Standard Land Company Inc.
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Vancouver, British Columbia
V6B 1P1

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Email: standard@standardland.com
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May 25, 2012

VIA: EMAIL

Planning Department
District of Saanich
770 Vernon Avenue
Victoria, British Columbia
V8X 2W7

To whom it may concern,

Subject:	**Proposed TM Mobile Inc. ("TELUS") Radiocommunications Facility (24.4 metre rooftop guyed antenna structure)**
Address or Legal:	**3100 Foul Bay Road, Victoria, British Columbia V8P 5J2**
PID#:	**017-396-646**
Coordinates:	**N 48.448222, W -123.3242**
TELUS:	**BC1280 – Uplands**

Standard Land Company Inc. ("Standard Land") is representing TELUS in the land use consultation for the installation and operation of a radiocommunications facility. We have been in preliminary consultation with the District of Saanich (Anne Topp) to identify a suitable site for the extension of an existing antenna installation at Camosun College in order to provide dependable wireless data and voice communication services in the surrounding area.

1. Proposed Site

We have identified a location at Camosun College in the District of Saanich, which is zoned P-1 (Assembly Zone) and the current use is Institutional and Educational. The Camosun College consists of buildings with mixed educational uses and a parking areas. The Fisher Building on site has an existing 18.3 metre height guyed antenna structure used for telecommunications equipment by Bell. The rooftop also includes a separate Rogers antenna and equipment (see **Appendix 1: Rooftop Site Location**).

2. Proposed Tower Design

In order to enhance wireless service, TELUS is proposing to increase the height of the existing 18.3 metre guyed structure to a height of 24.4 metres, to support a new radiocommunications facility.

TELUS has completed preliminary design plans, a site plan layout and antenna structure profile (see **Appendix 2: Preliminary Plans**) as well as a photo simulation (see **Appendix 3: Photo Simulation**).

These preliminary design plans are subject to finalizing the engineered design. The photo simulation is intended to be a close representation and is for conceptual purposes only.

The structure, design and colour are design elements for consideration. TELUS welcomes any comments that the District of Saanich feels are appropriate regarding the location and design.

3. Consultation Process with the District of Saanich

TELUS will follow The District of Saanich's Administrative Policy for antenna applications (latest amendment, June 2009). In summary, this policy requires public consultation, council approval and a Building Permit.

To engage the community and the District of Saanich to bring forth any comments, questions or concerns in regards to the proposed tower site, TELUS has notified properties located along Argyle Avenue, Argyle Place and a select number of homes along Richmond Road (see **Appendix 4: Brochure and List of Recipients**). The occupants of these properties have been invited to an open house to be held at Wilna Thomas Cultural Centre – Room 234, 3100 Foul Bay Road, Victoria, BC in order to learn more about the proposed installation(s) and provide comments on June 7, 2012.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community and the replies provided by TELUS.

4. Rationale for New Telecommunication Infrastructure

With a growing client base and their demand for a variety of wireless products servicing local residents, businesses and emergency services, TELUS continues to respond by upgrading its network to provide high quality, dependable service. In order to improve network performance, TELUS is seeking to add a radiocommunications facility by improving an existing antenna structure on the rooftop of the Fisher Building at Camosun College. TELUS evaluated the best location for a new facility using the following criteria:

a) Technical requirements. TELUS radio frequency engineering has identified that immediate areas surrounding Camosun College require improved service.

b) Evaluation of existing structures. When a part of the network requires improvement, the first step is to evaluate what existing structures (towers or rooftops) in the area may be available to support new equipment or to use for co-location. After careful examination, it has been determined that the existing structure on the Fisher Building would be suitable for the operations of TELUS' network equipment subject to increasing the height of the structure by 6.1 metres.

c) Willing Property Owner. TELUS has reached a land agreement with Camosun College to use the rooftop.

d) Land Use Consideration. In consideration of TELUS technical requirements and securing a land agreement with a willing property owner, TELUS considers the proposed location and design to be appropriate.

5. Health and Safety Compliance

Industry Canada requires that all antenna installations comply with Health Canada's Safety Code 6 which limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. The Code also outlines safety requirements for the installation and operation of devices that emit radiofrequency fields, such as mobile phones and base station antennas. This code is based on current, accepted scientific data. Additional information on health and safety may be found on-line at:

Canadian Wireless Telecommunications Association:
http://cwta.ca/wordpress/wp-content/uploads/2011/08/Connecting.pdf

Vancouver Coastal Health:
http://www.vch.ca/media/CMHO_CellPhones-June2011.pdf

The installation and operation of the proposed tower will be compliance with the following safety standards:

a) Safety Code 6
TELUS attests that the proposed antenna structure will at all times comply with Health Canada's Safety Code 6 limits. For more information on Safety Code 6, please refer to:

http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf01702.html

b) Canadian Environmental Assessment Act
TELUS attests that the proposed antenna structure will comply with the Canadian Environmental Assessment Act.

c) Engineering Practices
TELUS attests that the proposed antenna structure will be constructed in compliance with all applicable building standards and comply with good engineering practices including structural adequacy.

d) Transport Canada's Aeronautical Obstruction Marking Requirements
TELUS attests that the proposed antenna structure will be in compliance with Transport Canada / NAV CANADA aeronautical safety requirements.

6. Conclusion

During the consultation process, TELUS is committed to working with the District of Saanich and the community in determining an appropriate location and design for a telecommunications installation that will improve wireless services.

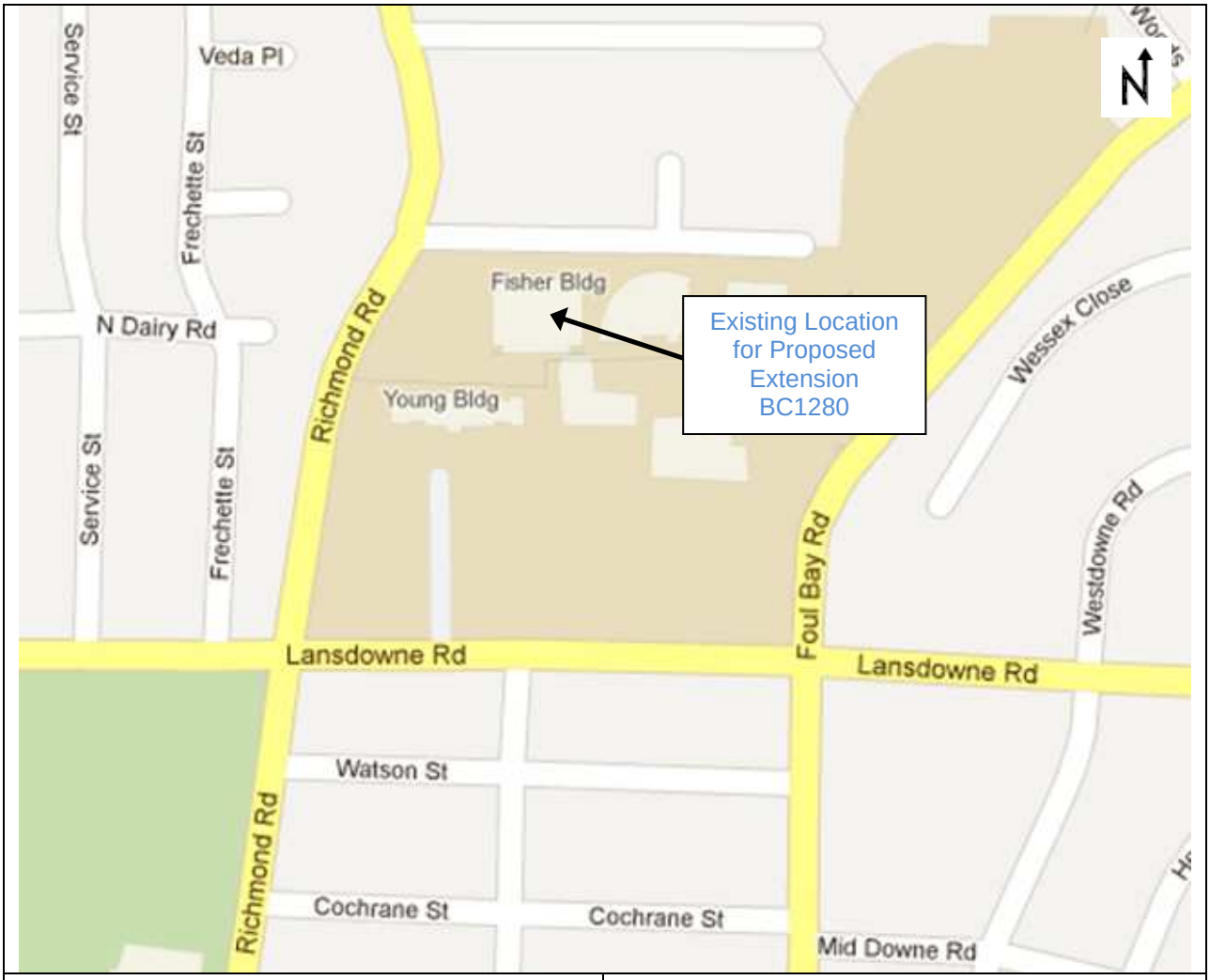
We look forward to the responses to the information and questions in this letter. If you require anything further, please do not hesitate to contact us at (604) 687-1119 or directly by e-mail at chadm@standardland.com. Thank you for your cooperation and assistance in this matter.

Sincerely,
STANDARD LAND COMPANY INC.
Agents for TELUS

Chad Marlatt
Manager, Land Projects (BC)

cc: Annette Richards, Senior Manager Real Estate & Government Affairs, TELUS, Wireless Network, BC

APPENDIX 1
ROOFTOP SITE LOCATION

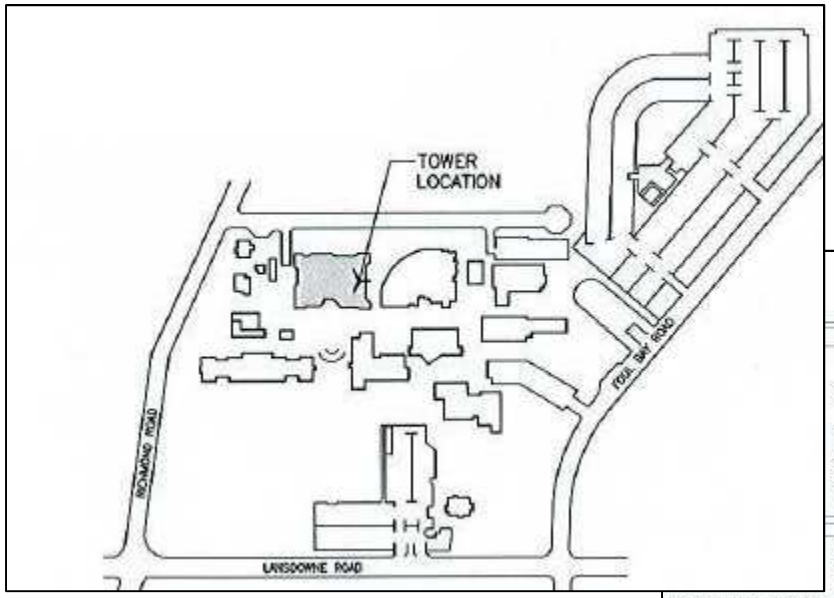


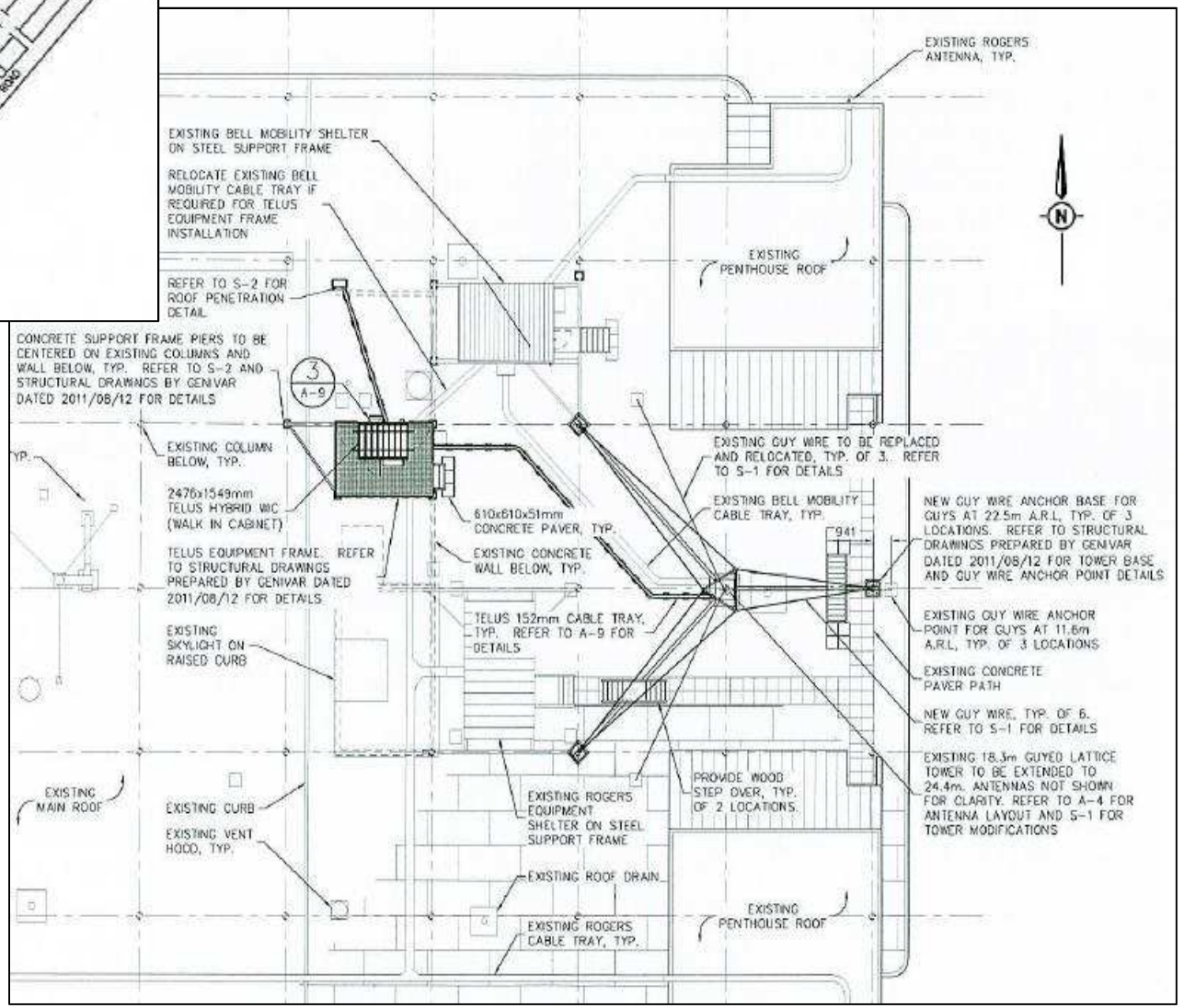
Address: 3100 Foul Bay Road Victoria, BC V8P 5J2 Coordinates: Lat: N 48.448222 Lon: W -123.3242	The approximate location of the TELUS site is indicated above by the black arrow.

Note: not to scale

APPENDIX 2
PRELIMINARY PLANS

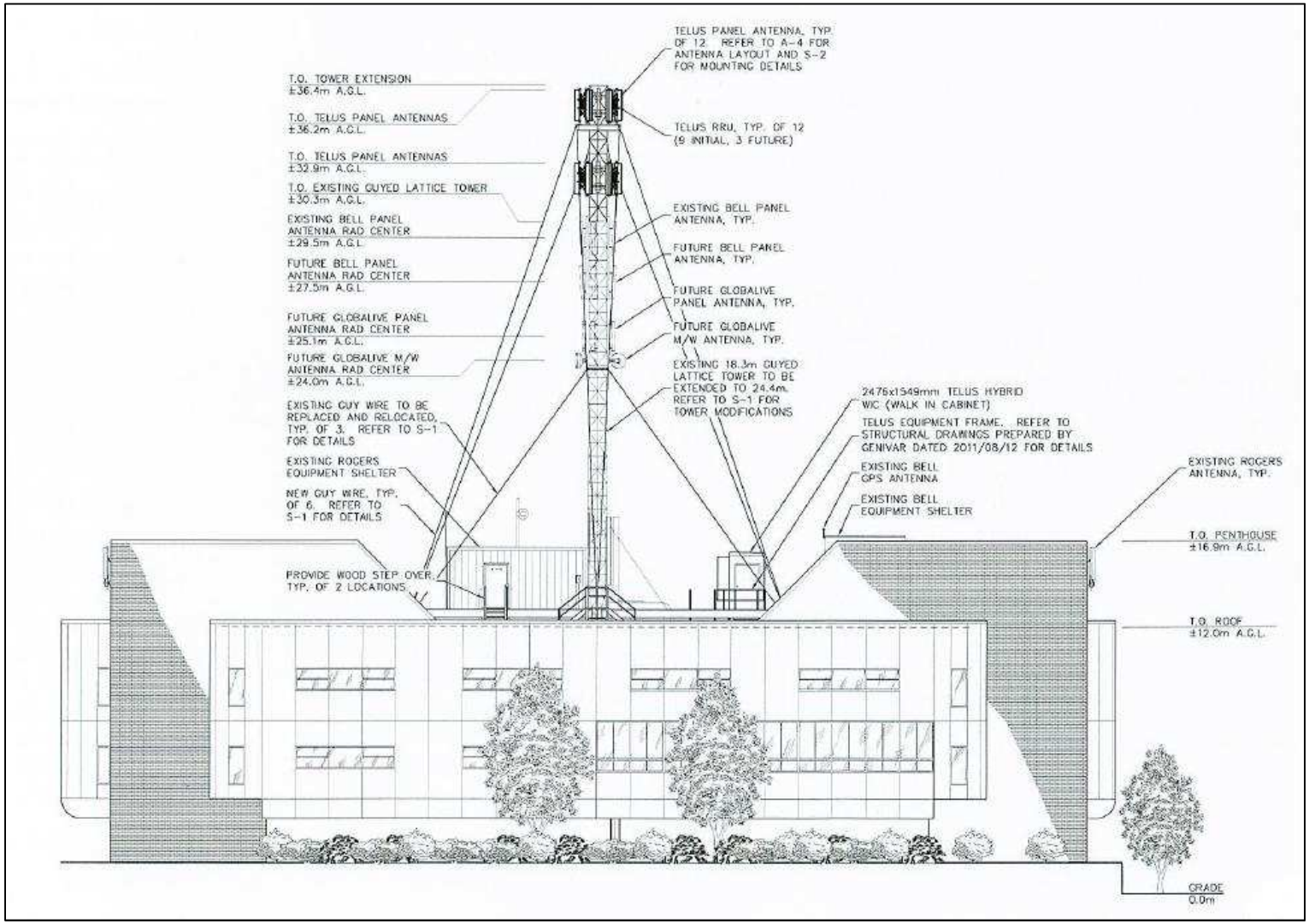
ROOFTOP LAYOUT (BELOW)
SITE PLAN (LEFT)





APPENDIX 2
PRELIMINARY PLANS

ANTENNA STRUCTURE PROFILE



APPENDIX 3
PHOTO SIMULATION

Antenna Structure – Before Extension

View: From the intersection of Argyle Avenue and Argyle Place looking southwest at current antenna structure.

Antenna Structure – After Extension

View: From the intersection of Argyle Avenue and Argyle Place looking southwest at extended antenna structure.

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans.

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

APPENDIX 4
BROCHURE & LIST OF RECIPIENTS

TELUS®

PUBLIC CONSULTATION

WIND

BROCHURE

notice of public open house

Open House Date:
June 7, 2012

Duration: 5:30 pm – 7:00 pm

Location: Wilna Thomas Cultural Centre – Room 234

3100 Foul Bay Road
Victoria, BC

purpose

Wireless technology offers many benefits to Canadians. Millions of individuals rely on wireless voice, data and internet communications to enhance their personal security and safety, as well as enjoy more frequent contact with family, friends and business associates to make more productive use of their personal and professional time. In response to demand for improved service within the District of Saanich, both TELUS and WIND Mobile are proposing the installation of new radiocommunications installations.

Both TELUS and WIND Mobile, along with Camosun College, invite the community to an Open House to discuss the proposed telecommunications facility and to provide input into the installations located on the Fisher Building at the Camosun College campus, 3100 Foul Bay Road, Victoria, BC.

TELUS personnel, along with representatives from Camosun College, will be on site to answer your questions and hear your concerns.

site consultation activities and next steps

As part of TELUS, WIND Mobile and Camosen College's commitment to community consultation, this notice has been sent out to all residents within three times the height of the structure (approx. 75 m).

This includes residents along Argyle Avenue, Argyle Place and a number of residents along Richmond Road south of the intersection of Richmond Road and Argyle Avenue.

Once the open house is completed, community residents will have another two weeks to provide further feedback and comments to TELUS and Camosun College.

Upon conclusion of the consultation process the proposal will be considered by District of Saanich Council at an upcoming Regular Council Meeting.

Your input is important to the consultation process.

proposed installation – before
(photo taken at intersection of Argyle Ave & Argyle Place)

proposed installation – after
(photo taken at intersection of Argyle Ave & Argyle Place)

the future is friendly

TELUS Open House June 7, 2012 | 5:30 pm – 7:00 pm
Wilna Thomas Cultural Centre – Room 234
3100 Foul Bay, Victoria, BC

Brochure Issuance Date: Monday, May 28, 2012

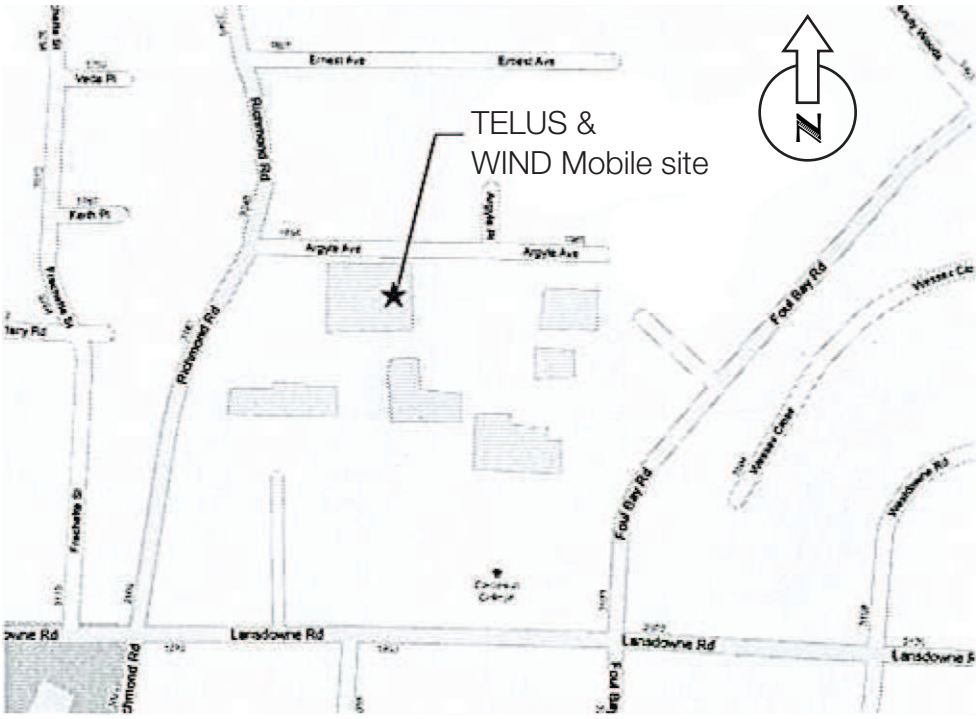
installation proposal

TELUS and WIND Mobile propose to utilize the existing guyed tower on the rooftop of the Fisher Building at the Camosun College campus to install antenna equipment for each carrier.

The proposal will require the existing guyed structure to be increased in height from 18.3 m to 24.4 m. The antenna installations will improve wireless service for both TELUS and WIND Mobile.

Site Details:

- Proposed 6.1 m guyed tower extension to the existing guyed tower on the Fisher Building rooftop
- Accessory equipment cabinets will be located on the rooftop (similar to Bell and Rogers existing equipment cabinets)
- The antennas installed will be similar in size to the existing antennas on the guyed tower
- Additional design information will be available at the open house or upon request



key plan
not to scale

proposed site location

site location aerial

environmental health standards / safety code 6 guidelines

Industry Canada manages the radio communications spectrum in Canada. Among other requirements, Industry Canada requires cellular telecommunications facilities to comply with guidelines established by Health Canada in order to protect people who live or work near these facilities.

Health Canada safety guidelines are outlined in their Safety Code 6 document and are among the most stringent in the world. All TELUS facilities meet or exceed these standards. The proposed installation(s) will comply with Health Canada's Safety Code 6.

open house input

Your questions and comments are an important part of the consultation process. You can complete a questionnaire form at the Open House.

These forms are responded to by TELUS and are included as part of our Consultation Report Package to the District of Saanich.

please complete a questionnaire that will be provided to you at the open house.

contacts

TELUS
Chad Marlatt
c/o Standard Land Company Inc.
Manager, Land Projects
Email: chadm@standardland.com
Telephone: (604) 687-1119

WIND Mobile
Erica Rigik
Manager, Real Estate
& Municipal Affairs
Email: ERigik@WINDMobile.ca
Telephone: (604) 600-0776

Camosun College
Kathryn Le Gros
Director, Ancillary Services
Email: legros@camosun.bc.ca
Telephone: (250) 370-3871

Brochure Issuance Date: Monday, May 28, 2012

the future is friendly

1. 3301 Argyle Place, Saanich, BC V8P 1E6
2. 3305 Argyle Place, Saanich, BC V8P 1E6
3. 3300 Argyle Place, Saanich, BC V8P 1E6
4. 3304 Argyle Place, Saanich, BC V8P 1E6
5. 1964 Argyle Place, Saanich, BC V8P 1E6
6. 1962 Argyle Place, Saanich, BC V8P 1E6
7. 1960 Argyle Place, Saanich, BC V8P 1E6
8. 1950 Argyle Place, Saanich, BC V8P 1E6
9. 1940 Argyle Place, Saanich, BC V8P 1E6
10. 1936 Argyle Place, Saanich, BC V8P 1E6
11. 1930 Argyle Place, Saanich, BC V8P 1E6
12. 1916 Argyle Place, Saanich, BC V8P 1E6
13. 1910 Argyle Place, Saanich, BC V8P 1E6
14. 1900 Argyle Place, Saanich, BC V8P 1E6
15. 3311 Richmond Road, Saanich, BC V8P 4P1
16. 3252 Richmond Road, Saanich, BC V8P 4P1
17. 3250 Richmond Road, Saanich, BC V8P 4P1
18. 3240 Richmond Road, Saanich, BC V8P 4P1
19. 3220 Richmond Road, Saanich, BC V8P 1A9
20. 3210 Richmond Road, Saanich, BC V8P 1A9
21. 3200 Richmond Road, Saanich, BC V8P 1A9
22. 3196 Richmond Road, Saanich, BC V8P 1A9
23. 3190 Richmond Road, Saanich, BC V8P 1A9
24. 3180 Richmond Road, Saanich, BC V8P 1A9
25. 3154 Richmond Road, Saanich, BC V8P 1A9
26. 3152 Richmond Road, Saanich, BC V8P 1A9