



SitePath Consulting Ltd.  
Representing Rogers  
Communications Inc.  
2528 Alberta Street  
Vancouver, BC V5Y 3L1

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

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**Mr. Ivo Van der Kamp**  
Planner  
District of Central Saanich  
1903 Mount Newton Cross Road  
Saanichton, BC V9M 2A9  
Email: Ivo.VanderKamp@csaanich.ca

**Re: Rationale Letter for Rogers' Proposed Communication Site at 6822 Veyanness Road, Central Saanich  
(Rogers File: W4991-Keating Cross Road)**

Dear Mr. Van der Kamp:

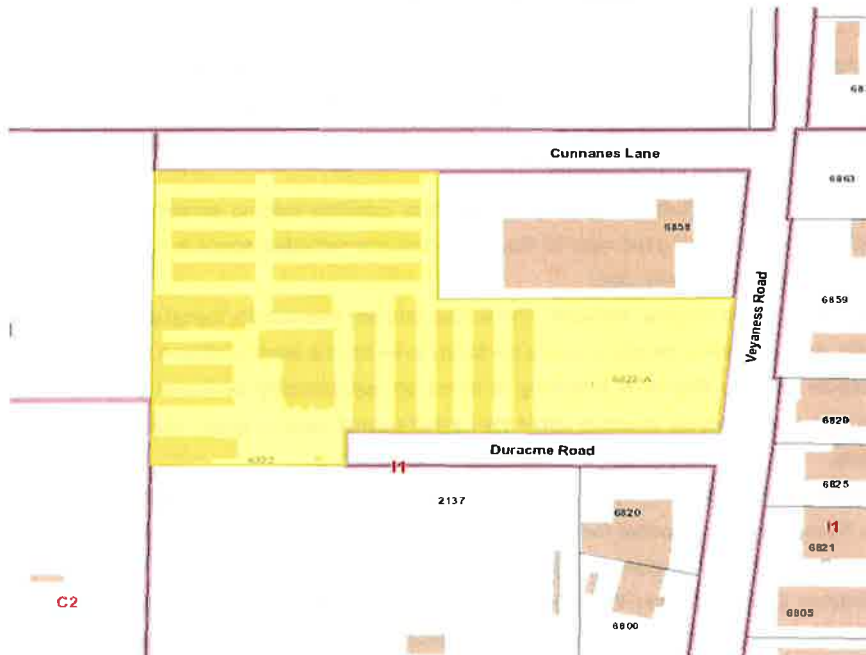
As you know from our prior correspondence, Rogers recently entered into an agreement with the property owner at 6822 Veyanness Road for the purposes of implementing a new communication site (monopole cell tower). Rogers' objective is to deliver improved wireless service to the Keating Cross Road area including to the surrounding businesses and outlying residences. Below is a brief summary regarding Rogers' site selection rationale:

- **Zoning:** The subject property is zoned I-1 – Light Industrial and is surrounded by compatible land uses including a directly adjacent BC Hydro substation and other industrial, warehousing and commercial uses.
- **Existing Use (Self-Storage):** The subject property is currently home to a self-storage business and offers respectful setbacks from adjacent establishments.
- **Supporting Infrastructure:** Supporting infrastructure including existing access and power is available on the subject property, mitigating the need for Rogers to consume redundant space in the community for the construction of a longer power line and/or road.
- **Tying the Site Into Rogers' Network:** The subject property has suitable topography and achieves line of sight to Rogers' adjacent facility, thereby enabling the facility to tie into the existing network.
- **Monopole Design:** Rogers is proposing to invest an approximately additional \$100,000 in structural costs to propose a slim monopole structure rather than a self-support tower or guyed tower, thereby minimizing aesthetic impacts.
- **Minimizing Tower Height:** Rogers is proposing the minimum tower height needed to ensure reliable service in the area. Specifically, the proposed facility will be only 36.0 meters tall including a 3.0 meter tall lightning rod for a total combined height of 39.0 meters.
- **Minimizing Ground Space:** While Rogers' right of way area is 10.0 m x 12.0 m in size, Rogers' proposed compound layout is minimalistic and will only require approximately 4.5 meters by 5.0 meters for the initial equipment. Thus, Rogers' footprint on the ground will be very small relative to the multiple kilometer service area.
- **Service Delivery:** If the proposed facility is constructed, Rogers will deliver reliable wireless service to the Central Saanich community including the light industrial, warehousing and commercial premises in the Keating Cross Road area.

Aerial Photo (Source: CRD Webmap)

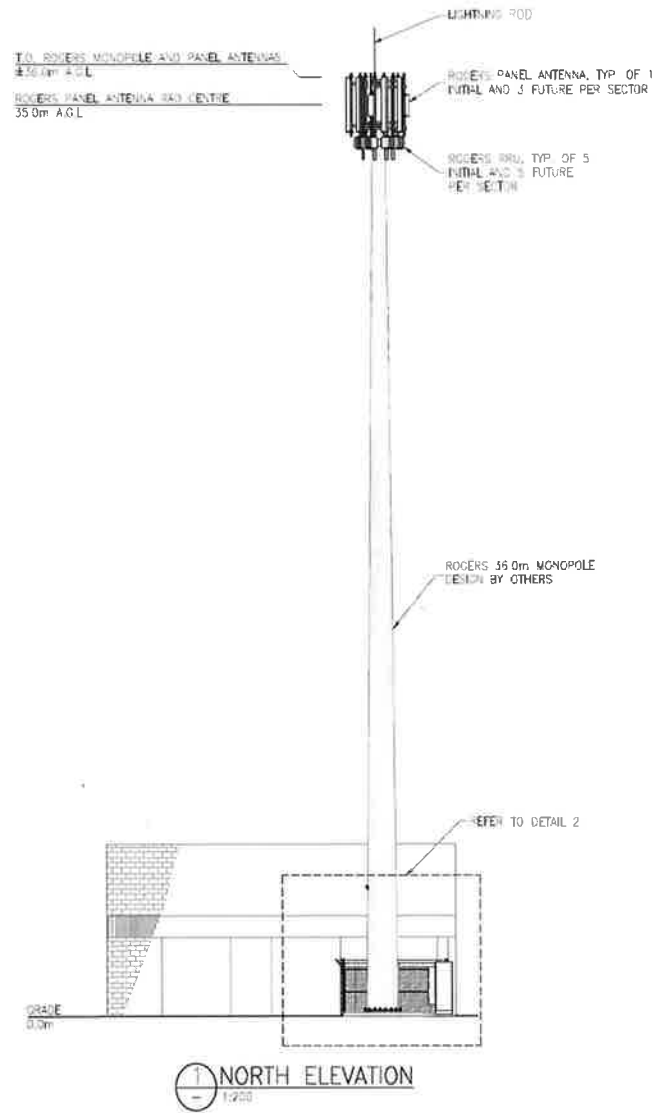


Zoning Map - I-1 - Light Industrial Zone (Source: District of Central Saanich)





## Tower Profile



As per our preliminary discussions, we are hopeful that this proposal will garner both municipal and community support as we seek to deliver service improvements in your area. If you have any questions, please feel free to contact me directly on my cell phone at 778-870-1388.

Sincerely,

*Brian Gregg*

Brian Gregg, Agent of Rogers Communications Inc.