

East Community Council
December 6, 2012

TO: Chair and Members of East Community Council

SUBMITTED BY:

[REDACTED]

Original signed

Brad Anguish, Director of Community and Recreation Services

DATE: November 22, 2012

SUBJECT: Case 17641: Telecommunication Tower at Sheiling Lane and Delmac Court, Dartmouth

ORIGIN

Application by Bell Mobility.

RECOMMENDATION

It is recommended that East Community Council:

1. Inform Industry Canada that they have no policy-based objection to the proposal by Bell Mobility to erect a new 50 metre self-supporting telecommunication tower and associated equipment shelters off Sheiling Lane and Delmac Court, Dartmouth; and
2. Forward a copy of this report to Industry Canada for background purposes and to inform them of the public concern regarding the proposal as contained in Attachment E.

BACKGROUND

Bell Mobility has applied to erect a new 50 metre (164 feet) high, self supporting, telecommunication tower and associated equipment shelters on a portion of the lands located off Sheiling Lane and Delmac Court (Map 1) in Dartmouth. The subject lands are Halifax Water watershed lands surrounding Lemont Lake and Topsail Lake. The tower is proposed to be located approximately 155 metres (509 feet) from the rear property boundary of the nearest house on Caledonia Road within a small leased portion of the subject lands adjacent the existing Nova Scotia Power transmission line right-of-way (Attachment A). Access to the site is via the existing utility road extending from Sheiling Lane to the watershed lands (Attachment B).

The proposed tower:

- is self supporting and 50 metres in height (Attachment C);
- is steel lattice type construction;
- is required by Transport Canada to have lighting and painting at this location;
- is approximately 155 metres from rear property line of nearest house on Caledonia Road (Attachment A);
- includes a 2.0 metre (6.6 feet) by 2.4 metre (7.9 feet) equipment shelter located at the base of the tower; and
- includes an enclosure with 2.42 metre (8 feet) high steel wire fencing at the base and would be equipped with anti-climb apparatus.

Site Features and Surrounding Land Use

The subject property has the following characteristics:

- located northeast of the intersection of Sheiling Lane and Delmac Court;
- designated Park and Open Space (Map 1) under the Dartmouth Municipal Planning Strategy (MPS);
- zoned C (Conservation) and US (Urban Settlement) on a portion abutting the back of homes on St. Clair Avenue (Map 2) under the Dartmouth Land Use By-law; and
- surrounded by H (Holding) zoned lands northeast of Breeze Drive and Caledonia Road with a mix of R-1, R-2 and R-3 zoned lots nearby on both sides of Caledonia Road (Map 2).

Existing MPS Policy

The General Land Use Plan of the Dartmouth MPS applies the Park and Open Space designation (Map 1) to the area of public lands surrounding Topsail Lake and Lake Lemont. Under the generalized land use categories, "utilities" are identified as a permitted use in the Park and Open Space designation. The commonly held meaning of utilities is publically or privately owned services or structures for distributing electricity, telephone, sewer or water.

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 (MPS) acknowledges the federal policy established to encourage municipal consultation when dealing with antenna structures and recognizes that the means of consultation is left to the Municipality to decide upon. Policy SU-31 of the Regional MPS directs HRM, in cooperation with Industry Canada and industry stakeholders, to prepare such a Plan addressing 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

The Dartmouth Municipal Planning Strategy (MPS) does not contain specific policies regarding the siting of telecommunication facilities. Instead, staff utilizes the general evaluation criteria of the MPS when reviewing such facilities and these criteria provide relevant guidance to Council and staff. Of the criteria outlined, staff has identified the following matters for specific discussion.

Location

The proposed location for Bell Mobility's new antenna tower is within Halifax Water lands surrounding Topsail Lake and Lemont Lake. The tower would be located parallel to the existing Nova Scotia Power overhead transmission lines, opposite side from the adjacent residential neighbourhood (Attachment A). This location was chosen by Bell to keep similar land uses together, to utilize a high point of elevation, and avoid wetlands and a watercourse to the east. Staff suggested to Bell Mobility that the proposed site be moved approximately 300 metres (984 feet) further away along an existing utility road (Attachment B), however, the company confirmed that their desired coverage area would be greatly compromised. Topographic mapping indicates the elevation is 4 to 5 metres (13 to 16 feet) lower and Bell Mobility has stated the resulting loss in coverage is best avoided by remaining adjacent the power transmission lines.

Visual Impact

Where possible and appropriate, an overall architectural and landscape design should be undertaken to reflect the adjacent and neighbouring uses. Given the nature of telecommunication facilities, its visual impact should be considered in the context of the surrounding landscape of the subject property.

In certain circumstances, visual impacts and incompatibility between uses can be addressed through screening or separation of uses. Adequate separation distance is often the only effective buffer for mitigating the visual impact of telecommunication facilities. In this case, existing vegetation will provide a sufficient buffer for the base and a portion of the height of the tower from adjacent residential uses. The existing NSP transmission lines and towers will also diminish the visual impact of the antenna tower as it will blend in with the existing structures.

The closest dwelling on Delmac Court is approximately 155 metres (508.5 feet) from the proposed antenna tower site. The closest dwellings on Kennedy Drive and St. Clair Avenue are 603 metres (1978.4 feet) and 530 metres (1738. 8 feet), respectively, from the proposed tower. These horizontal separation distances are believed to be adequate to significantly remediate visual impacts of the tower (Attachment D).

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 set back approximately 155 metres (508.5 feet) from the closest residential property, which is more than 3 times the height of the proposed 50m (164 feet) tower thereby exceeding the acceptable standard (Attachments A, B, D).

Health and Safety

At the public information meeting a number of residents spoke about their concerns regarding potential health risks from the placement of telecommunication towers. Industry Canada requires that antenna 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*. Bell Mobility has submitted an attestation they meet or are below permitted frequencies. 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.

Summary

Staff reviewed the proposed location of the telecommunication tower and are of the opinion its location is consistent with the community land use policy relative to land use compatibility. Accordingly, staff recommends that East Community Council inform Industry Canada that they have no objection to the proposal.

It should be acknowledged that the public has voiced concerns relative to the proposed tower, however, it is important to note that Industry Canada requires the Municipality to conduct an evaluation of telecommunication proposals and provide comments based upon its official land use policies and by-laws. Staff have reviewed the concerns raised by the public and advise they are not directly related to the applicable land use policy. That being said, staff will inform Industry Canada of the concerns raised by the public by forwarding a copy of this report which includes the minutes from the public information meetings (Attachment E).

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C310 Planning and 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 a Public Information Meeting (PIM) held on April 19, 2012. Generally, questions and concerns raised at the meeting were primarily related to radiofrequency emissions and the location of the tower. 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 E 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 CONCERNS

No additional concerns were identified regarding the location of the proposed tower beyond those raised in this staff report.

ALTERNATIVES

1. Inform Industry Canada that Community Council has no objections to the proposal by Bell Mobility to erect a 50 metre tower (164 feet) telecommunication tower off of Sheiling Land and Delmac Court. This is the recommended due to the reasons outlined in this report.
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 by Bell Mobility to erect a 50 metre tower (164 feet) telecommunication tower off of Sheiling Lane and Delmac Court.

ATTACHMENTS

Map 1	Generalized Future Land Use
Map 2	Land Use By-law Zoning and Notification
Attachment A	Site Plan
Attachment B	Aerial Photograph
Attachment C	Tower Elevation
Attachment D	Views of Proposed Telecommunication Tower
Attachment E	Minutes from Public Information Meeting April 19, 2012

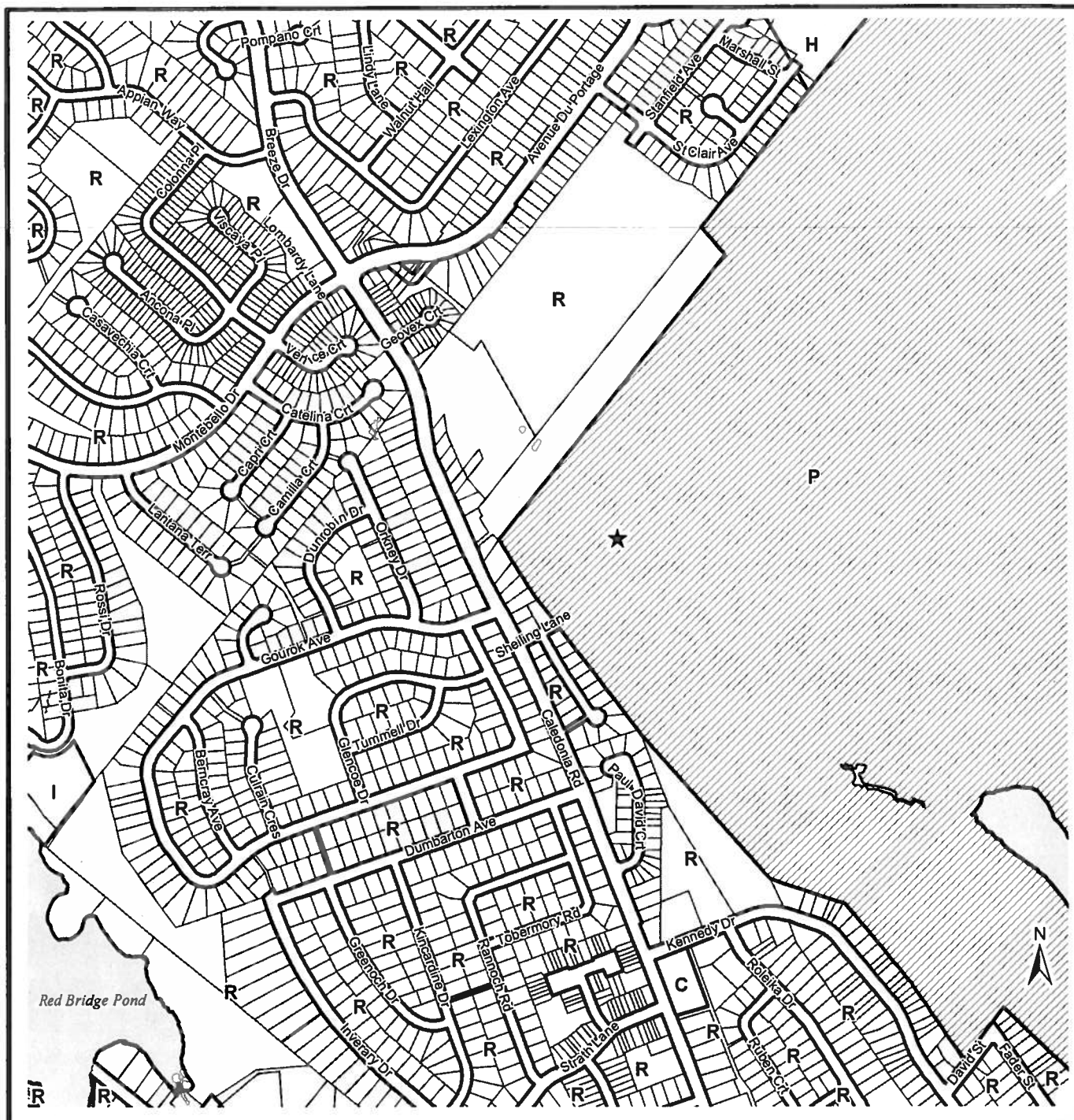
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Darrell Joudrey, Planner I, 490-4181

Report Approved by:


Kelly Denty, Manager of Development Approvals, 490-4800

Original signed



Map 1- Generalized Future Land Use

Caledonia Road
Dartmouth

HALIFAX
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DEVELOPMENT APPROVALS

 Subject Property

★ Proposed Tower Location

Designation

R Residential
C Commercial
I Industrial
H Holding
P Park

0 50 100 200 300 Meters

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Dartmouth Plan Area.

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

Dartmouth Plan Area



Map 2 - Location and Zoning

Caledonia Road
Dartmouth



Subject Property



Proposed Tower Location

Dartmouth Plan Area

Zone

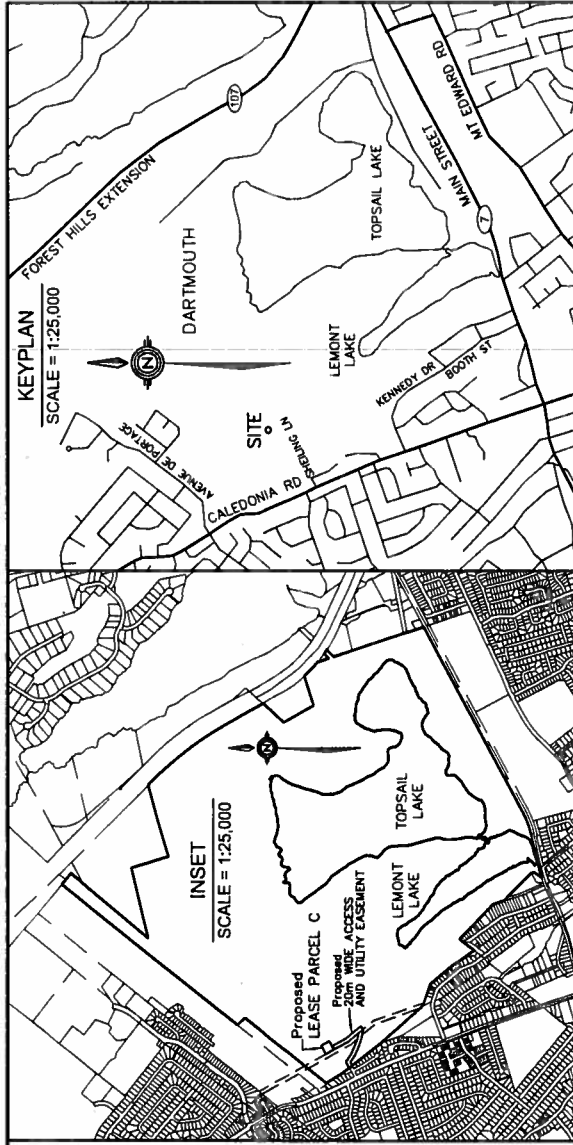
R-1	Single Family Residential
R-2	Two Family Residential
R-3	Multiple Family Residential (Medium Density)
TH	Town Housing
C-1B	Neighbourhood Commercial
C	Conservation
H	Holding
P	Park
US	Urban Settlement

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

0 50 100 200 300 Meters

This map is an unofficial reproduction
of a portion of the Zoning Map for the
Dartmouth Plan Area.

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of any representation on this plan.



Bell GENIVAR

1 SPECTACLE LAKE DRIVE
DARTMOUTH, NOVA SCOTIA
B3A 2K1
PHONE: 902-255-9555
FAX: 902-255-9555
WWW.GENIVAR.COM

REF NO DA11225 DWG NO DA11225501

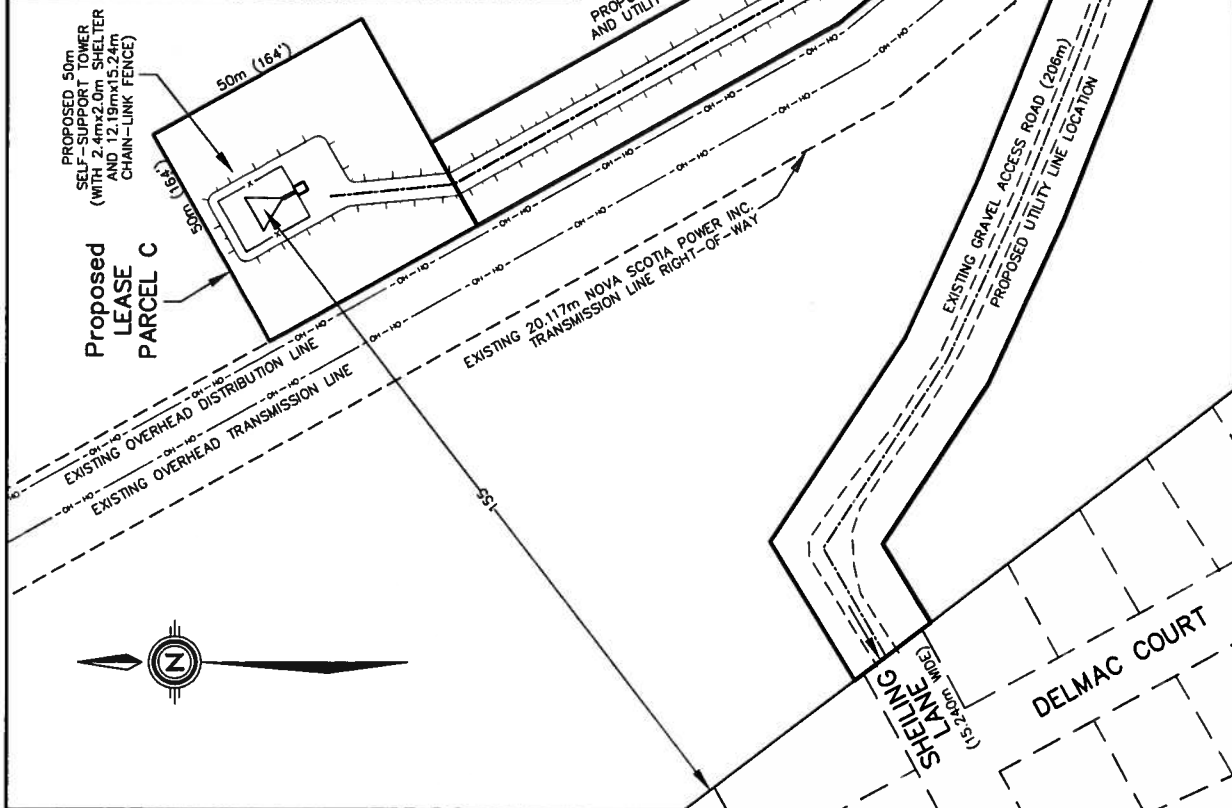
SITE PLAN OF PROPOSED LEASE PARCEL C AND ACCESS AND UTILITY EASEMENT

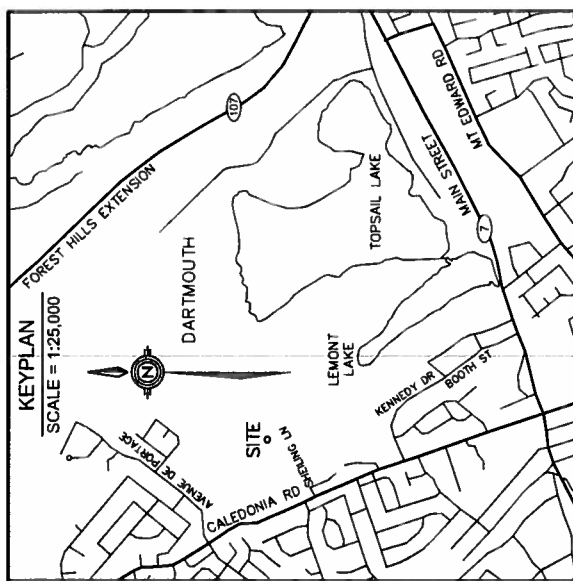
SHEILING LANE
DARTMOUTH
HALIFAX COUNTY
PROVINCE OF NOVA SCOTIA

SCALE : 1/1000 (METRIC)
JANUARY 3, 2012
SHEET 1 OF 3

CALEDONIA * J1415

Attachment A





Bell GENIVAR

REF. NO. DA11225 DWG. NO. DA11225501

**AERIAL PHOTOGRAPH – PLAN VIEW
OF PROPOSED
LEASE PARCEL C AND
ACCESS AND UTILITY EASEMENT**

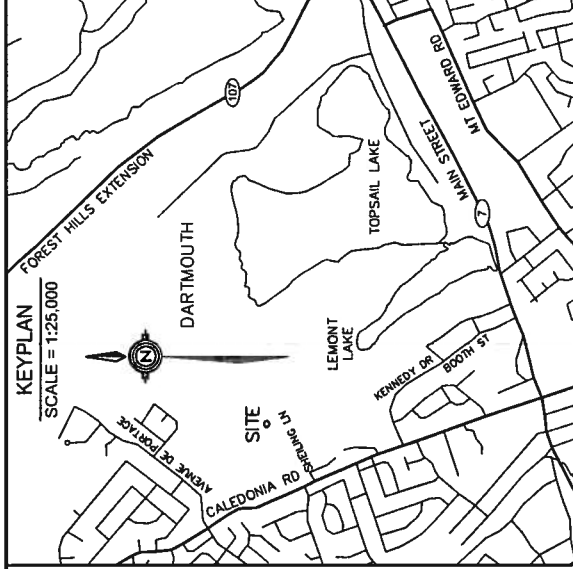
SHEILING LANE
DARTMOUTH
HALIFAX COUNTY
PROVINCE OF NOVA SCOTIA



SCALE : 1/2000 (METRIC)
JANUARY 3, 2012
SHEET 2 OF 3

CALEDONIA * J1415

Attachment B



Bell GENIVAR

1 SHEILING LANE UNIT 500
DARTMOUTH NOVA SCOTIA
CANADA B2B 1Y7
TEL: 902 255-1111
FAX: 902 255-1845
WWW.GENIVAR.COM

REF. NO. DA11225 DWG. NO. DA11225501

TOWER ELEVATION VIEW OF 50 METRE SELF-SUPPORT TOWER LOOKING NORTHWEST

SHEILING LANE
DARTMOUTH
HALIFAX COUNTY
PROVINCE OF NOVA SCOTIA



SCALE : 1/300 (METRIC)

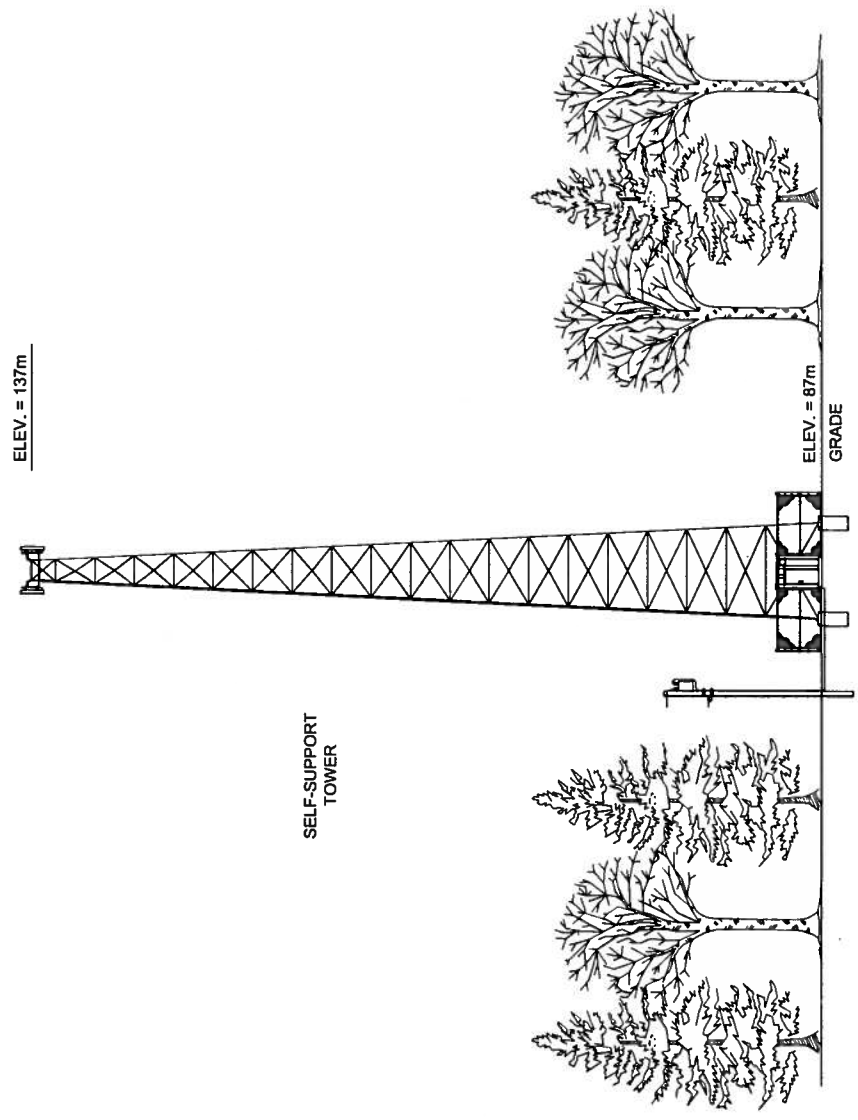
JANUARY 3, 2012

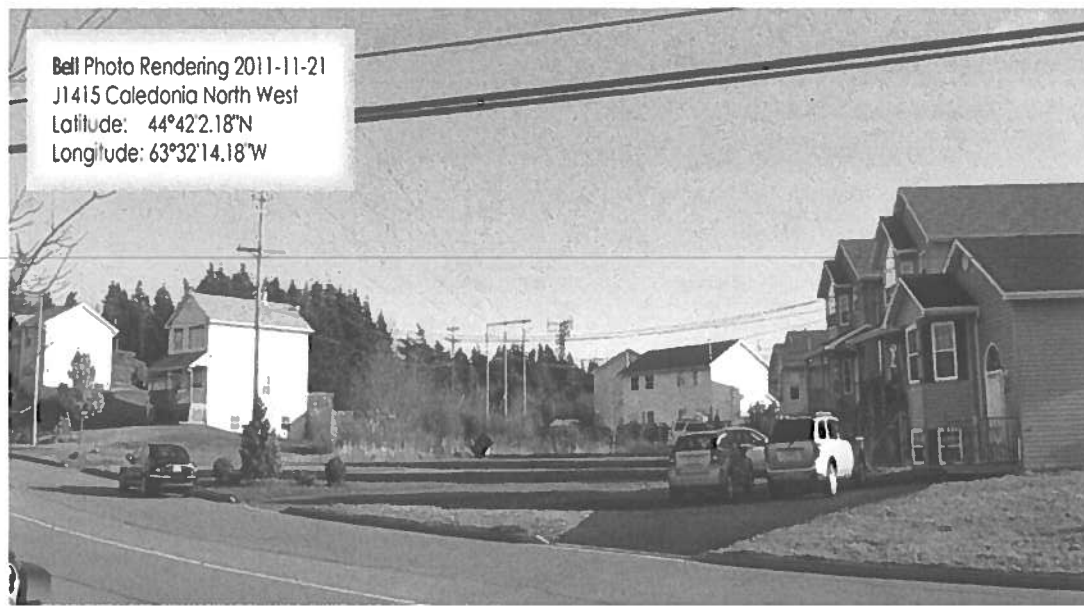
SHEET 3 OF 3

CALEDONIA * J1415

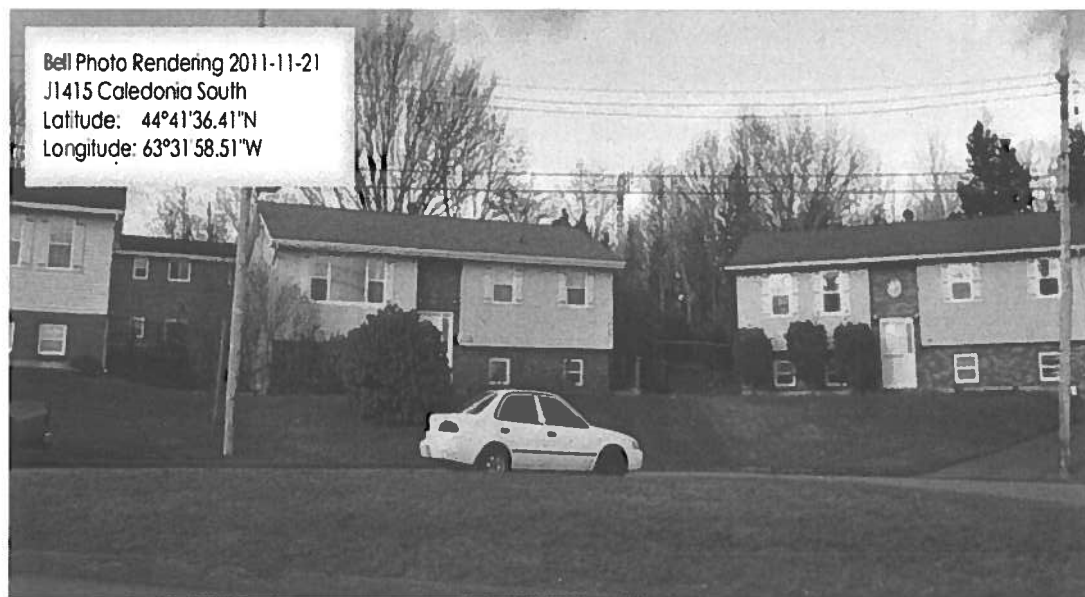
Attachment C

TOWER ELEVATION - LOOKING NORTHWEST
SCALE = 1:300





View of Proposed Tower Looking South East from Avenue du Portage



View of Proposed Tower Looking North West from Paul David Court

Attachment D Views of Proposed Telecommunication Tower

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Development Approvals

HRM does not guarantee the accuracy of any base map information on this plan.

Attachment E: Minutes from Public Information Meeting

**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 17641 TELECOMMUNICATION TOWER APPLICATION
SHEILING LANE AND DELMAC COURT, DARTMOUTH**

**7:00 p.m.
Thursday, April 19, 2012**

STAFF IN

ATTENDANCE: Darrell Joudrey, Planning Applications
Holly Kent, Planning Technician
Jennifer Purdy, Planning Controller

ALSO IN Councillor Darren Fisher
ATTENDANCE: Pam Kennedy, Bell Mobility

PUBLIC IN
ATTENDANCE: 19

The meeting commenced at approximately 7:07 p.m.

Opening remarks/Introductions/Purpose of meeting

Mr. Darrell Joudrey introduced himself as the planner guiding this application through the process; he introduced Holly Kent, Planning Technician, HRM Planning Applications and Jennifer Purdy, Planning Controller, HRM Planning Applications. Councillor Darren Fisher, District 6.

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. This also gives the opportunity for the applicant the opportunity to present their proposal to the community.

Mr. Joudrey 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, no decisions are made during this meeting. The application will then be brought forward to Council which will make a recommendation on the proposed telecommunication tower and forward it to Industry Canada.

Presentation on Application

Mr. Joudrey explained that Bell Mobility has submitted an application for a new telecommunication tower in the Dartmouth Plan Area. The purpose of this procedure is to ensure land use authorities are aware of significant antenna proposed within their boundaries. Industry Canada 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 for 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.

Mr. Joudrey reviewed a slide of the subject property and explained that the land is designated Park and Open Space and is zoned Conservation; this land is owned by Halifax Water. Under the Municipal Planning Strategy, there are no specific policies, protocol or guidelines regarding the locating of telecommunication towers. Most of the former County of Halifax area plans have no policies regarding such towers. Where the location of towers is not a permitted use under the land use by-law then the applicant is required to go through the telecommunication tower consultation process. Where the land use by-law permits towers as a land use, the applicant is required to go through the building permitting process. Mr. Joudrey explained that because there are no specific Municipal Planning Strategy Policies to evaluate the locating of antenna towers that criteria developed as part of the Municipal Planning Strategy for new land uses is used. This criteria directs staff to review with regards to adverse effects such as visual and aesthetic impact. An important part of the evaluation is formed from the public input that will be received from tonight's meeting.

Pam Kennedy, Bell Mobility Representative thanked the residents for coming to the meeting and explained that HRM is a growing urban municipality and wireless communications structures must progress to support the growing community. She explained that there is hilly terrain between Waverly Road and Caledonia Road which create coverage holes and poor service quality from existing sites. The popularity and customer demand for data intensive 3G and 4G wireless service increases traffic load on existing sites. She explained that the existing sites are too far apart at 2km or greater from the target coverage area making service unreliable and inefficient (e.g. customer complaints, dropped calls). Explaining that half of all phone connections in Canada are now wireless and more than half of all 9-1-1 calls are made from mobile phones, it is very important that Continuous coverage is restored by filling gaps. Bell Mobility has chosen this location based on the following:

- Dense residential population
- Topography
- Available ground space
- Coverage objectives
- Willing landlord
- Land use compatibility (next to utility line)

The alternative locations considered other structures were either not suitable or located outside the search parameters. She explained that they are restricted to an approximate 1km search area. To give an example of other neighboring sites are existing of Bell sharing tower/roof-top structures with other carriers, Dartmouth Crossing, MicMac Mall, Forest Hills, Mount Edward Road and Tacoma.

Reviewing slides of the tower location, the coverage plots and photo renderings, Ms. Kennedy explained Bell Mobility commits to ensuring their towers operate and comply with Health Canada's Safety Code 6. She explained that they also must comply with the Canadian Environmental Assessment Act to ensure that there are no wetland concerns. Within this particular application, they are exempt from an Environmental Assessment because the antenna, its supporting structure, or any of its supporting lines has a footprint of no more than 25 m²; the project is not to be carried out within 30 m of a water body; and, the project does not involve the likely release of a polluting substance into a water body. She also added that they have received approval from NAV Canada and that no marking or lighting is required.

Ms. Kennedy explained that this tower will be kept under lock and key, will be serviced on a regular basis, will have limited activity and will project very little noise.

Comments/Questions

Ms. Cathy Faulkner asked if there will be more than one tower.

Ms. Kennedy explained that there will only be one tower.

Ms. Faulkner asked where the driveway will be located.

Ms. Kennedy explained that if you go down Caledonia Road to the 3-way stop, taking a right on Sheiling Lane, this is where the location will be.

Ms. Faulkner asked if it will be behind the already existing wires and towers.

Ms. Kennedy answered 'yes', and showed the exact location on the slide.

Ms. Faulkner asked how long the expected construction time will be.

Ms. Kennedy explained that it will be 8-10 weeks.

Ms. Faulkner asked if this application is approved, is it possible to have more towers put in.

Ms. Kennedy explained that Industry Canada's protocol states that you must share your structures. She explained that they do not foresee any additional towers.

Ms. Faulkner asked if this will be a small tower or a large tower.

Ms. Kennedy explained that is estimated to be 60 meters tall and will be standard with others such as the one at Dartmouth Crossing.

Mr. John Weare explained that he will be directly affected more than anyone by this tower. He explained that the slides are misleading in relation to size and asked why this tower couldn't be placed further back, as it is a large piece of land.

Ms. Kennedy explained that she has reviewed the location to see why it was placed in this particular spot and explained that the Engineer who designed this site is on vacation, however she would provide Mr. Weare with this explanation upon his return. She added that with the tower being placed in this spot there will be no need to put more power lines in.

Mr. Weare explained that it would be more appropriate to be 1000 feet away from the residential area. He addressed concern with it being so close and asked that they look at different alternatives.

Ms. Kennedy referred to the 'Search Area' slide and explained that it shows exactly where the tower needs to be in order to meet the coverage objectives.

Mr. Weare explained that there is already a large coverage area that if the tower was moved 150 meters, that they wouldn't need to cut any more trees and may provide better coverage. He expressed concerns with this current proximity and the possible health issues this may cause.

Ms. Kennedy explained that interference with frequency is federally regulated. She also added that surrounding this location is a lot of debris from hurricanes and doesn't feel that it is appropriate to move the location at this point and clear all of the land out. From an environmental stand-point, this is the best spot for this tower.

Mr. Weare explained that he doesn't want to have to look at this tower every day either and if it was put another 150 meters away, it may take some of the impact away.

Ms. Kennedy explained that she will take the measurements for him.

Ms. Michele Lee explained that this tower will be in her backyard. She expressed concern that when purchasing her property that she had no idea that putting a tower in the area was ever a possibility. She also expressed concern that the residents of the area get no indication on this until now. They should be notified of the possibility when it is first being thought of by HRM.

Mr. Joudrey explained that this is the first opportunity that HRM had to distribute the information to the community. The information between Bell Mobility and Industry Canada is only submitted to HRM after they apply for the application.

Ms. Lee asked about the radiation.

Jason Lee, Bell Mobility, explained that they are always trying to make the best decisions on behalf of the community. They try to make the best decisions to where towers should be located to prevent future towers being needed. He added that the tower is safe and the power levels are low.

Ms. Lee asked if there are lights on the tower and if there will be sound generated from it.

Ms. Kennedy explained that there are no lights on the tower and that there will be a slight sound generated from the fan. This fan is to keep the temperature low and for air exchange. It is not on at all times, however is designed to turn on from time to time. She assured that it is not loud, that it is very similar to a bathroom fan.

Mr. Bob Miller asked what the decibels are for a tower this size.

Ms. Kennedy explained that is a small hum and that she is unable to provide a number.

Mr. Lee explained that it is actually safer to use a cellular phone closer to a tower and will also use less battery.

Mr. Harris asked if this tower will hurt his family.

Ms. Kennedy explained that it has been reviewed and has been determined that it is safe. The letter from Industry Canada confirming this can be found on the HRM website.

Ms. Harrison asked if the property will need to be rezoned. She addressed concern with her home being rezoned to allow for this tower.

Mr. Joudrey explained that there is no rezoning required.

Ms. Harrison also addressed concern with this being harmful and also having long term effects.

Bell Representative explained that it has been noted that it is safe to be exposed to this level of radio frequency emission throughout a lifetime.

Mr. Steve Scott asked if HRM Councillor's have any say.

Mr. Joudrey explained that this is the only opportunity for public input and that there is no public hearing. After this meeting, comments received from the public are incorporated into a staff report along with other criteria and submitted to Harbour East Community Council with a negative or positive recommendation. Harbour East Community Council will then vote on the application however, whether it is a positive or negative decision, Industry Canada will have the final decision. Industry Canada will be provided with all of the notes and minutes.

Mr. Scott expressed concern with how close it is to his and others properties and suggested that it be placed further back on the property. He asked who owns the land.

Mr. Joudrey explained that the land is owned by Halifax Water.

Mr. Scott asked who will handle the maintenance, the gate and asked what Bell Mobility is going to give back to the community. He asked how much Bell Mobility is leasing the land for.

Mr. Joudrey explained that he is not sure what the agreement is between Halifax Water and Bell Mobility.

Mr. Scott explained that with all of the work that has already been completed, he addressed concern that this is already being a 'done deal'.

Mr. Joudrey explained that typically an application isn't made to HRM until the applicant is sure that the property meets all of the requirements. HRM does not look at the application until it is complete and submitted to staff.

Mr. Scott asked if the survey work has already been completed.

Ms. Kennedy explained that different landlords have different requirements. Halifax Water is very cautious and wants to know where Bell is exactly proposing to put the site, staked and marked; this is why they are where they are at in terms of survey work. She assured that this is not a 'done deal'. She explained that they are here tonight to help understand some of the concerns and want to work together to address them.

Mr. Weare requested that Bell Mobility re-review their search area for alternative location a little further away from residential homes.

Ms. Kennedy reviewed the slide and explained that the search area shown is the only area that covers the subject area.

Representative from Bell explained that because of the hills there is difficult terrain to cover. The requirements of mobile services require smaller coverage areas. The community served by towers 2 kms away and the connection gets worse as the traffic levels grow.

Mr. Weare explained he can't understand how moving the tower back would be a big deal.

Ms. Carol Weare asked if putting 4-5 different companies on the tower will cause 4-5 times more radiation.

Representative from Bell explained that the research completed has already included for the additional providers.

Ms. Weare asked why the tower has to be so far from lakes and water ways if there is no concern.

Ms. Kennedy explained that they do not want to disrupt water way. The soil test they conduct will tell them how to design the foundation for the tower.

Councillor Fisher explained they he visited the website provided and asked if in an area that is serviced by current cell towers, are the residents already drawing the same amount of radiation regardless of the location of the tower.

Representative from Bell explained that this is true and that the radiation is still there regardless because it is drawing from other towers.

Councillor Fisher asked where other towers are surrounding this area.

Ms. Kennedy explained that Loon Lake area, Dartmouth Crossing and at Conrad's.

Councillor Fisher asked what the distance is closest to residential homes.

Ms. Kennedy explained that they are within 1 km – 1.5kms.

Councillor Fisher asked if they had a map that shows the utility road and asked if this is already a cut road and if there will be less trees cut down.

Ms. Kennedy explained that it is an already cut road.

Councillor Fisher asked how close it will be to the water shed.

Ms. Kennedy explained that they will sit down with the Engineer and review the concerns of the public.

Representative from Bell explained that they need to take into consideration the terrain.

Councillor Fisher explained that Industry Canada's decision is based on the public feedback and asked if there have ever been any positive feedback based on a previous tower in a residential neighbourhood.

Ms. Kennedy explained that there has been one recently that the residents have been in support of the tower.

Councillor Fisher asked if there are any concerns with property values with the towers being put up.

Ms. Kennedy explained that there is no known research to conclude that towers increase or decrease property values.

A lady from the residents asked if it will be fenced in and if it will be safe to walk around.

Ms. Kennedy explained that the fence in place will remain and there will be no change.

Closing Comments

Mr. Joudrey thanked everyone for attending. He encouraged anyone with further questions or comments to contact him.

Adjournment

The meeting adjourned at approximately 8:21 p.m.
