



Electoral Area Directors Committee Meeting

Wednesday, June 19, 2024

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC

1:30 pm

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/19-6-2024/>

Register to participate via Zoom Webinar at: https://acrd-bc-ca.zoom.us/webinar/register/WN_tvKFmtqRRb-IHmRH6O7NXA#/registration

- | | PAGE # |
|---|---------------|
| 1. <u>CALL TO ORDER</u> | |
| Recognition of Territories. | |
| Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website. | |
| Introductions - Committee Members and Staff present in the Boardroom and via Zoom. | |
| 2. <u>APPROVAL OF AGENDA</u>
<i>(motion to approve, including late items requires 2/3 majority vote)</i> | |
| 3. <u>DECLARATIONS</u>
<i>(conflict of interest)</i> | |
| 4. <u>MINUTES</u> | |
| a. Electoral Area Directors Committee Meeting held April 17, 2024 | 3-5 |
| <i>THAT the minutes of the Electoral Area Directors Committee meeting held on April 17, 2024 be adopted.</i> | |
| 5. <u>PETITIONS, DELEGATIONS & PRESENTATIONS (10-minute maximum)</u> | |
| a. Brian Gregg, RPP, MCIP, SitePath Consulting Ltd. regarding Rogers Communications Proposed Communication Site in Beaver Creek. | 6-16 |

6. CORRESPONDENCE FOR ACTION/INFORMATION

- a. **ROGERS COMMUNICATIONS/SITEPATH CONSULTING LTD** **17-60**
Rogers Updated Request for Land Use Concurrence Regarding a
proposed Communication Site Location at Lot 1, District Lot 24, Alberni
District Plan EPP96269, PID: 031-019-081 (Rogers File: W3579 – Port
Alberni North)

THAT this information be received.

7. REQUEST FOR DECISIONS

8. REPORTS

- a. **Report for Information – Request to Discuss Options of Electoral Area** **61-87**
Incorporation – Cynthia Dick

THAT the Electoral Area Directors Committee receives this report.

9. LATE BUSINESS

10. QUESTION PERIOD

Questions/Comments from the public:

- Participating in Person in the Board Room
- Participating in the Zoom meeting
- Emailed to the ACRD at responses@acrd.bc.ca

11. ADJOURN



Alberni-Clayoquot Regional District

MINUTES OF THE ELECTORAL AREA DIRECTORS COMMITTEE MEETING HELD ON WEDNESDAY, APRIL 17, 2024, 1:30 PM

Hybrid - Zoom/Board Room, 3008 Fifth Avenue, Port Alberni, BC

DIRECTORS PRESENT: Mike Sparrow, Chairperson, Director, Electoral Area “F” (Cherry Creek)
Bob Beckett, Vice-Chairperson, Director, Electoral Area “A” (Bamfield)
Fred Boyko, Director, Electoral Area “B” (Beaufort)
Vaida Siga, Director, Electoral Area “C” (Long Beach)
Penny Cote, Director, Electoral Area “D” (Sproat Lake)
Susan Roth, Director, Electoral Area “E” (Beaver Creek)

STAFF PRESENT: Daniel Sailland, Chief Administrative Officer
Mike Irg, General Manager of Planning & Development
Shane Koren, Manager of Financial Services
Alex Dyer, Planning Manager
Cynthia Dick, General Manager of Administrative Services
Janice Hill, Executive Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:
<https://www.acrd.bc.ca/events/17-4-2024/>

1. CALL TO ORDER

The Chairperson called the meeting to order at 1:30pm.

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions- Committee Members and Staff present in the Boardroom and via Zoom.

2. APPROVAL OF AGENDA

MOVED: Director Cote

SECONDED: Director Beckett

THAT the agenda be approved as circulated with the addition of a late item in Agenda item 7- Notice of Motion to discuss the incorporation of Beaver Creek at the next Electoral Area Directors meeting.

CARRIED

3. DECLARATIONS

4. MINUTES

a. **Electoral Area Directors Committee Meeting February 29, 2024.**

MOVED: Director Cote

SECONDED: Director Siga

THAT the minutes of the Electoral Area Directors Committee Meeting held on February 29, 2024, be adopted.

CARRIED

5. CORRESPONDENCE

a. **UNION OF BRITISH COLUMBIA MUNICIPALITIES**

Update on the Canada Community-Building Fund Renewal

MOVED: Director Siga

SECONDED: Director Roth

THAT correspondence a- be received.

CARRIED

6. REQUEST FOR DECISIONS

a. **Request for Decision regarding Official Community Plan Updates
Resource Options.**

MOVED: Director Roth

SECONDED: Director Boyko

That the Electoral Area Directors Committee direct staff to create a plan and process on how the Alberni-Clayoquot Regional District could carry out the Official Community Plans (OCP) updates in a timely manner using staff of the Alberni-Clayoquot Regional District.

MOVED: Director Cote

SECONDED: Director Siga

THAT the motion be amended in bold as follows:

*THAT the Electoral Area Directors Committee direct staff to create a plan and process on **options for** how the Alberni-Clayoquot Regional District could carry out the Official Community Plans (OCP) updates in a timely manner using staff*

and building the capacity of the Alberni-Clayoquot Regional District versus other contracted alternatives.

CARRIED

The main motion as amended was

CARRIED

7. LATE BUSINESS

- a. **Notice of Motion to discuss the incorporation of Beaver Creek at the next Electoral Area Directors Committee meeting**

8. QUESTION PERIOD

Questions/Comments from the public. The General Manager of Administrative Services advised there were no questions or comments respecting an agenda topic from public:

- Participating in Person in the ACRD Board Room
- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

9. ADJOURN

MOVED: Director Cote

SECONDED: Director Siga

THAT this meeting be adjourned at 2:52pm.

CARRIED

Certified Correct:

Mike Sparrow,
Chairperson

Cynthia Dick,
General Manager of Administrative Services

ROGERS' PROPOSED COMMUNICATION SITE IN BEAVER CREEK

ROGERS FILE: W3579 – PORT ALBERNI NORTH

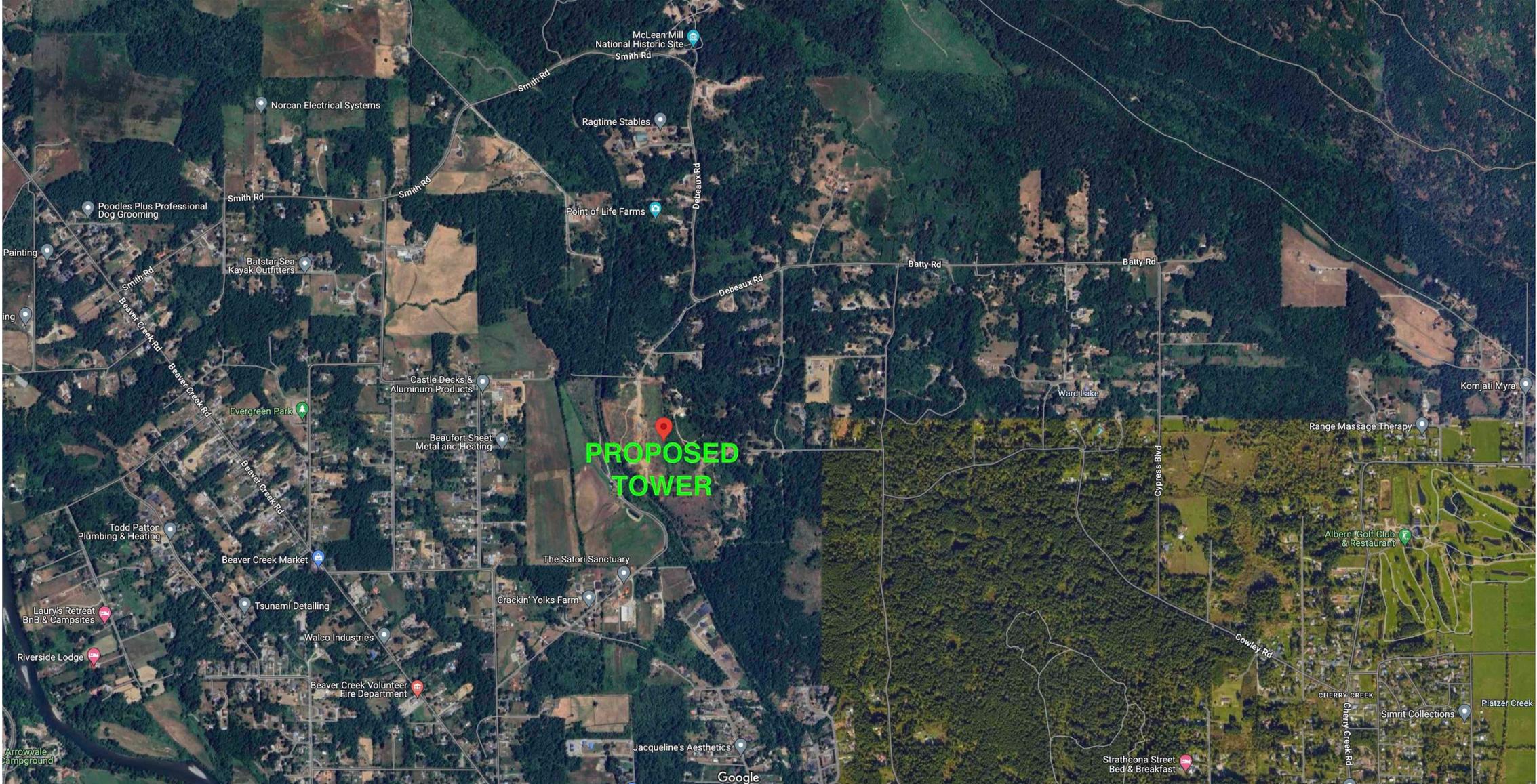


Agenda

- Proposed tower location – aerial photo
- Proposed design – partial site plan and tower profile
- Proposed design – Photo simulation
- Public Consultation Process and Results
- Addressing Outstanding Questions – Health and Safety
- Addressing Outstanding Questions – Alternative Siting and Co-location
- Next Steps



Proposed Tower Location – Aerial Photo

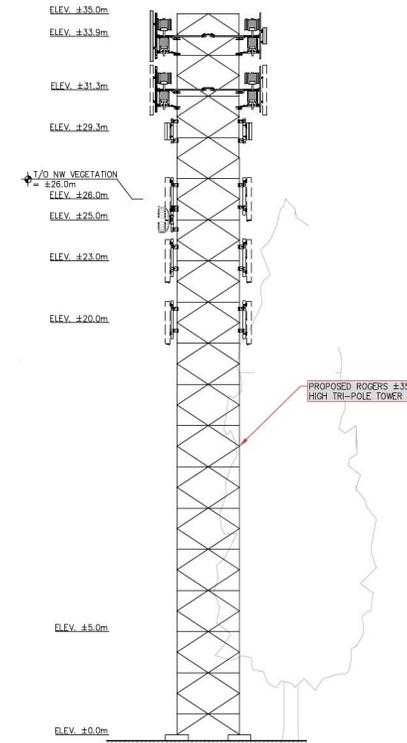


Proposed Design – Partial Site Plan and Tower Profile



Partial Site Plan

- Rogers has made an effort to keep its space needs to a minimum:
 - 15.0 meter x 15.0 meter compound size on large 26.05 acre lot.
 - Rogers' equipment includes a tripole structure and foundation, a 6' x 8' equipment shelter containing ancillary electronics equipment and fencing.
 - Respectful setbacks from neighbouring residences.



Tower Profile

- Rogers is proposing a tripole structure rather than a guyed tower thereby minimizing ground space needs.
- The tower height is only 35.0 meters tall plus a 3.0 meter tall lightning rod – the minimum height needed to service the area reliably.

Design - Photo Simulation (*for discussion purposes only*)



View Southeast



Public Consultation Process

- In order to proceed with this proposal, Rogers was required to undertake a public consultation process in accordance with the Innovation, Science and Economic Development (ISED) Canada Default Consultation Process.
- The ISED Default Process entails three (3) general steps including:
 1. **Mail-out notification** - Notification packages welcoming public input for a 30 day comment period were sent to all owners/occupants within a 114 meter radius of the proposed tower. The initial notices were sent out on August 25th, 2023 with a comment deadline of October 9th, 2023.
 2. **Newspaper Notification** - Rogers posted two (2) public notices in the *Alberni Valley News* publication on August 30th and September 6th, 2023 again welcoming public comments until October 9th, 2023.
 3. **Land Use Concurrence Request** - At the end of the public comment period, Rogers is required to summarize the results of the consultation and request a motion or letter of land use concurrence via the ACRD.
- In addition to completing the ISED Default Process, Rogers agreed to expand upon this process by completing the following additional steps:
 - **Public Information Meeting:** At the request of the ACRD, Rogers agreed to host a digital public meeting on February 22, 2024.
 - **Additional Public Notices:** Rogers welcomed attendance at the public meeting through posting two (2) additional notices in the *Alberni Valley News* on February 7th and February 14th, 2024. Rogers also distributed invitations to the public meeting via an expanded mail out to area residents.



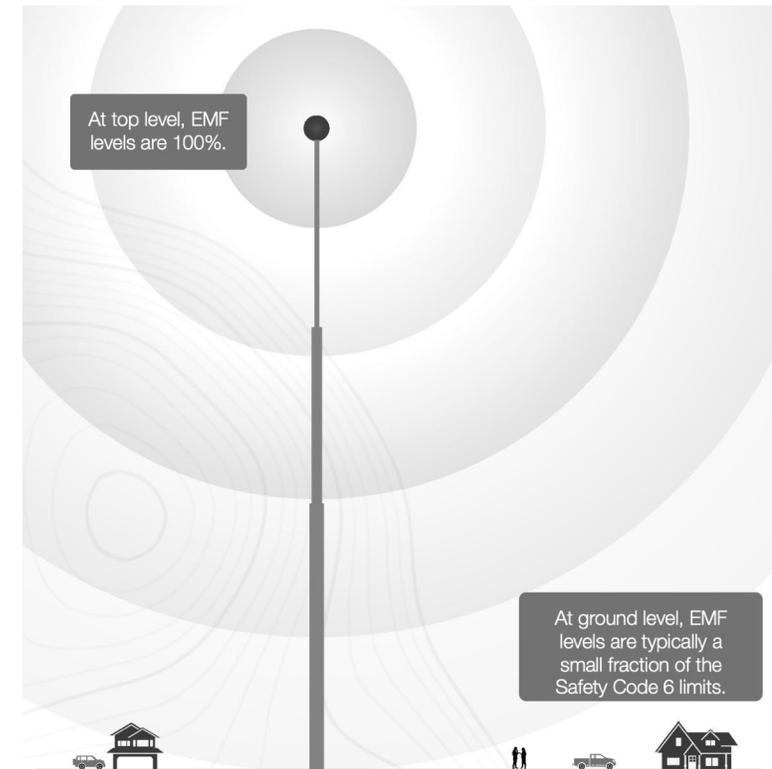
Public Consultation Results

- Please refer to Rogers' letter to the ACRD dated April 4th, 2024 and the enclosed appendices of that letter for a detailed summary of the public consultation processes undertaken and for Rogers' official land use concurrence request report.
- During the **initial (official) public comment period which closed in August of 2023**, Rogers received only **two (2) neutral public comments**. Both commenters asked for information but did not state a position of support or opposition. Rogers thus intended to request land use concurrence in 2023, however the ACRD asked Rogers to host a public meeting to welcome broader public input.
- Via Rogers' **additional notification process in 2024 for the public meeting** which entailed an *expanded notification radius at the ACRD's request*, Rogers received numerous requests to attend the meeting as well as additional feedback regarding the proposal. While it should be noted that these additional comments are outside the official comment period, the results of the additional notification are as follows:
 - **A total of seventeen (17) additional commenters** submitted inquiries.
 - **Six (6) commenters (35%) indicated support** for the proposal.
 - **Seven (7) commenters (41%) submitted neutral questions** such as instructions regarding how to attend the public meeting and did not take a position in support or opposition.
 - **Four (4) commenters (24%) stated concerns or opposition** to the proposal.
 - In sum, **the majority of commenters (76%) indicated support or neutral questions** regarding the proposal.

Addressing Outstanding Questions – Health and Safety

- Rogers would like to offer to address any outstanding questions or concerns prior to formally seeking a land use concurrence decision via the ACRD.
- Upon review of the non-supportive comments received, effectively all such commenters referenced a concern that Health Canada’s Safety Code 6 (the applicable safety protocol for cell towers) may not be valid.
- Although debating the validity of Health Canada’s Safety Code 6 is deemed “not relevant” as part of this consultation process by Innovation, Science and Economic Development (ISED) in the *CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems*, section 4.2, Rogers provided a Safety Code 6 Compliance Confirmation report to the ACRD sealed by a professional engineer.
- The Safety Code 6 Compliance Confirmation report as submitted to the ACRD by Rogers notes that the maximum radio frequency energy at ground level in the vicinity of the proposed tower is approximately **14.2 times lower** than the allowable maximum limits established to be safe to occupy on a 24/7 basis by Health Canada.

At ground level, cellular towers typically operate at a small fraction of the maximum level allowed under the Safety Code 6 guidelines administered by Health Canada.



Addressing Outstanding Questions – Alternative Siting and Co-location

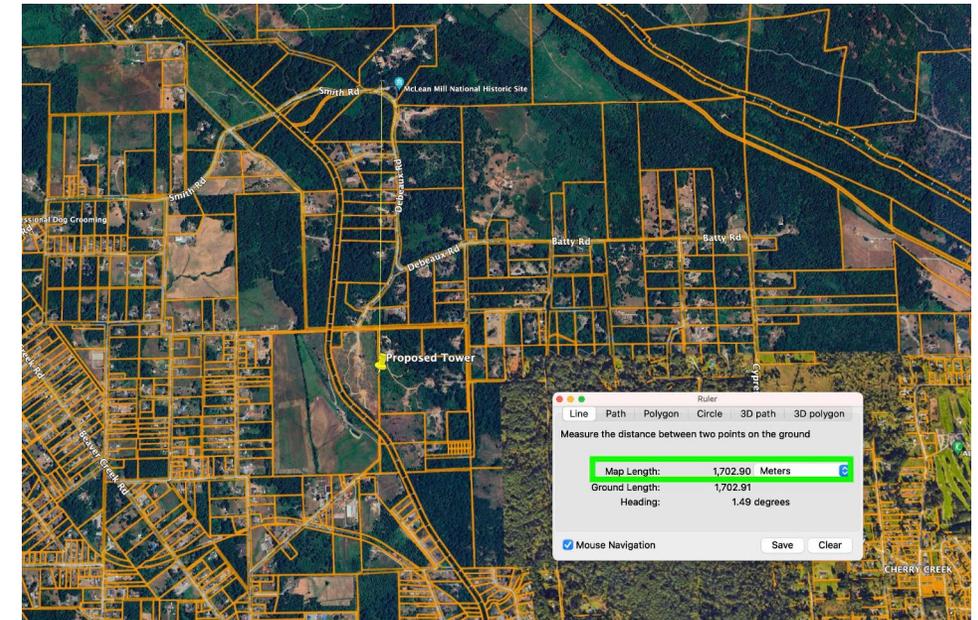
McLean Mill National Historic Site

- Rogers also received a question regarding whether the tower could instead be sited at the McLean Mill National Historic Site.
- Rogers advised that this alternative location is outside Rogers' search area and would not allow for the delivery of optimal service as it is too far away from the majority of households that the facility is aiming to service.
- Specifically, as per Figure 1, McLean Mill National Historic Site is approximately 1.7 – 2.0 kilometers to the north of the current proposed tower location (depending on the location on the alternative lot) – a substantial distance in terms of network design.
- Rogers also advised that it does not have land rights at the McLean Mill National Historic Site.

Co-location (Tower Sharing)

- Rogers was asked whether it would entertain co-location or tower sharing proposals from third parties.
- Rogers advised that it will co-operate with tower sharing proposals as per ISED's tower sharing protocols if a third party applies to co-locate on the tower.
- Rogers advised that it reviewed its search area within approximately a 1 kilometer radius of its proposed tower and is not aware of any viable existing structures that it can propose to co-locate on hence the proposed new tower.

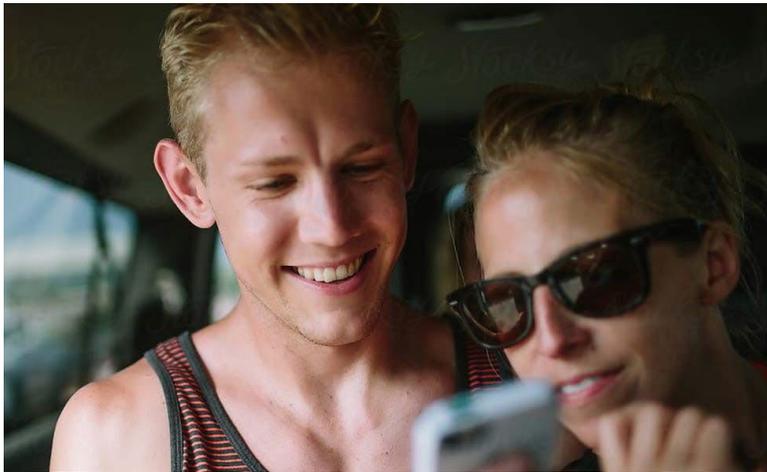
Figure 1 – Distance From Current Proposed Tower Location to McLean Mill National Historic Site.



Next Steps

- Rogers welcomes any additional questions from the ACRD.
- Rogers is aiming to resolve any outstanding relevant concerns before seeking a formal land use concurrence decision.
- If the ACRD is satisfied with the results of the consultation process, Rogers proposes to request land use concurrence via the ACRD Board at an upcoming Board meeting.
- If land use concurrence is granted, Rogers will confirm its construction plans with the property owner and ACRD prior to any construction commencing.

Questions?





SitePath Consulting Ltd. Representing Rogers
Communications Inc.
PO Box 20138, Vancouver RPO
Fairview BC V5Z 0C1

778-870-1388 Telephone
604 829 6424 Fax
briangregg@sitepathconsulting.com

April 4th, 2024

Alberni Clayoquot Regional District (ACRD)
C/O Alex Dyer, Planning Manager
Email: adyer@acrd.bc.ca

Re: Rogers Updated Request for Land Use Concurrence Regarding a Proposed Communication Site Location at Lot 1 District Lot 24 Alberni District Plan EPP96269, PID: 031-019-081 (Rogers File: W3579 - Port Alberni North)

Dear Mr. Dyer:

Further to our prior discussions, Rogers Communications Inc. ("Rogers") is expanding its wireless network and is proposing to install a new 38.0 meter tall lattice tripole tower at Lot 1 District Lot 24 Alberni District Plan EPP96269. Rogers' objective is to deliver reliable wireless connectivity on the north side of Port Alberni in the vicinity of Beaver Creek. The subject property is a large 26.05 acre lot and is zoned RA2-Acreage Residential District. The proposed siting of the facility on the eastern edge of the subject property was selected as it offers ideal sight lines and coverage from a wireless service perspective, it is reasonably nearby supporting infrastructure including existing access and power, it offers respectful setbacks from adjacent residences and takes into account the planned subdivision of the property. Additionally, this proposal represents critical infrastructure given that greater than eighty percent (80%) of calls to emergency responders including 911 are now placed via cell phones and this area does not currently have reliable connectivity.

In order to move forward with the proposed tower, Rogers was required to consult the Beaver Creek community in accordance with the Innovation, Science and Economic Development (ISED) Canada Default Consultation Process. This process entailed the completion of a public notice in a local newspaper, a mail-out to area property owners and occupants within a radius of three times the proposed tower height and concludes with a request for a letter of land use concurrence. This process concluded in August of 2023 and therefore on October 10th, 2023, Rogers submitted to the ACRD the public consultation summary and land use concurrence request report enclosed as **Schedule "A"**.

Upon receipt of the aforementioned land use concurrence request report in 2023, the ACRD requested that Rogers undertake additional public engagement by hosting a public information meeting. As a result, in consultation with ACRD staff, Rogers hosted a digital public information meeting on February 22nd, 2024. Rogers invited community members to the meeting by posting two (2) additional newspaper notices in the *Alberni Valley News* on February 7th and February 14th, 2024 and through an additional expanded mail-out of invitations to surrounding property owners based on an address list as supplied by the ACRD. Please kindly refer to **Schedule "B"** of this letter for a copy of the additional public meeting newspaper notices, public meeting slide deck and additional public comments received.

In order to move forward with delivering reliable wireless connectivity in the Beaver Creek community, Rogers respectfully requests a motion or letter of land use concurrence that addresses the following items:

- *The ACRD is satisfied with Rogers' consultation process, as outlined in ISED's Default Public Consultation Process;*
- *That the proposed tower is a permitted use;*
- *The proposed design and location is acceptable;*
- *That the ACRD has been consulted and concurs with the tower location.*

Should you have any questions, please feel free to contact the undersigned at your convenience.

Thank you,

Brian Gregg, RPP, MCIP | SitePath Consulting Ltd.

Agent for Rogers Communications Inc.



October 10th, 2023

Public Consultation Summary & Land Use Concurrence Request

SitePath Consulting Ltd. ("SitePath") is representing Rogers Communications Inc. ("Rogers") in seeking land use concurrence from the Alberni Clayoquot Regional District (ACRD) in response to a proposed telecommunications installation.

Rogers Site: W3579 - Port Alberni North
 Prepared By: SitePath Consulting Ltd., representing Rogers
 Brian Gregg, Land Use Consultant
 Legal Description: Lot 1 District Lot 24 Alberni District Plan EPP96269, PID: 031-019-081
 Coordinates: 49.293708, -124.829523
 Land Use Authority: Alberni Clayoquot Regional District (ACRD)

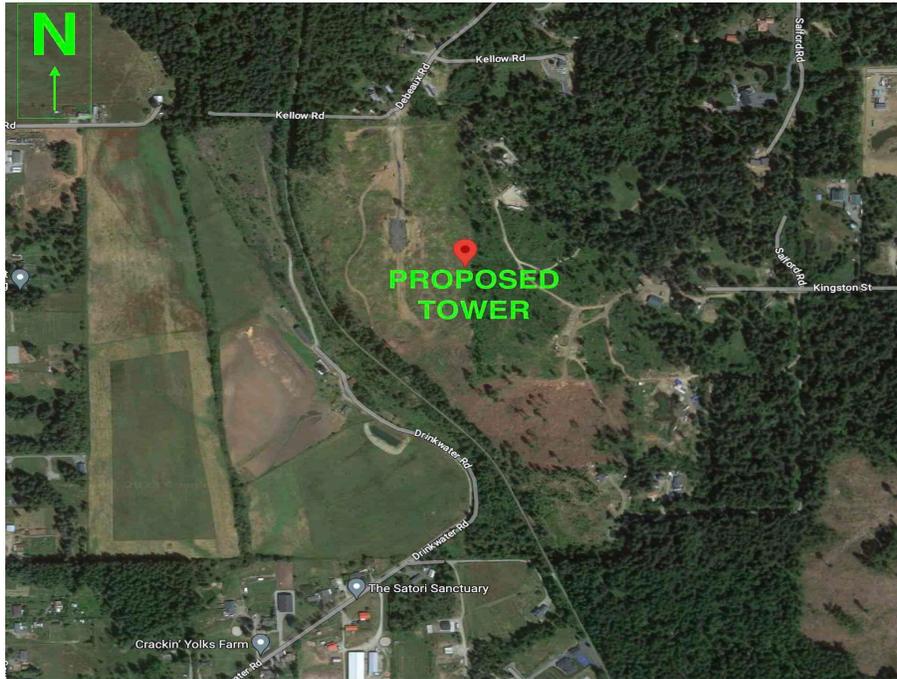
Objective

- In order to provide dependable wireless service on the north side of Port Alberni, Rogers Communications is proposing to build a new 38.0 meter tall tower.
- The proposed facility is sited on a large RA2-Acreage Residential Districted zoned lot. This location was selected due to its favorable topography, compatible land uses in the area and also due to the respectful setbacks that the large subject property would allow from the adjacent areas that Rogers is aiming to service.
- Ensuring delivery of reliable wireless service is critical since the majority of calls to emergency service responders are placed via wireless devices such as cell phones.

Description of Proposed Site

- Rogers is proposing the construction of a 38.0-meter tall lattice tripole tower on a large 26.05 acre lot. The legal description of the subject lot is Lot 1 District Lot 24 Alberni District Plan EPP96269, PID: 031-019-081.
- The approximate coordinates of the tower are as follows: 49.293708, -124.829523.
- If constructed, all of the equipment necessary to operate this facility will reside within a fenced compound located at the base of the tower.
- The subject property was selected for the following reasons:
 - **Siting:** The subject property offers good sight lines and will enable Rogers to tie the site into its existing network. The large size of the subject property has enabled Rogers to set the facility back respectfully from adjacent uses in the area.
 - **Supporting Infrastructure:** The subject location is adjacent to existing access and power, thereby minimizing the need for Rogers to construct a new road and power line.
 - **Environmental:** The proposed tower location is on lands that have previously cleared for other purposes. This will minimize Rogers' ecological footprint.

Aerial Photo



Site Plan (for discussion purposes only)



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 network improvements in the community.

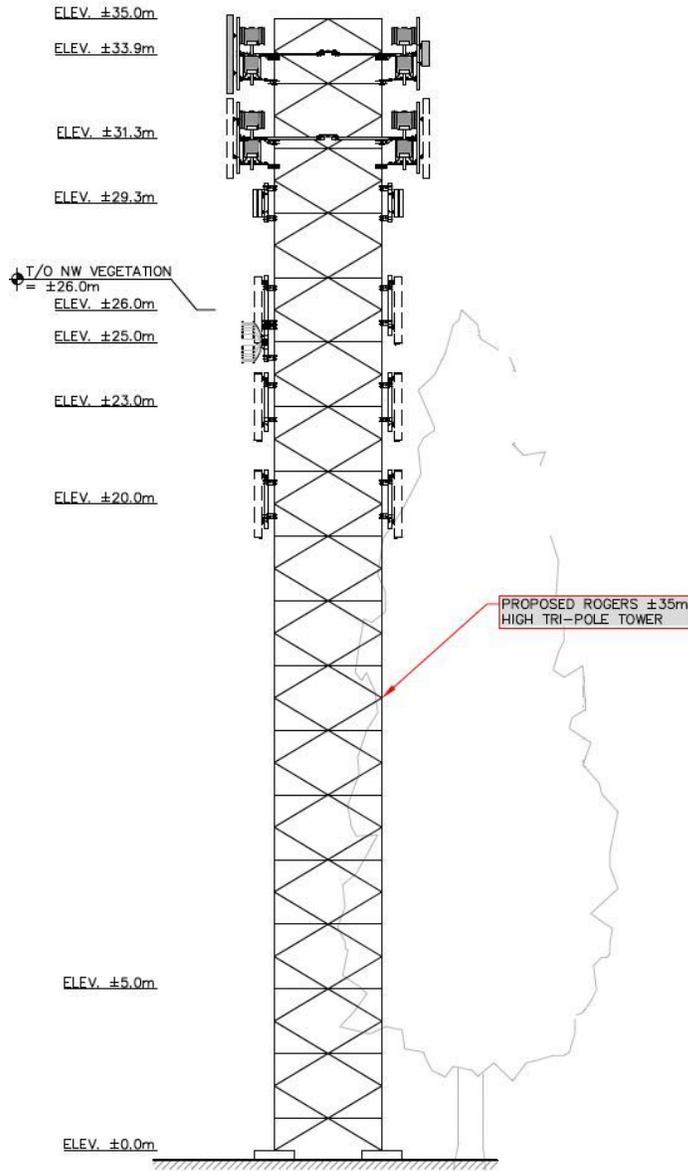
Visibility

- The proposed tower location will be visible within the community due to its need to have line of sight above the mature trees and topography in the surrounding areas.
- Rogers is proposing to site the tower in a location that is respectfully setback from adjacent uses.

Photo Simulation – View Looking Southeast (for discussion purposes only)



Elevation Plan - Tower Profile (for discussion purposes only)



Consultation Process & Summary

Innovation, Science and Economic Development (ISED) Canada Default Consultation Process

As the ACRD does not have an established and documented public consultation process applicable to tower siting, Rogers was required to follow the ISED Public Consultation Process as follows:

- **Notify any property owners within three times the proposed tower height**
Rogers notified all property owners and occupants within a radius of 114.0 meters of the tower.
- **Newspaper Notice.**
The public was invited to comment on the proposed site in response to a public notice that was placed in the *Alberni Valley News*. The public notice was posted in two consecutive issues of this publication on August 30th and September 6th, 2023. Please refer to **Appendix A** for copies of each newspaper notice.
- **Request land use concurrence from the relevant land use authority.**
Now that the public comment period has come to a close, Rogers is seeking land use concurrence from ACRD. Rogers will also obtain any required permits.

Public Comments

During the public comment period, Rogers received inquiries from two (2) community members. Both commenters asked questions but did not indicate either support or opposition. The limited amount of public input received suggests that the proposal did not garner a strong reaction from the surrounding community. In a spirit of full transparency, copies of all correspondence received and responses provided with personal contact information redacted is included in the **Appendix B** of this document.

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 ACRD in the form of a resolution or a letter that addresses the following items:

- *The ACRD is satisfied with Rogers' consultation process, as outlined in ISED's Default Public Consultation Process;*
- *That the proposed tower is a permitted use;*
- *The proposed design and location is acceptable;*
- *That the ACRD has been consulted and concurs with the tower location.*

Please feel free to contact the undersigned if there are any questions regarding this report.

Brian Gregg

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.

PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Agent of Rogers Communications Inc.

APPENDIX A – NEWSPAPER NOTICES

A24 Wednesday, August 30, 2023

Alberni Valley News

www.alberni valleynews.com

Legal Notices	Legal Notices	Legal Notices	Legal Notices	Legal Notices
PUBLIC NOTICE NOTIFICATION DU PUBLIC				
PROPOSED ROGERS 38.0 METER WIRELESS TELECOMMUNICATIONS SELF-SUPPORT TOWER INSTALLATION		EMPLACEMENT PROPOSÉ PAR ROGERS POUR L'IMPLANTATION D'UNE TOUR AUTOPORTANTE D'ENVIRON 38.0 MÈTRES DE HAUTEUR		
<p>The proposed installation is composed of a 38.0-meter self-support telecommunications tower, including the antennas and a lightning rod. Rogers will comply with marking and lighting requirements in accordance with Transport Canada protocols.</p> <p>Geographic Coordinates: 49.293708, -124.829523</p> <p>Objective: To improve wireless coverage in the northern areas of Port Alberni and to meet rising demands for wireless services.</p> <p>Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.</p> <p>The public is invited to provide written comments by end of business day on October 9th, 2023 to the contact information shown below. Please include a return address.</p> <p>Tower Installation Project: Projet d'installation de communication sans fil Reference: W3579 - Port Alberni North Contact information for Rogers' Representative: Brian Gregg, SitePath Consulting Ltd. PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1 Phone: 778-870-1388 Email: brianregg@sitepathconsulting.com</p>		<p>Le site de télécommunication proposé sera composé d'une tour de type autoportante d'une élévation hors-tout d'environ 38.0 mètres incluant les antennes, le ballastage aérien et le parafoudre.</p> <p>Les coordonnées géographiques: 49.293708, -124.829523</p> <p>Objectif : Afin d'améliorer la couverture sans fil dans les régions du nord de Port Alberni et de répondre à la demande croissante de services sans fil.</p> <p>Détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.</p> <p>Les citoyens sont invités à faire part de leurs commentaires, avant la fermeture des bureaux de Rogers le 9 Octobre 2023 soit à l'adresse indiquée (avec une adresse de retour).</p>		
				

CROSSWORD

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CLUES ACROSS

- Midway between east and southeast
- At right angles to a ship's length
- William Penn's business partner
- de plume
- Accomplished soccer coach
- Bone cavities
- juris: independent
- Popular Philly sandwich
- Northern Ireland county
- Performing artist
- S S S
- Lacks flavor
- Commercials
- Anno Domini (in the year of Our Lord)
- Qatar's capital
- Indigenous peoples of Alberta
- Popular footwear
- Indicates position
- Anglican cathedral
- Aircraft part
- Before
- Blood group
- Secretory organ
- Fencing swords
- The small projection of a mammary gland
- Technological advancement
- Male parent
- Dissociable
- More cold
- Cape Verde Islands capital
- Blood disorder
- Creative
- Sun up in New York
- Made angry
- Relieves
- Brooklyn hoopster
- Seasonings
- Movable barriers
- Attempt

CLUES DOWN

- Occur as a result of
- Spiritual essences
- Representative
- Entering

5. Nobel Prize-winning physicist

- Midway between northeast and east
- Consumed
- Tablelands
- Kids' craft accessory
- Not known
- Sound directed through two or more speakers
- A major division of geological time
- Wild ox
- Shock treatment
- Turner and Lasso are two
- Genus of flowering plants
- Relating to ductless glands
- Stock certificate
- Satisfies
- Places to enjoy a rest
- Edward ____, author and writer
- "__ but goodie"
- One hundredth of a liter
- Shabbiness
- TV personality Roker
- Triangular upper part of a building
- Speed at which you move
- Offend
- A reference point to shoot at
- Forays
- Biblical city
- Blatted
- Northern sea duck
- Shabby (slang)
- Allege
- Tax collector
- Whereabouts unknown
- Chinese philosophical principle
- Indicates equal

Seller reaches buyer.



Buyer reaches seller.

IN THE CLASSIFIEDS!

Legal Notices

**PUBLIC NOTICE
NOTIFICATION DU PUBLIC**

**PROPOSED ROGERS
38.0 METER WIRELESS
TELECOMMUNICATIONS
SELF-SUPPORT TOWER INSTALLATION**

The proposed installation is composed of a 38.0-meter self-support telecommunication tower, including the antennas and a lightning rod. Rogers will comply with marking and lighting requirements in accordance with Transport Canada protocols.

Geographic Coordinates: 49.293708, -124.829523

Objective: To improve wireless coverage in the northern areas of Port Alberni and to meet rising demands for wireless services.

Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

The public is invited to provide written comments by end of business day on **October 9th, 2023** to the contact information shown below. Please include a return address.

Tower Installation Project:

Projet d'installation de communication sans fil

Reference: W3579 - Port Alberni North

Contact Information for Rogers' Representative:

Brian Gregg, SitePath Consulting Ltd.

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

Phone: 778-870-1388

Email: brian.gregg@sitepathconsulting.com

**EMPLACEMENT PROPOSÉ PAR ROGERS POUR
L'IMPLANTATION
D'UNE TOUR AUTOPORTANTE D'ENVIRON 38.0
MÈTRES DE HAUTEUR**

Le site de télécommunication proposé sera composé d'une tour de type autoportante d'une élévation hors-tout d'environ 38.0 mètres incluant les antennes, le balisage aérien et le parafoudre.

Les coordonnées géographiques: 49.293708, -124.829523

Objectif : Afin d'améliorer la couverture sans fil dans les régions du nord de Port Alberni et de répondre à la demande croissante de services sans fil.

Détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Les citoyens sont invités à faire part de leurs commentaires, avant la fermeture des bureaux de Rogers le **9 Octobre 2023** soit à l'adresse indiquée (avec une adresse de retour).



**PLEASE RECYCLE
THIS NEWSPAPER.**

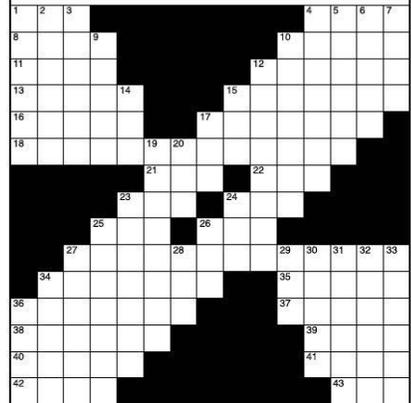
SUDOKU

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9	4							
		6						8
			8			3	6	
	8		9		3			5
		7		6				
				1				3
			2	8	6			
				5				4
								1

Level: Intermediato

To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. Use the numeric clues provided to figure out where numbers will appear.

CROSSWORD



CLUES ACROSS

- Outsourcing (abbr.)
- Post
- German city on edge of Black Forest
- "_, but goodie"
- Spiced stew
- Passionately
- Monetary units
- Group of living organisms
- Organic compound derived from ammonia
- High honors
- 5-year-olds' classes
- Swiss river
- Old woman
- Cash machine
- A way to soak
- Hair product
- Deride
- "The Blonde Bombshell"
- Cause to become insane
- Bluish greens
- Supported with money
- Type of equation
- Court officials
- Indian god
- Rids
- Leak slowly through
- Units of ionizing radiation
- Midway between south and southeast

CLUES DOWN

- Native of Slovakia
- Deli meat
- Fibrous substance in fungi
- Cutting
- Vedder and Van Halen
- Horror comic novelist
- Rulers of Tunis
- Shaped like a circle
- Make a pig of oneself
- Aphorism
- Witness
- Single Lens Reflex
- Freshwater North American fish
- Nautical ropes
- Leg (slang)
- Pokes holes in
- Moved quickly on foot
- Fix-it shops
- Type of bread
- Repaired
- Synthetic diamond (abbr.)
- Type of drug (abbr.)
- German city along the Rhine
- Animal disease
- Martini necessities
- Get away from
- Village in Mali
- Djibouti franc



Brian Gregg <briangregg@sitepathconsulting.com>

Cell tower proposal

Brian Gregg <briangregg@sitepathconsulting.com>
To: Ann Shaw [REDACTED]

Thu, Sep 7, 2023 at 10:39 AM

Thanks Ann.

Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com



On Thu, Sep 7, 2023 at 10:25AM Ann Shaw [REDACTED] wrote:
Yes it does, thank you very much.
Ann

On Sep 6, 2023, at 3:59 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hello Ann,

Please find below a partial site plan and aerial photo. Does this help to clarify the proposed location?

<image.png>

<image.png>

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

Kind Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com



On Wed, Sep 6, 2023 at 1:54 PM Ann Shaw [REDACTED] wrote:

Hello

I have a question about the proposed 5G? tower for Port Alberni North.

Where will it be located? I do not know how to find coordinates in google maps.

Thanks

Ann



Brian Gregg <briangregg@sitepathconsulting.com>

Consultation Package for Rogers' Proposal in Port Alberni

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

Fri, Sep 8, 2023 at 4:32 PM

Dear Charlaine:

Thank you for your time over the phone today. Please find attached Rogers' consultation package. You might find the enclosed mapping, site plan, photo simulations and Health Canada section to be relevant to our phone call today. Certainly, if you desire further information or if you wish to discuss this further, you are welcome to contact me directly. I will do my best to share information.

Please kindly note that I am required to advise you that if you desire further discussion you will have 21 days to do so as per ISED protocols. More information on the ISED consultation protocols can be found here:

<https://ised-isde.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>

I hope that you have a wonderful weekend.

Kind Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com



 **Mail-out Package - W3579 - Port Alberni North.pdf**
1404K

September 8, 2023

Sharlane
[REDACTED]

This commenter left a voicemail asking for Rogers to provide additional clarity as to the proposed tower location. They called us at 3:30 pm on September 8th and left a voicemail. We returned their call on the same day at 3:58 pm and advised that we would be pleased to provide additional detail if they would like to return our call and provide a way for us to send them additional information such as a site plan, aerial photo or other details.

SCHEDULE "B"

**PUBLIC MEETING SLIDE DECK, ADDITIONAL NEWSPAPER
NOTICES AND ADDITIONAL PUBLIC COMMENTS**

ROGERS DIGITAL PUBLIC INFORMATION MEETING

**Proposed Communication Site in Beaver
Creek**

ROGERS FILE: W3579 – PORT ALBERNI NORTH



Agenda

- Purpose of Public Meeting
- Public Consultation Process
- Why does the network need to be improved?
- Proposed tower location – aerial photo
- Proposed design – partial site plan and tower profile
- Proposed design – Photo simulation
- Health and Safety
- Next Steps



Purpose of Public Meeting

Improving Wireless Connectivity in Beaver Creek (North of Port Alberni)

- The purpose of this public meeting is to engage the community regarding a need to improve wireless service to the north of Port Alberni in the vicinity of Beaver Creek.
- Rogers is proposing to install a relatively compact 38.0-meter tall tripole tower at a large 26.05 acre property to the south of Debeaux Road.
- The subject property is zoned RA2-Acreage Residential District.
- This location was selected due to compatible land uses in the vicinity, proximity to supporting infrastructure as well as the fact that the subject property is centrally located within the area needing Rogers' service improvements.
- Rogers is undertaking this consultation process in alignment with the Innovation, Science and Economic Development (ISED) Canada Default Public Consultation Process with an added public meeting component at the request of the ACRD.
- This consultation process provides members of the community an opportunity to express any comments, issues or questions.
- All public comments received will be reviewed and shared with the ACRD, ISED and Rogers.



Public Consultation Process

- In order to proceed with this proposal, Rogers was required to undertake a public consultation process in accordance with the Innovation, Science and Economic Development (ISED) Canada Default Consultation Process.
- The ISED Default Process entails three (3) general steps including:
 1. **Mail-out notification** - Notification packages welcoming public input for a 30 day comment period were sent to all owners/occupants within a 114 meter radius of the proposed tower. The initial notices were sent out on August 25th, 2023 with a comment deadline of October 9th, 2023.
 2. **Newspaper Notification** - Rogers posted two (2) public notices in the *Alberni Valley News* publication on August 30th and September 6th, 2023 again welcoming public comments until October 9th, 2023.
 3. **Land Use Concurrence Request** - At the end of the public comment period, Rogers will summarize the results of the consultation and request a motion or letter of land use concurrence via the Alberni Clayoquot Regional District (ACRD).
- In addition to completing the ISED Default Process, Rogers agreed to expand upon this process by completing the following additional steps:
 - **Public Information Meeting:** At the request of the ACRD, Rogers agreed to host tonight's digital public meeting.
 - **Additional Public Notices:** Rogers welcomed attendance at tonight's public meeting through posting two (2) notices in the *Alberni Valley News* on February 7th and February 14th, 2024. Rogers also distributed invitations to the public meeting via an expanded mail out to area residents at the request of the ACRD.

Why Does the Network Need To Be Improved?

- The objective of the proposed facility is to provide reliable wireless service to the Beaver Creek community including both voice and data services. The proposed infrastructure will provide significant emergency service benefits to residents as nearly 80% of emergency 911 calls are made from wireless devices.
- As of Q2 2022, Canadian wireless phone subscribers numbered approximately 33.5 million (Canadian Wireless Telecommunications Association).
- 31.88 million Canadians have a smartphone as of 2021 (Statistics Canada).
- Smart phones use more than 10 times the bandwidth of an ordinary cell phone, while tablets and laptops can consume more than 1000 times the bandwidth (Canadian Wireless Telecommunications Association).

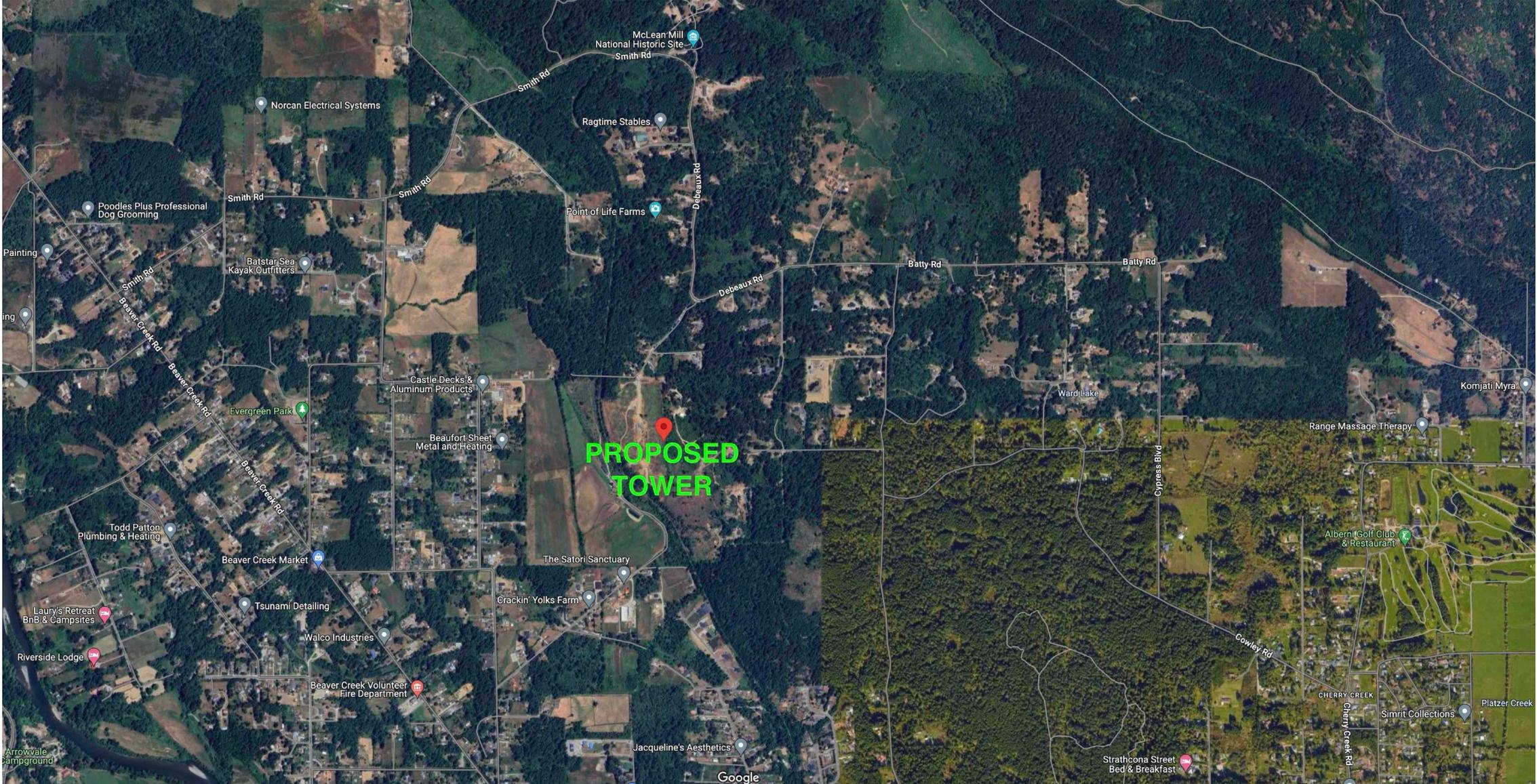


2x
Data traffic **doubles**
every 18 months



33.5+
Million
Subscribers

Proposed Tower Location – Aerial Photo

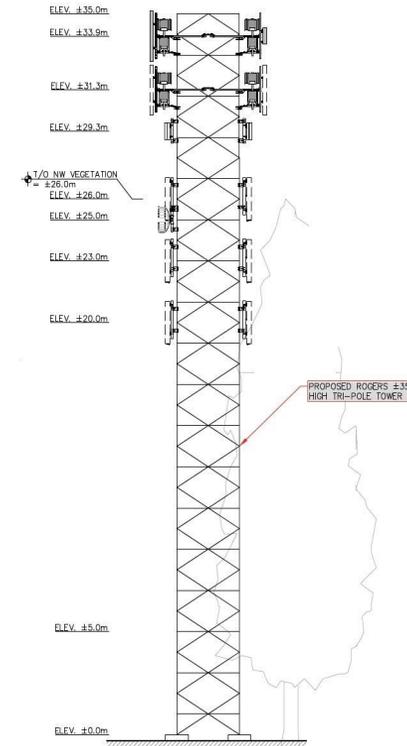


Proposed Design – Partial Site Plan and Tower Profile



Partial Site Plan

- Rogers has made an effort to keep its space needs to a minimum:
 - 15.0 meter x 15.0 meter compound size
 - Rogers' equipment includes a tripole structure and foundation, a 6' x 8' equipment shelter containing ancillary electronics equipment and fencing.
 - Respectful setbacks from neighbouring residences.



Tower Profile

- Rogers is proposing a tripole structure rather than a guyed tower thereby minimizing ground space needs.
- The tower height is only 35.0 meters tall plus a 3.0 meter tall lightning rod – the minimum height needed to service the area reliably.

Design - Photo Simulation (for discussion purposes only)

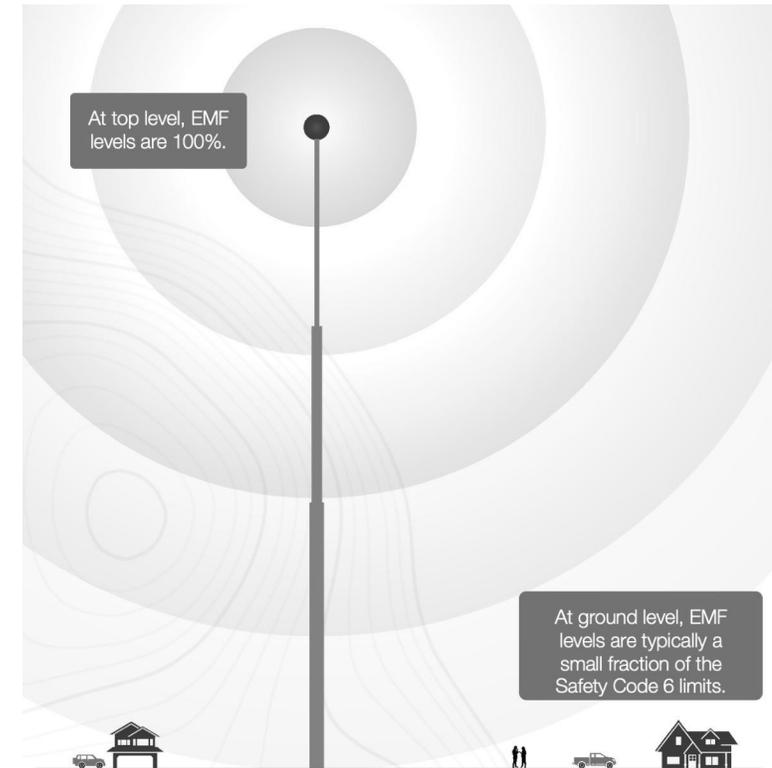


View Southeast

Health and Safety

- Canada has one of the most rigorous safety codes in the world for devices that emit radio frequency (RF) energy. Specifically, wireless carriers in Canada must comply with Health Canada's Safety Code 6 - a standard that is comparable to the European Union safety regulations.
- Safety Code 6 was developed and recently updated in March of 2015 by Health Canada as the exposure standard for the regulation of mobile phones, base stations, Wi-Fi and other radio communications emitting infrastructure.
- The exposure limits are the result of thorough and ongoing scientific review and are comparable to similar safety codes in Europe, the USA, Japan and Australia. Safety Code 6 is based on peer reviewed science.
- Rogers attests that its installation will comply with Safety Code 6.

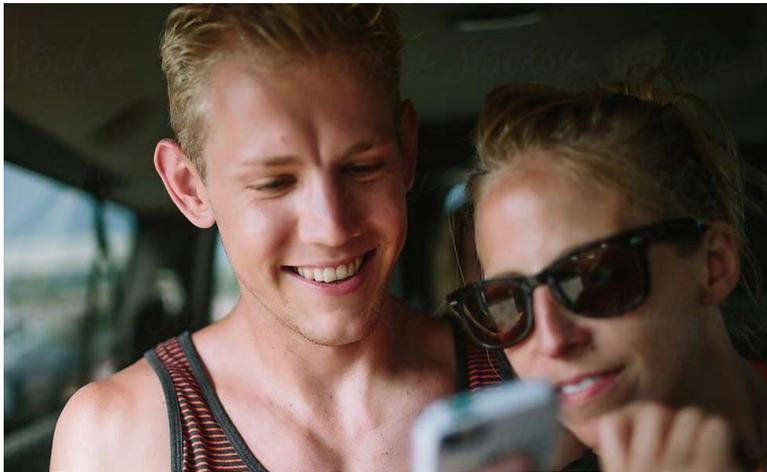
At ground level, cellular towers typically operate at a small fraction of the maximum level allowed under the Safety Code 6 guidelines administered by Health Canada.



Next Steps

- Public Consultation -The public comment period closed on October 9, 2023; however, Rogers will share all public comments received, including those at tonight's public meeting, with the ACRD.
- Land Use Concurrence – The ACRD Board will review the results of the public consultation and determine whether or not to grant Rogers a motion of land use concurrence.
- Service Delivery - If land use concurrence is granted, Rogers will confirm its construction plans with the property owner and ACRD prior to any construction commencing.

Questions?





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PUBLIC NOTICE

**PUBLIC INFORMATION MEETING NOTICE
PROPOSED ROGERS TELECOMMUNICATIONS FACILITY
38.0-METER TALL SELF-SUPPORT TOWER STRUCTURE**

PROPOSED STRUCTURE: As part of the public consultation process required by the Alberni Clayoquot Regional District (ACRD) Rogers is inviting the public to attend a digital public information meeting to discuss a proposed telecommunications facility consisting of a 38.0 meter tall self-support tower and ancillary radio equipment situated on private land north of Port Alberni in the Beaver Creek community.

GEOGRAPHIC COORDINATES OF PROPOSED TOWER: 49.293708, -124.829523

PROPERTY: LOT 1 DISTRICT LOT 24 ALBERNI DISTRICT PLAN EPP96269 (South of Debeaux Road)

PUBLIC MEETING: A digital public information meeting is scheduled for Thursday, February 22nd, 2024, from 5:00-6:00 pm and shall be hosted via the Microsoft Teams application. For details regarding how to join the meeting, please contact the Rogers contact listed below by no later than February 21st, 2024.

ROGERS CONTACT:
Further information can be obtained by contacting:
Brian Gregg, SitePath Consulting Ltd.
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Email: briangregg@sitepathconsulting.com



CROSSWORD

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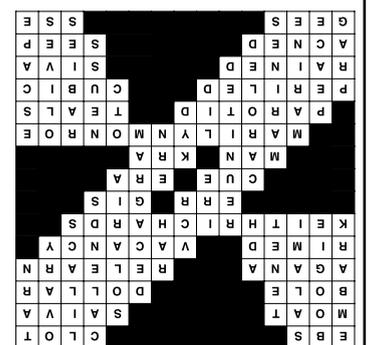
CLUES ACROSS

- 1. One point south of due east
- 4. Coagulated blood
- 8. Fortifying ditch
- 10. Devotee of Hinduism
- 11. Trunk of a tree
- 12. Bank note
- 13. Capital of Guam
- 15. Study again
- 16. Covered with hoarfrost
- 17. Opening
- 18. Legendary Rolling Stone
- 21. Stray
- 22. Computer storing system
- 23. Signal
- 24. Pitching statistic
- 25. Human being
- 26. Malaysian isthmus
- 27. The "Blonde Bombshell"
- 34. A gland
- 35. Bluish greens
- 36. Endangered
- 37. Three-dimensional
- 38. In a way, precipitated
- 39. God associated with dissolution
- 40. Blemished
- 41. Flow or leak slowly
- 42. Disco legends The Bee ___
- 43. Midway between south and southeast

- 4. First day of month
- 5. Eurasian shrubs
- 6. The organ that bears the ovules of a flower
- 7. Small lake
- 9. Belief
- 10. Sunrooms
- 12. Metric weight unit
- 14. Vasopressin
- 15. Bravo! Bravo! Bravo!
- 17. One-time family room staple
- 19. Got back together
- 20. Anger
- 23. Sang merrily
- 24. Sea eagle
- 25. Military men
- 26. Kilo yard (abbr.)
- 27. Found in the sea
- 28. Protects from weather
- 29. Type of medicine
- 30. City along the Rhine
- 31. Animal disease
- 32. Martini ingredients
- 33. Get away
- 34. Lack of disunity
- 36. One-time European Commission officer

CLUES DOWN

- 1. A way to board
- 2. Get down
- 3. Highly seasoned sausage



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PUBLIC NOTICE

PUBLIC INFORMATION MEETING NOTICE
PROPOSED ROGERS TELECOMMUNICATIONS FACILITY
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ROGERS CONTACT:

Further information can be obtained by contacting: Brian Gregg, SitePath Consulting Ltd. PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1 Email: briangregg@sitepathconsulting.com



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Public meeting Re Rogers tower

Brian Gregg <briangregg@sitepathconsulting.com>
 To: KRISTINA RUTTER [REDACTED]

Tue, Feb 13, 2024 at 1:58 PM

Good Afternoon Kristina,

Thanks for sharing your email. In the event that you do decide to either dial into the meeting or try to join via computer, below are the login details.

Microsoft Teams meeting
 Join on your computer, mobile app or room device
 Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjYyNzUxNGU1NjkxNy00NzVjLTk4NDItZmM1NTczNTk1NWU3%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbf4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
 Meeting ID: 217 231 698 954
 Passcode: Roqx5R
 Download Teams<<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web<<https://www.microsoft.com/microsoft-teams/join-a-meeting>>
 Join with a video conferencing device
rogersvc@mwebex.com
 Video Conference ID: 119 390 625 8
 Alternate VTC instructions<<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com>>
 Or call in (audio only)
 +1 604-334-6420,,29885355#<tel:+16043346420,,29885355#> Canada, Vancouver
 Phone Conference ID: 298 853 55#
 Find a local number<<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87a6cc6c10?id=29885355>> | Reset PIN<<https://dialin.teams.microsoft.com/usp/pstnconferencing>>
 Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.
 Learn More<<https://aka.ms/JoinTeamsMeeting>> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbf4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_MjYyNzUxNGU1NjkxNy00NzVjLTk4NDItZmM1NTczNTk1NWU3@thread.v2&messageId=0&language=en-CA>

We do sympathize with regards to the lack of connectivity in the area and this proposal, if supported and constructed, should help to resolve your challenges depending on your address. We know how frustrating having blocked and dropped calls can be.

Certainly, your email of support is sufficient and we will save this in the consultation file for the decision makers at the ACRD, ISED and Rogers to take into account. Nonetheless, your attendance at the meeting is welcomed and would be appreciated if you do indeed have time and the ability to connect.

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

Finally, if you are able to kindly share your civic address for the purposes of this consultation that would be greatly appreciated.

Best Regards,

Brian Gregg, RPP, MCIP
 SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Tue, Feb 13, 2024 at 10:13AM KRISTINA RUTTER [REDACTED] wrote:

Hi there,

I want to say yes to the Roger's tower being installed at the corner of Batty and Debeaux Rd. I am not sure if I would be able to attend the Microsoft teams meeting as the internet at our house is very unreliable and cuts out and only having Telus data my phone is also not good. I am switching to a Rogers phone and this would benefit me very much as our calls are constantly dropped and like I said horrible data and internet at our location. Hopefully confirmation of a yes is good enough.

Thanks,

Kristina Vilandre

Info

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

Thu, Feb 8, 2024 at 10:24 AM

Good Morning Desiree:

Please find below the login details. We would recommend that you test the Microsoft Teams software on whatever device you plan on using prior to the meeting. You will also want to ensure that you have a stable internet connection or if you are dialing in that you have a good phone connection.

If you could please kindly share your legal address for the purposes of this consultation process that would be sincerely appreciated. The decision makers have asked us to keep a record of this information for their reference.

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting <https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjYyNzUxNGUtNjkxNy00NzVjLTk4NDItZmM1NTczNTk1NWU3%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>

Meeting ID: 217 231 698 954

Passcode: Roqx5R

Download Teams <<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web <<https://www.microsoft.com/microsoft-teams/join-a-meeting>>

Join with a video conferencing device

rogersvc@m.webex.com

Video Conference ID: 119 390 625 8

Alternate VTC instructions <<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com>>

Or call in (audio only)

+1 604-334-6420,,29885355#<tel:+16043346420,,29885355#> Canada, Vancouver

Phone Conference ID: 298 853 55#

Find a local number <<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87a6cc6c10?id=29885355>> | Reset PIN <<https://dialin.teams.microsoft.com/uspstnconferencing>>

Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above.

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Kind Regards,

Brian Gregg, RPP, MCIP

SitePath Consulting Ltd.

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

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comFax: 604-629-6424 | www.sitepathconsulting.com

On Wed, Feb 7, 2024 at 10:08 PM Shaw [REDACTED] wrote:

Hello,

I would like the teams link for the upcoming meeting regarding the proposed Rogers tower around/off Beaver Creek Rd in Port Alberni.

Thank you,

Desiree

Public info. Mtg. ACRD Feb. 22, 2024

Brian Gregg <briangregg@sitepathconsulting.com>
To: Juliane Knoll [REDACTED]

Thu, Feb 8, 2024 at 10:45 AM

Good Morning Juliane:

Please find below the login details. We would recommend that you test the Microsoft Teams software on whatever device you plan on using prior to the meeting. You will also want to ensure that you have a stable internet connection or if you are dialling in that you have a good phone connection.

If you could please kindly share your legal address for the purposes of this consultation process that would be sincerely appreciated. The decision makers have asked us to keep a record of this information for their reference.

Microsoft Teams meeting

Join on your computer, mobile app or room device

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Meeting ID: 217 231 698 954

Passcode: Roqx5R

Download Teams<<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web<<https://www.microsoft.com/microsoft-teams/join-a-meeting>>

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rogersvc@m.webex.com

Video Conference ID: 119 390 625 8

Alternate VTC instructions<<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com>>

Or call in (audio only)

+1 604-334-6420,,29885355#<tel:+16043346420,,29885355#> Canada, Vancouver

Phone Conference ID: 298 853 55#

Find a local number<<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87a6cc6c10?id=29885355>> | Reset PIN<<https://dialin.teams.microsoft.com/usp/psnconferencing>>

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Learn More<<https://aka.ms/JoinTeamsMeeting>> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_MjYyNzUxNGUtNjkxNy00NzVjLTk4NDItZmM1NTczNTk1NWU3@thread.v2&messageId=0&language=en-CA>

Kind Regards,

Brian Gregg, RPP, MCIP**SitePath Consulting Ltd.**

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

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comFax: 604-829-6424 | www.sitepathconsulting.com

On Thu, Feb 8, 2024 at 10:35AM Juliane Knoll [REDACTED] wrote:

Hi Brian,

I would like to sit in on this digital public meeting.

Thank you.

Juliane Knoll

E: [REDACTED]

PORT ALBERNI cell tower

Brian Gregg <briangregg@sitepathconsulting.com>
To: Caitlan McGill [REDACTED]

Thu, Feb 8, 2024 at 1:41 PM

Good Afternoon Caitlan:

Thank you for sharing your input. I presume that you are responding to our latest notice which is essentially advertising a public meeting. Would you be interested in attending?

Below is the notice with the scheduling of the meeting:

<https://www.albernavalleynews.com/notices/public-information-meeting-notice-proposed-rogers-telecommunications-facility-7314894>

Below are the login details:

Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting

https://teams.microsoft.com/join/19%3ameeting_MjYyNzUxNGUINjkxNy00NzVjLTk4NDIIZmM1NTczNTk1NWU3%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d

Meeting ID: 217 231 698 954

Passcode: Roqx5R

Download Teams<<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web<<https://www.microsoft.com/microsoft-teams/join-a-meeting>>Join with a video conferencing device rogersvc@m.webex.com

Video Conference ID: 119 390 625 8

Alternate VTC instructions

<<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com>>

Or call in (audio only)

+1 604-334-6420,,29885355#<tel:+16043346420,,29885355#> Canada, Vancouver Phone Conference ID: 298 853 55#

Find a local number<<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=29885355>> | Reset PIN<<https://dialin.teams.microsoft.com/usp/pstnconferencing>>

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Learn More<<https://aka.ms/JoinTeamsMeeting>> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerid=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantid=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadid=19_meeting_MjYyNzUxNGUINjkxNy00NzVjLTk4NDIIZmM1NTczNTk1NWU3@thread.v2&messageId=0&language=en-CA>**Brian Gregg, RPP, MCIP****SitePath Consulting Ltd.**

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

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comFax: 604-829-6424 | www.sitepathconsulting.com

On Wed, Feb 7, 2024 at 9:08 PM Caitlan McGill [REDACTED] wrote:

| I think yes! Definitely yes that's a good location and a good idea.

Re debeaux cell tower

Brian Gregg <briangregg@sitepathconsulting.com>
To: Charlene Harrison [REDACTED]

Thu, Feb 8, 2024 at 1:45 PM

Hello Charlene:

Thanks for reaching out. Below is the information I think you are seeking.

Here is the notice with the scheduling of the meeting:
<https://www.albernavalleynews.com/notices/public-information-meeting-notice-proposed-rogers-telecommunications-facility-7314894>

Below are the login details:
Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting
<https://teams.microsoft.com/join/19%3ameeting_MjYyNzUxNGUINjkxNy00NzVjLTk4NDIiZmM1NTczNTk1NWU3%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>

Meeting ID: 217 231 698 954
Passcode: Roqx5R

Download Teams<<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web<<https://www.microsoft.com/microsoft-teams/join-a-meeting>>

Join with a video conferencing device rogersvc@m.webex.com
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Alternate VTC instructions
<<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com>>

Or call in (audio only)
+1 604-334-6420,,29885355#<tel:+16043346420,,29885355#> Canada, Vancouver Phone Conference ID: 298 853 55#

Find a local number<<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=29885355>> | Reset PIN<<https://dialin.teams.microsoft.com/usp/pstnconferencing>>
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Learn More<<https://aka.ms/JoinTeamsMeeting>> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_MjYyNzUxNGUINjkxNy00NzVjLTk4NDIiZmM1NTczNTk1NWU3@thread.v2&messageId=0&language=en-CA>

If you need anything else please feel free to let us know.

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
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Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-829-6424 | www.sitepathconsulting.com



On Wed, Feb 7, 2024 at 8:53 PM Charlene Harrison [REDACTED] wrote:
Hello Brian,

I live on Debeaux and am happy to hear about the proposed cell tower. Can I please have an invite to it?

Regards,
Charlene

Get Outlook for Android

5g tower Port Alberni - Digital Meeting

Brian Gregg <briangregg@sitepathconsulting.com>
 To: Sonja Sutton [REDACTED]

Thu, Feb 15, 2024 at 5:44 PM

Hi Sonja,

In addition to our below response, please kindly provide your legal address. The decision makers have asked us to keep a log of where commenters reside relative to the subject proposal.

Kind Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Thu, Feb 15, 2024 at 7:44 AM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
 Hello Sonja:

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

Here is more information on the safety protocols.
<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html>

Certain subjects as defined by ISED that are outside the scope of these consultation processes. One such subject is debating the validity of Health Canada's Safety Code 6 as noted in section 4.2 of their CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems which states the following:

<https://ised-isde.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*

If you do have concerns with the safety protocols as developed by Health Canada, we would kindly suggest that you may wish to reach out to the policy makers at Health Canada directly as we have no authority to debate the safety code and rather must adhere to it.

Sincerely,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Wed, Feb 14, 2024 at 5:22 PM Sonja Sutton [REDACTED] wrote:
 Thank you for the response.

Are you able to provide me with scientific data that outlines the safety or warnings of these 5G towers please such as EMF exposure. I'd like to read the researched information prior to attending online.

I understand it was requested at the ACRD meeting for this data so the public could be properly educated on it. I have yet to see any data on it regarding the safety or warnings.

Do these towers have any warning labels affixed on them when installed? Eg: exposure to EMF can cause tinnitus, fatigue or brain fog, heart palpitation's. Please stay back so many feet?

Your response with provided data would be greatly appreciated.

Sonja

On Feb 12, 2024, at 11:49AM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Good Morning Sonja:

Please find the login details below for the public meeting. You should be able to click the link below to attend from any device as long as you have a decent connection. I would recommend that you test Microsoft Teams on whatever device you plan on using in advance of the meeting.

Microsoft Teams meeting
 Join on your computer, mobile app or room device
 Click here to join the meeting-<https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjYyNzUxNGUINjIxNy00NzVjLTk4NDIIZmM1NTczNTk1NWU3%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5266b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
 Meeting ID: 217 231 698 954
 Passcode: Roqx5R
 Download Teams-<<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web-<<https://www.microsoft.com/microsoft-teams/join-a-meeting>>
 Join with a video conferencing device
rogersvc@m.webex.com
 Video Conference ID: 119 390 625 8
 Alternate VTC instructions-<<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com>>
 Or call in (audio only)
 +1 604-334-6420,,29885355#<tel:+16043346420,,29885355#> Canada, Vancouver
 Phone Conference ID: 298 853 55#
 Find a local number-<<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=29885355>> | Reset PIN-<<https://dialin.teams.microsoft.com/usp/pstnconferencing>>
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 Learn More-<<https://aka.ms/JoinTeamsMeeting>> | Meeting options-<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbbf-4bc7-4826-b52c-a14fed5266b9&threadId=19_meeting_MjYyNzUxNGUINjIxNy00NzVjLTk4NDIIZmM1NTczNTk1NWU3@thread.v2&messageId=0&language=en-CA>

Yes, the public will be able to actively attend and can raise their hand to ask questions on the microphone or can type questions in a chat feature.

We have found that the digital sessions are very positive because the discussions tend to be balanced, respectful and everyone can have an equal voice.

Please kindly provide your civic address for the purposes of this consultation.

Kind Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Mon, Feb 12, 2024 at 10:19AM Sonja Sutton [REDACTED] wrote:

Hi Brian:

I would like to be added to this meeting.

Can you kindly confirm if the public will be able to actively attend? EG: ask questions, engage in the conversation?

It was my understanding at previous ACRD meeting that public engagement was part of the due process and this doesn't seem what the public wanted from my understanding. They requested a public meeting eg; town hall style?

Kind regards;

Sonja Sutton

Link Requested

Brian Gregg <briangregg@sitepathconsulting.com>
 To: Yvonne Milne [REDACTED]

Mon, Feb 12, 2024 at 12:00 PM

Good Morning Yvonne:

Please find the login details below for the public meeting. You should be able to click the link below to attend from any device as long as you have a decent connection. I would recommend that you test Microsoft Teams on whatever device you plan on using in advance of the meeting.

Microsoft Teams meeting
 Join on your computer, mobile app or room device
 Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjYyNzUxNGUINjkxNy00NzVjLTk4NDItZmM1NTczNTk1NWU3%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d>
 Meeting ID: 217 231 698 954
 Passcode: Roqx5R
 Download Teams<<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web<<https://www.microsoft.com/microsoft-teams/join-a-meeting>>
 Join with a video conferencing device
rogersvc@m.webex.com
 Video Conference ID: 119 390 625 8
 Alternate VTC instructions<<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com>>
 Or call in (audio only)
 +1 604-334-6420,,29885355#<tel:+16043346420,,29885355#> Canada, Vancouver
 Phone Conference ID: 298 853 55#
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Please kindly provide your civic address for the purposes of this consultation.

Kind Regards,

Brian Gregg, RPP, MCIP
 SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-629-6424 | www.sitepathconsulting.com



On Sun, Feb 11, 2024 at 11:00 PM Yvonne Milne [REDACTED] wrote:

GEOGRAPHIC COORDINATES OF PROPOSED TOWER: 49.293708, -124.829523

PROPERTY: LOT 1 DISTRICT LOT 24 ALBERNI DISTRICT PLAN EPP96269 (South of Debeaux Road)

PUBLIC MEETING: A digital public information meeting is scheduled for Thursday, February 22nd, 2024, from 5:00-6:00 pm and shall be hosted via the Microsoft Teams application. For details regarding how to join the meeting, please contact the Rogers contact listed below by no later than February 21st, 2024.

Fwd: Debeaux

Brian Gregg <briangregg@sitepathconsulting.com>
 To: Kristine D [REDACTED]

Fri, Feb 23, 2024 at 11:01 AM

Hi Kristine,

That is too bad you were not able to join the meeting. It may have been useful to discuss some of your concerns to see if we could address them. Although the public comment period closed in October, we'll pass along your late feedback to the decision makers as per your request given the recent public meeting.

With regards to your concerns about health and safety, please kindly note that Rogers attests that its proposed installation will comply with Health Canada's Safety Code 6. This is the applicable safety standard and a regulatory requirement.

Additionally, the subject of debating the validity of Health Canada's Safety Code 6 as well as property value concerns are outside the scope of this consultation as per ISED (federal) protocols. Please kindly see the excerpt below from the ISED CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems, section 4.2:

<https://ised-isde.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

While your concerns have been noted, you may consider that having limited connectivity as is currently the case can pose some challenges in terms of public safety given that greater than 80% of calls to emergency responders such as 911 are now placed via cell phones. There are also other benefits of wireless connectivity such as supporting remote working in rural and suburban areas such as Beaver Creek.

Kind Regards,

Brian Gregg, RPP, MCIP
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 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Fri, Feb 23, 2024 at 10:25AM Kristine D [REDACTED] wrote:
 Hi Brian,

I was unable to attend due to work. I would like it noted that I am strongly opposed to this. The impact on our health and the lack of testing for same is huge. The depreciation of value of my property is another factor amongst many others.

I will be contacting mla office and all channels I can.

Thank you

Kristine Douthwright

On Wed, Feb 14, 2024 at 12:40 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
 Thank you, Kristine. Feb 22, 5-6 pm. Below is the notice.

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Wed, Feb 14, 2024 at 12:28PM Kristine D [REDACTED] wrote:
 Sorry what is the date and time ?

On Wed, Feb 14, 2024 at 12:28PM Kristine D [REDACTED] wrote:
 6880 Debeaux rd

Thank you

On Wed, Feb 14, 2024 at 12:14 PM Brian Gregg <briangregg@sitepathconsulting.com> wrote:
 Good Morning Kristine:

Feb22nd Teams link please

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

Wed, Feb 14, 2024 at 12:42 PM

Please see below the login details.

Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting<https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjYyNzUxNGUINjkxNy00NzVjLTk4NDItZmM1NTczNTk1NWU3%40thread.v2/0?context=%7b%22Tid%22%3a%220ab4cbf-4bc7-4826-b52c-a14fed5286b9%22%2c%22Oid%22%3a%225d1b2b73-e5d9-45d0-92bb-e20140f838e8%22%7d> Meeting ID: 217 231 698 954 Passcode: Roqx5R Download Teams<https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web<https://www.microsoft.com/microsoft-teams/join-a-meeting> Join with a video conferencing device rogersvc@m.webex.com Video Conference ID: 119 390 625 8 Alternate VTC instructions<https://www.webex.com/msteams?confid=1193906258&tenantkey=rogersvc&domain=m.webex.com> Or call in (audio only) +1 604-334-6420.,29885355#<tel:+16043346420.,29885355#> Canada, Vancouver Phone Conference ID: 298 853 55# Find a local number<https://dialin.teams.microsoft.com/9aa1cfbb-dfa5-4718-ade3-0c87aecc6c10?id=29885355> | Reset PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing> Note: To connect to a Microsoft Teams Conference bridge from a meeting room, select the 'Microsoft Teams' button on the Video Conference panel, then enter the VTC Conference ID above. Learn More<https://aka.ms/JoinTeamsMeeting> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=5d1b2b73-e5d9-45d0-92bb-e20140f838e8&tenantId=0ab4cbf-4bc7-4826-b52c-a14fed5286b9&threadId=19_meeting_MjYyNzUxNGUINjkxNy00NzVjLTk4NDItZmM1NTczNTk1NWU3@thread.v2&messageId=0&language=en-CA>

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 Fax: 604-829-6424 | www.sitepathconsulting.com



On Wed, Feb 14, 2024 at 12:19 PM [REDACTED] wrote:

Yes... I would like to attend the Feb 22nd meeting as I know that area and am very interested in following the Roger's tower proposal for ACRD.

From: Brian Gregg <briangregg@sitepathconsulting.com>
Sent: Wednesday, February 14, 2024 12:16 PM
To: Charlene Patterson [REDACTED]
Subject: Re: Feb22nd Teams link please

Good Afternoon Charlene,

I hope all is well. Were you wanting to attend this meeting?

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Wed, Feb 14, 2024 at 11:48 AM Charlene Patterson [REDACTED] wrote:

Thank you and best wishes for this public meeting.

Charlene Patterson.
 [REDACTED]

text/call [REDACTED]

PUBLIC NOTICE

PUBLIC INFORMATION MEETING NOTICE PROPOSED ROGERS TELECOMMUNICATIONS FACILITY 38.0-METER TALL SELF-SUPPORT TOWER STRUCTURE

PROPOSED STRUCTURE: As part of the public consultation process required by the Alberta Clayoquot Regional District (ACRD) Rogers is inviting the public to attend a digital public information meeting to discuss a proposed telecommunication facility consisting of a 38.0 meter tall self-support tower and ancillary radio equipment situated on private land north of Port Alberni in the Beaver Creek community.

GEOGRAPHIC COORDINATES OF PROPOSED TOWER: 49.293708, -124.829523

PROPERTY: LOT 1 DISTRICT LOT 24
ALBERNI DISTRICT PLAN EPP96269
(South of Debeaux Road)

PUBLIC MEETING: A digital public information meeting is scheduled for Thursday, February 22nd, 2024, from 5:00-6:00 pm and shall be hosted via the Microsoft Teams application. For details regarding how to join the meeting, please contact the Rogers contact listed below by no later than February 21st, 2024.

ROGERS CONTACT:
Further information can be obtained by contacting:
Brian Gregg, SitePath Consulting Ltd.
PO Box 20138, Vancouver RPO,
Vancouver, BC V5Z 0C1
Email: brian.gregg@sitepathconsulting.com



Auctions

ONLINE AUCTION on
TUESDAY, FEB 20, 2024 - 4:00
P.M. (LOCAL TIME)
RESTAURANT &
BREWERY EQUIPMENT
by [BANKRUPTCY](#)



Charlene Patterson



cell [redacted]

Digital public info Meeting

Brian Gregg <briangregg@sitepathconsulting.com>
To: Ann Shaw [REDACTED]

Thu, Feb 15, 2024 at 7:29 AM

Good Morning Ann:

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Please kindly provide your civic address for the purposes of this consultation.

Kind Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
Fax: 604-629-6424 | www.sitepathconsulting.com



On Wed, Feb 14, 2024 at 1:14 PM Ann Shaw [REDACTED] wrote:

Hi
I'm looking for information on a meeting concerning the cell tower proposed for south of Debeaux rd. , beaver creek that is to be held on Feb22 from 5 to 6pm.
Thanks Ann

Re: Proposed 5G Tower on D. Ryle's Property in Beaver Creek

Brian Gregg <briangregg@sitepathconsulting.com>
 To: Susan Roth [REDACTED]

Tue, Feb 20, 2024 at 4:13 PM

Dear Susan,

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Kind Regards,

Brian Gregg, RPP, MCIP**SitePath Consulting Ltd.**

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

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.comFax: 604-629-6424 | www.sitepathconsulting.com

On Tue, Feb 20, 2024 at 3:41 PM Susan Roth [REDACTED] wrote:

Good afternoon Brian

Please include me in your team's meeting on February 22nd.

Best Regards

Susan E. Roth

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5 g tower

Brian Gregg <briangregg@sitepathconsulting.com>
 To: Robert Babych [REDACTED]

Wed, Feb 21, 2024 at 11:09 AM

Thank you, Bob.

Kind Regards,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Tue, Feb 20, 2024 at 8:46 PM Robert Babych [REDACTED] wrote:

Hi Brian,
 As you requested my address is [REDACTED]. Thx.
 Bob

On Feb 20, 2024, at 4:27 PM, Brian Gregg <briangregg@sitepathconsulting.com> wrote:

Hi Bob,

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May you be able to please kindly share your legal address for the purposes of this consultation? The decision makers have requested that we keep a log of this information.

Sincerely,

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
 PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1
 Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com
 Fax: 604-829-6424 | www.sitepathconsulting.com



On Mon, Feb 19, 2024 at 7:46 PM Robert Babych [REDACTED] wrote:

Hi Brian,
 I would like to attend the meeting on Feb.22/24 regarding the 5 g tower. Thx
 Bob

5G tower Port Alberni

Brian Gregg <briangregg@sitepathconsulting.com>
To: Laura Milette [REDACTED]

Wed, Feb 21, 2024 at 12:01 PM

Good Afternoon laura:

Please find the login details below for the public meeting. You should be able to click the link below to attend from any device as long as you have a decent connection. I would recommend that you test Microsoft Teams on whatever device you plan on using in advance of the meeting.

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May you be able to please kindly share your legal address for the purposes of this consultation? The decision makers have requested that we keep a log of this information.

Sincerely,

Brian Gregg, RPP, MCIP**SitePath Consulting Ltd.**

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On Tue, Feb 20, 2024 at 8:28 PM Laura Milette [REDACTED] wrote:

Hello,

I would like to attend the info session about the 5G tower off of Debeaux road
Please send me the link so I can attend digitally.

Thankyou, Laura Milette



To: Electoral Area Directors Committee

From: Cynthia Dick, General Manager of Administrative Services

Meeting Date: June 19, 2024

Subject: Request to Discuss Options of Electoral Area Incorporation.

Purpose:

For the Electoral Area Directors to discuss the Notice of Motion regarding the incorporation of Beaver Creek during the Electoral Area Directors meeting.

Background:

At the April 17, 2024, Electoral Area Directors Committee meeting a Notice of Motion by Director Roth was added as a late item on the agenda “to discuss the incorporation of Beaver Creek at the next Electoral Area Directors Committee meeting.” ACRD staff were asked to gather information regarding the steps taken in the past for areas within the Regional District that have pursued incorporation as well as what the options could be for Beaver Creek.

In the past the following areas researched the option to incorporate:

- **Salmon Beach (2017)** was unsuccessful in their application for the 2016/2017 Restructure Grant Funds from the Ministry of Community, Sport, and Cultural Development to conduct a study for the creation of a Local Community Commission.
- **Sproat Lake (2007)** was successful in their application to the Ministry of Community Services and Minister Responsible for Seniors’ and Women’s Issues to conduct an incorporation study. The Sproat Lake Municipal Incorporation Study- Technical Report (April 2007) completed by Sussex Consultants Ltd. examined the financial implications that would be associated with the incorporation. The report stated that incorporation would require a significant tax increase for residents. With the findings, a majority of residents did not support moving forward to a municipal referendum at that time.

Discussion:

Incorporation studies help clarify the numerous elements that communities need to consider as part of their decision to ultimately change their governance structures. This exploration can trigger emotion and division amongst some residents as it will include deeper dialogue around community interest, community identity, and the existing issues and concerns as seen by the community. Staff must note: A significant part of the due diligence will be to examine the issues and identify problems being faced by, in this case, Beaver Creek. It must then consider whether these issues/problems can be effectively resolved through alterations to structures, practices, and policies within the ACRD, or if they are best addressed through incorporation.

The process for exploring and potentially advancing with incorporation will take no less than 5 years and will be resource intensive. Beyond the above noted work, this process will also require a range of studies that include but are not limited to:

- An analysis of the implications of establishing or modifying boundaries from the Regional District to a municipal. This includes elements such as:
 - A review service delivery impacts, time and monetary costs associated with modifications and changes appropriate services.
 - Review and planning for the transition of all bylaws from the ACRD to the newly incorporated area. This includes land use bylaws.
 - The development of a service profile that clarifies what will be continued through the ACRD and what will be provided by the newly incorporated area.
 - First Nations Consultations.
- An analysis of tax implications across various categories of zones and activities from residential to light industrial, institutional, and agricultural. This should also explore an assessment of the economic viability of the possible incorporated area based on the existing and possible activities to take place within the new area.
- An analysis of infrastructure (roads, bridges, parks, trails, etc.) as these would be transferred from the province and may be transferred from the ACRD to the new local government.

In addition to the list above, the province of British Columbia may also require analysis and comment on the following:

- Community population growth and trends
- Proximity to neighbouring municipalities
- Demonstration of community involvement
- Cohesion study that considers everything from physical linkages, community “centers” through to shared vision and supportive relationships between individuals and new community elements.
- Economic viability review that considers the nature of the local economy and its prospects into the future

The restructure process for incorporation generally is a six-phase process (1. Preliminary exploration, 2. Process design, 3. Process initiation, 4. Community engagement, 5. Decision and implementation, 6. Local government(s) adopt the structure). Restructure grants can be applied for through the province of BC to conduct an incorporation study and applications are dependent on circumstances and budget availability. It is anticipated that prior to conducting an incorporation study, the Province would require a study proposal outlining key questions, estimated total study cost, and timeline to support any funding application.

Although most of the work will be centered around Beaver Creek there would be significant time and costs borne by the ACRD. As such, advancing with this work does require the support of the ACRD Board. Staff do recommend exploring a more formal approach to gauging Beaver Creek residents’ interest in possible incorporation prior to budgeting and advancing with the work in 2025.

Time Requirements – Staff & Elected Officials:

Approximately 10 hours of staff time has been spent to date to research information regarding incorporation and past processes. If it is decided to move ahead with applying for funding to conduct an incorporation study, approximately 40-60 hours of staff time would be needed to correspond with the province, make a grant application, and create terms of reference for the development and implementation of a select committee. If the Board wishes to explore a more formal approach to gauging Beaver Creek residents' interest in possible incorporation prior to budgeting and advancing with the work in 2025, staff will draft a high-level plan that identifies the outreach plan, the time required, and the other projects that would be delayed from the 2024 budget in order to prioritize this initiative. These time estimates do not reflect the amount of time required to take part in the studies identified in the discussion portion of this report.

Financial:

Staff would need to conduct further research on costing if there is interest in pursuing this topic. In 2007, \$5000 was included in the budget for the incorporation study. This initiative was not included in the 2024 budget.

Strategic Plan Implications:

There is no direct link to the 2024-2027 Strategic Plan.

Policy or Legislation:

The *Local Government Act* applies, specifically Division 1- Municipal Incorporation Process, Division 2- Classification of Municipalities, Division 5- Municipal Incorporation or Boundary Changes: Related Matters.

Submitted by: *Cynthia Dick*
Cynthia Dick, General Manager of Administrative Services

Approved by: *Daniel Sailland*
Daniel Sailland, MBA, Chief Administrative Officer

MINISTRY OF MUNICIPAL AFFAIRS

MANAGING CHANGES TO
LOCAL GOVERNMENT
STRUCTURE IN
BRITISH COLUMBIA:
A REVIEW AND
PROGRAM GUIDE

OCTOBER, 2000

Prepared by:
LOCAL GOVERNMENT
STRUCTURE BRANCH



Ministry of Municipal Affairs

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1.0 INTRODUCTION

Under the *Constitution Act* of Canada, provincial governments have responsibility for local governments. British Columbia is therefore responsible for the legislative framework which creates and maintains the *system* of local governments within the province, including the processes for changes to the structure of local governments. This constitutional responsibility is supported by the belief that the benefits of local self-government are a fundamental part of a flourishing, democratic society. When local citizens participate in local affairs by electing community members to represent them, to make decisions on their behalf, and to be accountable to them, those citizens are shaping their communities and determining their future.

In British Columbia, the system of local government, as described in the *Local Government Act*, is composed of three main forms of local government: municipalities, regional districts and improvement districts. There also exists other legislated forms of local governance for special purposes (for example, the Islands Trust, and the Greater Vancouver Water, Sewer and Drainage District), and these bodies overlap with the areas and powers of local government. However, the concept of restructuring of local government is primarily focused on municipalities, regional districts and improvement districts.

At a fundamental level, the province's responsibilities to local governments include:

- providing a legislative framework for the system of local government which balances powers, authorities, resources and public accountability;
- allowing for the system to adapt over time to make sure that the needs of citizens, and the goals of both the local governments and the province, continue to be met; and
- maintaining constructive and harmonious relations among local governments, between the province and local governments, and between local governments and First Nations.

The Ministry of Municipal Affairs has the responsibility for overseeing change to the local government system, to ensure that the structure of local governments best fits local needs, as well as local and provincial objectives. The local government restructuring program exists to fulfil this responsibility. The scope of the program includes significant change to:

- local government boundaries;
- the jurisdiction for and organization of local government services; and
- local governance mechanisms.

2.0 PURPOSE OF THIS DOCUMENT

This paper provides the framework for local government restructuring activity in British Columbia. It will:

- explain the provincial interest in local government structures that adapt to changing circumstances;
- review the options available to local governments and communities that are considering restructuring;
- summarize the historical trends in local government restructuring;
- outline the principles underlying restructuring;
- outline the ministry programs which facilitate the process for restructuring local governments; and
- clarify the roles of those involved in the restructuring process.

3.0 REASONS FOR RESTRUCTURING LOCAL GOVERNMENTS

3.1 Local Governments Must Match Local Needs

Local governments provide local services to people at the level they want and at a price elected officials determine they can afford. They do this while working within provincial standards in areas like public health, environmental protection and safety. As a very diverse province, British Columbia has communities ranging from large rural areas with low population densities to high growth communities with dense populations. Each type of community requires different services, different methods of service delivery and different forms of political representation. Clearly, a "one-size-fits-all" form of local government would fail to meet most local needs adequately. The structure of each local government must match the governed area's settlement pattern, the services required, and local needs for political representation. As communities change, so the need for restructuring may arise, to ensure that the local government continues to meet local needs.

Consider, for example, the following situations:

A **low density rural community** has minimum requirements for local services, perhaps irrigation and fire protection, which are provided by an improvement district. However, there is a desire for additional services, such as recreational facilities, and for a more consolidated voice on issues affecting the community. In such a case, since the community is not a candidate for municipal incorporation, restructuring might involve expanding and consolidating the role of the regional district by transferring improvement district services to the regional district, and

establishing a community committee or commission under the regional district umbrella as a forum for discussion of local issues.

A **higher density rural community** which is quite distant from an existing municipality, and which has several local services provided by different jurisdictions (community water and community hall provided by an improvement district; fire protection and the arena provided by the regional district), and the services require substantial investment and upgrading. In such a case, restructuring may focus on the potential for municipal incorporation, or on the consolidation of services within the regional district framework with a view to direct residents' involvement in service management decisions through an elected body.

An **urban community** which has the full range of local services provided by the regional district and improvement districts, and where the combination of the relatively high population and residents' demands for new services is difficult to manage through the regional district form of local government. In such a case, restructuring would focus on the potential incorporation of the community as a municipality, to achieve the consolidation of service delivery and level of local political representation required to manage a complex urban area.

Around the province, each community is unique, although there are often shared characteristics. A key feature of the province's approach to local government restructuring is to ensure that the scope and process for a community to consider restructuring is the appropriate response to deal with the unique characteristics and issues in the community.

DEFINING MUNICIPALITIES

A municipality is a general purpose local government incorporated by the B.C. cabinet after an area's citizens vote in favour of incorporation. A locally elected council governs the municipality. Municipalities have few mandatory service responsibilities: local roads and, for those with a population of more than 5,000, policing. Generally, a municipality provides all local services, and under the *Local Government Act* has the broad power to provide any service council believes is necessary or desirable.

There is no legislated minimum population for incorporation as a municipality. However, it is generally considered that a permanent population in the order of 500 people is the minimum required to support the municipal form of local government. Population and area are both considered in the classification scheme for municipalities, which provides for incorporation as a Village, Town, City, or District. However, there is little or no distinction between the powers or responsibilities of the various classes of municipalities.

Population also has a role in defining the size of the municipal council:

- Village or Town - population less than 5,000: mayor and four councillors
- City or District - population 50,000 or less: mayor and six councillors
- City or District - population 50,000 or more: mayor and eight councillors.

3.2 The Impacts of Population Growth

Population growth is the most common and important characteristic which generates interest by local government and citizens in municipal restructuring. Population growth puts pressures on local governments as service providers, and as decision makers. Demands for new and more complex services increase, as does the community awareness of financial decisions about services which directly impact local property taxes. Added to this is an increase in the community's desire to have more local control of its decision making.

This impact of population growth is evident in two main situations. The first is the community which wants to consider municipal incorporation when population growth leads to concerns about the level of services offered to citizens, the community's ability to control local planning, and the lack of a local government which is looking at the community, local services and property taxes as a whole. Restructuring to consider municipal incorporation becomes attractive to a community experiencing population growth because the community believes its interests are better served by a locally elected and autonomous council which can manage that growth and provide a coordinated approach to services.

Second, population growth often occurs equally (or more) in urban fringe areas, or areas just outside municipal boundaries as within the municipality itself. This population growth can create, or emphasize, a range of issues. Often, in these municipal fringe areas, important local services are not in place to match the requirements of the new development. Growth may also exacerbate "free rider" problems where residents of the municipal fringe area benefit from services provided by the municipality for which they do not pay the full costs. Growth can also result in an unfair sharing of industrial or commercial tax

REGIONAL DISTRICTS

Since 1965, regional districts have served as a form of local government in almost all of British Columbia. They are governed by a board of directors, composed of representatives from the municipalities and the electoral areas (that is, the non-municipal areas) within the regional district boundary.

Regional districts exist to provide:

- Regional government including the general government role of representing the interests of the region, delivering region-wide services (such as regional parks and economic development) and preparing various types of plans for the region as a whole (such as solid waste management plans and regional growth strategies).
- A political and administrative framework for service partnerships between members of the regional district, where two or more jurisdictions agree to providing a service jointly. For example, the Capital Regional District provides a recreation facility on behalf of the Central Saanich, Sidney and North Saanich municipalities.
- The general local government for non-municipal areas, providing a range of local and regulatory services to residents within electoral areas.

For more information, see *A Primer on Regional Districts in British Columbia* at www.marh.gov.bc.ca/LGPOLICY/MAR/content.html.

base between local governments that are part of the same urban economy. All of these problems tend to increase local political tensions between the municipality and the regional district.

These issues can be resolved often through local planning and servicing arrangements, but in the absence of these solutions, the local governments may consider major restructuring of the municipal boundary as the best approach.

3.3 Provincial Involvement in Restructuring

The province meets its constitutional responsibility for local governments by making sure they have the ability to adapt to population growth or other change. The province is ultimately involved in all local government restructuring, since restructuring is approved by the provincial cabinet.

However, the province recognizes that there is a natural evolution in the form of local government which suits a community. Communities may evolve from sparsely populated rural areas to self-contained rural communities, from rural communities to urban ones, or from municipal fringe areas with minimum development to extensive development. The province seeks to adapt local government structures progressively to match the evolution of the area.

Although the province is integrally involved in local government restructuring, the process of change is always locally driven. Under the *Local Government Act*, decision-making rests with local citizens through the requirement for an approved vote of electors prior to cabinet approval of municipal incorporation. The provincial involvement is to act as a resource and facilitator, to assist communities to overcome barriers to change and to renew local government structures so that they address current local circumstances.

IMPROVEMENT DISTRICTS

An improvement district is a special purpose local government incorporated by the B.C. cabinet, to provide only the specific services authorized. Most improvement districts provide just one service, usually water or fire protection, but they do not have land use planning or general regulation powers. They are governed by a board of trustees elected at an annual general meeting by land owners. Improvement districts have been a long-standing feature of the local government system, but are gradually being phased out as regional districts assume their service roles.

For more information see the ministry's *Policy Statement on Improvement District Governance* at www.marh.gov.bc.ca/MUNIADMIN/IMPROVEMENT/ on the Internet.

4.0 TYPES OF LOCAL GOVERNMENT RESTRUCTURING

Local government restructuring can take various forms. Generally, all restructuring activity falls into one of two categories:

- restructuring of municipal boundaries; or
- restructuring of regional districts, improvement districts and other components of the local government system.

Municipal restructuring has been the primary focus of local government restructuring in recent decades. However, the second category is becoming an increasing focus of local government restructuring, reflecting growing interest in improving the efficiency and effectiveness of service delivery and local governance. The following sections provide more detail about each type of restructuring activity.

4.1 Municipal Restructuring

Since 1985, 35 municipalities in B.C. have been the subject of a major municipal restructuring. In addition, many more municipalities have undertaken minor boundary extensions, which are considered to be in a separate category from municipal restructuring. The main forms of municipal restructuring include the following:

Incorporation of a new municipality. Since 1985, voters have approved incorporation of 12 new municipalities, ranging in size from the District of Langford (population 14,425) to the District of Wells (population 227).

Boundary Restructuring of one existing municipality, to enclose a substantial population and area into the boundaries of a municipality. This may be implemented as a major boundary extension, or as a transformation of an existing municipality into a new municipal corporation including a change in municipal classification or

INCORPORATION: DISTRICT OF SOOKE

As a growing community of about 9,000 people, located west of Victoria within the Capital Regional District, residents of Sooke voted to incorporate, and the District of Sooke was created in December, 1999. The major issues in this decision related to the desire for greater local control over land use planning decisions, downtown revitalization, road and traffic improvements, and sewerage. In addition to having the council manage local affairs, the community is now a municipal partner in the regional district discussions of region-wide issues such as the development of a regional growth strategy.

status, for example from village to city status. A substantial number (13 since 1985) of this type of restructuring have been approved in recent years, to a large extent motivated by an attempt to solve complex servicing, land use or development issues. The largest boundary extensions were in Vernon (Okanagan Landing)

MAJOR BOUNDARY EXTENSION & STATUS CHANGE: DISTRICT OF HOPE

In 1992, the Town of Hope and the adjacent parts of the two rural electoral areas, each with about 3,000 population, joined together to create one new municipality, the District of Hope. Over the years, the municipality and rural representatives had worked together through the regional district to provide recreation and other services on a cooperative basis. Residents recognized that restructuring as a new municipality would help them meet the challenges of expansion of those services and the management of growth.

BOUNDARY RESTRUCTURE: CITY OF VERNON – OKANAGAN LANDING

In 1993, the City of Vernon extended its boundaries to include the community of Okanagan Landing. Protecting the water quality of Okanagan Lake through extension of the city's sewer and water infrastructure was the key reason for this restructuring. The citizens of Okanagan Landing had a choice of incorporating as a separate municipality or joining the City of Vernon. In a referendum, they voted to join Vernon. The boundary extension added 4,400 residents to Vernon and dissolved six improvement districts.

and Campbell River (Quinsam Heights and North Campbell River) which added 4,400 and 4,060 people respectively to those municipalities. Six other major boundary extensions were completed, four of these bringing major industrial establishments within municipal boundaries.

AMALGAMATION: CITY OF ABBOTSFORD

In 1995, the District of Abbotsford and the District of Matsqui amalgamated to form the new City of Abbotsford, a community of 110,000. The two municipalities had existed side-by-side over the years and had developed joint approaches to providing a number of important services including sewage treatment, parks and recreation, and fire protection. Municipal amalgamation had been voted on in 1990, and was approved by Abbotsford voters but narrowly rejected by Matsqui voters. The challenges of rapid growth and desires for major infrastructure improvements, more closely integrated police services, and a more diversified economy, led the two communities to approve municipal amalgamation.

Multi - Municipality Restructuring which involves two or more municipalities and a substantial unincorporated area adjacent to the existing municipal boundaries. This situation represents the most complex type of restructuring. Between 1973 and 1975, 4 restructures of this type were implemented (Kamloops, Nanaimo, Kelowna and Prince George). None have proceeded since that time, although some studies have been undertaken.

Amalgamation of two or more existing municipalities into a single new municipality, which is approved by voters within each municipality. Amalgamation is a rare form of restructuring in B.C., the most recent being the merger of Abbotsford and Matsqui to form the City of Abbotsford in 1995.

Clearly, municipalities have been very active in restructuring. The restructuring pattern has been relatively even across the province, occurring in almost every corner of B.C., although restructuring activity has been greatest in the high growth regions of B.C. — the Lower Mainland, lower Vancouver Island, the Fraser Valley and the Okanagan.

4.2 Regional District Restructuring

The forms of restructuring included in this category are as follows:

- changes to regional district boundaries, including amalgamation of regional districts, creation of new regional districts, adjustment of regional district boundaries, and changes to the number and boundaries of electoral areas;
- evaluation and implementation of comprehensive reviews of regional or sub-regional service partnerships, within the framework of the regional district;

- transfer of improvement districts to regional districts; and
- general consideration of local governance and service delivery for non-municipal communities within the regional district framework.

Ministry programs are designed to assist with all of the above forms of local government restructuring.

Since regional districts were established in the late 1960's, very little regional district restructuring has taken place. Major restructuring in regional districts includes the following:

In 1987, the Peace River-Liard Regional District split to create the Fort Nelson-Liard Regional District, now called Northern Rockies Regional District and the Peace River Regional District. The split occurred because the Fort Nelson portion of the region felt remote and inaccessible from the Dawson Creek "county seat". Although the Northern Rockies Regional District has only a small population, it can stand on its own as a regional district because it has a large area and a rich industrial and utility tax base.

In 1988, the Greater Vancouver Regional District (GVRD) expanded its boundaries to include the City and District of Langley. This expansion reflected the fact that the two municipalities were already members of a number of GVRD services, including the regional sewer, water and park services.

In 1995, the GVRD added the municipalities of Pitt Meadows and Maple Ridge because these municipalities were already members of a number of GVRD services.

REGIONAL DISTRICT RESTRUCTURING: FRASER VALLEY REGIONAL DISTRICT

The Fraser Valley Regional District was created in 1995 following the amalgamation of the Central Fraser Valley, Dewdney-Allouette and Fraser Cheam Regional Districts. It is now the third largest regional district in the province. The amalgamation came about because of rapid growth and because several former members of the regional district, including Langley City, Langley District, Pitt Meadows, and Maple Ridge, shifted membership to the Greater Vancouver Regional District. This amalgamation occurred to create a more efficient local government structure and to provide for more effective growth management. The adoption of the *Growth Strategies Statutes Amendment Act* and the GVRD's *Livable Region Strategic Plan* also provided the impetus for the establishment of the Fraser Valley Regional District. The region is now well established and is actively engaged in developing a regional growth strategy.

In 1995, the Dewdney-Alouette, Fraser-Cheam and Central Fraser Valley Regional Districts amalgamated to create the Fraser Valley Regional District. This is the only amalgamation of regional districts that has occurred.

These examples show that regional districts restructure themselves for different reasons. In the case of the GVRD, restructuring created a larger local government unit with economies of scale and more effective growth management. Conversely, in the case of Northern Rockies, splitting a single regional district into two created smaller units that improved access to government.

4.4 Restructuring Improvement Districts

The Ministry of Municipal Affairs inherited the responsibility for improvement districts from the Ministry of Environment, Lands and Parks in 1979. By 1988, the number of improvement districts peaked at 324. As a result of the ministry's Rural Services Task Force policy paper in 1990, the ministry began to limit the incorporation of new improvement districts and began actively encouraging existing improvement districts to restructure instead. Since then, the number of new improvement districts that have been incorporated has fallen dramatically, with only three in the past six years, and the number of dissolutions has increased. Today, there are 275 improvement districts.

The province recognizes municipalities and regional districts as the main components of the local government system. Because of this, it expects that improvement districts will, over time, convert to municipal or regional district jurisdiction and, eventually be eliminated. The process of change will be gradual and voluntary. In the meantime, improvement districts play an important role in providing local services to rural areas.

The ministry uses the following tools to encourage improvement districts to restructure themselves:

- The creation of new improvement districts is only done if there is no alternative.
- The statutory powers of the *Local Government Act* to eliminate as many improvement districts as possible when municipalities restructure. For example, when Lake Country incorporated four improvement districts were eliminated. When Vernon enclosed the Okanagan Landing community within the city, six improvement districts were eliminated. Eight more disappeared when Sooke and Bowen Island incorporated.
- Infrastructure grants are used as incentives for restructuring improvement districts. Improvement districts do not receive infrastructure grants, but can gain access to these capital grants by converting to regional district service areas.

For more information, see the ministry's *Policy Statement on Improvement District Governance* at www.marh.gov.bc.ca/MUNIADMIN/IMPROVEMENT/.

5.0 THE PROS AND CONS OF RESTRUCTURING

This section looks at the arguments for and against various forms of restructure.

5.1 Municipal Restructuring

As an inclusive term, municipal restructuring covers a wide variety of structural changes to municipalities, including incorporation, major extensions of municipal boundaries and amalgamation. The main arguments favouring municipal restructuring are:

LOCAL CONTROL: Residents of rural areas, through the election of a municipal council, gain enhanced local autonomy and responsibility. This means decision making on issues like land use planning, road maintenance and policing are made closer to home.

EFFECTIVE POLITICAL REPRESENTATION AND ACCOUNTABILITY: Bringing rural territory into municipal jurisdiction provides rural residents with a more representative and accountable local government. Rather than relying on a single electoral director to represent their interests, they would have a full council.

SERVICE PROVISION: Restructuring allows municipalities to provide services like water, sewerage and fire protection to formerly rural areas more effectively.

FAIR COST SHARING: Restructuring can eliminate urban fringe problems or the concern that rural residents living adjacent to municipal boundaries consume municipal services without paying the full cost.

FAIR REVENUE SHARING: Restructuring can lead to a fairer sharing of a scarce industrial and business tax base.

COMMUNITY INTEREST: Restructuring provides communities with an opportunity to assert their interests in dealing with the province, other municipalities and the region.

EFFECTIVE GROWTH MANAGEMENT: Restructuring can lead to more effective growth management by providing for a stronger political body for the community and by eliminating problems which cross jurisdictions.

The major arguments against municipal restructuring are as follows.

LOSS OF POLITICAL CONTROL: Residents of an unincorporated area may be fearful of losing control by being absorbed within a large municipality and losing easy access to their electoral area director.

COSTS: Residents of unincorporated status may be concerned with the increased costs of municipal status and the impact on their tax bills.

REGIONAL DISTRICT SERVICES: Many of the issues in urban fringe areas can be resolved through establishment of regional district service areas. For example, these can enable rural areas to contribute to municipal services and solve "free-rider" problems. As well, service areas can be used to provide municipal services like fire protection to unincorporated areas.

COMMUNITY PLANNING: Inclusion of residents in a municipal area may raise fears that residents will lose rural environment or atmosphere.

5.2 Municipal Amalgamation

Municipal amalgamation is a special form of municipal restructuring that merits its own discussion. Amalgamation is defined as combining two or more municipalities into a single new municipality. In its purest form, an amalgamation does not involve bringing rural territory into a municipal jurisdiction at the same time; however, in practice, this may happen. For the purposes of this paper, amalgamation will be examined in its purest form.

As mentioned in the historical discussion of amalgamation in Section 4, amalgamation is rare in British Columbia. The most recent example of amalgamation was the 1995 union of the Districts of Abbotsford and Matsqui into the new City of Abbotsford.

The relatively low level of amalgamation activity can be explained by the following factors:

- the presence of a flexible regional district system allows municipalities to achieve the advantages of amalgamation, for example economies of scale, by creating regional district service areas or purchasing services from regional districts;
- the Ministry of Municipal Affairs' grant programs, especially the Small Community Protection component of the basic grant under the *Local Government Grants Act*, provides a basic level of provincial financial support for small communities. This level of support has been a long-established feature of provincial policy;
- the existing police cost formula discourages small municipalities from amalgamating with their neighbors.

Communities under 5,000 in population do not pay for the cost of policing while those above pay between 70 and 90 per cent of the cost, depending on their size.

There are strong arguments in favour of amalgamation. Through amalgamation, municipalities may benefit from:

- more effective government;
- better ability to manage growth through integrated planning;
- economies of scale or lower per capita service costs when providing some services to a larger population;
- fairer cost sharing;
- elimination of the "free rider" problem in which citizens of bordering municipalities benefit from services they don't pay for;
- better integration of infrastructure services like sewerage or solid waste management; and
- more equitable access to resources; for example, an industrial tax base.

Strong arguments can also be made against amalgamation:

- small communities can achieve economies of scale through joint service provision agreements;
- the regional district system can address many of the issues otherwise solved through amalgamation by creating service areas;
- the regional district system allows for fairer distribution of service costs across an urban area;

- the regional district system allows services, like sewerage and solid waste management, to be organized on a regional or sub-regional basis;
- the regional district system can overcome the “free-rider” problem if key services are provided on a regional or sub-regional basis;
- economies of scale vary significantly by service and population level;
- the growth management problems created by having many small communities can be reduced by using tools provided by the *Growth Strategies Act*;
- local autonomy sometimes outweighs the efficiency values of amalgamation;
- smaller community councils can be more accessible to their citizens and have stronger local identities; and
- smaller communities are better able to match the interests of local residents, their willingness to pay and the services provided.

5.3 Regional District Restructuring and Amalgamation

Over the past few years there has not been a restructuring or amalgamation of regional districts. This can be explained by a number of factors:

- Most regional districts are geographically large, have large populations, a long history, a well-established staff, and the resources they need to provide services, and
- Changing regional boundaries is complicated and requires consensus among a wide number of political units that the current structure does not work and that an alternative structure is better.

5.4 Restructuring Improvement Districts

Improvement districts play an important role in rural service delivery in many parts of the province. They provide the following key benefits:

COST SAVINGS: Smaller improvement districts have low costs because they are essentially run by volunteers; and

ACCESSIBILITY: Improvement districts are an example of self-help and grass roots democracy.

Improvement districts have been restructuring at a quick pace for the past few years for the following reasons:

GROWTH MANAGEMENT: Restructuring improvement districts under a municipal or regional district umbrella creates a closer link between responsibilities and decisions in land use planning and servicing.

ACCOUNTABILITY: Regional districts and municipalities have more fully developed accountability provisions than improvement districts, particularly for elections.

EFFICIENCY AND EFFECTIVENESS: Municipalities and regional districts have professional staff and can provide professional services better than improvement districts.

INTER-JURISDICTIONAL HARMONY: Improvement districts are often in conflict with regional districts and municipalities over issues such as service standards and land use policies.

FINANCIAL EFFECTIVENESS: Municipalities and regional districts have a broader range of financial tools and resources available to them including access to *Local Government Grants Act* programs, the provincial tax roll and the Home Owner Grant.

ECONOMIES OF SCALE: Municipalities and regional districts can provide for economies of scale.

Improvement districts will continue to be an important part of the rural service delivery system. Moreover, provincial policy supports the gradual elimination of improvement districts and that municipalities and regional districts assume the responsibilities of improvement districts over time. The provincial strategy is articulated in the ministry's *Policy Statement on Improvement District Governance*, available at www.marh.gov.bc.ca/MUNIADMIN/IMPROVEMENT/.

6.0 BRITISH COLUMBIA'S APPROACH TO RESTRUCTURING LOCAL GOVERNMENTS

6.1 Historic Approach: The Passive Strategy

Until the early 1970s, the provincial government employed a passive approach to local government restructuring because it was seen as a local issue. If local communities perceived an interest in restructuring, the province assumed they would organize themselves, undertake the necessary technical analysis and request that the Minister order a referendum. Under this approach, all parties assumed the province had no interest except to perform the most basic constitutional roles: holding referenda on restructure proposals, and developing Letters Patent for newly incorporated municipalities or restructured local government units. The level of provincial transitional assistance was minimal.

6.2 The Directive Strategy

By the mid-1970s, after it became clear that the passive approach was inadequate to deal with growth and change, the provincial government had developed a strong interest in restructuring. As a result of the surge in provincial government interest in restructuring between 1972 and 1975, the province shifted from a passive strategy to a directive strategy. The ministry abandoned the passive approach to restructuring because it recognized that:

- The province had interests in restructuring that extended beyond its narrow constitutional responsibilities, including local autonomy, financial goals and growth management objectives.

- A passive approach had failed to induce the desired level of change and consequently both the province and local governments were losing out on the benefits created by restructuring local governments.

The province believed it had the greatest interest in restructuring and asserted itself over local governments to achieve its interests. At the time, the province held a major interest in managing growth. The province's directive approach took the form of either legislating structural change and/or using the persuasive powers of the province to induce change.

The province used the first two approaches between 1972 and 1975, most notably to restructure the fast-growing major regional centres of Kamloops, Kelowna, Nanaimo and Prince George. Kamloops and Kelowna were restructured through legislation over the objections of the local politicians. Nanaimo and Prince George were restructured through provincial mandates, but local politicians supported the action and the electorate ratified it in overall referenda.

The directive approach has the advantage of providing a quick and decisive outcome to a restructuring process. As a result, it can overcome local political resistance or a lack of local consensus on change. As well, the province can dictate the form of restructuring it wants. The directive approach has many disadvantages:

- the political cost to the province and local governments can be high if local politicians resist;
- the financial cost to the province can be high if localities resist;

- it can create an atmosphere which negatively affects voluntary change in other areas; and
- forced restructuring may not achieve growth management objectives without a voluntary commitment to effective land use planning.

The province stopped using the directive approach as a general strategy in the 1980s. However, it remains in the province's restructuring tool kit and has been used to solve isolated situations where there are deeply entrenched local problems. The province used the directive approach to:

- dissolve the Greater Campbell River Water Board in 1986 and turn over control to the District of Campbell River;
- dissolve the South Okanagan Lands Irrigation District (SOLID) in 1989 and turn over control to the towns of Oliver and Osoyoos;
- restructure the Greater Victoria Water District in 1997, giving control to the Capital Regional District while preserving the water supply and creating parkland;
- achieve provincial economic development objectives by incorporating Whistler in 1975 and Tumbler Ridge in 1981.

6.3 The Current Strategy: A Facilitative Approach

The ministry shifted from a directive strategy to a facilitative approach in the mid-1980s. This move away from top-down restructuring built upon B.C.'s local tradition of changing local government structures through local assent using referenda. At the same time, the province recognized that both the province and local governments would benefit if the province remained actively involved in local government restructuring processes. As a result, the province created a formal program of incentives and disincentives to guide local government restructuring without forcing change. To meet the new interest in restructuring, the ministry fully developed a restructuring program in the mid-1980s. It created a Local Government Structure Branch in 1986.

The province raised the provincial rural service levy under the *Taxation (Rural Area) Act* to more evenly match provincial tax revenues from rural areas with provincial expenditures on rural roads and policing. The higher levy almost neutralized the fiscal differences between rural and municipal areas, allowing local areas to make choices about local government restructuring without financial penalty. Decisions could be made on the basis of local control, community aspirations, service effectiveness and political accountability.

At the same time, the province also developed a program of incentives to assist local governments to plan and implement restructuring. These incentives include Restructure Planning and Implementation Grants under the *Local Government Grants Act* and parallel programs to deal with policing costs from the Ministry of Attorney General, road costs from the Ministry of Transportation and Highways, and rural tax refunds from the Ministry of Finance and Corporate Relations. Further information on

Ministry of Municipal Affairs grants is available from the ministry website at www.marh.gov.bc.ca/grants.html.

This two-sided approach of equalizing taxes and providing incentives has been highly effective in motivating communities to restructure because it:

- builds local consensus and political support for restructure;
- respects local autonomy and the will of the electorate;
- avoids compulsory participation in restructuring;
- provides a political benefit for both local governments and the province; and
- provides financial benefits to local governments and minimizes the province's financial exposure.

7.0 PRINCIPLES FOR RESTRUCTURING

The Ministry of Municipal Affairs' facilitative approach to restructuring local governments reflects a number of fundamental principles:

- the process for examining local government restructuring should be locally focussed;
- a local committee oversees an independent consultant;
- local government restructuring should be decided by the electorate through a referendum;
- local government restructuring decisions should be made by an informed electorate after an extensive process of research, analysis and community discussion; and
- all sectors of the community need to be represented and involved in the discussion.

These fundamental principles underlie the restructuring process itself. As well, they provide the context for discussing the roles of the participants in the process.

8.0 THE RESTRUCTURING PROCESS

Local government restructuring has evolved into a well-established process that is completed in five phases.

In the preliminary phase, communities make their first contact with the Ministry of Municipal Affairs. The ministry evaluates the local context and provides the community with general information on the restructuring process. At this stage, the ministry may facilitate a public meeting within the community to provide information about the process.

Next, local governments create a restructuring committee that represents a broad range of local interests. The committee's main task at this point is to oversee the preparation of a restructuring study and to manage public consultation. The ministry sanctions the study process. Ministry staff provide the committee with advice on how to form the committee and design the consultation process.

Thirdly, the restructuring committee establishes the terms of reference for a restructuring study, issues a call for proposals and selects a consultant. The ministry approves a Restructure Planning Grant to fund the study and provides staff who act as resources when necessary. The study is then conducted, with the goal of obtaining information on the impact of restructuring on fiscal issues, service delivery, political representation, etc.

In the fourth phase, the restructuring committee presents the study findings to the community and, based on public input, decides whether to recommend a referendum to the ministry. If the committee wishes to proceed, the Minister offers a restructuring assistance grant and orders a referendum on restructuring.

Finally, a referendum is held. If the vote passes, the implementation process begins. Ministry staff prepare the Letters Patent, which are then considered by cabinet. If the Letters Patent are approved, ministry staff then coordinate the implementation of the restructuring. The ministry also provides financial assistance to the community to implement restructuring.

9.0 ROLES AND RESPONSIBILITIES IN THE RESTRUCTURING PROCESS

9.1 The Public

All local government restructuring is based on choices made by local citizens.

Generally, restructuring takes place only with the assent of the electorate through a referendum using procedures set out in the *Local Government Act*. These procedures make sure that local citizens make decisions based on complete and accurate information.

9.2 The Ministry

The Ministry of Municipal Affairs plays a pivotal role in the restructuring process. It fulfils a constitutional role by establishing municipalities and regional districts. It also provides the means of communication between communities, local governments and provincial ministries.

The ministry follows a set of basic principles to direct its involvement in local government restructuring processes. The ministry:

- gets involved in a restructuring process only when invited to do so;
- will offer helpful, informative and generous advice without interfering in a locally initiated and sustained process;
- acts as a broker, creating a bridge between the community, the local government and provincial ministries; and
- assists a community in determining whether it needs to restructure and what form that restructure will take, while remaining as neutral as possible.

Based on these principles the ministry plays a number of significant roles in the restructuring process. The ministry:

- provides restructure planning grants to restructuring committees, allowing them to hire a restructuring consultant to undertake feasibility studies;
- provides a significant source of information on restructuring and local government in general;
- serves as a corporate memory of previous restructuring initiatives and is a point of contact with other communities and restructuring committees, allowing the committee to learn from the experiences of others;
- acts as a mediator where differences arise within the community or between the community, local governments and provincial agencies;
- organizes and supervises the referendum on restructuring;
- works with other ministries to provide a comprehensive offer of assistance for restructuring;
- develops the Letters Patent to implement restructuring if the referendum passes;
- works with the council and regional district to implement restructuring, including holding elections for municipal council if required; and
- works with the new or restructured municipality to ensure a smooth transition to its new status.

9.3 Other Provincial Ministries

A number of other provincial ministries have important roles to play in the local government restructuring process. Their role arises because restructuring local governments involves a shift in governance, service and financial responsibility from the province to local governments. These agencies are both a source of information and a support in managing the transition to a restructured government. The Ministry of Municipal Affairs plays a key role in the process by bringing these provincial agencies to the table.

The **Ministry of Transportation and Highways** (MoTH) is responsible for maintaining all public roads in rural areas. Restructuring means that all roads except those in the provincial highway network will be transferred to the local government. MoTH provides information to Municipal Affairs on the implications of these transfers and offers transitional assistance. After restructuring, MoTH generally makes sure maintenance contractors continue to provide maintenance services for roads transferred to the municipality for five years or to the end of the maintenance contractor's contract, whichever is the less.

The **Ministry of Attorney General** (MAG) is responsible for policing in rural areas. If a new municipality is incorporated and its population is over 5,000, or if restructuring pushes the population of an existing municipality past 5,000, then the municipality becomes responsible for policing on April 1 following the census which establishes the population at that level. The MAG provides transitional assistance so that the municipality does not pay these costs for approximately five years following the date of restructuring.

Once the municipality assumes responsibility, the Ministry of Municipal Affairs may also provide a grant to ease the transition.

The **Ministry of Finance and Corporate Relations** (MFCR) is responsible for administering the property tax system in rural areas. As well, it sets and levies the provincial rural services tax under the *Taxation (Rural Area) Act*. The ministry provides a newly incorporated or restructured municipality with a refund of taxes collected under this Act. If restructuring takes effect before July 1 in a given year, 100 percent of the taxes are refunded. If the restructure takes place after June 30, 50 percent of the taxes are refunded.

9.4 Regional Districts

Regional districts play a major role in any local government restructuring that involves rural territory — meaning they are involved in all restructuring except municipal amalgamation. A regional district serves as the government of rural areas in both a political and technical role.

The electoral area director for the restructuring rural area plays a pivotal role as the political representative for rural residents. The ministry will generally consider incorporation of a new municipality only if the electoral area director supports the restructuring process. The area director is often the person who approaches the Ministry of Municipal Affairs seeking information and assistance to get the process underway. In particular, the director is involved in establishing a broadly-based restructuring committee. When restructuring an existing municipality involves a rural territory, the electoral area director, as well as the mayor and municipal council, request or support the restructuring study process.

The regional board has an interest in what is occurring within its territory and in the impact of restructuring on its services, but the decision about the form of government is made by the citizens of the community considering restructuring. Regardless of the outcome of a referendum on restructuring, the residents of the rural area will continue to be citizens of the regional district and receive services from the regional district, although the services provided could change.

The regional district's main role in the restructuring process is administrative. Because the ministry generally provides Restructure Planning Grants to the regional district, it acts as the banker for the restructuring committee by disbursing funds both to the committee and the restructure study consultant. Also, the regional district provides administrative support and crucial information on service provision under various restructuring scenarios to the restructuring committee.

9.5 Municipalities

Municipalities play a critical role in any restructuring involving a municipality, whether it is extending boundaries to include rural territory or amalgamating. When amalgamating, the municipalities have the primary interest in the restructuring process and outcomes and should, therefore, dominate the restructure committee. When restructuring involves a rural area, both the municipality and the rural area should be represented on a restructuring committee.

9.6 The Restructuring Committee

A restructuring committee guides and manages the restructuring process by researching, analyzing and discussing possible changes to the local government's structure. The committee makes sure the process is — as much as possible — neutral and at arms length from the Ministry of Municipal Affairs, the regional district and municipalities. This means that the committee should be broadly representative of all of the interests in the community, including geographical areas, sectors and local governments. The committee must not be biased or represent any single viewpoint in the community. Restructuring committees can be established under a wide variety of approaches.

9.7 The Restructuring Study Consultant

Major local government restructuring should be preceded by a full feasibility study, called a restructuring study. This study is done by an independent and qualified consultant from the private sector. The consultant researches the impacts of restructuring on the community's fiscal arrangements, service delivery and political representation. The consultant is a technician who should facilitate discussions and provide information without taking a position within the committee or community.

10.0 CONCLUSION

Local government restructuring plays a vital role by contributing to a prosperous economy and healthy society in British Columbia. By serving the needs and interests of local citizens and their governments, restructuring offers a clear, straightforward way of addressing local priorities with a government structure that matches local conditions. Adaptable and serving local priorities and desires, local government restructuring is an important tool that can be used to help British Columbians build a better future.

For more information contact:

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APPENDIX 1: THE BENEFITS OF LOCAL GOVERNMENTS

By supporting an efficient and effective local government system, citizens, local governments and the province benefit in the following vital areas:

ECONOMIC DEVELOPMENT

A strong local government system provides a solid foundation for effective economic development by delivering basic infrastructure services like roads, sewerage and water. Also, well-planned, safe and appealing communities attract and retain businesses and a skilled labour force.

ENVIRONMENTAL PROTECTION

Local governments play a vital role in environmental protection through community planning and regulatory powers directed at protecting environmentally sensitive areas, resource lands and open space. As well, local governments provide important environmental infrastructure services like sewage treatment and solid waste management.

HEALTH

Local governments play a major role in maintaining a healthy society. They are responsible for providing a potable water supply, making sure sewerage is managed effectively and disposing of solid waste. At a more general level, they are responsible for creating and maintaining healthy communities that are safe and well planned. They provide a range of recreation and cultural facilities that promote health, including parks, swimming pools, libraries and art galleries.

SAFETY

Local governments play a major role in maintaining safe communities. This comes about through their responsibility for policing services and for creating a physical environment and infrastructure that prevents crime.

EDUCATION

Local governments contribute to the development of the education system. At the most fundamental level, they plan for and assist in acquiring appropriate school sites. At a more general level, they provide the community infrastructure necessary for developing a literate society.

AFFORDABLE HOUSING

Local governments play an important role in providing affordable housing through appropriate planning policies, regulations and financial policies.