Crown Land Application Management Plan

To complete this plan:

1. Review the application checklist and guidance document
2. Describe your project in detail in the form below (you may be required to use a qualified professional to complete the plan)
3. Submit your plan with your application through Virtual FrontCounter BC.

Please note:

- If we need more information, we will contact you. Applications not meeting application requirements within the requested timeframes may be rejected.

1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phase development details, and decommissioning information (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features. Be sure to include any proposed mitigative measures for impacts.

Rogers Communications Inc. is proposing to install 63.0 meter tall self-supported tower structure (communication site). The tower will deliver wireless service (cell service).

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete, or on-going. Be sure to describe the activity, its status, and any comments/milestones.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments
Site Qualification Report	GS Sayers Engineering Ltd. and Lonely Mountain Consulting Co. assessed the feasibility of constructing a communication site including power/access	Complete	The site location is feasible subject to securing Crown land approvals

1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups regarding your proposed activities.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.

- Provide information on First Nations agreements undertaken.

Rogers has sent a referrals to First Nations via Rogers' Indigenous Relations team.

2.0 Location

A General Location Map and a Detailed Site Plan are required to be uploaded with the application.

2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

Rogers is proposing to locate the communication site at the following coordinates: 49.535055, -124.672134. This location was selected as it has close proximity to power and existing access. Rogers pre-consulted the applicable crown lands officer for the area and it was deemed to be preferred over alternative locations in the area.

2.2 Location Justification

Tell us why you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?

This location was selected as it has favorable topography as well as access to supporting infrastructure including access and power. This mitigates the need for Rogers to clear more land for its infrastructure.

Rogers will have an initial 3-6 month construction period during which the all construction activities will be completed. This will include clearing the licence area for the tower, construction of a concrete/steel foundation, stacking of the tower with a crane and construction of the power line.

Rogers will complete a bird nest survey or search prior to completing any vegetation removal.

Upon request, at the end of the term of this agreement, Rogers will decommission the communication site, road and power line and make best efforts to restore the terrain to original condition.

2.3 Seasonal Expectations of Proposed Use

Let us know what times of the year you're proposing to use the land. Ensure you reference appropriate timing windows for projects in or around water.

Construction/ Operations	Brief Description	Season/ Timing	Comments
Construction	Build tower site/power line and road	Spring/Summer 2024	
Maintenance	Routine Inspections/technology upgrades	TBD (infrequent)	

2.4 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

Rogers does not have full information regarding the historical use of the area however it is previously disturbed. There are existing recreational trails in the area as well. Any trails that cross this tenure area safe access will be maintained.

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure, or processes proposed and any ancillary uses. Provide details of planned construction methods, materials, and construction scheduling. Identify mitigation for potential issues. Outline your plan for long term maintenance of improvements, decommissioning, and/or required remediation.

Facility/Infrastructure/ Process	Construction Methods/Materials	Construction Schedule	Long Term Planning
Road	Widening/clearing of brush on existing road. Rogers will adhere to Crown Land Policy for Road Construction	Spring/Summer 2024	Maintenance as necessary
Tower	Logging equipment, excavator, rock drill, rock anchor installation gear, concrete supply equipment.	Spring/Summer 2024	Infrequent access will be required for inspections and maintenance approximately once per six months. Rogers will maintain the tower in accordance with the professional engineering standards including structural adequacy.
Power Line	Standard utility pole(s) and underground cables to conduit.		The powerline will be largely underground and shall not require frequent access or maintenance. Rogers will maintain the line in accordance with professional engineering standards

3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site.

Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- Connections that:
    - Need either a Ministry of Transportation and Infrastructure permit for connection or
    - Use of a Forest Service Road.
- Any road use agreements

Roadway/ Proposed Connection	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume for Construction and Operational Phases	Mitigation of Traffic Effects
Existing/blocked off road.	uncertain	TBD	Types of vehicles to build the road Anticipated traffic volume	Updated Road Signage needed? Safety – flaggers?

3.3 Utility Requirements and Sources

Describe utility requirements and potential sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

Application to BC Hydro to tie into existing powerline (pole # 2440 4932 087 157) has been submitted to access the 110mw powerline running from the existing power on the south side of Central Road. The proposed powerline will run 25m of overhead powerline to a 35' Western Red Cedar (WRC) class 3 pole with BC Hydro meter. We are also proposing approximately 70m of buried power (copper conductors in PVC duct).

3.4 Water Supply

Identify water requirements for construction and operation phases.

Construction/ Operation Phase	Water Source(s) (e.g. Surface Water, Ground Water, etc.)	Source/Location	Infrastructure Description	Agreements*
N/A				

*Agreements outside of Water Sustainability Act Authorizations, such as Municipal water supply.

3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities, and refuse disposal proposed. Include agreements in place or underway such as regional health board sewage disposal permits.

Construction/ Operation Phase	Discharge distance to closest body of water (lake, well, etc.)	Volume of daily discharge	Infrastructure description	Agreements
N/A				
Portable Washrooms on site for the workers				

3.6 FireSmart

Identify any proposed actions to incorporate FireSmart best practices in the tenure area.

Rogers will adhere to all Fire Smart best practices as may be amended from time to time.
Wildfire Prevention For Industry & Commercial Operators - Province of British Columbia (gov.bc.ca)

4.0 Environmental

Describe significant impacts and proposed mitigation for each of the following:

4.1 Land Impacts

4.1.1 Vegetation Removal

Application for Occupant Licence to Cut has been submitted to accompany this application.

See details below from Rogres' RPF, Tim Cole:

7.0 Environmental/Forest Resources	
Timber	The proposed upgrade road and proposed tower site are forested with immature and small mature timber consisting of Douglas fir with a minor component of western red cedar. The tallest timber measured consisted of small mature Douglas fir trees at 20m. The majority of timber is between 5 and 10m in height. There is one large veteran Douglas fir adjacent to the upgrade road near Central Road that can be avoided with road upgrades. The portion of the powerline between the existing pole and proposed road consist of mature Douglas fir and western red cedar. The tallest timber measured in this stand is 32m and averages 25-30m.
Forest Tenure	There is no known forest tenure noted in this area.
Riparian	There are no riparian values within or adjacent to the tower site.
Range	There are no range values at this site.
Wildlife	There is no known designated habitat was noted for this site.
Visuals	The proposed tower site is within VLI Polygon 492 with no established VQO. This site will be partially visible from Central Road.
Recreation	There is a recreational trail crossing the proposed upgrade road and proposed powerline route. There is a recreation trail on the north side of the proposed tower site. Access to these trails will need to be maintained after construction.
Soils	Soils, where encountered, consist of medium textured morainal sediments. Bedrock was noted on the existing upgrade road. Compaction, erosion and displacement hazards are expected to be Moderate to High within the site.
Other	

8.0 Timber Volumes			
Timber volumes are based on an ocular estimate from field observations.			
Proposed power line right of way	Area: 110 x 10m = 0.11ha. Estimated volume per hectare: 300m³/ha (Average whole route). Total Estimated Volume: 33m³ Average Tree Height: 30m		
	Species	**Proportion (%)**	**Volume (m³)**
	Douglas fir	80	26.4
	Western red cedar	20	6.6
	Total		**33.0**
Proposed Upgrade Road (up to license area)	Area: 120 x 20m = 0.24ha. Estimated volume per hectare: 40m³/ha (Average whole route). Total Estimated Volume: 9.6m³ Average Tree Height: 10m		
	Species	**Proportion (%)**	**Volume (m³)**
	Douglas fir	100	9.6
	Total		**9.6**
Tower Area	Area: 30 x 30m = 0.09ha. Estimated volume per hectare: 30m³/ha. Total Estimated Volume: 2.7m³ Average Tree Height: 10m Species Breakdown:		
	Species	**Proportion (%)**	**Volume (m³)**
	Douglas fir	100	2.7
	Total		**2.7**

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including grubbing, excavation, contouring, and levelling?

There will be soil disturbance to build the tower foundation and to install the power line. This work will cover a minimal area.

Is the area to be excavated a brownfield site or have the potential to be contaminated?

N/A

Any ground-disturbing activities have the potential to impact archaeological, paleontological fossils, or historical artifacts. Have you considered these potential impacts or taken any action to identify them? You may be required to hire a professional to assist with your investigations.

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? The Riparian Areas Protection Regulation may affect your development if it's within 30 metres of a watercourse and you intend to:

- Disturb soil
- Remove plants
- Construct or install works for flood protection
- Develop drainage systems or service sewer or water systems

N/A

4.1.4 Pesticides and Herbicides

Will pesticides, fertilizers, or herbicides be used during construction, operations, or maintenance?

N/A

4.1.5 Visual Impacts

What impacts will your activity have on visual quality objectives. Could it impact sight lines from surrounding areas likely to be used for scenic viewing?

While the tower will be visible from a near distance, it is sited very remotely and should not pose any substantial visual impacts.

4.2 Atmospheric Impact

4.2.1 Sound, Odour, Gas, or Fuel Emissions

Will your activity cause any of the following to disturb wildlife or nearby residents?

- Sound?
- Odour?
- Gas?
- Fuel Emissions?

N/A
However, in rare cases where there is a power outage a generator may be used to ensure continuity of service. This will be a relatively silent generator as is commonly used in similar applications.

4.3 Hydrology

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

N/A

4.3.2 Flood Potential

Will the project result in a potential for flooding?

N/A

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

What effect will your activity (construction or operations phase) have on wildlife or wildlife habitat?

N/A

Will the activity (construction or operations phase) occur in and around streams, lakes, estuarine, or marine environments?

Is the construction or operation of your activity likely to increase erosion or sedimentation?

Will the construction or operation of your activity require water diversion?

Will the activity threaten or endanger species at risk in the area?

5.0 Socio-Community

Describe significant impacts and proposed mitigation for each of the following:

5.1 Land Use

Describe the current community setting or any locally known areas in use on, or near, the activity area.

The proposed tower site has been on crown land within the community of Hornby Island, BC adjacent to the main firehall on Central Road.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity? They include:

- Land and resource management plans
- Coastal plans
- Provincial or regional growth strategies
- Local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the Union of BC Municipalities, and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

Rogers has preliminarily pre-consulted the Islands Trust and the relevant Crown Lands Officer and is not aware of any plans or strategies that would limit the possibility of a communication site.

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability of adjacent landowners or tenure holders to access their property or tenures?

Rogers has pre-consulted the adjacent fire hall including the Fire Chief. Preliminary support has been stated by the fire hall due to a need to enhance emergency response services.

Rogers has proactively sent referrals to numerous First Nations. Rogers will continue to welcome input from First Nations as identified in the Provincial Consultation Areas Database.

5.2.2 Public Access

Will the project result in changes to public access?

N/A

5.2.3 Existing Services

Describe any increased demand on fire protection, health facilities, or emergency services. Include proposed management or mitigation measures.

N/A

END OF FORM