



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed Hornby Island cell tower

Brian Gregg <briangregg@sitepathconsulting.com>

Wed, Jan 31, 2024 at 10:26 AM

To: Ian Heselgrave [REDACTED]

Cc: Molly Proudfoot [REDACTED], Josh Porter [REDACTED], Shaun Jones [REDACTED]

Good Morning Ian,

Thanks for sharing your email of support. We will save this in the consultation file for the Islands Trust, ISED, Rogers and TELUS to take into account as part of the land use decision making process. Thanks for taking the time to reach out. If you have any further comments or questions please feel free to contact me at anytime. My direct number is 778 870 1388.

Please kindly note that I am required to advise you as per ISED (federal) protocols that you will have 21 days if you wish to comment further.

Best Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.

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

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On Mon, Jan 29, 2024 at 4:21 PM Ian Heselgrave [REDACTED] wrote:

Hello Brian,

This is an email of support for the proposed Hornby cell tower. Cell coverage at the Hornby Elementary School is non-existent which adversely affects emergency response and communication with staff, students and parents.

Best regards,

Ian

Ian Heselgrave
Director of Operations
Comox Valley School District
<http://www.sd71.bc.ca>

Phone: [REDACTED]
Email: [REDACTED]



Comox Valley Schools

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Brian Gregg <briangregg@sitepathconsulting.com>

Proposed cell tower - Hornby Island

Brian Gregg <briangregg@sitepathconsulting.com>
To: Josh Porter [REDACTED]

Wed, Jan 31, 2024 at 10:30 AM

Good Morning Josh,

Thanks for sharing your email of support. We will save this in the consultation file for the Islands Trust, ISED, Rogers and TELUS to take into account as part of the land use decision making process. As you noted, existing service is not reliable in the area and this could have operational impacts for the school district. The lack of connectivity can also pose a public safety issue given that greater than 80% of calls to emergency responders such as 911 are now placed via cell phones.

Please kindly note that I am required to advise you as per ISED (federal) protocols that you will have 21 days if you wish to comment further. You are more than welcome to contact me directly anytime at 778 870 1388 if you would like to discuss anything further.

Best Regards,

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On Tue, Jan 30, 2024 at 10:39AM Josh Porter [REDACTED] wrote:

Hi Brian,

This email is in support of the proposed cell tower on Hornby Island. We have struggled with cellular service (currently there is no service) coverage at Hornby Island Community School for many years. This lack of service negatively impacts our communications with students, staff, and parents, including emergent situations.

Kind regards,

Josh



Josh Porter

Director of Information Technology

Comox Valley Schools



www.comoxvalleyschools.ca



Brian Gregg <briangregg@sitepathconsulting.com>

Proposed cell tower - Hornby Island

Brian Gregg <briangregg@sitepathconsulting.com>
To: Shaun Jones [REDACTED]

Wed, Jan 31, 2024 at 10:43 AM

Good Morning Shaun,

Thanks for your email. This will be saved in the consultation file for the decision makers. We understand that existing wireless connectivity on Hornby is extremely limited and this is creating a number of operational challenges for the school and its staff, students and the general public as you noted. We are hopeful to resolve these service gaps with this proposal and your supportive email is helpful as we aim to garner the necessary land use approvals.

Please feel free to contact me if you would like to discuss anything further. As per ISED consultation protocols I am required to advise you that you will have 21 days if you wish to comment further.

Thank you,

Brian Gregg, RPP, MCIP
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On Tue, Jan 30, 2024 at 11:37AM Shaun Jones [REDACTED] wrote:

Brian,

Please accept this email as a letter of support for the proposed cell tower on Hornby Island.

Due to lack of cellular coverage at Hornby Island Community School, communication abilities are negatively impacted with staff, students, and public daily, and vice versa.

Shaun Jones
Manager of Information Technology
Comox Valley Schools
<http://www.comoxvalleyschools.ca>

[REDACTED]

Hornby cell tower support

Brian Gregg <briangregg@sitepathconsulting.com>
To: Cath Gray [REDACTED]
Cc: Michael Berman [REDACTED]

Thu, Feb 1, 2024 at 1:07 PM

Good Afternoon Catherine and Mike,

Thanks very much for taking the time to share your input. We understand that the lack of existing connectivity is problematic for many people as you outlined in your email. Perhaps the most important reason is from a public safety perspective given that greater than 80% of calls to emergency responders such as 911 are now placed via wireless devices like cell phones. Indeed, most people are not conveniently located near their landline when they need to call for help hence the importance of such services. This will also be helpful for the many remote workers on Hornby Island and for people who may not have a fixed line or wireline connection.

Your comments will be saved in the consultation file for the decision makers to take into account. Please kindly note that as per ISED protocols (federal guidelines) I am required to advise you that you will have 21 days if you wish to submit any further comments.

Regards,

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On Thu, Feb 1, 2024 at 11:34 AM Cath Gray [REDACTED] wrote:

Hi there

Thank you for sending out your consultation package. My husband Mike Berman and I strongly support the addition of the cell tower as proposed. We feel island wide cell phone coverage is crucial for health and safety in case of emergencies and accidents, and to alleviate health impacts of our phones continuously scanning for non-existent signal at our home.

Many thanks

Catherine Gray and Mike Berman

HIRRA Cemetery Committee response to proposed Cell Tower

Brian Gregg <briangregg@sitepathconsulting.com>
To: "Tina.Wayne.Wai" <[REDACTED]>

Mon, Feb 5, 2024 at 10:54 AM

Dear Ms. Wai:

Thank you for sharing your email. Your comments will be saved in the consultation file for the decision makers. As of the time of the initial Rogers' application for the proposed communication site on provincial crown land, the province confirmed and advised that there are no other land tenure applications in the vicinity for other uses such as those that you referenced in your below email. Notwithstanding the foregoing, your input is appreciated and will be shared with ISED, the Islands Trust and Rogers.

Please kindly note that as per ISED protocols you will have 21 days if you wish to comment further.

Kind Regards,

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On Fri, Feb 2, 2024 at 7:43 PM Tina.Wayne.Wai <[REDACTED]> wrote:
To Brian Gregg, and to Reina & the board of HIRRA

On Dec. 8, 2022, the cemetery committee sent the following email to Brian Gregg with a copy to the HIRRA board. Two years later, The entire committee remains opposed to the tower proposal and we are resending our original email. Reina, we would also appreciate you now forwarding this to the appropriate Island Trustees.

The seven Hornby Cemetery Stewards are unanimously opposed to Roger's proposal to erect a 63 meter tower plus housing and small fenced and locked compound on Hornby Island Crown Land. We feel that Crown Land will be infinitely better employed for community initiatives such as needed Cemetery expansion or desperately required Community Housing.

Thank you for requesting our point of view, we all feel strongly against this proposal.

Hornby Cemetery Stewards:
Gemma Colin, Gloria Herbert, Barb Inglis, Kathleen O'Brien, Ian Palmer, Larry Smith, and Tina Wai

Ref. W6420 - Hornby Island

Brian Gregg <briangregg@sitepathconsulting.com>
To: Alf Bangert

Wed, Mar 6, 2024 at 1:10 PM

Thank you, Mr. Bangert.

Kind Regards,

Brian Gregg, RPP, MCIP
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On Tue, Mar 5, 2024 at 7:25 PM Alf Bangert <[REDACTED]> wrote:

As requested, my civic address is: 3680 Roburn Rd. Hornby Island BC. This location is, according to Google Earth, 585.84 meters from the proposed Rogers tower.
-Alf Bangert

On Tue, Mar 5, 2024 at 4:05 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
Good Afternoon Mr. Bangert,

Thank you for reiterating your input. We have saved your comments in the consultation file for the various decision makers to take into account. May we kindly request your civic address for the purposes of this consultation process?

Additionally, given the nature of your comments, we feel it is logical to respectfully refer you to section 4.2 of the ISED CPC-2-0-03 — *Radiocommunication and Broadcasting Antenna Systems* which notes the following:

<https://ISED-ISED.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems>

Concerns that are not relevant include:

- disputes with members of the public relating to the proponent's service, but unrelated to antenna installations
- potential effects that a proposed antenna system will have on property values or municipal taxes
- questions whether the Radiocommunication Act, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner

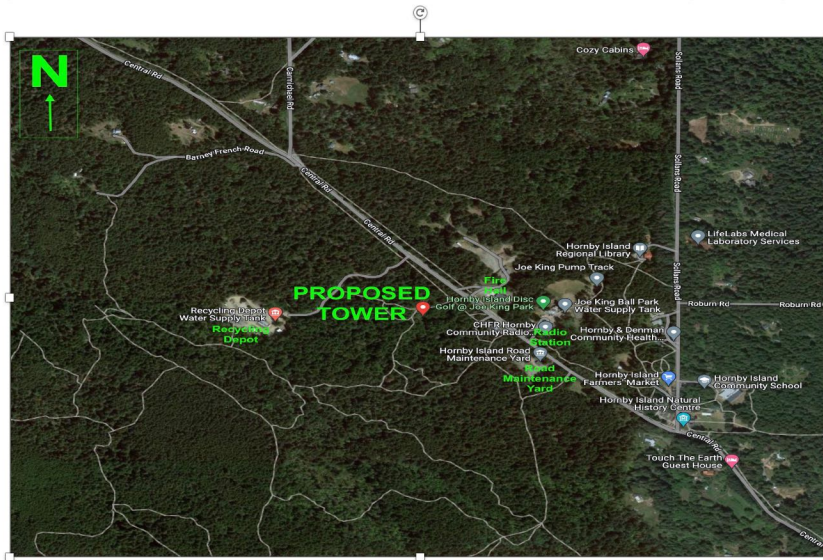
Rogers attests that its proposed facility will comply with Health Canada's Safety Code 6. This is the applicable regulatory requirement.

Regarding land use and your comments about aesthetics, the proposed tower is to be sited on land that is zoned PU-Public Use. At the time of commencing this proposal the PU zone specifically permitted Public Use facilities (utilities) as well as radio stations. Further, Public Service Uses are permitted in all zones and are defined to include telephone or emergency services as well as uses regulated under the *Radio Communication Act* (cell towers fall under this specific legislation). You may find it noteworthy that the local Hornby Island radio station has a communication site (tower) directly adjacent also along Central Road, for instance.

As additional context, the surrounding land uses include a fire hall directly to the east on Crown Grant land, the Hornby Island Recycling Depot to the West on a Crown Lease, the Hornby Island Radio Station (CHFR) also to the east, public trails to the south that enter Mt Geoffrey Regional Nature Park and crown land to the north also with trails. There are also a number of recreational facilities (Hornby Island Disc Golf course) and commercial establishments including the Hornby Island Farmer's Market along Central Road. There do not appear to be any residences in the immediate vicinity which we hope represents respectful tower siting.

Below is a slide I put together on the land use context of this proposal for further reference.

Proposed Tower Location - Aerial Photo and Summary of Adjacent Land Uses



ADJACENT LAND USES

- Hornby Island Fire Rescue property
- CHFR Hornby Community Radio Society including an existing radiocommunication facility
- Hornby Island Recycling Depot
- Hornby Island Road Maintenance Yard
- Joe King Ball Park
- Provincial Crown land
- Other mixed commercial and public service uses.



Please kindly note that as per ISED (federal) protocols you will have 21 days if you wish to comment further.

Kind Regards,

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On Tue, Mar 5, 2024 at 3:23 PM Alf Bangert <[REDACTED]> wrote:
Dear Mr. Gregg,

I am writing in response to the recent mailout concerning the proposed Rogers Tower for Hornby Island. I wish to confirm my continued strong opposition to this proposal, in spite of your answers to my original email which were nothing I hadn't heard before.

I have a copy of the Canada Safety Code 6 which after reading leaves assurances of safe exposure limits ringing rather hollow. It seems evident that decisions were made in a somewhat arbitrary manner and the "science" then adjusted to support those decisions. There is a revealing paragraph in the introduction, page 9, that I will copy here:

The exposure limits were established from a review of experiments conducted over the last 30 years on biological organisms, including humans, animals and cell systems(1,2,3). The limits recommended in this Code have been set at least a factor of 10 lower than the threshold where potentially harmful effects begin, as judged by a consensus of the scientific community(4,5). Biological effects of RF fields at levels too low to produce significant heating have also been reviewed(3,6). These effects are not well established, nor are their implications for human health sufficiently well understood. Thus, they cannot provide a basis for making recommendation towards the restriction of human exposures to such low-intensity RF fields.

So, while acknowledging the possibility of biological effects at exposures below those causing measurable tissue heating, these experts have, by consensus, decided to not allow for that possibility in setting "safe" levels. The problem is that exposure to non-ionizing radiation works on a time-dose relationship principle, where a long term small exposure does as much damage as a short term intense exposure. Every minor bit of damage is permanent and cumulative. And, that the effects not being well established, or sufficiently well understood, doesn't mean they won't be in the near future. I am not interested in being an involuntary test subject in this real life experiment. To risk real health deterioration just so some people can yak on a phone appears to be an abrogation of scientific and health protocol.

Here is another snippet from the code 6, preface, page 3:

*The objective of this Code is to establish guidelines for limiting RF and microwave exposure. As such, the document does not describe techniques for product performance evaluation. However, some basic principles and methods for evaluation of exposure levels are included in order to assist readers who are not familiar with RF measurements and evaluation. **The Bureau recommends that organizations which adopt this Code develop their own procedures for compliance and exposure evaluation.***

This seems to introduce some leniency for the benefit of the telecom industry, rather than protecting the general public.

The underlying fact that the exposure limits are based on measurable tissue heating alone, as if that were the only possible effect, indicates an incomplete science in this field. Yes, it is difficult to test for effects when you don't know what you're looking for, but that doesn't mean they are not there. We just haven't got there yet. In Salzburg, Austria, the exposure limit is 1 mw/m2 compared to code 6 at 1 mw/cm2; an enormous difference. To claim that our Code 6 is among the world's strictest is misleading. At any rate, my confidence in these guidelines is low to non-existent. So, those are my primary reasons for objecting to the tower proposal...in addition to the unsightly industrial appearance of such a behemoth, despoiling the natural beauty of Hornby Island.

Sincerely,

-Alf Bangert

Cell tower

Brian Gregg <briangregg@sitepathconsulting.com>
To: elaine savoie [REDACTED]

Fri, Mar 8, 2024 at 10:45 AM

Dear Ms. Savoie:

Thanks for your comments. If you would like to discuss further, my cell number is 778 870 1388.

Please kindly note that as per ISED (federal) protocols I am required to advise that you will have 21 days if you desire to comment further.

Finally, the decision makers have requested that we keep a log of the civic addresses of each commenter. If you would like to share this information that would be appreciated.

Kind Regards,

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On Thu, Mar 7, 2024 at 8:09 PM elaine savoie [REDACTED] wrote:
I want to add my voice to the many who are opposed to having the cell tower on Hornby Island. Please do not put it here.
Elaine Savoie