

North West Community Council
March 25, 2013

TO: Chair and Members of North West Community Council
Original Signed

SUBMITTED BY: _____
Brád Anguish, Director of Community and Recreation Services

DATE: March 7, 2013

SUBJECT: **Case 18222: Telecommunications Tower at 5152 Highway 357,
Meaghers Grant**

ORIGIN

Application by Eastlink.

LEGISLATIVE AUTHORITY

The Federal Radio Communication Act; HRM has no jurisdiction to regulate telecommunications towers, however, Industry Canada requires that proponents consult with local land use authorities to address reasonable and relevant concerns on any proposed antenna system.

RECOMMENDATION

It is recommended that North West Community Council:

1. Inform Industry Canada that they have no objection to the proposal by Eastlink to erect a new, 61 metre (200 feet), self-supporting telecommunication tower and associated equipment cabinet at 5152 Highway 357 in Meaghers Grant as shown on Attachment A of this report; and
2. Forward a copy of this report to Industry Canada for background purposes and to inform them of the public feedback on the proposal as contained in Attachment J.

BACKGROUND

Eastlink has submitted an application to locate a new 61 metre (200 feet) free standing, self-support telecommunications tower at 5152 Highway 357 in Meaghers Grant. The tower is proposed to be situated within a leased portion of the subject property as shown on Maps 1 and 2 and Attachments A, B and D.

The proposed tower is:

- proposed to be located on the southern portion of the subject property approximately 300 metres (984 feet) from Highway 357;
- free standing, self-supporting and 61 metres (200 feet) in height;
- constructed of steel lattice;
- not required by Transport Canada to have lighting and painting at this location;
- accessed from Highway 357 via an existing gravel driveway (Attachment A); and
- enclosed by 6 to 8 foot high steel wire fence at the base and equipped with anti-climb apparatus.

Site Features and Surrounding Land Use

The subject property is:

- located on the south side of Highway 357, vacant and approximately 8.9 hectares (22 acres) in area;
- located in a rural area which is mostly undeveloped with the exception of few residential properties;
- designated Mixed Use (MU) under the Municipal Planning Strategy (MPS) for Musquodoboit Valley/Dutch Settlement (Map 1). The Mixed Use Designation supports a wide variety of land uses to promote a rural way of living; and
- zoned MU (Mixed Use) Zone under the Land Use By-law (LUB) for Musquodoboit Valley/Dutch Settlement (Map 2).

Municipal Process

The federal government has jurisdiction over all forms of radio communication (radio and television broadcasting, microwave communication, private radio transmissions, etc.). Provincial and Municipal governments have little jurisdiction to interfere with or impair communication facilities licensed under federal law. Industry Canada is the federal agency which licenses and regulates these facilities under the provisions of the *Telecommunications Act* (S.C. 1993, c.38).

The federal government, however, has recognized that municipal authorities may have an interest in the location of antenna structures and this should be considered in the exercise of its authority. A consultation protocol has therefore been instituted and this is followed by HRM. The protocol requires that an applicant notify the appropriate municipality of its intentions and the municipality is then given an opportunity to review the proposal and provide comment. If any concerns 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.

Telecommunication Tower Functional Plan

The Regional Municipal Planning Strategy (RMPS) acknowledges the federal policy encouraging municipal consultation when dealing with antenna structures and recognizes that the means of consultation is to be determined by the Municipality. Policy SU-31 of the Regional MPS directs HRM, in cooperation with Industry Canada and industry stakeholders, to prepare a functional plan to address community concerns regarding aesthetic and environmental impacts of telecommunication structures and facilities. Staff are currently working toward a proposed functional plan for Regional Council's consideration, however, until such time as a functional plan is adopted, the interim approach, as described above will be followed.

DISCUSSION**MPS Policy**

The MPS for Musquodoboit Valley/Dutch Settlement does not contain specific guidance or policies regarding the siting of telecommunication facilities. Instead, staff utilize the general evaluation criteria of the MPS (Policy IM-10) when reviewing such facilities and these criteria provide relevant guidance to Council and staff. Of the criteria outlined in Attachment I, staff identified the following matters for specific discussion.

Visual Impact

The subject property is undeveloped and the tower is proposed to be located in a clearing in a largely forested area. Removal of some trees and vegetation will be necessary in order to build and access the tower, however, the surrounding area will remain treed. The photo-realistic renderings (Attachments E and F) illustrate that the top half of the tower will be visible from Highway 357 with the base of the tower obscured by vegetation. Further, the tower is approximately 300 metres (984 feet) from Highway 357 and 290 metres (951 feet) from the nearest residential dwelling. Given the existing tree cover in the area, the visual impact of the tower is expected to be minimal.

Physical Proximity

As there is no formal policy in the MPS to guide the location of telecommunication towers to ensure adequate separation from adjacent properties, it is prudent to review past practices which indicate that incompatibility between uses can be addressed through screening or separation of uses. 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 telecommunication tower is proposed to be setback approximately 290 metres (951 feet) from the closest residential property. This is more than 4.5 times the height of the proposed 61m (200 ft.) tower thereby considerably exceeding the acceptable standard.

Health and Safety

Aside from land use issues, there are often concerns about potential health risks from the placement of telecommunication towers. Industry Canada requires that such systems are operated in accordance with the safety guidelines established by Health Canada in their document entitled *Limits of Human Exposure to Radiofrequency Electromagnetic fields in the Frequency Range*

from 3kHz to 300GHz, commonly referred to as *Safety Code 6*. This document specifies the maximum recommended human exposure levels to radiofrequency energy from radiation emitting devices. The safety of wireless communication devices such as Wi-Fi equipment, cell phones, smart phones and their infrastructures, including base stations, is an area of ongoing study for Health Canada.

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 *Safety Code 6* requirements. Information submitted in support of this proposal indicates no concerns in relation to *Safety Code 6* (Attachment H).

Summary

Staff reviewed the proposal and are of the opinion the proposed tower location is consistent with the community land use policy relative to land use compatibility in the area. Further, the proposed tower is separated considerably from the existing residential dwellings and Highway 357. Therefore, staff recommends North West Community Council inform Industry Canada that they have no objection to the proposed tower.

FINANCIAL IMPLICATIONS

There are no financial implications. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of the Agreement can be carried out within the approved budget with the existing resources.

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 a Public Information Meeting held on February 6, 2013. For the Public Information Meeting, notices were posted on the HRM website, in the newspaper and mailed to property owners within the notification area as shown on Map 2. Attachment J contains a copy of the minutes from the meeting.

A Public Hearing is not included in the telecommunication application process; Community Council simply forwards a recommendation to Industry Canada.

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

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ALTERNATIVES

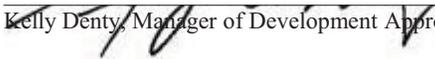
1. Inform Industry Canada that Community Council has no objection to the proposal. This is staff's recommendation.
2. Inform Industry Canada that Community Council has additional comments or recommendations with respect to the proposed tower. In this event, staff will notify the local office of Industry Canada of Council's recommendations.
3. Inform Industry Canada that Community Council objects to the proposal. Staff will notify the local office of Industry Canada of Council's recommendation.

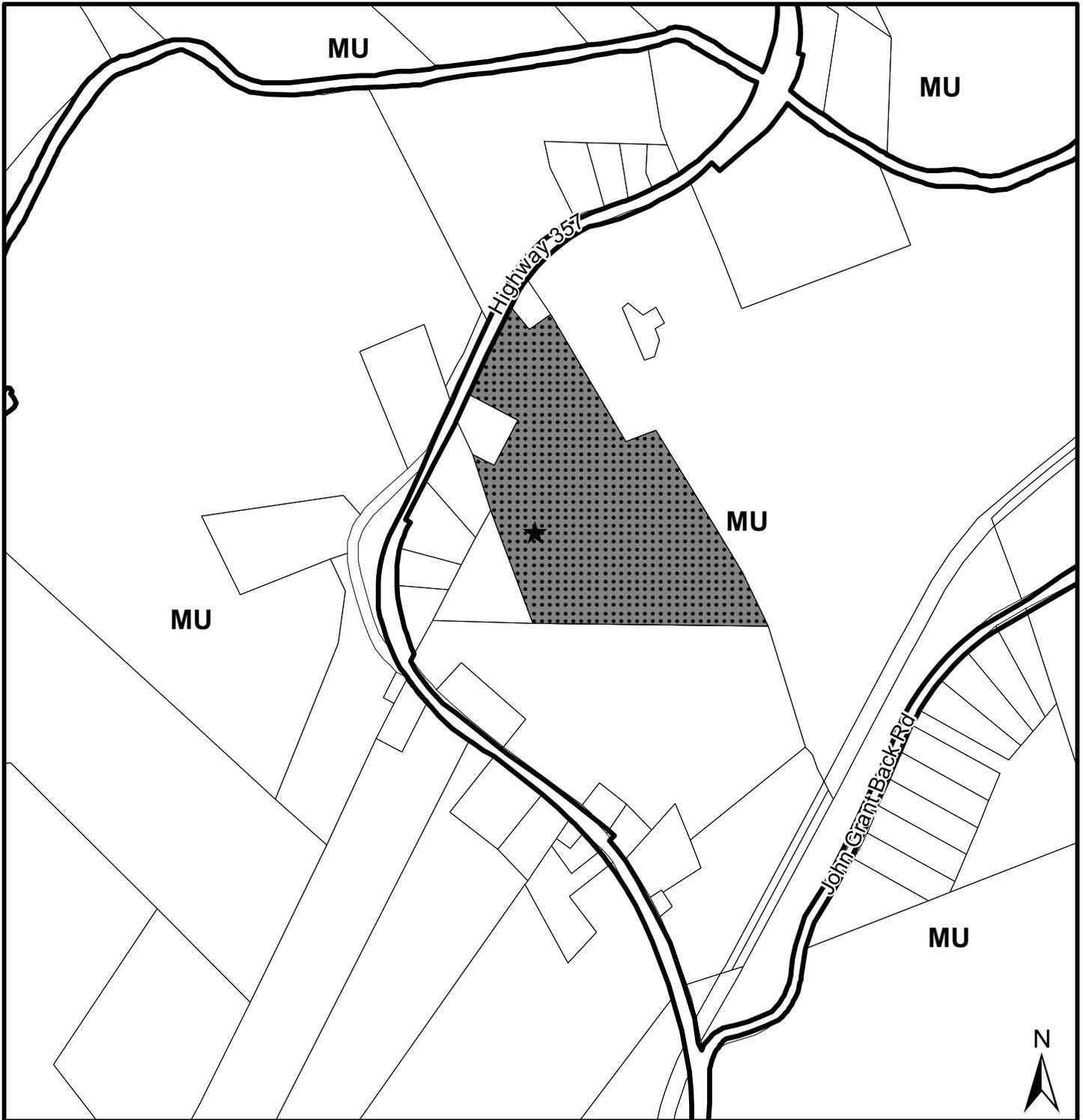
ATTACHMENTS

Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification
Attachment A	Site Plan
Attachment B	Compound Layout
Attachment C	Tower Elevation
Attachment D	Aerial Photo Plan View
Attachment E	Photo A Location
Attachment F	Photo B Location
Attachment G	Transport Canada - Aeronautical Obstruction Clearance Form
Attachment H	Safety Code Six Calculation
Attachment I	Excerpts from the Musquodoboit Valley/ Dutch Settlement MPS
Attachment J	Public Information Meeting Minutes – February 6, 2013

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: Jennifer Chapman, Planner 1, 490-3999
Original Signed

Report Approved by:  Kelly Denty, Manager of Development Approvals 490-4800



Map 1 - Generalized Future Land Use

5152 Highway 357
Meaghers Grant



Subject property

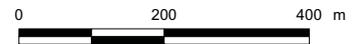
Designation



Proposed Location of Tower

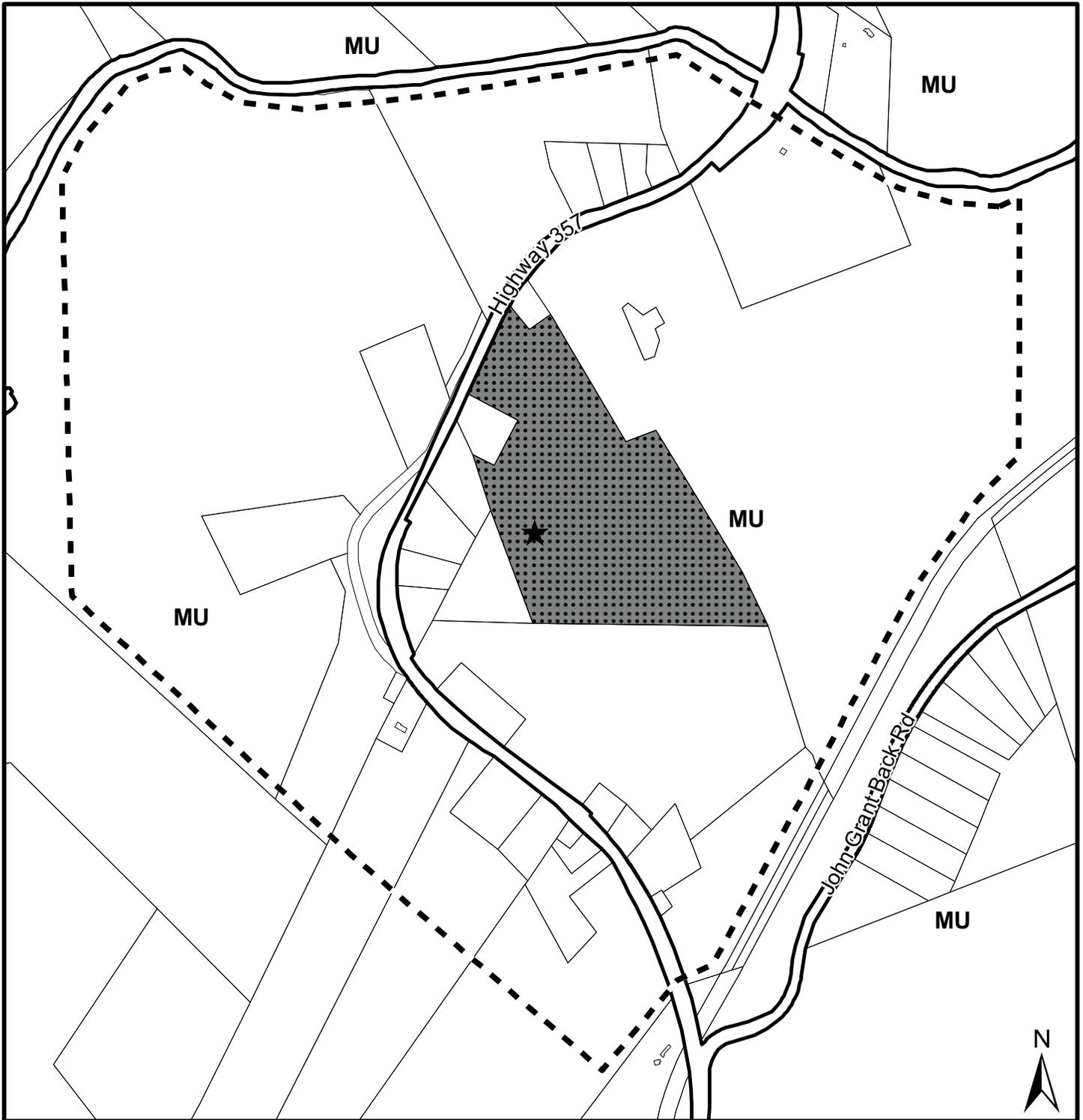
MU Mixed Use

Musquodoboit Valley/Dutch Settlement
Plan Area



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 - Zoning and Notification

5152 Highway 357
Meaghers Grant

-  Subject Property
-  Area of Notification
-  Proposed Location of Tower

Zone
MU Mixed Use

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

0 200 400 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.

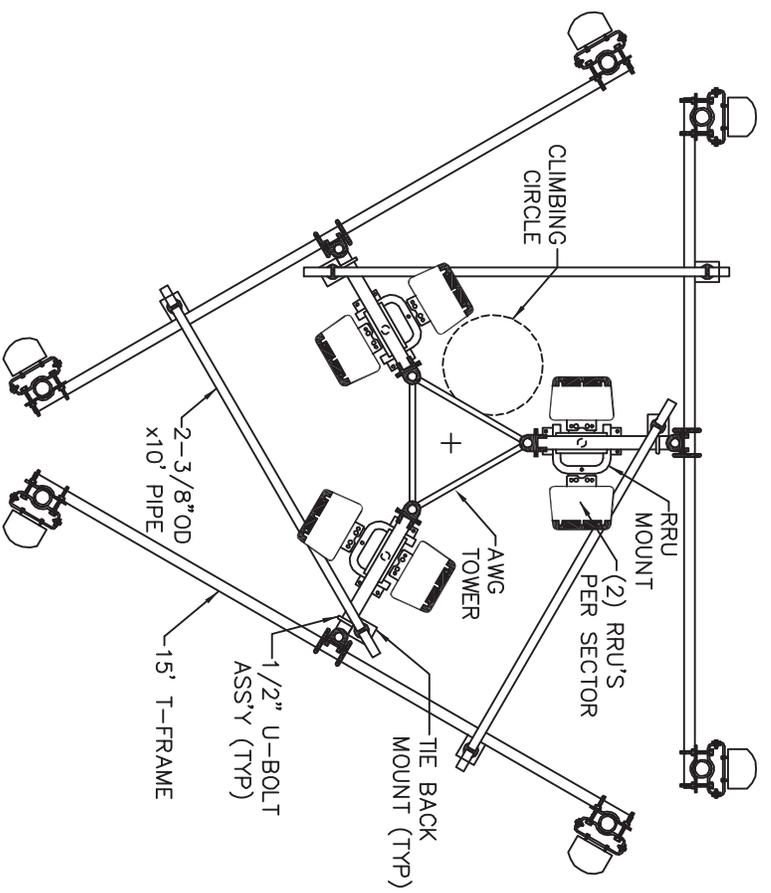
Musquodoboit Valley/Dutch Settlement
Plan Area

T.O. TOWER
 EL. 112.7m
 RAD CENTER
 EL. 112.7m
 HEIGHT = 61.0m

HSPA

HSPA ANTENNA
 (TYP OF 6)

GRADE



1
 S3

HSPA ANTENNA LAYOUT

SCALE: 1:50



PROPOSED TOWER LOCATION
TOWER HEIGHT - 61 METRES

ROUTE NO. 357

PHOTO 'A' LOCATION
DISTANCE TO PROPOSED
TOWER - 407 METRES

MAGNETIC DECLINATION (2011) = 18.07°
ANNUAL CHANGE = 8.0°± (DECREASING)



50

45

40

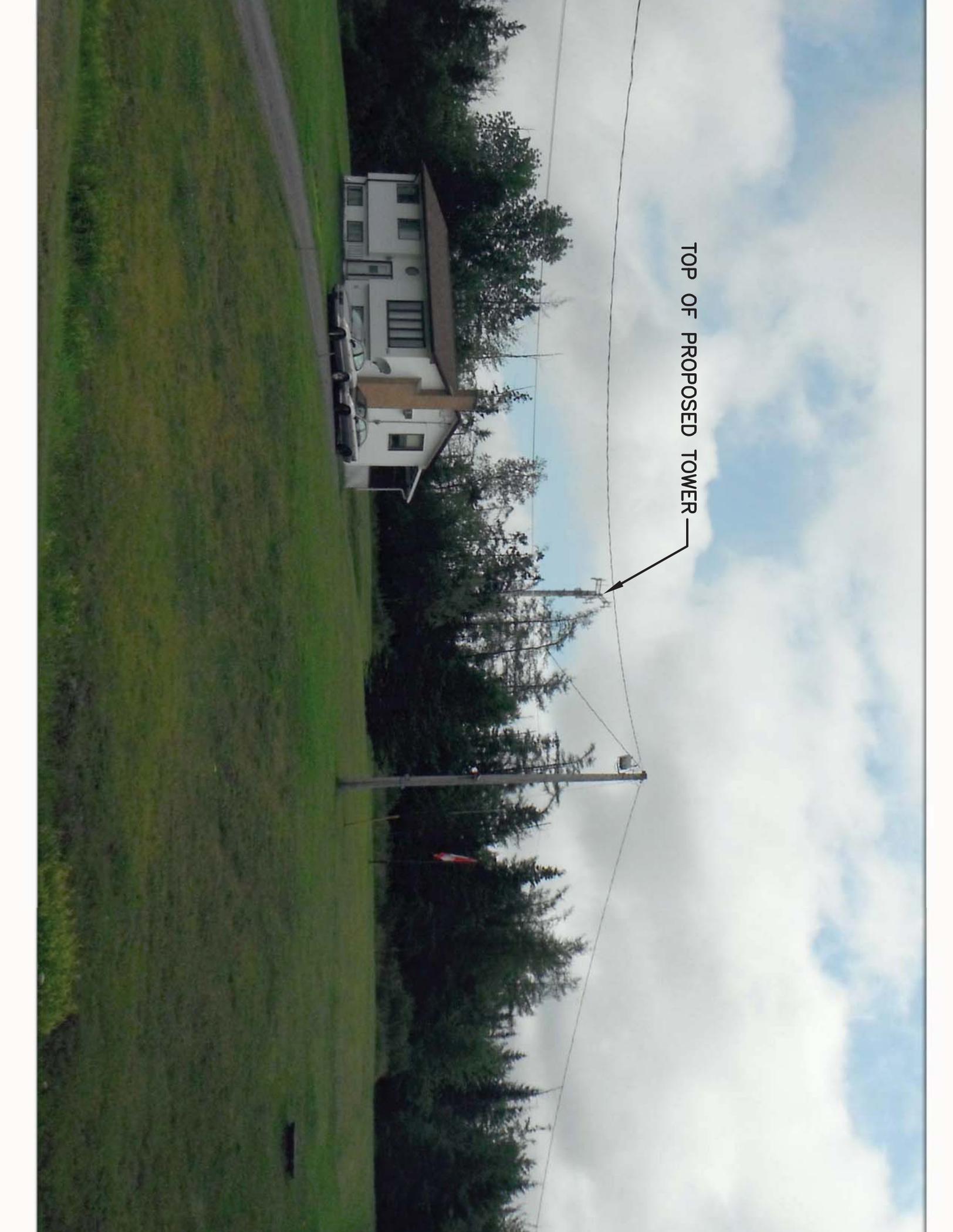
35

30



TOP OF PROPOSED TOWER

TOP OF PROPOSED TOWER



Attachment G - Transport Canada Aeronautical Obstruction Clearance Form



Transport Canada / Transports Canada

APPENDIX C TO CAR 621.19 - ANNEXE C RAC 621.19

AERONAUTICAL OBSTRUCTION CLEARANCE FORM

FORMULAIRE D'AUTORISATION D'OBSTACLE AÉRIEN

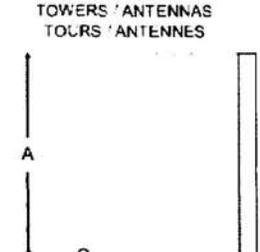
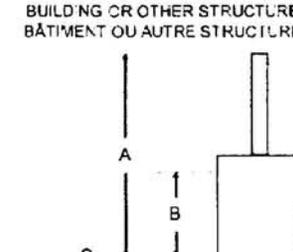
TC Form No. / C. de formulaire de 101

RECEIVED / REÇU

JUL 19 2012

TC 2012-401

MAM

TO BE COMPLETED BY APPLICANT - À REMPLIR PAR LE REQUÉRANT			
Operator's Name - Nom de l'opérateur Bragg Communications			
Operator's Address - Adresse de l'opérateur 6083 Young St.			
Operator's Contact - Agent de liaison de l'opérateur Logan McDavid			
Contact's Telephone No. - N° de téléphone de liaison 902-406-3616	Contact's FAX No. - N° de télécopieur de liaison 902-407-3485	Contact's Email Address - Adresse électronique de liaison logan.mcdavid@corp.eastlink.ca	
Applicant's Name - Nom du requérant NSA211 - Maeghers Grant, PID#40213357		Address - Adresse 6080 Young St.	
City - Ville Halifax	Province/Territory - Province/Territoire NS	Postal - Code - postal B3B1C7	
Applicant's Telephone No. - N° de téléphone du requérant 902-406-3616	Applicant's FAX No. - N° de télécopieur du requérant 902-407-3485	Applicant's Email Address - Adresse électronique du requérant logan.mcdavid@corp.eastlink.ca	
Nearest city / town to proposed facility Ville la plus proche de la structure proposée Halifax	Geographic coordinates of structure - coordonnées géographiques de la structure		
	44° 57' 34.67" N	63° 14' 17.86" W	<input type="checkbox"/> NAD27 <input checked="" type="checkbox"/> NAD83 <input type="checkbox"/> WGS84
TOWERS / ANTENNAS TOURS / ANTENNES 		BUILDING OR OTHER STRUCTURE BÂTIMENT OU AUTRE STRUCTURE 	
		A Height above ground Hauteur au-dessus du sol	76.2
		B Building height Hauteur du bâtiment	
		C Ground elevation above sea level Hauteur du sol au-dessus du niveau de la mer	51.7
List any tall adjacent buildings and structures which may shield the proposed structure (Attach sketch) Faire une liste indiquant les structures et bâtiments avoisnants plus haut que le bâtiment projeté (Inclure un diagramme)			
New struc. - Nouv. struc. <input checked="" type="checkbox"/> Yes / Oui <input type="checkbox"/> No / Non	Add to exist. struc. incl. total hght. - Ajout à un bâti. exis. incl. hauteur total	Proposed Construction - Date - de construction proposée Sept 2012	
TYPE OF STRUCTURE (narrative descripti NSA211 - Maeghers Grant, PI		Original Signed _____ Date (YIA-M-DU) 2012-07-19	

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

AERONAUTICAL ASSESSMENT - ÉVALUATION AÉRONAUTIQUE	
Site acceptable - Emplacement acceptable <input checked="" type="checkbox"/> Yes / Oui <input type="checkbox"/> No / Non (if no, reason) / (si non, pourquoi)	
Lighting as per (TP382) required - Balisage lumineux tel que demandé au (TP382) <input type="checkbox"/> Yes / Oui <input checked="" type="checkbox"/> No / Non	
Painting as per (TP382) required - Balisage peint tel que demandé au (TP382) <input type="checkbox"/> Yes / Oui <input checked="" type="checkbox"/> No / Non	
Temporary lighting required - Nécessité d'un balisage lumineux temporaire <input type="checkbox"/> Yes / Oui <input checked="" type="checkbox"/> No / Non (if yes, type) / (si oui, de quel genre)	
Advise Transport Canada in writing 90 days before construction Avertir Transports Canada par écrit 90 jours avant la construction	<input type="checkbox"/> when construction starts / au commencement de la construction <input type="checkbox"/> until construction is complete / jusqu'à la fin de la construction <input type="checkbox"/> valid to / valide jusqu'à
Civil Aviation Inspector (as required) - Inspecteur Aviation Civile (si nécessaire) Comments - Commentaires 	
Original Signed _____ Date (YIA-M-DU) 2012-07-25	
Regional Manager Aerodrome Safety Gestionnaire Régional Sécurité des aéroports	Signature _____ Date (YIA-M-DU) 2012-07-25



Halifax, July 17th, 2012

Safety Code 6 Attestation for NSA211

Site General Information	
Site Name	NSA211 - EL - Meaghers Grant
Community	Meaghers Grant
Latitude	44.959631
Longitude	-63.238294
Tower Height	61
Tower Type	Guyed
Number of antennas	6

It is the responsibility of operators of radio-communication and broadcasting installations to ensure that their facilities comply with Health Canada's Safety Code 6 at all times, taking into consideration the local radio environment. Compliance with Safety Code 6 is an ongoing obligation. EastLink acknowledges this obligation and its entire site design and operational processes reflect this.

To ensure compliance at the design stage, EastLink uses engineering best practices. These practices include preventing any access in front of the antenna, installing antennas to ensure at least a minimal distance from any windows, designing the site in a way that the public cannot come close to the antenna and never installing antennas near balconies. At all times and anywhere the general public can have access, emissions from EastLink's wireless installations are well below the established limits.

Once a site is built, EastLink continuously monitors the power of its equipment remotely and ensures Safety Code 6 compliance even in the event that equipment is changed or added to the site. Upon request by Industry Canada or other public authorities, EastLink can engage a third Party firm to perform live measurements to demonstrate compliance with the Safety Code 6.

Original Signed

Rob Seibel P. Eng
Radio Network Engineer
EastLink



This letter is to attest that all installations will respect good engineering practices including structural adequacy.

All tower installations by EastLink will be constructed to comply with the structural standards contained in CSA 37-01 and all applicable engineering and construction standards. A final inspection will be conducted upon completion of the installation to verify the adherence to CSA 37-01 and engineering drawings.

If you have any questions, please contact me.

Sincerely,

Original Signed

Devyansh Kaura
Construction Project Manager
Eastlink

Attachment I
Excerpts from the Musquodoboit Valley/ Dutch Settlement MPS

IM-10 In considering development agreements or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Planning Strategy, Council shall have appropriate regard to the following matters:

- (a) that the proposal is in conformity with the intent of this Planning Strategy and with the requirements of all other municipal by-laws and regulations;
- (b) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Municipality to absorb any costs relating to the development;
 - (ii) the adequacy of on-site sewerage and water services;
 - (iii) the proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;
 - (iv) the adequacy of road networks leading to or within the development; and
 - (v) the potential for damage to or for destruction of designated historic buildings and sites.
- (c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;
 - (iv) open storage;
 - (v) signs; and
 - (vi) any other relevant matter of planning concern.
- (d) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and
- (e) any other relevant matter of planning concern.
- (f) **Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS. (RC-Jul 2/02;E-Aug 17/02)**

**Attachment J
Public Information Meeting Minutes**

**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 18222 TELECOMMUNICATION TOWER APPLICATION
Meagher's Grant**

**7:00 p.m.
Wednesday, February 6, 2013
Musquodoboit Rural High School
11980 Hwy #224, Middle Musquodoboit, NS**

STAFF IN

ATTENDANCE: Jennifer Chapman, Planning Applications
Holly Kent, Planning Technician
Jennifer Purdy, Planning Controller

ALSO IN

ATTENDANCE: Councillor Barry Dalrymple, District 1
Colin MacPhee, Eastlink
Allan Sullivan, Eastlink
Stephen Banks, Eastlink

PUBLIC IN

ATTENDANCE: 3

The meeting commenced at approximately 7:04 p.m.

Opening remarks/Introductions/Purpose of meeting

Ms. Jennifer Chapman introduced herself as the planner guiding this application through the process; she introduced Holly Kent, Planning Technician, HRM Planning Applications and Jennifer Purdy, Planning Controller, HRM Planning Applications. Councillor Barry Dalrymple, District 1, and Eastlink Applicants Colin MacPhee, Allan Sullivan and Stephen Banks.

The purpose of this public meeting is to identify to the community early in the process that a telecommunication tower application has been received and what policies allows it to be considered.

Ms. Chapman reviewed the application process, noting that the public information meeting is an initial step, whereby HRM reviews and identifies the scope of the application and seeks input from the neighborhood. The application will then be brought forward to North West Community Council which will make a recommendation on the proposed telecommunication towers and forward it to Industry Canada.

Presentation on Application

Ms. Chapman explained that Eastlink has submitted an application for a new telecommunication tower at 5152 Highway 357 Musquodoboit Valley Dutch Settlement. The Federal Government has jurisdiction over radio communication towers and Industry Canada is the department that licenses and regulates these towers under their legislation. However, as part of their process they give the Municipality the opportunity to comment on the proposal and believes that local concerns related to land use are important to the community and that municipalities have an opportunity to make their views known with regards to the locating of these telecommunication towers. The requirement of the applicant to notify and consult with municipal authorities is intended to have land use concerns addressed while respecting federal jurisdiction in the matter of installation and operation of telecommunication towers.

Health Canada is responsible for establishing standards related to health and safety. They have a standard called Safety Code 6, which consists of a specific range of human exposure to Radiofrequency Electromagnetic Fields. All telecommunication facilities' applicants are required to submit an attestation that the proposed installation is within the range of Safety Code 6.

The health and safety aspects of telecommunication applications are dealt with by Health Canada, and Industry Canada will not approve any installation that does not meet the standards of Safety Code 6.

At this time, Ms. Chapman reviewed a slide of the subject property explaining that the designation and the zoning are both Mixed Use. The tower which will be 61m high will be located at the rear of the property.

Colin MacPhee, Eastlink Representative thanked the residents for coming to the meeting and gave a brief description on who Eastlink is and what they provide to their customers across Canada, explaining that they now intend to expand current services to allow for wireless service. Eastlink believes that they will be able to bring the competition to the market place and that it will be comparable or even improve the coverage at a better value.

He explained that currently there are more than 26 million Canadians wireless subscribers, more than half of all phones are now wireless and more than half of all 911 calls are made using wireless devices. Wireless data (internet) is growing by 92% annually with over 250 million text messages per day in Canada.

Mr. MacPhee reviewed the process in how they access a potential site, explaining that they start by seeking out locations that meet their coverage needs, while fitting into the overall network; ensure that they have minimal impact to the community and where the land is available. They review the opportunity to use existing towers, buildings or other structures wherever possible and ensures that full coverage ensures reliability, continuous service and 911 safety. He explained that they have met with the local Councillor and have discussed options with municipal planning staff and ensured that they operate well below Health Canada Limits.

He explained that the goal is to have continuous coverage. This will be a 61m guyed tower, approximately 225 meters (740 feet) from the nearest residents. There is no lighting or painting

required and there will be fencing around the base of the tower and its equipment with anti-climb measures in place. He reviewed a slide of the plan showing the property line and slides of the proposed tower and the view from different angles including an Ariel view.

Comments/Questions

Mr. Perry Abriez owns property north of the proposed tower site and asked for them to show where exactly the tower will be in relation to his property and asked about a right-a-way and where that will be.

Mr. Stephen Banks viewed the slide showing where the right-a-way is and explained that it is an existing road way that they will be using. This road has grown in quite a bit. He added that the slide is an actual survey of the property.

At this time, they viewed where Mr. Abriez's property is on the slide and where the access road is relative to his property.

Mr. Banks explained that there is also a sign on the property indicating where the tower will be.

Mr. Walter Higgins, Meagher's Grant explained that he lives a bit further down however, will be able to see it from his window, therefore, is here to learn more about the application and doesn't have any concerns at this time.

Mr. Don Phushington, Highway 357 asked how Eastlink selects a property.

Mr. Bates explained that the process starts off with a radio network engineer who will design their network for a certain area. In this case, they were looking at Musquodoboit Valley and trying to determine where they need towers in the area. They first look for other existing towers in the area however, there wasn't one in this case so; they identified a certain area and the radios around the area as to where they will need a tower. The factors include:

- Elevation: The higher the ground make for a better coverage in the area which leads to better service and fewer dropped calls
- Location: The number is customers they can provide coverage for
- Land Availability: Local terrain (land, buildings, trees etc.,) causing the least amount of impact.
- Environmental: Least amount of impact to the area while providing for the best possible coverage and service.

Mr. Phushington asked if they purchased the land or if they are renting it.

Mr. Bates explained that they have an agreement with the landowner however, cannot explain the specifics about the agreement.

Councillor Dalrymple asked what range this tower will cover.

Mr. McPhee explained that this tower will cover a range between 5-10kms. This will depend on trees or anything else that may block the signals.

Mr. Bates explained that the purpose of this tower is to provide coverage coming from Middle Musquodoboit to the Highway 357 Eastern Shore and will also provide a bit of coverage to old Guysbrough Road and Musquodoboit Valley.

Mr. Higgins asked if this is just for cell phones.

Mr. Sullivan explained that this will be for smart phones, iphones, ipads, tablets and turbo sticks.

Mr. Abriez asked about the time frame that this will be put up.

Mr. Bates explained that there is no specific date, if approved; they will identify areas throughout the Province as to where they want to build to provide coverage and once the funds are available and capital built, they will then start the process.

Councillor Dalrymple explained that this has to go through HRM Community Council and then to Industry Canada, therefore, will be a lengthy process.

Mr. Phushington asked if Eastlink's intention is that once a tower is built, the intention is for it to be there forever; has there been any tests conducted to see what kind of impact it has on residential development and the property values.

Mr. Sullivan explained that there are no studies that can tell whether there is or isn't an impact. There are too many variables to be able to correctly answer. He added that more and more people are using and looking for smartphone coverage.

Councillor Dalrymple added that he has had calls in the past from people who are looking at purchasing property in the area however; want to know where the cell coverage areas are before purchasing.

Closing Comments

Ms. Chapman thanked everyone for coming to this meeting and addressing their comments. She explained that she will pass out her business cards in case anyone has any further questions or comments.

Adjourned

Ms. Chapman closed the meeting at 7:41 p.m.