

## JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **January 17, 2023, at 7:00 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

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### SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda items:
  - a) Agenda Item 8 a) LP000034 - Lot 2, District Lots 143 and 200, and Section 154, Sooke District, Plan 42290 (6246 Gordon Road)
    - Brian Reader, East Sooke
    - Dana Livingstone x2, East Sooke
    - Armin and Petra Sielopp, East Sooke
    - Jim Maxwell, East Sooke
    - Charlotte Senay, East Sooke
    - Nancy Hewitt, East Sooke
    - Linda Morken, East Sooke
    - Naomi Rebelo, East Sooke
    - Lisa Schlosser, East Sooke
    - Trudie Forbes, East Sooke
    - Nazim Acar, Karena Dachsel, Kerem Dachsel-Acar & Marco Gregori, East Sooke
    - Shandelle Conrad, East Sooke
    - Karen Weiss, East Sooke
    - Krista Kielbusiewicz, East Sooke
    - Zig Reders, East Sooke
    - Ron King – Petition, East Sooke
    - Eric Hughes, East Sooke
    - Katherine Beckett, East Sooke
    - Keldi Forbes, East Sooke
    - Pedro Arbour
    - Natalia Day, East Sooke
    - Steve Gibbs, East Sooke
    - Linda Minaker, East Sooke
    - Sean Minaker, East Sooke
  - b) Agenda Item 10 a) RZ000280 - Lot A Section 74 Renfrew District Plan VIP71883 (11237 West Coast Road) and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW
    - Brenda Mark, Shirley
    - Gerard LeBlanc, Shirley

**From:** Brian Reader  
**To:** jdf.info  
**Subject:** 49 M Radiocommunications Facility  
**Date:** Friday, October 14, 2022 10:27:46 AM

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

Hi, I am opposed to the proposed radio communications facility for Lot 2, District Lots 143 and 200, Sooke District, Plan 42290 (6246 Gordon Road). I am not in support of this experimental facility in a residential neighborhood due to additional EM radiation. I am not in favour of more infrastructure near East Sooke Regional Park. This does not seem to be serving a community need.

Regards,

Brian Reader  


**From:** [Dana Livingstone](#)  
**To:** [Wendy Miller](#)  
**Subject:** opposed to research tower  
**Date:** Saturday, October 15, 2022 9:16:32 AM

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

Hello Wendy

I was at vets all day yesterday so please submit my request to not allow the proposed research cell tower to be installed in East Sooke on Coppermine near Anderson Cove Regional Park It is way to close to the neighborhood of residents there

Thank you kindly  
Dana Livingstone  
East Sooke

**From:** [Dana Livingstone](#)  
**To:** [jdf.info](#)  
**Subject:** Against experimental RF tower proposed for East Sooke  
**Date:** Saturday, January 14, 2023 10:02:03 AM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

RF Tower Experimental... CRD Juan De Fuca  
East Sooke

I am writing this letter to express my deep concern for allowing this experimental radio tower to be put up in our backyards. This tower will expose us and wildlife to RF's that are 10 times higher than the allowed amount in the US and definitely other countries as well. It will be harmful to wildlife such as bees and birds and all living things.

Marcus from C4ST has written to Iain Lawrance and our Area Director to inform them of his knowledge and training in this area and has made it clear that this is absolutely not acceptable in neighbourhoods and wilderness regional parkland. Why has his letter not been submitted ?

I am opposed to one property owner thinking they can be offered money to radiate a neighbourhood with non thermal radiation which is something CRD staff should educate themselves on. If CRD staff members are not aware of this they should consult with such groups who are and listen to the evidence of the health impacts on humans and wildlife these towers cause. The fact that it is experimental and never tested outside of a lab should be reason enough to say no.

If people are not given the information to learn about the health impacts from these towers then it is the responsibility of CRD members to educate themselves and then the public they serve.

Many people move here to escape these harmful frequencies. More and more people are being diagnosed with EHS. We need to remember that this community is part of a wilderness park network and the wildlife are also at risk and have no glue to stay away from this thing.

I would greatly appreciate this being turned down and note that people on property near homes and parks should never be the sole decision maker on agreeing to erect a RF tower for money... let alone a experimental one

Dana Livingstone / Wildlife Advocates Collective



**From:** Armin Sielopp  
**To:** idf info  
**Subject:** East Sooke cell tower file LP000034  
**Date:** Wednesday, January 04, 2023 7:39:36 PM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Proposed 49 meter Cell tower , 6246 Gordon Road.

We are opposed to this application.

Respectfully. Armin & Petra Sielopp

**From:** [REDACTED]  
**To:** [idf.info](mailto:idf.info)  
**Subject:** Contact Us - Submission  
**Date:** Friday, January 06, 2023 8:28:29 AM

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The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**

Jim

**Your Email Address:**

[REDACTED]

**Message:**

Regarding the proposed communication tower on Valentine Mountain, I have concerns about the community receiving compensation for the inconvenience of construction and operation of said tower.

Increased traffic during construction will damage existing roads (Coppermine) and noise/dust/traffic etc. will negatively impact surrounding residents and East Sooke Park users.

The community should be seeking substantial compensation in return for any project as part of the approval process.

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Submitted at:1/6/2023 8:28:29 AM  
Submitted via:<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>  
User Agent:Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X)  
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1  
User Host Address:104.142.115.168

**From:** [Charlotte Senay](#)  
**To:** [jdf.info](#)  
**Subject:** Cell Tower in East Sooke  
**Date:** Thursday, January 12, 2023 3:23:49 PM

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

To Whom it may concern,

The first question that comes to my mind is have there been any studies on the impact this cell tower might have on wild animals with their high hearing sensitivity ?

( I remember when Brian Mulroney allowed the testing of low flying jets in Labrador , and our neighbour , Dr Fred Roots in East Sooke , then studied the impact and found it severely impacted the caribou. ) - it is right next to a huge wilderness park , and one of the denser population area in East Sooke, if I am reading this correctly.

I kind of imagine that many people move out to our rural areas to steer clear of just this sort of proposal. ... and not to be Guinea pigs to experimental technology.

The fact that the wattage is 10 times higher than USA TCC requirements is worrisome.

I am trying to find a benefit to our residents or wildlife, reason to say yes .

Do we have a choice / a say ?

All the best,  
Charlotte Senay  
East Sooke

Sent from my iPad

**From:** Nancy Jane Hewitt  
**To:** jdf info  
**Subject:** Radio Tower proposal  
**Date:** Friday, January 13, 2023 1:30:14 PM

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

To whom It May Concern,

i own property that borders East Sooke Park at the Coppermine entrance.

It is of utmost importance to me that East Sooke Park, and particularly East Sooke Park at Coppermine, be protected from experiments of this nature.

This sort of industrialization is an inappropriate land use.

The park is so valuable in its present pristine condition.

For instance, during the Covid lockdown, this Coppermine entrance saw a dramatic increase in trail users.

Frequently, there would be 20 to 30 cars parked near the trailhead.

Please deny permission to this experimental radio tower in the vicinity of East Sooke Park

This decision affects me personally.

It has a direct negative impact on both the monetary as well as non monetary value of my property and my neighbourhood.

NJ Hewitt



**From:** [REDACTED]  
**To:** [jdf info](#)  
**Subject:** Contact Us - Submission  
**Date:** Friday, January 13, 2023 6:26:02 PM

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The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>'. Neither the name nor the e-mail address can be confirmed as accurate.

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**Your Name:**  
Linda Morken

**Your Email Address:**  
[REDACTED]

**Message:**

As a resident of East Sooke I object strongly to the proposed Experimental Radio Tower being placed in my community. The negative effects of radio waves and EMF are already well documented. It is irresponsible to place this tower in a residential community that is home to precious natural habitat. No.

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Submitted at:1/13/2023 6:26:00 PM  
Submitted via:<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>  
User Agent:Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:108.0) Gecko/20100101  
Firefox/108.0  
User Host Address:24.108.197.182

**From:** [REDACTED]  
**To:** jdf.info; [REDACTED]  
**Subject:** Opposed to the tower being proposed in East Sooke  
**Date:** Saturday, January 14, 2023 2:28:56 PM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I am opposed to this radiocommunications tower being built close to a wildlife park and in a residential area. It is 1000w which is 10x the max level of a tower of that type that is permitted in the US in an urban setting. This has raised health concerns for the whole neighbourhood, and I have seen the tower referenced as "experimental".

I live at [REDACTED]

On Dec 12, 2022 I filled out the Contact Us form on the CRD site (<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>) stating my objection and I am disappointed to see my comments have not been included in the Juan De Fuca Land Use Committee meeting agenda for January 17, 2023.

The agenda states that only 9 submissions have been received (including other Contact Us submissions):

[https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/juandefucalandusecommittee/20230117/2023-01-17agenda.pdf?sfvrsn=c59e78ce\\_4](https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/juandefucalandusecommittee/20230117/2023-01-17agenda.pdf?sfvrsn=c59e78ce_4)

I have signed the petitions too and do not see my name listed on the agenda as signed the petition. Very disheartening. I will be in attendance on Jan 17, 2023 to voice my disapproval and opposition.

Please send me the virtual meeting room details.

Thank you, Naomi Rebelo

[REDACTED] East Sooke BC. [REDACTED]

**From:** [REDACTED]  
**To:** [jdf info](#)  
**Subject:** Contact Us - Submission  
**Date:** Saturday, January 14, 2023 6:24:41 PM

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The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Lisa Schlosser

**Your Email Address:**  
[REDACTED]

**Message:**  
CC: Community Planning Office,

As a resident of East Sooke within 500m of the proposed communications tower near Coppermine Road, I would like to state that I am strongly against this development.

Further information is required. In addition, a tower exploring "experimental technologies" is hugely inappropriate for a residential area.

Thank you,

Lisa Schlosser

[REDACTED]

[REDACTED]

[REDACTED]

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Submitted at:1/14/2023 6:24:41 PM  
Submitted via:<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>  
User Agent:Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X)  
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1  
User Host Address:75.157.133.199

**From:** [REDACTED]  
**To:** [jdf.info](#)  
**Subject:** Contact Us - Submission  
**Date:** Saturday, January 14, 2023 6:43:38 PM

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The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>'. Neither the name nor the e-mail address can be confirmed as accurate.

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**Your Name:**  
Trudie Forbes

**Your Email Address:**  
[REDACTED]

**Message:**

I am writing to comment on agenda #8 of the 17 January 2023 meeting. I am not in favour of the experimental tower being constructed near an ecosystem of such significant importance - The East Sooke Park . We in the area must do all that we can to preserve this area .

It is significant not only to the people of the immediate area ,nor the CRD, but to visitors from the province, Canada and internationally. How can we criticize the loss of rain forest in the Amazon if we don't protect our own west coast rain forest?

I question what environmental impact data has been collected with respect to species at risk such as bats, migratory birds and marine mammals - all of whom use acoustic signals for migration, feeding and breeding.

There are many areas in the westshore that have been clear cut, rebuilt and are more suitable to the location of this structure. (The Gillespie interchange area for example.)

Whether you receive few or many submissions , pro or con, to this proposal now, there will be many who question 'why was that erected here?' if it is built.

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Submitted at:1/14/2023 6:43:37 PM  
Submitted via:<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>  
User Agent:Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_15\_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Safari/537.36  
User Host Address:24.108.198.154

**From:** [Nazım Acar](#)  
**To:** [jdf.info](#)  
**Cc:** [Karena Dachsel](#)  
**Subject:** Tower  
**Date:** Sunday, January 15, 2023 8:34:14 AM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello, we are the residents at the address [REDACTED]. We live within the 500 m of the proposed tower in East Sooke.

Given that:

the tower is to experiment with no contributions to the community,  
the extent of the consequences on life not known,  
the immediate effects on the nature, such as the widening of the road, cutting down trees, the driving of the wild life out of the area, the altering of the geography of the place known,  
the existence of enough already razed and de forested areas,

we hope as a community and the administration can serve to make the place more beautiful \*

We wish you and the team good health and well being.

Nazim Acar, Karena Dachsel, Kerem Dachsel-Acar, Marco Gregori

Nazım Açar  
[REDACTED]  
East Sooke  
[REDACTED]

\*rather than contribute to making it a candidate for a post apocalyptic theme park with the metal junk!

## East Sooke -COMMUNITY ACTION COMMITTEE ie Citizens of East Sooke

Subject Date: Jan 17<sup>th</sup>, 2023 meeting / assembly

Regarding: Communications Tower Proposal,

[https://www.crd.bc.ca/about/document-](https://www.crd.bc.ca/about/document-library/documents/committeedocuments/juandefucalandusecommittee/20230117)

[library/documents/committeedocuments/juandefucalandusecommittee/20230117](https://www.crd.bc.ca/about/document-library/documents/committeedocuments/juandefucalandusecommittee/20230117)

Address: East Sooke, British Columbia

CANADA

Legislation: East Sooke Official Community Plan(s),

District: Juan de Fuca Electoral

Discussion: 'What Fiduciary

responsibility does the Capital Regional District - Wikipedia

have to protect the land & water which is delegated, or presumed delegated as settlement land in the OCP East Sooke Region?'

Good Evening Members of East Sooke Community,

Below is a copy of the correspondence that I recently shared with another member of our concerned community. Rather than re write something, I do have permission to share this partial discussion of my thoughts only.

Dear friend,

'After giving this more thought... Here is my angle.'

The OCP - Nowhere in the official community plan does it allow the positioning of an industrial complex on a settlement area of the East Sooke Community.

The property in question is one of the last available parcels that has the potential of piped water, for settlement.

This is a precious resource for the community and planning.

East Sooke is in a fragile state.

Because of the disgraceful battle over Silverspray, the East Sooke community has already lost one of its biggest resources to destructive, haphazard and irresponsible over development. Not to mention tax dollars that are supposed to benefit our region, now in the hands of Sooke Municipality. East Sooke exchanged this for ACCESS TO WATER via a pipe through the Sooke Basin.

The Community at large, has been silenced over time, by this canyon of opposition and division. It has prevented any genuine conversations about the health of our citizens, our well-being as neighbors and custodians of our remaining reservoirs of natural habitat.

The responsibility of the JDF, LUC, CRD and the laws that govern, require them to speak on the behalf of the community and protect its resources (access to water for our future homes) according to the OCP.

The installation of a new tower is against the legislation that gives power to the OCP.  
The existing towers should be removed on the corporations bill.

The community has settlement plans and stake holders who are prepared to invest in the responsible planning of what little settlement land we have left. This includes the entirety of the settlement plan.

The EMF health risks aside, the purpose of the tower matters not, it is not in the best interest of the region to allow this type of structure on that land."

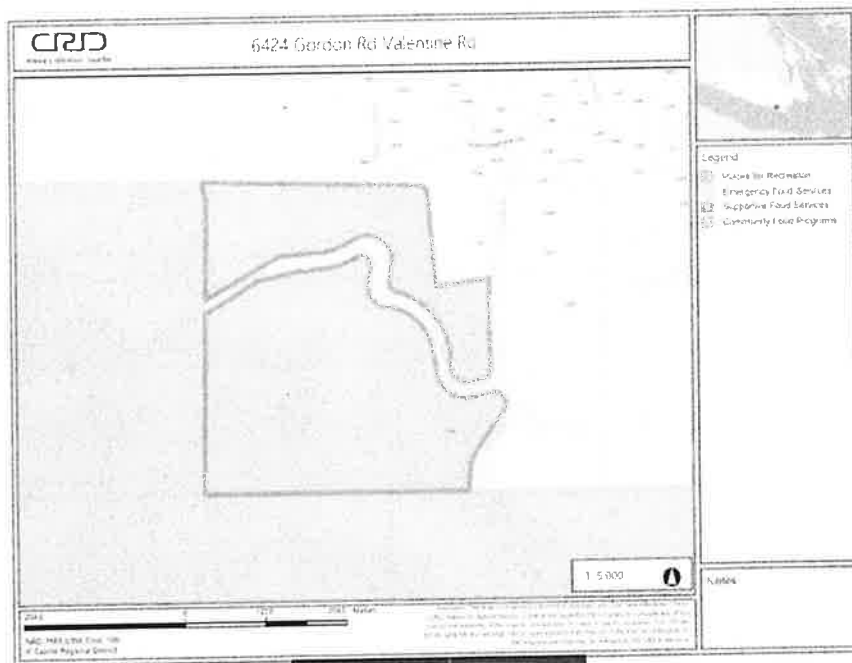
Sincerely,

*Shandelle Conrad*

*East Sooke, BC*

*District of Juan de Fuca*

*Jan 18, 2023*



**From:** [REDACTED]  
**To:** jdf.info  
**Subject:** Contact Us - Submission  
**Date:** Sunday, January 15, 2023 10:32:37 AM

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The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Karen Weiss

**Your Email Address:**  
[REDACTED]

**Message:**

I am writing to express my opposition to the proposed 49 meter "Experimental Radio Tower" in East Sooke on Gordon Road.

Our family specifically moved to East Sooke ten years ago (from Cadboro Bay near UVic) to get as far away as possible from RF communication towers. Our son has a serious sleep disorder which is exacerbated by RF signals.

I am aware of half a dozen other families who moved to East Sooke for this same reason, to enjoy a low-RF neighbourhood.

Many studies have found long-term and serious biological effects in residents living within 400m of these types of communication towers (of lesser power), and it is totally irresponsible to use East Sooke residents as guinea pigs in the name of testing and research.

Please encourage this company to erect their experimental tower as far away from any residential neighbourhoods as possible.

Thank you,

Karen Weiss

[REDACTED]

East Sooke

[REDACTED]

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Submitted at:1/15/2023 10:32:37 AM  
Submitted via:<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>  
User Agent:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/109.0.0.0 Safari/537.36  
User Host Address:24.108.209.81

**From:** [Krista Steele](#)  
**To:** [idf info](#)  
**Subject:** Experimental Radio tower... BIG NO [REDACTED]  
**Date:** Sunday, January 15, 2023 1:21:20 PM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I am writing this letter to completely oppose this experimental radio tower to be built in our backyard of East Sooke.

The term convenience will be our downfall is perfectly fitting .

This Radio tower is going to be 1000W which is 10x the maximum level of a tower of that type in the USA in any urban setting.

There has never been any studies as to whether or not this is safe. And I will tell you I won't be sticking around to be the test subjects. If this radio Tower is built I will be putting my house up for sale period. My health my husband and 17 month year old daughter's health is paramount , will not be lab rats.

Please if you could relay a message to the proposed business owners who are wanting to install this Experimental Radio tower in our backyard to maybe do a test run first in their million dollar mansion backyards, and after 20 years when they have adverse effects which will happen then we will know the truth.

This is insane to me that this is actually being suggested. No evidence if this is safe. And the fact that they say living within 500 meters is a safe distance is completely outdated Data.

Always money is King and health is secondary to people. A sad state of a world we live in

I hope to god that this Experimental Radio Tower does not happen because there are so many little children in this neighborhood that will later suffer , this I know 100%

Very Concerned and Furious Resident of East Sooke

Krista Kielbusiewicz  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** jdf info  
**Subject:** Regarding experimental radio tower proposed in close proximity to East Sooke Park  
**Date:** Sunday, January 15, 2023 5:38:32 PM

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

To Whom It May Concern,

I have resided at [REDACTED] in East Sooke since 2004.

I am opposed to the proposed radio tower being located in East Sooke and particularly near East Sooke Park.

I ask that this proposal be denied.

Sincerely,

Zig Reders

**From:** Ron King  
**To:** jdf.info  
**Subject:** Submission for File: LP000034  
**Date:** Sunday, January 15, 2023 6:28:26 PM  
**Attachments:** [Petition Signature List 01-15-22 230115 171356 230115 175242.pdf](#)

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello;

Please accept this updated community petition ("Say No to Proposed East Sooke 'Experimental' Radio Tower") started by some local neighbours in the Coppermine area of East Sooke. Please ensure availability at the scheduled Land Use Committee meeting for January 17, 2023. Thank you for your attention to this matter.  
Ron King

Attention: JDF Land Use Committee

This is the petitioner information from the petition "Say No to Proposed East Sooke 'Experimental' Radio Tower". Those undersigned wish to express their opposition to the application for Radiocommunication and Broadcasting Antenna System for 6246 Gordon Road.

The petition used an online platform (change.org) to collect names. This is a method used frequently to collect valid petitioner information. The website requires a petitioner to validate their electronic signature by entering a postal code and email address.

On January 12<sup>th</sup> when we saw that the agenda package said the petition "*does not provide information to determine if individuals reside or own property in the local community*" we began requesting addresses from everyone who signed.

As of now (12:00PM January 15) the list shows 221 petitioners against the tower. Of these 87 have provided us their address. We are waiting to hear back from the others to confirm.

Of these, a total of 77 East Sooke residents have confirmed their address to validate that they reside or own property in the local community and oppose this tower.

Additionally 12 people have confirmed their address to validate that they reside or own property in Sooke, or other parts of the CRD and oppose this tower.

The remaining signatures (82) show they have a postal code for East Sooke, Sooke or other parts of the CRD. We are waiting to hear back from them to confirmation their address.

Initially when we asked the CRD who could comment on this application, we were told it could be anyone that resides in the CRD.

As such, we believe that all the names should be considered in opposition if they are residents in East Sooke, Sooke or other parts of the CRD.

Number	Name	Location	Postal Code	Addressed Confirmed
1.	Ronald King	Sooke	V9Z 1B1	[REDACTED], East Sooke V9Z 1B1
2.	Shandelle Conrad	Sooke	V9Z	[REDACTED], East Sooke V9Z 0Z9
3.	Joshua Stewart	Sooke	V9Z 1B1	[REDACTED], East Sooke V9Z 1B1
4.	Brook Reed	Sooke	V9Z 0Z9	[REDACTED], East Sooke V9Z 0Z9
5.	Eric Hughes	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B2
6.	Oleksiy Dzyuba	North York	M3J	Confirmation of Address Pending
7.	Ali Samavati I	Calgary	T3A	Confirmation of Address Pending

8.	Judy Bruce	Wasaga Beach	L9Z 2B1	Confirmation of Address Pending
9.	Ellen Hurst	Sooke	V9Z 1B2	Confirmation of Address Pending
10.	Stefan Nowak	Sooke	V9Z 1B3	Confirmation of Address Pending
11.	Kerry Mewhort	Oliver	VoH 1T0	Confirmation of Address Pending
12.	Brynn Watson	Vancouver	V5R	Confirmation of Address Pending
13.	Michelle Milne	Sooke	V9Z	██████████, Sooke, V9Z 0Z2
14.	Elnaz jajouei moghadam	Vancouver	V5P	Confirmation of Address Pending
15.	Joan Hughes	Ottawa	K2M 2N6	Confirmation of Address Pending
16.	Nicci Simon	Sooke	V9Z	Confirmation of Address Pending
17.	Corey Phillips	Toronto	M6P	Confirmation of Address Pending
18.	John Palliser	Sooke	V9Z	██████████, East Sooke, V9Z 1A9
19.	Jessica Petley	Vancouver	V5K	Confirmation of Address Pending
20.	Alex Stringer	East Sooke	V9Z 1B1	██████████, East Sooke V9Z 1B1
21.	Rick Mcmurdo	Sooke	V9Z	Confirmation of Address Pending
22.	Wayne Skerritt	Ottawa	K2M2N6	Confirmation of Address Pending
23.	Jacqueline Klose	Michelstadt	64720	Confirmation of Address Pending
24.	Armaghan Keshmiri	North Vancouver	V6V 3z1	Confirmation of Address Pending
25.	Maryam Mahmoudi	Vancouver	V6	Confirmation of Address Pending
26.	Jennifer Bryce	East Sooke	V9Z 1B1	██████████, East Sooke V9Z 1B1
27.	Steven Grebanier	Victoria	V8r1g5	Confirmation of Address Pending
28.	Pamela Boulding	Prince George	V2M 2Z6	Confirmation of Address Pending
29.	Mailo Paukkunen	East Sooke	V0R 1A1	██████████, East Sooke, V9Z 1A1
30.	Doug Gradecki	Tatamagouche	B0K 1V0	Confirmation of Address Pending
31.	Katharine Allen	Sooke	V9Z	Confirmation of Address Pending
32.	Michelle Landry	Sooke	V9Z	Confirmation of Address Pending
33.	Dana Hughes	Victoria	V9A3M7	Confirmation of Address Pending
34.	Lynn Noel	Sooke	V9Z 0Z8	██████████, East Sooke V9Z 0Z8
35.	Julie Hughes	Sooke	V9Z	██████████, East Sooke V9Z 1B2
36.	Rebecca Clarke-Coates	Sooke	V9Z	Confirmation of Address Pending
37.	Manon Bolliger	Bowen Island	V0N 1G2	Confirmation of Address Pending

38.	Alison Charlton	East Sooke	V9Z 1A9	[REDACTED], East Sooke V9Z 1A9
39.	Cory Hobbs	Sooke	V9Z	Confirmation of Address Pending
40.	Reiner Meyer	Sooke	V9Z	Confirmation of Address Pending
41.	Peter Andrachuk	Sooke	V9Z	Confirmation of Address Pending
42.	D G	Victoria	v8v2p6	Confirmation of Address Pending
43.	Erica McMillen	Sooke	V9Z	Confirmation of Address Pending
44.	Terrie Wilcox	Victoria	V9B	Confirmation of Address Pending
45.	Ute Schnarr	East Sooke , B.C.	V9Z 1A2	[REDACTED], East Sooke V9Z 1A2
46.	Stefanie Russell	Sooke	V9Z	Confirmation of Address Pending
47.	Dana Livingstone	Sooke BC	V9Z 1B3	[REDACTED], East Sooke V9Z 1B3
48.	Genessa Henderson	Sooke	V9Z0Z7	Confirmation of Address Pending
49.	Jocelyne Thibeault	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B1
50.	Melanie Walton	East Sooke	V9Z 1A9	[REDACTED], East Sooke V9Z 1A9
51.	Luke Thonp	Vancouver	V6B	Confirmation of Address Pending
52.	Jenna Hobbs	Sooke	V9z1a9	Confirmation of Address Pending
53.	Barbara Quick	Magalia	95954	Confirmation of Address Pending
54.	Steve Pridgeon	East Sooke	V9Z 1A9	[REDACTED], East Sooke V9Z 1A9
55.	Nelson Karger	East Sooke	V9Z 1B1	[REDACTED], East Sooke V9Z 1B1
56.	Sarah Buchinski	Sooke	V9Z	[REDACTED], Sooke V9Z 0Z2
57.	Keldi Forbes	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B1
58.	Nkhia Furlow	Selma	36701	Confirmation of Address Pending
59.	haymanpt yimam	Las Vegas	89129	Confirmation of Address Pending
60.	Cameron Armstrong	Honolulu	96819	Confirmation of Address Pending
61.	Mercedes Arias	Brooklyn	11234	Confirmation of Address Pending
62.	Lenore Black	Markham	L3R	Confirmation of Address Pending
63.	Alexandra Collicott	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B2
64.	Wes Collicott	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B2
65.	Madison Grothen	Burnaby	V3N	Confirmation of Address Pending
66.	Marion Schubert	Victoria	V9B	Confirmation of Address Pending
67.	Richard Champ	Sooke	V9Z	[REDACTED], East Sooke V9Z 1A3

68.	Wendy Cooper	Sooke	V9Z	[REDACTED], East Sooke V9Z 1A3
69.	Chris Lewis	Sooke	V9Z	Confirmation of Address Pending
70.	Madison Frost	Sooke	V9Z	Confirmation of Address Pending
71.	Jesse Baker	Victoria	V9A	Confirmation of Address Pending
72.	Noah Morgan	Victoria	V9A	Confirmation of Address Pending
73.	Krissy Forward	Victoria	V9A	Confirmation of Address Pending
74.	Levi Clark	Saanichton	V6K	Confirmation of Address Pending
75.	Catherine Albertson	Metchosin	V9C 4H9	Confirmation of Address Pending
76.	Justin Rebelo	East Sooke	V9Z 1B1	[REDACTED], East Sooke V9Z 1B1
77.	T Forbes	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B1
78.	Elizabeth Summers	Sooke	V9Z	Confirmation of Address Pending
79.	Les Smith	East Sooke	V9Z 1B1	[REDACTED], East Sooke V9Z 1B1
80.	Krista Kielbusiewicz	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B2
81.	J. Hutchins	Sooke	V9Z	[REDACTED], East Sooke V9Z 1A6
82.	Bonnie Thynne	Sooke	V9Z	Confirmation of Address Pending
83.	Sandra Meyer	Sooke	V9Z	Confirmation of Address Pending
84.	Charlotte Senay	East Sooke	V9Z 1A6	6602 Tideview Road, East Sooke
85.	Kimberley McTaggart	East Sooke	V9Z 1A1	[REDACTED], East Sooke V9Z 1A1
86.	Aleana Repay	Sooke	V9Z	Confirmation of Address Pending
87.	Leslie Sharon	Victoria	V8W 1K2	Confirmation of Address Pending
88.	S White	Seattle	98160	Confirmation of Address Pending
89.	Amy Stringer	East Sooke	V9Z 1B1	[REDACTED], East Sooke V9Z 1B1
90.	Nico Mennie	Sooke	V9Z	Confirmation of Address Pending
91.	Brad Jones	Edmonton	T6W 1E7	Confirmation of Address Pending
92.	Terri Tan	Esquimalt	V9A	Confirmation of Address Pending
93.	Wendy Lang	Sooke	V9Z	Confirmation of Address Pending
94.	Jan Shand	East Sooke	V9Z 1A1	[REDACTED], East Sooke V9Z 1A1
95.	Emily Karger	East Sooke	V9Z 1B1	[REDACTED], East Sooke V9Z 1B1
96.	Cole Rhe	Vancouver	V5Z	Confirmation of Address Pending
97.	Sean Holland	East Sooke	V9C2M8	[REDACTED], East Sooke V9Z 1B1

98.	Ann Thornton	East Sooke	V9Z 1A6	[REDACTED], East Sooke V9Z 1A6
99.	Renee Umezuki	North Vancouver	V7K	Confirmation of Address Pending
100.	Karen McLeod	London	V7L	Confirmation of Address Pending
101.	Marta Kuzma	Sooke	V9Z	[REDACTED], East Sooke V9Z 0Z7
102.	Catherine Pedora	Nelson	V1L 2Z9	Confirmation of Address Pending
103.	Barb Gellatly	East Sooke	V9Z 1B2	[REDACTED], East Sooke V9Z 1B2
104.	Almut Tolkien	Sooke	V9Z0S4	Confirmation of Address Pending
105.	Laurel Wiebe	Sooke	V9z7e9	Confirmation of Address Pending
106.	robert waters	sooke	V9Z 0E4	Confirmation of Address Pending
107.	Courtney Lancaster	Victoria	V9B0P3	Confirmation of Address Pending
108.	steve gibbs	Sooke	V9Z	Confirmation of Address Pending
109.	Heather Ratcliffe HOOD	Metchosin	V9C	Confirmation of Address Pending
110.	Carol Mallett	Sooke	V9Z 0Y7	Confirmation of Address Pending
111.	John Corsiglia	East Sooke	V9Z 1A2	[REDACTED], East Sooke V9Z 1A2
112.	Heather Dilasser	Sooke	V9Z	Confirmation of Address Pending
113.	Maryam Rezazadeh	North York	M2M	Confirmation of Address Pending
114.	Tammy Fensk	Regina	S4M	Confirmation of Address Pending
115.	Karen Ivany	Toronto	M4M	Confirmation of Address Pending
116.	Jalil Jalilikebriaee	Etobicoke	M9R	Confirmation of Address Pending
117.	manoocher saidali	Toronto	m2h 1x1	Confirmation of Address Pending
118.	Shahrokh Mahdiani	Maple Ridge	V2X	Confirmation of Address Pending
119.	Amin Mz	Atlanta	30301	Confirmation of Address Pending
120.	Viktoriia Dehtiar	Lake Louise	T0L	Confirmation of Address Pending
121.	Byron MacAdam	Sooke	V9Z 0T4	Confirmation of Address Pending
122.	Linda Ward	Bowmanville	L1C	Confirmation of Address Pending
123.	michael bergh	Victoria	V8N 5X4	Confirmation of Address Pending
124.	Geraldine Svisdahl	Richmond	V6Y 1Z3	Confirmation of Address Pending
125.	Jim Gawne	Sooke	V9Z 0M6	[REDACTED], Sooke V9Z 0M6
126.	Goli Aslani	Richmond Hill	L4C	Confirmation of Address Pending
127.	Carol Sanderman	Sooke	V9Z 1N4	Confirmation of Address Pending

128.	jane wicksteed	Sooke	V9Z	Confirmation of Address Pending
129.	Colin Compton	Sooke	V9Z	██████████, East Sooke V9Z 1A9
130.	Don Morecroft	Vancouver	V6r1w8	Confirmation of Address Pending
131.	June Tadsen	Sooke	V9Z 0Y7	Confirmation of Address Pending
132.	Chris Valiquette	Sooke	V9Z0Y7	Confirmation of Address Pending
133.	Sandy McAndrews	Sooke	V9Z	██████████, East Sooke V9Z 1A6
134.	Lynda Robbins	Sooke	V9Z0P7	Confirmation of Address Pending
135.	Stephanie Cowan	Parksville	V9P	Confirmation of Address Pending
136.	Jenny Sigalet	Sooke	V9Z	Confirmation of Address Pending
137.	Nazim Acar	Victoria	V9B	Confirmation of Address Pending
138.	Don Thomson	Sooke	V9Z	Confirmation of Address Pending
139.	Merala Pace	Toronto	M1L 1H5	██████████, East Sooke V9Z 1A9
140.	Robert Hill	Sooke	V9Z	██████████, East Sooke V9Z 0Z6
141.	Remy Cmiral	Sooke	V9Z	██████████, East Sooke V9Z 1A9
142.	Carla Hale	Sooke	V9Z	██████████, East Sooke, V9Z 1B4
143.	Angela Menzies	East Sooke	V9Z 1B1	██████████, East Sooke V9Z 1B1
144.	nancyjane hewitt	Sooke	V9Z	██████████, East Sooke V9Z 1A9
145.	zig reders	Sooke	V9Z	██████████, East Sooke V9Z 1A9
146.	Brett Mindus	Sooke	V9Z	██████████, East Sooke V9Z 1C2
147.	Todd Alteman	East Sooke	V9Z1B2	Confirmation of Address Pending
148.	Sarah Horne	Sooke	V9Z	Confirmation of Address Pending
149.	Debbie MacPhee	Sooke	V9Z	Confirmation of Address Pending
150.	Tracy Klausen	Sooke	V9Z	Confirmation of Address Pending
151.	James Sails	Sooke	V9Z	Confirmation of Address Pending
152.	Lilly Angelos	Edmonton	T5w 0w4	Confirmation of Address Pending
153.	Marshall Pulham	Victoria	V8R	Confirmation of Address Pending
154.	Norm Houchin	East Sooke	V9Z 1A5	██████████, East Sooke V9Z 1A5
155.	David Cashin	Sooke	V9Z	Confirmation of Address Pending
156.	Evan Humphries	Sooke	V9Z	Confirmation of Address Pending
157.	Charlene Lloyd	East Sooke	V9Z 1A9	██████████, East Sooke V9Z 1A9

158.	Krista Smith	East Sooke	V9Z 1A9	[REDACTED], East Sooke V9Z 1A9
159.	Storm Morgan	Victoria	V8N 3G4	Confirmed via Email - V9Z 0Y3
160.	Crystal Walls	Vancouver	V5R	Confirmation of Address Pending
161.	Ruth Bodeman	Brookline	2446	Confirmation of Address Pending
162.	Holley Musgrave	Sooke	V9Z	Confirmation of Address Pending
163.	Susanne Topelko	Sooke	V9Z	Confirmation of Address Pending
164.	Noel Cavanaugh	Vancouver	V5W	Confirmation of Address Pending
165.	Carolyn Pullman	Victoria	V8N	Confirmation of Address Pending
166.	Linda Morken	Sooke	V9Z	[REDACTED], East Sooke, V9Z 1B4
167.	Naomi Rebelo	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B1
168.	Wendy Herring	Sooke	V9Z	[REDACTED], East Sooke V9Z 0Z8
169.	Leslie Herring	Sooke	V9Z	[REDACTED], East Sooke V9Z 0Z8
170.	Fiona Buttars	Sooke	V9Z	Confirmation of Address Pending
171.	Greg Dow	Sooke	V9Z	[REDACTED], Sooke V9Z 1J4
172.	Chantelle Czombos	Sooke	V9Z	Confirmation of Address Pending
173.	Lisa Schlosser	Victoria	V9B 0H2	[REDACTED], East Sooke V9Z 1B2
174.	Linda Minaker	Sooke	V9Z	[REDACTED], East Sooke V9Z 1Z1
175.	Brianna Blackmore	Victoria	V9Z 1C1	Confirmation of Address Pending
176.	Alicia Blake	Sooke	V9Z	[REDACTED], East Sooke V9Z 1B2
177.	Julia Nowosielska	Sooke	V9Z	[REDACTED], Sooke V9Z 0Z2
178.	Gregory Fitterer	Sooke	V9Z	[REDACTED], Sooke V9Z 0Z2
179.	Pennie Cook Hanna	Sooke BC	V9z1b2	Confirmation of Address Pending
180.	Dianne Copeland	Sooke	V9Z	[REDACTED], East Sooke V9Z 0Z4
181.	Leah ter Hart	Victoria	V9A	[REDACTED], East Sooke V9Z 0Z4
182.	Lyle Donnelson Rosevill		95747	Confirmation of Address Pending
183.	Tracy Gilks	Victoria	V8T	[REDACTED], Sooke V9Z 1M9
184.	Jennifer Motiuk	Sooke	V9Z	Confirmation of Address Pending
185.	Shela Ratcliffe	Sooke	V9Z0Z9	Confirmation of Address Pending
186.	Karena Dachsel	Sooke	V9Z	Confirmation of Address Pending

187.	Laura Kidson	Sooke	V9Z	Confirmation of Address Pending
188.	Nazim Acar	Sooke	V9Z	Confirmation of Address Pending
189.	Terra B	Sooke	V9Z	Confirmation of Address Pending
190.	Joanne Dryburgh	East Sooke	V9Z	Confirmation of Address Pending
191.	Alisha heslop	Sooke	v9z0e5	Confirmation of Address Pending
192.	Nicky Nadeau	Victoria	V8S	Confirmation of Address Pending
193.	Peter Thompson	Sooke	V9Z	Confirmation of Address Pending
194.	Samantha Jubinville-Mah	Victoria	V8p4x3	[REDACTED], East Sooke V9Z 1AZ
195.	Trisha Ladouceur	Duncan	V9L	Confirmation of Address Pending
196.	andrew panter	Sooke	V9Z	Confirmation of Address Pending
197.	Margaret Logie	"East Sooke, BC"	V9Z	Confirmation of Address Pending
198.	Allan Phipps	Sooke	V9Z 0T1	[REDACTED], Sooke, V9Z 1A8
199.	Sean Minaker	East Sooke	V9Z1A1	[REDACTED], East Sooke, V9Z 1A1
200.	Martin Lechowicz	East Sooke	V9Z	Confirmation of Address Pending
201.	Jessica Bouley	Victoria	V5T	Confirmation of Address Pending
202.	Catherine Jardine	East Sooke	V9Z	[REDACTED], East Sooke
203.	Ian Lennerton	Sooke	V9Z1B4	Confirmation of Address Pending
204.	Julie Lawlor	East Sooke	V9Z	[REDACTED], East Sooke, V9Z 0Z9
205.	Julia Huth	Sooke	V9Z1A5	Confirmation of Address Pending
206.	Andrea Harvey	New westminster	V3m6b2	Confirmation of Address Pending
207.	Luke Coles	Sooke	V9Z	[REDACTED], East Sooke V9Z 0Z9
208.	Kirsten Riewe	East Sooke	V9z	[REDACTED], East Sooke, V9Z 1A9
209.	David Baines	Victoria	V9B	[REDACTED], East Sooke, V9Z 1B5
210.	James Toomblin	Sooke	V9Z	[REDACTED], East Sooke, V9Z 1B2
211.	Karen Weiss	East Sooke	V9Z 1C6	[REDACTED], East Sooke, V9Z 1C6
212.	Marlene Ryan	Victoria	V9C 4E8	[REDACTED], Victoria, V9C 4E8
213.	Dale P	Victoria	V9B	[REDACTED], Victoria, V9B 4Z4
214.	Carly Smethurst	East Sooke	V9Z	[REDACTED], East Sooke, V9Z 0Z9
215.	Rachel Kroeker	East Sooke	V9Z	[REDACTED], East Sooke V9Z 1A8
216.	J Clark	East Sooke	V9Z	[REDACTED], East Sooke, V9Z 0z9

217.	Joanne Baines	East Sooke	V9Z	[REDACTED], East Sooke, V9z 1B5
218.	Katharina Gustvs	East Sooke	V9Z	[REDACTED], East Sooke, V9Z 1C4
219.	Joan Reed	East Sooke	V9Z 0Z9	[REDACTED], East Sooke V9Z 0Z9
220.	Marcia Waterway	East Sooke	V9Z 1C5	[REDACTED], East Sooke V9Z 1C5
221.	Linday Trowell	East Sooke	V9Z 0Z9	[REDACTED], East Sooke V97 0Z9
222.	Tony Hughes	East Sooke	V9Z 1B2	[REDACTED], East Sooke V9Z 1B2

**From:** [jdf info](#)  
**To:** [jdf info](#)  
**Subject:** Application for Radiocommunication Tower - 6246 Gordon Road  
**Date:** Monday, January 16, 2023 11:28:45 AM

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-----Original Message-----

**From:** Eric [REDACTED]  
**Sent:** Sunday, January 15, 2023 7:29 PM  
**To:** jdf info <jdfinfo@crd.bc.ca>  
**Subject:** Re: Application for Radiocommunication Tower - 6246 Gordon Road

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

Hi Wendy and the LUC.

I am steadfastly against this radio tower proposal. The residential community of the Copper Mine area is no place for industrial radio tower applications. If this were being proposed for Mt Tolmie or equivalent do you think it would have any chance? I think not.

A 49m experimental radio tower has no benefit to this community and in no way should be permitted in a purely residential neighbourhood like East Sooke especially in the most residentially dense area of Copper Mine Road.

Eric Hughes

Copper Mine Area Resident.

**From:** [Katherine Beckett](#)  
**To:** [jdf info](#)  
**Subject:** No to the tower at Copper Mine Rd.  
**Date:** Monday, January 16, 2023 10:28:33 AM

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**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To whom it may concern,

As a lifelong resident of the CRD, I would like to express my concern regarding a proposal of a large tower being built at the head of Copper Mine Rd.. I am most definitely against it, as industrial applications such as this have no place in residential areas. Thank you for reconsidering your plans.

Katherine Beckett  
Get [Outlook for iOS](#)

**From:** [REDACTED]  
**To:** jdf.info  
**Subject:** Contact Us - Submission  
**Date:** Monday, January 16, 2023 11:22:38 AM

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The following message was received through the form at 'https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Keldi Forbes

**Your Email Address:**  
[REDACTED]

**Message:**

Regarding the proposed experimental radio tower in East Sooke (item 8, JDF Land Use Committee meeting January 17, 2023).

- My first concern is inadequate communication on this proposal. While some of my neighbors received a letter notifying them of the proposal in the fall our property did not, despite being within the radius in which notification is required. The first formal communication we received from the CRD arrived less than a week in advance of the land use meeting, and the copies provided of the tower elevation and site plan are of such poor quality as to be illegible.

- Second, the site is directly adjacent to East Sooke park, a nationally and internationally acclaimed area for hiking and visitors. Even in Winter there are typically cars from provinces across Canada and multiple US states visible in trailhead parking lots, and draws major tour operators (i.e. G Adventure tours) in the summer. This tower will be highly visible from multiple viewpoints in the park, while providing no measurable benefit to CRD residents apart from the landowner leasing the site to the company in question.

- Finally, in addition to the park's important conservation role, this is one of the few remaining dark sky neighborhoods in the south Island, with a noted absence of streetlights and a low density of external house lights. As such, a tower of this magnitude, with lighting, radiation, and potentially significant noise stemming from the diesel generators, will have an outsized impact on migratory birds, endangered bats, and other species' habitats.

Thank you for your consideration.

Keldi Forbes

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Submitted at: 1/16/2023 11:22:38 AM  
Submitted via: https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information  
User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Safari/537.36  
User Host Address: 24.108.217.111

**From:** Pedro Arbour  
**To:** jdf info  
**Subject:** Radio tower at Copper Mine  
**Date:** Monday, January 16, 2023 12:09:15 PM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,

I am opposed to this tower for this location and felt I needed to say something. Please do the right thing!

Thanks,

Pedro Arbour

**From:** [Natalia Day](#)  
**To:** [jdf info](#)  
**Subject:** Questions for Radio Tower Application - 6246 Gordon Road  
**Date:** Monday, January 16, 2023 2:18:45 PM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,

In reviewing the agenda and meeting package for January 17th, I wish to ask the following additional questions of the applicant, to further supplement the agenda.

Additional Questions for Applicant

1. Based on responses, it would appear that Core One Consulting will be the owner and operator of this tower. Is that correct?
2. What industry or entity will the data collected be in support of? While you have indicated it will support your business activities in the area of radio communications, who or what will it benefit from the experiments?

For example, will it be used in support of telecommunication providers, other radio broadcasting or military efforts?

3. What frequency band will the tower operate within, and will it be in operation 24/7?
4. How can residents stay in communication with the applicant regarding construction activities, as well as the ongoing operation of the tower?
5. Responses have indicated that this tower proposed at a distance from "community sensitive locations". Please define, what is a "community sensitive location"?

Thank you for the additional information, and clarification.

Natalia Day



**From:** Steve Gibbs  
**To:** jdf info  
**Subject:** Proposed 49m Radio communications Facility - East Sooke  
**Date:** Monday, January 16, 2023 2:21:13 PM

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi,

Just to add my name to the petition from Ron King and others (submitted yesterday, Jan 15<sup>th</sup>) opposing the proposed 49m Radio communications Facility on Gordon Road, East Sooke. My name was on the petition but removed as my address needed to be added, so please find additional information below.

Best regards,  
Steve

Steve Gibbs



Virus-free [www.avg.com](http://www.avg.com)

Linda Minaker  
[REDACTED]  
[REDACTED]  
[REDACTED]

January 16, 2023

Juan de Fuca Community Planning  
Capital Regional District  
3-7450 Butler Rd  
Sooke, B.C.  
V9Z 1A1

RE: Proposed 49m Radiocommunications Facility

Dear Juan de Fuca Community Planning:

I am emailing this letter to oppose the proposed building and placement of the 49m Radiocommunications Facility by 1291956 B.C. Unlimited Liability Company.

The proposed experimental tower is to be located at Lot 2, District lots 143 and 200, and section 154, Sooke District Plan 42290-6246 Gordon Road, among a neighborhood of residential homes. This proposed 160ft tower would be located within 850m of a community park, center and children's playground. The proposed address is also next to the popular Coppermine trail. The Canadian health and safety guidelines do not address or specify the long-term effects of output/emissions from a tower with intended purpose, 'to test and investigate the possibilities of long-range data communications to complement traditional terrestrial transport technologies. It is my understanding that this tower within this usage is not clearly and definably safe for residents living in proximity to the proposed site. Bylaw designates this area as rural residential, as well as the natural habitat and wildlife as to be noted. Proof of environmental study on bird and animal population affected by a tower above the trees is important to note. Construction and placement of this tower would possibly affect the movement and flight and nesting of wildlife in the area.

In addition to the obvious concerns of emissions/output on people, including children and compromised individuals, as well as wildlife, is the effect on sale of property and/or homes. On the government of Canada website, within the broadcasting and telecommunications regulations, I cite the following from a facsimile from Dave Hitchcock, area assessor, BC Assessment (February 23, 2001) Re: radio Transmissions and Towers, Triangle Mountain Colwood, 2001 assessment Reductions due to proximity to Transmission Towers. Provided by Colwood Transmissions Towers Citizens Committee at a meeting held on August 21, 2003, in Colwood B.C.

'In 2001, assessed values of sixteen residential properties located in Colwood, B.C. were reduced by BC Assessment by an average of 7.2% (approx. \$9500 each) due to the aesthetic impacts of a broadcasting antenna tower installation that had been recently upgraded'.

I request with sincerity the denial of this proposal. From my understanding this is not of direct benefit to the citizens of Juan de Fuca district. It is also my understanding that 1291956 B.C. Unlimited Liability Company is owner of numerous towers. Our request as a community and neighborhood is to keep this out of a residential rural area. As taxpayers and voters within this region, we are deserving of the rural lifestyle and natural beauty this area offers. 6246 Gordon Road is not appropriate or safe placing of this 49-meter radiocommunications tower.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda Minaker".

Linda Minaker

Sean Minaker  
[REDACTED]  
[REDACTED]  
[REDACTED]

January 16, 2023

Juan de Fuca Community Planning  
Capital Regional District  
3-7450 Butler Rd  
Sooke, B.C.  
V9Z 1A1

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Sincerely,

A handwritten signature in dark ink, appearing to read 'Sean Minaker', with a long horizontal stroke extending to the right.

Sean Minaker

JDF LUC Meeting January 17 2023

Re: Proposed Zoning Bylaw # 4518 to amend Bylaw #2040 at 11237 West Coast Road

I am a Shirley resident and I have concerns about the Zoning Bylaw Amendment proposed for 11237 West Coast Road to remove 2 parcels from Forestry Zone to Rural Commercial Recreation (Campground) Zone

The Shirley/Jordan River OCP Bylaw 4001 is referenced in the staff report as supportive of low-impact tourism and low-impact recreational uses if land in Coastal Uplands Land Use designation is removed from PMFL, but also states that the OCP does not define low-impact. However there are some descriptions in the OCP of what is considered low-impact tourism:

**Sec. 386 New Land Use Designations Pg. 76** “policies in the OCP supporting low-impact tourism activities such as guiding lodges and wilderness camps on lands designated Coast Uplands”

**Sec. 385 Local Economy Pg. 74** “development of opportunities related to outdoor recreation and tourism that are respectful of the environment and have a small physical imprint. Dispersal of recreational businesses throughout the community rather than being concentrated in one area is the preferred pattern for this type of land use. Large scale uses like recreational vehicle parks and destination resorts are not supported”

As a resident who sat on the OCP Citizens’ Committee, I can tell you that the scale of what is proposed for these areas was not what was envisioned. The scale plus cabins and a convenience store would not be considered consistent with a wilderness camping location.

By a rough calculation at a minimum of 2 people per cabin and camping site, plus staff residing on site and a caretaker + family (?), and considering that in this climate those sites could be occupied year-round, this development could account for about half of what is projected in the OCP for the population increase of 457 by 2024 for all of Shirley and Jordan River.

I don’t know how this bylaw amendment could be considered consistent with the OCP, as the staff report says there are no lands in the Bylaw 2040 area currently subject to the CR-2 Zoning. The uses allowed by that zoning, and certainly not the amendments to the CR-2 Zone now proposed would not have been considered in the OCP or in determining the OCP consistency with the RGS if they did not exist for reference or comparison purposes.

There is no mention in the report of environmental concerns such as wildfire risks with camping in a forested area, the identified highly vulnerable aquifer of the area, wildlife protection or corridors of habitat connectivity. And very importantly no mention of ground water protection or water source for a commercial development of this size, at a time when residents of Shirley/Jordan river are experiencing the effects of climate change and drought on our already threatened precious domestic water sources. All of these are important components of the OCP.

The LUC might remember the Marine Trails Resort application a number of years ago that was rejected because of it's scale and impact on the environment.

I don't think that this proposal should proceed. The proponents need to go back to the drawing board and come up with something more in keeping with what was envisioned in the OCP and by the community. Something "respectful of the environment with a small physical imprint" would be a good start.

Brenda Mark  
Shirley, BC

January 16, 2023

JDF Electoral Area Land Use Committee (LUC)

3 – 7450 Butler Road,

Otter Point, BC V9Z 0K8

Dear LUC Members:

**Re.: Sandcut/Rockbottom Creek Cabin & Campsite Proposal – Proposed Bylaw No. 4518**

I wish to offer my comments regarding the application noted above. I have a number of concerns with this development proposal for the Sandcut/Rockbottom Creek area. I am a resident of Shirley who has been involved in numerous land use planning initiatives throughout Vancouver Island and the Sunshine Coast in Regional Districts, rural areas and small communities over the past 33 years including the preparation of the Shirley/Jordan River OCP.

I have read the staff report for the proposed eco-resort several times. I am not satisfied and concerned that there is insufficient information included in the application to support it proceeding further at this stage. It should be sent back to the applicant for further work to provide more detailed information on not only the proposal but also to consider its consistency with the policies of the Shirley/Jordan Rive Official Community Plan (OCP) as noted below. Here are some of my concerns.

The application proposes to rezone the properties to allow an eco-resort for. The concept plan provided shows details of the application for the eco-resort at 11237 West Coast Road and the property to the north, under the CR-2 Zone; 123 units to 'house' temporary visitors.

This proposal represents an extensive form of development locating in a somewhat remote, rural, area. It will have significant impacts on the rural character of the area with increased traffic, impacts on wildlife and on community and regional parks. The proposed 123 recreational/vacation uses and ancillary uses, including assembly uses yet to be identified, is not what was foreseen as low-impact tourism uses by the OCP review committee which developed the OCP, and in which I participated in as a Shirley resident.

The property has Steep Slopes, Sensitive Ecosystem, and Riparian areas all referenced in development permit area designations in the OCP. Little information is provided on these areas except for limited environmental features maps. Nothing as to how these areas will be impacted by the proposal is provided. It can't be determined from these maps what measures will be applied to protect Sandcut and Rockbottom Creeks and ancillary streams which are part of one of the larger watersheds in the OCP area. Impacts on wildlife and wildlife encounters and measures to mitigate them are not provided. Further, the actual report from the environmental consultant has not been provided in the staff report thus evaluating potential impacts is difficult.

In addition no information is provided on providing water to the proposed uses. The critical water situation in this area is described in **Section 310 Water** of the OCP as follows:

*Coastal areas around Point No Point, Sandcut Creek and Jordan River were identified in the mapping project as having highly vulnerable, unconfined aquifers due to the high water table and permeable sand and gravel soils....*

*Future climate change may result in a net increase in rainfall, with more severe heavy rain events leading to potential flooding and landslides. Increased drought in summer could see slower groundwater recharge resulting in insufficient in-stream flow to support fish habitat and domestic water supply.*

If water is going to be drawn from Sandcut Creek, or any other creek, already severely reduced flows on Sandcut Creek will be further exacerbated and worsened. As a steward for CRD Regional Parks for Sandcut/Jordan River Park for six years I have observed these conditions annually and can attest to the severity of reduced summer flows. These creeks are habitat for otters, mink, raccoons, deer and bears, as well as ducks and shorebirds and the applicant needs to investigate the impact of further reduced flows on the watercourses and wildlife using them.

Additional areas of concern, among several others I have, are the lack of any reference to earthquake risk and evacuation planning, wildfire risk and mitigation and evacuation planning and the lack of wildlife awareness strategies, all identified as considerations for development in the Section 464 of the OCP including preparedness for an event, evacuation, sheltering in place or basic prevention of wildfires and minimizing potential dangerous wildlife encounters.

None of these seem to have been considered by the applicant as they are not addressed in the staff report.

The staff report states:

*Staff are of the opinion that the proposed development may be considered in alignment with the Coastal Uplands Land Use designation and Shirley-Jordan River OCP policies; however, the OCP does not define low-impact tourism.*

If staff is uncertain that the proposed development is not considered consistent how can there be no amendment to the Shirley/Jordan River OCP. If it is potentially not in alignment with the OCP, it follows that it is not consistent with the Regional Growth Strategy and needs to be reviewed by the CRD Board.

Rather than go on at further length at this time about these and additional questions I have, I ask that the LUC refer the application back to the applicant to complete the thorough analysis needed before the application is considered for referral to agencies for comment.

Yours truly,



Gerard LeBlanc



Shirley, BC, V9Z 1G8