

Appendix C: Public Submissions and Applicant Responses

Submission #1: Bob and Sue Ryan

From: [REDACTED]
To: [jdf info](#)
Subject: Proposed new cell tower
Date: Thursday, April 07, 2022 11:50:25 AM

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I think the proposed tower is A LOT taller than the existing one. Why is that? It is also very close to the community playground and I don't think our little ones should have that exposure. It will be an eyesore.

Bob and Sue Ryan
[REDACTED]

Applicant's Response #1: Bob and Sue Ryan

From: kemparprojects@gmail.com [mailto:kemparprojects@gmail.com]
Sent: Friday, April 08, 2022 8:19 AM
To: Wendy Miller <wmiller@crd.bc.ca>
Subject: RE: Submission Received - CRD File LP000032/Rogers W5293 "Willis Point"

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy, please see our reply to the submission here as follows:

"The existing tower is 36 meters high and after many years it has reached its end of useful life. The new tower is just 4 meters taller at a total of 40 meters and it will safely accommodate two carriers (Rogers and Freedom Mobile) and local Fire Department radios as well. The new tower and antennas and mounts will be painted forest green to blend in with the surrounding trees. The carriers must follow the strictest of safety guidelines (Safety Code 6) written by Health Canada and this ensures a safe environment around the tower."

Thanks very much, Rob

Rob Kemp
Kempar Projects
Agent for Rogers Communications
604-506-4788
kemparprojects@gmail.com



Submission #2: Linda Parker

From: [REDACTED]
To: idf.info
Subject: 6933 Willis Point Rd. Radio Communications Tower
Date: Thursday, April 07, 2022 11:43:22 PM

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>
> Juan de Fuca Community Planning Dept.
>
> Attention: Iain Lawrence, Senior Manager
>
> Dear Mr. Lawrence:
>
> Thank you for hearing my comments regarding the radio communications tower for Willis Point.
>
> I object to this application because I have serious misgivings regarding the proposed location of this new 41 m. tower, which will be in the heart of our residential area. It is also to be placed directly above our recreation hall, tennis courts and our children's playground (which is also in the process of being renovated and expanded) I believe community discussion is imperative. Due to past COVID guidelines, no meetings have been allowed. I and others I have spoken with, have many questions such as:
> What is the maximum number of transmitting devices for this tower? Will they monitor (and how often) the RF levels in the area and will they make these readings public? What frequencies will be emitted now and in the future? Are there other devices that could potentially be installed on this tower? What are the emergency protocols if the level of emissions are above Safety Code 6 levels? Are there any insurance policies in place in the event of any injuries that are linked to cell tower emissions?
>
> It is not my desire to impede progress, though I believe due diligence is needed to ensure the health and safety of our community. The potential negative impact such a tower poses, especially to our most vulnerable, makes this letter necessary.
>
> Thank you for this opportunity to voice my concerns.
>
> Sincerely
>
> Linda Parker
> [REDACTED]
> [REDACTED]
> [REDACTED]
>

Applicant's Response #2: Linda Parker

From: kempaprojects@gmail.com
To: [Wendy Miller](#)
Subject: RE: Submission Received - CRD File LP000032/Rogers W5293 "Willis Point"
Date: Thursday, April 14, 2022 12:05:23 PM
Attachments: [image001.png](#)

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy, please find below our reply to Linda Parker as follows:

"Thank you for taking the time to share your concerns about the proposed rebuild of the Willis Point Tower. The existing tower will be removed upon installation of the new tower.

Q: What is the maximum number of transmitting devices for this tower?

A: The number of transmitting devices on the tower are limited by two factors: the structural capacity of the tower and the cumulative emissions level. The number of antennas cannot put the structural integrity of the tower at risk. Furthermore, the operations of the tower must fall within the Health Canada's Safety Code 6 restrictions. It is worth noting that an additional determining factor for the number antennas is the demand for services in the community. Any antennas providing commercial services will only be provided if there is a demand for those services. Furthermore, emergency responder services, community radio, or weather monitoring systems may be interested in utilizing the new tower to provide additional services to the Willis Point community.

Q: Will they monitor (and how often) the RF levels in the area and will they make these readings public?

A: Radio engineers design our Wireless installations to ensure that they are operating at a fraction of the allowable limits. For a tower, a Safety Code 6 analysis is completed when equipment is added and there is a nearby community. This is out of an abundance of caution as emissions from towers are normally insignificant by the time they reach ground level.

A: No, readings are not made public. Licenced carriers must operate within Health Canada's strict regulations. Field audits are periodically carried out by the Federal government to ensure compliance.

Q: What frequencies will be emitted now and in the future?

A: Rogers can only use the frequencies it has licenced. For this location, Rogers would offer similar services to the existing tower – 750-650 Mhz; 1900/2100/2600 Mhz. Rogers may add or remove additional frequencies depending on if we acquire new licences.

Q: Are there other devices that could potentially be installed on this tower?

A: Yes, there may be other devices that might be installed on the tower. These might included emergency responder services, community radio, weathering monitoring systems.

Q: What are the emergency protocols if the level of emissions are above Safety Code 6 levels?

A: The propagation of radio emissions are primarily a concern when directly in front of the emitting antennas. Radio emissions fall exponentially with distance which means there is no risk to the public in the unlikely event of emissions exceeding SC6 at ground level. In the unlikely event that RF emissions from the tower were to exceed Safety Code 6 at any time, Rogers would be obligated to reduce the equipment and output such that the emissions were well within the safe limits.

Q: Are there any insurance policies in place in the event of any injuries that are linked to cell tower emissions?

A: No, I'm not aware of any insurance policies.

Regards, Rob

Rob Kemp
Kempar Projects
Agent for Rogers Communications
604-506-4788

Submission #3: Jason Hillis

From: kempaprojects@gmail.com
To: [Wendy Miller](#)
Subject: RE: Submission Received - CRD File LP000032/Rogers W5293 "Willis Point"
Date: Thursday, April 14, 2022 9:54:28 AM
Attachments: [image001.png](#)

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy,

Please find our response to the submission below:

Thank you for taking the time to provide feedback about the proposed rebuild of the Willis Point tower. Currently, the tower on the property is nearing its end of life utility. Rogers is seeking to replace the existing tower with a new structure that will continue to provide Wireless services to the Willis Point Community and surrounding area. We cannot relocate the tower further away because demand for services are within this locale and there are other installations in the Network to the South and West. Please find a response back to your other questions below:

Q: Will there be an attempt to camouflage the tower?

A: Yes, after consulting with the CRD, LL and feedback from other community members, Rogers will be painting the tower forest green. This shall help it blend into the trees of the area.

Q: How will this impact the safety of the Volunteer fire department, and their members regularly meet and train in this area?

A: There will be no impact to the safety of the fire department and those that train there from time to time. Wireless installations are located at universities, hospitals, and public buildings across Canada. The industry is closely regulated by the Ministry of Innovation, Science and Economic Development, as well as Health Canada. Carriers must stay within the safety limits in order to maintain their licence.

Q: What are the financial benefits to the community? The Chair of the Fire and Recreation Commission states this is a private matter.

A: No, we cannot comment on this aspect of any agreement with a property owner.

Q: Will the whole community get the opportunity to comment on this or only those invited to comment who are within the 500m?

A: Rogers is currently completing its public engagement by following the CRD's Wireless Antenna Policy. As per the policy, Rogers is notifying properties within 500m and also posting a notice in the newspaper. All community members are invited to provide their feedback on the proposal however we only formally notify within a 500m radius.

How does the proposed tower compare to the existing one? Height? Output? EM Levels?

A: The proposed tower will be 41 meters to the top of the lightning rod as compared to the existing tower of 36 meters. The new tower would be operating with a similar RF emission output as the existing one.

How will this effect property value in the area?

Applicant's Response #3: Jason Hillis

From: kempaprojects@gmail.com
To: [Wendy Miller](#)
Subject: RE: Submission Received - CRD File LP000032/Rogers W5293 "Willis Point"
Date: Thursday, April 14, 2022 9:54:28 AM
Attachments: [image001.png](#)

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Hi Wendy,

Please find our response to the submission below:

Thank you for taking the time to provide feedback about the proposed rebuild of the Willis Point tower. Currently, the tower on the property is nearing its end of life utility. Rogers is seeking to replace the existing tower with a new structure that will continue to provide Wireless services to the Willis Point Community and surrounding area. We cannot relocate the tower further away because demand for services are within this locale and there are other installations in the Network to the South and West. Please find a response back to your other questions below:

Q: Will there be an attempt to camouflage the tower?

A: Yes, after consulting with the CRD, LL and feedback from other community members, Rogers will be painting the tower forest green. This shall help it blend into the trees of the area.

Q: How will this impact the safety of the Volunteer fire department, and their members regularly meet and train in this area?

A: There will be no impact to the safety of the fire department and those that train there from time to time. Wireless installations are located at universities, hospitals, and public buildings across Canada. The industry is closely regulated by the Ministry of Innovation, Science and Economic Development, as well as Health Canada. Carriers must stay within the safety limits in order to maintain their licence.

Q: What are the financial benefits to the community? The Chair of the Fire and Recreation Commission states this is a private matter.

A: No, we cannot comment on this aspect of any agreement with a property owner.

Q: Will the whole community get the opportunity to comment on this or only those invited to comment who are within the 500m?

A: Rogers is currently completing its public engagement by following the CRD's Wireless Antenna Policy. As per the policy, Rogers is notifying properties within 500m and also posting a notice in the newspaper. All community members are invited to provide their feedback on the proposal however we only formally notify within a 500m radius.

How does the proposed tower compare to the existing one? Height? Output? EM Levels?

A: The proposed tower will be 41 meters to the top of the lightning rod as compared to the existing tower of 36 meters. The new tower would be operating with a similar RF emission output as the existing one.

How will this effect property value in the area?

A: The proposed location is most suitable as it is adjacent to the existing tower that it will be replacing. Research has suggested there is no measurable impact on property values.

Regards, Rob

Rob Kemp
Kempar Projects
Agent for Rogers Communications
604-506-4788
kemparprojects@gmail.com



Submission #4: T.K. Ammann

From: [REDACTED]
To: jdf.info
Subject: Cell phone tower @ Willis Point
Date: Friday, April 08, 2022 8:33:27 AM

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Mr. Lawrance,
As a resident of Willis Point I'm strongly opposed to the 41m cell phone tower being proposed for installation at the community hall. My address is [REDACTED] below the proposed tower on the Brentwood Bay side. Please note my opposition.
Thank-you.
Ms. T. K. Ammann

Applicant's Response #4: T.K. Ammann

From: kemparprojects@gmail.com
To: Wendy.Miller
Subject: RE: Submission Received - CRD File LP000032/Rogers W5293 "Willis Point"
Date: Sunday, April 10, 2022 5:13:38 PM
Attachments: image003.png

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Hi Wendy, thank you for sending this submission. Kindly see our reply as follows:

"There is an existing 36 meter tower at this location that has reached its end of life and the new proposed tower of 41 meters is needed to replace it. The old tower will be removed upon installation of the new tower. The new tower will be painted forest green to blend in with the surrounding trees. The improved quality of wireless services from this location is necessary to meet the needs of customers, visitors to the area and residents relying on Rogers and Freedom Mobile networks."

Thank you, Rob

Rob Kemp
Kempar Projects
Agent for Rogers Communications
604-506-4788
kemparprojects@gmail.com



Submission #5: Midori Hillis

From: [REDACTED]
To: jdf.info
Subject: Re: Willis Point Cell Tower
Date: Friday, April 08, 2022 8:41:13 AM

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On Fri, Apr 8, 2022 at 8:36 AM Midori Hillis [REDACTED] wrote:

Hello CRD,

I agree with my husband, there has been no community consultation and there should be some before anything proceeds. Living within the 500 meter zone of the tower, I too am opposed.

Sincerely,

Midori Hillis
[REDACTED]

Applicant's Response #5: Midori Hillis

From: kemparprojects@gmail.com
To: [Wendy Miller](mailto:Wendy.Miller)
Subject: RE: Submission Received - CRD File LP000032/Rogers W5293 "Willis Point"
Date: Sunday, April 10, 2022 5:20:16 PM
Attachments: jmaqe002.png

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Thanks Wendy, further to your note below:

"Please be assured that Rogers is following the CRD's Juan de Fuca Radiocommunication and Broadcasting Antenna Systems Application Policy including full public consultation as required in the CRD's Policy. We will continue to work with CRD throughout the entirety of the process as required. Thank you."

Regards, Rob

Rob Kemp
Kempar Projects
Agent for Rogers Communications
604-506-4788
kemparprojects@gmail.com



Submission #6: Dave Connor and Ida von Schuckmann

From: [REDACTED]
To: [idf info](#)
Subject: Response for the proposed 41 m RADIOCOMMUNICATIONS FACILITY
Date: Friday, April 08, 2022 8:55:20 AM

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Response for the proposed 41 m RADIOCOMMUNICATIONS FACILITY
Lot A, Section 23, Highland District, Plan VIP83970- 6933 Willis Point Road

To Whom It May Concern,
Thank you for the notification to respond to the application by Rogers.

While we appreciate the benefits to the Willis Point Community in terms of income, we still have some concerns. They are as follows:

1. The height seems much higher than the current tower. What are the benefits to making it so high? Is the height strictly for communications reasons or also to gain distance from ground level with the wave emissions..
2. We are wondering what monitoring there will be for potential health risks to surrounding residents and particularly because it is so close to a children's playground.
3. As residents living close to the tower, will we be notified of changes to antenna emission strengths and locations. Also, if antenna are added.

Thank you,
Ida von Schuckmann
Dave Connor

[REDACTED]

Applicant's Response #6: Dave Connor and Ida von Schuckmann

From: kemparprojects@gmail.com
To: [Wendy Miller](#)
Subject: RE: Submission Received - CRD File LP000032/Rogers W5293 "Willis Point"
Date: Sunday, April 10, 2022 5:40:34 PM
Attachments: [image001.png](#)

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy, the submission below is acknowledged and kindly see our reply as follows:

"Please see Rogers reply to your concerns below:

1. The existing tower is 36 meters high and after many years it has reached its end of useful life. The new tower is just 5 meters taller at a total of 41 meters and it will safely accommodate two carriers (Rogers and Freedom Mobile) and local Fire Department radios as well. The increase in height is necessary to ensure that the quality of services for customers in the area is provided. Also, this will not require any tree removal or cutting of mature trees in the immediate area surrounding the tower.
2. The new tower and antennas and mounts will be painted forest green to blend in with the surrounding trees. The carriers must follow the strictest of safety guidelines (Safety Code 6) written by Health Canada and this ensures a safe environment around the tower."
3. There is no requirement for the carriers to notify residents of antenna changes."

Thank you, Rob

Rob Kemp
Kempar Projects
Agent for Rogers Communications
604-506-4788
kemparprojects@gmail.com

