
The Mount Douglas Communications Facility (Communications Facility) is owned and operated by the District of Saanich (Saanich). The ± .5 ha (1.22 ac) parcel on which the Communications Facility is located was purchased by Saanich from the Province of BC in the early 1990's for use as a public and commercial transmitter site. The Communications Facility is near the summit of Mount Douglas and is surrounded by Mount Douglas Park, a separate parcel of land that was transferred to Saanich through a Crown Grant from the Province of BC.

The parcel that houses the Communications Facility is zoned P-9 which permits the current use and places siting and height restrictions on buildings and structures as well as height restrictions on communication masts or antennae. Beyond the legal restrictions of the zone regulations, the following guiding principles and accompanying operational policies will inform the development and operation of the Communications Facility, which is managed by the Lands Division.

Guiding Principles for the Lands Division

1. The use of the Communications Facility will be limited to government organizations, utility companies, and commercial telecommunications companies.
 - Government organizations includes both public and emergency services.
2. The Communications Facility will contain not more than one free-standing antenna tower and one primary equipment building unless otherwise approved by Council following a public consultation process in accordance with Saanich's public participation policy.
3. The development and operation of the Communications Facility will be carried out in a manner that acknowledges the natural setting.
 - Do not increase the height or visibility of any replacement antenna tower from that which currently exists.
 - Do not increase the size or height of any replacement building from that which currently exists.
 - With due regard to cost and environmental implications and where feasible, consider burying the service lines for power and communication.
 - With due regard to operational requirements, minimize the noise and vibration that emanates from the equipment building.
4. The visibility of the antenna tower will be considered prior to any new or modified equipment installations.
 - With due regard to operational requirements, restrict the number of antenna arrays and keep microwave dishes to the minimum size and number required.
 - Do not paint the antenna tower except to cover graffiti.

MOUNT DOUGLAS COMMUNICATIONS FACILITY

Guiding Principles for Development and Operations

5. The equipment building will be sited in a manner that ensures it is hidden from view to the greatest extent possible.
 - Maintain the equipment building in its current location, built into the hillside and painted with a colour that blends with the existing landscape.
 - With due regard to cost and where feasible, use the roof of the building as a viewing platform that can be accessed by all members of the community.
6. The annual net revenue from the Communications Facility is transferred to reserve funds for future Facility expenditures and for Mount Douglas Park land acquisition and park improvements. The reserve fund for Facility expenditures will be managed by the Lands Division. The reserve fund for Mount Douglas Park land acquisition and park improvements will be managed by the Parks Division.
7. The Communications Facility is surrounded by Mount Douglas Park and therefore collaboration with the Parks Division and other Saanich departments and divisions will always be a consideration in the development and operation of the Facility. The Friends of Mount Douglas Park Society is a non-profit organization which has as one of its goals the protection and enhancement of the natural values of the Park and therefore the Lands Division will inform the Society of work to be undertaken at the Communications Facility with a potential external impact.