

## COMMENT SHEET

### PROPOSED TELECOMMUNICATIONS TOWER / 5605 Central Road.

#### Are you a telecommunications user?

Yes.

#### Do you feel this is an appropriate location for the tower?

HICEEC is not familiar enough with the specificity of zoning and setbacks in relation to this tower and Industry Canada guidelines. However we understand that the site is zoned for Public Utility. Alternate crown land less close to residences and business would be much preferable if that option was available (e.g., fire hall site).

#### Are you satisfied with the appearance of the facility?

Towers are not very pretty. In urban context they tend to blend more with the surrounding scapes. This tower would stick out, especially if the neighbours to the South-east were ever to cut down their mature trees near the tower. If the project was approved this should be addressed through the negotiation of covenants with neighbours, etc...

#### Additional comments

HICEEC is the local Hornby Island Community Economic Enhancement Corporation, and we are under contract with such organizations as the Comox Valley Regional District, Destination BC, and occasionally other funders (such as the Island Coastal Economic Trust) to deliver broad-based programs and initiatives in support of island livelihoods. Based on an Economic Action Plan (EAP) completed in 2015, our range of activities include work on affordable housing, transportation, shoulder season development, business support, green initiatives, and a few others. Our mandate is to ensure that Hornby has a healthy and functioning economy, balanced with social and environmental well-being.

In the EAP statistics show that approximately 71% of respondents want the population to grow, and the economy, too. The Steering Group playfully named one of the scenarios discussing the concern about the aging population, and the attraction of younger people, as "There's a Buzz". <http://www.hiceec.org/hornby-statistics.html> [Click to Download Steering Group Analysis and Recommendations](#)

In this section, quote: *"There's a buzz" also requires better promoting Hornby's competitive advantages as a place to live. Young people in British Columbia are being heavily courted by all communities, and winning towns either have high-paying jobs available, or affordable conditions. While Hornby may pride itself on its exceptional quality of life, it likely will not be enough to "wait" for young people to move to the island – at least if people want to see observable change in the next few years. Similarly, if Hornby wants to continue to attract more "active retirees" or semi-retired professionals that can bring their job with them, the community will also need to tell its story and assuage fears that the Gulf Islands are increasingly becoming inconvenient (re: BC Ferries) and demographically monolithic."*

The proposed TELUS tower is being viewed by our organisation on a long-term continuum, and in relation to the island's evolving options and needs. Generally, HICEEC is receptive to basic utility infrastructure investment because they are typically hard to come by on small islands, and yet are critical to many livelihoods and other people who rely on them. In 2016, as part of a broader program to attract young families to Hornby, our organization probed the possibilities to improve landline internet and cellular coverage on the island, but found limited traction due to cost. Then we learned about this tower proposal, which primarily role is to serve as a backup for basic "wireline" phone service and internet, but could also be extended to provide cellular coverage to the island's central area, at a significantly lower cost than an estimated four standalone cell sites that could provide similar coverage in the future.

HICEEC recognizes this proposal has been very divisive in the community. To many, the tower may represent a cultural shift and further gentrification and modernization of the island. These are serious and material concerns that our

organization recognizes. To others, it is simply about maintaining and improving basic telecommunication services, and could lead to more young people seeing Hornby Island as a more viable/desirable place to live (95% of millennials have cell phones, and businesses and organization on Hornby rely on phone and internet to maintain their livelihoods). The breakdown of opinions is hard to gauge. Galiano recently completed a survey in 2016/2017 which indicated that over 90% of residents want expanded cellular and internet service – and this after having rejected a tower in 2015. The issue is complex.

Hence, we offer our assistance to the community and the Island Trust if there is further information we can help supply or research either now or after the process. In the mean time, we present the following assessment table to help consider the pros and cons of the proposal to our Trustees and fellow islanders.

	Concur with Tower	Concur with Tower and ask for Cellular capacity	Not Concur with Tower and no further action	Not Concur with Tower and pursue a Telecom Strategy
<b>Economic benefits</b>	<ul style="list-style-type: none"> <li>- Hornby enhances reliability of phone and internet service, and helps the island keep up with general telecommunication services found elsewhere.</li> <li>- Those who rely on internet and phone feel that their service is more secure (residents and business)</li> <li>- Possible increase of overall Hornby property values based on reliable internet and phone service</li> <li>- New \$1 million investment in island telecom infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>- Hornby enhances reliability of phone and internet service, and helps the island keep up with general telecommunication services found elsewhere.</li> <li>- Those who rely on internet and phone feel more secure (residents and business)</li> <li>- Cell service added for the central area to enhance existing service to the periphery of the island.</li> <li>- Possible increase of overall Hornby property values based on reliable internet, phone, and cell service</li> <li>- New \$1 million investment in island telecom infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>- Overall no immediate further benefits to our economy.</li> <li>- Possible promotion of Hornby as a Low EMF area, but research would need to be done to assess both the reality of that claim and demand.</li> </ul>	<ul style="list-style-type: none"> <li>- Overall no immediate further benefits to our economy, but maintenance of “low EMF” status could prove valuable.</li> <li>- Supports guiding principle: sustain current island culture haven, etc...</li> <li>- Possible promotion of Hornby as a Low EMF area, but research would need to be done to assess both reality and demand</li> <li>- Would ensure that Hornby has a more deliberate sense of how it wants telecommunications to evolve over time</li> </ul>
<b>Economic risks</b>	<ul style="list-style-type: none"> <li>- Segment of population that perceive any telecom development to have EMF concerns may cease to see Hornby as a desirable place to live or visit</li> <li>- Possible decrease in interest for buying adjacent properties for some buyers</li> </ul>	<ul style="list-style-type: none"> <li>- Segment of population that perceive any telecom development to have EMF concerns may cease to see Hornby as a desirable place to live or visit</li> <li>- Possible decrease in interest for buying adjacent properties for some buyers</li> </ul>	<ul style="list-style-type: none"> <li>- a major breakdown could lead to serious economic impacts,</li> <li>- The length and timing of a possible outage is not determinable, making an assessment of the magnitude of the impact difficult to assess</li> <li>- Telecom companies may be reluctant to pursue future investments on Hornby based on community non-receptivity</li> <li>- Lose out on \$1million investment in telecom..</li> </ul>	<ul style="list-style-type: none"> <li>- Short term: As with Telus identified, a major breakdown could lead to serious economic impact, both direct and perceptible.</li> <li>- In the long term, difficulty securing telecom infrastructure investment dollars should that be the outcome of a review.</li> <li>- Possibly lose out on \$1million investment in telecom..</li> <li>- Delay in implementation of any infrastructure</li> </ul>
<b>Social risks</b>	<ul style="list-style-type: none"> <li>- Possible lasting resentment against people and institutions from Low EMF seekers</li> <li>- Possible loss of some community members</li> </ul>	<ul style="list-style-type: none"> <li>- Possible lasting resentment against people and institutions from Low EMF seekers</li> <li>- Possible loss of some community members</li> </ul>	<ul style="list-style-type: none"> <li>- People who want to see telecom infrastructure improvements on the island may not to see Hornby as a desirable place to live or visit...possible loss of community members.</li> </ul>	<ul style="list-style-type: none"> <li>- Residents who want to see infrastructure improvements on the island, particularly remote and tech workers, may cease to see Hornby as a desirable place to live or visit...possible loss of some community members.</li> </ul>

			- Continued disruption in emergency services and response	- Continued disruption in emergency services and response
	- <b>Concur with Tower</b>	- <b>Concur with Tower and ask for Cellular capacity</b>	- <b>Not Concur with Tower and no further action</b>	- <b>Not Concur with Tower and pursue a Telecom Strategy</b>
<b>Social benefits</b>	<ul style="list-style-type: none"> <li>- Safety net for our basic communication services</li> <li>- Enhanced reliability for emergency services (commerce, 911, entertainment)</li> <li>- Technology reliant and savvy people see Hornby as a desirable place to live</li> </ul>	<ul style="list-style-type: none"> <li>- Expanded telecom services</li> <li>- Safety net for our basic communication services</li> <li>- Assured access...Remote healthcare support for emergency services and seniors</li> <li>- Technology reliant and savvy people see Hornby as a desirable place to live.</li> <li>- Improved first responder support in central area</li> </ul>	- Low EMF seekers are happy with the decision, as Hornby is seen to remain a place where people can “unplug” from technology.	<ul style="list-style-type: none"> <li>- In the short term, low EMF seekers are happy with the decision, as Hornby is seen to remain a place where people can “unplug” from technology</li> <li>- Clarify what the whole population thinks is desirable and appropriate.</li> </ul>
<b>Environmental risks</b>	<ul style="list-style-type: none"> <li>- Ground level readings of the microwave energy will not be measurable. Levels of microwave energy directly in the beam within 100 m of the tower and at 45m above ground level would still be less than 1/100<sup>th</sup> the acceptable exposure limits under Health Canada’s Safety Code 6</li> </ul>	<ul style="list-style-type: none"> <li>- Ground level readings of the microwave energy will not be measurable. Levels of microwave energy directly in the beam within 100 m of the tower and at 45m above ground level would still be less than 1/100<sup>th</sup> the acceptable exposure limits under Health Canada’s Safety Code 6</li> <li>- Possible EMF impacts of cell coverage – (HICEEC has not researched this aspect)</li> </ul>	- No negative risks	<ul style="list-style-type: none"> <li>- No immediate risks</li> <li>- If decisions are made to expand telecom infrastructure, there is still no certainty regarding EMF safety issues</li> <li>-</li> </ul>
<b>Environmental benefits</b>	- No environmental benefits.	- No environmental benefits.	Possible avoidance of impact on living beings and the environment (Birds, etc..)	Uncertain depending on the final course