10.1.2

HALIFAX
REGIONAL MUNICIPALITY

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Chebucto Community Council
February 6, 2012

TO: Chair and Members of Chebucto Community Council

SUBMITTED BY: Phillip Townsend, Director, Planning and Infrastructure

DATE: January 7, 2012

SUBJECT: **Case 17251 - Telecommunications Tower (Monopole) – 547 Herring Cove Road, Halifax**

ORIGIN

Application by Bragg Communications Incorporated (Eastlink).

RECOMMENDATION

It is recommended that the Chebucto Community Council forward no objections to Industry Canada in relation to the proposal by Eastlink to place a new 35 metre telecommunications tower (monopole), and associated equipment cabinets, at 547 Herring Cove Road, Halifax, as shown on Map 1 and Attachments B, C and D of this report.

BACKGROUND

Proposal:
Eastlink wishes to place a 35 metre telecommunications tower (monopole), and associated equipment cabinets, at 547 Herring Cove Road, Halifax (subject property). The subject property is a 5.5 acre vacant site located on the western side of Herring Cove Road, approximately 500 metres south of Greystone Drive (Map 1). The monopole is proposed within a leased portion of the subject property, as shown on Attachments B and C.

Eastlink is in the process of deploying a wireless network and venturing into the wireless marketplace (i.e. cellular telephones/wireless devices). Eastlink has indicated that the installation of a telecommunications tower is required in Thornhill near Kidston Lake as part of its wireless network design for the Halifax Regional Municiplaity. Eastlink has also indicated that all existing telecommunication structures in the area have been considered, and has come to the conclusion that none represent a viable co-location option.

The Proposed Monopole:
- is approximately 35 metres (115 feet) in height (Attachment D);
- is approximately 227 metres (745 feet) from Herring Cove Road;
- is approximately 175 metres (575 feet) from the closest residential property;
- is approximately 7.5 metres (25 feet) from the closest property line (Attachment C);
- includes a pinwheel type antenna system at the top of the monopole (Attachment D);
- includes equipment cabinets, the closest of which is approximately 2 metres (6.5 feet) from the property line (Attachment C);
- is protected by a new fence around the equipment cabinets and the monopole base (Attachment C); and
- is not required to be illuminated, nor painted, according to Transport Canada (Attachment E).

Site Features and Surrounding Context:
The subject property is generally described as follows:
- long and narrow - approximately 800 metres deep (Map 1);
- currently undeveloped;
- rises in elevation from 50 metres to 100 metres above sea level (Attachment B);
- located within the Halifax Plan Area;
- zoned C-2A (Minor Commercial) and R-1 (Single Family Dwelling) by the Halifax Mainland Land Use By-Law (Map 1). The C-2A and R-1 zones are applied in the area immediately surrounding the subject property, while the R-2, R-3, R-4, and P zones are also applied in the general vicinity (Map 1);
- designated Minor Commercial, Low Density Residential, and Residential Development District by the Halifax Municipal Planning Strategy (Map 2);
- adjacent properties fronting on Herring Cove Road are developed with a variety of land uses, including multi-unit residential, low density residential, and minor commercial; and
- land abutting the proposed monopole location is densely treed and undeveloped.

Jurisdication:
The federal government has exclusive and comprehensive jurisdiction over the area of radiocommunication and telecommunications. Industry Canada is the government agency responsible for regulating radiocommunication including authorizing the installation of radiocommunication towers and sites. When a new telecommunications facility is proposed, federal regulations require the applicant to consult with the local municipality to review and provide comment on the application to Industry Canada.

Municipal Process:
To facilitate this process, a public consultation policy has been instituted. The policy requires that an applicant notify the appropriate municipality of its intentions. The municipality is then given an opportunity to review the proposed antenna structure and site and provide comment. If any objections arise, the municipality is to provide written notice to the local office of Industry Canada. The submissions will be reviewed by Industry Canada, who will then determine whether or not a license is to be granted and/or upon what conditions such license is granted.

Policy:
Within the Halifax Plan Area, the siting and design of telecommunications equipment is evaluated in accordance with Section II, Policy 7.2.2, of the Halifax Municipal Planning Strategy (Attachment A). This policy, along with Section II, Policy 7.2.2.1, enables public uses which are industrial or service commercial in nature, including utility stations for telephone services, to be considered outside areas designated "Industrial" (Attachment A). The former City of Halifax would have considered telecommunication towers through the development agreement process, but HRM no longer uses this approach. The change recognized that the federal government has jurisdiction over all forms of radio communication. Following municipal amalgamation, HRM adopted specific consultation procedures in accordance with Industry Canada's process and jurisdiction. However, plan policy associated with this former development agreement process continues to provide relevant guidance to staff and Council, when evaluating telecommunication proposals.

DISCUSSION

Policy 7.2.2 includes four guidelines to be considered when evaluating a proposal of this nature, which are:

i) Compatibility
This guideline speaks to a proposal's compatibility in respect to neighbouring and adjacent uses. In certain circumstances, incompatibility between uses can be addressed through screening or separation of uses. In this case, the substantial separation between the proposed monopole and existing land uses will provide a sufficient buffer. Further, existing vegetation will generally screen the lower sections of the tower from view while the sloping topography will assist by integrating the upper sections into the landscape.

ii) Design
This guideline speaks to architectural and site design considerations. In this case, the applicant has proposed to construct a monopole, which is more slender and uniform compared to metal lattice-work type towers, which are similar in design to electrical transmission towers. As such, the proposed tower's design is generally in keeping with this guideline.

iii) Appropriateness of Site
This guideline is intended to address the appropriateness of the site in respect to performing the particular function proposed. The applicant has indicated the proposed site satisfies technical criteria required to provide cellular telephone service.

iv) Compliance with Industrial Policy 4.6
The applicable guidelines of Policy 4.6 are detailed in Attachment A. These guidelines address the building envelope, landscaping, setbacks, buffering, and environmental concerns. As the proposed location of the monopole is located a significant distance from abutting uses, issues related to setbacks and buffering are addressed. The proposal does not offend the other applicable guidelines identified in Policy 4.6.

Health and Safety:
Aside from land use planning issues, there are often concerns about potential health risks from the placement of telecommunication facilities. Industry Canada requires that such systems are operated in accordance with the safety guidelines established by Health Canada's radiation protection bureau in its publication, *Limits to Radiofrequency Fields at Frequencies from 10kHz - 300 GHz.* This is referred to as Safety Code Six. Prior to receiving a licence from Industry Canada, the operator must submit the calculations on the intensity of the radiofrequency fields to ensure that this installation does not exceed the maximum levels contained in the Safety Code Six requirements. Information submitted in support of this proposal indicates no concerns in relation to Safety Code Six (Attachment F).

Past Practice:
A review of past practice indicates that minimum separation distances between towers and residential properties have often been established based on the measured height of a proposed tower. The separation distance based on tower height is founded on a precautionary principle to minimize risk in the unlikely event of structural failure, while also helping to address incompatibility issues. The base of the monopole is proposed to be set back approximately 175 metres (575 feet) from the closest residential property.

Public Consultation:
A Public Information Meeting (PIM) was held on November 16, 2011. Only two residents attended the November 16th PIM. Staff became aware that many residents in the area did not receive written notice of the November 16th PIM until just prior to or, in some cases, just after the meeting. As a result, a second PIM was held on December 7, 2011. Generally, questions and concerns raised at the PIMs were primarily related to radiofrequency emissions, with little to no objections relative to the location and design of the monopole. Minutes from both PIMs are provided as Attachments G and H. Staff also received one e-mail objecting to the proposed location of the monopole. This e-mail is provided as Attachment I.

Conclusion:
In staff's opinion, the physical separation of the proposed monopole from residential development is sufficient. Further, the design of the tower is more acceptable than a metal lattice-work tower, while the existing vegetation will generally screen the lower sections of the tower from view. Staff recommends that no objections are raised with Industry Canada relative to this proposal.

BUDGET IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2011/12 operating budget for C310 Planning & Applications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through two Public Information Meetings which were held on November 16, 2011, and December 7, 2011. Attachments G and H contain the minutes from the public meetings. Information relative to the proposal was also placed on the HRM website. For the Public Information Meetings, notices were posted on the HRM website, in the newspaper, and mailed/delivered to residents and property owners within the notification areas shown on Map 3.

A public hearing is not included in the telecommunications process. By resolution, Community Council will forward their comments to Industry Canada.

The location of the proposed monopole would potentially impact the following stakeholders: local residents, property owners, telecommunication companies, and Industry Canada.

ALTERNATIVES

The following alternatives are presented to the Chebucto Community Council for consideration:

1. Identify additional comments or recommendations with respect to the proposed tower. In this event, staff will notify Industry Canada of Council's recommendations.

2. Inform Industry Canada that the Chebucto Community Council objects to the proposal for a 35 metre (115 feet) monopole tower, and associated equipment cabinets, at 547 Herring Cove Road, Halifax. This is not recommended due to reasons outlined in this report.

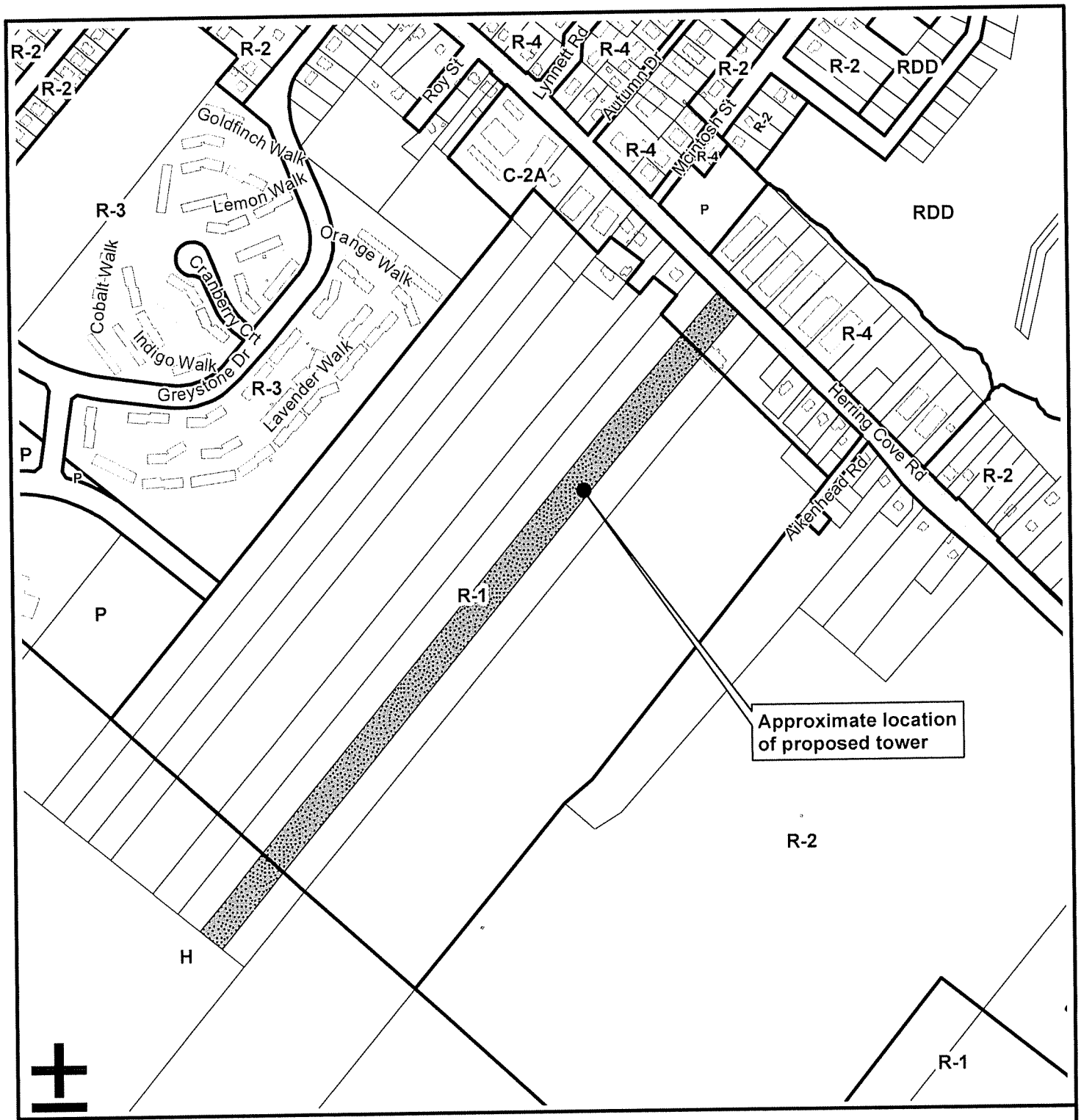
ATTACHMENTS

Map 1:	Location and Zoning Map
Map 2:	Generalized Future Land Use
Map 3:	Notification Area
Attachment A	Excerpts from the Halifax MPS
Attachment B	Site Plan
Attachment C	Compound Layout
Attachment D	Tower Elevation
Attachment E	Transport Canada - Aeronautical Obstruction Clearance Form
Attachment F	Safety Code Six Calculation
Attachment G	Public Information Meeting Minutes – November 16, 2011
Attachment H	Public Information Meeting Minutes – December 7, 2011
Attachment I	Additional Public Correspondence

A copy of this report can be obtained online at http://www.halifax.ca/commcoun/cc.html then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Miles Agar, Planner 1, Planning Services, 490-4495

Report Approved by: Austin French, Manager, Planning Services, 490-6717



Map 1 - Location and Zoning

547 Herring Cove Road
Halifax

Subject property

Halifax Mainland
Land Use By-Law Area

Zone

R-1	Single Family Dwelling
R-2	Two Family Dwelling
R-3	Low-Rise Apartment
R-4	Multiple Dwelling
C-2A	Minor Commercial
P	Park and Institutional
H	Holding
RDD	Residential Development District

HALIFAX
REGIONAL MUNICIPALITY
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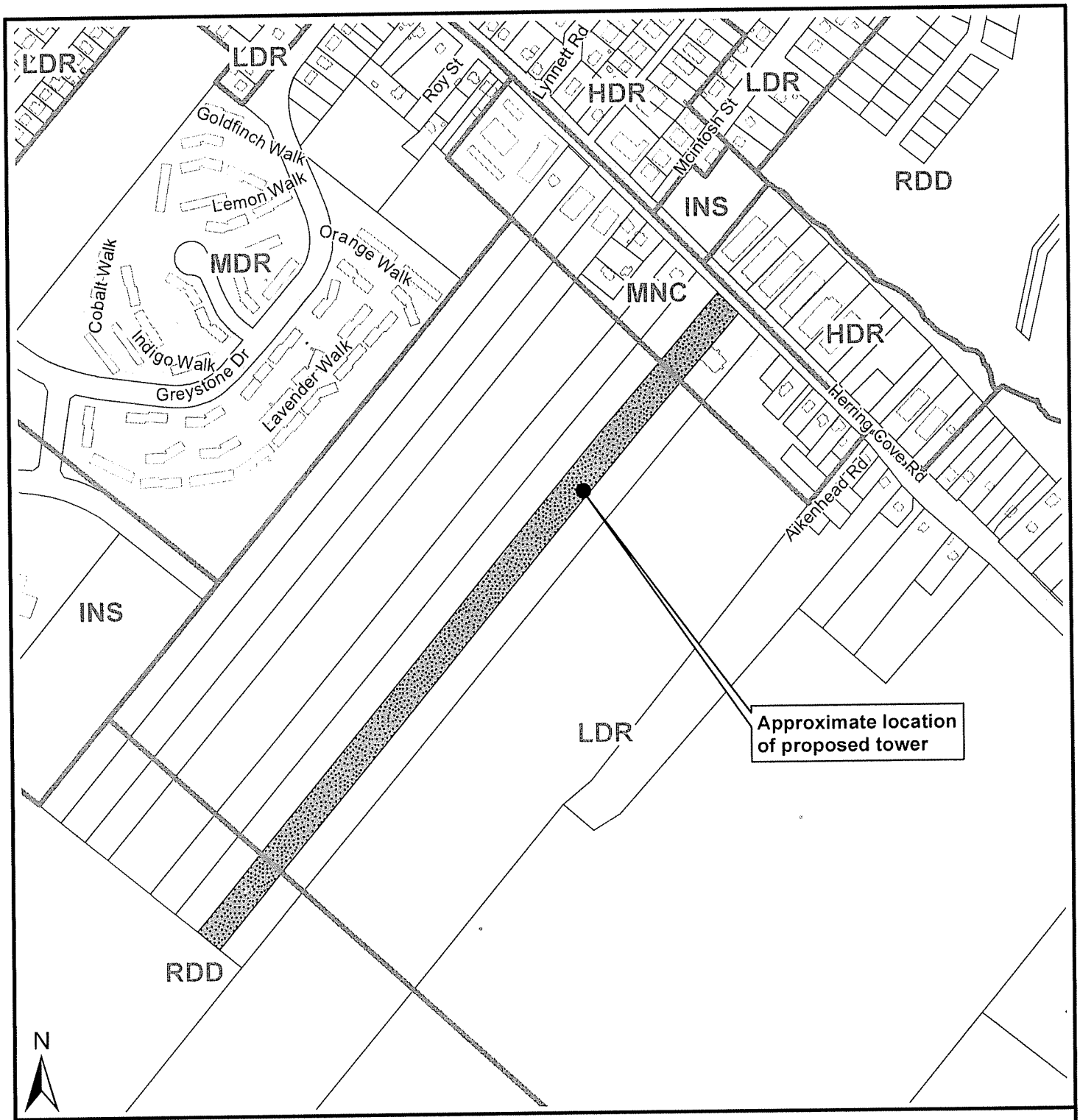
0 30 60 90 120 150 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated

HRM does not guarantee the accuracy of any representation on this plan



Map 2 - Generalized Future Land Use

547 Herring Cove Road
Halifax

Subject property

Halifax Plan Area
Mainland South Detailed Plan Area

Designation

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
MNC	Minor Commercial
INS	Institutional
RDD	Residential Development District

HALIFAX
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COMMUNITY DEVELOPMENT
PLANNING SERVICES

0 30 60 90 120 150 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated

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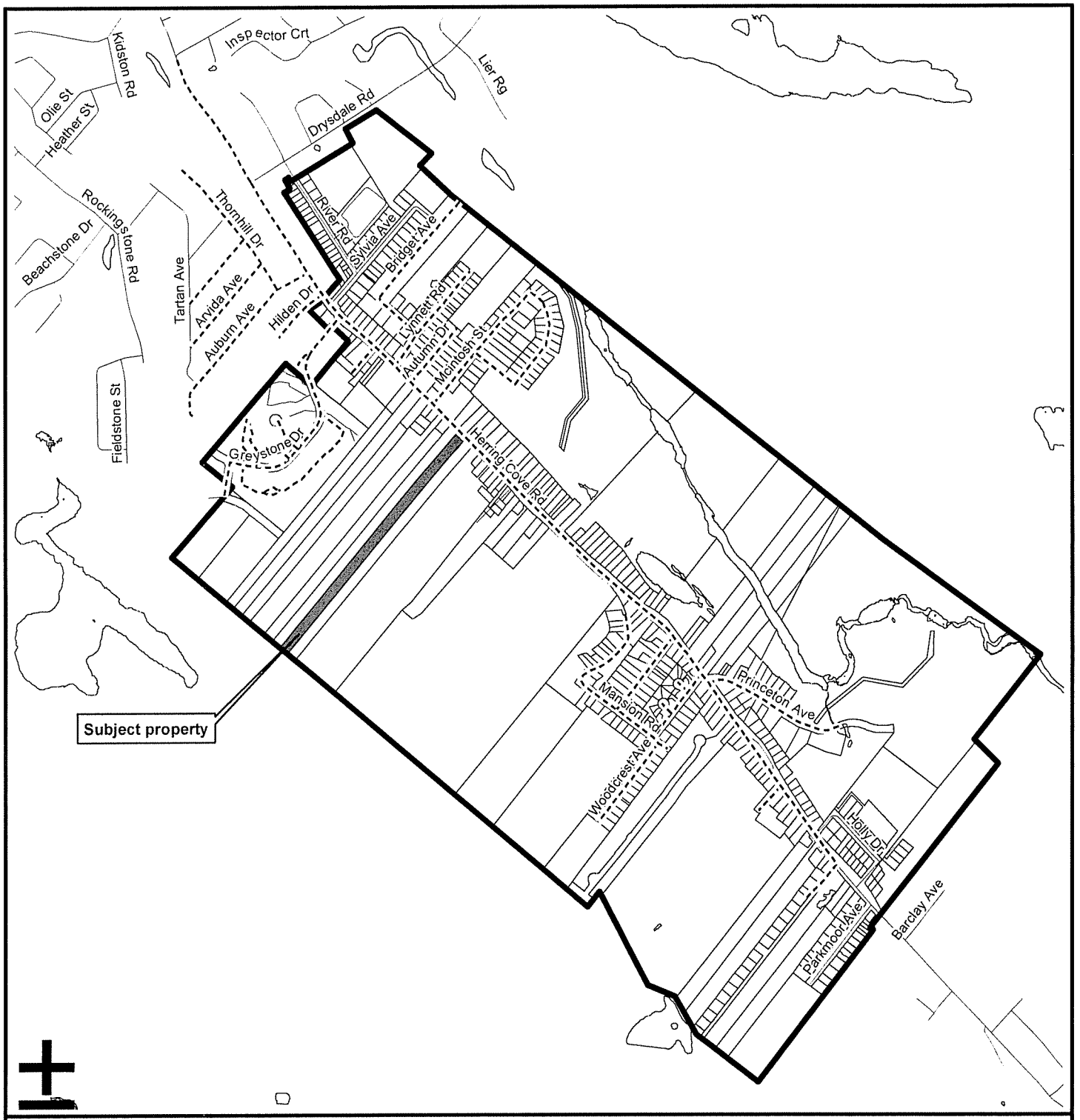
3 January 2012 | Case 17251 | T:\work\planning\hilary\casemaps\HMAIN\17251 (HEC)



Map 3 - Area of Notification

547 Herring Cove Road area
Halifax

Area where notification sent directly to property owner by addressed mail

------ Street where notification sent by flyer delivery (Canada Post postal walk)

Halifax Mainland
Land Use By-Law Area

HALIFAX
REGIONAL MUNICIPALITY
DPN N V OJUZIE FWFMP QN FOU
QMBOOJOH!TFSWJDFT

0 100 200 300 400 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated

HRM does not guarantee the accuracy of any representation on this plan

4 January 2012 | Case 17251 | T:\work\planning\hilary\casemaps\HMAIN\17251 (HEC)

Case 17251 Attachment A
Excerpts from the Halifax Municipal Planning Strategy

7.2.2 The City should encourage public uses which are industrial or service commercial in character to locate within areas designated "Industrial." For those public uses which need to be located in other than these designations in order to effectively and efficiently carry out their community support function to part or all of the City or Region, the City may consider developments in alternative locations through the contract development provisions of the Planning Act, or by rezoning.

7.2.2.1 Pursuant to Policy 7.2 and 7.2.2, Council may consider the development of public uses which are industrial or service commercial in nature such as, but not limited to utility stations for water, electricity and telephone, fire and police stations, and centres for the upkeep and maintenance of City infrastructure. In considering such developments, Council shall have regard for:

(i) the compatibility of the development in respect to adjacent and neighbouring uses;

(ii) where possible and appropriate, an overall architectural and landscape design which reflects adjacent and neighbouring uses;

(iii) the appropriateness of the site in respect to performing the particular community support function; and

(iv) the provisions of Industrial Policy 4.6, Part II, Section II, clauses (ii) to (xi) inclusive.

4.6 In considering applications pursuant to Implementation Policy 3.10 Council shall have regard for the guidelines set out below:

(ii) that entrances and exits be arranged in such a way so as to minimize the impact of additional traffic on any adjacent residential area;

(iii) that the proposed use does not entail unacceptable nuisances, such as traffic, smoke, toxic or noxious effluents, and noise;

(iv) that storage areas be enclosed or be visually screened from the abutting street by such means as planting materials or well-designed fences;

(v) that service areas for trucks and other vehicles be located in areas other than the front yards;

(vi) that front yards of an appropriate size be provided, well landscaped and including provision for tree planting;

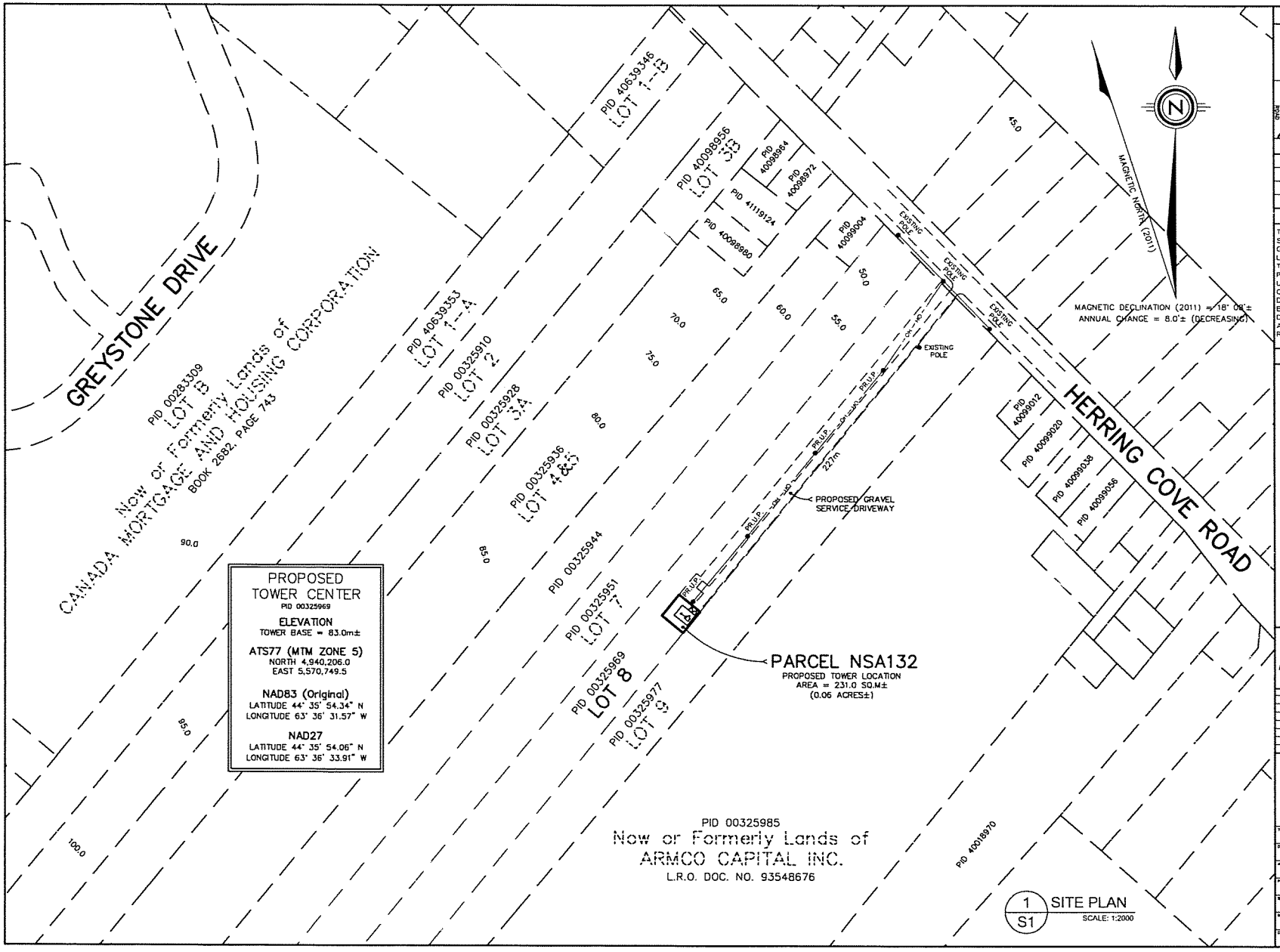
(vii) that drainage from large paved areas be required to be treated in cases where such drainage will result in unacceptable pollution of watercourses or water bodies;

(viii) that appropriate measures be taken to prevent erosion or deposit of sediments away from the development site during construction and afterwards;

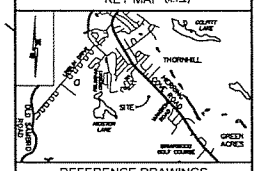
(ix) that the building envelope be located in such a manner as to provide a sufficient area for landscaped open space in both front and side yards;

(x) that areas of significant natural, aesthetic and amenity value be protected as part of the site design in accordance with Policy Sets 7 and 8 of this Plan as appropriate;

(xi) that there be an appropriate setback of any building from abutting residential properties and that a portion of such setback be landscaped; and



KEY MAP (N.T.S.)



REFERENCE DRAWINGS

NOTES

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LEGEND

OVERHEAD WIRES ..... —OH—HO—
UNDERGROUND WIRES... —UG—PO—

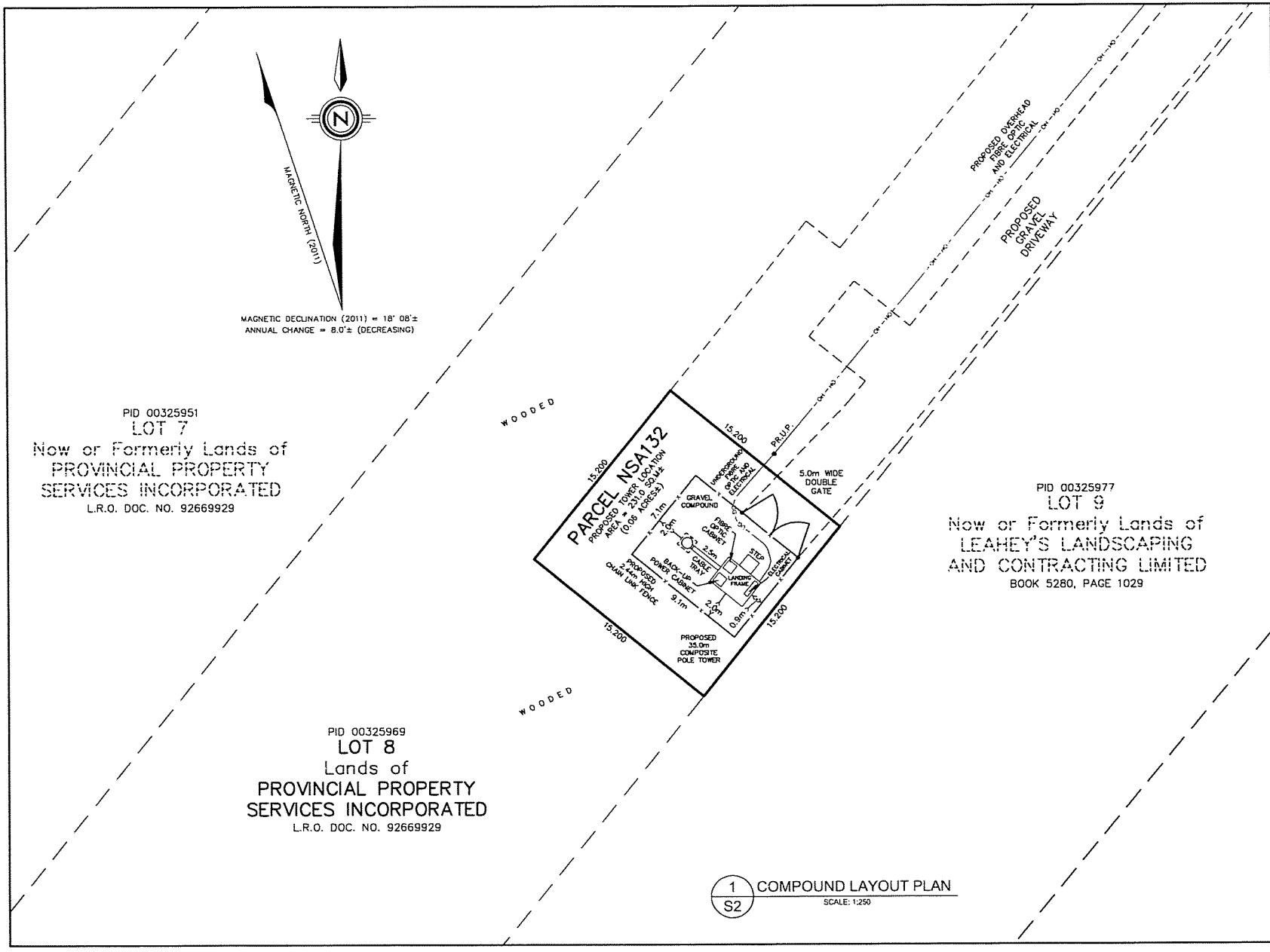
Case 17251
Attachment B

EASTLINK

No.	DATE	REVISIONS	BY
0	09/22/11	ISSUED FOR REVIEW	K.B.

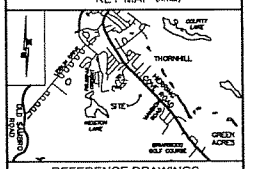
GENIVAR
1 SPECTACLE LAKE DRIVE
DARTMOUTH NOVA SCOTIA
CANADA B3B 1X7
PHONE: 902.835.9955 • FAX: 902.835.1645
www.genivar.com

TITLE	SITE PLAN
DESCRIPTION	35.0m COMPOSITE POLE TOWER
ADDRESS	HERRING COVE ROAD
PLOT DATE: AUGUST 22, 2011	SCALE: 1:2000
SITE CODE: NSA132	DRAWING No: S1
GENIVAR PROJECT #: DA11410	PAGE NO. 1
DESIGNED BY: K.B.	DRAWN BY: B.K.



1/S2 COMPOUND LAYOUT PLAN
SCALE: 1:250

KEY MAP (N.T.S.)



REFERENCE DRAWINGS

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LEGEND

OVERHEAD WIRES ..... —OH—HO— —
UNDERGROUND WIRES... —UG—GN— —

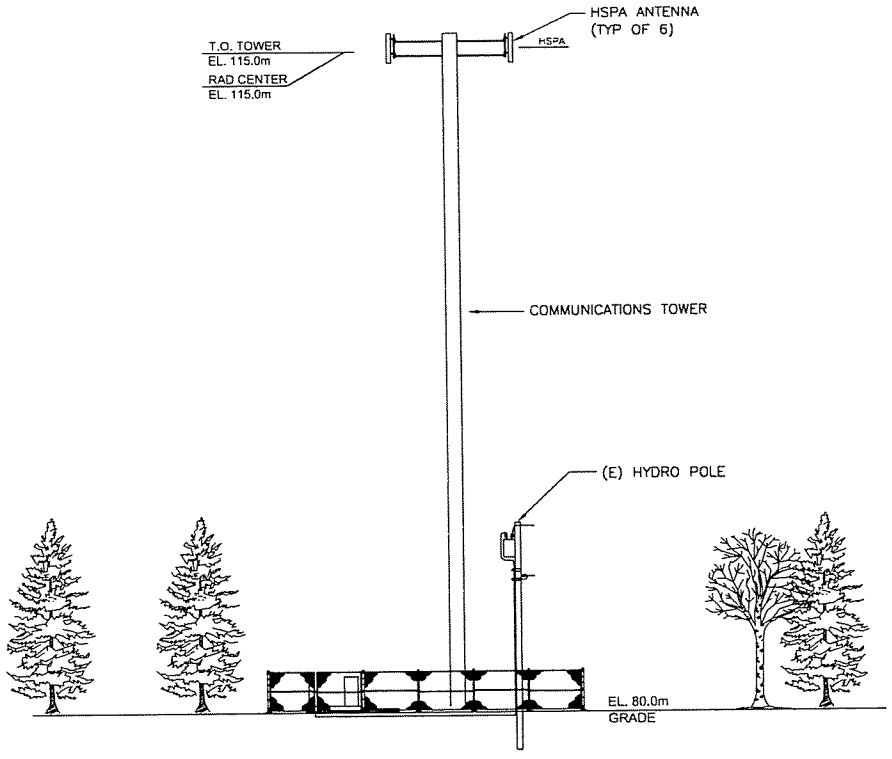
Case 17251
Attachment C

EASTLINK

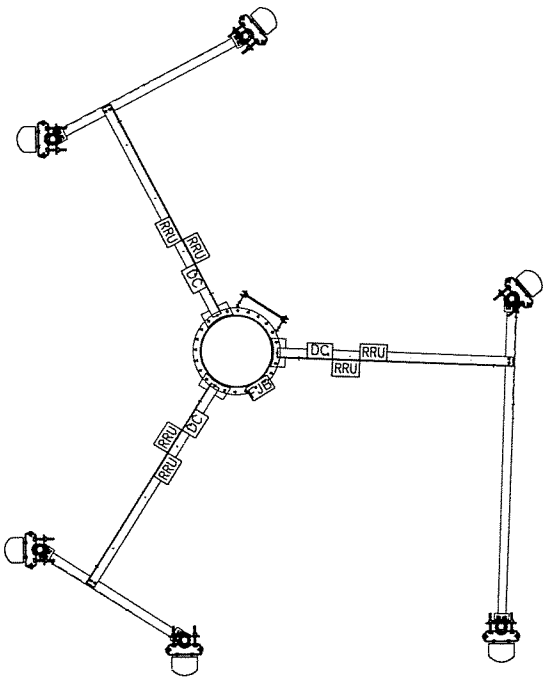
NO.	DATE	REVISIONS	BY
0	09/22/11	ISSUED FOR REVIEW	K.B.

GENIVAR
SPECTACLE LAKE DRIVE
DARTMOUTH, NOVA SCOTIA
CANADA B3B 1X7
PHONE: 902 835-9955 FAX: 902 835-1645
WWW.GENIVAR.COM

TITLE	COMPOUND LAYOUT PLAN
DESCRIPTION	35.0m COMPOSITE POLE TOWER
ADDRESS	HERRING COVE ROAD
PLOT DATE: AUGUST 22, 2011	SCALE: 1:250
SITE CODE: NSA132	DRAWING NO: S2
GENIVAR PROJECT #: DA11410	PAGE NO: 2
DESIGNED BY: K.B.	DRAWN BY: B.K.

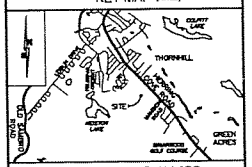


1 / S3 TOWER ELEVATION - LOOKING SOUTHWEST
SCALE: 1:250



1 / S3 HSPA ANTENNA LAYOUT
SCALE: 1:50

KEY MAP (N.T.S.)



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Case 17251
Attachment D

EASTLINK

No.	DATE	REVISIONS	BY
0	08/22/11	ISSUED FOR REVIEW	K.B.

GENIVAR
1 SPECTACLE LAKE DRIVE
DARTMOUTH NOVA SCOTIA
CANADA B3B 1X7
PHONE: 902 835-9955 FAX: 902 835-1645
WWW.GENIVAR.COM

TITLE	TOWER ELEVATION
DESCRIPTION	35.0m COMPOSITE POLE TOWER
ADDRESS	HERRING COVE ROAD
PLOT DATE: AUGUST 22, 2011	SCALE: 1:250
SITE CODE: NSA132	DRAWING No: S3
GENIVAR PROJECT #: DA11410	PAGE NO: 3
DESIGNED BY: K.B.	DRAWN BY: B.K.

Transport Canada / Transports Canada

Case 17251
Attachment E

April 29, 2011

Our File *Notre référence*

M5105-6 (MAM)

Colin MacPhee
Bragg Communications
6080 Young St, 7th floor
Halifax, NS
B3K 5M3

Dear Mr. MacPhee:

RE: AERONAUTICAL OBSTRUCTION CLEARANCE FORM

Based on the information which you have provided on the Aeronautical Obstruction Clearance Form attached and listed below, Transport Canada, Aerodromes and Air Navigation, Atlantic Region has no objection to your proposal subject to the conditions noted on the form.

Transport Canada #	*Location / Coordinates*
2011-141	Thornhill (NSA132), NS (44° 35' 54" N / 63° 33' 31" W)

We ask that you also coordinate your proposal with Nav Canada to ensure they have no objections. The Land Use Department at Nav Canada, Ottawa can be contacted by:

Phone: 1-866-577-0247 *or* E-mail: landuse@navcanada.ca

Please keep in mind that this does not constitute approvals from other Federal Government departments or other local land use authorities.

Lighting and painting standards can be found in CAR 621.19 (Canadian Aviation Regulations).

Please inform this office if this project is cancelled. If you have further questions, feel free to contact us.

Yours truly,

Jean-Marc Mazerolle
Civil Aviation Safety Inspector
Aerodromes & Air Navigation
Transport Canada, Civil Aviation
Atlantic Region

P. O. Box 42
Moncton, NB
E1C 8K6

Ph: (506) 851-3162
Fax: (506) 851-3022

Attach.

c.c. Land Use Department (Nav Canada, Ottawa)

Canada

Transport Canada / Transports Canada

APPENDIX C TO CAR 621.19 - ANNEXE C RAC 621.19

TC File No. / N° de dossier de TC

RECEIVED / REÇU
APR 2 6 2011
TC 2011-141
MAM

AERONAUTICAL OBSTRUCTION CLEARANCE FORM
FORMULAIRE D'AUTORISATION D'OBSTACLE AÉRIEN

TO BE COMPLETED BY APPLICANT – À REMPLIR PAR LE REQUÉRANT

Operator's Name – Nom de l'opérateur: Bragg Communication LTD (EastLink)

Operator's Address – Adresse de l'opérateur: 6080 Young Street Halifax N.S. / B3K 5M3

Operator's Contact – Agent de liaison de l'opérateur: Colin MacPhee

Contact's Telephone No. – N° de téléphone de liaison	Contact's FAX No. – N° de télécopieur de liaison	Contact's E-mail Address – Adresse électronique de liaison
902-293-6293	902-407-3485	Colin.MacPhee@corp.eastlink.ca

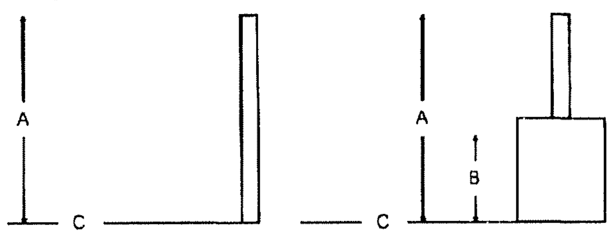
Applicant's Name – Nom du requérant	Address – Adresse	
NSA132 Thornhill / NSPID#00335969	547 Herring Cove Road	
City – Ville: Thornhill	Province/Territory – Province/Territoire: N.S.	Postal Code – Code postal: N/A
Applicant's Telephone No. – N° de téléphone du requérant: 902-293-6293	Applicant's FAX No. – N° de télécopieur du requérant: 902-407-3485	Applicant's E-mail Address – Adresse électronique du requérant:

Nearest city / town to proposed facility – Ville la plus proche de la structure proposée: Thornhill NS

Geographic coordinates of structure – Coordonnées géographiques de la structure: 44° 35' 54" N Latitude / Latitude N; 63° 33' 31" W Longitude / Longitude O

☐ NAD27 ☑ NAD83 ☐ WGS84

TOWERS / ANTENNAS – TOURS / ANTENNES | BUILDING OR OTHER STRUCTURE – BÂTIMENT OU AUTRE STRUCTURE



		Feet – Pieds	Meters – Mètres
A	Height above ground / Hauteur au-dessus du sol		35
B	Building height / Hauteur du bâtiment		
C	Ground elevation above sea level / Hauteur du sol au-dessus du niveau de la mer		80

List any tall adjacent buildings and structures which may shield the proposed structure (Attach sketch)

Faire une liste indiquant les structures et bâtiments avoisinants plus haut que le bâtiment projeté (Inclure un diagramme)

New struc. – Nouv. struc.: ☑ Yes / Oui ☐ No / Non

Add to exist. struc. incl. total hght. – Ajout à un bâti. exis. incl. hauteur total:

Proposed Construction – Date – de construction proposée: July 1, 2011

TYPE OF STRUCTURE (narrative description and function) – GENRE DE STRUCTURE (description narrative et fonction)

35m Composite Pole

Signature (of applicant) (du requérant) ▶ [signature] Date (Y/A-M-D/J): 11/04/25

TRANSPORT CANADA USE ONLY - À L'USAGE DE TRANSPORTS CANADA

AERONAUTICAL ASSESSMENT - ÉVALUATION AÉRONAUTIQUE

Site acceptable – Emplacement acceptable: ☑ Yes / Oui ☐ No / Non (if no, reason) (si non, pourquoi)

Lighting as per (TP382) required – Balisage lumineux tel que demandé au (TP382): ☐ Yes / Oui ☑ No / Non or / ou

Painting as per (TP382) required – Balisage peint tel que demandé au (TP382): ☐ Yes / Oui ☑ No / Non or / ou

Temporary lighting required – Nécessité d'un balisage lumineux temporaire: ☐ Yes / Oui ☑ No / Non (if yes, type) (si oui, de quel genre)

Advise Transport Canada in writing 90 days before construction / Aviser Transports Canada par écrit 90 jours avant la construction ▶ ☐ when construction starts / au commencement de la construction ☐ and on completion / et à la fin des travaux ☐ Valid to / Valide jusqu'au

Civil Aviation Inspector (as required) – Inspecteur Aviation Civile (si nécessaire)
Comments – Commentaires

Signature [signature] Date (Y/A-M-D/J): 2011-04-29

Regional Manager Aerodrome Safety / Gestionnaire Régional Sécurité des aérodromes ▶ Signature [signature] Date (Y/A-M-D/J): 2011-04-29

26-0427 (0005-01)

Canada

Case 17251
Attachment F

EASTLINK

Safety Code 6 Calculation

Summary

The following explanations and accompanying calculations are intended to demonstrate that EastLink's radio installation at site **NSA132** complies with the radio emission limits as described in Health Canada's Safety Code 6.

Equipment

EastLink's installation consists of the following transmitters and transmission antennas.

Item	Equipment Name	Max Power /Gain	Quantity
1	UMTS Remote Radio Head (RRU's) - Transmitter	**47.8dBm (60Watts)**	**6**
2	Kathrein 80010504 Panel Antenna (1710 - 2200MHz)	**15.73 dBd (17.87 dBi)**	**6**

Near Field vs Far Field

When calculating the level of emissions from a given radio installation, it is first required to identify whether the area under test is in the Near or Far Field of the antennas in question in order to use the appropriate radio propagation formula. The following equation determines the Near-field boundary for an array antenna (type used by EastLink) according to Health Canada:

$$Rs = 0.5 * \frac{D^2}{\lambda} = 0.5 * \frac{1.3^2}{0.141} = 5.99m$$

Where:

Rs = extent of the reactive near-field region [meters]
λ = signal wavelength in meters at EastLink transmitting frequency (2130MHz)

EastLink's planned antenna mounting height is **35m**. The closest the public can be to the antenna can be considered **30m**, assuming a 2 m individual, the bottom of the antenna 1 m below installed height and a construction tolerance margin of 2 m. Towers are equipped with an anti-climb apparatus to prevent the general public from coming in contact with the antennas. Therefore, the Far Field approach is valid.

Assumptions

The calculations to follow are based on the following assumptions and strive to show the theoretical highest possible Power Density acting on a location under test.

- The area under test is defined as 2 m above ground level (The height of a person) at a distance from the tower where the Power Density will be greatest.
- Flat terrain with no obstacles.
- Three sector site with two transmitting antennas per sector.
- The power density calculated in the area under test is the sum of the power density of two antenna main lobes at an angle directed towards the area under test and the power density of four antenna back lobes directed towards the area under test. The calculation uses the back lobes which produce the highest power density.
- RRUs (Transmitters) are operating at the maximum output power the equipment is capable of.
- Calculations include possible future equipment (RRUs and Antennas)
- Calculations assume an antenna electrical down-tilt of 3 degrees.

Power Density

Safety Code 6, exposure limits are set based on Power Density (W_{max}) of emissions at a given location relative to the transmitting antenna. In the case of tower mounted antennas, Power Density on the ground where the General Public might be exposed can be estimated as:

$$W_{max} = \frac{EiRP_{max}}{4\pi r^2} \quad [\text{Watts / meter}^2] \text{ (Far Field Power Density)}$$

Where:

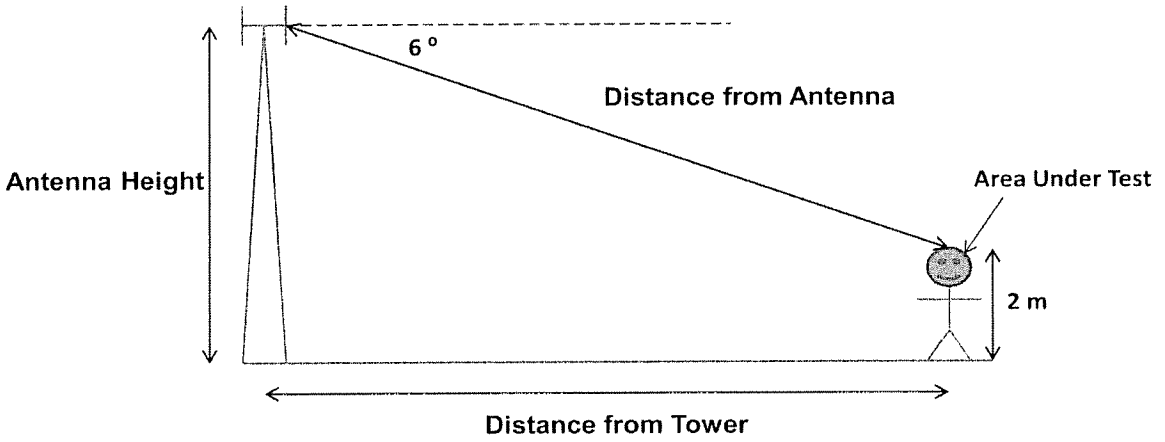
W_{max} = Maximum Power Density [Watts / meters^2]
$EiRP_{max}$ = Maximum Effective isotropic Radiated Power [Watts]
(Total radiated power from all the transmitting antennas installed at the site arriving at area under test)
r = Distance from Antenna [Meters]

The formula above assumes Line of Sight conditions (No obstructions) between the antennas and the area under test.

EastLink's installation consists of directional antennas. The main beam of the antenna is more or less oriented towards the horizon which means that the level at which the radiated signal reaches the ground near the site is greatly reduced from the main beam radiated power.

Calculations have shown that when using the antennas that EastLink has planned for this site (K80010504) the highest Power Density occurring at 2 m above the ground is produced from the beam of the antenna at an angle of 6 degrees down from the horizon.

For the planned antenna height of **35m** given above the area under test has been calculated to be **285m** from the base of the tower and **287m** from the antenna.



Therefore, for Eastlink's installation on site **NSA132**, the maximum total power density in the area under test is given by the following calculation

EastLink's Equipment:

- 6 RRUs operating at 47.8 dBm (60 W)
- 2 Transmit Antennas Per Sector (K80010504)

$$W_{max} = \frac{2 * (47.8\ dBm + 17.8\ dBm - 2.4\ dB) + 4 * (47.8\ dBm + 17.8\ dBm - 32.7\ dB)}{4\pi(287)^2}$$

$$= \frac{2 * (63.2\ dBm) + 4 * (32.9\ dBm)}{4\pi(287)^2}$$

$$= \frac{2 * (2089.5\ W) + 4 * (1.95\ W)}{1035078.50}$$

$$= \mathbf{0.00404\ W/m^2}$$

Conclusion

Within the operating transmit frequency range for the AWS Band the maximum allowed Power Density for exposure to the General Public is 10 Watts/meter^2. Therefore, Eastlink's installation at site **NSA132** falls 2400 times below the acceptable Radio Frequency emission limits set forth by Safety Code 6.

All proposed and future equipment is taken into consideration in this analysis. It is important to note that these numbers assume that the transmitters operate at full power. This assumption is very conservative, because on average cell sites emit 25 to 50% of their maximum power.

Signed,

Babar Ahmed Siddiqui
Radio Network Designer
EastLink

HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE # 17251

7:00 p.m.
Wednesday, November 16, 2011
Captain William Spry Center, Herring Cove

IN ATTENDANCE: Miles Agar, Planner, HRM Planning Services
Holly Kent, Planning Technician, HRM Planning Services
Sharlene Seaman, Planning Controller, HRM Planning Services
Applicant, Colin MacPhee, Bragg Communications Inc. (EastLink)
Applicant, Babar Sieddiqui, Bragg Communications Inc. (EastLink)
Applicant, Bob Warren, Bragg Communications Inc. (EastLink)
Applicant, Jennifer Lowindoski, Bragg Communications Inc. (EastLink)

PUBLIC IN ATTENDANCE: Approximately 2

The meeting commenced at approximately 7:15 p.m.

1. Opening remarks/Introductions/Purpose of meeting – Miles Agar

Mr. Agar opened the meeting by introducing himself as a planner for the Western Region with Halifax Regional Municipality (HRM). He introduced HRM staff and applicant. He welcomed everyone and thanked them for coming.

He stated that the reason for the meeting was to review an application by Bragg Communications Inc. (EastLink) to construct a 35 metre telecommunications tower at 547 Herring Cove Road, Halifax.

2. Overview of planning process/Presentation of Proposal – Miles Agar

Mr. Agar stated that the purpose for the Public Information Meeting is to identify the scope of the proposal and the process, to receive feedback on any issues and concerns that are brought forward. He noted that no decisions had been made on the applications and no decisions would be made at the meeting.

He gave the meeting agenda and ground rules.

Mr. Agar showed the proposed location at 547 Herring Cove Road, Halifax. He noted that the area has long linear parcels of land and the proposed tower is about 750 feet back from the right of way. In terms of separation distance, there is about 745 feet from Herring Cove Road, about 700 feet from the Greystone development and about 575 feet to the closest residential property. The subject property is about 5 and one half acres in size and approximately 800 metres deep in total, with a 50 metre elevation change. The tower is located about 33 metres up the hill from the street grade. The area is split zoned to reflect the Herring Cove corridor. The front portion is zoned C-2A (Minor Commercial) and the primary part of the property is zoned R-1 (Single Family Residential).

He noted that in terms of the policy that municipal staff would use to evaluate a telecommunications tower in Halifax, the applicable policy is in section two of the Municipal Planning Strategy. It is referred to as 7.2.2. It states that public uses, which are industrial in nature - including utility stations for telephone service - may be considered outside of the areas designated Industrial. In Halifax, these types of towers are permitted as of right through the Land Use By-law in Industrial areas. The proposed tower is located on land designated Minor Commercial, which reflects the zoning towards the front of the property, and is designated low density residential in the rear. The policy sets forth four main guidelines when evaluating this type of proposal; compatibility, design, appropriateness of the site and Industrial guidelines. Municipal staff looks at all of the guidelines prior to making recommendations on the tower.

Mr. Agar wanted to clarify the municipality's role in the telecommunications process. He stated that the Federal Government has the jurisdiction over all forms of radio communication. The branch that deals with these applications is Industry Canada. The municipal government does not have a lot of jurisdiction legally. Industry Canada recognizes that the municipal authorities have an interest in these types of applications and they require an applicant to notify the municipality of its intent. The municipality then conducts public meetings and evaluations based on any policy that will help determine whether or not the proposal is reasonable. From there, staff will provide advice to our local community council. If there are any objections, the municipality is to provide them to Industry Canada. Submissions are reviewed by Industry Canada and they determine if a license will be granted.

He noted that in terms of health and safety questions, the municipality does not have any involvement. This is done through the Federal level. Health Canada has developed health and safety standards around radio frequency emissions. That document is referred to as safety code six. Before obtaining a licence for a telecommunications tower, a carrier has to provide and demonstrate that they are below the safety code six standards.

Mr. Agar outlined the Municipal Planning process stating that the public information meeting is the first step in the process. From there, public feedback is received. This can also be submitted before or after the meeting as well. Staff will then review the proposal in detail against the Municipal Planning Strategy and in particular, against the four guidelines that are applicable. There will be reviews from other applicable HRM departments. A recommendation will be put together and a staff report will be put forth to the community council. He noted that from there, council can approve, reject or request modifications for the proposal. Council's position is forwarded to Industry Canada. No decision will be made prior to the recommendation.

Mr. Agar turned the floor over to the applicant for presentation.

3.Presentation of Proposal – Colin MacPhee

Colin MacPhee introduced himself as a planner with EastLink. He also introduced his colleges. He noted that EastLink is in the process of deploying a wireless network and venturing into the wireless marketplace. They currently do not have cell phones on offer but they will soon. They are proud to support local organizations, such as the IWK, chamber of commerce and the greater Halifax partnership, etc. They are Halifax based and proud to be a Nova Scotian company. Their network is intended to be a network for the future with cutting edge voice and data transmission capabilities. He stated that the network will be more and more about mobile internet.

He noted that EastLink feels there is a strong support for more entrance, competition and choices. This is why they have decided to get into this business. They would like to offer Nova Scotian's competitive offerings. Increasingly, people don't have landline phones. He noted that more and more 911 calls come from the mobile networks. They hope to help augment that network. Wireless around the world is growing in leaps and bounds. Many developing parts of the world did not install many landlines and went right to the cellular network. He noted that currently there are 5 billion wireless devices worldwide. That is expected to continue in growth. In essence, mobile devices are able to be on the mobile internet, such as internet, voice and data. Voice is now just one component of cellular service, not just the origin.

He stated that EastLink intends to offer a highly competitive offering. There intended launch is Nova Scotia and Prince Edward Island in the spring of 2011, with a portion of New Brunswick that leads to the bridge.

Mr. MacPhee stated that one of the most important reasons for EastLink, at the meeting, was to discuss how they assess any potential site for it to become a location for an antenna tower. The building of a new tower is their last option. They are mandated by their regulator, Industry Canada, to co-locate on existing equipment wherever possible. They seek to do that for those reasons and the installation of a new tower is very expensive. Co-locating is a better option for all. In some instances, and due to the fact that they are constructing a network, they need to have the towers placed at intervals where there is no co-location option.

Mr. MacPhee stated that the Health Canada regulations are updated periodically by Health Canada. EastLink follows their rules completely and strictly or they would be unable to use the network. In addition to that, EastLink sites are monitored 24 hours a day as a part of the functioning of the network and to make sure they are functioning within acceptable parameters. If HRM does have a process, Industry Canada dictates that they follow that process. It is important to EastLink and they do want to get public feedback. He noted that HRM provided notification to the people in the area and he is happy to receive all feedback.

He gave some of the specifics concerning NSA132 (Thornhill). It is a 35 meter monopole, which was chosen because it minimizes visual impact. There are many different designs for a telecommunications tower and this is a composite pole that is very clean in its design. There is no lighting or painting required as per Transport Canada and NAV Canada. They are in charge of maintaining air traffic throughout the country. In some cases lighting and painting may be

required. He noted that 35 meters is about 115 feet. Some of the safety concerns are people getting close to the tower. The base of the tower is fenced so no one can easily access it and there is an anti-climb device installed. He stated that the site was far away from the road and several hundred feet from residential developments. EastLink looks for a good site in regards to elevation but they do their best to keep it away from existing residential properties wherever possible.

He passed the floor to Babar Sieddiqui, EastLink's radio network engineer to explain the coverage area and the goals regarding coverage.

Babar Sieddiqui, EastLink, showed the current in-house coverage area on a map. He noted that they do a coverage simulation with the planned sites. If there are coverage holes, they try to cover the holes with the current planned sites. If they cannot, they have to search for a new site. They found that the area (the proposed site) was good as there is no coverage within the residential areas. After the site is chosen, they do the coverage simulation again. This shows that the whole area is covered. The site is selected internally based on coverage areas and search radius. The team then goes out to check with the property owners and the land availability. Once they find a potential candidate, they go ahead with the proposal. This tower will cover the whole area quite well.

Mr. MacPhee stated that wireless devices will work as you travel about in any given area in the city. He showed some renderings from Herring Cove Road. He feels that you should only be able to see the top of the tower as per the setbacks. To sum up, EastLink's goal is to build a competitive wireless network and to give the public a competitive offering and more choices in the marketplace. He expressed interest in public feedback and noted that it would be reviewed by HRM staff and EastLink staff.

Mr. Agar gave the ground rules and opened the floor for any questions and comments.

4. Questions/Comments

Lola-May Kidston, Halifax, is concerned about the monitoring of the telecommunications tower. She asked how often it would be monitored and if it was documented.

Colin MacPhee stated that any and all of EastLink's sites, as a part of the network, are monitored 24/7. It has to function properly 24 hours a day and they must be operating within acceptable parameters. If there is any fluctuation in the power level, too much is as bad as not enough.

Babar Sieddiqui stated that the sites are monitored 24/7 and every morning they receive the performance reports. They have to meet the requirements. He is not sure if the information is public and noted that it is received at the engineering level for monitoring.

Ms. Kidston asked if there was a third party overseeing the results. She asked if there would be any danger to people's health if the emission did go amiss.

Mr. Sieddiqui stated that the power is controlled by the system and it rarely happens that it would fluctuate. They consider the maximum power of the equipment and they are 24 hundred times

below the limit set by Health Canada. Even if the emissions go up, it would not affect anyone. There are not outside parties monitoring.
Ms. Kidston asked if any of the transmissions were considered a health hazard.

Mr. Sieddiqui stated that they follow the guidelines set forth by Health Canada and they ensure that wireless operators are following the rules. It is not considered to be a health hazard.

Ms. Kidston asked if the Health Canada guidelines for Safety code six have been recently updated.

Mr. Sieddiqui stated that as per the information they receive, it is updated periodically. He is not sure of the last update but assured her that they are following the most current version.

Arthur Kidston, Halifax, expressed concern about the potential health hazards from this 24/7, low power, and electro-magnetic radiation. He feels that the public are being bathed in it. He noted that safety code six is out of date and goes decades back. When it was formulated, it never envisioned this type of technology. It probably did not know the word internet. He is aware that there is a study group that will be updating it but that may take decades more.

He asked what would happen to people's health if these towers were added to each other. He noted that there were no representative form Health Canada or Industry Canada. He feels that HRM does not have concerns about the health effects which make him feel lost as to who is protecting society concerning this ever increasing bathing of electro-magnetic radiation.

Mr. Agar stated that from the municipalities stand point, planning staff provide comment and advice to Council on the four guidelines within the policy. These include the general appropriateness of the proposal. Industry Canada and Health Canada are the regulating authorities.

Mr. MacPhee stated that Safety code six was current as of 2009. He believes that it will be updated very soon. He noted that the entire radio frequency environment is regulated and monitored by Health Canada. All towers must comply with the regulations strictly and completely.

Mr. Kidston stated that the local communities have no say what so ever. He wonders what the purpose of the meeting is when Industry Canada can very easily overrule any opinion by the public, HRM and the Province. EastLink can turn to Industry Canada and state that they are at an impasse and Industry Canada has not, to date, denied a telecommunications tower.

Mr. Agar stated that after HRM provides comment, if there is concurrence, it goes forward for an Industry Canada decision. In the case of a non-concurrence from HRM, they would make that recommendation to Council. If they concur, they would forward a non-concurrence to Industry Canada. To move forward from that point, the applicant would need to declare an impasse with Industry Canada. Industry Canada would, at that time, investigate what they call a reasonable and relevant concern. This has happened within the past year. HRM conveyed their non-concurrence and Industry Canada received an impasse from that proponent and upon investigation, the tower was not constructed (Case # 15883 – Purcell's Cove Road). HRM has learned that where there are reasonable and relevant concerns, Industry Canada does listen.

Mr. Kidston asked noted that one of the sites was deemed not appropriate as it was too close to a school. He asked what "too close" means.

Mr. Agar stated that upon applying, HRM requires that for the installation of a telecommunication tower the applicant must show that they have explored other sites and the reasons why they chose not to move forward with that site. HRM wants to know that the proposed site isn't just the first site they looked at.

Bob Warren, EastLink, stated that EastLink looked at different sites in the area, off the Herring Cove Road and they wanted to be, at least, 600 meters away from the school as they do not want to interfere with the residents.

Mr. Kidston asked what the reasons are to have the tower set back from the residents.

Mr. Warren advised that the tower should be placed in an area that will not interfere with the residents and they don't want to place it in the back yard of someone home. They try to site the tower in an area that has a good land owner to work with, set back from other people's homes.

Mr. Kidston asked what safety standards are employed for the EastLink workers.

Mr. MacPhee stated that the work is typically done by independent contractors, typically. They are subject to a strict betting process by EastLink and Bragg Communications to make sure that they have all of the workers compensation and insurance requirements in place. From there, they would follow their own protocols.

Mr. Kidston asked if there were any further protocols as far as radiation levels.

Mr. MacPhee stated that Safety Code six is the sole regulation in terms of radio emissions for everyone in our society.

Ms. Kidston asked if there was severe opposition from a home owner living near the tower, would it effect the decision to place the tower at that site.

Mr. Agar noted that it would have a certain degree of influence but it would relate more to compatibility. If the tower is proposed 50-70 feet away from a residential home, it would not be compatible as it is much too close as the structure would over power the existing development. HRM would provide their advice to council based on the policy, with consideration to public input.

Ms. Kidston asked if the owners concern over property value and health concerns would weigh on HRM's decision.

Mr. Agar stated that it could to a certain degree but it would not be the primary evaluation tool. Industry Canada and Health Canada set the standards for health and safety. HRM does not get involved with property evaluations.

Ms. Kidston stated that Industry Canada isn't really concerned if property values are affected by a

tower.

Mr. Agar stated that they could be, if it is a reasonable and relevant concern. If the use is too close and not compatible, it could be argued that there is a relationship between the two.

Ms. Kidston asked if another antenna could be added to an existing tower without approval.

Mr. MacPhee stated that any additional antenna equipment can be installed on an existing tower. Any given installation on that tower must comply with safety code six. He noted that this is call co-locating.

Councillor Adams asked how far the tower was back off the Herring Cove Road.

Mr. Agar stated that they were about 745 feet.

Ms. Kidston asked who owns the tower off Williams Lake Road.

Mr. Agar stated that he believed it was owned by Rogers.

5. Closing comments

Mr. Agar thanked everyone for coming and provided his contact information.

6. Adjournment

The meeting adjourned at approximately 8:00 p.m.

HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE # 17251

7:00 p.m.
Wednesday, December 7, 2011
Captain William Spry Center, Herring Cove

IN ATTENDANCE: Miles Agar, Planner, HRM Planning Services
Hilary Campbell, Planning Technician, HRM Planning Services
Applicant, Colin MacPhee, Bragg Communications Inc. (EastLink)
Applicant, Babar Siddiqui, Bragg Communications Inc. (EastLink)
Applicant, Bob Warren, Bragg Communications Inc. (EastLink)
Applicant, Jill Laing, Bragg Communications Inc. (EastLink)

PUBLIC IN ATTENDANCE: Approximately 5

The meeting commenced at approximately 7:14 p.m.

1. Opening remarks/Introductions/Purpose of meeting – Miles Agar

Mr. Agar opened the meeting by introducing himself as a planner for the Western Region with Halifax Regional Municipality (HRM). He introduced HRM staff and applicant. He welcomed everyone and thanked them for coming.

He stated that the reason for the meeting was to review the proposal by Bragg Communications Inc. (EastLink) to construct a 35 metre telecommunications tower at 547 Herring Cove Road, Halifax.

2. Overview of planning process/Presentation of Proposal – Miles Agar

Mr. Agar stated that the purpose for the Public Information Meeting is to identify the scope of the proposal and the process, to receive feedback on any issues and concerns that are brought forward. He noted that no decisions had been made on the applications and no decisions would be made at the meeting.

He gave the meeting agenda and ground rules.

Mr. Agar showed the proposed location at 547 Herring Cove Road, Halifax south of Greystone. In terms of separation distance from the proposed tower, there is about 745 feet from Herring Cove Road, about 700 feet from the Greystone development and about 575 feet to the closest

residential property. The subject property is about 5 and one half acres in size and approximately 800 metres deep in total, with a 50 metre elevation change. The tower is located about 33 metres up the hill from the street grade. The front portion is zoned C-2A (Minor Commercial) and the primary part of the property is zoned R-1 (Single Family Residential).

He noted that in terms of the policy that municipal staff would use to evaluate a telecommunications tower in Halifax, the applicable policy is in section two of the Municipal Planning Strategy. It is referred to as 7.2.2. It states that public uses, which are industrial in nature - including utility stations for telephone service - may be considered outside of the areas designated Industrial. In Halifax, these types of towers are permitted as of right through the Land Use By-law in Industrial areas. The proposed tower is located on land designated Minor Commercial, which reflects the zoning towards the front of the property, and is designated low density residential in the rear. The policy sets forth four main guidelines when evaluating this type of proposal; compatibility, design, appropriateness of the site and Industrial guidelines. Municipal staff looks at all of the guidelines prior to making recommendations on the tower.

Mr. Agar wanted to clarify the municipality's role in the telecommunications process. He stated that the Federal Government has the jurisdiction over all forms of radio communication. The branch that deals with these applications is Industry Canada. The municipal government does not have a lot of jurisdiction legally. Industry Canada recognizes that the municipal authorities have an interest in these types of applications and they require an applicant to notify the municipality of its intent. The municipality then conducts public meetings and evaluations based on any policy that will help determine whether or not the proposal is reasonable. From there, staff will provide advice to our local community council. If there are any objections, the municipality is to provide them to Industry Canada. Submissions are reviewed by Industry Canada and they determine if a license will be granted.

He noted that in terms of health and safety questions, the municipality does not have any involvement. This is done through the Federal level. Health Canada has developed health and safety standards around radio frequency emissions. That document is referred to as safety code six. Before obtaining a licence for a telecommunications tower, a carrier has to provide and demonstrate that they are below the safety code six standards.

Mr. Agar outlined the Municipal Planning process stating that the public information meeting is the first step in the process. From there, public feedback is received. This can also be submitted before or after the meeting as well. Staff will then review the proposal in detail against the Municipal Planning Strategy and in particular, against the four guidelines that are applicable. There will be reviews from other applicable HRM departments. A recommendation will be put together and a staff report will be put forth to the community council. He noted that from there, council can approve, reject or request modifications for the proposal. Council's position is forwarded to Industry Canada. No decision will be made prior to the recommendation.

Mr. Agar turned the floor over to the applicant for presentation.

3.Presentation of Proposal – Colin MacPhee

Colin MacPhee introduced himself as a planner with EastLink. He also introduced his colleges. He noted that EastLink is in the process of deploying a wireless network and venturing into the wireless marketplace. They currently do not have cell phones on offer but they will soon. They are proud to support local organizations, such as the IWK, parade of lights, Film Nova Scotia,

etc. They are Halifax based and proud to be a Nova Scotian company. Their network is intended to be a network for the future with cutting edge voice and data transmission capabilities. He stated that the network will be more and more about mobile internet.

He noted that EastLink feels there is a strong support for more entrance, competition and choices. This is why they have decided to get into this business. They would like to offer Nova Scotian's competitive offerings. Increasingly, people don't have landline phones. He noted that more and more 911 calls come from the mobile networks. They hope to help augment that network. Wireless around the world is growing in leaps and bounds. Many developing parts of the world did not install many landlines and went right to the cellular network. He noted that currently there are 5 billion wireless devices worldwide. That is expected to continue in growth. In essence, mobile devices are able to be on the mobile internet, such as internet, voice and data. Voice is now just one component of cellular service, not just the origin.

Mr. MacPhee stated that one of the most important reasons for EastLink, at the meeting, was to discuss how they assess any potential site for it to become a location for an antenna tower. The building of a new tower is their last option. They are mandated by their regulator, Industry Canada, to co-locate on existing equipment wherever possible. They seek to do that for those reasons and the installation of a new tower is very expensive. Co-locating is a better option for all. In some instances, and due to the fact that they are constructing a network, they need to have the towers placed at interval where this is no co-location option.

Mr. MacPhee stated that the Health Canada regulations are updated periodically by Health Canada. EastLink follows their rules completely and strictly or they would be unable to use the network. In addition to that, EastLink sites are monitored 24 hours a day as a part of the functioning of the network and to make sure they are functioning within acceptable parameters. If HRM does have a process, Industry Canada dictates that they follow that process. It is important to EastLink and they do want to get public feedback.

It is a 35 meter monopole, which was chosen because it minimizes visual impact. There are many different designs for a telecommunications tower and this is a composite pole that is very clean in its design. There is no lighting or painting required as per Transport Canada and NAV Canada. They are in charge of maintaining air traffic throughout the country. In some cases lighting and painting may be required. Some of the safety concerns are people getting close to the tower. The base of the tower is fenced so no one can easily access it and there is an anti-climb device installed. He stated that the site was far away from the road and several hundred feet from residential developments. EastLink looks for a good site in regards to elevation but they do their best to keep it away from existing residential properties wherever possible.

Mr. Agar gave the ground rules and opened the floor for any questions and comments.

4. Questions/Comments

Iona Baker, Herring Cove Rd., would like to know more about the emissions.

Mr. Agar, mentioned that the municipality does not get involved in the emissions so he asked Eastlink to explain how they go about doing their calculations of the proposed tower.

Mr. Siddiqui, there would be radio emissions from the tower, they follow safety code six according to Health Canada.

Iona Baker, Herring Cove Rd., how will this affect the value of my property.

Mr. MacPhee, generally speaking we are not able to address or engage in discussions about property values as it outside our area of expertise.

Mr. Agar, from a municipality perspective, Industry Canada prior to issuing a license they look at reasonable and relevant concerns. Mr. Agar recommended that the resident contact Industry Canada with comments or concerns.

Pat Thompson, Roy St., owns four acres on the hill and is very concerned on how this will affect the value of the land. Another concern is blasting, will there be blasting on the hill to put the tower in?

Mr. Agar, from the municipality perspective we have a blasting by-law so any blasting would need to meet that by-law.

Mr. MacPhee, at this point in time he doesn't believe there is blasting required in this instance. He will find out and forward the information on the Mr. Agar.

Pat Thompson, Roy St., is surprised that there is no lights required for this tower as there are flights that come over the area.

Mr. Agar, the municipality does not get into the lighting or the painting. The proponent has contacted the Federal authorities and found out that it is not a requirement.

Pat Thompson, Roy St., wanted to ensure the comments were being recorded in case anything happens.

Mr. Agar, yes the comments will be recorded.

Pat Thompson, Roy St., if someone wanted to share your tower would that mean that the tower would be physically expanded or use facilities of the present tower?

Mr. MacPhee, in the instance of a co-location they go from the existing equipment now. You can increase the height of a tower by 25% in certain circumstances. Co-location opportunities are usually offered below the existing equipment first.

Pat Thompson, Roy St., but it could go 25% higher?

Mr. MacPhee, there is a possibility in the future that it could occur.

Barbara Rodgerson, Woodcrest Ave., there are helicopters that go by daily. I assume that they will be informed. Could this tower be lower closer to Herring Cove Road?

Mr. MacPhee, when I say lower I'm referring to lower on the tower. The tower does not move.

Barbara Rodgerson, Woodcrest Ave., will the tower be stable and more with the wind?

Mr. MacPhee, clarified that he was not a structural engineer, there is an engineering standard

from the Canadian Standards Association (CSA-37) and all our equipment is designed and built around that standard. The standard is set by a third party to ensure it maintains it structural integrity in the face of high winds and so on. They are design for extreme conditions.

Barbara Rodgerson, Woodcrest Ave., so they have some movement?

Mr. MacPhee, they are design like an airplane where it deflects and gives slightly like a tree but is not tangible. They are structural sound and are designed to stand up to storms.

5. Closing comments

Mr. Agar thanked everyone for coming and provided his contact information.

6. Adjournment

The meeting adjourned at approximately 7:57 p.m.

Case 17251 Attachment I
Additional Public Correspondence

Correspondence from POLYCORP Group of Companies

Miles -

Please send me any info on planning file # 17251 as soon as it is available. My understanding is that Eastlink plans a 35 meter tall tower on the property at 547 Herring Cove Road.

Historically, this area has been one of the ugliest strips of urban landscape in the entire city and is widely known as "the Gaza Strip" in reference to it looking like a bombed-out war-torn area. The residential apartments across the street are undergoing a transformation with millions of dollars in money being spent on 30 years of previously deferred maintenance. We have a large property not far away that we plan to develop into a mid-to-upper scale communty - which is going to be an uphill battle as we constantly have to deal with the negative stigma of people driving through "The Gaza Strip" to get to our new development.

This area of the Spryfield/Herring Cove community does not need a 35 meter tower directly adjacent to Herring Cove Road, or even visible from Herring Cove Road in this specific location. If you could please send the specifics of the application to me, it would be appreciated. I would assume that this tower would have a service radius of many miles, and that it could be located in a multitude of other locations that would be :

a) further away from this already challenged area;
b) less visible from this major thoroughfare; and
c) have more compatible adjacent land uses.

Thank you,

Peter Polley
POLYCORP Group of Companies