



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, May 17, 2022 at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

---

**PRESENT:** Director Mike Hicks (Chair), Stan Jensen (EP), Vern McConnell,  
Roy McIntyre (EP), Ron Ramsay, Dale Risvold (EP), Sandy Sinclair  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services (EP);  
Wendy Miller, Recorder  
**PUBLIC:** 2 in-person; 1 EP

EP – Electronic Participation

The meeting was called to order at 7:00 pm.

The Chair provided a Territorial Acknowledgment.

**1. Approval of the Agenda**

**MOVED** by Vern McConnell, **SECONDED** by Sandy Sinclair that the agenda be approved. **CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Vern McConnell, **SECONDED** by Sandy Sinclair that the supplementary agenda be approved. **CARRIED**

**3. Adoption of Minutes from the Meeting of April 19, 2022**

**MOVED** by Ron Ramsay, **SECONDED** by Vern McConnell that the minutes from the meeting of April 19, 2022, be adopted. **CARRIED**

**4. Chair's Report**

No report.

**5. Planner's Report**

Iain Lawrence reported that Darren Lucas will be starting on May 30, 2022, filling the Planner position that has been vacant since January.

**6. Radiocommunication and Broadcasting Antenna Systems Application**

**a) LP000032 – Lot A, Section 23, Highland District, Plan VIP83970 (6933 Willis Point Road)**

Iain Lawrence spoke to the staff report for an application for a 41 m telecommunications antenna system at 6933 Willis Point Road for the purpose of replacing an existing tower and improving telecommunication services.

Iain Lawrence highlighted the subject property, site plan, tower elevation and air photo showing the current tower location and the proposed tower location. It was advised that the proposed tower is 5 m taller than the current tower and that the Willis Point Fire and Recreation Commission (WPFRC) is in support of the application and that the Willis Point Community Association (WPCA) has been provided updates by the WPFRC regarding the intent to replace the tower.

Iain Lawrence outlined the consultation process prescribed by the Juan de Fuca Radiocommunication and Broadcasting Antenna Systems Application Policy and advised that the concerns related to EMF health risks fall under Health Canada's jurisdiction and are beyond the scope of local government public consultation.

The Chair confirmed that the applicant representatives were present.

Rob Kemp and Sam Sugita, representatives for Rogers, responded to questions from the LUC advising that:

- the current tower is nearing the end of its service life
- the current location is considered the most optimal location for providing services to the community
- the tower will accommodate two cellular service carriers, Rogers and Freedom Mobile
- a taller tower will provide more dispersed coverage
- carriers are mandated to operate in accordance with Health Canada's Safety Code 6
- the conduit has been rerouted to avoid a newly paved area and buried infrastructure
- the tower will be 5G capable
- the federal government encourages carriers to seek local government participation and public input
- feedback from the local government and the public is reported back to Industry Canada

Jason Hillis, Willis Point:

- has been working with the WPCA to make improvements to the playground and tennis court located on the subject site and is pursuing grant funding for a gazebo
- is not aware of another community welcoming a tower so close to community facilities
- not all community members are aware of the tower application
- the community expectation for public consultation established prior to COVID-19 has not been met
- requests a public meeting in Willis Point to allow broader community consideration of the application

Iain Lawrence responded to a question from the Chair regarding consultation advising that:

- an earlier request for a meeting in Willis Point initiated a dialogue with the WPFRC
- through that earlier dialogue the WPFRC relayed that it has provided the WPCA with regular briefings at its general meetings
- consultation was done in accordance with the CRD Board approved policy which included two mail notices and the posting of a notice in the Peninsula News
- six submissions from the public were received during the initial consultation period and an additional submission is included in the supplementary agenda
- prior to approval of the policy, carriers followed Industry Canada's default consultation process
- applications from Freedom Mobile and Rogers for towers from Otter Point to Port Renfrew have been considered prior to this application in accordance to the policy
- the policy provides an evaluation criteria for consideration by the LUC and the CRD Board when reviewing antenna systems

Brent Kornelson, WPFRC

- the WPFRC was approached by Freedom Mobile five years ago
- the WPFRC has been more recently approached by Rogers
- the minute records for the WPFRC reflect the intention to replace the existing tower
- the intention has been communicated to the WPCA and through a local publication, The Pointer

Daniel Kenway, WPCA

- notices as described by staff have been received
- has attended WPFRC meetings occasionally as an invited guest and was aware of the intention to replace the tower
- some community members have expressed concern regarding the replacement tower
- in past, a public meeting at the community hall would be considered
- the WPCA has not taken a position of support or non-support for the application and, as such, has not pursued a public information meeting, but such a meeting would be welcomed

**MOVED** by Vern McConnell, **SECONDED** by Stan Jensen that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

That a statement of concurrence be provided to Rogers Communications for the proposed 41 m radio communication and broadcasting antenna system on Lot A, Section 23, Highland District, Plan VIP83970 (LP000032).

Opposed: Ron Ramsay  
**CARRIED**

A LUC member stated that further comment on the application could be directed to the CRD Board.

## **7. Adjournment**

The meeting adjourned at 7:27 pm.

---

Chair