

SUNSHINE COAST REGIONAL DISTRICT

AREA D - ROBERTS CREEK ADVISORY PLANNING COMMISSION

June 15, 2020

RECOMMENDATIONS FROM THE AREA D - ROBERTS CREEK ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM DUE TO COVID-19 RESTRICTIONS

PRESENT:	Chair Members	Mike Allegretti Chris Richmond Gerald Rainville Meghan Hennessy
ALSO PRESENT:	Electoral Area D Director Recording Secretary Public	Andreas Tize (Non-Voting Board Liaison) Vicki Dobbyn 2
REGRETS:	Members	Marion Jolicoeur Nicola Kozakiewicz Danise Lofstrom
ABSENT:	Members	Dana Gregory David Kelln Alan Comfort Paul Tingley

CALL TO ORDER 7:01 p.m.

AGENDA The agenda was adopted as presented

MINUTES

Roberts Creek (Area D) APC minutes of May 19, 2020 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of May 27, 2020
- Halfmoon Bay (Area B) APC Minutes of May 26, 2020
- Elphinstone (Area E) APC Minutes of May 27, 2020
- West Howe Sound (Area F) APC Minutes of May 26, 2020
- Planning and Community Development Committee Minutes of May 14, 2020

REPORTS

Telus Communications Tower at Roberts Creek Fire Hall – Request for Local Governance Concurrency

Key points of discussion:

- Chad Marlatt, TELUS consultant, gave an overview of the project. The tower will be located at the Roberts Creek Fire Hall and will be 45 metres high, replacing the existing 30 metre tower. It will be within a fenced 10x10 compound 70 metres from Highway 101 and 50 metres from Roberts Creek Road. It is considered a good site as there are mature trees nearby so only the top quarter of the tower will be visible. The tower has to be above the tree line. The rationale for the new tower includes the goal of improved data services and voice services. There are no residential properties looking on the tower.
- Doug Anastos, TELUS staff member, was also present to answer questions. There have been concerns raised about the project mostly about health issues and fear of increased wireless service. The Director provided a link to information on this topic: <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf09583.html>
- The applicant reported that these concerns come up more and more. TELUS relies on the experts, in this case it is Health Canada that is the authority. They are complying with Health Canada standards. They can provide links to resources on this topic.
- Are there concerns about 5G? – The applicant said that the entire network moves up as one component is upgraded. There is a range of frequencies. This tower will be at about a 3G level. The long-term goal is 5G.
- How dangerous is the installation? The applicant said it is very secure with chain-link and razor fencing. It is alarmed and there is anti-climbing apparatus on the tower.
- This is a unique arrangement with the Roberts Creek Fire Hall. TELUS is paying for the tower which has a value of approximately \$3-4,000,000 and the current tower needed upgrading.
- Backup power will be battery banks, and the next level of backup is propane for generators.
- Regulations dictate that if another carrier (e.g., Rogers) wants to use the tower it will be allowed to. This regulation exists to prevent too many towers from being built. It is already available to Bell customers as part of TELUS.
- Members wanted to ensure neighbours have been consulted for their input. About 20 properties were consulted. Public notification was in the Coast Reporter at the end of April. They collected 13 comments from the ad and notifications. Eight or nine of the comments were about health and safety concerns.
- Final approval of the project is from the federal government who asks for consultation with the community.
- It will take about three months to build and the timing is uncertain.
- A member not present sent the following by email –
“As long as the tower does not affect the health & safety of the surrounding community I’m okay with its location”.
- There was no recommendation from the APC.

Provincial Referral CRN001092412092 for Commercial General Use Application (Endless Biking Ltd.)

Key points of discussion:

- Members agreed with the recommendation of SCR D staff to not support approval of this application.
- Nothing should be done yet until there is more study.
- This network of trails has been built by volunteers.
- Proposal doesn't include contribution to the cost of trail maintenance - who will collect funds from private companies for trail maintenance costs.
- Horse riders and non-biking users are concerned about more bikers on trails. There can be unsafe situations with bikers coming up suddenly and startle horses. The multi-use problems will be exacerbated with more bikers.

Recommendation No. 1 *Provincial Referral CRN001092412092 for Commercial General Use Application (Endless Biking Ltd.)*

The Area D APC recommends supporting the recommendation of the SCR D staff that this application not be approved.

DIRECTOR'S REPORT

The Director's Report was received

NEXT MEETING July 20, 2020

ADJOURNMENT 8:15 pm