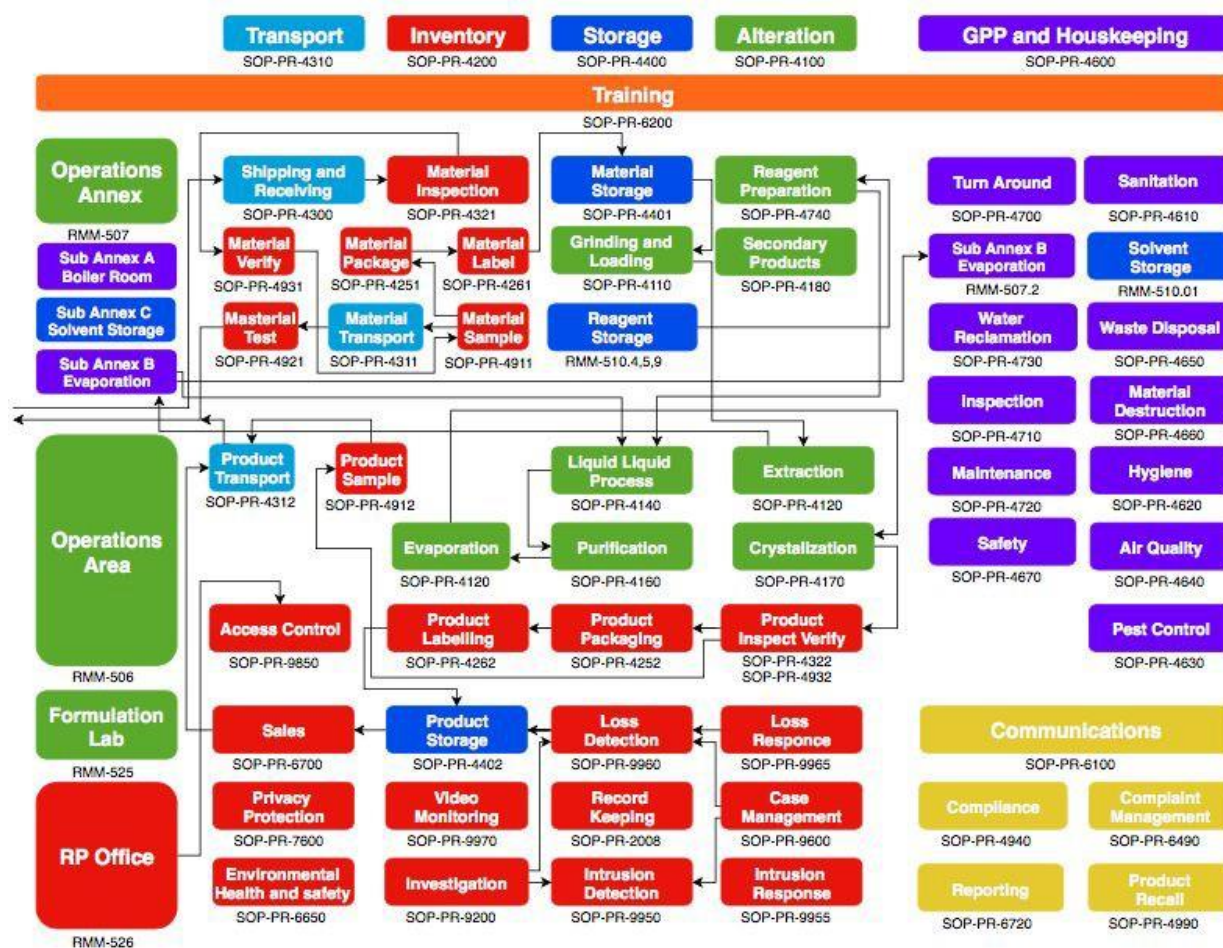


The Protonify Nanoose Bay Facility is located at 1451 Island Highway and can only be accessed from the service road on the East side of the highway.

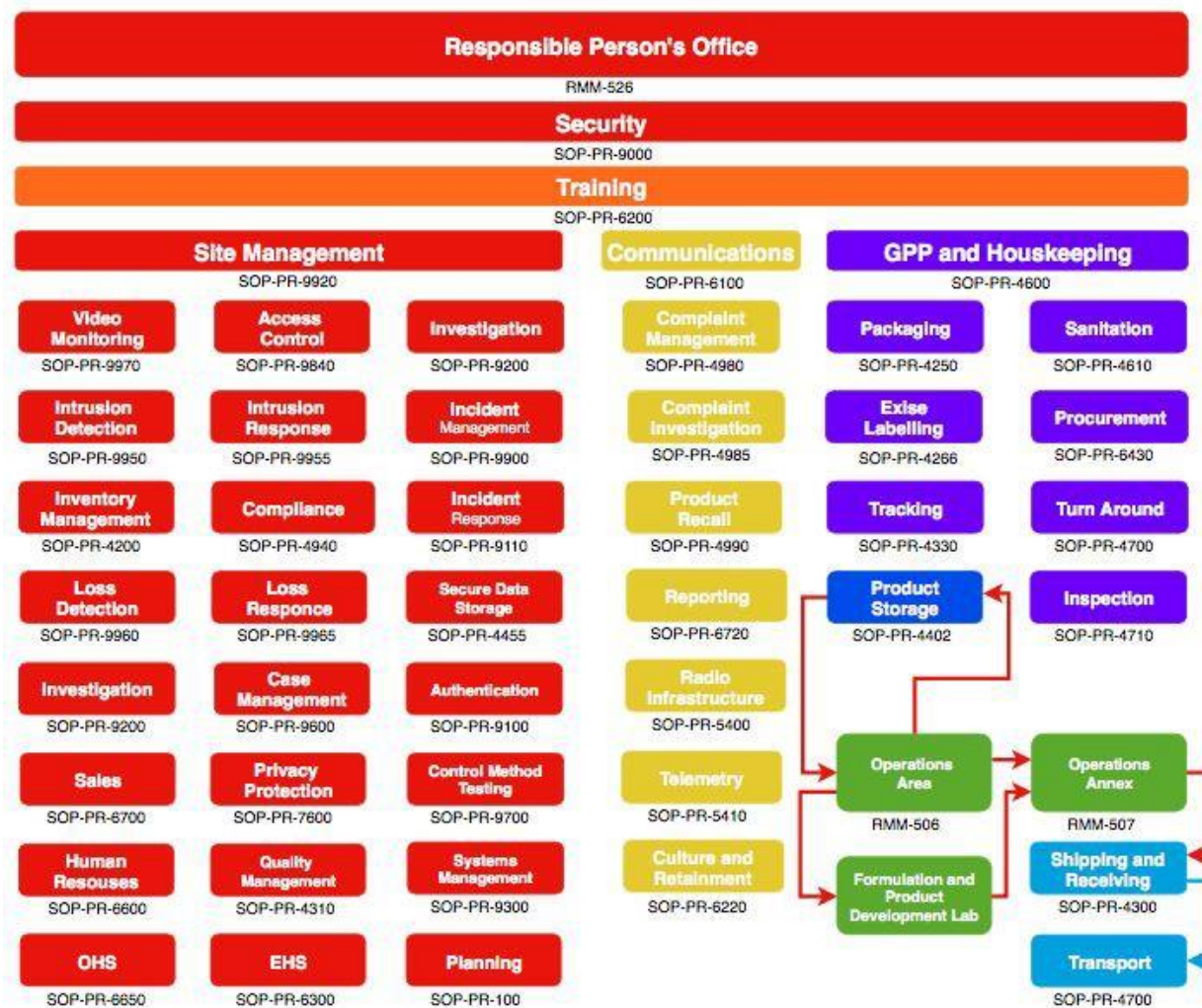
- 1) Traffic can only enter and exit Nanoose Bay facility via Northbound Island Hwy.
- 2) When leaving facility either continue Northbound on Island Highway or use the underpass to go Southbound.
- 3) Southbound Traffic going to the facility cannot turn around at Northwest Bay Logging Road.
- 4) Southbound Traffic going to the facility must use U-Turn Route at Dawson Road.

The facility's access road services only a few businesses in the area and beyond the handful of full time staff and occasional delivery vehicles there will be little impact on local traffic and parking. The existing infrastructure is adequate for the needs of the facility.

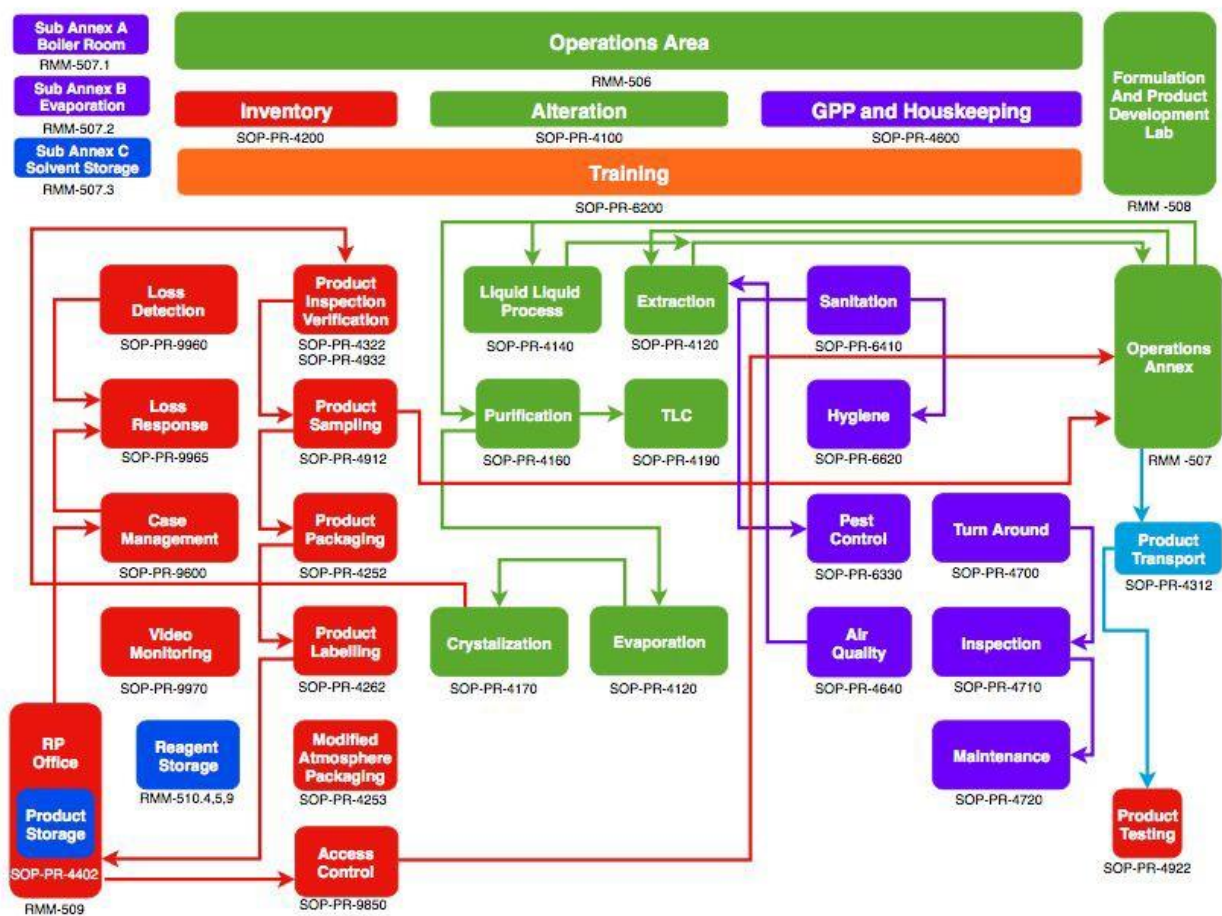
Overarching All Areas Flowchart



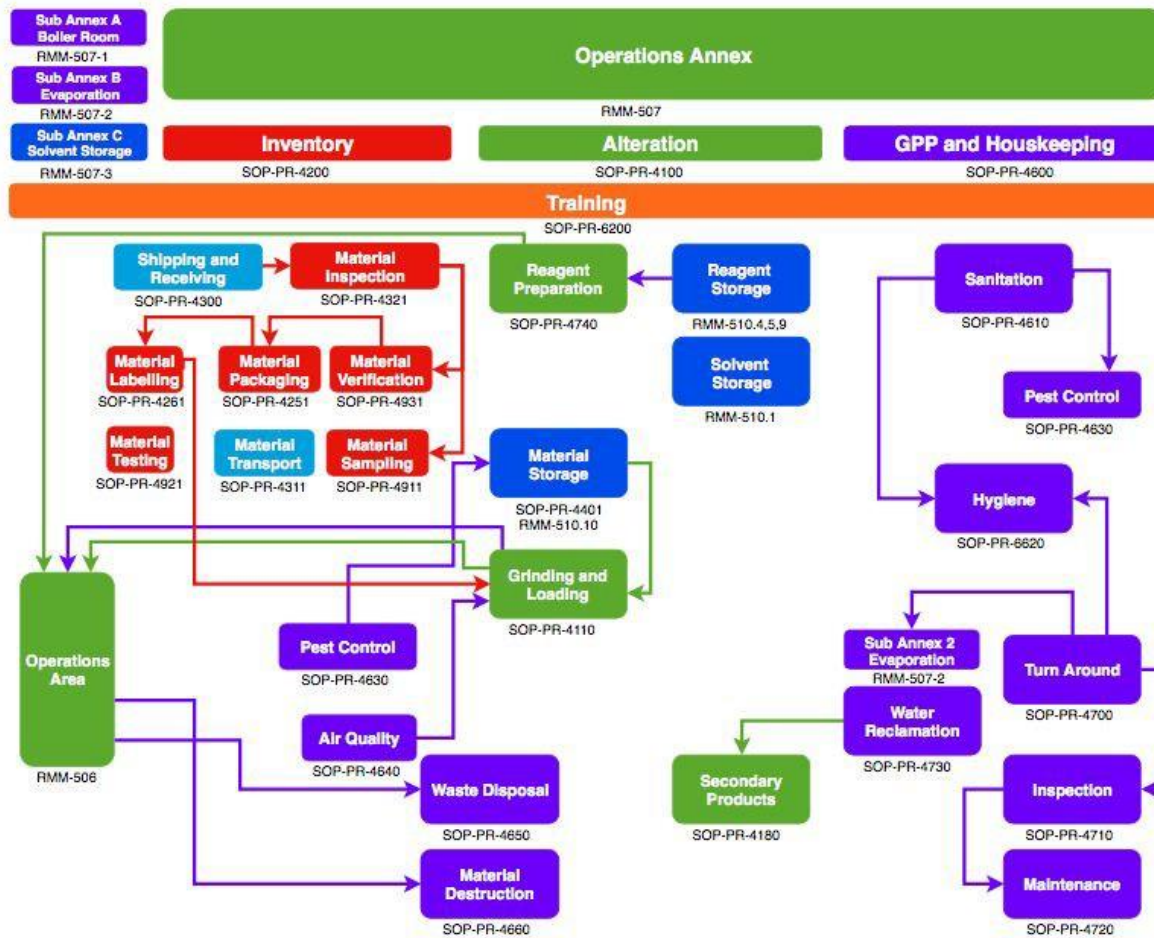
Responsible Person In Charge (RPIC) Office Flowchart



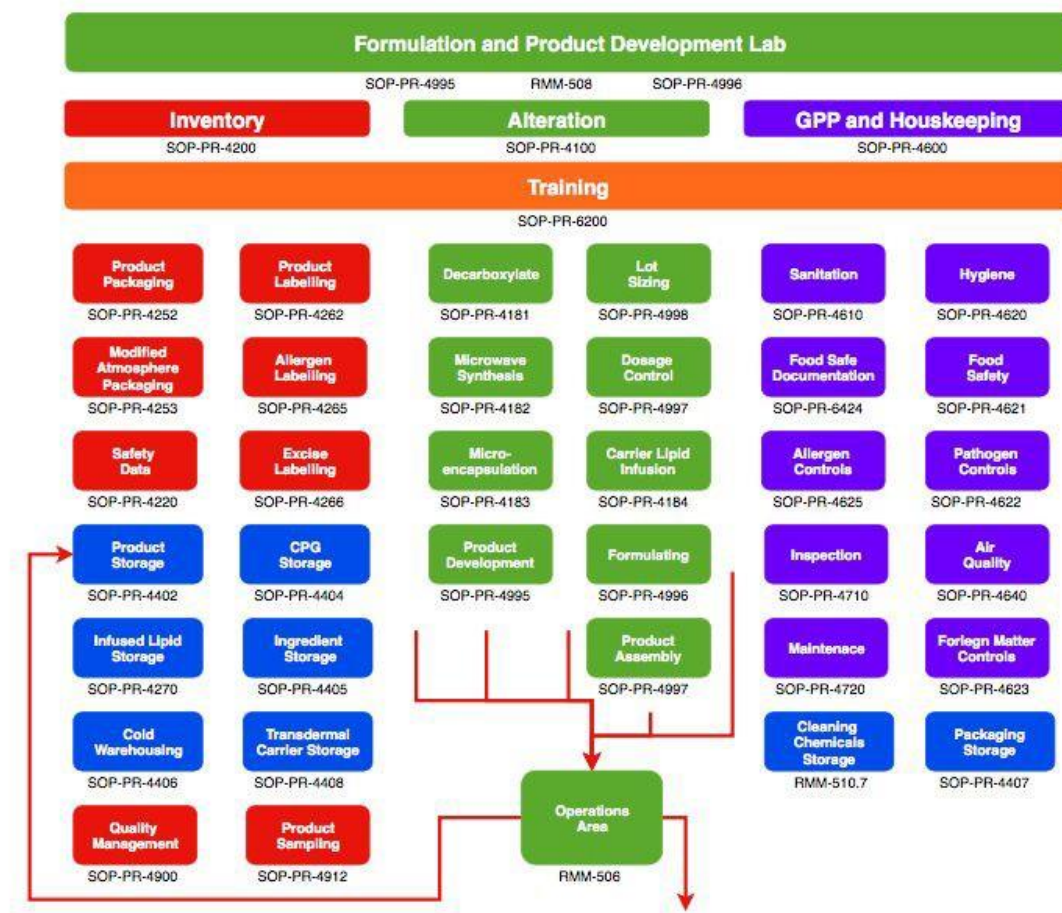
Operations Area Flowchart



Operations Annex Flowchart



Product Formulation Area Flowchart



Sub-Annex Flowchart



PRODUCTS BEING MANUFACTURED

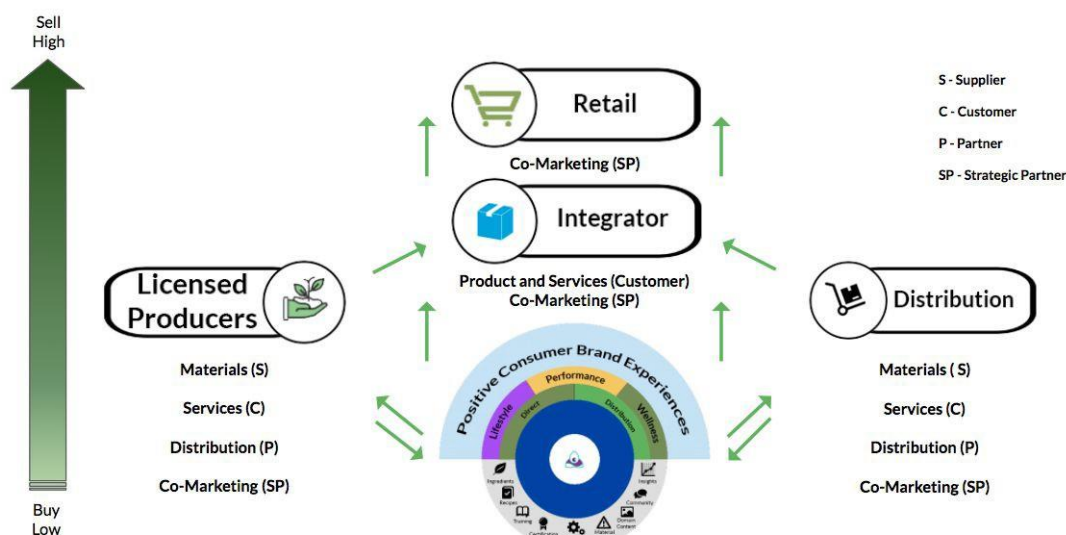
Premise

Use of a single solvent extraction pathway that is safe yet volatile, non polar yet food industry established, and resolves THCa precisely chromatographically will be employed. Liquid-Liquid phase work has been designed to keep the whole system scalable with a continuous throughput.

Goals

- Make the best / cleanest product with the least environmental hazards / impact / negative externalities.
- Industrial scale using off the shelf food / pharma grade equipment
- Utilization of best practises on all operations.
- Purified THCa that can easily be made into derivative products of higher value, create market differentiation, or as a precursor to further synthesis.
- Establish the ability to license core IP to CPGs who want to innovate with their own compounds and recipes based on our primary ingredient.
- Employ safe and secure handling, storage, packaging, and transportation systems.
- Promote viable options to smoking cannabis
- Low cost high impact dosage capability for longer term adoption within medical segments

The following diagram illustrates the model for business development in our value chain:



We see the "Integrator" as our customer. They will use our product in their process to enhance or create something new. They are the Nestles, Revlon's, and other CPG

companies. They already have a distribution channel and established brand awareness.

The LP's will be partners and/or suppliers to us. Because we focus on extraction, we will seek the highest quality input at the best price available from approved LPs. Proximity to our facility and supply capacity will probably also be factors. Protonify may partner with some LP's with a joint business model to provide various compounds and THCa to distributors .

Raw Materials and Capacity

Our initial target processing capacity will be in the range of 80 kg to 640 kg of dried cannabis per month. This capacity will be vertically scalable, allowing for two and three fold expansion without the addition of proportionate resources. Each work cycle will also involve a period for routine maintenance and reporting, essential to our tracking and adherence to best practices.

The processing “assembly” line is easily scalable to higher output capacities based on demand by:

- Expanding of operational work cycles (more shifts)
- Increasing capacity of bottleneck processes and equipment
- Insight into which input materials yield the highest quality output and least externalities and potential downstream liabilities

The current plan is to ramp up in a controlled manner, based on production line fine tuning and market demand. Staged input capacities will step up, 160 kg, 320 kg, and 640 kg per month. A 640 kg input generates five million 10mg doses at a 10% yield. Once at 640 kg/month, capacities will expand vertically from a single daily work cycles to multiple overlapping daily work cycles.

Output will vary based on the potency of input materials, so Protonify buyers, and contract negotiators, will seek fresh, properly handle, high potency input materials. Special attention will be paid to market conditions, allowing Protonify to acquire materials at viable rates with an eye on organic inputs and output product narrative.

Protonify is not in the cultivation business. We do not grow cannabis material, we process cannabis material from Licensed Producers allowing them to safely:

- Covert trim and non-sellable organic matter into pharmaceutical grade powder.
- Provide accurate and consistent dosing for edibles and consumables.

Micro-grow licenses will start to come online this year. These establishments will require a Licensed Producer with processing capacity to bring their product to market. Protonify will be providing this service and help this important artisan sector to become a sustainable part of the overall cannabis economy.

STATUS QUO ASSESSMENT

The purpose of the Status Quo is to assess the entire operational process of the facility in order to identify short comings, like raw materials procurement, infrastructure, employee training, health and safety, transportation, storage, compliance with legislative requirements, emergency preparedness and waste streams arising from an operation and its related activities, as well as the current waste management practices per waste stream. The Status Quo serves as the baseline against which any problem areas or gaps in waste management practices, process technology and environmental authorizations are identified and against which future performance goals, objectives, targets and activities can be set. Figure 1. Shows the type and quantitative expectations of wastes.

Figure 1. Nanoose Bay Facility Anticipated Solid and Liquid Waste Production

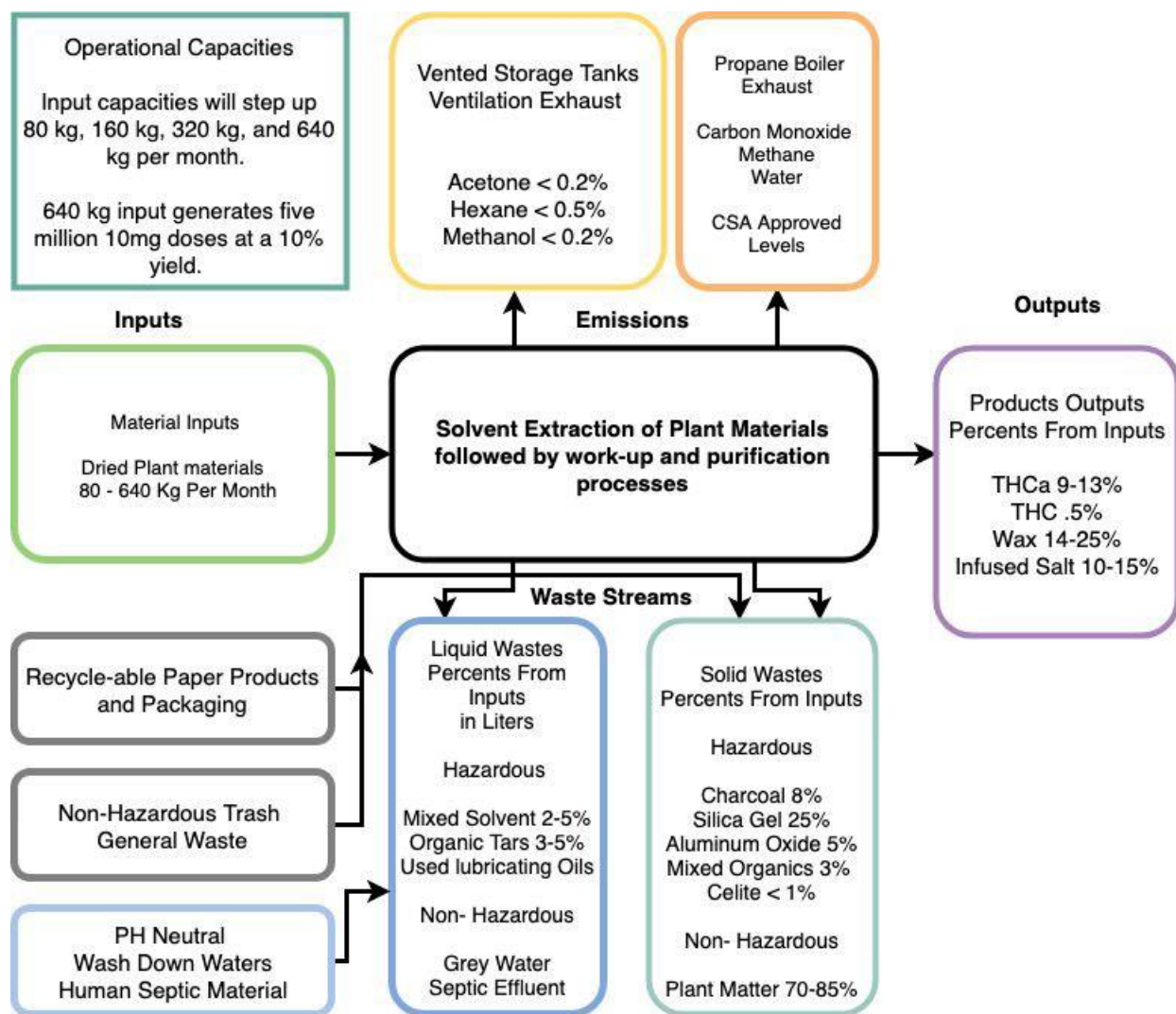


Figure 2. Monthly input cannabis to process wastes infographic

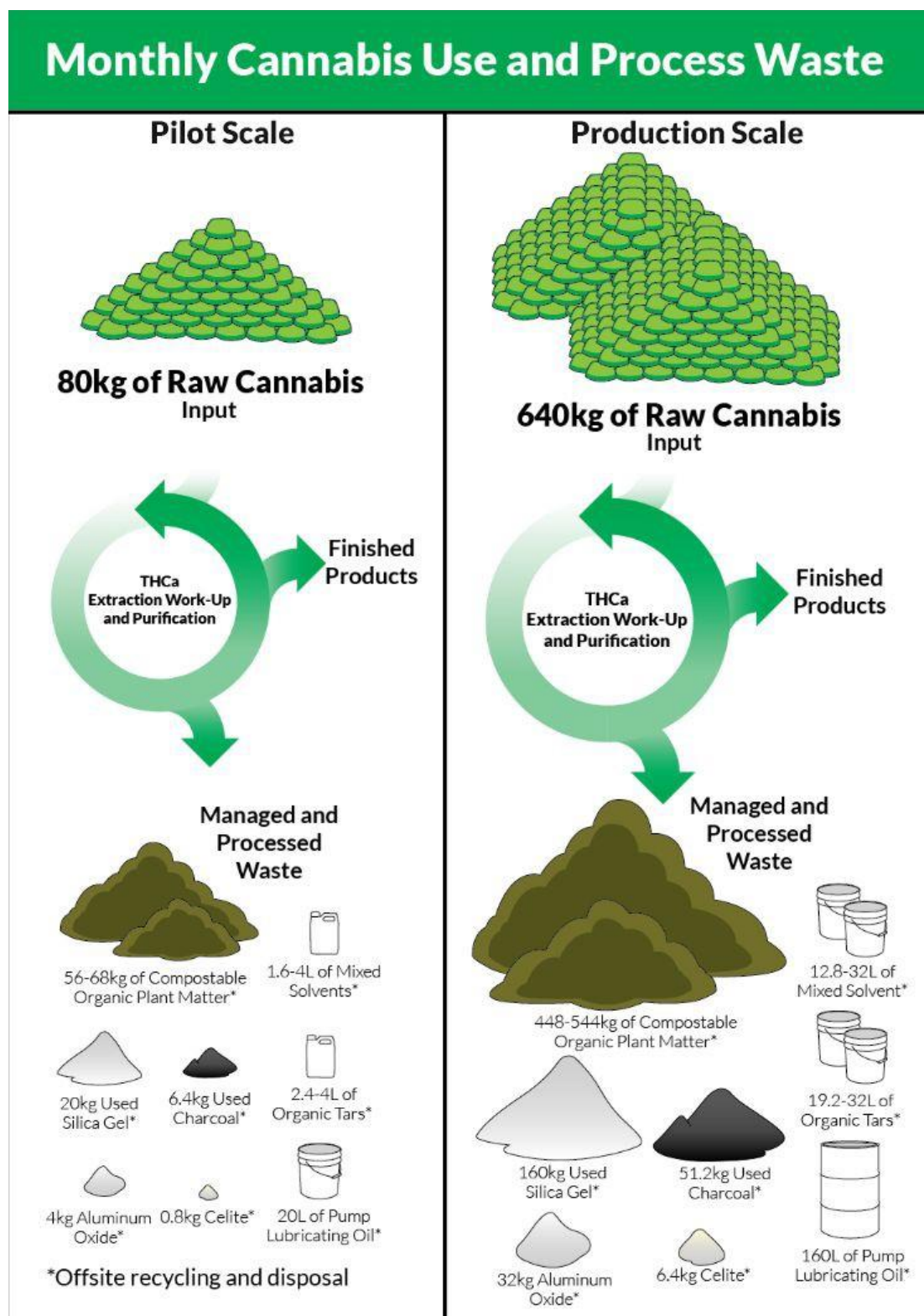
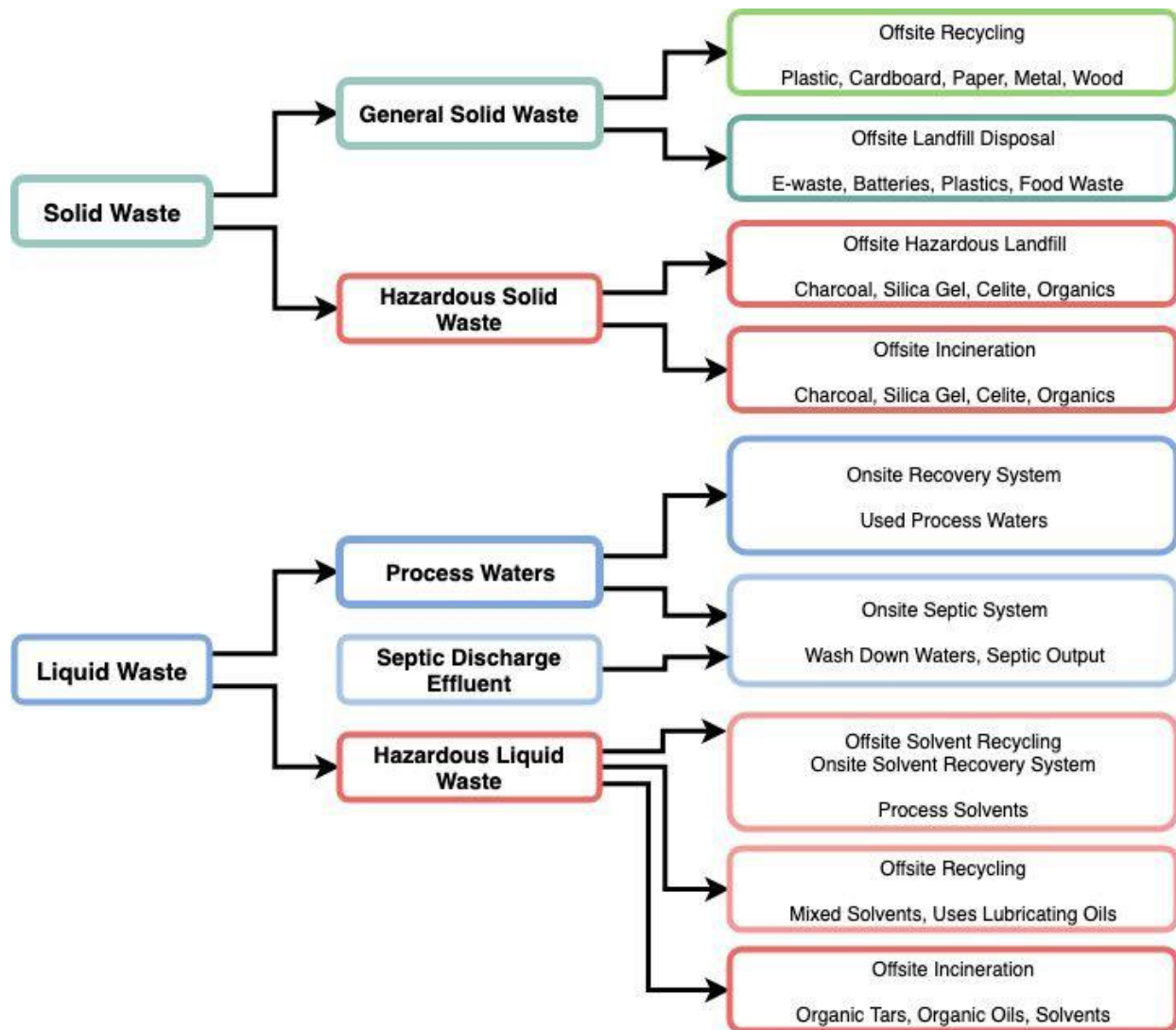


Figure 3. Shows the two types of waste, their hazardous rating, and potential disposal and or recycling measures.

Figure 3. Solid and Liquid Waste Disposal and Recycling Flow



Operations have not yet begun at the Nanoose facility; however, Table 1, illustrates the description of waste streams and the current waste management practice.

Table 1. Status Quo Waste Management Initiatives

Origin	Waste Stream			Managing Initiatives
Incoming / OutGoing Packaging Materials	General	Solid	Yes	Recycle / Off Site Landfill Disposal
		Liquid	No	
	Hazardous	Solid	No	
		Liquid	No	
Input Cannabis Materials	General	Solid	Yes	Off Site Disposal
		Liquid	No	
	Hazardous	Solid	Yes	Off Site Disposal / Incineration
		Liquid	Yes	Off Site Disposal / Incineration
Processing and Manufacturing	General	Solid	Yes	Off Site Disposal
		Liquid	Yes	Septic System / Off Site Disposal
	Hazardous	Solid	Yes	Off Site Hazardous Disposal
		Liquid	Yes	Off Site Disposal / Incineration
Operational Areas	General	Solid	Yes	Off Site Landfill
		Liquid	Yes	Off Site Septic System
	Hazardous	Solid	Yes	Off Site Hazardous Disposal
		Liquid	Yes	Off Site Hazardous Disposal
Cleaning Maintenance	General	Solid	Yes	Off Site Landfill
		Liquid	Yes	Off Site Septic System
	Hazardous	Solid	Yes	Off Site Hazardous Disposal
		Liquid	Yes	Off Site Hazardous Disposal
Washrooms	General	Solid	Yes	Off Site Landfill
		Liquid	Yes	Onsite Septic System

Environmental Authorisations

It is important for companies to be aware of the regulations and standards for waste classification and management as well as a waste categorisation system for reporting to the agencies having authority. The status of environmental authorisations for listed activities requiring a license, permit or other form of authorisation which needs to be reported is also a part of the Status Quo Assessment. Table 2 can be employed to tabulate activities that require authorisation.

Table 2: Operational Activities Requiring Authorisation

Environmental Authorization	Activities	Authorization Status	Date Of Issue	Expiry Date
British Columbia Public Health Act SEWERAGE SYSTEM REGULATION				
Septic Smart Regional District of Nanaimo https://www.rdn.bc.ca/septicsmart				
Ministry of Environment Effluent Discharge Licence	Inspection Log Testing	Self Monitored Records upon Request		
Septic System Registration and Approval RDN	Sewage System Regulation	Application in Process		
Boiler Plant Technical Safety BC	Propane Boiler Low Pressure	Pending Installation and Inspection		
British Columbia Air Quality Legislation & Regulations	Development Permit	Pending Application		
British Columbia Environmental Management Act HAZARDOUS WASTE REGULATION	Storage Permit			
British Columbia Hazardous Waste Generator Registration	Register	Pending Application http://a100.gov.bc.ca/pub/swisbcg/		

Table 3. Protonify Waste Minimisation Strategies

Protonify Strategy	Yes / No	ScopeOfInitiative
Prevention or Avoidance	Yes	Use Assessment Hierarchy Initiate Records and Reports (AHIRR). Usage of best practices to minimize waste byproducts including clearly marked labelling procedures and detailed process logs.
Minimization	Yes	
Reuse	Yes	
Recycle	Yes	Offsite contractors are employed to recycle waste recyclables.
Recovery	Yes	Onsite water and solvent reclaim systems that allow for near complete recovery and reuse.
Chemical inventory control system	Yes	Standard operating procedure to clearly identify materials so they are not inadvertently mixed and detailed record keeping.
Replace toxic chemicals in order to reduce the amount or toxicity of wastes generated	Yes	Protonify system use materials with low hazardous ratings, and incompatible materials are clearly marked and stored separately.
Change packaging/product design / manufacturing procedures to reduce the quantity of waste	Yes	Supplier and customers waste management support to minimize the need for repackaging materials and the use of recyclable product packaging where possible.
Purchase equipment that produces less waste	Yes	Equipment are selected for their efficiency and durability, serviced regularly, and where possible , can be rebuilt. Solvents and process waters are recovered and reused.
Treatment of effluent or wastewater	Yes	Washdown waters are tested for PH neutrality prior to discharge, and all process waters are reclaimed for reuse.
Staff training in integrated waste management	Yes	Training for technicians and supervisors on all waste initiatives.
Community/stakeholder participation in integrated waste management	Yes	Involve ministry, regional and municipal agencies to cooperatively reduce overall waste and improve management policies.

Waste Classification and Categorisation

Waste classification is a means of establishing if a waste is hazardous based on the nature of its physical, health and environmental hazardous properties as well as establishing the degree or severity of risk it poses. Wastes are broken into two categories:

General Waste

- General Trash
- Wooden Pallets
- Compostable Food Waste
- Cardboard and Paper Recyclables
- Recyclable Metals

Hazardous Waste

- Wastes That Pose a Health Risk
- Electrical and Electronic Equipment Waste
- Waste Batteries
- Contaminated Solids
- Chromatography Medias
- Mixed Solvents

Records of Waste Generation and Management

Records will be kept accurate and up to date including the types of waste and quantities being generated at the Nanoose Bay facility. By employing the Status Quo assessment, the Hierarchical waste Initiative System, and Gap Analysis, Protonify can track:

- The specific types of waste being generated
- Categorise these waste streams in terms of governing bodies and relevant regulations
- Assessment that the correct initiative is being employed
- Effectiveness of the initiatives being employed
- Quantifiable types of waste generated, expressed in Kilograms or Litres per month
- Quantities of each type of waste that has either been reused, recycled, recovered, treated or disposed of
- That the best Practical Environmental Option is being employed

Waste Storage and Transportation

Protonify facilities are designed, constructed, and maintained in accordance with all federal, Provincial, and Regional standards we do business in.

The following standard is taken directly from the Hazardous Waste Regulation of British Columbia and outlines the specific requirements for the safe storage and transportation of Hazardous wastes.

Hazardous Waste Regulation Division 2 — Storage Facilities

Operational requirements

16 (1) The owner of a storage facility where free liquid hazardous waste is stored in containers or tanks must:

- (a) provide space to allow for manual, visual inspection for leaks,
- (b) provide and maintain an impervious containment system sufficient to hold the larger of
 - (i) 0% of the largest volume of free liquid hazardous waste in any given container or tank, or
 - (ii) 5% of the total volume of free liquid hazardous waste in storage,
- (c) provide controlled forced air ventilation to any indoor facility so that 0.3 m³/min/m² of a facility is exhausted at all times unless a facility is used solely for passive storage,
- (d) provide overflow protection for tanks by means of
 - (i) fixed piping to an empty adjacent tank with a capacity equal to or greater than 20% of the protected tank,
 - (ii) a high level alarm set at 90% of the full liquid level of the tank, or
 - (iii) an automatic feed cutoff system set at 95% of the full liquid level of the tank container,
- (e) use a dripless hose connection, or a containment system that provides equal or better protection than the protection provided by a dripless hose connection, when transferring liquid hazardous waste by means of detachable hoses or pipes,
- (f) ensure that all materials on pipes, pumps, containers and any other equipment which comes in contact with the hazardous waste is compatible with the hazardous waste, and
- (g) ensure that all hazardous waste transfer lines, hoses and pipes are equipped with automatic shut off or close on failure valves which close off the flow of hazardous waste in the event of a sudden accidental escape unless a method of containment is provided to prevent the release of free liquid hazardous waste.

(2) If an owner's primary business is not waste management and the owner's facility provides storage that is on site and passive storage, the owner

(a) despite section 4 (1), must prepare and maintain, but unless requested to do so by a director, need not obtain and must not seek approval of the plans and specifications referred to in section 4 (1) (a) and (b),

(b) despite section 4 (1), unless requested to do so by a director,

(i) need not prepare or maintain, and

(ii) need not obtain, and must not seek approval of, the operational plans referred to in section 4 (1) (c) and (d),

(c) despite section 11, unless requested to do so by a director, need not obtain and must not seek approval of the contingency plan required by that section, and

(d) despite section 14 (1) and (3), unless requested to do so by a director, need not obtain and must not seek approval of the closure plan, or amendments to the closure plan, required by that section.

Performance standards

17 (1) The owner of a storage facility must ensure that:

(a) any emissions to the atmosphere resulting from the operation of the storage facility are controlled to meet approved emission specifications, and

(b) any discharge of liquid effluent to the environment, to storm sewers or to a municipal or industrial effluent treatment works which results from the operation of the storage facility meets the effluent criteria prescribed in Schedule 1.2.

(2) A director may require an owner of a storage facility to give security for the performance of the owner's obligations under the Act and this regulation in the amount and form and subject to the conditions the director may specify.

The above information was taken directly from the British Columbia Hazardous waste Regulation.

Transportation of Waste

Waste Manifest

A waste manifest is a document that tracks the ongoing status of the WMP including quantitative information. The waste manifest is broken into three areas, waste generator, waste transporter, and waste manager, where each section ought to include specific information.

Waste Generator Manifest Information

- Unique consignment identification number or barcode
- Generator's contact details
 - Company Name
 - Contact person
 - Physical & postal address,
 - Phone

- Email address
- Physical address of the site where the waste was generated
- Emergency contact number
- Material data sheet if applicable
- Type, Origin or source of the waste
- Waste classification and waste category
- Waste risk profile if relevant for disposal
- Chemical composition of the waste
- Physical nature / consistency of the waste (liquid, solid, sludge; pumpable, non-pumpable)
- Quantity of waste
- Packaging (bulk, small containers, tank)
- Transport type (tanker, truck, container)
- Special handling instructions
- Date of collection / dispatch
- Intended receiver (facility / waste manager)

Waste Transporter Information

- Name of transporter
- Address of transporter
- Vehicle registration number
- Transport permit number
- Safe disposal certificates
- Declaration acknowledging receipt of the waste

Waste Manager Information

- Name, address and contact details
- Receiving waste management facility name, address and contact details (where different)
- Waste management facility licence number and issuing authority
- Date of receipt
- Quantity of waste received, recycled and disposed of
- Waste management initiatives applied (re-use, recycling, recovery, treatment, disposal)
- Any discrepancies in information (related to waste quantity, type, classification, physical and chemical properties)
- Waste management reporting description and code
- Details, including quantity, on any waste diverted to another waste management facility, and details of the facility.
- Certification and declaration of receipt and final management of the waste.

WASTE RISK ASSESSMENT

The potential level of risk associated with disposal of hazardous wastes must be determined by analysing the components of the waste and the risks they pose. This

assessment is done for all chemical substances known and reasonably expected to be present in the waste.

Disposal is not anticipated for wastes with a risk profile indicating extreme risk. Hazardous wastes with a lower risk profile, such as silica gel or mixed organic solvents (Hexane, Acetone, Methanol, and Isopropyl Alcohol) are anticipated.

Waste Categorisation

Waste Categorisation means the grouping of wastes into categories of major and specific general and hazardous waste types and the assignment as described above. The main purposes for the categorisation of waste are as follows:

- To identify categories for reporting on general and hazardous waste
- To gather information on waste types to allow for the appropriate prioritisation and management of waste streams and facilitating the diversion of waste from landfill higher up the waste hierarchy
- Allow for reporting on waste generation and waste management activities
- To provide information on waste generation and management statistics

Hazardous and General Waste Types can be found in the Tables 5 as classified under the Hazard Characteristics Criteria for Classes 2, 3, 4, 5, 6, 8 and 9 of the Transportation of Dangerous Goods regulation (TDGR.)

Protonify anticipates hazardous waste in classification 3. Flammable Liquids, and Classification 8. Corrosives, and Classification 9. Miscellaneous Hazardous wastes; however, the completed table 4. is included here as a training aid, and in case a product is inadvertently delivered to one of our facilities, it can be correctly classified and transported.

Table 4. Hazardous Waste Classifications

Class	Description
1	Explosives (NOT COVERED UNDER THE REGULATIONS) Note: Explosives are administered by the Explosives Act and Regulations.
2	Gases
3	Flammable Liquids
4	Flammable Solids; Substances Liable to Spontaneous Combustion; Substances That on Contact with Water Emit Flammable Gases (Water-Reactive Substances)
5	Oxidizing Substances and Organic Peroxides
6	Toxic and Infectious Substances
7	Radioactive Materials (NOT COVERED UNDER THE REGULATIONS) Note: Radioactive materials are administered by the Canadian Nuclear Safety Commission.
8	Corrosives
9	Miscellaneous Products, Substances or Organisms

The following information is taken directly from “Guide to Hazardous Waste and Hazardous Recyclable Material Classification: chapter 2” found [here](#). The protonify Nanoose Bay facility does not store, transport, or generate Hazardous waste classifications 1,2,4,5,6 or 7; however these classifications are included here for training purposes, and in the event that a hazardous material is inadvertently shipped to the facility.

Class 2: Gases

Waste is included in Class 2 if it is

1. a gas included in one of the divisions described below
2. a mixture of gases
3. a mixture of one or more gases with one or more vapours of substances included in other classes
4. an article charged with a gas
5. tellurium hexafluoride
6. an aerosol.

Divisions

Class 2 contains the following three divisions:

Class 2.1: Flammable Gases, consisting of gases that, at 20°C and an absolute pressure of 101.3 kPa,

1. are ignitable when in a mixture of 13 percent or less by volume with air, or
2. have a flammability range with air of at least 12 percentage points determined in accordance with tests or calculations in ISO 10156

Class 2.2: Non-flammable and Non-toxic Gases, consisting of gases that are transported at an absolute pressure is greater or equal to 280 kPa at 20°C or as refrigerated liquids, and that are not included in Class 2.1, Flammable Gases, or Class 2.3, Toxic Gases; and

Class 2.3: Toxic Gases, consisting of gases that

1. are known to be toxic or corrosive to humans according to CGA P-20, ISO Standard 10298 or other documentary evidence published in technical journals or government publications, or
2. have an LC50 less than or equal to 5 000 mL/m³

Packing Groups

There are no packing groups for Class 2, Gases.

Guidance on the determination of the LC50 value is found in sections 2.16 and 2.17 of Part 2 of the TDGR.

Class 3: Flammable Liquids

Waste included in Class 3 are substances that are liquids or liquids containing solids in solution or suspension, that

1. have a flash point less than or equal to 60°C using the closed-cup test method referred to in Chapter 2.3 of the [United Nations \(UN\) Recommendations on the Transport of Dangerous Goods](#) (hereafter referred to as the UN Recommendations); or
2. are intended or expected to be at a temperature that is greater than or equal to their flash point at any time while the substances are in transport.

Note: A flash point of 65.6°C, using the open-cup test method referred to in Chapter 2.3 of the UN Recommendations, is equivalent to 60°C using the closed-cup test.

Liquids that have a flash point greater than 35°C are not included in Class 3 if they

1. do not sustain combustion, as determined in accordance with the sustained combustibility test referred to in section 2.3.1.3 of Chapter 2.3 of the UN Recommendations;
2. have a fire point greater than 100°C, as determined in accordance with ISO 2592; or
3. are water-miscible solutions with a water content greater than 90 per cent by mass.

Table 5. Flammable Liquid Packing Groups

Packing Group	Boiling Point	Flash Point
Group 1	less than or equal to 35°C at 101.3 kPa	Any
Group 2	greater than 35°C at 101.3 kPa	less than 23°C
Group 3	If the criteria for inclusion in packing groups I and II are not met, the waste is included in Packing Group III.	

Exceptions to the above packing groups are listed in TDGR Part 2, section 2.19.

Table 6. Protonify Solvents (Class 3 Flammable Liquids) as they apply to the Regulation

Protonify Solvent	Boiling Point	Flash Point	Group Number
N-Hexane	68 C	- 26 C	Group 3
Methanol	64.7 C	12 C	Group 2
Acetone	56 C	- 20 C	Group 2
Isopropyl Alcohol	82.5 C	11.7 C	Group 2

Note: Mixed Organic solvent can form positive Azeotropes where the combined boiling point of the mixture can be lower than the boiling point of the individual solvent.

Class 4: Flammable Solids

Substances Liable to Spontaneous Combustion; Substances That on Contact with Water, Emit Flammable Gases (Water-Reactive Substances)

Divisions

Waste included in Class 4 are divided into the following three groups (additional detail is provided in TDGR Part 2, section 2.21):

Class 4.1: Flammable Solids

Class 4.2: Substances Liable to Spontaneous Combustion

Class 4.3: Water-Reactive substances

Packing Groups

As set out in section 2.22 and compiled in column 4 of Schedule 1 of the TDGR.

Class 5: Oxidizing Substances and Organic Peroxides

Divisions

Class 5 has two divisions:

Class 5.1: Oxidizing Substances, which consists of substances that yield oxygen thereby causing or contributing to combustion of other material (as determined in accordance with section 2.5.2 of Chapter 2.5 of the UN Recommendations); and

Class 5.2: Organic Peroxides, which consists of substances that

1. are thermally unstable organic compounds that contain oxygen in the bivalent "-O-O-" structure (as determined in accordance with Chapter 2.5 of the UN Recommendations);
2. are liable to undergo exothermic self-accelerating decomposition;
3. have one or more of the following characteristics:
 1. liable to explosive decomposition
 2. burn rapidly
 3. sensitive to impact or friction
 4. react dangerously with other substances
 5. cause damage to the eyes; or
4. are in the list of currently assigned organic peroxides in section 2.5.3.2.4 of Chapter 2.5 of the UN Recommendations.

Packing Groups

As set out in section 2.25 and compiled in column 4 of Schedule 1 in the TDGR.

Class 6: Toxic and Infectious Substances

Divisions

Class six has two divisions:

Class 6.1: Toxic Substances, which consists of substances that are liable to cause death or serious injury or to harm human health if swallowed or inhaled or if they come into contact with human skin. The groups of toxic substances are outlined in the chart below.

Form	Toxicity	LD50	LC50
Any	Oral	Less than or equal to 300 mg/kg	-
Any	Dermal	Less than or equal to 1000 mg/kg	-
Vapour	Inhalation	-	Less than or equal to 5000 mL/m ³
Dusts/mists	Inhalation	-	Less than or equal to 4 mg/L

Guidance for determination of the LD50 value is provided in sections 2.30 and 2.31 of Part 2 of the TDGR.

Class 6.2: Infectious Substances, which consists of infectious substances defined in Part 1 of TDGR as substances known or reasonably believed to contain viable microorganisms such as bacteria, viruses, rickettsia, parasites, fungi and other agents such as prions that are known or reasonably believed to cause disease in humans or animals and that are listed in Appendix 3 of the TDGR, or that exhibit characteristics similar to substances listed in Appendix 3 of the TDGR.

Waste included in this class are divided into two categories: Category A and Category B (see section 2.36 and Appendix 3 - Guide to Category A and Category B Assignment) of the TDGR.

Packing Groups

Packing Groups for waste included in Class 6.1 are set out in sections 2.29, 2.34 and 2.35 under Part 2 of the TDGR.

Class 8: Corrosive Substances

Substances are included in Class 8 if they

1. are known to cause full thickness destruction of human skin, that is, skin lesions that are permanent and destroy all layers of the outer skin through to the internal tissues;
2. cause full thickness skin destruction, as determined in accordance with OECD Guidelines 430 or 431;
3. do not cause full thickness destruction of skin, but exhibit a corrosion rate that exceeds 6.25mm per year at a test temperature of 55°C, as determined in accordance with the ASTM (American Society for Testing Materials) Corrosion Test.

Packing Groups

As set out in section 2.42 under Part 2 of the TDGR

Class 9: Miscellaneous Products, Substances, or Organisms

As per section 2.43 under the TDGR waste is included in Class 9 if it:

1. is included in Class 9 in column 3 of Schedule 1 of the TDGR, or
2. is not included in Class 9 in column 3 of Schedule 1 and does not meet the criteria for inclusion in any of Classes 1 to 8, and
 1. is a marine pollutant under section 2.7 of Part 2 (Classification), or
 2. except for asphalt or tar, is offered for transport or transported at a temperature greater than or equal to 100°C if it is in a liquid state or at a temperature greater than or equal to 240°C if it is in a solid state,

Note: In circumstances where waste does not meet the criteria for inclusion in any of the classes 2, 3, 4, 5, 6, 8 and 9 (as per section 2.43) of the TDGR (i.e. there is no applicable UN number based on those hazard criteria), and this waste is considered to be hazardous waste under the Regulations, one of the following UN numbers applies to the hazardous waste and must be used [Footnote1](#) :

- For a liquid, the UN number 3082 (shipping name ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S.),
- For a solid, the UN number 3077 (shipping name ENVIRONMENTALLY HAZARDOUS SUBSTANCE, SOLID, N.O.S.),
- Either UN number 3082 or UN number 3077 in the case of sludge (using the correspondingshipping name).

Therefore, the hazardous waste is designated as a dangerous goods of Class 9 and applicable TDGR requirements are triggered for its transportation.

Packing Groups

Substances included in Class 9 are included in Packing Group III, unless they are included in a different packing group, as set out in column 4 of Schedule 1 of the TDGR.

Exclusions from the Definition of Hazardous Waste

Paragraph 2 of section 1 of the regulations excludes from the definition in paragraph 1 anything exported, imported, or conveyed in transit that meets at least one of the following three criteria

1. in a quantity of less than 5 kg or 5 L per shipment or, in the case of mercury, in a quantity less than 50 mL per shipment (other than anything included in class 6.2 of the TDGR),
2. that is collected from households in the course of regular municipal waste collection services, or
3. that is part of the exporter's or importer's personal or household effects, not resulting from commercial use.

Note that hazardous waste excluded under these criteria may still be subject to the regulations if it is exported and meets the criteria described in section 2.4 of this guide. Also note that the exemption for waste "collected from households in the course of regular municipal waste collection services" applies to municipal governments' collection and disposal programs. Hazardous waste or hazardous recyclable material separated out and gathered by depots or transfer stations for subsequent export or import is subject to the Regulations.

PRACTICAL ENVIRONMENTAL OPTIONS PEO

Practical Environmental Option (PEO) analysis is a structured evaluation of reduction, re-use, recycling, and disposal options for one or more waste streams, so as to define the most Practical Environmental Options for management of the waste being generated within a Protonify facility.

PEO analysis can be measured against the current waste management initiatives being employed and identified in the Status Quo assessment stage, so these initiatives can be compared and gaps and deficiencies identified prior to adopting a new waste management initiative.

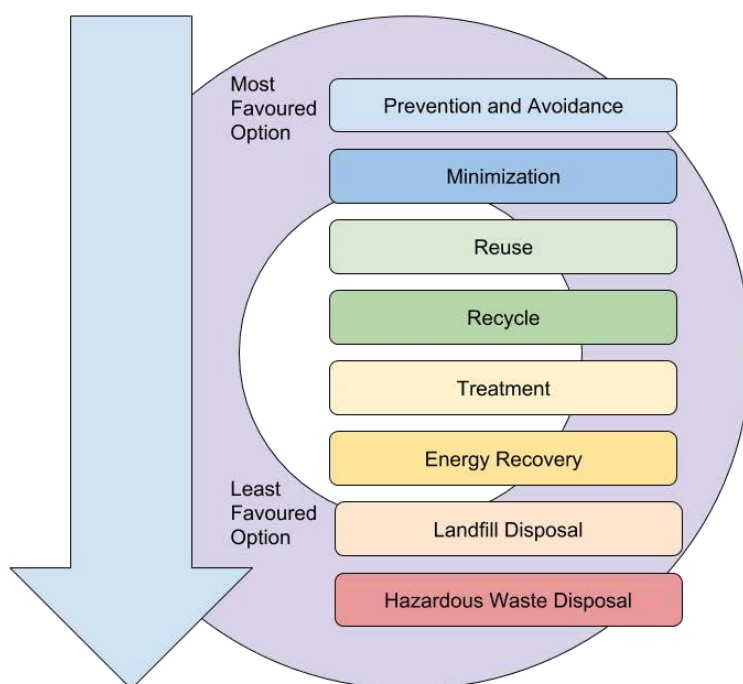
Waste management initiatives (see Table 1.) for a particular waste stream are best considered according to the Waste Management Hierarchical approach (see figure 4.) which reflects the relative sustainability (i.e. environmental friendliness) of each of the options. One of the key principles underlying the Protonify waste management hierarchy is to ensure that waste is dealt with as high up the hierarchy as possible.

Since all waste management options have some impact on the environment, the only way to avoid impact is not to produce waste in the first place, and waste prevention/avoidance reduction is therefore at the top of the hierarchy.

Minimisation of waste through reuse and recycling followed by recovery techniques (treatment, composting and generating energy from waste) follow, while disposal to landfill or to licences hazardous waste disposal contractor (the least favourable option) is at the bottom of the hierarchy.

Although the hierarchy holds true in general terms, there will be certain wastes for which the waste management options are limited. In deciding on the most appropriate waste management/disposal option, Protonify will train personnel to assess both the environmental and economic costs and benefits. Decisions on how to determine the best PEO for a particular waste stream will be reached by taking into account all the costs and impacts associated from raw material input to waste disposal, including those associated with the movement of the wastes.

Figure 4. Waste Management Hierarchy



One of the key outcomes of the Protonify WMP is to move waste management up the waste hierarchy away from final disposal in favour of Avoidance, Minimisation, Reuse, and Recycling.

Table 7. Examples of Two Waste Streams Applied to the Assessment Hierarchy

Example	Incoming Plastic Packaging	Mixed Process Solvents
Prevention and Avoidance	Limit plastic by avoiding re-packaging raw materials from suppliers	Use clearly marked containers and controls to avoid inadvertent solvent mixing
Minimization	Cooperative waste management planning with Suppliers	Use limited number of solvents that can be easily separated by chemical or other means
Reuse	Limited measures available for reuse of plastic packaging	Use tainted solvents in the manufacture of secondary byproducts
Recycle	Request that suppliers use recyclable packaging materials	Employ an off site solvent recovery contractor capable of fractional distillation
Treatment	Limited measures available for treatment of plastic packaging	Wash non-polar solvents contaminated with polar solvents
Energy Recovery	No Energy Recovery options for packaging plastics	Offsite heat recovery if incineration is employed
Landfill Disposal	Only if packaging materials are not recyclable	Organic solvents are never disposed of in landfills
Hazardous Waste Disposal	Only employed if packaging materials are contaminated	Only employed when solvents are contaminated with chlorinated organics, other hazards that pose a significant health risk

WMP GAP ANALYSIS

The objective of the gap analysis is to understand the difference between existing waste management practices, as detailed in the Status Quo Assessment, and what Protonify actually wishes to see happening , as benchmarked against the PEO assessment, in terms of waste management.

The gap analysis is most readily completed by answering the following two questions for each and every waste stream that has been identified from the operations.

“How does current waste management practice compare with the PEO for the specific waste stream?”

“What is the best management option for the specific waste stream?”

Table 8. can be used to tabulate the completion of the WMP gap analysis, and should also be based on the waste minimization information in table 3. and the hierarchy system information in table 7.

Table 8. Gap Analysis Chart

Origin of Waste	Status Quo	Strategy	Hierarchy .	Gaps Identified
	Table 1.	Table 3.	Table 7.	Status Quo compared to PEO? Best management option?
Incoming / OutGoing Packaging Materials	Raw Material Packaging Plastic Sealed Bags, Pails, Barrels	Supplier and customers waste management support to minimize the need for repackaging materials and the use of recyclable product packaging	Minimization	Existing initiatives are effective
	Finished Product Packaging Plastic Jars, Glass Jars Plastic pails	Supplier and customers waste management support to minimize the need for repackaging materials and the use of recyclable product packaging	Minimization Recycle	Pending review
	Freight Waste Cardboard Freight Boxes Wooden Pallets	Offsite Contractors are employed to recycle waste materials	Minimization Recycle	Employ existing initiative pending review
Processing	Mixed Solvents	Standard operating procedure to identify materials so they are not inadvertently mixed	Off Site Recycling Off site Disposal	Pending review
	Organic Tars and Oils	Use Assessment Hierarchy Record and Report (AHIRR) Usage Of best practices to minimize waste byproducts including combining clearly marked labelling procedures and detailed process logs.	Off site Disposal	Pending review
	Organic Filtrates			
	Spent Cannabis Feces	Equipment are selected for their efficiency and durability, serviced regularly, and where possible , can be rebuilt. Solvents are recovered and isolated in the extraction process	Off site Disposal Plan for residual solvent testing for drying and reclaim efficiencies. Possible compostable materials	Offsite composting would be the preferred PEO Pending review
	Mineral Acids	Protonify system use materials with low hazardous ratings where possible, and incompatible materials are clearly marked and stored separately	Treatment Mineral acids are used to PH process water prior to reclamation yielding salts	Pending review
	Corrosive Bases			
	Charcoal, Silica Gel, Celite, Organics	Offsite Contractors Safe Disposal	Off site Disposal	Pending review

Origin of Waste	Status Quo	Strategy	Hierarchy .	Gaps Identified
	Table 1.	Table 3.	Table 7.	Status Quo compared to PEO? Best management option?
Operations	Recyclable Plastics	Offsite Contractors are employed to recycle waste materials	Off Site Recycling	Minimization pending review
	Recyclable Paper			
	Non-recyclable Plastics	Usage Of best practices to minimize waste byproducts including combining clearly marked labelling procedures and detailed process logs.	Off site landfill Employ minimization strategies with training on sorting recycling materials from general trash	Pending review
	Aluminium Foil	Offsite Contractors are employed to recycle waste materials	Off Site Recycling	Pending review
	General Trash	Usage Of best practices to minimize waste byproducts including combining clearly marked labelling procedures and detailed process logs.	Off site landfill Employ minimization strategies with training on sorting recycling materials from general trash	Minimization pending review
	Filtrates	Offsite Contractors are employed for disposal	Offsite Disposal	Pending review
Cleaning Maintenance	General Trash	Usage Of best practices to minimize waste byproducts including combining clearly marked labelling procedures and detailed process logs.	Off site landfill Employ minimization strategies with training on sorting recycling materials from general trash	Pending review
	Cleaning Waters	Washdown waters are tested for PH neutrality prior to discharge	Onsite Septic PH tested onsite septic	Pending review
Washroom	General Trash	Usage Of best practices to minimize waste byproducts including combining clearly marked labelling procedures and detailed process logs.	Off site landfill Employ minimization strategies	Pending review
	Septic waste	Onsite septic system inspected biannually, pumped if necessary	Onsite Septic Offsite Septic	Pending Review

IMPLEMENTATION

Implementation or action plan is the best way to ensure WMP goals are a success. Once Protonify managers have identified the preferred options, they will consult relevant parties, including corporate management and area stakeholders. The plan will consist of a number of projects, aimed at achieving the identified goals, objectives, targets and activities with defined budget provisions and organisational responsibilities. For example, drying spent cannabis for environmentally friendly composting may require partnerships with regional facilities already conducting such operations. Testing of the post process dried materials to ensure residual solvents are fully removed may be a first step in moving up the preferred hierarchy. Setting budgetary goals for improved equipment and a timeline to adopt these newer practices would be part of the assessment, setting goals and implementation of planning.

The Implementation Plan Should Include:

- A list of all options, goals and objectives considered and agreed upon for implementation
- A breakdown of all activities per objective with clear target dates by which such activities should be completed
- A breakdown of financial requirements for each activity and relative financial and environmental benefits
- Institutional and organisational arrangements.
- A schedule for implementation
- Uncertainties likely to affect the achievement of goals and objectives
- Strategies to address potential risks
- Indications of returns on investments in the initiatives
- Financing and Financial Provisions

Where appropriate, calculations will be made in order to compare and aggregate the cost of numerous operations and to assess the costs and benefits of various waste management actions.

Organisational Structure and Responsibilities

Protonify will appoint one manager to be responsible for identifying and ensuring that the required permits, licences, and environmental authorisations are obtained for operations. This individual will monitor and upgrade the waste collection services in their facility and maintain records. They will be held responsible for the development of the implementation plan and participate in the cyclical status quo assessment, hierarchical review of initiatives, and gap analysis prior to formulating future waste management implementation plans.

MONITORING AND REVIEW

The Protonify WMP is a living document, with the review process being an ongoing activity. The plan is formally reviewed and revised periodically whenever new information on waste management practices, standards, legislation etc. or if there are any changes that must be made to the plan. The plan is otherwise reviewed on a yearly basis.

The following aspects in particular should be monitored:

- Whether projects are still on schedule, are they meeting the target dates as set out in the project implementation plan?
- If projects are out of schedule, what are the reasons for delays and what corrective measures are necessary to address the delays?
- Are there any legislative developments or changes that need to be considered for incorporation into the plan?
- Are new initiative still in line with goals?

Consultation

Initial consultation between ministries, regional directors and Protonify facility representatives will be done prior to a WMP being implemented. This consultation will be regarding the intention to commence the WMP and to encourage input from institutions. This activity will be initiated during the development permit process and when relevant personnel within the operational departments are hired. During this stage, input to help facilitate information requirements is seen to be likely, and may come in the form of written ministerial references passed on by the Regional District of Nanaimo.

Protonify has already received such written notification and may receive such directions through the relevant application and development process. It is therefore advised that Protonify representatives keep track of notices and review these materials from time to time. Government Information websites are valuable resources to be considered for use, The link to documents, then notices may be followed to locate the relevant notice, regulation or authority having jurisdiction.

External and independent service providers may be contracted to handle specific waste streams as well as inhouse expertise or any other means to prepare and implement this plan.

This flexibility is limited by the ministries having authority where they may give instructions that the plan be modified so as to conform to their standards. Authorities may give direction on a number of issues. These may include direction on the type of consultation process with stakeholders, as well as stipulations that directions have been complied with.

WMP Minimum requirements

- The Types and amounts of waste generated
- Measures to prevent pollution
- Targets for waste minimisation through waste reduction, re-use, recycling and recovery
- Measures or actions to be taken to manage waste
- The phasing out of the use of specified substances
- Reduction of waste generation through changes to packaging, product design or production processes
- Mechanisms for informing the public of the impact of the waste -generating products or packaging on the environment
- Methods for monitoring and reporting

Criminal Measures against Non - Compliance

Penalties exist and can result in prosecution for failing to comply with the following:

- Contravening or failing to comply with an industry rules and regulations
- Contravening or failing to comply with a waste management Regulation
- Falsifying or altering records

SUMMARY OF REGULATORY FRAMEWORK

A summary of key legislation relevant to the chemical industry in respect of waste management is outlined below.

British Columbia Public Health Act SEWERAGE SYSTEM REGULATION

Guide to Hazardous Waste and Hazardous Recyclable Material Classification: chapter 2

Septic Smart Regional District of Nanaimo <https://www.rdn.bc.ca/septicsmart>

Technical Safety BC Boiler plant operating permits

British Columbia Hazardous Waste Generator Registration

British Columbia Air Quality Legislation & Regulations

British Columbia Environmental Management Act; Public Health Act ORGANIC MATTER RECYCLING REGULATION

British Columbia ENVIRONMENTAL MANAGEMENT ACT [SBC 2003] CHAPTER 53

British Columbia Environmental Management Act HAZARDOUS WASTE REGULATION

Canadian Environmental Protection Act, 1999 (S.C. 1999, c. 33)

Occupational Health and Safety Act (Act No. 85 of 1993)

APPENDIX A ANTICIPATED WASTE STREAMS

General Wastes

General Waste

Metal Drums Plastic Drums Paper Bags Plastic Bags Woven Bags Fibre Drums

Wooden and Plastic Pallets Cling Wrap Off-Specification Solid Materials

Spillages Off-Specification Liquid Materials

Damaged Packaging Plastic containers

Sample Bottles (plastic/glass/cans) Paper towels Rags Paper Cardboard Glass Broken

Laboratory Equipment Other

Wash Bays and Cleaning Solid Waste

Paper towels Rags Spillages Other

Food Food packaging (paper, foil, plastic)

Other Liquid Waste General Waste

Hazardous Wastes

Off-Specification Raw Materials

Solvent Spillages Off-Specification Solvents

Solid reagent Spillages Off-Specification Solid Reagents

Grease Engineering Waste

Lubricating Oils

Off-Specification Other Liquid Waste

Batteries Fluorescent Tubes Ink/Print Cartridges

Laboratory Testing Solid Waste

Contaminated Rags Contaminated Paper Towels Expired Chemicals

HPLC Columns Thermometers Other

Sample Bottles (plastic/glass/cans) Paper towels Rags Paper Cardboard Glass Broken

Laboratory Equipment Other



Spill Containment Procedure and Initiatives

Protonify Spill Response begins with Facility Design and Construction which will conform to the hazardous material storage regulations for vessel containment. Containment curbs are also planned for the process area where settling and mixing vessels are located.

The next level of preparedness for spills, leaks, and the correct responses is personnel awareness through education and training for such incidents. Equipment and tools for safely handling material spills is also a vital part to the safe and effective handling of material spills and leaks.

Finally our spill and leak response involves working with local Emergency Services to better be able to respond to an incident at the facility. Doug Penny, the Nanoose Bay Fire Chief has already expressed interest in a tour of the facility at one of the weekly training nights, and we plan to work with Doug and his team on an incident Pre-Plan.

The following information has been taken from Protonify documents already generated on the subject of spills and leaks at the facility::

SOP-PR-9900-01-IncidentManagement

RMM-502-SpillContain

The Protonify Training Manual Handbook

RMM-505-EmergencyActionPlan

Protonify Nanoose Bay Facility WMP 2.1

Facility Design and Construction

Protonify facilities are designed and built to meet Provincial and Federal hazardous material storage specifications and regulations.

The Standard:

This information can be found on page 38 of the Protonify waste management Plan.

The following standard is taken directly from the Hazardous Waste Regulation of British Columbia and outlines the specific requirements for the safe storage and transportation of Hazardous wastes.

Spill Containment Procedure and Initiatives

Hazardous Waste Regulation Division 2 — Storage Facilities

Operational requirements

16 (1) The owner of a storage facility where free liquid hazardous waste is stored in containers or tanks must:

- (a) provide space to allow for manual, visual inspection for leaks,
- (b) provide and maintain an impervious containment system sufficient to hold the larger of
 - (i) 0% of the largest volume of free liquid hazardous waste in any given container or tank, or
 - (ii) 5% of the total volume of free liquid hazardous waste in storage,
- (c) provide controlled forced air ventilation to any indoor facility so that 0.3 m³/min/m² of a facility is exhausted at all times unless a facility is used solely for passive storage,
- (d) provide overflow protection for tanks by means of
 - (i) fixed piping to an empty adjacent tank with a capacity equal to or greater than 20% of the protected tank,
 - (ii) a high level alarm set at 90% of the full liquid level of the tank, or
 - (iii) an automatic feed cutoff system set at 95% of the full liquid level of the tank container,
- (e) use a dripless hose connection, or a containment system that provides equal or better protection than the protection provided by a dripless hose connection, when transferring liquid hazardous waste by means of detachable hoses or pipes,
- (f) ensure that all materials on pipes, pumps, containers and any other equipment which comes in contact with the hazardous waste is compatible with the hazardous waste, and
- (g) ensure that all hazardous waste transfer lines, hoses and pipes are equipped with automatic shut off or close on failure valves which close off the flow of hazardous waste in the event of a sudden accidental escape unless a method of containment is provided to prevent the release of free liquid hazardous waste.

Spill Containment Procedure and Initiatives

(2) If an owner's primary business is not waste management and the owner's facility provides storage that is on site and passive storage, the owner

(a) despite section 4 (1), must prepare and maintain, but unless requested to do so by a director, need not obtain and must not seek approval of the plans and specifications referred to in section 4 (1) (a) and (b),

(b) despite section 4 (1), unless requested to do so by a director,

(i) need not prepare or maintain, and

(ii) need not obtain, and must not seek approval of, the operational plans referred to in section 4 (1) (c) and (d),

(c) despite section 11, unless requested to do so by a director, need not obtain and must not seek approval of the contingency plan required by that section, and

(d) despite section 14 (1) and (3), unless requested to do so by a director, need not obtain and must not seek approval of the closure plan, or amendments to the closure plan, required by that section.

Performance standards

17 (1) The owner of a storage facility must ensure that:

(a) any emissions to the atmosphere resulting from the operation of the storage facility are controlled to meet approved emission specifications, and

(b) any discharge of liquid effluent to the environment, to storm sewers or to a municipal or industrial effluent treatment works which results from the operation of the storage facility meets the effluent criteria prescribed in Schedule 1.2.

(2) A director may require an owner of a storage facility to give security for the performance of the owner's obligations under the Act and this regulation in the amount and form and subject to the conditions the director may specify.

The above information was taken directly from the British Columbia Hazardous waste Regulation.

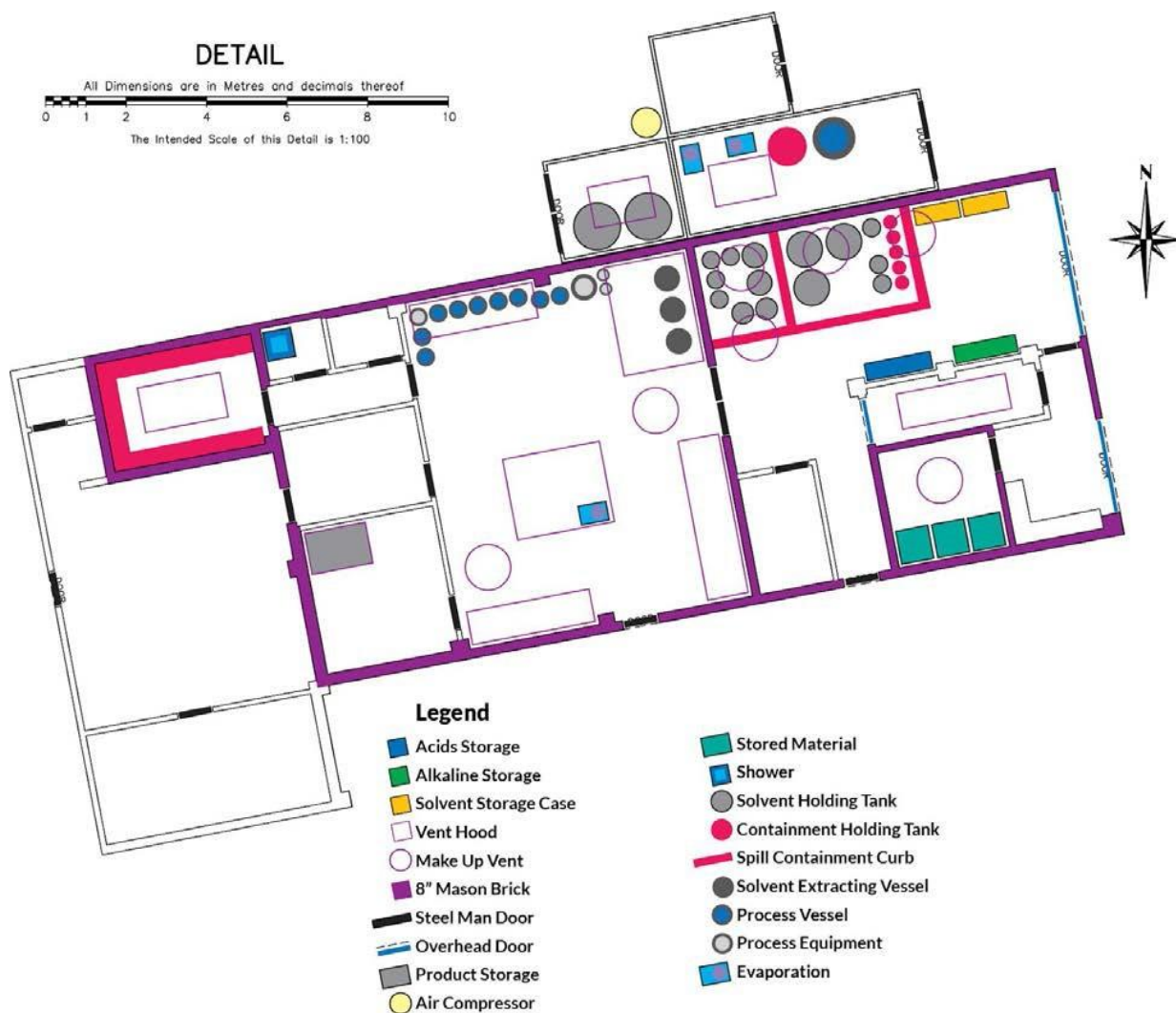
See figure 1.0 for containment plan

Spill Containment Procedure and Initiatives

Spill Containment Procedure and Initiatives

Figure I.0 Storage Access and Containment

Taken From The Protonify Spill Containment module of the Training Handbook



Spill Containment Procedure and Initiatives

Training Personnel

The following is taken from the Protonify Training Manual Handbook where candidates are first introduced to the concept of SPECIFIC TYPES OF EMERGENCY PROCEDURES.

39.0 CHEMICAL SPILLS

Use of proper personal protective equipment (PPE) and following the procedures outlined in Material Safety Data Sheets (MSDS) will help to prevent injury. Every area has a spill kit to handle spills along with written spill procedures which have been trained to lab users. Know the emergency and medical procedures outlined in the MSDS and follow the area specific spills procedure before working with chemicals.

In all cases of chemical spills, notify your supervisor, and complete a Injury/Incident Form and send to the Safety Office within 24 hours of its occurrence.

Consult RMM# 502: Spills, the Environment-Emergency Response and Reporting Program for more information of reporting.

39.1 ON BODY

Wash thoroughly with water or use emergency shower immediately for 15 minutes, remove contaminated clothing. (Avoid modesty). Prevent further contamination of other body parts, especially the face and eyes. Call 911 if medical aid is required.

Provide Material Safety Data Sheet to attending EHS.

RMM # 309: for Emergency Protocols.

Spill Containment Procedure and Initiatives

39.2 IN EYE

Best practices recommend contact lenses not to be worn in the lab. If chemical is splashed in eyes, remove contact lenses immediately. Flush eyes with water for at least 20 minutes. Hold eye open during flushing - ask for assistance. Approved self-contained eyewash stations must meet requirements for 15 minutes flushing capacity and have water source changes as recommended by the manufacturer.

RMM # 309: Emergency Protocols.

40.1 CHEMICAL SPILLS, INDOORS

STOP, THINK!

Carefully plan cleanup steps ---> get assistance to check your plan.

If safe to do so:

- 1. Eliminate all ignition sources if flammable material is involved.
- 2. Dike, block or contain size or spread of spill by using appropriate absorbing material (sand, vermiculite, commercial absorbent, spill pillows, etc.)
- 3. Carefully remove other materials, containers, equipment from path of liquid/solid spills.
- 4. Turn on fume hoods to capture or direct flow of gases/vapours.
- 5. Carry out cleanup. Dispose of cleanup material as hazardous waste.

IF UNSAFE OR UNABLE TO CLEAN UP SPILL:

- 1. Call for assistance or push the panic alarm where available.
- 2. Fire alarm should only be pulled if the situation is out of control.

Spill Containment Procedure and Initiatives

- 3. Evacuate to a safe location and prevent others from entry by posting warning signs.
- 4. Follow instructions of supervisors.

4I.1 CHEMICAL SPILLS, OUTDOORS

- Contain spill rapidly by diking with suitable material (spill stockings, sand, vermiculite, etc.).
- Prevent chemical from contaminating ground water and sewer system.
- Immediately contact your supervisor for assistance. Assure that spill site is not left unattended.

Hands on Training for these incidents will be carried out in a series of Skill Set Modules based in part on the Risk Management Module associated with the given incident or activity.

See Skill Sets

SS-PR-300 I -MaterialHandling
SS-PR-3003-FlammableLiquids
SS-PR-800 I -DrillsAndMustering
SS-PR-8002-SpillsAndLeaks
SS-PR-900 I -PPE
SS-PR-9002-RiskSizeUP
SS-PR-9004-Alarms

Spill Containment Procedure and Initiatives


RMM Risk Management Modules

Risk Management Modules are tools designed to assist with training personnel on the risks associated with specific activities at the facility. A copy of this double sided and laminated document is kept at the workstations that have this risk.

See Figure 2.0 Risk Management Module: #RMM-502-SpillContain

Spill Containment Procedure and Initiatives

Figure 2.0 RMM-502-SpillContain



Protonify


Risk Management Module: Spill Containment and Clean Up

#RMM-502-SpillContain

Primary Hazards:

FLAMMABLE LIQUIDS



- Hexane, Acetone and Methanol



Class B Foam / ABC Fire Extinguisher

CORROSIVE SUBSTANCES

- Potassium Hydroxide, Sodium Hydroxide and Hydrochloric Acid

Use appropriate PPE

Secondary Risks:


- Exposure** - Hazardous Liquids and Vapours - Use PPE and ensure proper ventilation when exposed.
- Corrosive Substances** - Some solutions, depending on concentration are harmful when they come in contact with the skin. Always wear protective coveralls and gloves when handling or cleaning up these materials.
- Spills and Leakage** - Most solvents and solutions are contained within designated containers or closed system lines and risk of exposure when properly handled is minimal. To prevent spills and leaks always check connections and seals and follow standard operating procedures for all wet stations being operated and in the event of a spill or leak, follow proper containment and incident shut down procedures below.
- Static Charge** - Always ensure that all equipment and surfaces are properly grounded to reduce the risk of ignition.
- Environmental Damage** - All spills must be properly contained and disposed of safely.

PPE (Personal Protective Equipment):


- Coveralls, Nitrile Gloves, Eye Protection, Air Purifying Respirator or APR (Organic Vapour Cartridge)

MSDS (Material Safety Data Sheet):


• Hexane




• Acetone




• Methanol




• Potassium Hydroxide



• Sodium Hydroxide



• Hydrochloric Acid



Check MSDS binder for further information.

Containment and Incident Shut Down:

- Spills and Leaks Containment** - Immediately stop the flow of all liquids. Isolate and contain area where possible and use pads or absorbent media to clean up. Place soiled pads under vent hood and media in tightly sealed container found at the spill containment stations for safe disposal. Fill out Minor Incident Report (PR-NAN-F101).
- Incident Shutdown** - Where leaking equipment is involved, stop the flow of liquids, purge and disconnect all lines and follow proper shutdown procedure for the affected station. ie. Tagout equipment and contact maintenance personnel if unsafe to operate.
- Major Spill** - Follow EAP procedures.

Safety Isolation and Lockout:

In the event of a serious incident that requires a station to be brought offline, stop fluid flow, purge all lines and disconnect from power supply if safe to do so. Label the equipment with Tagout signage "NOT SAFE TO OPERATE" until the problem is resolved, the supervisor has signed off and it is safe to operate.

Spill Containment Procedure and Initiatives

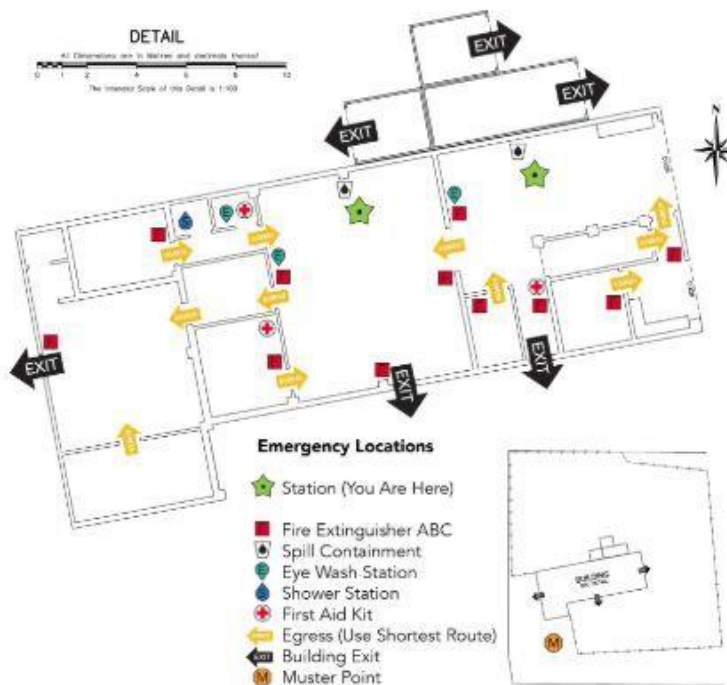


Risk Management Module: Spill Containment and Clean Up #RMM-502-SpillContain

Inspection or Evaluation

This station operates under **pressure**. Before each operation, technical staff must inspect and ensure all line connectors and seals are in good order and repair or replace where necessary. Must be inspected daily by technician and monthly by supervisor.

Section 7. Emergency Equipment and Egress



Section 9. Emergency Contacts

In the event of an emergency in which additional assistance is required, please contact the appropriate numbers below.

Protonify Corporation
1-613-866-2017

Emergency Contact

emergency@protonify.com

Spill Containment Procedure and Initiatives

Spill Containment Procedure and Initiatives

Emergency Action Plan

The Emergency Action Plan (EAP) outlines the routine procedures to be followed by Protonify personnel in the event of an incident at the Nanoose Bay Facility. Protonify endeavours to create a safe work environment including:

- A commitment by Protonify management to safeguard the health and safety of all employees and the general public and to protect the environment.
- Protonify's immediate priorities are:
 1. The safety and well being of the employees at all of our facilities
 2. The members of the surrounding community that we operate within.
 3. The safety of first responders attending emergency events at our facilities, we will mitigate these risks by cooperating in the development of planning documents, including but not limited to:
 - a. Site Plans
 - b. Locations of hazardous materials
 - c. Fire load estimate
 - d. On site alternate water supply
 4. Measures will be taken to protect the environment
- Protonify's Public relations department will handle all media inquiries
- This Policy will be reviewed and amended annually as new information becomes available from government, industry, or from internal review processes.

The following has been taken from the Protonify EAP

3.4 Flood or water Leak

- If it is safe to do so, attempt to stop the flow of water or confine the flooded area using whatever materials are available.
- Determine if water is from acidified, alkaline, or distilled water tanks, or from other water source.

Spill Containment Procedure and Initiatives

- If leak cannot be safely contained, call 911
- Assist responding personnel as necessary.
- Be prepared to provide sufficient details for an incident report.

3.5 Spills

An uncontrolled release of a liquid or solid from a container, drum, pipe or tank.

3.5.1 INDOOR CHEMICAL SPILLS

STOP, THINK!

- Carefully plan cleanup steps
- Get assistance to check your plan.

If **SAFE** to do so

1. Eliminate all ignition sources if flammable material is involved.
2. Dike, block or contain size or spread of spill by using appropriate absorbing material (sand, vermiculite, commercial absorbent, spill pillows, etc.).
3. Carefully remove other materials, containers, equipment from path of liquid/solid spills.
4. Turn on fume hoods to capture or direct flow of gases/vapours.
5. Carry out cleanup. Dispose of cleanup material as hazardous waste.

IF **UNSAFE OR UNABLE TO CLEAN UP SPILL**

1. Call 911 for assistance
2. If safe to do so, contain fire with a fire extinguisher.
3. Evacuate to a safe location and prevent others from entry
4. Follow instructions of Emergency Services
5. Be prepared to provide details for an incident report.

Spill Containment Procedure and Initiatives

3.5.2.2 OUTDOOR CHEMICAL SPILL

1. Contain spill rapidly by diking with suitable material (spill stockings, sand, vermiculite, etc.).
2. Prevent chemical from contaminating ground water and sewer system.
3. Immediately contact your supervisor for assistance. Assure that spill site is not left unattended.
4. call 911 if the spill cannot safely be contained.
5. Assist responding personnel as necessary.
6. Be prepared to provide details for an incident report.
7. Any additional actions required?

Emergency Services Tour and Pre-Incident Planning

Pre-Incident Planning with local Emergency Services is a procedure that outlines the activities and responsibilities of employees in the event of an emergency, and allows local emergency services to tour the facility prior to an incident allowing them to become familiar with the facility layout and locations of hazards and means of containment.

The Emergency Action & Response Pre Plan is designed to ensure the following:

- The identification and notification of an emergency condition so that all employees are aware of the situation and for Responders to have a pre-plan in place for incidents that may occur at the facility.
- The evacuation and accounting of all personnel, visitors, and contractors.

Protection of Protonify Staff, The Environment and the Public are of prime importance,

The most common emergency will involve spills, fires, and hazardous materials spills.

The primary purpose of a Pre-Plan document is to:

- Define responsibilities and accountabilities for all personnel in the event of an emergency

Spill Containment Procedure and Initiatives

- Outline specific procedures relating to notification of Emergency services and evacuations
- Explain basic requirements for initiating emergency procedures
- Provide information on training requirements
- Explain evacuation procedures in the event that an emergency initiates an evacuation
- Establish mustering locations and protocols for accountability of personnel
- Identify and isolate procedures for various work stations in pre-incident plans to help responders effectively manage emergencies so as to maximize protection for occupants, responding personnel, property, and the environment.

SS-PR-8002-SpillsAndLeaks

Lesson Goal

After completing this lesson, the student shall be able to identify and control minor spills and leaks. Know when to get assistance from co-workers in the event that a spill or leak is too big to manage alone. Finally the candidates will learn how to identify a major leak or spill, take immediate action to either safely control, or sound an alarm.....

Objectives

Upon successful completion of this lesson, the student shall be able to:

1. Conduct a site inspection of the storage areas
2. Identify a minor leak and control it
3. Complete a minor leak or spill report

Instructor Information

Skill sets are taught using the **Tell, Show Do Review Adjust** and **Record** Method Where:

Tell

Clearly explain, or perform the task vocally. This sets the goal for the learner, and helps individuals that are more receptive to audio cues. Go slowly, and see who is giving acknowledgment cues.

Show

Demonstrate the task once while accompanying the skill with the same verbal descriptors. This reinforces the key element for the learner, and helps those that learn better visually. You may need to repeat the process several times, look for cues of acknowledgement from the group.

Do

Ask the group if someone would like to try the skill. This helps those that have an understanding and the motor skill reinforcement for retained learning can begin. This also allows learners that have not fully grasped

the skill to see it demonstrated once more, and involves the group in the learning process. Only allow one learner to demonstrate at a time so you can keep an eye out for where help is needed. Once fast learners in the group have the skill set down, allow the group to pair up to practice the skill.

Review

The review step should act as an evaluation of the learners in the group. Note who has demonstrated the skill correctly, and even ask questions about the steps or the dos and don'ts to check for overall understanding of the skill and how it relates to the objective.

Adjust and Repeat if Needed

Ensure all learners are capable of demonstrating the defined objective before proceeding, or make a note if a learner needs more practice and should not be signed off on the skill set.

Record

Record the successful candidates in the lesson log, and report the log to the Training Officer. If the skill set was part of The EHS Certification, make sure that that information is also passed on to the EHS officer.

Objective 1

Conduct a site inspection of the storage areas

- Provide a paper copy of the daily facility safety inspection checklist
- Verbally walk the candidates through the inspection list noting areas that require special attention
- Physically do a walkthrough inspection of the whole facility focussing on the storage areas and possible points of leaks or issues.
- Describe the containment protocols and how the volumes of the vessels correlate to the size of the containment barriers
- Describe how larger solvent vessels are equipped with dedicated containment, while the Operations Annex has two areas of containment one for flammable liquids and another for aqueous containment
- Assign the group to walk through and conduct their own site inspection making notes as they go.
- Review the observation as a group

Evaluate

Objective 2

Identify a minor leak and control it

- **Review the Spill Response Procedure**

This spill response procedure shall be approved and implemented for the Protonify Nanoose Bay Facility where flammable and combustible liquids are stored, handled, and used in Protonify Cannabis processing.

This spill response includes:

- (a) suitable operating procedures to prevent leaks and spills from piping, pumps, storage tanks or process vessels,
- (b) ventilation,
- (c) control of ignition sources,
- (d) spill containment and cleanup (such as dikes and spill control agents such as sand),
- (e) personal protective clothing or equipment that should be used (such as rubber gloves, rubber boots and self-contained

breathing apparatus),

- (f) chain of command including notification of affected agencies and management,
- (g) a preventive maintenance program, and
- (h) training for new staff within 3 months of their being hired and for experienced staff every 6 months.

Spill control procedures will be prominently posted and maintained where flammable or combustible liquids are stored, handled, processed or used.

Jason Rose, the on-site manager (spill coordinator) will investigate any spill before evacuating the building or contacting any of the emergency contacts listed previously. The following criteria shall be used to determine the severity of the incident and if the spill or leak should warrant evacuation of the building.

A minor spill is one that usually presents little or no hazard to person or property, and is small enough to be safely cleaned up using the emergency spill kit.

Minor leaks or spills are normally reported by individuals detecting:

- An alarming or offensive odour,
- A small pool of liquid on the ground.
- During a daily site inspection

If the minor leak or spill is in an open area and the vapours are being dispersed it will not be considered a significant hazard.

If the vapours from the minor leak or spill can collect in a confined space sufficiently to form an explosive mixture it will be considered a significant hazard and an evacuation must take place immediately.

A major spill is one that cannot be contained safely with the materials on the site and/or threatens to enter the sewer system or travel beyond the boundaries of building/property to endanger the environment.

Major leaks or spill may be detected by:

- The existence of large vapour cloud,
- A large pool or liquid on the ground.
- The sound of liquid flowing
- Loss of pressure to a process system

If a major spill is detected, an evacuation must take place immediately along with notifying the Local Fire and Emergency Services at 911 and the other emergency contacts found within the document.

DISPOSAL

The disposal of waste material resulting from a spill or leak of flammable and combustible liquid is of extreme importance. All disposal actions must be in accordance with Part 7 of the **ENVIRONMENTAL MANAGEMENT ACT**. The following steps should be followed in an attempt to clean up a spill or leak in a safe and secure manner.

The following will be done once the spill has been contained, most spill occur from faulty hoses, joints, and valves that can, by design, be isolated. Stopping the flow of flammable liquids to isolate the spill is the first priority. It may even be recommended as the first action, prior to alerting others if this process can be achieved bed safely.

- 1) Ensure you are equipped with appropriate PPE including Coveralls, Nitrile Gloves, Eye Protection, Air Purifying Respirator or APR (Organic Vapour cartridge)
- 2) Isolate the spill or leak if safe to do so, this will mitigate the effects and minimize the amount of liquid that will need to be contained, cleaned up, and disposed of.
- 3) Control All sources of Ignition!
- 4) Notify your supervisor and the other personnel in the facility of the circumstances and get their assistance is needed.
- 5) Activate the ventilation system to ventilate the area.
- 6) Apply absorbent material found within the spill kits to the entire spilled area or dike the fluids off with absorbent filled dams.
- 7) Using a large hand tool (i.e., non-sparking shovel) ensuring all the liquid has been exposed and mixed with the absorbent material to gather the liquid.
- 8) Place the used absorbent into a disposal bag and then a non-combustible container. Dispose of material in conformance with the MSDS sheet in a barrel with a tightly fitting lid.
- 9) If the spill is major, Hetherington's, an Environment Cleaning Company, *should be contacted to remove the waste and* to assist with the cleanup of the exposed area and for disposal of the waste material.

SPILL KIT DOCUMENTATION

Provide information of the type and location of the spill kit(s) and the contents:

Spill Kit Locations:

Operations area North wall next to the Extraction Workstation, and the South Wall outside of the RP Office
West and East walls of the Operations Annex
Solvent Storage Annex

Spill Kit Contents:

- Absorbent pads or pillows for use on floors or ground
- Absorbent for use on water
- 50 feet of absorbent socks for use as a dam.
- Non-sparking shovels
- Perforated shovels (for removing absorbent from water)
- 60 L refuse sacks
- 10 L pails
- Brooms
- Vermiculite
- Rubber gloves
- Rubber aprons
- Coveralls
- Rubber boots
- Heavy duty safety goggles
- Respirator with the appropriate canisters.
- Non-sparking Shovel
- Non-sparking Dustpan

Spill Kit Containment Vessels:

- 4 x 45 Gal Polypropylene Drums with Fitted Lids
- Pallet
- Stored in the Operations Annex

Spill kits are to be stocked by the Spill Coordinator and/or the Acting Spill Coordinator. Monthly inventory will take place to ensure sufficient supplies within the spill kits. After a spill, all used items will promptly be replaced.

- Tell Show Do and Review the correct procedures for spill kit use and inspection

Evaluate

Objective 3

Complete a minor leak or spill report

- provide a table and paper copies and assess the candidates ability to fill out and submit the requisite forms for a minor incident involving a spill or leak.

Online Form

Report Generated from the online Form

Protonify Corporation
80 Waverley Street
Ottawa, ON
Canada, K2P 0V2

Tel: +1(647) 360-8422
Email: quality@protonify.com
Time Stamp 04/05/2019 16:27:00
Form ID no.1

Minor Incident Report 1 04/05/2019 16:27:00

Minor Incident Report

Report Details

Name of Reporting Personnel: John Smith	Facility: Nanoose Bay Facility
Date of Report: 04/05/2019	Date of incident: 04/03/2019
	Time of Incident: 09:35
Briefly describe the nature of the incident: Minor Spill of Caustic Solution	
Was someone injured?: no	Patients Name:
What was the nature of the injury?:	If a possible injury occurred describe the nature:
Was First Aid administered?: No	Was EMS called?: No
Did the incident involve a spill?: Yes	Hazardous materials involved?: Yes
Was the MSDS used?: Yes	If so, What Hazardous Materials: Dilute Caustic Sodium Hydroxide Solution from Solution Tank
Was spill contained and cleaned up?: Yes	Estimated Volume of Spill: 4L
If No, Why not?:	Who Cleaned up the spill?: John Smith
Briefly describe actions taken to remedy the incident: Covered liquid with absorbent materials and used broom and dustpan to containment. Sealed in tight fitted bucket Marked as waste for disposal. Risk level low as dilute solution.	Were correct procedures followed during the clean up?: Yes

Protonify Corporation
80 Waverley Street
Ottawa, ON
Canada, K2P 0V2

Tel: +1(647) 360-8422
Email: quality@protonify.com
Time Stamp 04/05/2019 16:27:00
Form ID no.1

Has the incident been reported the Department Head?: yes	If no, state the deficiencies:
Has the incident been reported the Joint Health and Safety Committee (JHSC)?: no	Has the incident been reported the Environmental Health and Safety (EHS) Officer?: no
Was a Minor Incident Report Form Used?: yes	If the First Aid Kit was used.:
If the Spill Kit was used.	Please state any suggestions to avoid this type of incident reoccurring?:

I **John Smith** an employee at the Protonify Nanoose Bay Facility do hereby attest that the information contained in this report is to the best of my knowledge, true and accurate on this day 04/05/2019 16:27:00.

Signature_____

Date: 04/05/2019 16:27:00

Evaluate

Skill Set Lesson Title

Proficiency	Students Name	Pass	Fail
Objective 1. Conduct a site inspection of the storage areas			
Objective 2. Identify a minor leak and control it			
Objective 3. Complete a minor leak or spill report			
EHS Certification		Required	

TO: Electoral Area Services Committee **DATE:** May 14, 2019

FROM: Nick Redpath
Planner **FILE:** PL2019-030

SUBJECT: Telecommunication Antenna System Application No. PL2019-030
2540 Alberni Highway – Electoral Area F
Block B, District Lot 143, Nanoose District, Plan 4679

RECOMMENDATION

That the Board instruct Regional District of Nanaimo staff to advise Rogers Communications Inc. and Innovation, Science and Economic Development Canada of the following:

Rogers Communications Inc. has satisfactorily completed its consultation with the Regional District of Nanaimo;

The Regional District of Nanaimo is satisfied with Rogers Communications Inc.'s public consultation process and does not require any further consultation with the public; and

The Regional District of Nanaimo concurs with Rogers Communications Inc.'s proposal to construct a wireless telecommunications facility on the parcel legally described as Block B, District Lot 143, Nanoose District, Plan 4679.

SUMMARY

The Regional District of Nanaimo (RDN) has received a request for concurrence from SitePath Consulting Ltd. on behalf of Rogers Communications Inc. to allow for the construction of a proposed 61.0 metre tall self-supported telecommunications tower on the subject property. The applicant hosted a Public Information Meeting (PIM) on March 1, 2019, submitted all required information and fulfilled all requirements of RDN Board Policy B1.23 – *Electoral Area Telecommunication Antenna System Consultation and Information Policy*. Responses as a result of the PIM and public notification process were mostly in opposition and expressed concerns that the proposed telecommunications tower would be too close to nearby residential properties potentially causing health and aesthetic impacts and decreased property values. Responses in support of the application identified that cellular service in the area is currently poor and recognized the benefits to the community to have this improved.

Given that the application for a proposed telecommunications tower satisfied the requirements of Board Policy B1.23, is consistent with zoning, will contribute positively to community and economic development, enhance emergency service and public safety initiatives and provide an increasingly expected tourist amenity, it is recommended that the Board provide a notice of concurrence to locate a proposed telecommunications tower on the subject property.

BACKGROUND

The RDN has received information and a request for siting concurrence from SitePath Consulting on behalf of Rogers Communications regarding the proposed installation of a

telecommunications tower on property located at 2540 Alberni Highway in Coombs (see Attachment 1 – Subject Property Map).

The subject property is approximately 8.83 hectares in area and is zoned Agriculture 1.2 (A-1.2), pursuant to “Regional District of Nanaimo Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002”. Radio, television, and cellular transmission towers are permitted in all zones within Bylaw 1285. The property is located south of Alberni Highway, containing an auto salvage business with the proposed telecommunications tower to be situated on the southeast portion of the parcel (see Attachment 2 – Proposed Telecommunications Tower Description and Designs). The RDN was not involved in the site selection or structural designs of the proposed telecommunications tower.

The applicant has provided site plans, detailed structure description and renderings, elevation plans and photo simulations in support of their proposal (see Attachment 2 – Proposed Telecommunications Tower Description and Designs).

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. Transport Canada has indicated that after undergoing an Aeronautical Assessment of the proposed structure, they support the applicant’s request to not illuminate the structure at night and have forwarded their recommendation to NAV CANADA for final review. NAV CANADA is currently reviewing the proposal and will provide comments relating to lighting and painting requirements for the proposed telecommunications tower.

Proposed Development

Rogers is proposing a 61.0 metre tall self-supported telecommunications tower on private land in Coombs. The proposed telecommunications tower will reside on the southeast portion of the property within a 10.0 square metre compound housing all necessary equipment and infrastructure.

Rogers has identified that dependable wireless service is not currently available for its customers within Coombs and along the Alberni Highway. The intention of the proposed telecommunications structure is to provide high-speed, high bandwidth cellular service to Coombs and surrounding areas. Rogers has indicated that no existing antenna support structure or any other feasible alternatives can be utilized in the surrounding vicinity and a new tower structure will be required to provide wireless service to the area. The proposed tower would be approximately 186.0 metres to the east of the nearest residence, and due to its height, will be visible along the Alberni Highway and from other vantage points in the Coombs area.

Role of Innovation, Science and Economic Development Canada and Local Governments

Under the *Radiocommunication Act*, the Minister of Innovation, Science, Economic Development (ISED) has sole jurisdiction over inter-provincial and international communication facilities. The final decision to approve and license the location of telecommunication antenna systems is made only by ISED. All technical aspects and siting of telecommunication and broadcasting services are regulated by the federal government under the *Radiocommunication Act*. ISED has an established procedure, *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular* (CPC-2-0-03), which prescribes 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 ISED's prescribed public consultation process.

Local governments are referred applications for proposed towers and are provided the opportunity to comment on the proposal. Ultimately, the role of the RDN 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. In addition, local government can communicate and provide guidance to the proponent on the particular sensitivities, planning priorities, and characteristics of an area. Moreover, local governments can establish siting guidelines, which includes reasonably augmenting the public consultation process as defined in ISED's *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular* (CPC-2-0-03).

A local government may establish and develop a formal telecommunications antenna and tower siting protocol and the RDN has adopted Board Policy B1.23 to achieve this and augment ISED public consultation requirements. Board Policy B1.23 outlines the process and requirements necessary for applicants to apply for a telecommunication antenna system but does not dictate where the physical location of the structure should be. It should also 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 ISED retains the authority to approve telecommunication infrastructure.

Board Policy B1.23 – Electoral Area Telecommunication Antenna System Consultation and Information Policy

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.

To help achieve the benefits of telecommunication infrastructure, Board Policy B1.23 was created to outline the RDN's role in the siting of telecommunication antenna systems in the Electoral Areas, excluding Electoral Area B. The intent of Board Policy B1.23 is to communicate the RDN's expectations of the proponent with regards to public consultation and application submissions, establish that ISED has exclusive authority over the approval of the siting and installation of telecommunication infrastructure in Canada and provide the RDN Board with consistent procedures and information in which to evaluate the siting of a telecommunication antenna system.

To address Board Policy B1.23, the applicant indicated that they researched potential alternative locations and co-location potentials on existing or proposed telecommunication antenna systems within 1000.0 metres of the subject proposal. Rogers Communications identified that the closest existing tower is located approximately 3.8 kilometers away, as a result, there are no existing opportunities for co-location and a new structure is required in order to provide adequate wireless service to the area. The applicant's original proposed location was in the core of Coombs to be situated closer to potential customers; however, they decided to change the location and move it 1.25 kilometers away to a less populated area to reduce visual impacts. Board Policy B1.23 also outlines the RDN's preference for taller towers for the reason of public safety and supporting future co-location opportunities. Rogers Communications states that the proposed telecommunication tower will be designed to accommodate additional antennas at lower levels on the tower for both their future use and the use of third party

providers should there be interest. No environmental or geotechnical reports were submitted with the application package.

The proposed telecommunications tower application has satisfied all requirements of Board Policy B1.23 and meets the RDN's preference of taller towers over shorter towers for the reason of public safety and supporting future co-location opportunities, as such, the applicant has submitted a request for siting concurrence from the RDN (see Attachment 3 – Public Consultation Summary & Request for Siting Concurrence).

Land Use Implications

The applicant proposes to place the 61.0 metre telecommunications tower at the southeast portion of the subject property. The property directly to the east contains multiple industrial uses and is zoned Salvage and Wrecking 1 in Bylaw 1285. All other nearby properties are large, agricultural zoned lots containing single family dwellings. The nearest residence is situated on an adjacent property to the west and is approximately 186.0 metres from the proposed telecommunications tower. Two other nearby residences are located approximately 200.0 metres from the proposed tower, another residence at approximately 270.0 metres and three other residences at approximately 300.0 metres away. All other residences in the surrounding area are greater than 400.0 metres away from the proposed telecommunications tower.

A viable alternative location was identified at the PIM by community members in attendance. The alternative location is located approximately 1.2 kilometres to the north in a forested area away from any residences or development and would meet Rogers Communications needs to be located near enough to the population it is aiming to service. Rogers stated that they contacted the property owners of the alternate location who were not willing to discuss entering into a lease agreement at this time. Siting constraints identified by the applicant include finding a willing landlord to enter into a lease agreement in an area that will meet their servicing requirements.

As part of the public consultation process, 37 written submissions were received as part of the public consultation process. Of the 37 responses, seven were in support, 27 were in opposition, and three not did express support or opposition. The seven responses in support of the application identified that cellular service in the area is currently poor and recognized that having this improved would provide benefits to the community. Of the responses in opposition, eleven of the residents lived within the 610.0 metre notification area (this distance as prescribed in the notification requirements of RDN Board Policy B1-23). Concerns raised by the public regarding the proposed telecommunications tower were mostly related to its proximity to residents, potential health and environmental impacts on wildlife in the area and decrease in property values. No environmental assessments were submitted by the applicant.

Given that the proposed telecommunication tower application is consistent with zoning and Board Policy B1.23, all public consultation requirements have been met, there are no viable co-location opportunities and the applicant's proposal is to build a taller tower, the siting of the tower on the subject property is a supportable initiative from a land use perspective.

Environmental and Health Implications

With regard to public health, ISED 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 outlined in Health Canada's *Safety Limits of Human Exposure to Radiofrequency Electromagnetic Fields in*

the Frequency Range from 3 kHz to 300 GHz – Safety Code 6. In addition to Health Canada's requirements, proponents must comply with the *Canadian Environmental Assessment Act* and any painting and lighting requirements for aeronautical safety prescribed by NAV CANADA and Transport Canada. Board Policy B1.23 does not address health implications associated with telecommunication towers as this falls under the jurisdiction of Health Canada. The proponent has stated that they will comply with all federal, environmental and health requirements. The proponent has also completed a Safety Code 6 analysis and anticipates within a 1.0 kilometer radius of the proposed tower, the facility will operate at a maximum of 0.8% of Health Canada's radiofrequency energy limit.

Intergovernmental Implications

All telecommunications infrastructure, including antenna and tower structures fall under the jurisdiction of ISED. As such, these facilities are not subject to local zoning or the development permit process. Local governments are referred applications for proposed towers and ISED requires the proponent to consider any issues raised by the local government and request a statement of siting concurrence.

The proposed telecommunications tower is to be sited on property within the Agricultural Land Reserve (ALR). Recent changes to the *ALR Regulation* require telecommunications towers to receive a non-farm use approval from the Agricultural Land Commission (ALC) prior to construction. Rogers will apply for a non-farm use application to gain approval from the ALC as part of their proposal to build the proposed telecommunication tower.

Public Consultation Implications

As part of the public consultation process outlined within Board Policy B1.23, the applicant hosted a PIM on March 1, 2019 at the Arrowsmith Hall in Coombs. Notification of the meeting was placed in two separate editions of the Parksville Qualicum Beach News and written notices were sent by regular mail to all tenants and property owners within a 610.0 metre radius of the proposed telecommunications tower. Written notification was also provided to local community associations and emergency service providers in the area. The applicant has satisfied all public consultation requirements as set out in Board Policy B1.23.

Thirty-five members of the public attended the PIM and 37 written submissions were received as part of the public consultation process. Of the 37 responses, seven were in support, 27 were in opposition, and three not did express support or opposition. The seven responses in support of the application identified that cellular service in the area is currently poor and recognized the benefits to the community to have this improved. Of the responses in opposition, eleven lived within the 610.0 metre notification area. Concerns raised by the public through the consultation process regarding the proposed telecommunications tower were mostly related to its proximity to residents, potential health and environmental impacts and decrease in property values. An online petition was also created in opposition of the proposed telecommunications tower and received 184 signatures. As required by Board Policy B1.23, the applicant has provided a summary of the consultation process and provided responses to key concerns (see Attachment 3 – Public Consultation Summary and Request for Siting Concurrence).

ALTERNATIVES

1. To provide a resolution indicating concurrence with respect to the proposed telecommunications tower on the subject property.

2. To provide a resolution indicating non-concurrence with respect to the proposed telecommunications tower on the subject property.
3. To provide no comment with respect to the proposed request for concurrence for the proposed telecommunications tower on the subject property.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications to the board 2019 – 2023 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the proposal is consistent with the 2016 – 2020 Board Strategic Plan and that a telecommunications tower on the subject property is consistent with the RDN strategic priorities of focusing on Service and Organizational Excellence as reliable access to telecommunication coverage benefits emergency services. In addition, the proposal is consistent with the strategic priority of focusing on Economic Health as reliable wireless coverage is crucial to business, including home based business, and increasingly an expected amenity for tourists.



Nick Redpath
nredpath@rdn.bc.ca
May 2, 2019

Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Proposed Telecommunications Tower Description and Designs
3. Public Consultation Summary and Request for Siting Concurrence

Rem. Blk. G

Rem. Blk. A

PLAN 3484

Rem. Blk. I

Rem. 20

PLAN 2064

R.1

R.2

R.3

WEST PT. 4

EAST 2.39 CHNS OF 4

PL. 8494

ALBERNI HIGHWAY

PLAN 8057

Rem. 13

Rem. 12

PL 2064

PLAN 16479

2

1

PLAN Rem. Blk. C

4679 Rem. Blk. B

PLAN 22747

1

2

17

18

PL 18640

1

PALMER ROAD

Pcl. B

Pcl. A

PL. 1981

18

D.D. 404475-I

D.D. 9207-N

LAND DISTRICT

CAMERON

NANOOSE LAND DISTRICT

D.L.80

CREEK

0 100 200 Meters

N

0 100 200 Meters

SUBJECT PROPERTY
Block B, District Lot 143,
Nanoose District, Plan 4679
2540 Alberni Highway

DRAWINGS PRODUCED BY:



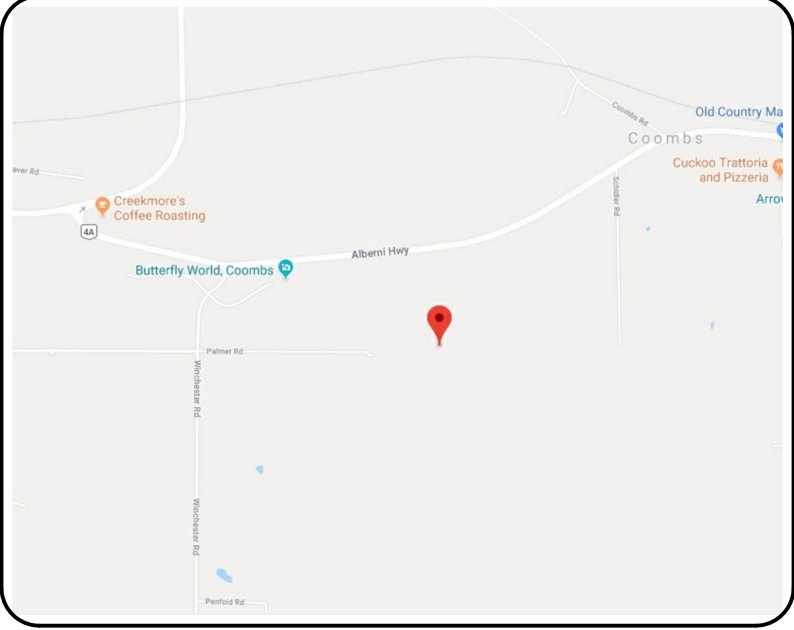
ELECTRICAL | STRUCTURAL | MECHANICAL | TELECOMMUNICATION
ENGINEERING & CONSTRUCTION MANAGEMENT | SALES & PROCUREMENT

#201 - 2951 ELLWOOD DRIVE SW
EDMONTON, ALBERTA, T6X 0B1
TEL: (780) 421-8306 FAX: (780) 702-0612
WWW.FCTELEC.COM

FC TELEC PROJECT NUMBER:

18098

MAP:



SATELLITE IMAGE:



CLIENT:

Attachment 2
Proposed Telecommunications Tower Description and Designs



PROJECT INFORMATION:

SITE ID: W4570

SITE NAME: COOMBS

ADDRESS: 2540 ALBERNI HIGHWAY

MUNICIPALITY: COOMBS, BRITISH COLUMBIA

LEGAL DESCRIPTION:

SITE COORDINATES: LATITUDE 49° 17' 58.150" N
LONGITUDE -124° 26' 19.345" W

INSTALLATION: NEW 61.0m SELF SUPPORT TOWER

CONFIGURATION: EQUIPMENT SHELTER

RE-ISSUED FOR: PRELIMINARY REVIEW

DATE: JANUARY 30 2019

PROJECT CONTACTS:

ROGERS PROJECT MANAGER:
SACHIN SHARMA
(778) 999-0017

DESIGN ENGINEERS:
FC TELEC CONSULTANTS LTD.
(780) 421-8306

BRITISH COLUMBIA KEY MAP:



APPROVALS:

DRAWING LIST:

DRAWING NUMBER → GO1 A COVER PAGE ← DRAWING TITLE
← DRAWING REVISION

GENERAL DRAWINGS

G01 B COVER PAGE
C01 A ANTENNA CHART

ARCHITECTURAL DRAWINGS

A01 B SITE PLAN
A02 B COMPOUND PLAN
A03 B NORTH & WEST COMPOUND / TOWER ELEVATIONS
A04 B COMPOUND ISOMETRIC

B	RE-ISSUED FOR PRELIMINARY REVIEW	30 JAN 19	G.M.
A	ISSUED FOR PRELIMINARY REVIEW	28 SEP 18	A.F.
REV.	DESCRIPTION	DD MMM YY	BY

DRAWING NUMBER:

GO1

RADIO ANTENNA LIST																	
ANT. POS. NO.	CARRIER	ANTENNA ID	STATUS	ANTENNA HEIGHT (CENTER OF ANTENNA)	ANTENNA MOUNT	ANTENNA TYPE ⁽¹⁾	# RRU ^s ⁽⁵⁾			MDT (°)	MAIN LEAD TYPE ⁽²⁾		JUMPER TYPE ^(m)		ANT. AZ. (°) ⁽³⁾	SECTOR NO.	NOTES
							(E)	(N)	(R)		(m) ⁽⁴⁾	(m)					
1	ROGERS	LTE OFFSET	NEW	60.0m A.G.L.	NEW	ASI4516R6v06	–	2	–	0	POWER + FIBER	75	–	3	30	D	
2	ROGERS	LTE	NEW	60.0m A.G.L.	NEW	ASI4517R6v07	–	3	–	0	POWER + FIBER	75	–	3	90	1	
3	ROGERS	TBD	FUTURE	60.0m A.G.L.	FUTURE	ASI4517R6v07	–	–	–	0	POWER + FIBER	75	–	3	90	1	
4	ROGERS	LTE OFFSET	NEW	60.0m A.G.L.	NEW	ASI4516R6v06	–	2	–	0	POWER + FIBER	75	–	3	150	E	
5	ROGERS	LTE	NEW	60.0m A.G.L.	NEW	ASI4517R6v07	–	3	–	0	POWER + FIBER	75	–	3	210	2	
6	ROGERS	TBD	FUTURE	60.0m A.G.L.	FUTURE	ASI4517R6v07	–	–	–	0	POWER + FIBER	75	–	3	210	2	
7	ROGERS	LTE OFFSET	NEW	60.0m A.G.L.	NEW	ASI4516R6v06	–	2	–	0	POWER + FIBER	75	–	3	270	F	
8	ROGERS	LTE	NEW	60.0m A.G.L.	NEW	ASI4517R6v07	–	3	–	0	POWER + FIBER	75	–	3	330	3	
9	ROGERS	TBD	FUTURE	60.0m A.G.L.	FUTURE	ASI4517R6v07	–	–	–	0	POWER + FIBER	75	–	3	330	3	
10	ROGERS	GPS	NEW	62.0m A.G.L.	NEW	GPSGLONNAS–36–N–S	–	–	–	–	POWER + FIBER	45	–	–	N/A	N/A	

MICROWAVE TRANSMISSION LIST										
ANT. POS. NO.	CARRIER	ANTENNA ID	STATUS	ANTENNA HEIGHT (CENTER OF ANTENNA)	ANTENNA MOUNT	ANTENNA TYPE ⁽¹⁾	MAIN LEAD TYPE ⁽²⁾ ⁽⁴⁾ (m)		ANT. AZ. ⁽³⁾ (°)	NOTES
11	ROGERS	M/W	NEW	20.0m	NEW	ML23 0.6m HPX (2ft)	2xLDF2–50	2x36m	TBD	

PRELIMINARY ONLY

CHART TO BE UPDATED WHEN ROGERS RADIO QUALIFICATION IS COMPLETED

NOTES:

1. ALL ANTENNA SPECIFICATIONS TO BE CONFIRMED IN RADIO SITE QAULIFICATION AS PRODUCED BY ROGERS.
2. ANTENNA CABLES AS SPECIFIED BY ROGERS SLS.
3. ALL ANTENNA AZIMUTHS ARE DETERMINED FROM TRUE NORTH.
4. ANTENNA CABLE LENGTHS HAVE BEEN MEASURED FROM Tx PORT TO EACH ANTENNA.
5. ALL RRUs TO BE MOUNTED WITHIN 3.0m OF ANTENNA EITHER BEHIND OR BELOW ON THE SAME MOUNT IF POSSIBLE UNLESS OTHERWISE NOTED. (E)=EXISTING, (N)=NEW, (R)=REMOVE.

REVISION / ISSUE HISTORY:

A	ISSUED FOR PRELIMINARY REVIEW	28 SEP 18	G.M.
REV.	DESCRIPTION	DATE	BY

SEAL:

PRODUCED BY:



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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE

CLIENT:



SITE NAME: COOMBS
SITE LOCATION: 2540 ALBERNI HIGHWAY
COOMBS, BRITISH COLUMBIA
SITE NUMBER: W4570

DRAWING TITLE:

ANTENNA CHART

DWG. SCALE:	NO SCALE	DRAWN BY:	A. FRASER
DATE:	SEPTEMBER 17 2018	CHECKED BY:	D. YOCHIM
FC TELECOM PROJECT NUMBER:	18098	APPROVED BY:	F. CHUNARA

DRAWING NUMBER:
CO1



NOTES:

1. SITE LAYOUT IS BASED ON SATELLITE IMAGERY AND SHOULD BE USED FOR DISCUSSION PURPOSES ONLY. DETAILED LAND SURVEY WILL BE REQUIRED.
2. LEAVE PULL ROPE IN ALL CONDUITS.

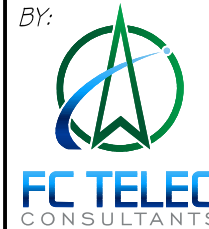
SITE PLAN

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
B	RE-ISSUED FOR PRELIMINARY REVIEW	30 JAN 19	G.M.
A	ISSUED FOR PRELIMINARY REVIEW	28 SEP 18	G.M.

SEAL:

PRODUCED BY:



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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE

CLIENT:



SITE NAME: COOMBS
SITE LOCATION: 2540 ALBERNI HIGHWAY
COOMBS, BRITISH COLUMBIA
SITE NUMBER: W4570

DRAWING TITLE:

SITE PLAN

DWG. SCALE:

1:1500

DRAWN BY:

A. FRASER

DATE:

SEPTEMBER 17 2018

CHECKED BY:

D. YOCHIM

FC TELECOM PROJECT NUMBER:
18098

APPROVED BY:

F. CHUNARA

DRAWING NUMBER:

A01



EXISTING
DIRT/GRAVEL
AUTO
JUNKYARD

SEE SITE PLAN
FOR ROUTING

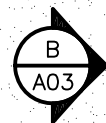
EXISTING
GRASSY
AREA

PROPOSED ROGERS
103mm ϕ TRENCHED EMT
CONDUIT FOR POWER
(APPROX. LENGTH=275m)
(SEE NOTE 3)

PROPOSED ROGERS
DOUBLE GATE

PROPOSED ROGERS
CHAINLINK FENCE
c/w BARBED WIRE

APPROX. OUTLINE OF
BELOW GRADE TOWER
FOOTING (IF APPLICABLE)
(DRAWN AT 3m x 3m)



PROPOSED ROGERS
TURNAROUND AREA

PROPOSED ROGERS
WALK-IN CABINET
MOUNTED ON
CONCRETE PAD

PROPOSED ROGERS
REVENUE METER

PROPOSED ROGERS
300m CABLE TRAY
MOUNTED ON PATIO
STONE

PROPOSED ROGERS
GRAVELLED COMPOUND

PROPOSED ROGERS
61.0m SELF
SUPPORT TOWER

20000
PROPOSED ROGERS LEASEHOLD AREA

10000
PROPOSED ROGERS COMPOUND AREA

500

Q TOWER

4931

PROPOSED ROGERS COMPOUND AREA

20000

PROPOSED ROGERS LEASEHOLD AREA

COMPOUND PLAN

EXISTING
TREE'D AREA

NOTES:

1. PREFABRICATED W.I.C. SUPPLIED BY ROGERS AND INSTALLED BY CONTRACTOR.
2. TOWER SUPPLIED BY ROGERS AND INSTALLED BY CONTRACTOR.
3. LEAVE PULL ROPE IN ALL CONDUITS.

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
B	RE-ISSUED FOR PRELIMINARY REVIEW	30 JAN 19	G.M.
A	ISSUED FOR PRELIMINARY REVIEW	28 SEP 18	G.M.

SEAL:

PRODUCED
BY:



FC TELEC
CONSULTANTS

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UNLESS NOTED OTHERWISE

CLIENT:

ROGERS

SITE NAME: COOMBS

SITE LOCATION: 2540 ALBERNI HIGHWAY
COOMBS, BRITISH COLUMBIA

SITE NUMBER: W4570

DRAWING TITLE:

COMPOUND PLAN

DWG. SCALE:

1:100

DRAWN BY:

A. FRASER

DATE:

SEPTEMBER 17 2018

CHECKED BY:

D. YOCHIM

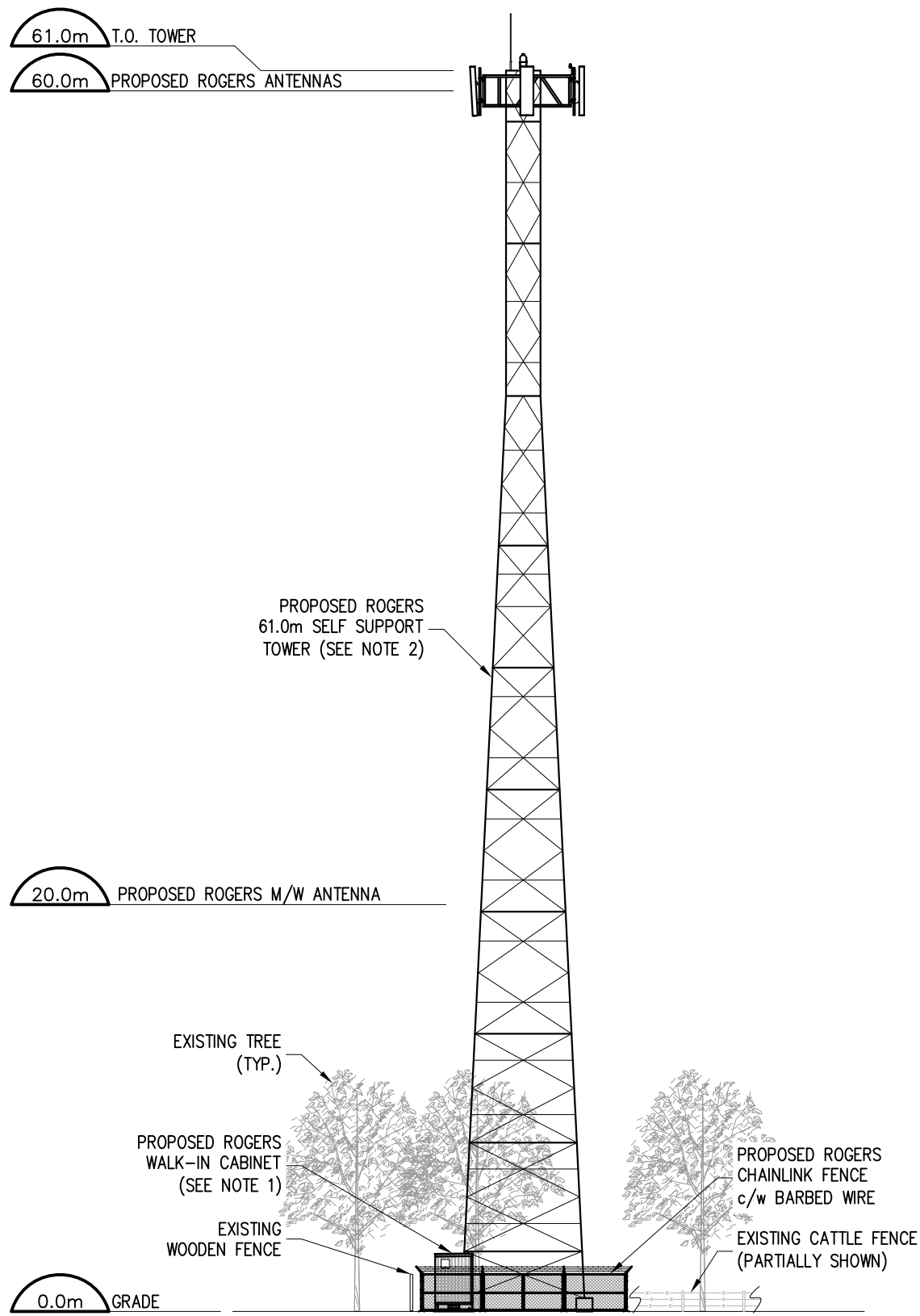
FC TELEC PROJECT NUMBER:
18098

APPROVED BY:

F. CHUNARA

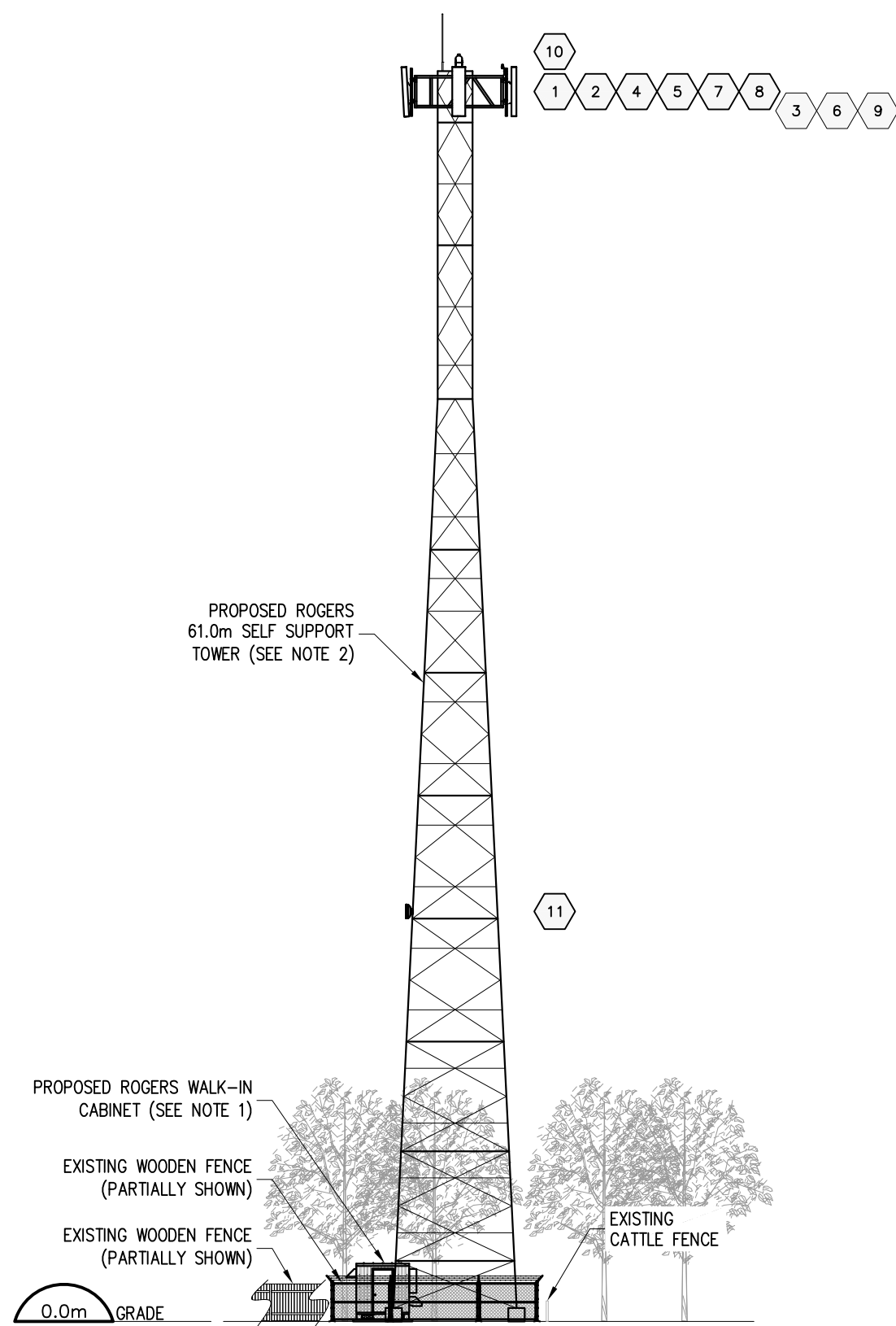
DRAWING NUMBER:

A02



NORTH COMPOUND / TOWER ELEVATION

A
A02



WEST COMPOUND / TOWER ELEVATION

B
A02

NOTES:

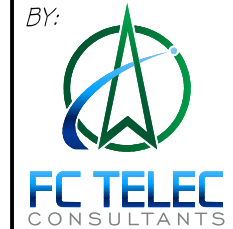
1. PREFABRICATED W.I.C. SUPPLIED BY ROGERS AND INSTALLED BY CONTRACTOR.
2. TOWER SUPPLIED BY ROGERS AND INSTALLED BY CONTRACTOR.

REVISION / ISSUE HISTORY:

B	RE-ISSUED FOR PRELIMINARY REVIEW	30 JAN 19	G.M.
A	ISSUED FOR PRELIMINARY REVIEW	28 SEP 18	G.M.
REV.	DESCRIPTION	DATE	BY

SEAL:

PRODUCED BY:



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CLIENT:



SITE NAME: COOMBS
SITE LOCATION: 2540 ALBERNI HIGHWAY
COOMBS, BRITISH COLUMBIA
SITE NUMBER: W4570

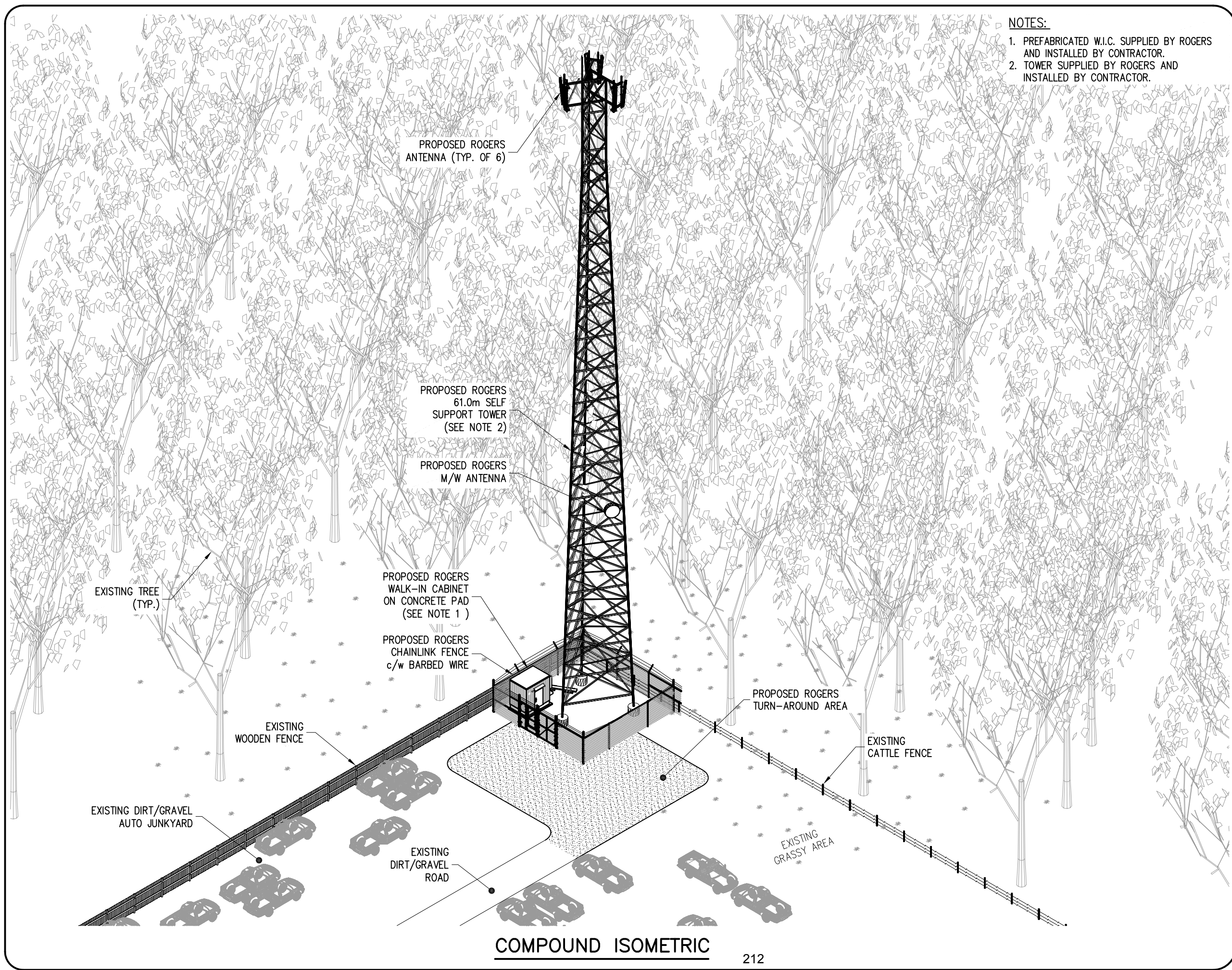
DRAWING TITLE:

NORTH & WEST COMPOUND / TOWER ELEVATIONS

DWG. SCALE:	1:300	DRAWN BY:	A. FRASER
DATE:	SEPTEMBER 17 2018	CHECKED BY:	D. YOCHIM
FC TELECOM PROJECT NUMBER:	18098	APPROVED BY:	F. CHUNARA

DRAWING NUMBER:

A03




- NOTES:
- 1. PREFABRICATED W.I.C. SUPPLIED BY ROGERS AND INSTALLED BY CONTRACTOR.
 - 2. TOWER SUPPLIED BY ROGERS AND INSTALLED BY CONTRACTOR.

REVISION / ISSUE HISTORY:

B	RE-ISSUED FOR PRELIMINARY REVIEW	30 JAN 19	G.M.
A	ISSUED FOR PRELIMINARY REVIEW	28 SEP 18	G.M.
REV.	DESCRIPTION	DATE	BY

SEAL:

PRODUCED BY:




FC TELEC
CONSULTANTS

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ALL DIMENSIONS ARE IN MILLIMETERS
UNLESS NOTED OTHERWISE

CLIENT:



SITE NAME: COOMBS

SITE LOCATION: 2540 ALBERNI HIGHWAY
COOMBS, BRITISH COLUMBIA

SITE NUMBER: W4570

DRAWING TITLE:

COMPOUND ISOMETRIC

DWG. SCALE: N.T.S.

DRAWN BY: A. FRASER

DATE: SEPTEMBER 17 2018

CHECKED BY: D. YOCHIM

FC TELEC PROJECT NUMBER: 18098

APPROVED BY: F. CHUNARA

DRAWING NUMBER:

A04

Objective

- Rogers has identified that there is not currently dependable wireless service for its customers within Coombs and along Alberni Hwy. As a result, Rogers is proposing to install a new 61-meter tall self-support cell tower on private land to the west of Coombs.
- The proposed facility will provide high-speed, high bandwidth cellular service to Coombs and surrounding areas.
- The proposed installation is important given that greater than 70 percent of all calls to emergency responders are placed through mobile devices.

Description of Proposed Site and Site Selection Rationale

- Rogers is proposing the construction of a 61-meter tall self-support cell tower on private land to the west of Coombs. The subject property is home to an auto salvage business and is significantly setback from adjacent residences and the core town, mitigating impacts on the community.
- If constructed, all of the equipment necessary to operate this facility will reside within an approximately 10-meter x 10-meter right of way area at the rear (south side) of the property.
- The site will be accessed from Alberni Highway and via existing driveways on the subject property.
- Power will be connected to the proposed facility via an underground power line extension, tying the site into an existing hydro distribution pole on the property.
- Rogers' equipment compound shall be housed within a chainlink fence at the base of the tower to ensure security of the equipment and public safety.
- Although Rogers' engineering team would prefer to have the tower situated in the core of Coombs closer to where potential customers are situated, we have made a compromise and pushed the tower out to the fringe of the community to ensure that it will be less visually impactful. Specifically, we originally explored siting the tower in the vicinity of the Old Country Market on one of the adjacent commercial properties. However, Rogers ultimately made a compromise and relocated the proposed facility approximately 1.25 kilometers to the west of the town center on a large lot that is setback from adjacent residential uses and that is home to an auto salvage business.

Aerial Photograph (Source: Google Earth)



Photo Simulations

1 - North Elevation - View Looking South from Alberni Highway (for discussion purposes only)



2 - Northeast Elevation - View Looking Southwest from Alberni Highway (for discussion purposes only)



3 - Northwest Elevation - View Looking Southeast from Alberni Highway
(for discussion purposes only)



W4570 (Site: "Coombs")
2540 Alberni Hwy
Coombs, BC
V0R 1M0

November 20, 2018

RE: SC6 ANALYSIS FOR "COOMBS", 2540 Alberni Hwy, Coombs, BC – W4570

As per your request, Rogers Communications has completed the power density analysis for the proposed tower installation at 2540 Alberni Hwy, Coombs, BC.

The maximum power density as a fraction of the Health Canada – Safety Code 6 limit was calculated for Rogers proposed antenna installations. Calculations were performed using EMF Visual, the industry standard radio-frequency power density calculation tool.

The maximum power density at ground level was found to comply with Health Canada – Safety Code 6 Uncontrolled Environment limit. This was analyzed to a maximum height of 2 metres above ground level. The strongest power density measured within a 1km radius is 0.03W/m² at 242m away from the tower.

Based on the EMF Visual analysis, Rogers Communications confirms that the Rogers proposed antenna installation at 2540 Alberni Hwy, Coombs, BC is in compliance with Health Canada – Safety Code 6 (2015) limits.

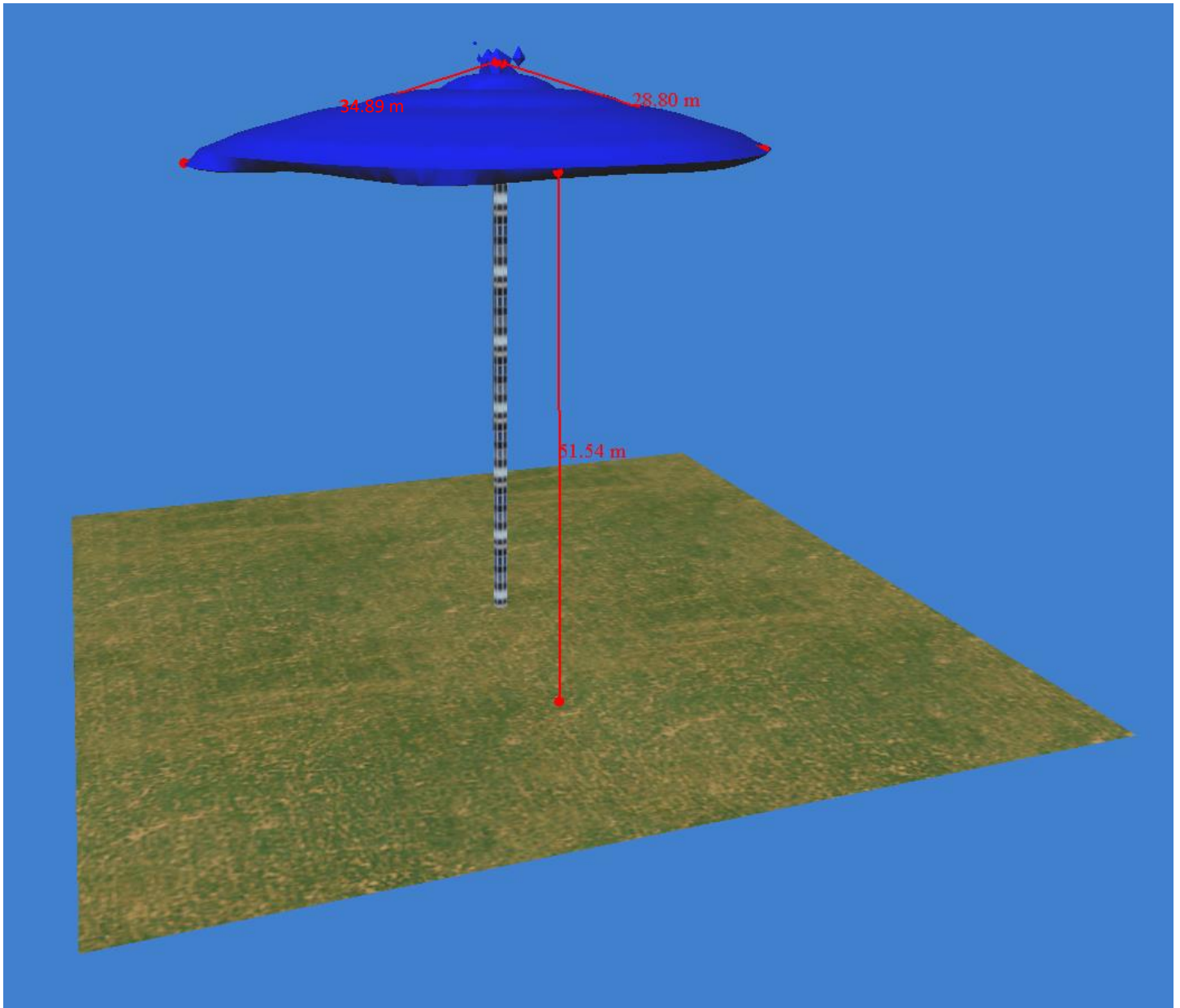
Sincerely,



Per: _____

Pauline Pham, P.Eng
Senior Radio Engineer
Radio Engineering – West
Rogers Communications

50% SC6 Exposure limits:



There is a maximum of 0.80% (0.03 W/m²) of SC6 within 1km radius of the tower at ground level.



March 26th, 2019

Public Consultation Summary & Land Use Concurrence Request

SitePath Consulting Ltd. ("SitePath") is representing Rogers Communications Inc. ("Rogers") in seeking land use concurrence from the Regional District of Nanaimo in response to a proposed telecommunications installation.

Rogers Site:	W4570 - Coombs
Prepared For:	Regional District of Nanaimo
Prepared By:	SitePath Consulting Ltd., representing Rogers Brian Gregg, Real Estate & Government Affairs Consultant
Address:	2540 Alberni Highway, Coombs, BC
Coordinates:	49.299486, -124.438707
Legal Description and PID:	BLOCK B, DISTRICT LOT 143, NANOOSE DISTRICT, PLAN 4679, PID: 006-004-300
Land Use Authority:	Regional District of Nanaimo (RDN)
Zoning:	A-1.2

Objective

- Rogers has identified that there is not currently dependable wireless service for its customers within Coombs and along Alberni Highway. As a result, Rogers is proposing to install a new 61-meter tall self-support cell tower on private land to the west of Coombs.
- The proposed facility will provide high-speed, high bandwidth cellular service to Coombs and surrounding areas.
- The proposed installation is important given that greater than 70 percent of all calls to emergency responders are placed through mobile devices.

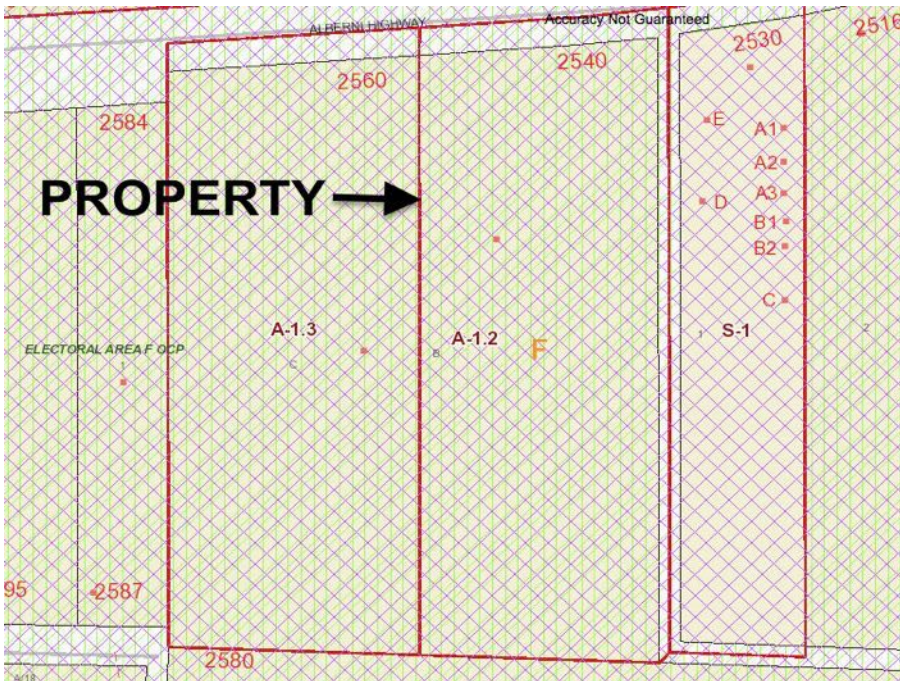
Description of Proposed Site and Site Selection Rationale

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Aerial Photograph (Source: Google Earth)



Zoning Map – A-1.2 Zoning District (Source: RDN)



Existing Structures

Rogers has reviewed all existing structures within the search area and has confirmed that there are no existing antenna-support structures of a suitable height or location that would provide dependable wireless service in the area. In fact, the closest existing tower is located approximately 3.8 kilometers away at the following coordinates: 49.330974, -124.464467. As a result, a new purpose-built tower structure is required in order to provide wireless service to the area.

Visibility

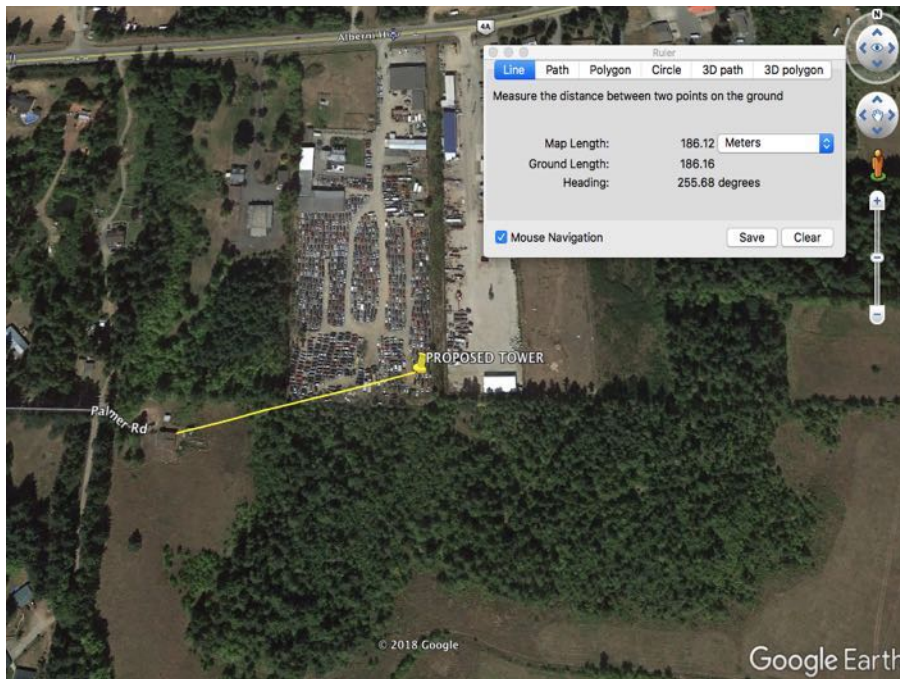
- The proposed tower site location will be visible along Alberni Highway and from certain vantage points in the Coombs area, although it is significantly setback from the core of the community.
- The antennas and dishes on the tower must be above natural obstacles in order to achieve line of site to Rogers' adjacent tower and to tie the facility into Rogers' network.

Co-location

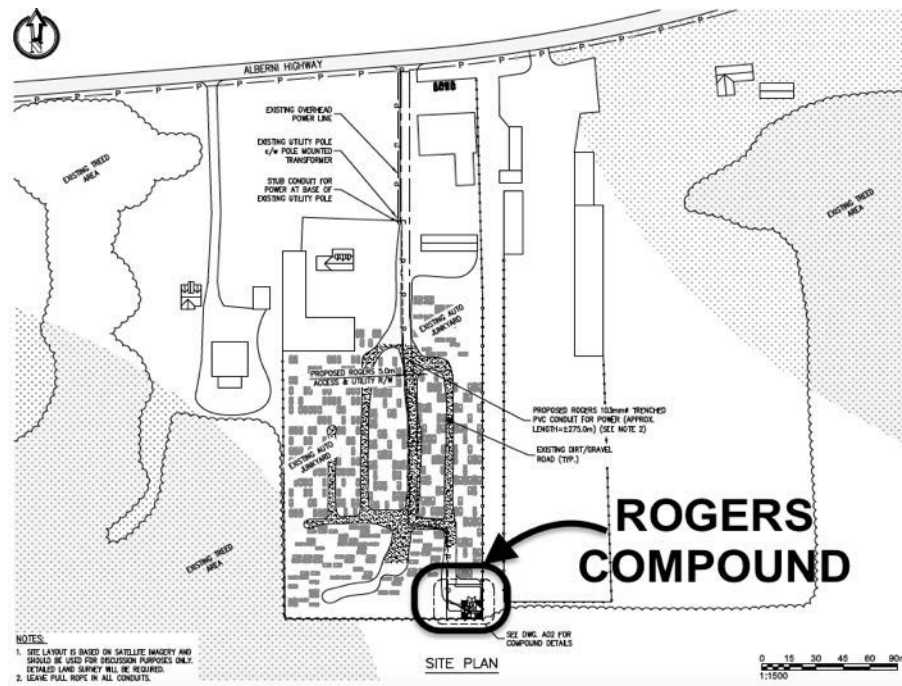
As is required by Innovation, Science and Economic Development (ISED) Canada, Rogers must be willing to consider applications for co-location from third parties, including other wireless service providers. The subject tower will be designed to accommodate additional antennas at lower levels on the tower for both the future use of Rogers and possible third party users should there be interest in co-location.

Proximity to Closest Residence

Rogers estimates that the closest residence is approximately 186 meters to the west of the proposed tower, as depicted below.



Site Plan (for discussion purposes only)



Elevation Plan (for discussion purposes only)

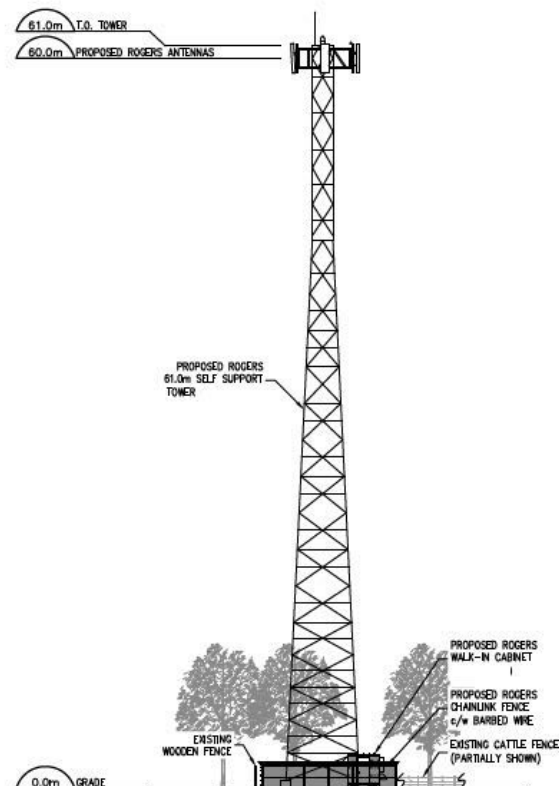


Photo Simulations

**1 - North Elevation - View Looking South from Alberni Highway
(for discussion purposes only)**



**2 - Northeast Elevation - View Looking Southwest from Alberni Highway
(for discussion purposes only)**

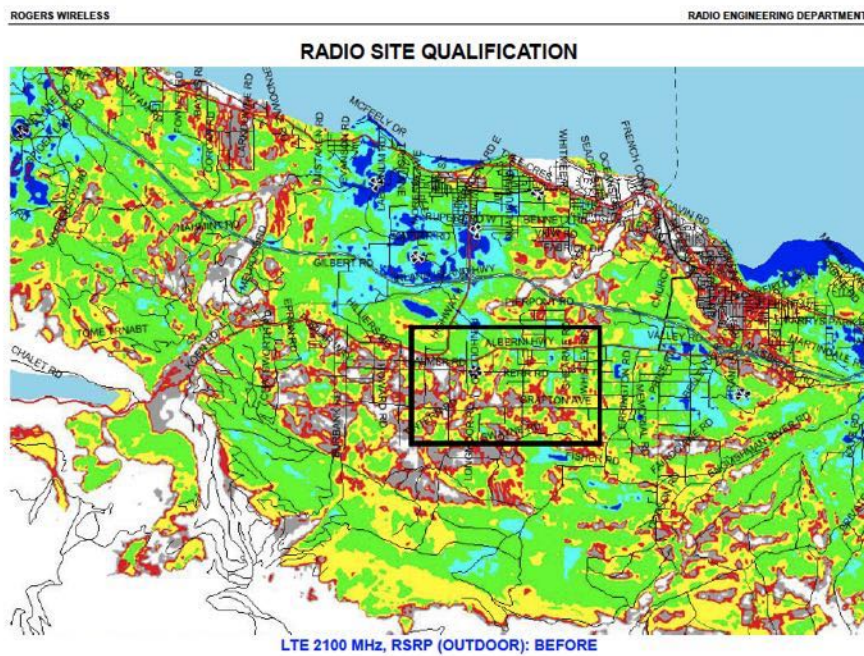


3 - Northwest Elevation - View Looking Southeast from Alberni Highway (for discussion purposes only)



Coverage Maps

1. Before

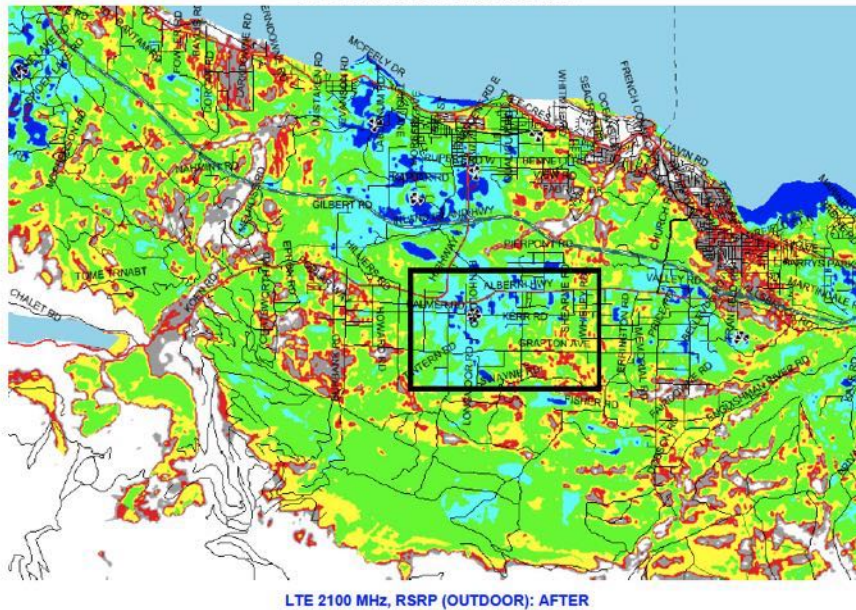


2. After

ROGERS WIRELESS

RADIO ENGINEERING DEPARTMENT

RADIO SITE QUALIFICATION



Policy Overview and Next Steps

The RDN Board has adopted a telecommunications policy and acknowledges that Innovation, Science and Economic Development Canada (ISED) has exclusive jurisdiction over the siting and installation of telecommunications facilities. The purpose of the policy is to set transparent expectations and to enable the review of proposals from proponents to ensure that responsible installations occur within the RDN. At the end of the consultation process, the role of the RDN Board is to issue a statement of concurrence or non-concurrence to the proponent and ISED. Under this policy, the proposed installation in Coombs (Electoral Area F) is not exempt from public consultation.

As part of this policy, the following requested information has been provided to RDN staff:

1. A letter or report from the proponent indicating the need for the proposal, the proposed site, the rationale for site selection, a map of radiofrequency coverage and capacity of existing antenna systems in the general area and a summary of opportunities for co-location potential on existing or proposed antenna systems within 1000 metres of the subject proposal.
2. A written and signed attestation that there are no co-location opportunities within 1000 metres of the proposed site location.
3. Engineered plans of the proposed structure which includes information outlining the number of antennas proposed on the structure, the type of wireless service each antenna would provide and the structure's ability to accommodate future antennas (including co-location).
4. Visual rendering(s) of the proposed Antenna System superimposed to scale.
5. A site plan showing the proposed development situated on the site.
6. A map showing the horizontal distance between the property boundary of the proposed site and the nearest property in residential use.

7. Confirmation of legal ownership of the lands subject to the proposal, or a signed letter of authorization from the registered property owner of the land, their agent or other person(s) having legal or equitable interest in the land.
8. A copy of Certificate of Indefeasible Title (dated within the past 30 days of proposal submission) and any restrictions, restrictive covenants, easements or rights-of-way registered against the lands the Telecommunication Antenna System is proposed on.
9. A written and signed attestation that the telecommunication antenna system will respect Health Canada's Safety Code 6 which sets safe radiofrequency emission levels for these devices including the cumulative effects of multiple telecommunication antenna systems at the location and in the immediate area.
10. A map showing the maximum electromagnetic radiation power levels as watts per square metre, at ground level within 1000 metres of the proposed telecommunication antenna system. The map should include the cumulative effects of multiple telecommunication antenna systems at the proposed location with any other existing telecommunication antenna systems broadcasting in the area.

Public consultation requirements per the RDN telecommunications policy include a notification package to residents, land owners, land use authorities, emergency service providers, and school districts within the calculated notification radius of 610 metres (10 metres for every 1 metre in height of the freestanding tower). Additional notice was provided to ISD's local office, local community associations as well as through advertisements placed twice in the Parksville Qualicum Beach News newspaper. Additionally, a public meeting was hosted on March 1st, 2019 from 4:00 pm – 7:00 pm at Arrowsmith Hall in Coombs.



*Above: A photo from ROGERS' Public Meeting at Arrowsmith Hall
(March 1st, 2019)*

Consultation Summary

During the public consultation process, Rogers received the following input from the public. ***Please refer to Appendix A for copies of comments submitted and the public meeting attendance log.***

Public Meeting

- Thirty-Five (35) community members attended the public meeting.

Public Comments Summary

- Thirty-Seven (37) commenters submitted their input during the consultation process. Specifically, Rogers received comments from seven (7) who are in support of the proposal, twenty-seven (27) who oppose the facility and three (3) who did not express support or opposition.
- Primary concerns include aesthetic impacts, health and safety and whether an alternative tower location could be considered.

Rogers Responses to Key Concerns

- **Aesthetic Impacts**
 - Setbacks: Rogers selected a proposed tower location would achieve the largest possible setbacks from residential areas while enabling the needed network capacity improvements. Specifically, the nearest residence is setback approximately 185 meters from the proposed tower.
 - Visibility: The tower will be largely visible from Alberni Highway however due to large lot sizes in the area we anticipate that view impacts will be minimal. Photo renderings were shared from various vantage points.
 - Mature trees in the area will screen the lower half of the proposed tower.
- **Health and Safety**
 - Rogers is legally bound to comply with Health Canada's Safety Code 6. As long as the safety code is adhered to, as is required, there are no science-based health concerns associated with the infrastructure.
 - Rogers completed a Safety Code 6 analysis and we anticipate that within a 1 kilometer radius of the tower the facility will operate at a maximum of 0.8% of the radiofrequency energy limit set by Health Canada.
- **Tower Siting**
 - In order to both provide dependable voice and data service within the Coombs community, the facility needs to be located reasonably close to the population it is aiming to service.
 - Rogers made all best efforts to identify a location that would enable large setbacks from residences and mitigate view impacts to the extent possible. Specifically, the original preferred location for a tower was closer to the Old Country Market, however Rogers moved the proposed tower over 1 kilometer away from the core of the community onto the fringe of town at an auto salvage property.
 - Rogers is constrained by the fact that it requires a willing landlord in a location that will meet the technical network requirements.
 - Several community members inquired about an alternative location near Highway 4 and Coombs Road, however the property in that area is owned by a forestry company that is undergoing a corporate restructuring and they are not willing to lease land at this time.

Land Use Concurrence Request

Although Rogers is exclusively regulated by the Federal Government, ISED requires Rogers to consult with the relevant land use authority as a commenting body in the siting of antenna support structures. As a form of comment, Rogers is requesting land use concurrence from the RDN in the form of a resolution or a letter that addresses the following items:

- *The RDN is satisfied with Rogers' consultation process;*
- *That the proposed tower is a permitted use;*
- *The proposed design and location is acceptable;*
- *That the RDN has been consulted and concurs with the tower location.*

APPENDIX A – OPEN HOUSE ATTENDANCE LOG AND PUBLIC COMMENTS
ROGERS COMMUNICATIONS – OPEN HOUSE SIGN-IN SHEET (ROGERS FILE: W4570 – COOMBS)

NAME	ADDRESS	EMAIL / PHONE NUMBER
1 Dawn Bradshaw	2857 Grafton Ave.	
James Wright	2857 Grafton Ave.	
Julie Austin	1914 Winchester Rd	
LORNE DENNIS	975 McLENN RD	
Natalie Stenberg	1127 Pratt Road	
Skeena Russell	1127 Pratt Road	
Bank Hamel	1127 Pratt Road	
Marsha Bergen	2560 Alberni Hwy	
Somrak Russell	1127 Pratt Rd.	
Courtney Woodburn	2610 Palmer Rd	
Clyde Woodburn	2610 Palmer Rd	
Leanne Salter	1317 Kippen Rd	
Julian Fell	1555 Wells Place Est.	
Fran Lacroix	956 Coombs Rd. Coombs	
James Lacroix	956 Coombs Rd. Coombs	
Tamara Judel	1101 Schidler Rd Coombs	
Joanne Sales	2795 Grafton, Coombs	
Richard Sales	" " "	
Stuart McLean	5049 Thompson Clark Dr	
Prine McShane	2530 Alberni Hwy	
Sandra McShane	2530 Alberni Hwy	
Amy McIntyre	2590 Palmer Road	
James Lacroix	1504 Winchester Rd.	
Joe Geelke	998 Schidler Rd	
Larry Geelke	2357 Grafton Ave.	
Skeena Russell	1127 Pratt Rd	
Nancy Pind	2386 Alberni Hwy	
Harry Pind	2386 Alberni Hwy	
Karen Henechy	1195 McLean Road.	
Chris Orr	2506 Alberni Hwy	
Barry Gustafson	2981 Alberni Hwy	
Sharon Cox-Gustafson	2981 Alberni	
Joe Rapp	2510 GRAFTON.	
Joe Rapp	2537 "	



Brian Gregg <briangregg@sitepathconsulting.com>

**Notification of Coombs-Hilliers Volunteer Fire Department - Rogers
Communications Proposed Cell Tower at 2540 Alberni Hwy, Coombs (Rogers
File: W4570 - Coombs)**

Aaron Poirier <firechief@shaw.ca>

Mon, Mar 25, 2019 at 12:18 PM

Reply-To: Aaron Poirier <firechief@shaw.ca>

To: Brian Gregg <briangregg@sitepathconsulting.com>

Hi Brian

From a first responder stand point ,I have no objections to this proposed project moving forward.

aaron



Brian Gregg <briangregg@sitepathconsulting.com>

Coombs bc cell tower

dan difiore <

Mon, Mar 18, 2019 at 1:26 PM

To: "briangregg@sitepathconsulting.com" <briangregg@sitepathconsulting.com>

Hi,

I would like to express my full support for the proposed tower here in Coombs.

I live nearby and recognize the need for improving cell service in this area. Please get it up as soon as possible.

Thanks
Dan



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed Rogers Telecommunications Facility in Coombs

KT Benesh <

Sat, Mar 2, 2019 at 7:46 AM

To: briangregg@sitepathconsulting.com

If building the proposed facility results in a stronger Rogers cell phone signal then my wife and I are all for it. Currently, when at home our Rogers signal is barely registering. Consequently it's often difficult to establish a connection when making calls.

Please keep me advised of the proposal.

Thanks,

Tim Benesh

460 Schley Place, QB

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

We have very poor cell service this tower would
connect this location is perfect.

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

☒ Yes
☐ No

Comments

The appearance and design is just fine. People like
to complain about nothing or any change. Changes are
inevitable, you cannot stop progress.

Additional Comments

I believe this tower is a good thing for the
area. Having a strong cell signal would be a bonus in
this poor cell area.

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

Dianne & Haley Bailey

(Please print clearly)

Mailing Address

1173 Winchester Rd.

Qualicum Beach, BC. V9K1W9

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

232
Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

IT IS SQ. THAT WE MUST NOT GET.

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

☒ Yes
☐ No

Comments

*TURN OUT BARRIE TOWER
AS FAR AS THE EFFECTS OF WIFI.*

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 JOHN S. JOAN.
(Please print clearly)

Mailing Address 606 DOBIE AVE. PARKVILLE

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

A WRITING YARD IS GOOD LOCATION

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

☒ Yes
☐ No

Comments

Additional Comments

IN MY OPINION FROM ARTICLES IVE READ IN THE AMERICAN CANCER SOCIETY
CANADIAN CANCER SOCIETY AND HEALTH CANADA THERE IS NO EVIDENCE
THAT THESE CAUSE CANCER. EVERYONE WANTS A CELL PHONE BUT SOME
PEOPLE COMPLAIN ABOUT A TOWER, DOESNT MAKE SENSE

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 LORNE DENNIS
(Please print clearly)

Mailing Address 975 McLENN RD, QB

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

WE NEED TO IMPROVE CELL SERVICE THROUGHOUT
VANICOUVER 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 JAMES WAGNT
(Please print clearly)

Mailing Address 2550 ALBERTA HWY P.O. BOX 281

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

- on the edge of property line
- could it be moved to middle of back property line

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

- ☐ Yes
☐ No

Comments

Do not know - concerned about structural stability during seismic activity

Additional Comments

- concerned about Hydro access to maintain the structure

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 Bernie McIsaac
(Please print clearly)

Mailing Address 105 HILLIERS RD
QUALICUM BEACH
BC - V9K-1Y4

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed Rogers Tower in Coombs

Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Mar 25, 2019 at 2:38 PM

To: "I" <>

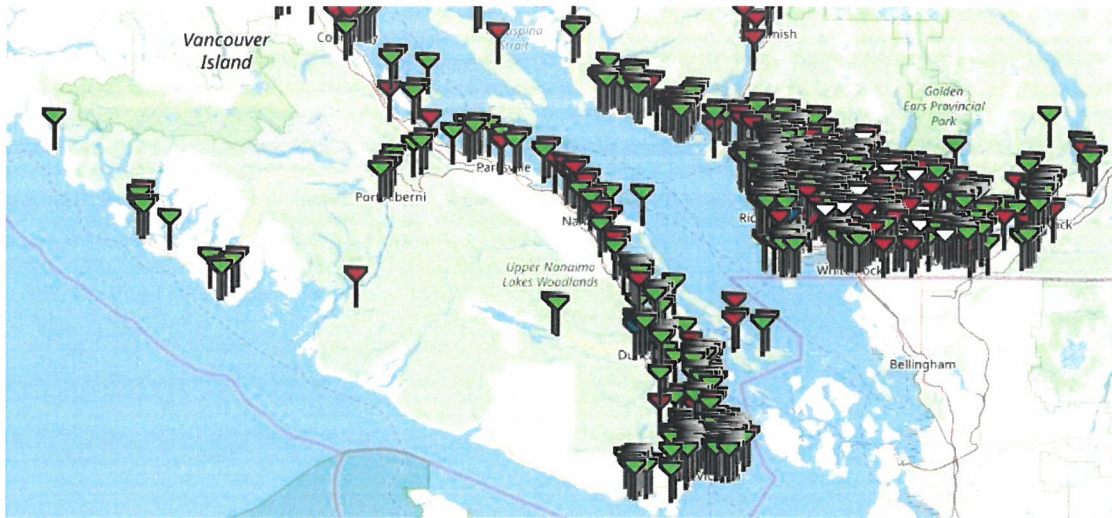
Hi Sandra,

If I am not mistaken, I may have spoken to you and your husband at the public meeting about this structural concern. I can confirm that there should be no public safety concerns as all of our towers are engineered by structural engineers and meet the national building code. Events like strong winds, earthquakes and other natural hazards are factored into the structural design. Additionally, health and safety are taken very seriously. The following and attached information may be helpful.

We have spoken to Larry Geekie. I am not aware of the lot you are referencing. I will try to call him to discuss. Please feel free to send a map of his property if you want us to look into it further.

Some key points:

- There are thousands (or likely millions) of cell sites, radio towers, TV towers, wi-fi hotspots, baby monitors and other radio frequency energy emitting devices that operate safely across Canada and the globe. CBC, for example, has been operating radio towers that broadcast over many kilometres in some instances since the 1940s without any adverse health impacts in the communities within which they operate. Cell sites are also ubiquitous and without health impacts as long as the safety code is adhered to according to Health Canada and the local health authorities.
- Cell sites are low powered facilities that cover only a small portion a community. In fact there are hundreds of installations on Southern Vancouver Island (photo below) and beyond that cause no adverse health impacts. The sites have to be lower powered as the same radio frequencies are re-used on every cell site so overlapping signals would interfere with one another. This means low power is a requirement for cell sites.
- All the carriers, including Rogers, are legally obligated to comply with Health Canada's Safety Code 6. This safety code applies to all radiofrequency energy emitting devices, such as cell sites, radio towers, cell phones, wi-fi routers, baby monitors, etc. The safety code is a rigorous standard comparable to similar safety codes in Europe, the USA, Japan, Australia, etc.
- Rogers (and all the carriers - TELUS, Bell, Freedom Mobile, etc.) has cell sites in effectively every part of every community including on rooftops of residential buildings, office buildings, etc. There are even rooftop cellular antennas at the BC Children's Hospital and other care facilities. Anywhere that your cell phone has a signal, there is a cell site installed, including in your community.
- While this may sound counterintuitive, having a cell site nearby is arguably safer than picking up a signal from afar. This because your cell phone has to operate at a lower power to receive the signal from a closer facility vs. operating at a higher power to pick up a signal from a far away site.
- Most of our cell sites operate at hundreds or thousands of times below the safety code limit.



There is a lot of misinformation available online and you can find some scary sites that share information that is not based on science. I would therefore kindly urge you to read the attached articles as they are from the relevant experts and policy makers.

Finally, the following article may be of interest to you. <https://www.cheknews.ca/west-coast-municipal-leaders-call-for-improved-phone-service-on-highway-4-505033/>

Thanks again for sharing your perspective. I hope this information has been helpful.

Regards,

Brian Gregg | 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, Mar 25, 2019 at 11:19 AM

wrote:

Good Morning Brian,

Some question for you:

Would you or members of the Roger's Empire agree to have this tower placed in your neighbourhood or next to your family home?

Would you or members of the Roger's Empire be concerned if you had three young daughters all of childbearing age (one with a young son) and considering starting and expanding their families, living on the property next door to the proposed tower and also the property located adjacent to it?

Does the Roger's Empire put profit before the welfare of people living next to these monsters?

Why can't this monster be located on a mountainside or in the middle of large acreage?
Why did they choose a highly populated area for a tower this size...because they could?

Is there no concern that the size of this tower is substantial and will be a permanent scar on the entire Coombs Community and skyline? That it will be visible for miles and miles?

Of course we all know there is a big earthquake due on our coast and we are to be prepared for when it inevitably strikes. The people living around the tower are defenseless to protect themselves because when it comes down (and it will) they will be directly in it's path. There is no escaping it.

It's not about serving the community for Roger's, it's all about profit. Highway 4 Salvage has put monetary gains ahead of the well being of all it's neighbours. Rumours have surfaced that the Salvage Company plans on selling their business and home.

There is support for the tower in Coombs. Larry Geekie has shown his support so it was proposed to me why doesn't Roger's approach him? He owns large acreage directly behind our property, which is Highway 4 Industrial Centre, directly next door to the tower. This property is where one of our daughter's and her partner lives (her siblings are next door to this property).

A tower of this magnitude does not belong in any community...it belongs on a mountainside, far away from populated areas.

Sincerely,

Sandra McShane

Property owner:

2515 Alberni Highway
2530 Alberni Highway
Coombs, B.C.
V0R 1M0

2 attachments



Statement from CMHO re Cell Phones-June2011(1).pdf
1122K



wireless_safe-securit_sansfil-eng(1).pdf
197K

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

Not the best. 2000m back from human dwellings (Russian Standard) would be best. Best location would be forest Reserve lands North of Coombs Village.

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

- ☐ Yes
☐ No

Comments

~~It's~~ It's as ugly as all the others. No one has a good looking tower yet.

Additional Comments

Where is the plan of max radiation intensity at ground level around the tower.

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)

Julian Fell

Mailing Address

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

☒ Yes Yes.
☒ No

2. Do you feel this is an appropriate location for the proposed facility?

☐ Yes
☒ No

Comments

Cell towers present health issues for citizens
living near by. The residents are not in support of
this tower location. Rogers may wish to vent space from
tel us to improve their reach.

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

☐ Yes
☒ No

Comments

Cell towers are not attractive additions to any
rural landscape. They blend well in citys - not
country settings.

Additional Comments

- Cell towers impact the environment in significant
negative ways. Birds, and other flying creatures
(Bats, bees) become disoriented from the clarity
electricity that permeates the atmosphere near the
towers.

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 Leanne Salter
(Please print clearly)

Mailing Address Box 1881 Errington BC
V0R 1V0

Email Address [REDACTED] cr [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

*****URGENT***Cell tower proposal in Coombs BC*Edited to include full contact information**

Salter, Leanne <leanne.salter@rdn.bc.ca>

Fri. Feb 22, 2019 at 2:06 PM

To: Brian Gregg <briangregg@sitepathconsulting.com>, Amy McIntyre <
Cc: "ic.spectrumvictoria-victoriaspectre.ic@canada.ca" <ic.spectrumvictoria-victoriaspectre.ic@canada.ca>, "michelle.stilwell.MLA@leg.bc.ca" <michelle.stilwell.MLA@leg.bc.ca>, "Gord.Johns@parl.gc.ca" <Gord.Johns@parl.gc.ca>, "Redpath, Nicholas" <NRedpath@rdn.bc.ca>

Hello Brian,

I am also opposed to this site for a cell tower. I have been researching the dangers of cell towers and cancer for several years.

They should never be located in residential areas, near schools or facilities.

Regards,

Leanne Salter

RDN Director, Area F

From: Brian Gregg <briangregg@sitepathconsulting.com>

Sent: February 21, 2019 10:27 PM

To: Amy McIntyre

Cc: ic.spectrumvictoria-victoriaspectre.ic@canada.ca; michelle.stilwell.MLA@leg.bc.ca; Gord.Johns@parl.gc.ca; Redpath, Nicholas; Salter, Leanne

Subject: Re: ***URGENT***Cell tower proposal in Coombs BC*Edited to include full contact information

Good Evening Amy:

Thanks for sharing your feedback. I will save your comments in our public consultation summary and this will be shared with the RDN, ISED and Rogers as part of the decision making process.

In the interim, please find below and attached some helpful information regarding health and safety of communication sites in general.

Some key points:

- * There are thousands (or likely millions) of cell sites, radio towers, TV towers, wi-fi hotspots, baby monitors and other radio frequency energy emitting devices that operate safely across Canada and the globe. CBC, for example, has been operating radio towers that broadcast over many kilometres in some instances since the 1940s without any adverse health impacts in the communities within which they operate. Cell sites are also ubiquitous and without health impacts as long as the safety code is adhered to according to Health Canada and the local health authorities.

- * Cell sites are low powered facilities that cover only a small portion a community. In fact there are hundreds of installations on Southern Vancouver Island (photo below) and beyond that cause no adverse health impacts. The sites have to be lower powered as the same radio frequencies are re-used on every cell site so overlapping signals would interfere with one another. This means low power is a requirement for cell sites.

- * All the carriers, including Rogers, are legally obligated to comply with Health Canada's Safety Code 6. This safety code applies to all radiofrequency energy emitting devices, such as cell sites, radio towers, cell phones, wi-fi routers, baby monitors, etc. The safety code is a rigorous standard comparable to similar safety codes in Europe, the USA, Japan, Australia, etc.

- * Rogers (and all the carriers - TELUS, Bell, Freedom Mobile, etc.) has cell sites in effectively every part of every community including on rooftops of residential buildings, office buildings, etc. There are even rooftop cellular antennas at the BC Children's Hospital and other care facilities. Anywhere that your cell phone has a signal, there is a cell site installed, including in your community.

- * While this may sound counterintuitive, having a cell site nearby is arguably safer than picking up a signal from afar. This because your cell phone has to operate at a lower power to receive the signal from a closer facility vs. operating at a higher power to pick up a signal from a far away site.

- * Most of our cell sites operate at hundreds or thousands of times below the safety code limit.

[Screen Shot 2019-02-21 at 10.19.32 PM.png]

There is a lot of misinformation available online and you can find some scary sites that share information that is not based on science. I would therefore kindly urge you to read the attached articles as they are from the relevant experts and policy makers.

Finally, the following article may be of interest to you. <https://www.cheknews.ca/west-coast-municipal-leaders-call-for-improved-phone-service-on-highway-4-505033/>

Thanks again for sharing your perspective. Please feel free to attend our public meeting on March 1st at Arrowsmith Hall from 4:00 pm - 7:00 pm.

Kind Regards,

Brian Gregg | SitePath Consulting Ltd.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com<<mailto:briangregg@sitepathconsulting.com>>

Fax: 604-829-6424 | www.sitepathconsulting.com<<http://www.sitepathconsulting.com>>

On Thu, Feb 21, 2019 at 10:01 PM Amy McIntyre <mailltot>
wrote:
Hello,

This is an unofficial response to the proposed cell tower in Coombs, B.C. as I have not received my letter yet.

We are absolutely opposed to it. My husband and I live less than a quarter mile from the proposed location. We have two healthy children, pets etc. I am absolutely sickened by the prospect of having this cell tower that close to our home. Living within 5 miles is considered a significant health risk but 1/4 mile you are basically giving me breast cancer (and putting my daughter at risk). According to research the effects take place after 5 years, putting me at prime breast cancer age. I've just had a sister barely survive this, and multiple first degree female relatives go through it. I am not interested in having my risks increased for big money and better cell reception. Landlines are available out here, cell service is not necessary for survival.

We bought this house five years ago to live in for decades to come. Moving is not an option. We live out of town to avoid the extra EMF, white noise, pollution, etc. Our kids go to school out of town that has no wifi in the building. We are rural for a reason. We don't have a 'smart home', we keep Bluetooth to a minimum, we don't use a microwave, etc etc. We make an effort to protect our family as much as possible as we have a right to on our property.

If Rogers Mobility feels they need another cell tower my suggestion would be to find a location that has a minimum of 1-5 miles clear of residences around it if you have any care for the health and safety of the families in this community, as Rogers is only after the bottom dollar.

As far as whomever owns the property and has given permission, they should be ashamed of themselves.

Somebody needs to take responsibility here and put their foot down. This is not acceptable use of power to knowingly put families at risk, never mind the eyesore. Has anyone considered the beautiful acreages here will lose up to 20% of their property values as well?

There are many, many facets to this decision and every single one is a negative. No cell reception is worth the damage this tower will do.

Amy McIntyre
2590 Palmer Road Qualicum BC
V9K 1X1

From Scientific Research:

Another important observation from the research is that for the first 5 years of living near a cell phone tower, the risks were no different than someone living far away from one. However, in years 6-10, the cancer risks jumped more than threefold for those living a quarter of a mile or less from a mobile tower. Even more concerning, the average age of diagnosis was much younger. Risk for breast cancer, prostate, pancreas, bowel, melanoma, lung, and blood cancer all increased substantially.

[image1.png]

Sent from my iPad



Screen Shot 2019-02-21 at 10.19.32 PM.png
274K

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

I strongly disagree with the proposed location and will be protesting this and visiting other locals to voice concerns.

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

☐ Yes
☒ No

Comments

move the tower to a more suitable area away from Residential addresses.

Additional Comments

We live on acreage & utilize our land for growing food, raising livestock plus we have growing children. I currently do not even own a microwave due to concerns.

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 Courtney Woodburn
(Please print clearly)

Mailing Address 2610 Palmer RD Qualicum Beach B.C

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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 Chris Orr
(Please print clearly)

Mailing Address 948 Coombs B.C.
VOR Imo

Email Address



Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

I Am proud to live in an area with occasionally spotty cell service. There are cell towers in areas not heavily populated.

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

☐ Yes
☒ No

Comments

I oppose the installation of a cell tower in this vicinity.

Additional Comments

I am in opposition to the installation of this tower.

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

Sdney Russell
(Please print clearly)

Mailing Address

[REDACTED]

Email Address

1127 Pratt road.

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

— Go Away —
COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

☐ Yes
☒ No

*I.V. internet tablets only - computer
wifi users*

2. Do you feel this is an appropriate location for the proposed facility?

☐ Yes
☒ No

WE LOCATED HERE TO BE AWAY FROM SUCH!

Comments

*This proposed site is Not appropriate for this rural
area! FARMERS, ANIMALS, CHILDREN, GREENHOUSES and
people DO NOT NEED THE CONTAMINATION FALLOUT
FROM THIS TOWER - MOVE TO AN UNPOPULATE AREA!!!*

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

☐ Yes
☒ No

*MOVE IT TO AN AREA AWAY FROM FARMS AND
CHILDREN AND ILLNESS PEOPLE HAVE -*

Comments

*RESEARCH SHOWS - TUMOURS, DISEASE. FOLLOW THE
IF SITUATED ON A HILL TOP CLOSER TO THE MTS
AWAY FROM PEOPLE - WHY DON'T VARIOUS COMPANIES
PUT THEIR ANTENNA ALL ON THE SAME TOWER!
COST LESS - USE TOWERS ALREADY ERECTED!
— HYDRO WORKERS, FRIENDS OF OURS, REFUSE TO LIVE
NEAR OR HAVE CERTAIN APPARATUS IN THEIR HOMES*

Additional Comments

*(satellite)
STATES REPEATEDLY WARN OF HEALTH ISSUES
6-8 YRS AFTER CONSTRUCTION - SLEEPLESSNESS,
LIVESTOCK ISSUES, HEALTH CONCERNS FOR PEOPLE WITH ILLNESS
— ELECTROMAGNETIC RADIATION. EVEN ELECTRICITY HAS
UNHEALTHY. — — — — — STRAY ISSUES!*

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 Bonnie
(Please print clearly)

Mailing Address _____

Email Address _____

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

Not Needed !!

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

☐ Yes
☒ No

Comments

Not Needed

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

Larry Pond

(Please print clearly)

Mailing Address

PO Box 700

COOMBS BC

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

*Our Cell coverage is fine - Please - No Tower in
our Neighbourhood!*

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.

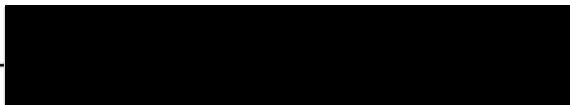
Name

Nancy Ford
(Please print clearly)

Mailing Address

*Box 700
Coombs BC*

Email Address



Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

- ☒ Yes
☐ No

2. Do you feel this is an appropriate ^{project} location for the proposed facility?

- ☐ Yes
☒ No

Comments

- ① Coombs ^{needs} has become a dumping grounds for projects that do not fit the aesthetics - eg. Coombs market
② For fees reviewed studies - cell radiation impact on wild bee populations
③ cumulative impacts of increasing cellular infrastructure w/ background radiation, daily activities, etc.

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

- ☐ Yes
☐ No

Comments

~~also~~ not locating right next to a small business (Coombs Winery)

Additional Comments

I am a Coombs Resident - I will take slightly worse service over an added ~~cell~~ radiative structure, known to impact ~~small~~ insect species anyway.

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 Joyalea Carson-Austin
(Please print clearly)

Mailing Address 1504 Winchester Rd.,
Qualicum Beach, BC, V9K1Y2

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

Living right besides Mr. Roel Willekes
who has made a right mess of this ALR
property

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

☐ Yes
☒ No

Comments

We are doing our best to block out the
wrecked vehicles. We can not block out a
tower.

Additional Comments

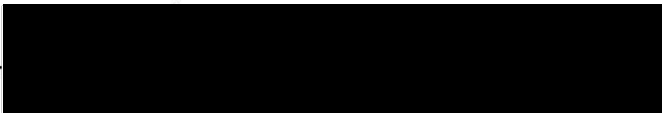
Who needs the extra cellphone coverage?
Tourists? We have no need for this extra service.
Mr. Geehl, owner of Goats on the roof, did not want
it on his commercial property at the back of that
land.

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 Marsha Bergen
(Please print clearly)

Mailing Address 2560 Alberni Hwy Coombs BC
V0R 1M0 Box 238

Email Address



Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Cellphone tower Coombs

ron bergen <

Mon, Mar 18, 2019 at 7:12 PM

To: Brian Gregg <briangregg@sitepathconsulting.com>

Hi Brian:

This email is from Marsha Bergen.

Our Community has been talking about alternative locations for a cell tower for Rogers, rather than Roel Willikes property on Alberni Hwy. We are proposing Old Coombs Road. This is a road between Hwy 4A and Hwy 4. The tower could be placed there on the property of a forest company. I believe it's called Timberland Forestry. The closer the tower would be placed to Hwy 4 the better. Closer to Hwy 19 is the best!

There are 5 houses on old Coombs road, so they don't want it near to them. Some of them have young children, other have animals. But closer to Hwy 4 there are no houses near! This Old Coombs Road is a Road without exit. There is a train track and the road has been cut off. But closer to Hwy 4 there are no houses. This part of the road belongs to the timber company. Even better if a tower could be placed closer to Highway 19. No houses. We believe the timber company would be happy to let you use their land if they receive some money for it. (Rather than giving money to Roel Willekes with Highway 4A Auto Salvage)

Please consider this.

Sincerely, Marsha Bergen

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

cell coverage is fine in @ Coombs
tower is not suitable in rural area
we don't want additional lighting in our night sky

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

- ☐ Yes
☒ No

Comments

Do not want this tower in our rural area
Do not need this tower, cellular coverage is
good in this area and has been for years
Do not want additional lighting in our night sky

Additional Comments

This tower is not needed

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

Fran Lacroix

(Please print clearly)

Mailing Address

Box 43 Coombs, BC V9R1M0

Email Address



Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

NOT REQUIRED, CELL COVERAGE IS FINE IN COOMBS

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

☐ Yes
☒ No

Comments

NOT REQUIRED

Additional Comments

ADDITIONAL TOWERS IN AREA F ARE NOT
REQUIRED FOR ADEQUATE COVERAGE, THIS IS SIMPLY A WAY
TO MAKE ROGERS MORE MONEY

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 JAMES LACROIX
(Please print clearly)

Mailing Address BOX 43 COOMBS BC

Email Address



Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

It will be located in the field behind my home. I moved there to enjoy the view of no-towers.

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 Tamara Sudd
(Please print clearly)

Mailing Address P.O. Box 463
Coomb, BC V0R1M0

Email Address 

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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 tower is in a rural area where there is more to consider than people. It is proven that bees cannot navigate through the EMR - with drastically decreasing bee populations this should be a big consideration

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

☐ Yes
☐ No

Comments

N/A as I don't agree with the facility.

Additional Comments

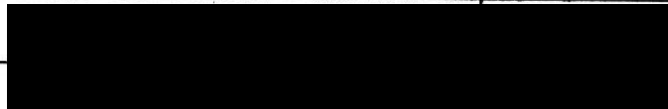
Though health effects from one tower may be relatively small, there is a cumulative effect. A recent Canadian peer reviewed study calls this 'mirroring'. More cell towers + more phones + more wireless etc does have a damaging effect.

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 JULIE AUSTIN
(Please print clearly)

Mailing Address 1504 WINCHESTER RD ← this is Coombs
QUALICUM BEACH, BC

Email Address



Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed Coombs Tower

Silvertip <[REDACTED]>

Fri, Mar 1, 2019 at 4:34 PM

Reply-To: Silvertip <[REDACTED]>

To: "briangregg@sitepathconsulting.com" <briangregg@sitepathconsulting.com>

Hello Gregg,

I have just returned from the Rogers sponsored open-house in Coombs re: telecommunications tower on Alberni Hwy in Coombs.

I neglected to ask how the public can see the feedback/comments that is collected over the 10 day consulting period.

Please keep me informed.

Thank you,

Julie Austin

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

Many people and animals live close to this site.
It ruins the view and ruins our homes.

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

☐ Yes
☒ No

Comments

Put it far away from homes and farms and
especially children.

Additional Comments

We like living where we live because
there is weak coverage.

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

Joanne Sales

(Please print clearly)

Mailing Address

2795 Grafton Ave
Qualicum Beach

Email Address

[REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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 proposed location is right next to a heavily used roadway and the tower would create an incredible eyesore, detracting from the local beauty and affecting/impacting nearby property values, not to mention potential long term health risks

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

☒ Yes
☐ No

Comments

IF a second, slightly more remote location is already in consideration, I would personally prefer its use. Plus it would provide better service in widely used wilderness land, because there is currently little to no service in cases of emergency.

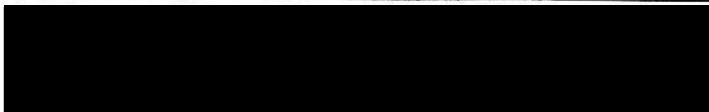
Additional Comments

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 Brent Hamel
(Please print clearly)

Mailing Address PO Box 293, Errington, BC, V0R 1V0

Email Address



Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

AS a community member I feel like this is a horrible invasion of our beautiful town and will negatively impact our neighbor hood.

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

- ☐ Yes
☒ No

Comments

Its tall and imposing and an eye sore.

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

Salameena Russell
(Please print clearly)

Mailing Address

1127 Pratt Road V9K 1W5
Ovalicum beach

Email Address

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

Too Close to where a lot of people live.
this would impact our community and young people
badly.

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

☐ Yes
☒ No

Comments

I believe it will make our beautiful
area look poor and ruin the mountain views.

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 Earn Russell
(Please print clearly)

Mailing Address 1127 Proff Road V91K 1W5
Avalon Beach

Email Address _____

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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 proposed location is NOT appropriate, because it's in a very populated area. The radiation coming from the tower will bring health risk to the people living nearby, and also lower their property values. It will also have negative effects on tourism, as it makes the Coombs area aesthetically unpleasing.

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

☐ Yes
☒ No

Comments

The tower should be in a location far away from peoples property, for example on the mountain by the powerlines.

Additional Comments

There is already great mobile service in the area (Telus), so the new proposed cell tower is not necessary for better communication in emergencies. These plans seem more like a way for Rogers to get more clients, which has no positive effects for this community.

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 Natalie Sternberg
(Please print clearly)

Mailing Address 1127 Pratt Road Qualicum Beach
V9K 1W5

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

I work and live within boom of the proposed site. I do not want myself or my young children exposed to the radiation which these cell towers emit.
— my cell service with Bell is fine as it is.

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
☐ Yes
☒ No

Comments

It needs to be placed in an area out of site, away from children's schools and family homes and livestock.
— off the main drag in Coombs, BC.
— An area away from family homes would be better.

Additional Comments

Coombs is an up and coming growing community which will further continue to host mass amounts of people and families in the future. And is already a tourist destination.
— the proposed tower is unattractive to this rural area.

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 Shiray Raines
(Please print clearly)

Mailing Address 2685 Palmer Rd.
QB, BC, V9K 1X1

Email Address _____

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

Attention
Regional District of Nanaimo
Board:

From: Sharon Cox Gustafson
Box 11, Coombs, VOR1M0
Monday, March 18/19

Alberni Hwy. in Coombs
has been a long term residential
area, since 1910.

The last 50 years, commercialism
has arrived on many properties, even
on designated agricultural land.

This new Rogers' telecommunications
tower is proposed to be 61 meters tall
(roughly 200 ft.) towering skyward
marrying the long term beautiful
view of Mt. Arrowsmith and Mt.
Cokely (known as "The Angel" from this
specific view as one drives west
from the "Goats on the Roof"
market.)

Green Acres, a 9 acre property
at 2481 Alberni Hwy, has been the
Cox Family's ancestral home since
the 1930's — a property chosen
long ago for the beauty of the woods
wildlife and spectacular mountain
view, which we still presently so
appreciate.

The Regional District of Nanaimo Board
has already allowed an unsightly
auto wrecking business at 2540 Alberni
Hwy. located on agricultural land reserve.
Now besides land contamination, the air waves
and spectacular view are in jeopardy.

Please all RDN directors give this
some very considerable thought before signing
away further qualities of Coombs' life style.



Brian Gregg <briangregg@sitepathconsulting.com>

Fwd: Comment Sheet - Rogers' Proposed Tower in Coombs (W4570)

Sharon Cox-Gustavson <

Sat, Mar 23, 2019 at 4:48 PM

To: Brian Gregg <briangregg@sitepathconsulting.com>, ic.spectrumvictoria-victotiaspectre.ic@canada.ca, nredpath@rdn.bc.ca

Just got my i-pad up and running again today 

(but also very glad that I know how to hand write...which I know is becoming a lost art.).....

I appreciate your response to me, Brian.....a statement from me, a long term Coombs' Community Supporter....Sharon Cox-Gustavson....

I would like you to also add this email today to your consultation summary report, and ALSO forward this to the chair of the RDN on

Hammond Bay Road in Nanaimo...Thank you.....

In my hand written letter, I did not go into detail of our wildlife and extensive variety of bird life that the forests fringing the Alberni Hwy properties house here, and the peaceful existence that this stretch

of the Alberni Hwy. once enjoyed as a purely residential area.... which has been savagely altered by the Regional District of Nanaimo permitting outside ententes to mar and junk up the landscape through which our annual multitude of tourists proceed through to visit our quaint town.....

myself...I take pride in pleasing healthy landscapes....I am a retired teacher who has enjoyed travelling to many parts of our world.....I want the many world wide visitors who come here to think Coombs is truly specialwith my family assistance , I have kept the little church yard, adjacent to

" Goats on the Roof Market".....a pleasant green space for the past 20 year since I returned here to live on our family's estate

" Green Acres" at [2481 Alberni Hwy.](#) The church yard has a carpet of green grass, attractive shade trees and perennial flowering gardens.....AND, AS TOURISTS LEAVE TO PROCEED WEST TO THE Coombs Junction.....they experience a truly magnificent sight...Mt. Cokely & Mt Arrowsmith ...ramparts reaching to the sky!

We all choose what we do, we all choose what we believe in for our health and welfare, and we all choose the environment in which we want to exist.....I hope you can recognize the long term investment that my family and I have in this community of Coombs!

So that is why Coombs' People are contesting the radio waves and the unsightly structure of your proposed telecommunications tower

right in the middle of our residential neighbourhood.

Yours truly, Sharon Cox-Gustavson



P.S. I hope this border of trees and mountains from my I-pad shows up as such on your computer.....it does on mine.....

Sent from my iPa

[Quoted text hidden]

| <Mar 22, Doc 2.pdf>

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

WE ARE APPROX. 300 YARDS FROM THE SITE AS ARE OTHERS
ON OUR STREET. VERY FEW WILL WANT TO LIVE WITH THE RISK,
ESPECIALLY THOSE WITH CHILDREN. SURROUNDING AREA IS MAJORITY AGRICULTURAL
LAND RESERVE (ALR), TOWER DOES NOT FIT SPIRIT. FIND ANOTHER SITE WHERE
RISK AND APPEARANCE IS NOT AN ISSUE TO RESIDENTS WITHIN RADIUS

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

☐ Yes
☒ No

Comments

APPEARS TO BE VERY TALL, TOWERING OVER TREES,
DOES NOT APPEAR TO BLEND IN WITH TREES SURROUNDING
AREA. PLEASE FIND ANOTHER SITE OR ABANDON THE
PROJECT. PROPERTY VALUES WILL LIKELY DIMINISH FOR
PROPERTY OWNERS WITHIN THE SURROUNDING RADIUS.

Additional Comments

IF THE TOWER ENDS UP BEING CONSTRUCTED^{HERE}, THERE MUST
BE A FIRM COMMITMENT IN WRITING THAT RODGERS (OR
SUBSEQUENT OWNERS) WILL RELOCATE IT TO ANOTHER MORE
APPROPRIATE AREA IF IT TURNS OUT TO BE A HEALTH RISK TO
SURROUNDING RESIDENTS OR OTHER NEGATIVE UNINTENDED
CONSEQUENCES. THIS MUST BE AT THE TOWER OWNERS EXPENSE.

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 PATTERSON, DEBBE PATTERSON
(Please print clearly)

Mailing Address P.O. BOX 1077, 1077 SCHIDLER RD.
COOMBS, B.C.

Email Address _____

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

Please See Attached letter

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 Zoe GEEKIE
(Please print clearly)

Mailing Address P.O. Box 28
COOMBS, B.C. V0L-1M0

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

PLEASE SEE ATTACHED LETTER

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 LARRY GEEKIE
(Please print clearly)

Mailing Address Box 27 COOMBS
NORIMU

Email Address ~~LARRY~~ [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input

ZOYE GEEKIE
P.O. BOX 28 COOMBS, B.C.
VOR-1MO



March 14, 2019

Brian Gregg
SitePath Consulting
2528 Alberta Street
Vancouver, B.C., V5Y-3L1

Re: Proposed Telecommunications Tower at 2450 Alberni Hwy., Coombs, B.C
Rogers File: W4570- Coombs

Dear Brian,

Thank you for attending the community consultation meeting at the Coombs Hall on March 1, 2019. After speaking with many residents of Coombs during this meeting; it has been my perception that the majority are opposed to the site that has been selected for the Rogers cell tower. Reasons for opposition included:

- A large tower in the middle of our community would negatively impact the views of Mount Arrowsmith
- Concern over reduced property values
- Concern over lost rental income should renters consider relocating to another location
- Perceived health risks associated with long-term exposure to low-radio frequency radiation

- We have a local helicopter company situated in Coombs. A cell-tower could present an additional risk for them
- Several residents expressed their satisfaction with current cell coverage and did not think a telecommunications tower was needed in our area

I am aware that Telecommunications companies in Canada have no legal obligation to consult with the public in regard to the placement of their towers. I do appreciate Rogers' Telecommunications making the effort to attend these community consultations and listen to the concerns and feedback from local residents *directly* affected by the installation of these cell towers. In this particular case, the majority of *those that attended the the* community consultation meeting in Coombs were in *opposition* to the proposed site for the tower. And many of those in opposition questioned why Rogers' chose to build a cell tower in Coombs. It was certainly not due to community demand; and concerns were raised over Rogers' decision being based on a 'transient' and 'temporary' flow of tourists that move through our community primarily during the summer months.

Another location for the cell tower was suggested during the meeting and was identified as the far side of the old Coombs Road with the best access point being located on Highway 4. Before submitting this letter; I took the time to walk through the site before I ask you to consider two alternative locations for the proposed telecommunications tower. I have attached a Google Map as a reference for the areas that I will be referring to.

Location No. 1 (along Old Coombs Road)

- After a discussion with Leanne Salter (Electoral Area F Director) it is my understanding that the area under discussion is owned by Island Timberlands
- The old Coombs Road is open to pedestrian/bike traffic only. A cement barricade and railway track mark the entrance closest to Coombs and a locked gate marks the Highway 4 entrance.
- One possible location for the tower could be approximately half way along the Coombs Road down a small access road on the right (please see map for

reference and Location No.1). I have highlighted this area in red. This area was recently logged and has mostly low scrub brush.

Location No. 2 (along Highway 4)

- The second location is located up towards the inland highway (please see map for reference and Location No. 2). I have highlighted this area in red. I know that this area may be too far from Coombs. But I thought it was worth mentioning as it's located on a cleared 'rise' that overlooks the areas of Coombs and Virginia Estates (referred to as Hilliers on Google Maps). I believe *that projected residential development for Coombs may occur along the old Coombs Road and up towards the Inland Highway*. If the tower is located in this second location; I think it would be in a much better position to provide coverage not only to Coombs but also to Virginia Estates.
- An important benefit to both these locations is that there are no residences nearby and the tower would be 'less visible' than if it was located at 2450 Alberni Hwy.
- There is a spawning salmon stream at the Hwy.4 access of the old Coombs Road that travels along the border of 'Location No. 1' where it eventually merges with French Creek. It can be identified by the line of taller trees on the map.

I have also included a few photos that I took as I walked through the areas discussed above. Thank you for taking the time to read this letter and I do appreciate any consideration that you may give to these 'alternative' areas for the proposed telecommunications tower.

Sincerely,

Zoye Geekie



Island Hwy

No 2

No 1

MILLIER

Coombes

Google

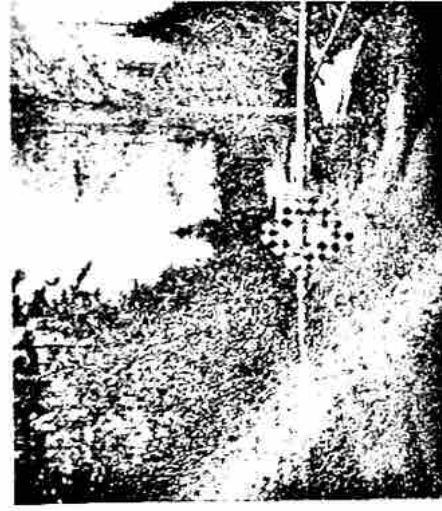
273

Old Coombs Road



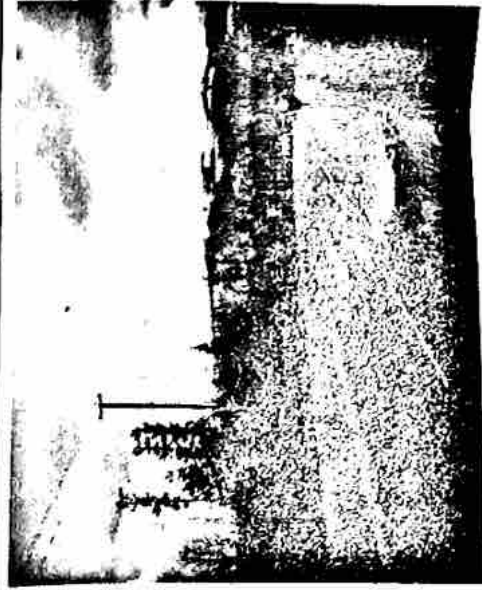
Coombs Access (Railway tracks are on the other side of the cement barrier making this end of Coombs road more difficult to access)

Coombs Access (Old Coombs Road)



Highway 4 Access (Old Coombs Road). Location No.2 is just up the road from the Hwy. 4 access as you drive towards the Inland Highway.

Highway 4 Gate Access



Location No.2 is along Highway 4 (you can see the higher position of this location in relation to the Old Coombs

Location No. 1 (along Old Coombs Road)

Location No. 2 (along Highway 4)

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

It should be located away from populated areas.

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

☐ Yes

☒ No

Comments

There is nothing aesthetically about it. Put it away from occupied areas.

Additional Comments

Authorities should be responsible to local residents input.

Please provide your name and full mailing address if you would like to be informed about the status of the proposal. This information will not be used for marketing purposes.

Name

Mary P. Thompson

(Please print clearly)

Mailing Address

Box 42

COOMAS VORIMO

Email Address

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

*No!! These towers should be
away from residential areas.*

3. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?
☐ Yes
☒ No

Comments

Additional Comments

*Our cellular & wireless reception
is just fine. No need for more towers!!*

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 Elaine & Harry Miller
(Please print clearly)

Mailing Address Box 153
Coombs, B.C. V0R 1M0

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.

Thank you for your input.

COMMENT SHEET
PROPOSED TELECOMMUNICATIONS TOWER
49.299486, -124.438707
REGIONAL DISTRICT OF NANAIMO

ROGERS FILE: W4570 - COOMBS

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

absolutely Not! They just logged several acres of land off
Winchester Rd and destroyed hiking + trail riding trails that I + many
have enjoyed for 30+ years. Now decrease our property
value by ~20% - I think Not.

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

- ☐ Yes
☒ No

Comments

you will have a fight on your hands!
Put it somewhere away from personal
property, maybe on the slaughtered
logging areas.

Additional Comments

Put it somewhere else! Maybe away from
property owners + up the mountain that is
already destroyed.

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 Carolyn Farrington
(Please print clearly)

Mailing Address 2620 Palmer Road

Email Address [REDACTED]

Please email to briangregg@sitepathconsulting.com
or mail to 2528 Alberta Street, Vancouver, BC V5Y 3L1
ATTENTION: Brian Gregg
by March 25th, 2019.



Brian Gregg <briangregg@sitepathconsulting.com>

Tower

scott mclean <[redacted]>
To: briangregg@sitepathconsulting.com

Thu, Feb 28, 2019 at 6:46 PM

Will this affect in any way the Coombs candy walk,
Annual Halloween celebration on the Coombs fair grounds?
(50th year this last)

Scot Mclean.

Sent from my iPhone



Brian Gregg <briangregg@sitepathconsulting.com>

*****URGENT***Cell tower proposal in Coombs BC*Edited to include full contact information**

Amy McIntyre

To: briangregg@sitepathconsulting.com, ic.spectrumvictoria-victoriaspectre.ic@canada.ca, michelle.stilwell.MLA@leg.bc.ca, Gord.Johns@parl.gc.ca, nredpath@rdn.bc.ca, leanne.salter@rdn.bc.ca

Thu, Feb 21, 2019 at 10:01 PM

Hello,

This is an unofficial response to the proposed cell tower in Coombs, B.C. as I have not received my letter yet.

We are absolutely opposed to it. My husband and I live less than a quarter mile from the proposed location. We have two healthy children, pets etc. I am absolutely sickened by the prospect of having this cell tower that close to our home. Living within 5 miles is considered a significant health risk but 1/4 mile you are basically giving me breast cancer (and putting my daughter at risk). According to research the effects take place after 5 years, putting me at prime breast cancer age. I've just had a sister barely survive this, and multiple first degree female relatives go through it. I am not interested in having my risks increased for big money and better cell reception. Landlines are available out here, cell service is not necessary for survival.

We bought this house five years ago to live in for decades too come. Moving is not an option. We live out of town to avoid the extra EMF, white noise, pollution, etc. Our kids go to school out of town that has no wifi in the building. We are rural for a reason. We don't have a 'smart home', we keep Bluetooth to a minimum, we don't use a microwave, etc etc. We make an effort to protect our family as much as possible as we have a right to on our property.

If Rogers Mobility feels they need another cell tower my suggestion would be to find a location that has a minimum of 1-5 miles clear of residences around it if you have any care for the health and safety of the families in this community, as Rogers is only after the bottom dollar.

As far as whomever owns the property and has given permission, they should be ashamed of themselves.

Somebody needs to take responsibility here and put their foot down. This is not acceptable use of power to knowingly put families at risk, never mind the eyesore. Has anyone considered the beautiful acreages here will lose up to 20% of their property values as well?

There are many, many facets to this decision and every single one is a negative. No cell reception is worth the damage this tower will do.

Amy McIntyre

2590 Palmer Road Qualicum BC

V9K 1X1

From Scientific Research:

Another important observation from the research is that for the first 5 years of living near a cell phone tower, the risks were no different than someone living far away from one. However, in years 6-10, the cancer risks jumped more than threefold for those living a quarter of a mile or less from a mobile tower. Even more concerning, the average age of diagnosis was much younger. Risk for breast cancer, prostate, pancreas, bowel, melanoma, lung, and blood cancer all increased substantially



Brian Gregg <briangregg@sitepathconsulting.com>

Alternative sites for you to look into

Brian Gregg <briangregg@sitepathconsulting.com>
To: Amy McIntyre <

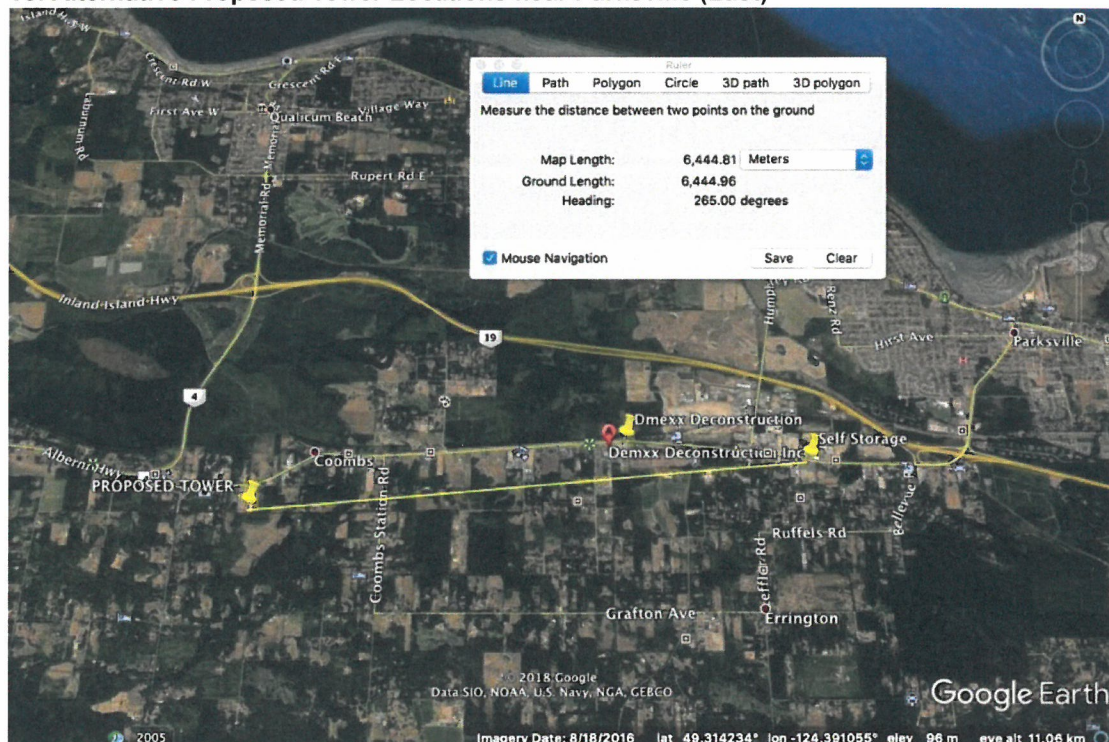
Mon, Feb 25, 2019 at 10:30 PM

Good Evening Amy:

I will share the locations you have referenced with Rogers' radiofrequency engineering team.

My thought is that the alternative areas you are referencing are very far away, entirely beyond the areas within which Rogers is aiming to service. In fact, per the aerial photo below, the industrial areas you are recommending are approximately 6.5 kilometers to the east of our search area. Having a tower in the alternative areas would service Parksville and not Coombs which is our objective. We may ultimately need a site in the areas you mentioned area *as well*. As demand for data is increasing, a higher density of supporting infrastructure is required, within reasonable proximity of the end users, as you can imagine. Coombs is the target area for service.

Aerial Photo Showing the Approximately 6.5 km distance between Rogers' Proposed Facility (Hwy 4 Auto Salvage Location) vs. Alternative Proposed Tower Locations near Parksville (East)



In order to add context as to the problem Rogers is aiming to solve, I will provide you with a clearer explanation below of the various objectives I am aiming to balance and how we ended up with the current proposal. I hope to demonstrate that we have been mindful of the community's public interest.

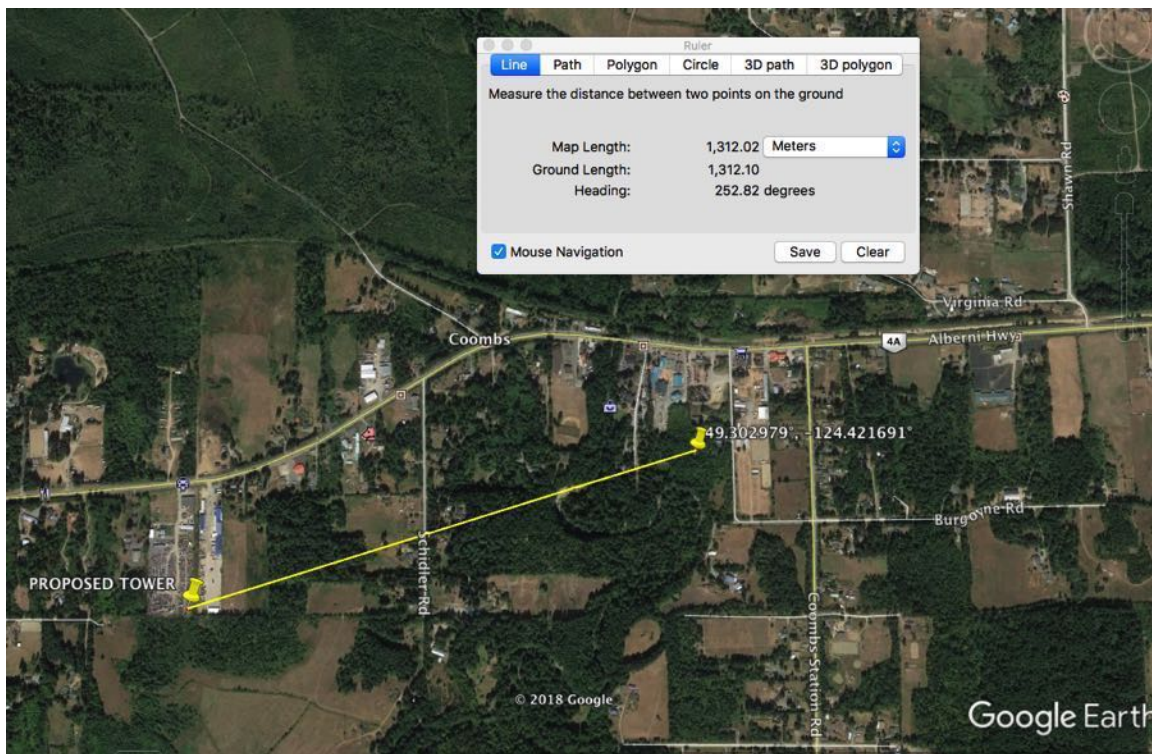
1. Below is an aerial photograph showing' Rogers' original search area. The original request was for me to

find a location for a new 85 meter tall guyed tower within this search area.



2. Upon extensive research and pre-consultation with both Rogers engineering team and the RDN, we determined that a more suitable location for Rogers' proposed facility would be the auto salvage property and to propose a shorter structure so as to reduce our footprint. The rationale is that the subject auto salvage property is approximately 1.3 kilometers to the west of our original search area in a much less densely built environment beyond the most visible core of central Coombs. The subject property is also home to an industrial use and is a large lot that is significantly setback from residences in the area, limiting view impacts. See *aerial photo below* showing that we pushed the location of the tower approximately 1.3 kilometers west of the target search area. Below are some photo renderings as well.

Aerial Photo Showing 1.3 km Distance Between The Original Search Area and Rogers' Proposed Tower Location at Hwy 4 Auto Salvage



Aerial Photo Showing The Distance Between Rogers' Proposed Tower Location and the Nearest Residence - Approximately 186 meters.

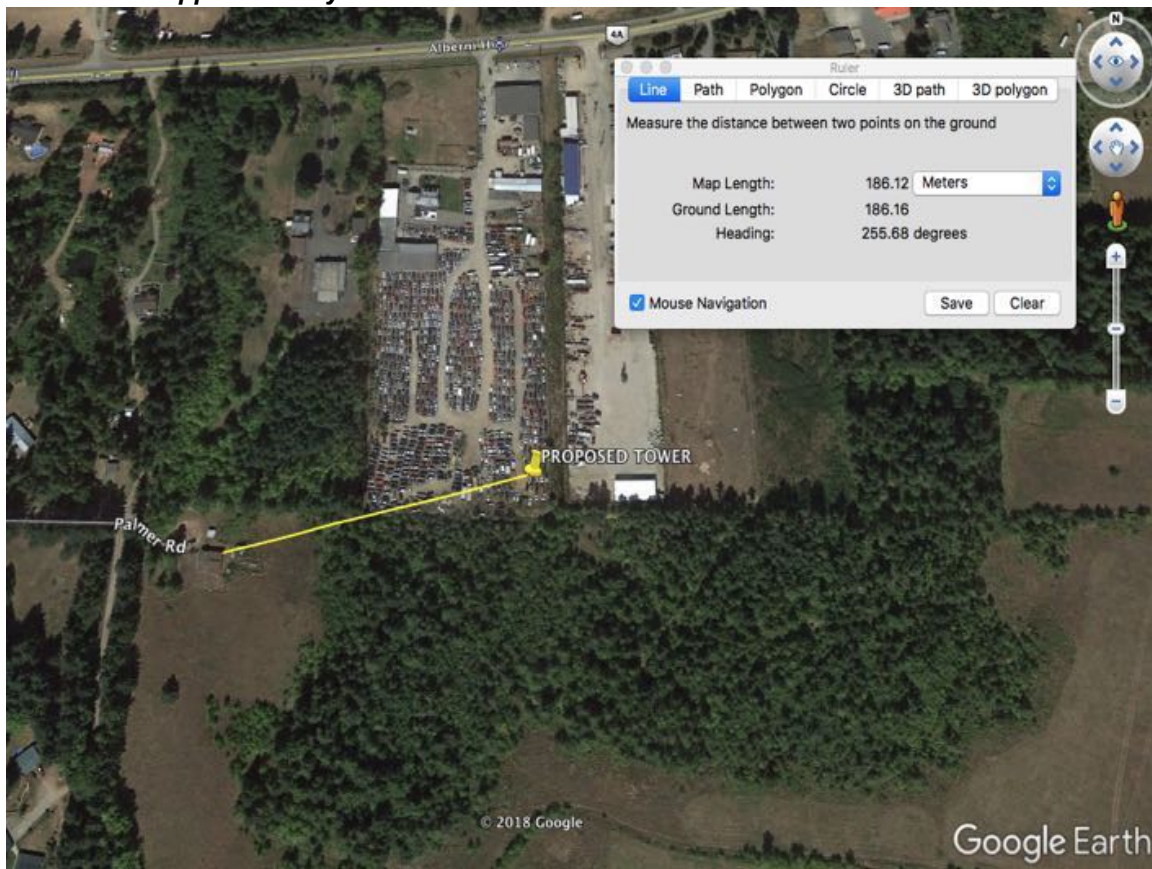


Photo Simulation 1



Photo Simulation 2

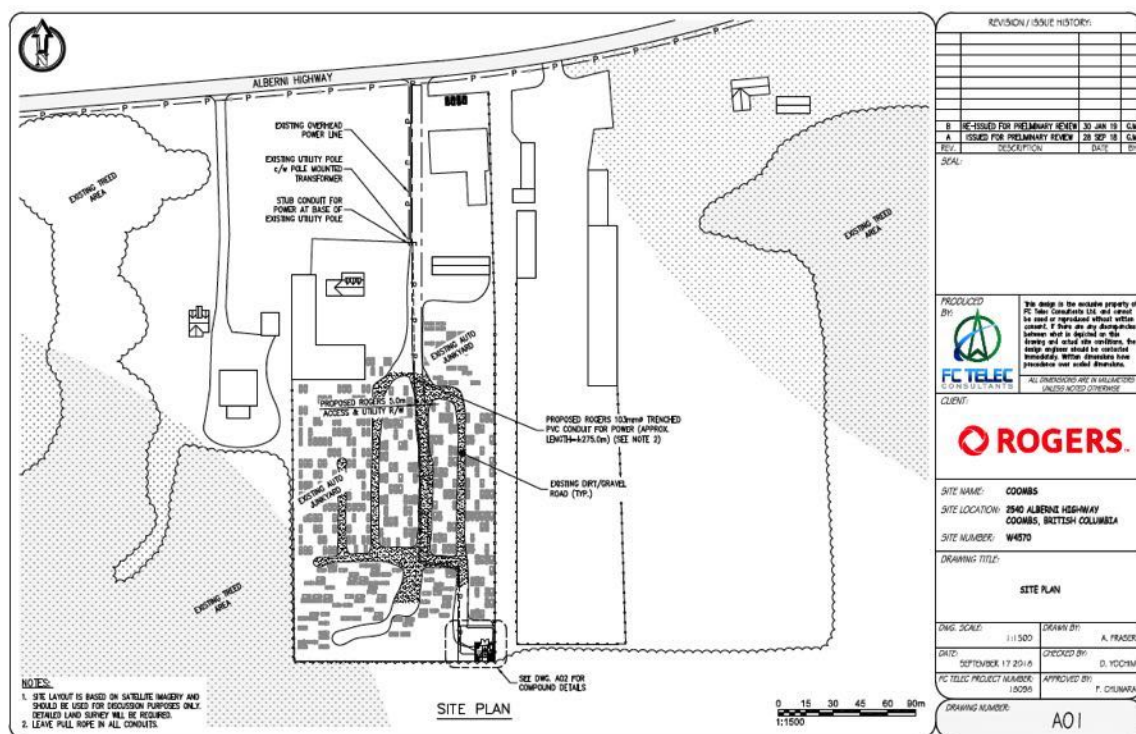


Photo Simulation 3

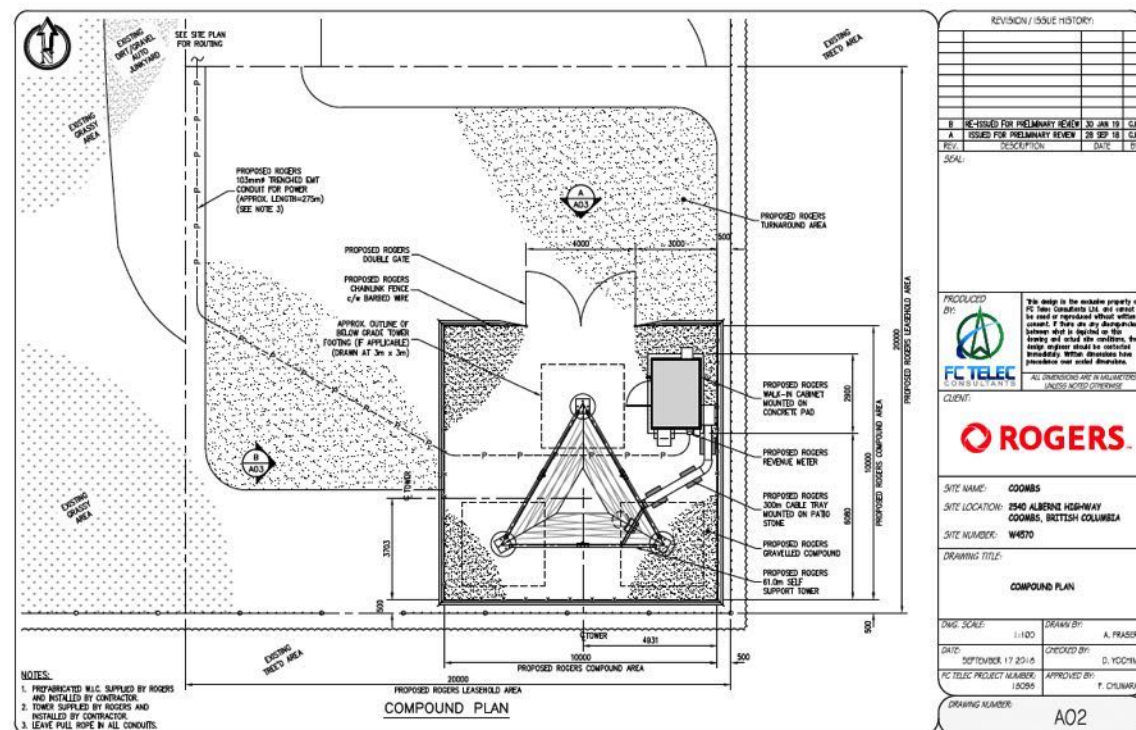


3. Rogers' acquired the smallest amount of space possible at the auto salvage property. Specifically, the right of way area for the tower compound is only 10 m x 10 m -- a very small footprint of less than 100 sq. m to ensure that we are allowed to proceed with a non-farm use since all land in the area is in the ALR. This is a very small footprint in an already cleared lot (no need to clear timber, create a new access roads or build an extensive power line as would be required in a greenfield location -- we are taking a more sustainable approach).

Site Plan Showing Rogers' 10 m x 10 m Right of Way Area at the South East Corner of the Subject Property



Compound Plan - 10 m x 10 m



4. By reducing the tower height from 85 m (original requested height) to 61 m (compromise height), we no longer needed to build a guyed tower. For your reference, a taller guyed tower would have required approximately 200 m x 200 m of land +/-, however with the reduction in height, not only can Rogers improve the aesthetics of the proposal but we only need 10 m x 10 m of ground space for the foundation -- a much lower impact on the land base. A self support tower, as we are proposing, requires a small fraction of the space of a guyed tower (20 times less space in this instance). This saves trees, drastically

improves aesthetics and in the case of Coombs will not impede viable farm land.

In closing, I promise to share the alternative locations you have mentioned in your email however based on extensive experiences, I am quite certain they are beyond our search area. Rogers' search areas are becoming more defined as the network matures and data demand increases.

Regards

Brian Gregg | 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

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Brian Gregg <briangregg@sitepathconsulting.com>

Questions for you. If you could copy, paste and answer to the best of your ability would be great

Brian Gregg <briangregg@sitepathconsulting.com>

Tue, Feb 26, 2019 at 2:01 PM

To: Amy McIntyre <i_...

Amy:

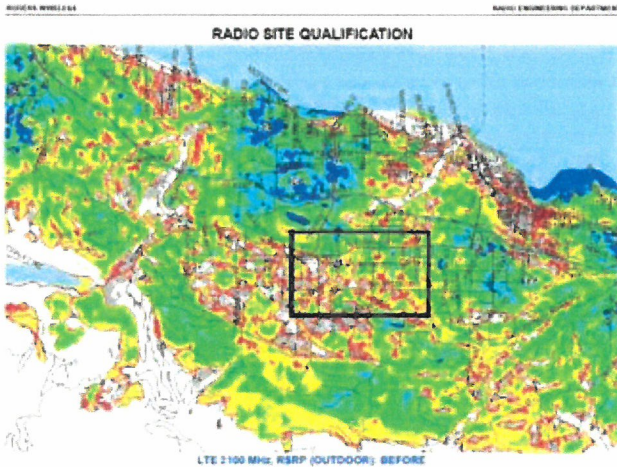
My answers are below in order.

1. What is the coverage area of this massive tower? In km's

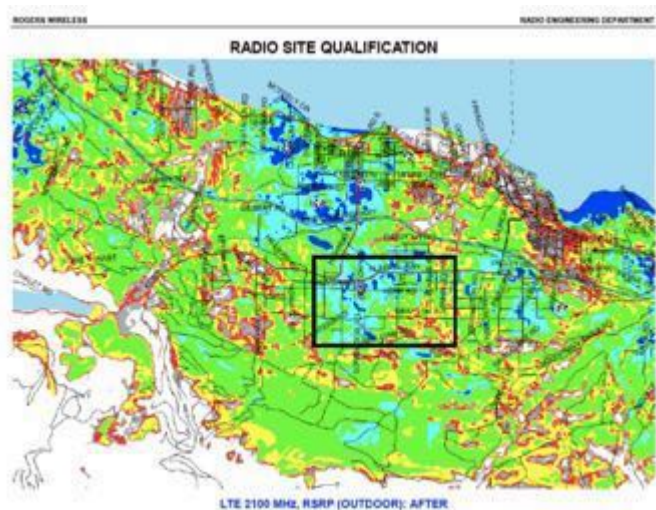
Please see our coverage maps. Grey/red/white is poor coverage, green and blue is good coverage. As you can see, the purpose of this facility is only to cover the core of Coombs. It's not always possible to predict the exact coverage as this is done with software, however this should provide a few kilometers of coverage depending on topography.

Coverage Maps

1. Before



2. After



2. Why does Rogers feels it needs to be directly in the Coombs town epicentre, especially when the primary landowner turned Rogers down? Errington also needs better service. Why not there? Whiskey creek?

The primary area land owners did not turn us down. We didn't try to move forward there as we felt it was not reasonable from a land use perspective. We instead moved to the Auto Salvage property before engaging any landlords in the core of the town.

The goal here is to cover Coombs hence having a proposed site in Coombs.

3. Why doesn't Rogers share an existing tower?

There are no existing towers of a suitable height or location in the target coverage area.

4. Where is the closest structure to this proposed tower that is 200ft tall?

Rogers has reviewed all existing structures within the search area and has confirmed that there are no existing antenna-support structures of a suitable height or location that would provide dependable wireless service in the area. In fact, the closest existing tower is located approximately 3.8 kilometers away at the following coordinates: 49.330974, -124.464467. As a result, a new purpose-built tower structure is required in order to provide wireless service to the area.

5. Trees average 60-80ft. Why does this 'need' to be 200ft? The site needs to tie into Rogers' network and to have line of site to end users and our adjacent site. This height was deemed to be the minimum height that will provide dependable service.

6. It is in a recreational flight path. Please address this. What if a recreational plane hit it and land on our house? This is a realistic scenario.

We will apply to NAV and Transport Canada for clearance, as we do for every file. We would then follow all applicable requirements. A crash is not realistic as all tower locations are put into NAV Canada's GPS system so that pilots are made aware.

7. What is the coverage level or measurement currently, and what will this increase it to? Will this be 5G compatible? 5G has not had conclusive studies on it in regards to health risks.

Please see my coverage maps above. 5G is not deployed yet. We have no specific plans yet but 5G is the next evolution for every wireless network. It is quite far off for Coombs.

8. If this tower will be so tall, why does it need to be so close to where the people are?

In order to provide dependable data service, towers need to be reasonably closer to end users. This is not just for voice coverage but also for data.

9. Are you willing to sign a statement stating you guarantee there are no health risks to a cell tower with 1/4mile? 1/2 mile? What would the distance need to be to legally out yourself on the line?

Rogers is willing to attest that the site will comply with Health Canada's Safety Code 6. That's the best we can do. If you have concerns with any regulations, I would urge you to contact Health Canada or the relevant policy maker. Rogers is adhering to all laws and regulations.

10. This tower is too close to the highway, right in the touristy part of our area. Why not move it to a more industrial area, and an area that is already visually unattractive? Where it is proposed is directly in the mountain views for people living here and travelling through. We reviewed the area and it seemed that the Auto Salvage property is on the fringe of Coombs and is not the core of the touristy area. The Old Country Market area appears more touristy. We have pushed the tower to the rear of this large lot so that it is less visible from the highway, but so that we can also provide service along the highway.

11. Do you have proof that the surrounding property values will not only not decrease, but will continue to rise? If you don't have proof of this, why not?

I already responded to your property value questions a few days ago. There is no evidence of this and please kindly refer to my comments re: BC Assessment. Do you have evidence that property values have been reduced in every community where there is a cell site?

12. How much money is the property owner making?

That is confidential.

13. Is it true that you are not only the site finder but also the contractor for the construction? This is all money driven for you?

No that is not true. I only provide land use services. I have no construction business.

14. The cell service in Coombs is currently very good. Who is the better cell service directed to? Again, if it was for residents shouldn't it be in the other side of the market, further back?

The better service is directed towards Rogers customers (anyone in the area) and any other carriers that may want to ultimately share the tower if approved.

15. People are under the impression this will increase reception in the 'backwoods'(10+km away). Can you speak to that? Again, if the service will go that far why does it need to be so close to Coombs epicentre.

It will depend on topography and each specific location. The coverage maps I shared give you a general sense.

16. Why were two of your proposed towers in Tofino and Nanaimo turned down, if this is such a great idea?

I did not work on any site in Nanaimo. Each proposal has its unique challenges. We are often well received and sometimes we have to go back to the drawing board.

17. What is the Hydro draw of one of these massive towers? What is the EMF of a massive tower like this? In a measurement.

Typically between 60 - 100 amps (comparable to a clothes dryer). There is a maximum of 0.80% (0.03 W/m²) of SC6 within 1km radius of the tower at ground level according to Rogers' safety code calculations.

18. Why don't the properties directly affected have to give permission as well?

We always consult the community. It is up to your elected officials to make a decision.

19. What is the exact distance of the proposed site to my property line?

What are the exact coordinates of your property line and/or address?

20. You spoke of another site picked out. Where is that one? What coverage will that be? Why two?
I do not recall speaking of another site. I have no other site selected at this time.

21. Can you honestly say, if you and your family were looking for acreage, enough out of town for privacy and peace, that you would buy a beautiful home and property with a massive tower directly in site?
I don't think my personal opinions will be helpful here. Personally, I live in Vancouver near numerous similiar facilities. I have a young family and have no concerns as I have studied the science from the relevant experts at Health Canada and the local health authority. I put my trust in those experts as I am not a health expert.

Brian Gregg | 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

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Brian Gregg <briangregg@sitepathconsulting.com>

FW: FYI RE: COOMBS CELL TOWER, THIS LETTER HAS BEEN FORWARDED TO ALL RDN AREA DIRECTORS, YOUR EXTRA SUPPORT WILL HAVE THE IMPACT WE NEED

Redpath, Nicholas <NRedpath@rdn.bc.ca>
To: Brian Gregg <briangregg@sitepathconsulting.com>

Mon, Feb 25, 2019 at 11:48 AM

Hi Brian,

Please see the below email in regards to the proposed cell tower in Coombs.

Regards,

Nicholas Redpath, MCIP, RPP
Planner, Strategic and Community Development

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC, V9T 6N2
T: (250) 390-6510 or 1-877-607-4111 Email: nredpath@rdn.bc.ca



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From: Amy McIntyre [mailto:amy@rdn.bc.ca]
Sent: Monday, February 25, 2019 11:45 AM
To: Gord Johns@parl.gc.ca; scott.fraser.MLA@leg.bc.ca; Redpath, Nicholas; ic.spectrumvictoria-victoriaspectre.ic@canada.ca
Subject: FYI RE: COOMBS CELL TOWER, THIS LETTER HAS BEEN FORWARDED TO ALL RDN AREA DIRECTORS, YOUR EXTRA SUPPORT WILL HAVE THE IMPACT WE NEED

Hello,

It has come to my attention that this decision will land on the shoulders of all the directors in the area. I sincerely ask for you to read this, as I don't believe you will get enough feedback to make such an impactful decision from the few comment forms you may get back in the mail. I know this is a bit long, but please bare with me.

Highway 4 Auto Wreckers has given Rogers permission to install a 200ft cell tower at the back of their yard. We are only 1/2 km away (1/4 mile) or less from the proposed site, along with many other families.

The health risks are huge, especially in women, specifically breast cancer which I've just had a family member go through.

The health risks go up 100% within a 500 meter radius. We are within the radius. I believe strongly that the risks of this cell tower, along with the other factors, far outweigh the benefit to the community. I have been informed this cell tower is primarily for data draw, not even voice calls. Essentially, it is being installed so people will have faster access to social media. This doesn't align with the values of our community, and the reason us and others live in Coombs. We live here for beautiful mountain views, little to no light or noise pollution, no structures, no city environment. (On a side note, we have perfect cell reception right out our front door, where they are proposing to put the tower.)

It is not right for a cell tower, particularly of this size, to be installed so close to homes and businesses. I know there is a site more appropriate, with less proximity to residences, and believe the site consultant has not done his due diligence coming up with alternatives.

The input of the community directly impacted should have much more valued input than anyone from the mainland, any corporation and anyone that does not live here.

Yes there are endless debates about the validity of cancer risks. If there was no risk at all however, I believe there wouldn't be such a debate. 5G is coming in as well, and it's too new to have health studies done on it.

Health Canada has certain standards set that telecommunication companies abide by, but I believe we should be proactive in looking ahead. At one point cigarettes were approved by Health Canada; the food guide has just been updated now even though the world has known for years that the recommended guide would not lead to better health and does in fact increase risk of disease. The harmful effects of EMF are no different. There ARE studies showing links to cancer and neurological disorders. There's a reason people with MS cannot live in smart homes, etc. This is not hearsay.

I know we cannot keep cell towers out of Coombs forever, but please help be proactive in protecting the existing community homes. Put the cell tower somewhere with no homes built, so people have a choice whether or not to live next to it.

The ALR has so many restrictions for its land when it comes to subdividing, number of residences on a property, what you can grow for farm status etc etc. All of these regulations protect us for the future so we don't turn into another Parksville.

Property values will decrease, the area will become permanently undesirable to new homeowners, and this tower will be visible for miles around. A 61M tower is no small thing. It is literally taller than the tallest tree, and will be right in front of the incredible mountain views that we made our permanent home here to enjoy.

Anyone within 1 mile, even 5 miles will be at a greater health risk and have other implications from this.

Anyone within 600 meters has an almost 100% chance of health implications, particularly children as they have thinner skulls. This radiation increases cancer risks, neurological disorders and changes your body on a cellular level.

What do you think that will do to the healthy growing children that live with this 600 meter radius?

I am not willing to take a chance that there's no merit in the hundreds of study's linking EMF from cell towers to damaged health. If the health risks were a guarantee they wouldn't be risks! There's too much debate out there to take a chance on my life and the lives of my children, and neighbours.

For what, so people out and about can have a faster Facebook connection? The world is technology driven as it is, we live in a rural community for a reason. Coombs is not a city, and it is not an industrial park. It is full of beautiful acreages, artisans, artists, nature lovers...

There are many other feasible sites that will give more cell service to the people that want it, without risking anyone's health.

CONS

*Increased cancer risk, neurological disorders, etc

*Visible for miles. A 200ft tower right in front of our incredible mountain view

*Noise pollution 24/7 (Dirty electricity buzz, anyone sensitive to this will understand what I mean)

*Light pollution all night(it is in a flight path and tall enough to needs lights)

*Radiation risk to livestock in the area raised for food

*It will be taller than any tree here, 4 or more times the height of any nearby building. This is not an industrial park, and it's not an industrial area. The tower will stick out like a sore thumb, especially that close to the highway that takes you to the pristine beaches of the west coast.

PLEASE SHARE AND COME TO THE INFO MEETING MARCH 14 4-7:00 1014 Ford Road Coombs BC

They have been very underhanded about this and haven't told anyone except the people they absolutely have to by law! Why haven't they told the community? It's not honest and it's not right. We should have a say. The people that live in this community should decide where the cell tower should be, not a phone company and not a site planner that lives in Vancouver.

We can't keep technology out forever, but let's force them to create safer distances between residences and cell towers! Find another site!

<http://chng.it/mTVFmX82D>

<https://www.radiationhealthrisks.com/5g-cell-towers-dangerous/>

<http://electromagnetichealth.org/wp-content/uploads/2014/07/Cell-tower-studies-re-cancer.pdf>

Picture of my current view of proposed site.



Brian Gregg <briangregg@sitepathconsulting.com>

RARE WHITE RAVEN THREATENED BY ROGERS CELL TOWER

Amy McIntyre <

Fri, Mar 8, 2019 at 1:07 PM

To: leanne.salter@rdn.bc.ca, stuart.mclean@rdn.bc.ca, bob.rogers@rdn.bc.ca, clarke.gourlay@rdn.bc.ca, maureen.young@rdn.bc.ca, vanessa.craig@rdn.bc.ca, keith.wilson@rdn.bc.ca, ian.thorpe@nanaimo.ca, briangregg@sitepathconsulting.com, scott.fraser.MLA@leg.bc.ca, ic.spectrumvictoria-victoriaspectre.ic@canada.ca, nredpath@rdn.bc.ca

Hello

Here is some interesting info for you regarding the Proposed Site for the monstrous Rogers Cell Tower.

Again, all risk no reward.
Please help protect our environment!

*this article was written re the White Raven that lives on or near our property on Palmer Road, 300m from the proposed site. I have many pictures of my own if proof is necessary.

**Aside from the White raven that lives here with its parents and sibling, our neighborhood is home to multiple species of owls, herons, woodpeckers, ducks, migratory geese(white and standard Canadian), and more.

This proposed site is just not acceptable.

<https://vancouversun.com/news/local-news/rare-white-raven-spotted-on-vancouver-island>

"Similar to wind turbine safety, communication towers can also take the following safety measures to avoid bird killing:

- Avoidance of guy wires at these towers can reduce the bird mortality rate.
- Careful consideration has to be taken when selecting the location for towers.
- Migratory and flyways birds have to be considered when the height of the tower is being designed.
- Areas of bird concentration have to be avoided.
- As many towers as possible can be left unlit."

<https://www.brighthubengineering.com/power-plants/106632-do-windmills-and-cell-phone-towers-kill-millions-of-migratory-birds-per-year/>
Sent from my iPhone



Brian Gregg <briangregg@sitepathconsulting.com>

RARE WHITE RAVEN THREATENED BY ROGERS CELL TOWER

Amy McIntyre

Mon, Mar 25, 2019 at 12:01 AM

To: leanne.salter@rdn.bc.ca, bob.rogers@rdn.bc.ca, clarke.gourlay@rdn.bc.ca, maureen.young@rdn.bc.ca, vanessa.craig@rdn.bc.ca, keith.wilson@rdn.bc.ca, ian.thorpe@nanaimo.ca, briangregg@sitepathconsulting.com, scott.fraser.MLA@eg.bc.ca, ic.spectrumvictoria-victoriaspectre.ic@canada.ca, nredpath@rdn.bc.ca

Sent from my iPad

Begin forwarded message:

From: Amy McIntyre
Date: March 24, 2019 at 11:59:19 PM PDT
To: leanne.salter@rdn.bc.ca, nredpath@rdn.bc.ca, briangregg@sitepathconsulting.com
Subject: Petition against cell tower results.

Hello

The petition opposing the cell tower has reached 184. That may not sound like a lot, but we are in a rural, fairly unpopulated area. The fact that I have had almost double the amount of mail it's Rogers did(100), should speak for itself what the majority of the community wants (and doesn't want).

To summarize:

Benefit of proposed cell tower:

*Faster data downloads in the Coombs core for visitors and employees (it is currently adequate enough to access social media etc) SO not even a benefit!!! And CERTAINLY not for anyone living in the area.

Cons

*Radiation risks to people, especially those within a 500meter radius(THIS INCLUDES MYSELF AND YOUNG CHILDREN), and especially women and young children

*Neurological risks, particularly those sensitive to EMF(myself) and young children

*Property values affected negatively, will not be as desirable

*Environmental risk to our very diverse bird population (makes them confused and they crash) 'the one of a kind white raven', variety of owl species, woodpecker species, migratory birds etc

*takes away from the uniqueness of the Coombs area that is not industrial, from Creekmore coffee to the general store

*radiation risk to livestock grown for meat, especially organic

*This area is primarily ALR which is for agriculture land use and should be kept as such. Highway 4 Auto Salvage is zoned for their business and should be kept as such. There are many people here who believe they already have more buildings than what they are zoned for. They are not and should not be zoned for a 200ft monstrous telecommunications tower.

*It is in a recreational and emergency aircraft flight path. Not only does it cause a risk of collision but will require a light in all night. Detrimental to anyone in sight(MYSELF) and again, this is partly why there are so many bird deaths around cell towers.

I'm sure there are a few things I'm forgetting, but it is pretty clear this tower will be all risk, no reward.

We worked very hard to make this property our home, and never had any intention of moving. We live here for health reasons, outdoor lifestyle, and the scenic views. I do not appreciate that being threatened because Rogers would like to keep their high cell phone rates for the few people that complain about their coverage in this area.

For people that live here, they can get landlines, install cell boosters or switch providers.

Tourists can easily access wifi at almost any coffee shop, hotel etc.

I have been a Rogers customer for 8+ years and have perfectly fine service everywhere I go in the area, including my front yard which is 296 meters from the proposed site.

Why would you risk the health of my children for Rogers? Coombs is not suffering in any way, tourism economy isn't down. People that want city conveniences don't move to Coombs, they move to the city.

I implore you all to please imagine this was going in your backyard, out your bedroom window, beside your children's swing set. How would you really feel? Even if you don't 'believe' in the health risks, I do. Many people do. They are called risks because there's a chance they cause breast cancer in women. Brain lesions in children. Health Canada's Safety Code 6 is unreliable, and not legal in other countries. Health Canada has been wrong in the past, and I believe in the not too distant future they will admit being wrong about this also.

Thank you

Amy and Dave McIntyre

From: [Jay M](#)
To: [Salter, Leanne](#)
Cc: [Redpath, Nicholas](#); [Scott.Fraser.MLA@leg.bc.ca](#); [McLean, Stuart](#); [Gord.Johns@parl.gc.ca](#); [kirsty.duncan@parl.gc.ca](#); [Rogers, Bob](#); [Wilson, Keith](#); [Craig, Vanessa](#); [Young, Maureen](#); [Gourlay, Clarke](#)
Subject: Cell phone tower in Coombs
Date: Monday, March 25, 2019 11:59:21 PM

Dear Leanne Salter and others,

As you are our local rep for Area F I am asking you to count my opposition to the cell phone tower being proposed for Hwy 4 Autowreckers site. The people who own this property clearly have very little regard for their neighbours —illegally occupying ALR land with a wrecking yard and now this... yes I am aware they are grandfathered on the wrecking yard but this is a new use of ALR land after the rules took effect. I fail to see how this can possibly be approved for this site.

I am a neighbour located on McLean Road near the Thai Smile Restaurant. I will drive by this tower regularly and I will loathe the nuisance of it on the skyline of Mount Arrowsmith as one rounds the corner from the French Creek bridge near Goats and the road straightens out with that incredible view of the mountain in the background. It will be forever marred by the presence of a telecommunications tower the height of a 20 storey apartment building. Is this really the “Welcome to Coombs” message we want to give people? The area is already “struggling with roadside aesthetics” to put it nicely... I guess Rogers just figures we are all a bunch of money-hungry yokels who don’t know any better and what better place to plant a tower than at the back of the trashiest property of them all? Even the consultant at the public meeting stated his process is to look at Google Maps aerial photography and pick properties no one seems to care about and then knock on their door first. Is that being a good corporate citizen or just a greedy self-serving a-hole?

My proposal is not to kill the tower proposal all together but to locate it closer to the Inland Island Hwy, perhaps on the old Coombs Road alignment that is now just an overgrown paved road surface behind a locked yellow gate through some of Island Timberlands’ land. It would still allow all the folks who are clearly complaining (that they can’t immediately post their selfie-stick content to the instant-gratification world of social media while visiting Goats on a Roof) a way to get better than one bar of service, God forbid they should have to wait half an hour to return to their vacation rental to find a wifi signal to busy their lives with.

This tower as it is proposed has nothing to do with increasing public safety nor to improve the lives of local residents; the insistence of Rogers and the consultant that the tower be as close as possible to the Goats on a Roof site is a glaring sign this tower is for the tourists’ convenience, on the backs of the local residents. That is something I find particularly offensive about this whole proposal and I would like the decision makers in charge to seriously think about who it is they’re supposed to be representing because not even Larry (the owner of Goats) is on board with this tower! If anyone’s opinion matters, I would think his should matter the most in this regard.

I urge there to be a reconsideration of the site being looked at and for a different site to be chosen (if one must be at all) that doesn’t bring the neighbourhood so many negative impacts. I could go on about health effects and the untested waters of 5G coming just around the corner here but I feel I’m out of time.

Sincerely,

Jay Meneely
1195 McLean Road

Sent from my iPhone

STOP COOMBS COMMUNITY CELL TOWER!!! FORCE SAFE DISTANCE BETWEEN HOMES AND RADIATION!



This petition made change with 184 supporters!



Amy Rose started this petition to RDN Area Director leanne.salter@rdn.bc.ca and 24 others

ATTN COOMBS COMMUNITY AND SURROUNDING AREAS

Highway 4 Auto Wreckers has given Rogers permission to install a 200ft cell tower at the back of their yard. We are only 300 meters away from the proposed site, along with many other families.

The health risks are huge, especially in women, specifically breast cancer which I've just had a family member go through.

Property values will decrease, the area will become permanently undesirable to new homeowners, and this tower will be visible for miles around. A 61 metre tower is no small thing. It is literally taller than the tallest tree, and will be right in front of the incredible mountain views that we made our permanent home here to enjoy.

Anyone within 1 mile, even 5 miles will be at a greater health risk and have other implications from this.

Anyone within 600 meters has an almost 100% chance of health implications, particularly children as they have thinner skulls. This radiation increases cancer risks, neurological disorders and changes your body on a cellular level.

What do you think that will do to the healthy growing children that live with this 600 meter radius? That is not giving the next generation their best chance.

I am not willing to take a chance that's there's no vailidity in the hundreds of study's linking EMF and radiation from cell towers to damaged health.

If the health risks were proven beyond a shadow of a doubt to be 'fake news', there wouldn't be so much controversy surrounding this issue. There's too many risks to the effects of this monstrous tower to take a chance on my life and the lives of my children, and neighbours.

It has been said my the Rogers representative that this cell tower is for a very small coverage area, and more for data than voice calls.

My opinion on that, is this tower is targeting people out and about want a faster Facebook connection, and download speeds. What happened to uploading pictures at home? At your hotel? At any local

coffee shop that offers free wifi? The world is technology driven enough, we live in a rural community for a reason. Coombs is not a city, and it is not an industrial park. It is full of beautiful acreages, artisans, artists, nature lovers...

There are many other feasible sites that will give more cell service to the people that want it, without risking anyone's health. Better yet, people that actually need it can install cell boosters or change carriers.

CONS

- *Increased cancer risk, neurological disorders, aggravates MS, and more.

- *Visible for miles. A 200ft tower right in front of our incredible mountain view, the first and last thing people will see in every direction of Coombs.

- *Noise pollution 24/7 (Dirty electricity buzz, anyone sensitive to this will understand what I mean)

- *Light pollution all night(it is in a flight path and tall enough to needs lights)

- *Risk to recreational air traffic. They fly right over all year long, less than 200ft off the ground.

- *Radiation risk to livestock in the area raised for food

- *It will be taller than any tree here, 4 or more times the height of any nearby building. This is not an industrial park, and it's not an industrial area. The tower will stick out like a sore thumb, especially that close to the highway that takes you to the pristine beaches of the west coast.

- * Our neighborhood is home to a diverse range of birds. Studies show towers increase the amount of deaths in bird life due to crashes, etc. Local to our neighborhood are; eagles, hawks, herons, ducks, Canadian geese, white Canadian geese, rare Western Tanager, ravens, and the incredibly RARE and documented White Raven who lives on or near our property most of the year.(supportive article in links)

<http://emfsafetynetwork.org/us-department-of-the-interior-warns-communication-towers-threaten-birds/>

PLEASE SHARE AND COME TO THE INFO MEETING MARCH 1 4-7:00 1014 Ford Road
Coombs

They have been very underhanded about this and haven't told anyone except the people they absolutely have to by law within the 610mtr range! Why haven't they made sure everyone in community knows about this? It's not honest and it's not right. We should have a say. The people that live in this community should decide where the cell tower should be, not a multi billion dollar phone company and not a site planner that lives in Vancouver.

For your information, the site consultant did not even bother to find a safer site. After being turned away from the Coombs Market area, all he did was drive a few blocks down the road to look for the most unattractive property in site with no regard to the proximity to residences or the fact that it is not an industrial area. It's right next to a Winery! This is ALR land, agriculture should continue to be the priority. He didn't even entertain the possibility of any larger piece of uninhabited land on the ocean

side of the highway across from his target site of Coombs market, even though that is still in proximity of the targeted coverage area.

Rogers will not give proof that the cancer risk isn't real, that the property values won't decrease, that the electrical current won't have side affects, that the tower won't affect the local wildlife. Instead they are disregarding all of these as 'common concerns based out of angry, emotional people's opinions.' Not accurate. I asked if the site consultant or Rogers would sign a sworn statement that this cell tower would absolutely not have any detrimental effects. This was completely ignored. Instead, they are hiding behind Health Canada Safety Code 6, which holds as much validity as Health Canada telling people a matter of decades ago that cigarettes were 100% safe for everyone, including pregnant women. We know what happened there, Let's not let history repeat itself.

We can't keep technology out forever, but let's force them to create safer distances between residences and cell towers! Find another site!

TOP PRIORITIES:

1. Keep it a safe distance from homes, livestock and businesses. 1 mile minimum. The risks are great. Radiation, electrical current in the ground which reaches up to a km, this includes our home.
2. Lower the height. 200ft is a monstrosity for our rural community, and will stick out like a sore thumb. The site consultant could not tell me what town or city has any tree, building, or structure 200ft tall. This monstrous tower will be possibly taller than anything this side of Nanaimo, maybe even further.
3. If a cell tower in Coombs is something that the community wants, put it on the Oceanside of hwy 19 where it is not blocking any views, particularly the beautiful mountain vistas people enjoying driving through Coombs. For now, if people need more cell service on their homes they can install cell boosters, or change providers.

DONT FORGET TO SIGN AND SHARE!

<https://www.radiationhealthrisks.com/5g-cell-towers-dangerous/>

<http://electromagnetichealth.org/wp-content/uploads/2014/07/Cell-tower-studies-re-cancer.pdf>

Start a petition of your own

This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

Updates

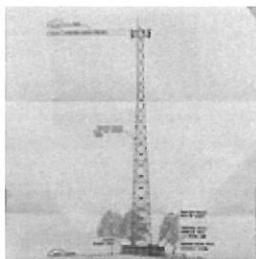
1.

The deadline for feedback has arrived!

Thank you everyone for your support. Hopefully the RDN has had enough community feedback to make a decision that will be for the better of our community.

The deadline for feedback has arrived!

Thank you everyone for your support. Hopefully the RDN has had enough community feedback to make a decision that will be for the better of our community.



Amy Rose

3 weeks ago

2. 1 month ago
100 supporters
- 3.

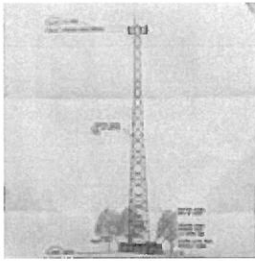
We need more signatures! New information in the petition body.

I added some new information regarding a discussion with the site consultant today. Please take a few minutes to read through. This petition...

We need more signatures! New information in the petition body.

I added some new information regarding a discussion with the site consultant today. Please take a few minutes to read through. This petition will go to every RDN director so comments are definitely welcome, and will make a difference.

please share!



Amy Rose

2 months ago

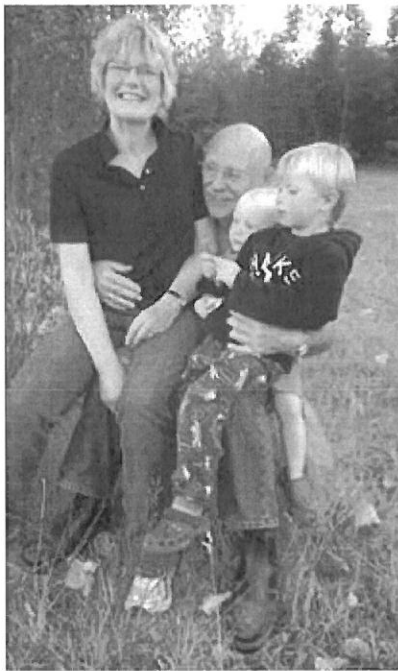
4. 2 months ago

50 supporters

5. 2 months ago

Amy Rose started this petition

Reasons for signing



Marsha Maartje Bergen Keijzer · 2 months ago

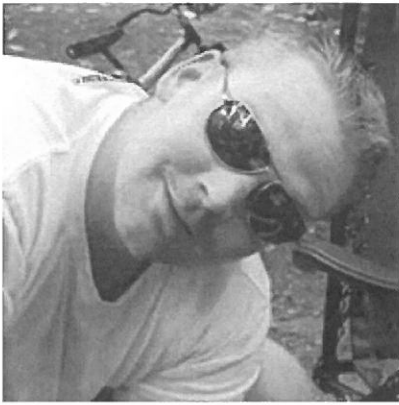
Our house is on the adjoining property. A 61 meter tower is the equivalent of a 20 storey building. (200 feet!). We actually have good cellphone coverage where we are. We will fight this, even it requires legal action.

-
- 8

Share

Tweet

Report



Carolyn Farrington · 2 months ago
Put this tower away from residential homes!

-
- 8

Share

Tweet

Report



Jeannie Shaver · 2 months ago
Definitely believe that cell towers should not be in populated areas. We still dont know the full effects of EMF and need to be cautious. Look to alternatives.

-
- 5

Share

Tweet

Report



Jessica Wood · 2 months ago

Cellphone towers are gross. People live in Coombs to get away from it all and it's just gonna look horrible.

-
- 5

Share

Tweet

Report



stephan gagne · 2 months ago

This cell phone tower is to close to people homes. Please reconsider locating it up on the mountains where it will give off better frequency and stay farther away from peoples homes.

-
- 4

Share

Tweet

Report

[View all reasons for signing](#)

[Report a policy violation](#)

Share this petition

Victory

This petition made change with 184 supporters!

leanne.salter@rdn.bc.ca: STOP COOMBS COMMUNITY CELL...

Share on Facebook

Shared on Facebook

- Send a Facebook message
- Send an email to friends
- Tweet to your followers
- Copy linkCopiedCopied share link

Share this petition



Today: Amy is counting on you

Amy Rose needs your help with “**leanne.salter@rdn.bc.ca: STOP COOMBS COMMUNITY CELL TOWER!!! FORCE SAFE DISTANCE BETWEEN HOMES AND RADIATION!**”. Join Amy and 183 supporters today.

Sign this petition



Today: Amy is counting on you

Amy Rose needs your help with “**leanne.salter@rdn.bc.ca: STOP COOMBS COMMUNITY CELL TOWER!!! FORCE SAFE DISTANCE BETWEEN HOMES AND RADIATION!**”. Join Amy and 183 supporters today.

Sign this petition

Petitions promoted by other Change.org users

Promoted by 9 supporters



For the Town of Riverview to reconsider location of proposed Retail/ Apartment complex

A developer wants to build two 10-storey towers which would include eight floors of apartments and two levels of... Read more

TO: Electoral Area Services Committee

MEETING: May 14, 2019

FROM: Tom Osborne
General Manager, Recreation and Parks

Subject: Electoral Area Community Parks Development Cost Charge Study

RECOMMENDATION

1. That the Board proceed with the initiation of a Development Cost Charge Study for community parkland acquisitions and improvements for Electoral Areas A, B, C, E, F, G and H as permitted under the Local Government Act.

SUMMARY

At the March 26, 2019 Regular Meeting of the Regional Board the following resolution 19-125 was approved:

“That staff prepare a plan on Development Cost Charges for Regional District of Nanaimo Regional Parks for review by the Regional Parks and Trails Select Committee, and for Electoral Area Community Parks for review by the Electoral Area Services Committee.”

It is proposed to use the *Province of British Columbia Best Practices Guide* for development and approval of DCCs. By following the *Guide* it will assist the RDN in receiving provincial approval of the DCCs once prepared. Attachment 1 is the bylaw development process that follows the *Guide’s* recommended approach.

A professional firm specializing in the development DCCs within British Columbia would be retained to undertake the work including stakeholder consultation.

BACKGROUND

Local Government Act – Parkland DCCs Collection and Use

Under Division 19, Section 559 (1) and (2) of the Local Government Act, DCCs can be collected as follows:

- (1) *A local government may, by bylaw, for the purpose described in subsection (2) or (3), impose development cost charges on every person who obtains*
 - (a) *approval of a subdivision, or*
 - (b) *a building permit authorizing the construction, alteration or extension of a building or structure.*

- (2) *Development cost charges may be imposed under subsection (1) for the purpose of providing funds to assist the local government to pay the capital costs of*
- (a) *providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and*
 - (b) *providing and improving park land to service, directly or indirectly, the development for which the charge is being imposed.*

Under Division 19, Section 566 (2) (b) of the Local Government Act, DCCs can be used for park land as follows:

- (2) *Money in development cost charge reserve funds, together with interest on it, may be used only for the following:*
- (b) *to pay the capital costs of*
 - (i) *acquiring park land or reclaiming land as park land, or*
 - (ii) *providing fencing, landscaping, drainage and irrigation, trails, restrooms, changing rooms and playground and playing field equipment on park land,*

subject to the restriction that the capital costs must relate directly or indirectly to the development in respect of which the charge was collected.

Parks Funding Review and Proposed Use of DCCs

At the direction of the Board, a Service Review for [RDN Parks Funding](#) was completed in 2017. Within the final report, the retained consulting firm recommended that the DCCs be developed and implemented for RDN parkland acquisitions and improvements. The Board received the report on December 12, 2017 and referred it back as follows:

17- 628 – “That the Regional District of Nanaimo Parks and Trails Funding Service Review recommendations be referred back to staff.”

The application of DCCs for a variety of RDN services was later discussed by the Regional Board on June 26, 2018 and the following resolution was approved:

18-241 - “That staff be directed to prepare a report on the use and collection of Development Cost Charges.”

At the March 26, 2019 Regional Board Meeting the development of DCC for Parks was considered the following resolution approved:

19-125 - That staff prepare a plan on Development Cost Charges for Regional District of Nanaimo Regional Parks for review by the Regional Parks and Trails Select Committee, and for Electoral Area Community Parks for review by the Electoral Area Services Committee.

Proposed Development Plan for Regional Parks DCC Bylaw

In a DCC review, the RDN would follow the [Province of British Columbia DCC Best Practices Guide](#) for development and approval of DCCs. By following the *Guide* it will assist the RDN in

receiving provincial approval of the DCCs once prepared. In addition the *Guide* has received support of the development community, which advocates for transparent and understandable DCC programs. Attachment 1 is the bylaw development process that follows the *Guide's* recommended approach.

As directed by the Regional Board, a separate report on the development of a DCC program for Regional Parks will be presented to the Regional Parks and Trails Select Committee.

A consulting firm specializing in the development of DCCs will be retained to prepare the review. As part of their work, the firm will provide guidance in developing the bylaw including stakeholder input.

As part of the bylaw's development, the consultants, through input from the Electoral Area Services Committee and the Board, will refine future community parkland acquisitions lands for each Electoral Area for inclusion in the DCC. Future eligible community parkland improvement expenses will be examined for inclusion in the bylaw.

Once all future acquisition and improvement costs are compiled, the assumptions for the bylaw, such as the assist factor, would be presented for the Board's consideration.

ALTERNATIVES

1. To proceed with the initiation of a Development Cost Charge Study to assist in raising funds required for community parkland acquisitions and improvements for Electoral Areas A, B, C, E, F, G and H as permitted under the Local Government Act.
2. To proceed with the initiation of a Development Cost Charge Study to assist in raising funds required for community parkland acquisitions and improvements for those Electoral Areas that are considering the potential use of this funding mechanism.
3. Not to proceed with the initiation of a Regional Park Development Costs Charge Study and provide alternative direction.

FINANCIAL IMPLICATIONS

\$50,000 has been allocated under the Administration Services budget in 2019 for the advancement of DCCs within the RDN. These funds will be used to retain a professional firm to develop the DCC program including stakeholder consultation. Extensive staff time, both in the Parks and Finance areas, will be required to support the project.

STRATEGIC PLAN IMPLICATIONS

This initiative would support the RDN's strategic priorities for Service and Organizational Excellence and Focus on the Environment:

- We will fund infrastructure in support of our core services employing an asset management focus;
- As we invest in regional services we look at both costs and benefits — the RDN will be effective and efficient;
- We recognize community mobility and recreational amenities as core services; and
- We will have a strong focus on protecting and enhancing our environment in all decisions.



Tom Osborne
tosborne@rdn.bc.ca
April 12, 2019

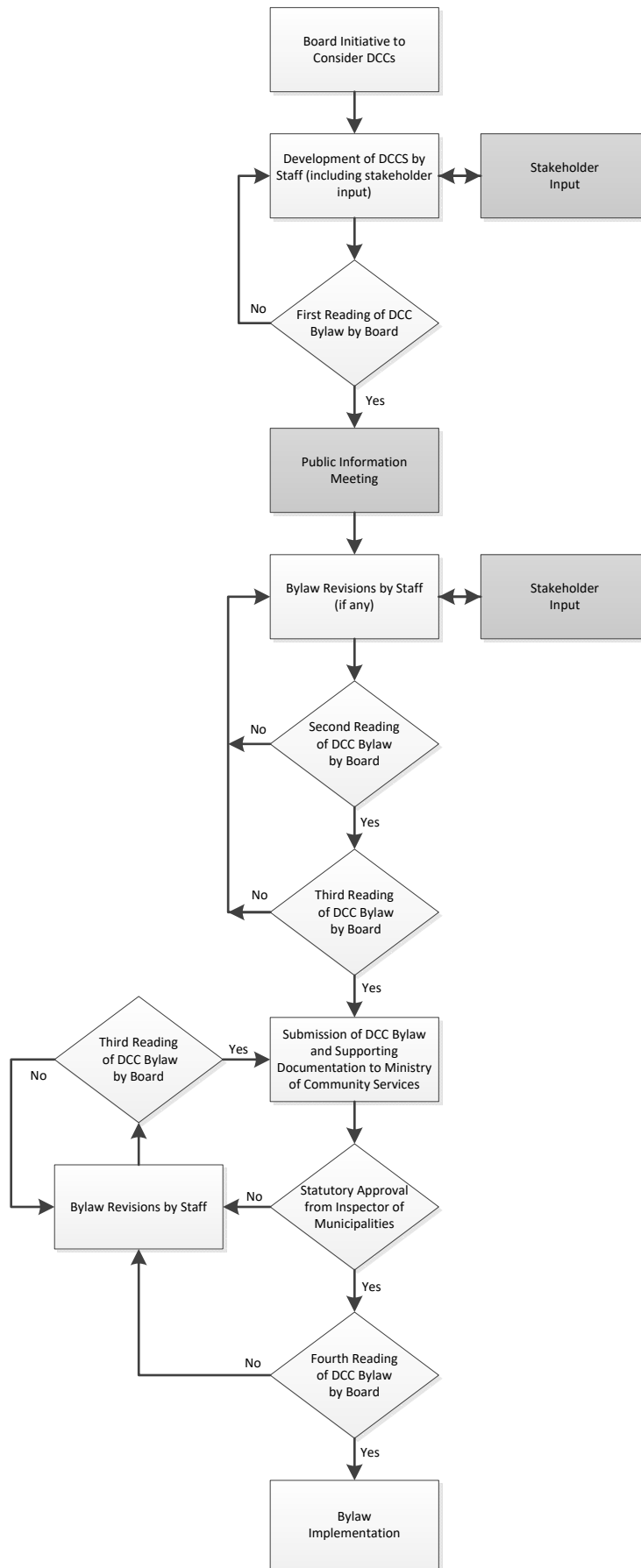
Reviewed by:

- W. Marshall, Manager of Parks Services
- J. Bradburne, Director of Finance
- G. Garbutt, General Manager of Strategic and Community Development Services
- P. Carlyle, Chief Administrative Officer

Attachments

1. Best Practices Guide – DCC Bylaw Development Process

Stakeholder Participation Strategy



TO: Electoral Area Services Committee **MEETING:** May 14, 2019
FROM: Catherine Morrison
Manager, Emergency Services **FILE:** 7380-20 FSR
SUBJECT: Fire Services Update

RECOMMENDATION

That the Fire Services update be received for information.

SUMMARY

The Regional District of Nanaimo (RDN) Fire Services provides support and direction to the six RDN fire departments through planning and activities related to current training requirement standards and regulation, department needs, emergency response and preparedness. Fire service response is enhanced by maintaining operational readiness, cooperative agreements, partnerships and through public education. Several projects were outlined in the Fire Services Business Plan, significant progress has been achieved on most of the projects.

BACKGROUND

Coombs Hilliers Volunteer Fire Department Water Tank Replacement

The water storage tanks located at the Coombs Hilliers Fire Department were refurbished old oil tanks brought to the fire department in 1987. The tanks are located on the west side of the fire hall, partially buried directly in the ground without support. The tanks have started to lean and are leaking causing flooding of the septic fields.

The project to procure replacement tanks began in 2018 and was divided into two phases. Phase one of the project was awarded to RMS-Ross from Chilliwack for the replacement of the tanks. The new tank is skid mounted so it can be easily moved and put back in place when a new fire hall is constructed. The new tank was delivered and installed at the rear of the hall on March 29, 2019.

The second phase of the project is to upgrade the main electrical system at the fire hall from single phase to a three-phase power. The current single-phase power is working at maximum capacity and the panel is being tripped regularly as the equipment required at the fire hall exceeds the current electrical system capabilities. The new three phase power will enable the fire department to have a water pump installed and connected to the new water tank which will provide the capability of filling the tender trucks from the ground. This feature will reduce turn-around times when shuttling water and will improve workplace safety by alleviating the need to climb apparatus to fill water. The second phase of the project has commenced and is expected to be complete this summer.

Nanoose Community Water Storage Tank Sea Blush Dr and White Heather Lane

A community water storage tank was identified as an alternative water source to areas in Nanoose Bay that do not have hydrants or access to natural water sources. In 2018, several sites were investigated and a location at Sea Blush Drive and White Heather Lane was chosen. The RDN consulted with the Ministry of Transportation and Infrastructure (MOTI) to secure a permit to install the tank on MOTI right of way eliminating the need to lease space on private lands. The project was awarded to David Stalker Excavating Ltd and the tank installation was completed in April.

The site inspection was completed with the RDN, McElhanney Consultants and David Stalker Excavating with no deficiencies identified. Once hydroseeding has taken place, McElhanney consultants will issue a completion certificate and the RDN will have full use of the tank. Nanoose Volunteer Fire Department and RDN Fire Services have been in correspondence with Fire Underwriters Survey to update hydrant mapping for the Fire Insurance Grading Index to ensure local residents receive the benefits of improved levels of fire protection.

MOTI has expressed support for future installations of community water storage tanks and providing enough right of way space for the installation of such tanks in new developments. Options are being reviewed on best practices to fund and streamline water tank installations.

RDN Fire Department Operations Governance Review

The Fire Service Review completed in 2016 recommended that a study and review of the current model for running the operations of the fire departments be conducted. There are six volunteer fire departments established and run by Societies under the local authority of the RDN. All six Societies have built well functioning departments and have served their respective communities for many years. Three of these Societies were even established prior to the establishment of the RDN. With new regulations and liabilities associated with the operations of fire departments a review was recommended. Dave Mitchell & Associates was awarded the contract and the initial project kick off was on January 31, 2019. The review will include consultations, recommendations and an implementation plan if changes are recommended. The projected completion date is December 2019.

Operational Guidelines

Operational Guidelines (OGs) are required documents for workers that provide parameters regarding safe work practices. OGs for fire departments are especially important due to the dangers of the work that they perform. It is very important that OGs give the fire department the latitude to perform their respective tasks and be safe as possible at the same time. Each of the six fire departments were operating under their own sets of OGs many of which were similar but all using individualized language.

As a result of a recommendation from the Fire Service Review, a project was initiated to create one set of standardized OGs that is utilized by all six departments. The standardized OGs were completed in October 2018 and provide a consistent approach to safe work practices. The six fire departments have been transitioning to the new OGs and undertaking member training of the new material. To date, four of the departments have completed this transition and all six are anticipated to be completed June 2019.

FireSmart Community Funding Grant

In April 2019, the RDN received notification that we were successful in our grant application of \$47,390 to the Union of British Columbia Municipalities Community Resiliency Investment Program for the completion of FireSmart education, cross training and FireSmart for private land activities. As such, the RDN in collaboration with the Nanoose Volunteer Fire Department has scheduled a FireSmart Preparedness Day on May 4, 2019. This date is the official FireSmart Canada Wildfire Community Preparedness Day for 2019. During this event, the RDN will provide a Community Champion recruitment presentation where interested active community members can pre-register for the Community Champion training that will be provided as part of the FireSmart grant funding.

ALTERNATIVES

1. That the Fire Services Projects update be received for information.
2. That alternative direction be provided.

FINANCIAL IMPLICATIONS

There are no financial implications at this time.

STRATEGIC PLAN IMPLICATIONS

Focus On Service And Organizational Excellence - We View Our Emergency Services As Core Elements Of Community Safety.



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April 24, 2019

Reviewed by:

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- P. Carlyle, Chief Administrative Officer