

Marine Drive, Valley and Canal Community Council
March 28, 2012

TO: Chair and Members of Marine Drive, Valley and Canal Community Council



SUBMITTED BY:

Phil Townsend, Director, Planning and Infrastructure

DATE: January 19, 2012

SUBJECT: Case 16620 Alternative Location of Telecommunication Tower,
Crowell Road, Lawrencetown

Supplementary Report

ORIGIN

- An application was originally made for a telecommunication tower at 185 Leslie Road (June 2, 2011, Staff Report) that was given a negative recommendation by Marine Drive, Valley and Canal Community Council.
- This report deals with an alternative tower site proposal by Bragg Communications Inc., (Eastlink) for a proposed 76.5 metre self supporting telecommunication tower and associated equipment shelters, off Crowell Road, Lawrencetown (see Map 1).

RECOMMENDATION

It is recommended that the Marine Drive, Valley and Canal Community Council forward a **negative recommendation** to Industry Canada in relation to the proposal by Bragg Communications Inc. for a proposed 76.5 metre self supporting telecommunication tower and associated equipment shelters, located off Crowell Road, Lawrencetown, as shown on Map 1.

EXECUTIVE SUMMARY

Eastlink Communications submitted an application for a 76.5 metre telecommunications tower at 185 Leslie Road, Lawrencetown, in January of 2011. Following a public information meeting in the community, a staff report was prepared for Marine Drive, Valley and Canal Community Council, which voted to forward a negative recommendation to Industry Canada for the Leslie Road tower site. Industry Canada supported further dialogue between HRM and the applicant for the proposed tower, if an alternative to the site could be proposed and brought to the community within a reasonable time frame.

In October of 2011, Eastlink submitted an application to locate a 76.5 metre telecommunication tower off Crowell Road in Lawrencetown. A public information meeting was held in the community on November 17, 2011. Following the public meeting, staff evaluated the new tower location in regard to the general policies of the Lawrencetown Municipal Planning Strategy and citizen input. This report provides staff's recommendation to Council, which is to forward a negative recommendation to Industry Canada for the Crowell Road location. Staff believes Eastlink has not shown that the proposed Crowell Road site is a less intrusive alternative than the original Leslie Road site. Staff concluded that the new location is not in keeping with community character and the location and height materially adversely affects the scenic view.

BACKGROUND

Eastlink has applied to erect a new 76.5 metre high self supporting telecommunication tower on lands located off Crowell Road (Map 1) in Lawrencetown. This proposed location is an alternative site to an earlier proposal at 185 Leslie Road that was given a negative recommendation by Marine Drive, Valley and Canal Community Council (June 2, 2011 Staff Report). Industry Canada agreed to extend the process, if both parties entered into a dialogue regarding an alternative site to the Leslie Road proposal.

Proposal

The subject property off Crowell Road is undeveloped and the tower is proposed to be located approximately 413 metres west of Crowell Road, within a leased portion of the property (Attachment A). Access to the site will be via a new driveway to be constructed by Eastlink. The proposed tower will complete coverage in the East Lawrencetown vicinity in an area approximately bounded by Middle Porter's Lake, Grand Desert, Lower Three Fathom Harbour to West Lawrencetown.

The tower will:

- be self supporting and 76.5 metres in height;
- be constructed of steel lattice and site specific engineered;
- not be required by Transport Canada to have lighting and painting at this location;
- be approximately 413 metres from Crowell Road;
- will have an equipment shelter located at the base of the tower;

- be enclosed with 6-8 feet high steel wire fencing at the base and be equipped with anti climb apparatus; and
- support six antennas mounted at a height of 76.5 metres.

Subject Property Location, Designation, Zoning and Surrounding Land Use

The subject property is:

- located on the west side of Crowell Road;
- designated Lawrencetown (see Map 1) under the Lawrencetown Municipal Planning Strategy. This designation is intended to support and protect the semi-rural environment with a mixture of residential, home businesses, agricultural uses and small scale resource uses;
- zoned RR-1 (Rural Residential) (see Map 2) under the Lawrencetown Land Use By-Law. The RR-1 zone permits low density residential uses, non-intensive agricultural uses, forestry uses, fishing uses, day care facility and bed and breakfast establishments; and
- located east of the Special Area Designation (see Map 1) that is intended to protect unique biological and physical characteristics of lands that include a significant diversity of types such as woodlands, cobble beaches, sand beaches, dunes, salt marshes, bedrock shores and barrier ponds. This designation establishes a Regional Park zone (see Map 2) that permits non-intensive park uses at Lawrencetown Beach while permitting bicycling, hiking, and interpretive activities on the Atlantic View Trail.

Municipal Process

Under the *Constitution Act, 1867*, the areas of telecommunication and radiocommunication are exclusively within federal jurisdiction. Industry Canada is the federal agency that licenses and regulates communication towers, including authorizing the location and installation of antenna systems. In exercising its mandate, Industry Canada believes it is important that communication towers be deployed in a manner that considers the local surroundings. Proponents of new telecommunications facilities are therefore required to consult with the local municipality to ensure that telecommunication facilities are built with reasonable regard for the needs and concerns of the local community. The municipality is then given an opportunity to review the proposed antenna system. The applicant is required to address any reasonable or relevant concerns from the municipality or the community. HRM staff prepares a report with a recommendation of concurrence or non-concurrence to Community Council. Council's recommendation is submitted, with a copy of the report, to Industry Canada who will then determine whether or not a license is to be granted and upon what conditions, if any, such license may be granted.

DISCUSSION

This application is an alternative site to the previous application to locate a telecommunication tower at 185 Leslie Road. The Lawrencetown Municipal Planning Strategy (MPS) does not contain specific policy in regards to locating Further, the MPS does not establish a protocol or procedures for dealing with locating of such systems.

The proposed tower was reviewed under the same process followed for the Leslie Road site. This process focuses the Municipality's comments on community compatibility, visual impact and aesthetics, which are discussed below:

Community Compatibility

When a new land use is proposed for an area, compatibility concerns related to the nature of the land use, height/bulk/lot coverage, traffic generation, open storage or signs, inevitably arise. Visual impact and aesthetics are considered compatibility concerns. The compatibility of the proposed telecommunication tower is important to the character of the surrounding area. The character of the existing landscape should be the basis of determining appropriate characteristics of the proposed project. Since humans spend considerable time moving about their built environment, its visual character in particular is pivotal in determining compatibility of a new land use. Residents who spoke at the November 17, 2011, public meeting, regarding the proposed Crowell Road antenna tower, indicated that the proposed telecommunications tower was not in keeping with the character of their community.

Visual Impact

Introduction of a proposed land use may have related adverse effects on surrounding landscape and natural resources, in this case the scenic view:

- Visual impact is considered one of the materially adverse effects associated with the location and construction of a telecommunication tower;
- It is important that the height of the tower does not cause the line of sight to move so far up that the surrounding features are out of view, thereby detracting from the original view; and
- The applicant's argument that only a certain percentage of the proposed tower can be seen from the scenic view progression, so it therefore must not constitute a significant obstruction of the scenic view.

In staff's opinion, the visual impact is a reasonable and relevant concern to the community to be addressed by the applicant.

Adequate horizontal separation distance is often the only effective buffer for mitigating the visual impact of telecommunication towers. Within a built environment, where the concern is primarily visual, distances of 91 metres (300 feet) is regarded as sufficient mitigating separation distances. The closest dwellings on Crowell Road and Oceanic Drive to the proposed tower are all located more than 91 metres (300 feet) (Attachment A) distant from the tower, which is about 400 metres from Crowell Road. In the Leslie Road proposal, the nearest dwelling was located approximately 134 metres from the antenna tower centre and 163 metres from Leslie Road. The Crowell Road tower is proposed within the 45 metre contour, about 15 metres higher than the Leslie Road site. The visibility of the tower would materially impair the view: The visual impact is not significant. Two photographic representations showing the antenna tower located in the landscape as viewed from Crowell Road (Attachments B, C and D), were prepared by the applicant.

During the course of the public information meeting, comments voiced by the public showed their belief that the applicant's proposal was likely to materially adversely affect the scenic view (Attachments E, F and G):

- The affected scenic view, once significantly decreased, is irreplaceable and there can never be another of its kind;
- The scenic views and vistas from Atlantic View Trail, Lawrencetown Road and Lawrencetown Beach are unique;
- The unique value of the Atlantic View Trail, Lawrencetown Road and Lawrencetown Beach, derives precisely from the extraordinary scenery and experience of the scenic view;
- The proposed tower would have a qualitative and severe adverse effect on the progression of scenic views from the Atlantic View Trail, Lawrencetown Road and Lawrencetown Beach;
- The proposed tower, if built, would be there for many decades and will have a significant, persistent and long term negative effect on the scenic views during its lifetime; and
- Scenic views from seashores are limited and finite resources. They are not increasing and, unless protected, they will decrease over time.

Health and Safety

At the public meeting, like the meeting for Leslie Road, 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*. 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.

BUDGET IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved operating budget for C310.

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 held on November 17, 2011. The public information meeting notices were posted on the HRM website (HRM Calendar and Detailed Information Planning Page), in the newspaper and mailed to property owners within the notification area as shown on Map 2. Attachment H of this report contains a copy of the minutes from the meeting.

Communications received following the public information meeting are included under Attachment I of this report.

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

CONCLUSION

Staff has reviewed the proposal for an alternative site, for locating a 76.5 metre telecommunication tower, to the original Leslie Road site. The alternative site is proposed for a higher contour of land, with the same 76.5 metre tower height, and closer to the Lawrencetown Road at its closet point. Staff is of the opinion that Eastlink has not identified an alternative to the originally proposed Leslie Road site that is less intrusive on the community values sought to be protected, as the proposed Crowell Road site is on a higher contour of land and closer to the Lawrencetown Road and beach. Staff believes the tower is not compatible with the community character, that the scenic views are materially adversely affected and that the landscape aesthetics are diminished by a visual incursion in the unobstructed scenic view.

ALTERNATIVES

1. Inform Industry Canada that Marine Drive, Valley and Canal Community Council objects to the proposal by Bragg Communications Inc. to erect a 76.5 metre tower (251 feet) telecommunication tower off Crowell Road. This is the recommended course of action due to the reasons outlined in this report.
2. Inform Industry Canada that Marine Drive, Valley and Canal Community Council have concerns with respect to the proposed tower. In this event, staff will notify the local office of Industry Canada of Council's concerns.
3. Inform Industry Canada that Marine Drive, Valley and Canal Community Council does not object to the proposal by Bragg Communications Inc. to erect a 76.5 metre tower (251 feet) telecommunication tower off Crowell Road.


ATTACHMENTS

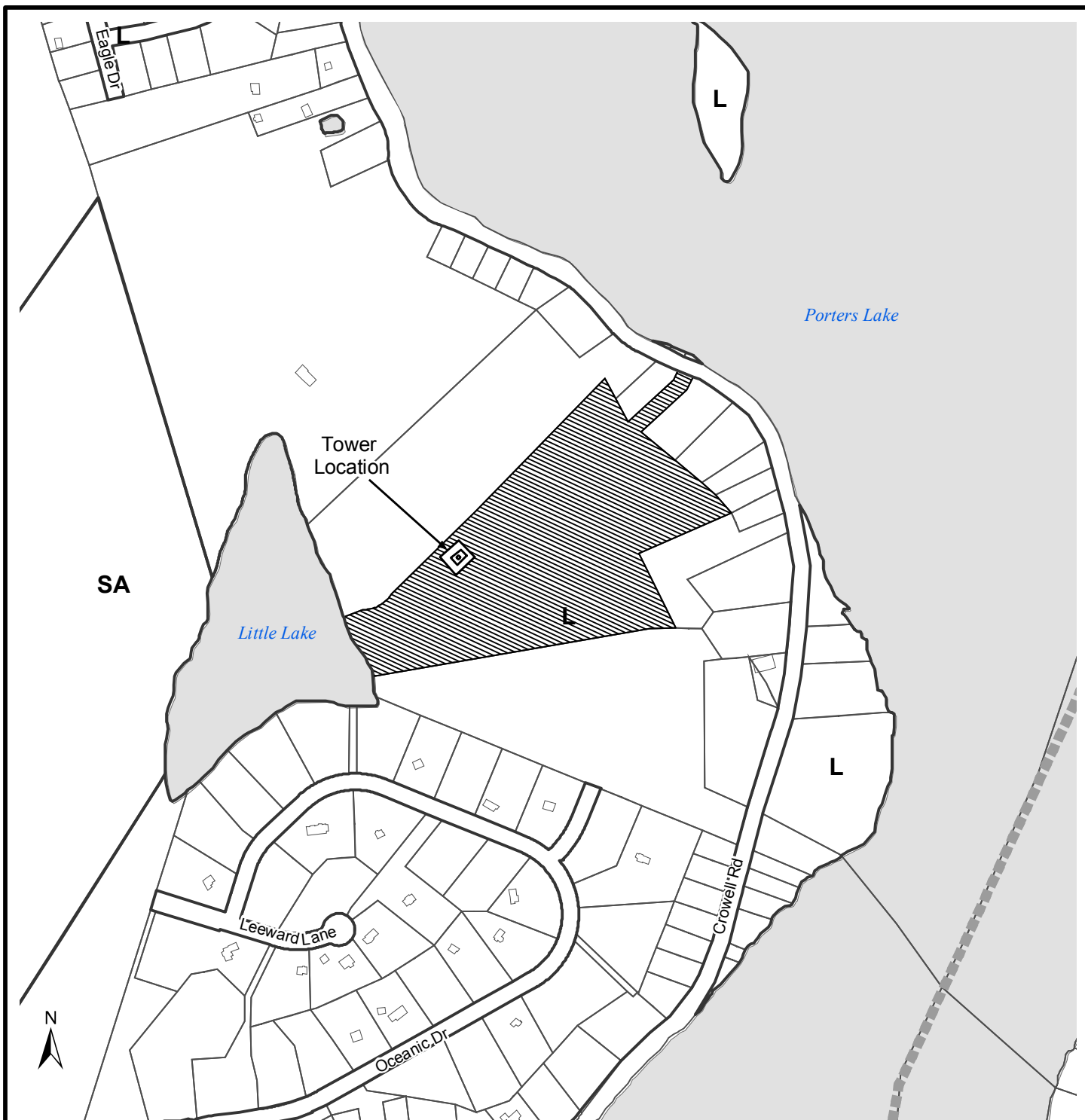
Map 1	Generalized Future Land Use
Map 2	Land Use By-law Zoning and Notification
Attachment A	Site Plan
Attachment B	Plan View of Photo Locations A and B
Attachment C	Photo Location A
Attachment D	Photo Location B
Attachment E	Plan View of Photo Locations C and D
Attachment F	Photo Location C

Attachment G	Photo Location D
Attachment H	Minutes from November 17, 2011 PIM
Attachment I	Correspondence Received

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 1, 490-4181

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



Map 1- Generalized Future Land Use

PID 00597989

-  Subject Property
-  Notification Area
-  Plan Area Boundary

Lawrencetown Plan Area

Designation

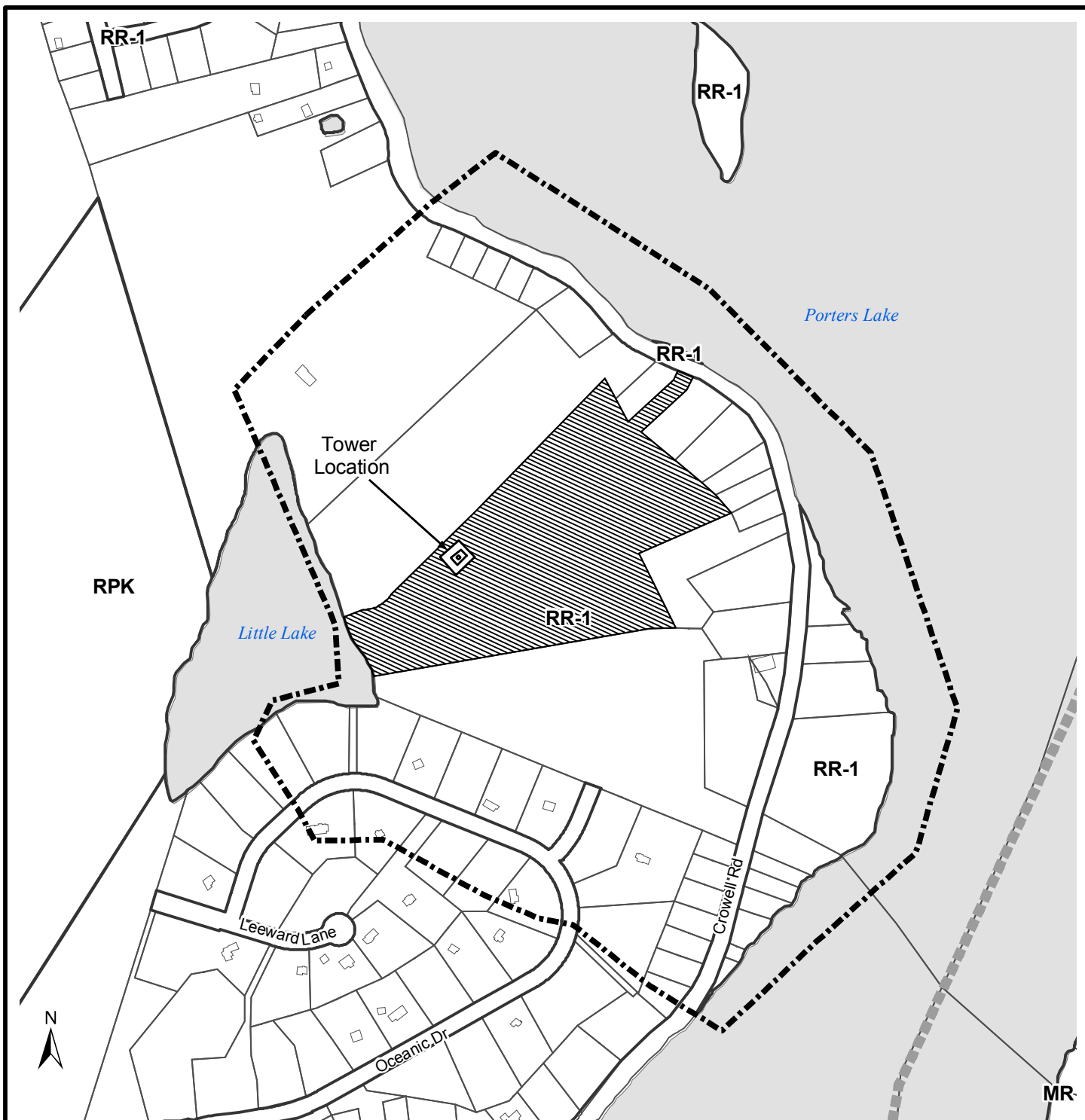
- L Lawrencetown
- SA Special Area

HALIFAX
REGIONAL MUNICIPALITY
PLANNING & INFRASTRUCTURE
PLANNING SERVICES

0 150 300 600 900 Feet




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

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



Map 2 - Zoning and Location

PID00597989

-  Subject Property
-  Notification Area
-  Plan Area Boundary

Lawrencetown Plan Area

Zoning

RR-1 Rural Residential
RPK Regional Park

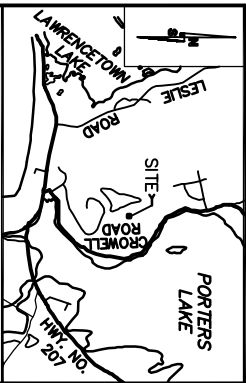
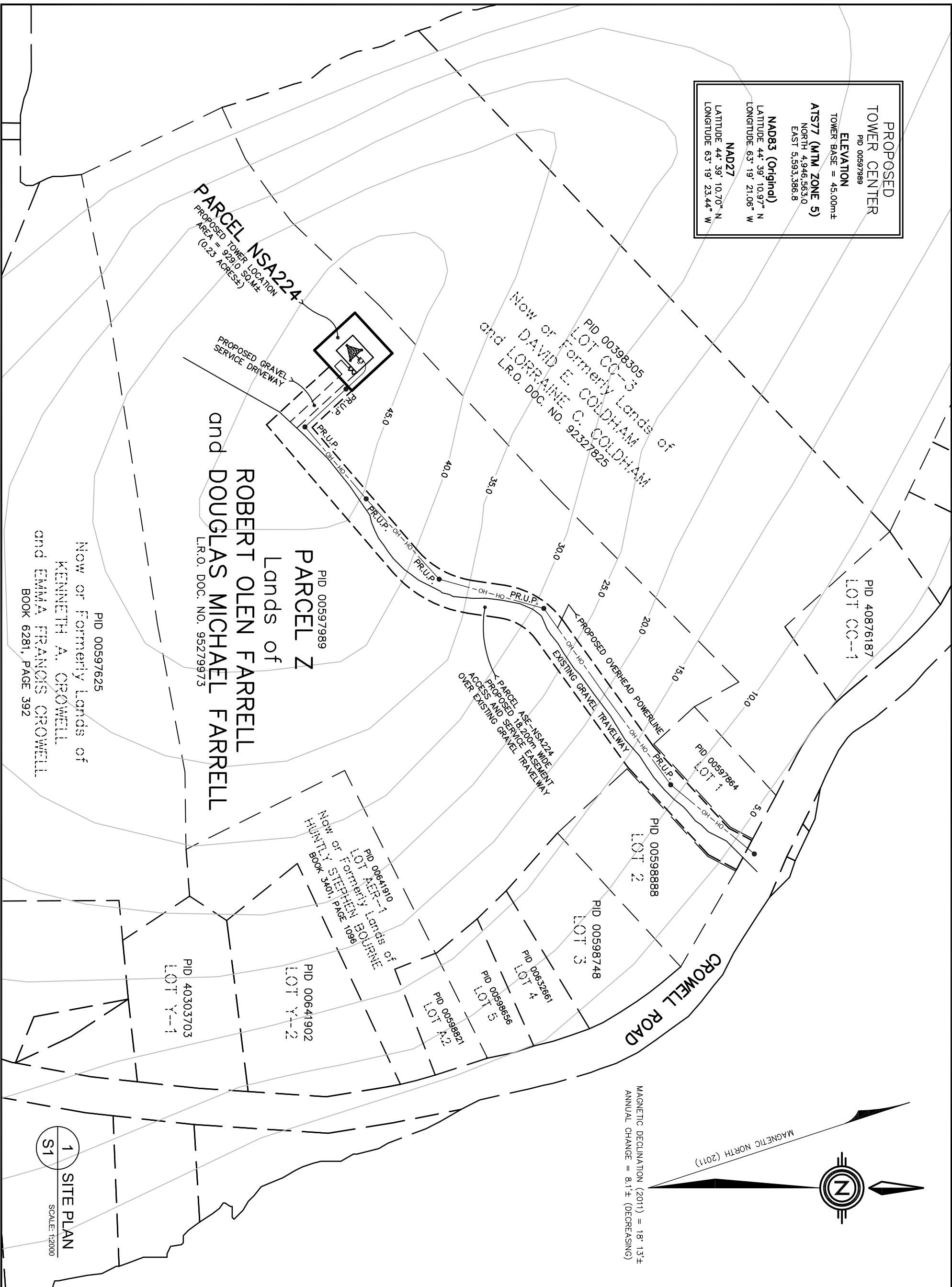
HALIFAX
REGIONAL MUNICIPALITY
PLANNING & INFRASTRUCTURE
PLANNING SERVICES

0 150 300 600 900 Feet

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

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

Attachment A: Site Plan



NOTES

THE INFORMATION CONTAINED IN THIS SCHEMATIC PLAN IS SOLELY INTENDED AS A GENERIC REPRESENTATION OF EQUIPMENT LOCATION.

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LEGEND

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



0	08/03/11	ISSUED FOR REVIEW	K.B.
No.	DATE	REVISIONS	BY



PHONE: 902 835-9955 ~ FAX: 902 835-1645
WWW.GENIVAR.COM

SITE PLAN

DESCRIPTION: 76.5m SELF SUPPORT TOWER

CROWELL ROAD

FLY DATE: AUGUST 3, 2011 SCALE: 1:2000

SITE CODE:	MDAC004	DRAWING No:
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GENIVAR PROJECT #:

DA11584

DESIGNED BY:	BK	DRAWN BY:	BK	1
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KEY MAP (N.T.S.) 			
REFERENCE DRAWINGS			
NOTES			
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EASTLINK			
1 SPECTACLE LAKE DRIVE DARTMOUTH, NOVA SCOTIA CANADA, B3B 1X7 PHONE: 902.242.2100 WWW.GENIVAR.COM			
GENIVAR			
REVISIONS			
No.	DATE	ISSUED FOR REVIEW	K.B.
0	08/03/11	0	
PROJECT INFORMATION			
PROJECT NAME		PROJECT NO.	
76.5m SELF SUPPORT TOWER		4	
ADDRESS		DRAWING NO.	
CROWELL ROAD		S4	
PLOT DATE		SCALE	
AUGUST 3, 2011		1:2500	
SITE CODE		DRAWING INC.	
NSA224		S4	
GENIVAR PROJECT #		PAGE NO.	
DA11384		4	
DESIGNED BY		DRAWING BY	
K.B.		B.K.	

[illegible]



PROPOSED CELLULAR TOWER

PHOTO LOCATIONS AND DISTANCES



1 SPECTACLE LAKE DRIVE
DARTMOUTH, NOVA SCOTIA
CANADA B3B 1X7
PHONE: 902 835-9953 ~ FAX: 902 835-1845
WWW.GENIVAR.COM

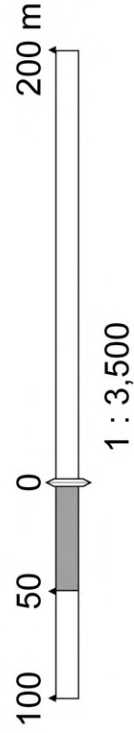




PHOTO 'B'
IMAGES PREPARED BY
GENIVAR

Attachment G: Photo Location D



**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING**

Attachment H

CASE NO. 17278 – Telecommunication Tower – 2179 Lawrencetown Road

7:00 p.m.

November 17, 2011

**Lawrencetown Community Centre
3657 Lawrencetown Road, Lawrencetown**

STAFF IN

ATTENDANCE: Tyson Simms, Planner, HRM Planning Services
Darrell Joudrey, Planner, HRM Planning Services
Shanan Pictou, Planning Technician, HRM Planning Services
Jennifer Purdy Little, Planning Controller, HRM Planning Services

ALSO IN

ATTENDANCE: Councillor David Hendsbee, District 3
Alex Forrest, Eastlink representative

PUBLIC IN

ATTENDANCE: Approximately 138

The meeting commenced at approximately 7:12 p.m.

1. Opening Remarks/Introduction/Purpose of Meeting

Mr. Tyson Simms, Planner, HRM Planning Services, called the meeting to order at approximately 7:12 p.m. in the Lawrencetown Community Centre, 3657 Lawrencetown Road, Lawrencetown. Mr. Simms introduced himself as one of the Planners working on this joint public information meeting for cases 17278 and 16620. He explained that this meeting will function in two parts, part 1 will pertain to case 17278 which is an application for a 50 meter telecommunication tower off the Lawrencetown Road and part 2 will pertain to case 16620 which is an application for a separate 76.5 meter telecommunication tower off of Crowell Road, in East Lawrencetown. He added that he will present on case 17278 and Mr. Darrell Joudrey, Planner, HRM Planning Services will present of case 16620. At this time, Mr. Simms introduced Mr. Joudrey, Councillor David Hendsbee, District 3, Shanan Pictou, Planning Technician and Jennifer Purdy (Little), Planning Controller.

Mr. Simms advised that this application by Bragg Communications Inc. (Eastlink) is to construct a 50 meter telecommunication tower off of Lawrencetown Road. As proposed, the tower is to be located north of 2179 Lawrencetown Road and approximately 1 kilometer east of Ross Road. The proposed location of the tower is also commonly referred to as Hall Road.

The public information meeting is an initial step, whereby HRM reviews and identifies the scope of the application and seeks input from the neighbourhood. No decisions will be made at this meeting. The application will then be brought forward to Marine Drive, Valley, & Canal Community Council with a staff recommendation, for consideration by Community Council. Community Council will then make a recommendation to Industry Canada.

2. Presentation of Application

Mr. Simms explained that HRM Planning Services has received an application from Eastlink for a new 50 meter telecommunication tower to be located off the Lawrencetown Road. Specifically the tower is proposed to be located north of 2179 Lawrencetown Road and approximately 1 kilometer east of Ross Road. He reviewed a map of the general area showing property and the proposed tower. He added that the subject property is currently owned by Department of Natural Resources and is approximately 326 acres in total area. The property is located in a predominantly residential neighbourhood and is currently zoned RR-1 (Rural Residential). It is bounded by primarily the same zone as the majority of property in this area has the same RR-1 zoning. The one exception is the property owned by DNR to the south which is zoned RPK (Regional Park). Mr. Simms explained that there currently are no specific Municipal policies to address telecommunication facilities. Most of the former County of Halifax area plans have no policies regarding such facilities. However, the Lawrencetown Municipal Planning Strategy consists of Implementation Policies that focus on community compatibility. So, HRM Staff evaluates telecommunication application in terms of adverse effects such as land use compatibility, visual and aesthetic impact. For example, HRM evaluates a proposed tower's height in relation to building locations, public open spaces, etc.

Mr. Simms explained that Industry Canada makes the final decisions to either issue or not issue a license for the proposed tower. The Federal Government has jurisdiction over radio communications. As a result, they are the main body that is involved in deciding what happens when telecommunications is involved. The Municipal Government has little constitutional jurisdiction to interfere, Industry Canada is the Federal agency which licenses and regulates these facilities. Industry Canada recognizes that Municipal authorities have an interest therefore, require that the application notify the Municipality of its intentions which they have done by making an application. The Municipality then has the opportunity to review the proposal consult the public and make comments. If there are no objections, The Municipality provides a written notice to Industry Canada. Submissions are reviewed by Industry Canada who determines if a license is granted and, if so, if there are conditions. If the Municipality does not concur with the proposal, the applicant or HRM is eligible to request that Industry Canada intervenes to resolve the differences, as long as there are reasonable and relevant concerns. Industry Canada will investigate the issues and explore reasons of the non-concurrence by gathering other relevant information. If the parties are unable to reach a solution, which is the impasse stage, then Industry Canada may be asked to make a final decision. So, in all possible situations, Industry Canada is the main body that decides on approving or refusing telecommunications proposals. He added that Health Canada is responsible for establishing standards related to health and safety. They have a standard called Safety Code 6, which consists of specific 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.

Steve Urban, Eastlink representatives

Mr. Urban gave a brief explanation on the background of Eastlink and who they are and explained that since the last public information meeting, Eastlink has taken into consideration the comments and concerns raised during that meeting and are here tonight to present an alternative and to listen to the comments regarding this proposal. He explained that Eastlink currently provides the standard cable, TV, internet and telephone services. They have expanded across the Country as far as British Columbia. They have 1600 employees and are privately owned by the Bragg Group who is the world's largest producers of wild blueberries. They are a family owned business and the companies that the Bragg run are centered around family values. He touched on the charities and Community Organizations they are involved in within Nova Scotia. He explained that cellular communications are more than just talking on the cell phone, it's about the future of telecommunications such as wireless laptops, staying connected and being in touch. There are explosive demands for data and on the wireless side as well. It is key that Eastlink enter this side of the communication business so that they can be successful in the future. There are over 26 million cell phones in Canada, the cell phone market has exceeded landline telephone use and over half of 911 calls are made from wireless devices. They are expecting huge growth in this area and explained that it is important to them to have a good solid competitive wireless infrastructure. They picked up wireless spectrum from an Industry Canada auction in 2008 and are serving all of Nova Scotia and PEI and thinks it will benefit a lot of people. They plan to launch service in 2012 and have roughly about a dozen locations as of date. He explained that there are a number of ways to put up a telecommunication site; they typically try to go into an area to find existing structures. If there are existing telecommunication towers, they will use those or if there are buildings in the area that will provide adequate coverage, they will go on those on well. By filling in the coverage areas by selecting areas that they can locate towers. There are several decisions to be made in regards to elevation of lands, where they can find land, where they can strike agreements, etc. He added that it is absolute critical that they have full coverage as they can not have gaps in their network or coverage. In regards to health and safety, Health Canada set the standards for the radiofrequency emissions from cell towers. He gave an example of a 60 watt bulb in a household and noted that the emissions from the towers are only 40 watts. He compared what is being proposed within this application and compared the levels to the Health Canada Standards noting that it is all well within the acceptable allowances.

Alex Forest, Eastlink representatives

Mr. Forest explained that this is one of the sites that will be part of building and implementation to provide coverage around Nova Scotia. This will allow them to maintain coverage throughout an area. He ensured that they do look at existing infrastructure first. To put in place a new tower is last resort and that they would prefer to use existing infrastructure, unfortunately, in this case they will need new infrastructure but, have looked at the areas that will minimize the impact.

Such as places that will be buffered by trees, places further back from the road, and try to blend in where they can, as much as they can. Reviewing a slide of the layout, he explained that the current proposal is for a 50 meter / 161 feet tower which is set back 250 meters from the nearest residents. This site does not require a lighting device. He assured that they try to keep the site as safe as possible, explaining that there is a fence and a locked gate around the site which protect the equipment and keeps people from getting to the base of the tower. He added that the tower itself is anti-climb. They have chosen this area, which is on a hill and is buffered by trees, this will allow for the coverage they require. He reviewed a slide and explained how they go about choosing a site by viewing the slide which was broken down into colors.

3. Questions/Comments/Answers

Mr. Ray Timmons, Lawrencetown, expressed concern with his property value and asked if this tower will lower the property values for the surrounding housing. He explained that this tower can go elsewhere, somewhere where nobody lives.

Mr. Urban explained that they cannot comment on assessment values of people's homes. The services are in demand.

Mr. Timmons explained that he has services and is happy with them.

Mr. James Golemic, Lawrencetown, explained that he has been doing some research on the internet related to living close to cellular towers. He explained that he didn't find anything to prove that cell phone towers were harmful but there are also no studies that can prove that they are not harmful. It has to do with the low pattern of the electromagnetic radiation so, not necessary the tower itself but, also the shape of the beams coming off the tower. There are a couple of different studies from Europe that have some concerns that for those living within 450 meters of a cell tower could cause some concerns. He explained that his concerns are not just the intensity of the electromagnetic radiation but, the duration of the exposure. Once this is turned on, it doesn't get turned off. Another concern is that there is nothing saying that this power level will not be increased in the future and also once installed; a different kind of transmitter won't be replaced with the existing one in the future. He explained that another result of this tower that concerns him is the negative effect on property value, especially if studies show in five-ten years time that living within a certain radius is harmful to people.

Mr. Urban explained that Health Canada has standard for these devices and every application has to be in accordance with those regulations. Any future changes will have to be submitted and fall within Health Canada's specifications.

Mr. Evans, explained that he is a surfer who visits Lawrencetown almost every day. He is in support of friends who live in Seabreeze Heights. He asked if there are any limitations in the RR-1 zone and if so, will these limitations have to be changed in order for the tower to be built. He expressed concern with economic factions, such as the decrease in property value as well as for the significant decrease in an investor interest. He added concern regarding health hazards and explained that Health Canada's recommendations are based on studies which lack in the

results for long term consequences. He addressed concern with how these towers will affect wildlife. Mr. Evans asked why they wouldn't place the tower further back or in a completely different location that is not surrounded by residents.

Mr. Simms explained that in the RR-1 (Rural Residential) zone permits a variety of uses, mainly single unit dwellings, mobile dwelling, daycare facilities, bed and breakfast establishments, home businesses, and pet care facilities. Telecommunication Towers are permitted within the zone subject to this process and the review of relevant policies.

Ms. Heather Rowlands, Lawrencetown, explained that this is misleading that when buying a property assuming that only those uses can be allowed and then to slap a Telecommunications Tower in later.

Mr. Simms explained that the local land use authority in HRM has a series of zones that list permitted uses. The use of a Telecommunications Tower is a use that is regulated at the Federal level. The use is permitted subject to this public process.

Ms. Daria Manos, Halifax, explained that she is not a resident of Lawrencetown and explained that this area is not only loved by the local residents but, by a lot of people all over HRM and throughout the Province. She believes that this is a destination for tourists to see Canada's ocean playground. As they approach the park, the first site is a 260 feet tower, and added concern wireless and speed of information over the natural beauty and feels that it is short sighted and irresponsible. This isn't the water treatment that is necessary to put in and that it's really needed. This park is a beloved treasure which deserves respect and will be a disgrace if Eastlink were to allow this Tower. She explained that she is a Physician and is a specialist in radiation and radiology. They don't know what the effects of cell phone use and cell phone towers are. It's not that the data is not supported; it's that we don't know about it yet. She gave an example how no one knew that smoking caused lung cancer for a long time either, it was suspected but not proven.

Mr. Urban, explained that they are trying to follow all the rules of Health Canada and are going by the latest research.

Ms. Sonya Hanson, Dartmouth, explained that she as well is a Physician who does not live in the Community but also enjoys most of her recreation in the Lawrencetown Community. She addressed her concerns with potential health risks and read from the Health Canada website 'in 2011 the international agency for research on cancer IARC classified radiofrequency energy reflects the fact that limited evidence exists and that RF energy might be a risk factor for cancer. However, the vast majority of scientific research to date does not support the link between RF energy exposure and human cancer, at present, the evidence of a possible link between RF energy exposure and cancerous is far from conclusive and more research is needed to clarify this possible link. Health Canada is in agreement with both the World Health Organization and the IARC that additional research is warranted.' She questions the need for more cellphone use over potential risk and harm.

Mr. Jason Beach, Lawrencetown, explained that he is currently an Eastlink customer, he lives in a concrete house and explained that his service with Bell is completely fine and does not want an Eastlink Tower to look at every day in this Community. It is going to be ugly and huge and can not support Eastlink if they go ahead with this application.

Mr. Green, Lawrencetown, explained that he is an Eastlink customer. He explained that he use to drive around the Community on his motorbike and the residents of Lawrencetown didn't like it because of the noise and the dust that generates off of it. Everyone appreciates the Community the way it is. He explained that everyone here at this meeting is against the tower and do not want this is their Community, he asked to not put the tower up in this location.

Ms. Karen Robert, Lawrencetown, explained that the proposed tower is being placed on a lot of 326 acres, why does it have to be so close to somebody's house. She added that Eastlink explained that they chose land with tree buffers; she explained that there are not trees that are 330 feet high. It will tower above the trees and will be visible for a long distance. If Eastlink chose to put the tower further back, people may not be so concerned about health.

Mr. Doug Booth, Lawrencetown, explained that his home office allows him to see this tower every day. He explained that he moved to Lawrencetown for the lake and the trees. He expressed concern with the height of the tower and explained that a lot of the trees in the proposed area are already dead and that there will be buffering of this tower. He explained that he has email and a cell phone which both work perfectly. He expressed concern that this tower is all about money.

Mr. B. Das, Halifax, explained that he is a Physician and has medical concerns. He explained that he has reviewed the medical issues about cellular towers and has read some expert reviews that suggest that the tower shouldn't be built within 400 meters of a residential area. With 320 acres, he asked why they would propose to build the tower within 250 meters of a residence.

Mr. Forest, explained that when they approach a landlord, the province or another party, typically it is they who will determine where on their piece of land that they are willing to support having a tower built. If they suggested that they would like to have it on that section of the road, then that's where they would start when proposing the application to the community. He explained that this is the reason for the public information meeting to listen to comments, suggestions and concerns. He explained that they can look into this request.

Mr. Matthew Davidson, Lawrencetown, explained that he is a first time home buyer, explained that he moved to the Lawrencetown area to avoid cell phone towers and now if this tower is approved, it will be right outside his living room window with no trees to block it. He suggested that the tower not be put there at all or at least to move it back further.

**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 16620 – Telecommunication Tower – Crowell Road**

**7:00 p.m.
November 17, 2011
Lawrencetown Community Centre
3657 Lawrencetown Road, Lawrencetown**

STAFF IN

ATTENDANCE: Tyson Simms, Planner, HRM Planning Services
Darrell Joudrey, Planner, HRM Planning Services
Shanan Pictou, Planning Technician, HRM Planning Services
Jennifer Purdy Little, Planning Controller, HRM Planning Services

ALSO IN

ATTENDANCE: Councillor David Hendsbee, District 3
Alex Forrest, Eastlink representative

PUBLIC IN

ATTENDANCE: Approximately 138

The meeting commenced at approximately 8:04 p.m.

1. Opening Remarks/Introduction/Purpose of Meeting

Mr. Darrell Joudrey, Planner, HRM Planning Services, called the meeting to order at approximately 8:04 p.m. in the Lawrencetown Community Centre, 3657 Lawrencetown Road, Lawrencetown.

Mr. Joudrey explained that HRM has submitted an application for a new telecommunication tower in the Lawrencetown plan area. This application proposes an alternative location to a site proposed earlier this year at Leslie Road. The requirement for the applicant to 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.

2. Presentation of Application

Mr. Joudrey reviewed a slide of the subject property, noting that the current zoning is RR-1 (Rural Residential), he reviewed a slide showing the Lawrencetown Road, The Atlantic View Trail and compared the previous site of Leslie Road to the current proposed site of Crowell

Road. He reviewed an aerial view of the site view, and a view from 233 Crowell Road and 2377 Crowell Road which is over 400 meters from the site.

He explained that the intent of the Municipal Planning Strategy is the same policy explained by Mr. Simms when addressing the proposal off of Lawrencetown Road. He explained that staff will review the application with regards to community compatibility, including visual impact, compatibility and aesthetics. Compatibility concerns, such as visual impact, nature of land use, height/bulk/lot coverage, traffic or storage are the adverse effects associated with new land uses. The compatibility of the proposed tower is important to the character of the surrounding area. He explained that Industry Canada has issued policies pursuant to which the Eastlink license is issued and operated. One of these policies is the Client Procedures Circular (CPC-2-0-03) that provides for the applicable guidelines for the installation of telecommunication towers, antenna sites and wireless service facilities. The CPC recognizes that municipalities do not have jurisdiction to regulate the location, siting, height or type of structure as these concerns are exclusively within the competence of the federal government. However, the CPC has the effect of creating a process by which telecommunication companies consult with municipalities to establish that their concerns have been addressed.

He explained that at that time, HRM is given an opportunity to review the proposed antenna system and site and provide comments on the aesthetic and visual qualities of the facility and site. If any reasonable or relevant concerns arise, the municipality may provide written notice to the local Industry Canada Office. He added that it is Industry Canada who will determine whether or not a license is to be granted and upon what conditions, if any, such license is granted.

Alex Forest, Eastlink Representative

Mr. Forest explained that he will skip over all of the introductory section that was touched on before however, will answer any questions regarding that if there are any.

He explained that they have had similar discussions with the Community back in February 2011 and are pleased to come back, after listening to the concerns and have taken some of the suggestions to implement the proposal. The proposed tower is 76.2 meters and is back off the road a couple hundred of meters and is more than 200 meters from the nearest residences. This tower will be required to be lit. The report from Transport Canada highlighted the fact that it is close enough to the Porters Lake Aerodrome that it is required it to be lit at this proposed height. The security measures have been met around the base of the tower as the previous application disused during this meeting and most of the material to present for this application is a repeat of the items discussed earlier this evening for the proposed tower on Lawrencetown Road.

He added that they will be building an access road off Crowell Road towards the back of the property. He reviewed a copy of the map provided at its February 2011 meeting with some suggestions of places that would be more appealing to the Community. He explained that Eastlink looks at the area that they are trying to serve, the sites that are proposed, and evaluate if they will meet the objective they have for the particular area. This location meets the requirement

that they are looking for. He showed on the slide different areas that the tower could go however, in those locations there are lack of service areas and will not provide full coverage. He added that the key points are in response to the community feedback received at the last meeting was that they came back with an alternative location, have made some changes that reflect concerns and is further back off the road. They are looking to provide a high level of quality coverage that will provide another option for customers looking for wireless service. ~ 1:47:59

3. Questions/Comments/Answers

Mr. Doug Booth, Lawrencetown, explained that the photographs shown of the towers are very bad photographs. He explained that residents have brought their own photos of what the towers will look like and explained that they are more accurate in how ugly they will look. He asked why Industry Canada isn't here to also speak with the residents. He explained that there is no "exploding consumer demand" in support of this application.

Ms. Heather Rowlands, Lawrencetown, explained that she wasn't able to attend the previous meeting for the Leslie Road application but, it was turned down based on community compatibility. She explained that when she tells people where she lives, she's refers to her home as Lawrencetown beach. She explained that if that application was rejected based on community compatibility with only being 1km away, this application should be rejected as well based on the same reason. She expressed concern with not showing the view of the tower from the other side of the lake, where she resides where the aesthetics requirements are not met. She circulated her own pictures from her view and explained that she will email them to Mr. Joudrey. She added that there is nothing on the hill that of unique landscapes that are visually sensitive, there isn't anything that will hide the tower from their prospective. There also will be visual prominence from the Atlantic View Trail which Tourism of Nova Scotia is indicating as a destination area in addition to Lawrencetown Beach. The scale and prominence of the tower is completely out of line with the values that they have within the community. She explained that they did not move to Lawrencetown for excellent cellphone coverage, they moved there because, it is quiet, it is dark at night and the wildlife. She expressed concern that if this tower is put there, it will destroy all of these.

Mr. Nico Manos asked if the Engineer who did the renderings was present.

Mr. Joudrey explained that Eastlink hired a consultant to take the photographs.

Mr. Manos explained that two of the three categories that HRM will be voting on are visual impact and aesthetics. The renderings Eastlink has supplied should be one of the most important parts of information provided to help make that decision, but they are not. He expressed concern with the credibility and relevance of the two renderings. He explained that they are taken from the most forgiving angles possible, and they do not accurately portray how this tower will be viewed by the surrounding area. They do not show the visual impact the tower will have on visitors to Lawrencetown Beach, the Trans-Canada Trail, or any of the other 165 residential properties that are within a one kilometer radius of the proposed site. Instead of taking renderings from Lawrencetown Beach, which sees over 40,000 visitors each summer, these renderings are

intentionally taken from locations that provide flattering viewpoints. The differences in elevation are used to obscure the height and scale of the tower. He expressed concern with the location, angle and foreground of these renderings being intentionally manipulated to show you what Eastlink wants us to see. They are selective representations from selected viewpoints and they do not fairly represent the visual impact this tower will have on the community if built. He explained that since HRM is evaluating their decision based on visual impacts, aesthetics and community compatibility, it should be noted that these renderings do not accurately portray the visual impact and aesthetic impact these towers will have. He explained that the community does not support the construction of this tower. He added that he has made his own renderings from 8 different locations that show less flattering angles of the tower, he has drawn them to scale and if Eastlink wishes to dispute the accuracy of these renderings, he welcomes them to produce renderings of their own from the same locations. At this time, Mr. Manos circulated his renderings to the residents present and also to staff.

Mr. Scotty Sherin, Lawrencetown, explained that he is a professional photographer and is the photographer who submitted the photos circulated by Mr. Manos. He explained that he has several concerns on the renderings that Eastlink has provided. He explained that Eastlink has used a technique that is called 'wide angle distortion' when taking these photos. The technique is used to manipulate the photos. He explained that it works by shooting an image really close with a lens and a view plane that is wider than human sight. As a result, the images in the foreground often appear abnormally large, where images in the background appear abnormally small. He expressed that it is critical that HRM understands the nature of the renderings that Eastlink has submitted and how they do not accurately represent the visual impact this tower will have upon the Community of East Lawrencetown. He explained that in his professional opinion, they are biased photos that aim to diminish the heights and scale of this tower. He added that on both renderings submitted by Eastlink, the abbreviations "NTS" has been marked. This stands for "Not to Scale".

Mr. Shane Sutherland, Lawrencetown, resident of 20 years. He explained that this is a broad band communications tower with all frequency spectrums. Other towers will support additional companies; therefore, you can lease additional space to competitors. Therefore, this tower can be loaded up with more and more companies.

Mr. Forest explained that it is a mandate under Industry Canada's derestriction, in order to try to limit future towers; they require any owners that have space to make it available. He added that no matter how many installations there are on the site, it still has to meet all of the regulatory requirements, including anything from Health Canada.

Mr. Sutherland asked why Bell Mobility, Eastlink's competitor, can supply this area with full services from towers that the residents can't see.

Mr. Forest explained that they are on a different frequency band.

Mr. Sutherland asked why Eastlink doesn't get on the same band Bell is on.

Mr. Forest explained that there are no further channels available for the band that Bell uses. This is part of the network and in order for Eastlink to provide services that Nova Scotia's are going to be using across the Province; they need to make sure that there are no gaps in their network. It comes more critical when it comes to supporting 911 calls. It's more than just servicing the area of this community but, also the 40,000 visitors that will be visiting Lawrencetown.

Mr. Sutherland explained that on Eastlink's renderings, there were 5 alternate locations. These were not presented to the residents of Leslie Road during the last meeting. It was requested that 5 alternative locations of the same elevation for coverage be looked at, not 5 alternative tower proposals. These were not looked at because Eastlink goes directly to absentee owner properties and buys the most convenient property. This new proposal is still not compatible with their community.

Mr. Forest explained that a key point in selecting sites is finding someone who owns a piece of land who is will to work with them.

Mr. Sutherland read an email from Mr. Michael Kew, California: "The pristine nature of Nova Scotia is what lured me and many others, especially the serenity of Lawrencetown beach, from faraway lands. Erecting a massive cell tower would destroy the area's ambiance and make it undesirable for tourists and locals alike. I live in Southern California and have witnessed what a move like this can do for environment and culture. Nothing good can come out of it. Cell phone reception should not take priority over the natural world and ruin it for everyone.

Ms. Mona Bordage, Lawrencetown, resident for 21 years. She explained that this piece of property is a shortcut that is used by neighbours. She addressed concern with this no longer being a shortcut for residence, animals, horses and people who have walked through that part of the woods to get to their neighbours. The light on the tower concerns her and have already done a petition in her neighbourhood stating that they don't want light pollution. They don't want to look like the city. At the last meeting, guidelines were spoken of that have very little to do with real life and everything to do with business advantages. It was asked at that time, what other cities have policies that affect this. They requested that HRM investigate what policies have been developed in other cities in Canada. She asked what work has been done in contacting those cities.

Mr. Joudrey explained that staff is currently working on a functional telecommunication plan as there is no policy or protocol in place in any of the plan areas in the old County and very little in the Halifax Peninsula. A functional plan has been directed as part of the Regional Plan. Other areas across North America are being reviewed.

Ms. Bordage asked if staff would be able to share that with the public.

Mr. Joudrey explained that he would look into it and added that the Regional Plan review will be taking place some time next year; therefore, the functional plan will hopefully be rolled out before that so that it can be included with the changes to the Regional Municipal Planning Strategy.

Ms. Bordage explained that this is why residents pay taxes in hopes that they will be fairly represented. The residents don't have the opportunity to develop a kind of presentation the way a big business does. She explained that the community doesn't need any alternative source of telecommunications in this area, they know each other, they know who the doctors are in the neighbourhood and this is the best source of communication there is. She explained that it would be very useful to invite the property owners to the meeting so that they can see how it is impacting the people who live in the area. There are no real studies in Canada about radiation. It is known that it has an accumulative effect, especially with all of the other devices that are in your home. She addressed concerns for the children in the area and how this is impact them as well as animals.

Mr. I. Archibald, Halifax, he explained that he is a frequent visitor to the Lawrencetown beach for approximately 25 years. He explained that it is a special place that deserves to be preserved. There has been surfing contests held there since 1987 and is highly used by the Province to market the Province for tourist. The Community should stay as a pristine environment both water and visually.

Ms. Sarah Thompson, Lawrencetown, explained that the tower will be in her backyard. She read a letter from Mikey DeTemple from New York: "I recently read on Facebook about the proposed cell tower in East Lawrencetown. It deeply saddens me to even think that a 75 meter cell tower could possibly taint such a pristine area. Being a professional surfer from New York, I traveled to Lawrencetown for its untouched beauty. I hope you will consider the negative effects a decision like this will bring to your town. Please keep its beauty unspoiled for visitors and residents to enjoy for years to come". She explained that she is a 16 year old girl who uses Facebook, internet and a cell phone. For the three years that she has had her cell phone, she has never had any issues with receiving service. Doesn't feel the area needs another cellphone tower.

Mr. Scott Seamone, Halifax, here representing his brother who is a landowner in the community. He explained that Lawrencetown is worth more than cable and if the tower goes up, current services with Eastlink will be cancelled.

Mr. Alex Mitchell, Porters Lake, explained that he is a Physician and is concern with the health considerations with both proposed sites. Even though, Eastlink is within the guidelines, it is important that people know how often Health Canada changes their guidelines based on evidence. Health Canada guidelines aren't necessarily the "be all and end all" there are plenty of areas where there are excellent evidence contrarily to Health Canada guidelines. He gave an example of child seat guidelines. He explained that he doesn't feel that you can trust it over long term and added that he lived in areas where there were telecommunication towers in every direction and disliked it. Placing a tower in this area is going to be huge, ugly, unneeded and unacceptable.

Mr. Mitchell Taylor, Halifax, member of the surfing community. He read a letter from a member of the community "Inside source at Eastlink has divulged the following information: the CRTC owns the airways and sell them to Bell, Rogers and Eastlink. Rogers and Bell have bought the

expensive spectrums that have a radius of 6-8km, so the towers can be 16kms apart and have 100% coverage. Eastlink has bought the cheapest spectrum and only have a radius of 3-4km, therefore, need twice as many towers. In conclusion, Eastlink would not need to build these towers if they had bought the same spectrums as Bell and Rogers”. He added that all the multibillion dollar company is doing is transferring a loss to the Community and loss of property values. Is this what a Canadian company based on family driven values does?

Mr. Forest explained that when Eastlink went to action, the only spectrum (bands) that were available were those that they ended up purchasing. Bell and Rogers also purchased spectrums in those same bands. He spoke briefly on future plans of Bell Mobility.

Mr. Brian Russell, Lawrencetown, he explained that he is a licensed real estate agent and this tower will negatively affect property values. He asked what spectrum they had purchased.

Mr. Forest explained that the band is called EWS – one part being a 2100 MH and the lower part is at 1.7 MH.

Mr. Russell explained that after doing some research, that he is mostly concerned about the health affects. He added that he would like to state his concerns over the location of the cellular tower as stated on PID 00597989. His concern has to do with its proximity residential homes and the potential negative health effects to residents that may result from exposure to continuous high frequency radiation. In 2011, the International Agency for Research on Cancer (IARC) classified RF energy as “possibly carcinogenic to humans”. The IARC classification of RF energy reflects the fact that there exists some limited evidence that RF energy might be a risk factor for cancer. However, there is some scientific research to date that does not support a link between RF energy exposure and human cancers. At present, the evidence of a possible link between RF energy exposure and cancer risk is not conclusive and more research is needed to clarify this “possible” link. Health Canada has stated that it is in agreement with both the World Health Organization and IARC that additional research in this area is warranted. If conclusive evidence is going to connect health risks to humans we can alter our use and style for devices within our control to mitigate the risk but will not be able to mitigate the risk from the cellular tower as it is proposed.

Mr. Eric Wainwright, Halifax, read a letter on behalf of Jane and Calvin Dominie from Wind and Fog Lane: “We are deeply dismayed to learn of the proposal by Eastlink to erect a communications tower on Oceanic Drive in East Lawrencetown. To erect a huge tower with flashing lights will be blight to our area and we are adamantly opposed to this proposal. There are many areas inland, in more remote locations, away from residential areas and separate from the uniqueness and rarity of the beautiful coastal scenery of our community. As a tourist business that has been operating for the past 15 years, welcoming thousands of guests from all over the world, we can attest to the fact that the reason they come here is to enjoy the unspoiled beauty of our coastal region. Not only the sunrises, sunsets and daytime views, but the views of an unspoiled night sky showcasing stars “like fireworks” as one little girl who had lived in a city all of her life exclaimed. This type of beauty is becoming a rarity in our world. To have such a place, located so closely to a large city is a benefit not only to our community, but also to many

residents of Halifax, Dartmouth region who also come here to enjoy it. It is also the reason that we chose to live here. Years ago, the Lawrencetown area residents worked together to design a plan that would protect the natural beauty of our area from being developed in a commercial manner. This area has been designated a “coastal heritage system”. Just as the residents of Halifax want the view plane from Citadel Hill protected, so do we want our “coastal heritage” views protected. More recently, we also came together to express our opinions of having street-lighting that would hinder our night sky views. This communications tower would end up not only being a detriment to our business but also ruining the intentions of the people who have worked so hard over the years to protect the “heritage” of our area, which is the unspoiled beauty of a coastal region, with all that it encompasses. People, who have lived here, raised families here and want to continue to enjoy our coastal beauty with its unobstructed views. We urge you to find another location and deny permission for this tower to be built at this proposed location”.

Ms. Alex Groot-koerkamp, Eastern Passage, explained that she is a surfer and a lifeguard at the Lawrencetown Beach. She expressed concern that the population would be decreased if this tower is approved. She also noted concern that she would be out of a job as well as the local businesses and surfing schools that benefit economically. On behalf of Bruce Wayne Yip, Toronto: “The year was 1993, I was 15 years old and my older brother whom I idolized was a beach lifeguard at Lawrencetown beach. I lived at the Tea House throughout the summer and he not only taught me how to surf for the first time, but introduced me to the beauty of the Atlantic Ocean, my first time in my life stepping foot in the cold crisp ocean water. Upon my return back to Toronto, the beauty of Lawrencetown created a lasting impression for more than a decade. I dreamt of attending Dalhousie University, I immediately thought of the drive leading into Lawrencetown, with the untouched vista void of anything remotely associated with mass commercialism. For the next four years of University, I became heavily involved in the Halifax surf scene, participating in Lawrencetown garbage clean ups and other community events. The memories of surfing the point, paddling out with visiting Australians during the hurricane season, laughing with late Vancouver surfer Jesse Oke and hanging out with my “goofy” footed friends below the Tea house are etched in my memory. Surfing became a serious passion upon graduation, leading me to pursue a career in the surf industry in Southern California. I worked for the National Surf League and ESPNs X-Games Surfing for four years under the stewardship of legendary surfer Brad Gerlach. Throughout my many travels and interactions with the world’s best surfers, I would be asked over a hundred times about Nova Scotia’s premier surf spots, namely Lawrencetown beach. During this time period, many of the top pros headed to Nova Scotia and later remarked to me how untouched Lawrencetown and other beaches were of crowds and commercialism. I was proud to be a Canadian, and even more proud of Nova Scotia as a last frontier of absolute purity.

Mr. Stephen Lavigne, Ontario, explained that this tower not only affects the people in the room but, also the thousands of people across the Country and Globally. Within a couple of days of this cell phone tower, social media has made its way around the world with people who are concerned about this tower.

Ms. Krista Taverner, Lawrencetown, thanked HRM staff for recommending against the Leslie Road Tower application and asked if staff could forward the same report for this application. She

explained that the hills that were highlighted following the Leslie Road meeting were elevations that were equivalent elevation or higher than the Leslie Road site and not proposed alternate locations. She added that out of all the towers she has seen, she has never seen one that was 250 feet high and expressed concern regarding this going into a residential neighbourhood. She also addressed her concerns with putting towers up just because of a weak frequency.

Mr. Forest explained that the bands that are available for use for these various mobile services are regulated by the Government and are licensed. They are limited and there is a shortage. When they went to action, they got what was available.

Ms. Taverner explained that nobody wants a cell tower in their backyard, and asked that they look at an alternative location that is not next to residential housing.

Mr. Ian McKenna, Lawrencetown, asked what the ranges of the towers are. He explained that moving this 75 meters does not remove it from being viewed from the Lawrencetown Beach.

Mr. Forest explained that he expects the range in the neighbourhood of 5-6km radius. They want to connect it with the adjacent sites.

Mr. Taverner explained that they should put it way north as nobody wants it in their backyard.

Mr. Craig Attwood, Lawrencetown, thanked the residents for coming to the meeting and speaking against the proposed towers. He explained that he lives 45 meters above sea level, as so will the tower. He has concern with having this as his views when he looks out the window. He explained that he is very displeased that the residents expressed so strongly that they didn't want the towers at the last meeting, to be back for another meeting expressing the same thing. The residents live in Lawrencetown for the natural beauty and this needs to be preserved.

Mr. Less Wasilewski, explained that he is a Physician and a surfer and has resided within the Community for 10 years. Agrees with all the comments made tonight and expressed concern regarding the medical evidence. He briefly touched on a cell tower in an isolated town in Haiti and suggests that this tower not be built in Lawrencetown and suggested that Eastlink buy a spot on a Bell tower.

Ms. Cindy Sutherland, Lawrencetown, resident for 25 years, explained that she doesn't want street lights, pavement or any of the things the City offers, most importantly; she doesn't want a tower in her backyard. She expressed concern with Eastlink putting the blame on the residents after the Leslie Road application that this is why the new location. She explained that the important request from the Leslie Road application was to not put an application near a residential neighbourhood. She added concern with moving the tower is affecting her property more now than the original location. She expressed concern for the safety for her kids and the effect it will have on the lakes.

Mr. John Austin, Lawrencetown, agreed with Ms. Sutterland regarding the discussions had with Eastlink. He asked if an environmental assessment has been done and if National Resources have been approached.

Mr. Kevin Hart, Lawrencetown, moved to Nova Scotia from U.K three years ago and had moved to Lawrencetown for the views and beauty of the area. He expressed concern with the value of the housing being lowered because of this.

Mr. Willy Robia, Lawrencetown, explained that he does not want a tower in his backyard.

Mr. Herman Pye, Lawrencetown, expressed concern with his subdivision not being recognized and not receiving notice of the public information meeting. If it was advertised properly, there would be a lot of people. Expressed concern about the pictures not accurately showing what effect the tower is going to have on the area and the property that is going to go to waste. He also added concern because of the large property, that if one tower gets approved to go there, this will open the door to allow more towers down the road.

Ms. Patricia Auchnie, Lawrencetown, resident of 2years with three small children. She expressed concerns with health issues, and the impacts this tower will have on the nature of the area. She read a piece that she had previous seen of the Eastlink website about moving forward and building stronger communities and making a positive difference in the quality of life. She asked the Eastlink Representatives if that's what they truly feel that they are doing in this Community.

Mr. Urban, explained that they are here to listen to the concerns of the public and will be taking all the information gathered back with them to help with making any decisions going forward.

Mr. David Green, Lawrencetown, explained that he works downtown Halifax in a five storey building, across the road is a 22 storey building. He addressed concerned about the height of the tower proposed is almost as tall as that building. He has concern with this height, the views it will affect and the tourism industry. He reviewed the slide of the tower and noted that it is an obscene picture. He added that only home based businesses are aloud in this community and all the services that they need, they can get in Cole Harbour. He does not want a cell phone tower in this Community.

Mr. Adam Rose, Lawrencetown, explained that nobody wants the tower. He explained that he is in demand for a house and services in Lawrencetown. However, he would not buy a house in Lawrencetown with this tower.

Mr. Seth Levinson, Lawrencetown, expressed concern with the procedure in the way people were notified about this meeting. He also expressed concern with the credibility to the process. If there are more towers built, the residents deserve to know prior to. Everybody needs time to prepare for these meetings and deserve the respect and the time to prepare a presentation on behalf of the residents.

Ms. Jill Manos, Lawrencetown, explained that she had only received the notice 5 days ago and explained that her husband had been researching and preparing for this meeting approximately 15 hours a day. She addressed concern with the health effects that this tower will cause. She explained that she currently has health issues due to the cell tower that she works near and addressed concern with the added issues she will experience if she lives next to one as well.

Mr. Jim Henley, Lawrencetown, explained that he was the chairman who helped put the regulations in place for Lawrencetown. He explained that the tower should be moved to an area that has no residential around it at all and if someone who decides to move next to it, at least it will be their choice.

Mr. Stephen Bourne, Lawrencetown, resident for 35 years, and explained that the previous owners to the land which the tower was proposed on would never have rented it for this purpose. He added that people have put money into their homes and this application should be looked at very closely.

Mr. Doug Colson, Mineville, he explained that his whole family has cell phones and never worry about weak signals. If they wanted great signals, they would live in downtown Dartmouth/Halifax. He expressed concern with the tower taking away from the natural beauty.

Ms. Patty Austin, Lawrencetown, asked about the process is in informing the Community regarding changes and added that the current process isn't adequate and that the area to notify people be extended.

Mr. Craig Colson, Mineville, asked if Eastlink believed if it was in the best interest of the Community.

Mr. Urban, understands the concerns of the community.

Ms. Lucy Atwood, Lawrencetown, lives across the road from the tower. She thanked Mr. Manos for the time he spent on preparing for this meeting. She explained that Eastlink is speaking about improved services however, the residents can't even get Eastlink land line service in the area.

Mr. Forest explained that Eastlink does not plan on stopping services.

Mr. Pike, explained that he would like Planning Staff to take proper pictures of the area and how you would see the tower from all angles. He addressed concern with poor advertising and suggested notifying people better about these applications in the future.

Councillor Hendsbee thanked everyone for coming out and addressing their concerns. He explained that a staff report will go to Marine Drive Valley and Canal Community Council. He explained that this meeting was advertised in the Chronicle Herald and also on the website and that everyone who signed in tonight's meeting will be notified of the Public Hearing. He explained that he can not make any comments about the process until it comes to a hearing at a future Community Council.

A lady asked if those who attended the meeting could get a copy of the minutes.

Councillor Hendsbee explained that the minutes will be posted on the HRM website. He added that Sid Prest, MLA is also here at this meeting listening to the concerns of the residents.

Some discussion was held on sending all information not only to HRM but, also to Industry Canada so that they are also aware of the position of the Community.

5. Closing Comments

Mr. Kurt Pyle, Supervision, HRM Planning Applications, explained that this process is a little different than the normal development agreement. He explained that the public does not have the opportunity to speak at a Public Hearing. This will be a resolution of Council, who will pass a motion on whether they are in favor, apposed or recommend modifications; only Industry Canada makes the final decision.

Mr. Simms explained that he and Mr. Joudrey have received a lot of information at this meeting. He thanked everyone for coming out for attending and encouraged them to forward their comments to him or contact him with any questions.

6. Adjournment

The meeting adjourned at approximately 10:20 p.m.

Attachment I: Correspondence Received



Atlantic View Trail Association
110 Little Pond Lane, West Lawrencetown HRM, Nova Scotia B2Z 0A3
sithurism@gmail.com
(902) 435-4369

January 3, 2012

Darrell Joudrey, Planner
HRM Community Development
Planning Applications - Eastern Region P. O. Box 1749
Halifax
Nova Scotia B3J 3A5
Canada
phone (902) 490.4181
facsimile (902) 490.4346

Dear Mr. Joudrey:

We are writing to you as the Atlantic View Trail Association.

As a volunteer association in the Lawrencetown community we have polled our membership on the matter of the proposed installation of a '6 meter Cell Phone Tower' on Crowell Road. Please know that our membership is against this location.

As residents of the Lawrencetown area we have provided countless hours of volunteer service in order to cultivate and preserve the natural beauty of our seaside community. Our organization is committed to the stewardship of the beaches, salt marshes and park land that surround us.

The proposed site is controversial for several reasons. This proposed tower location is still within the view-plane of the Lawrencetown Beach and Trail. If the location was further down the Crowell Road the impact would be much less.

This location still hinders the opportunity to hike and walk with the theme and views of a rural, coastal community – avoiding industrial and commercial structures as much possible as per Lawrencetown's Municipal Planning Strategy ; particularly within the

first 3 kms of Crowell Road where the southern head shoreline of Porters Lake is located, the Terminal Beach Headlands, Lawrencetown Beach and Trans Canada Trail are all located .

We are sure that the cell phone industry and HRM will find another, better solution for all of us to live with. Further set-back from this proposed location would much improve in the long term preservation of the prime coastal view planes and community aesthetics.

The public throughout HRM and visitors to Nova Scotia view Lawrencetown as a great day-trip destination for recreation activities such as hiking, cycling, cross country skiing, surfing and swimming. Also for sightseeing and nature observing of birds and mammals, rare plants and animals such as piping plover, silver fox, bald eagle, king fisher etc.

Natural settings are cherished and the proposed cell phone tower is detrimental to this scenic area that is highly valued in HRM. We insist that government help maintain our shared green spaces and park settings.

We need government officials and planning directors who are interested in developing and adopting laws to govern applications for wireless-communications facilities in residential and/or tourist destinations.

The installation of a cell tower as proposed does not enhance the prime scenic and recreational area of the Lawrencetown community and HRM. We trust that those with authority will consider the far reaching effects that such a decision would have on our community.

Respectively,

Doug MacLeod, Chair
ATLANTIC VIEW TRAIL ASSOCIATION

Attn Mayor Peter Kelly, Councillor David Hendsbee , Planner Darrell Joudry

Gentlemen, I must say I am disappointed and upset with the new location under application from Eastlink. My address is 76 Oceanic Drive and the proposed site is in a direct line of sight from the front of my house. We built our home 3 years on top of Smelt hill to take advantage of the beautiful vistas offered by our natural surroundings. How does moving the sight approximately 1000 meters from the previous sight on Leslie Road have any less impact on our Lawrencetown community? We too share the very same arguments as were set out by our Leslie Road neighbours of which you had many letters of protest . I thought the fact that one side of Little lake which is federal reserve offered some hope that

surrounding area would not be developed in such a way. I supported our neighbouring community in their disapproval and now need to protest the new sight picked.

I sometimes wonder if there is any thought given to how hard it is to preserve and improve our rural communities when big business is continually eroding the sanctity of our small communities. I don't understand how this development will improve the quality of life in our community and see the only one to benefit from placing the tower in this location are the shareholders at Eastlink.

Does the city mayor and council have a Future Vision as to how this whole process of placing communication towers, electrical transmission lines etc through our communities as they are destroying the cohesiveness and beauty of our communities. It seems every parcel of undeveloped land in Cole Harbour and Lawrencetown is under attack and we are always waiting for the next parcel of land to fall victim to this continual destruction. Planning should involve more than reacting to the next application as the communities are always needing to fight back.

As a tax payer and resident of rural HRM, I expect the support of my mayor and councillor to protect our community and vote against anything that does not help or improve our community. This proposal will neither help nor improve anything in the community of Sea Breeze Heights or East Lawrencetown in general. Thank you in advance for your time and cooperation in this matter.

Craig Attwood

Morning,

I have just received a letter in the post about the new proposed site of the Eastlink cell phone tower. I live at number 63 Oceanic drive, which from the diagram looks like one of the most effected properties by this new tower.

I attended the meeting earlier this year when the proposed site was Leslie Road. There was a large turnout of people, a petition, and a lot of opposition to the position of the tower. Most of the opposition was due to the aesthetics of the tower and the affect it could have on the Lawrencetown beach view and area. Subsequently the tower proposal was rejected, which was a great result. Until now that is.

I moved to Nova Scotia 3 years ago from the UK and chose to live in the East Lawrencetown area due to the scenery and general ruralness of the area.

One of the factors why I purchased my property on Oceanic drive was the assumption and comments from the local residents and builder at that time that there would never be anything put up on the hill behind my property. And that area of land would never be developed.

I currently have my property on the market. My personal situation has changed in the past 3 years which makes my property no longer work for me. I have a new daughter, 2 years old, and my wife is expecting another child in February 2012. The layout of the house no longer works. How do you think this proposal will affect the potential sale of my home? Would you like to have a cell phone tower at the back of your properties? It has been hard enough trying to get interest in our property, due to the slightly depressed market, already and now with this new proposal I believe this will have a large negative effect on this even further, and make a significant depreciation in the value. I believe it could be so detrimental that it could even make my property unsaleable, and then what options do I have? Will Eastlink purchase my house from me?

I would be so disappointed with my whole life so far in Canada and Nova Scotia if this proposal goes ahead and affects my life, future and property this far. I came to Nova Scotia to start a new exciting life in a great province, only to have my thoughts and quality of life ruined by this.

I understand that effects on property values due to cell phone towers might not be considered a valid point, but I believe it should be. Instead of having a nice view out of my back windows of nature, trees and a pleasant skyline, and the time I spend in the back yard on the deck. I will now have a direct view of a

tall, ugly cell phone tower. I think it will be a hideous obtrusion of the local scenery and beauty of our skyline.

There are a lot of similar points raised in the Leslie Road opposition that will also apply. There have been numerous reports and studies done on the health effects of cell phone towers. I am not an expert on this but everything I hear and read always points to potential increases of cancer rates and other health concerns from the signals or radiation from these towers. I have not seen the exact distance from my property to this tower, but I can estimate from the letter I received that it will be in a close proximity, similar to the concerns raised with the Leslie road proposal and the proximity of properties to that tower. As it was stated in the Leslie road opposition we do not even get the full services offered by Eastlink, and yet they want to burden our lives, homes and neighborhood with this eyesore of a cell phone tower.

I cannot believe that Eastlink has not been able to find a more suitable position for this tower that does not affect the local people. Nova Scotia has so many wooded area's, undeveloped, where people do not live, that could have a cell phone tower erected on. Maybe some of the other areas that Eastlink have been looking are too expensive to develop and this would be the cheapest option for them, with access from Crowel road. But they should consider the lives of the common people who struggle to make ends meet every month due to day to day costs of everything increasing, and the affect it will have on them. Not just on property value but their daily lives of having this in their view, and the other potential affects this could have in the future.

I am sure that this new proposal for the position of this cell phone tower will not have as much backing and support as the Leslie road opposition, due to the smaller neighbourhood and less visual affect. But I feel very strongly that it will affect all of the people and community of Oceanic Drive and Crowell road that, either will have to live with it in their view or drive past it everyday.

I do not have all of the contacts for the people I should send this to, but on my behalf I hope you would be able to forward this to them with the utmost importance.

Regards

Kevin Hart

Dear Mr Joudrey,

We own lot 14 in Sea Breeze Heights in Lawrencetown, and today received notification of the application for this communication tower. We would like more information, as we can not be there for the meeting on 17 Nov.

Do you have a larger map which would show the proposed location of the tower in relation to our lot? This would be most helpful for us to assess the impact the tower may have on our future building plans.

Any information you can provide will be most appreciated – before the meeting on 17 Nov would be great in case there is anything further we need to do. We look forward to hearing from you.

Thank you for your time

Brian Leblanc
Liz Senger

Dear Sir:

Last year I wrote to you about Eastlinks application to erect a cell tower on the Leslie Road. Since then I have bought land and built a house on Oceanic Drive. Today my property value and my peace of mind took a nose dive when I was made aware that Bragg (Eastlink) had refiled its application to build a 250 foot cell tower off Crowell Road behind Little Lake. Little Lake is in my Seabreeze subdivision. And that means that this cell tower will be in my backyard. On the Leslie Road it is less populated than it is over here and I am appalled that Eastlink is once again trying to destroy both property values and a beautiful neighbourhood.

I am from Halifax. I moved out of Halifax and bought land out here because it is away from the city, the crowds, the traffic, the industry and so on. Having a cell tower in my backyard was not in my plan and I would not have bought land here if I knew that Bragg would be filing in the same area again. This is a neighbourhood. Many young families live here as well as older people. Do you think we all want to have a cell tower in close proximity? We do not. Eastlink has found another willing landowner and secured use of his land in return for money for many years. I am sure the landowner finds that very attractive. But one landowner and Eastlink should not be allowed to erect a cell tower in this area when no one else wants it. When I moved here I simply changed my cell service provider from Rogers to Bell. I have great service and I don't care that I had to change companies. Eastlink does not even have landline service here and I went with Bell for landline and I don't care about that either. What I care about is not having a 250 foot tower built in my backyard. I want it no where near this land and house and I am sure the entire subdivision feels exactly the same way.

I feel completely blindsided. Why was this community not made aware that Eastlink had filed this application in August. We have been given only 3 days to prepare a consolidated opposition to this application. I can only hope that the community hears about the meeting in time to make a difference. What do I do? Sell my land and new house? I just moved in and now I am irate! I invested a lot of money as you can imagine, to move here and if Eastlink builds, my property becomes close to worthless.

Lawrencetown Provincial Park will also be in visual distance from this erection. This is no place for a cell tower and what's more is Eastlink knows it. For some reason they are fixated on using this area for their tower location. But why are they picking highly populated subdivisions with high land and house values?????

Keile Green

Dear Mr. Hendsbee,

My name is Stephen Bourne, PID 00641910, and I might as well get the ball rolling if it hasn't already.

I understand, according to the Eastlink Site Justification on the HRM site that Site NSA224-EL East Lawrencetown is "Area proposed by local Counselor", so I come to your doorstep.

How is Crowell Road going to be a better site than Leslie road. Exactly the same considerations apply here as there. In fact they are proposing the same height tower on a higher elevation so it is going to be an even greater eyesore to more people, not only on Crowell Rd. but also across the lake. I can imagine how those property owners will enjoy their sunsets in the future. The area of notification is not very large I understand, but those residents will be, I'm sure, up in arms if this goes ahead without them having any say in the matter. The plans also indicate it will be a guyed tower where Leslie Rd was, according to the meeting for that tower, not to be guyed. A further wildlife obstruction in the making.

My house is located right up at the back of the property indicated above and I will be the closest "neighbour" to the proposed tower. If you look at Rendering 2 on: <http://www.halifax.ca/planning/Case16620Details.html>, you can see the tower looming like some prehistoric vulture over my garage. Every time the owners of PID 40303703 use the end of their deck pictured in rendering2 they will be faced with this blight on the landscape.

I know without a doubt that if Bill Farrell were still alive he would never have leased an inch of his property for such a use. He was a lover of nature and a champion of causes. He declared his little island off of Crowell Rd to be a loon sanctuary and breeding ground, even putting up a sign to that effect. His ashes on that island must be all in a boil thinking of the view he will now have of his hill, tower included. I stood with him one day, very close to the proposed location of the tower, looking down into Rocky Run and he told me how he was going to build a house there one day. It never came to pass, but if we could look

out to Rocky Run from that location then obviously anyone coming west along the 207 will see this thing for miles. Just because the location is farther away from the road doesn't make it any more acceptable to the community ambiance, especially at that height.
As an aside, do Robert or Doug Farrell even live in Nova Scotia anymore?

I notice that PID 00398305 is now for sale. I wonder if the Coldhams, once they got wind of this construction are trying to unload their property as quickly as possible. I have lived here for 35 years and seen the opposite side of the lake develop to the point that it is today. Not looking at virgin forest on the opposite side is a large change; but this is the way that the area was supposed to change: single family dwellings on large lots. This proposed tower does not fit into any rural development plan whatsoever.

I am anything but a Luddite, in fact I was a Tech Ed teacher for 32 years, but how much smart phone access do we really need in East Lawrencetown? A friend visiting from Montreal a couple of weeks ago had no trouble using his smartphone from my place, just not an Eastlink connection. I agree with the sentiment that you expressed in the Leslie Rd correspondences where you requested that Eastlink invest in increasing basic broadband service rather than investing in the technology that requires a tower.

Also from now on, if you are to remain as you stated, again, in the Leslie Rd correspondence, neutral in all the discussions, please don't recommend any more construction in my back yard.

Thank you for your time.

Regards

Stephen Bourne

Dear Sir-

>

>

>

> I am writing to express my concern and apprehension regarding a letter that I received from the Halifax Regional Municipality today in regards to case # 16620, a proposal for a cell phone tower. This tower is proposed to be located directly behind our house, just on the other side of a very small lake. We (in our house) believe that we will be one of the families most affected by this. We paid a premium for our lot to be "water-view", and have based the placement and direction of our house and decks on this. Our view will now be interrupted by this proposed tower.

>

> Not only are we concerned about potential health effects- but we are also concerned about a drop in our property values, as well as our quality of life. We did not choose to build our home here based on cell phone reception. We chose to live here based on the natural beauty and tranquility. As the municipal representative for our area, I'm sure that you can understand our reservations and concerns with the proposed construction.

>

> This site was chosen as an alternative to the previous selection of Leslie Rd. Based on being the second choice for a potential construction site; I would like to pose the following questions:

>

>

>

> If our property taxes are based on our assessment, and our assessment is higher due to our view, will our house be re-assessed at a lower value?

> Why was the original site proposal declined?

> Is it assumed that the impact on our health, property values, natural setting, and lifestyle will be lesser? If so, why?

> If our property values do decline, what assistance can we expect from you, our representative?

> If we do experience health issues, what recourse will we have?

> >

> While I do understand that the answers to these questions may be out of your scope of practice, I would be grateful if you would reflect upon them. I'm sure that you understand that the importance and weight that the support of a political figure such as yourself would lend to our concerns is not negligible. There is a meeting scheduled to take place on Thursday, November 17th. It would mean a great deal to us if you would be able to attend in support of our position.

>

> I recall seeing you at the evacuation centre at Cole Harbour Place during the forest fire in June of 2008. This was a great comfort to those of us who felt that our homes were in peril. While the threat to our peace-of-mind and well-being is no longer so dramatic, it is no less serious to those of us who will be affected.

>

>

> Please find also attached a copy of the letter we received, as well as a photo taken this evening from our backyard. Using the proposal map as a guide, I have approximated on the right hand photo where the proposed tower would be built.

>

>

>

With great appreciation,

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> >

>

Heather Rowlands

Good
afternoon Mr. Joudrey

1.

Being
a resident of Sea Breeze Heights, my family and I live near the proposed Eastlink cell tower at NS 224 EL East Lawrencetown (reference A).

2.

I

am opposed to the 76m (250') East Link cell tower planned for site NS 244 location as it would have a dramatic negative impact on the beauty of the Lawrencetown beach. This tower would be visible from many kms away and would destroy the view plane of the beach. The natural beauty of Lawrencetown Beach is renowned provincially, nationally and internationally (references B-D). Lawrencetown's primary industry and attraction is the Beach. The Lawrencetown community is centred around the beach and it plays the paramount role in the identity of Lawrencetown as a community. Therefore, given that the proposed East link location NS 244 breaches all three Cell Tower selection criteria (reference E): visual impact; aesthetics; and compatibility with local community. I highly

recommend an alternative location for the cell tower be identified.

3.

To

that end, I am very interested in finding out more about the five potential cell tower sites that were proposed by Leslie Road residents. Specifically, I wish to review these possible locations in order to determine which one would have the least impact on the natural beauty of Lawrencetown Beach. I have searched online (references E-G) but cannot find the document that lists these locations, I request your assistance in locating this information.

4.

In

addition, you should be advised that Counsellor David Hendsbee (cc'd on this email) was misquoted by East link (at reference A) "Area proposed by counsellor."

I have spoken with counsellor Hendsbee and he has assured me that he will ensure the official record on quote is set straight.

5.

Please

contact me if you have any questions. I thank you for your assistance with my request.

Sincerely,

Robert
Rounds

Hello Mr. Joudrey -

My name is Ben Emodi and I live on Oceanic Dr., in East Lawrencetown, NS. I'm sure you can anticipate where this e-mail is going, so I'll keep it brief.

I want to express my extreme discontent with Eastlink's new proposed location for a telecommunications tower. I am baffled that after everything that was brought forth the last time around, Eastlink's response was simply to move it to the next residential neighbourhood over and hope for less opposition. Let me be clear on a couple points:

- 1) The new location is now CLOSER to MORE residential homes.
- 2) The new location is now CLOSER to Lawrencetown Beach, the Trans-Canada Trail and Porter's Lake.

Given that you will evaluate this proposal based on community compatibility, visual impact and aesthetics - I can't imagine how you could forward anything other than a negative recommendation.

This location has a negative impact in all of the aforementioned areas - and I trust you will take that into consideration.

Lastly, I would like to thank you for your time and understanding in dealing with this situation. I look forward to further addressing the concerns of our community at tomorrow's meeting.

Sincerely,

Ben Emodi

Hello Mr. Joudrey,

I would like to bring a few things to your attention.

-Eastlink's new location for the tower in East Lawrencetown is 1km from the Provincial Park and will be highly visible from the beach. That is .3km closer than the last location.

-The one kilometre radius surrounding the tower holds 165 residential properties. That is up 125 from the first location.

The visual impact, aesthetics and the community compatibility are in fact worse than the previous site. Thank you for taking the time to read this. See you at the meeting.

Nico Manos

As a long time resident and voter who lives on Leslie Road and enjoys the rural lifestyle, I am once again headed to a Community Meeting to stop a health hazard and visual eyesore from coming to my community - an unnecessary 250 foot broad band communications tower.

Eastlink obviously is putting greed above what is best for the community and the province. Instead of finding an alternate location that would be away from populated areas and away from the Lawrencetown Provincial park, they are back with a site that is even closer to the park and subjects even more people to intense RF waves.

We thought the original message was very clear - these towers do not belong in a populated area. Moving down the road a short distance is not an alternative, in is an insult to the community.

It looks like easy access and low cost are more important than community compatibility and healthy happy citizens.

Shane Sutherland

Thank you Darrell

We have reviewed the information including that on the HRM website. It appears to us that the tower will impact on the view from our lot on Oceanic Drive. As such, we would not be in favour of this tower being erected at this location.

As we are currently in Calgary, we are not in a position to be at the Nov 17 meeting to voice our opinion in person, but would appreciate it if this email could be accepted as our objection to the tower location.

We are not really sure of what our options are on influencing the location of this tower are, but would like to be kept informed on the development including any minutes that may come out the Nov 17 meeting.

Regards

Brian

November 17, 2011

To Whom It May Concern:

We are deeply dismayed to learn of the proposal by Eastlink to erect a communications tower on Oceanic Drive in East Lawrencetown. To erect a huge tower with flashing lights will be a blight to our area and we are adamantly opposed to this proposal. There are many areas inland, in more remote locations, away from residential areas and separate from the uniqueness and rarity of the beautiful coastal scenery of our community.

As a tourist business that has been operating for the past 15 years, welcoming thousands of guests from all over the world, we can attest to the fact that the reason they come here is to enjoy the unspoiled beauty of our coastal region. Not only the sunrises, sunsets and daytime views, but the views of an unspoiled night sky showcasing stars "like fireworks" as one little girl who had lived in a city all of her life exclaimed. This type of beauty is becoming a rarity in our world. To have such a place, located so closely to a large city is a benefit not only to our community, but also to many residents of the Halifax, Dartmouth region who also come here to enjoy it.

It is also the reason that we chose to live here.

Years ago, the Lawrencetown area residents worked together to design a plan that would protect the natural beauty of our area from being developed in a commercial manner. This area has been designated a "coastal heritage system". Just as the residents of Halifax want the view plane from Citadel Hill protected, so do we want our "coastal heritage" views protected.

More recently, we also came together to express our opinions of having street-lighting that would hinder our night sky views. This communications tower would end up not only being a detriment to our business but also ruining the intentions of the people who have worked so hard over the years to protect the "heritage" of our area, which is the unspoiled beauty of a coastal region, with all that it encompasses. People who have lived here, raised families here and want to continue to enjoy our coastal beauty with its unobstructed views.

We urge you to find another location and deny permission for this tower to be built at this proposed location.

Yours truly,

Calvin & Jane Dominie

To whom it may concern:

My name is Dave Coldham, I presently live in Calgary, Alberta. I own the property that this proposed Eastlink Cell Tower would directly border. I grew up in the Dartmouth area, my parents and older brother still reside in Dartmouth. I purchased the property at 2277 Crowell road (13 acres) 3 + years ago, I had planned to build a home on this site within 5 yrs (retirement). While visiting in September I saw a preferable lot in Three Fathom Harbour that I wanted to purchase, and intern I put the Crowell Road

property back on the market. There has been a few people looking to purchase this property , but as soon as there was word of the cell phone tower , interest has diminished.

Now I hear that this tower could be built right on the property line.

I'm all for progress, and realize the tower has to go somewhere, but due to this I should not be financially penalized due to this tower , I have e-mailed East Link and asked them if they would be interested in purchasing my property, they can re-sell it afterwards . Myself and my family should not be penalized \$\$\$\$ due to this proposal.

If this tower goes forward , Ill be unable to sell this property.

Please help resolve this issue, I can't afford to take a financial loss on the property, It's just not fair.

Thank You

Dave Coldham

For the public record:

The meeting on Thursday Nov 17 at the LCC.

No to both proposals was the answer of 100% of the resident voters based on a large number of community compatability, financial, long term health and visual concerns. These concerns were for both the residents and the 40,000 visitors who enjoy our Coastal Heritage System Provincial Park and Trans Canada Trail.

One of the main arguments for these structures is the "great network and competition" that Eastlink is promising.

FACT:

the telecommunications sector already has great competition in HRM and in Lawrencetown

Bell

Rogers

Telus

Virgin

Fido

Koodoo

6 providers **x** voice plan **or** voice/data **or** family **or** pay as you go and several variants for every plan

There are already over a hundred plan choices available to the residents and as many different phones.

911 service - all 6 of the above presently provide the service **and** provide good coverage.

This is another argument voided by the wide range of present competition.

The new improved competition model seems to be as relevant as the "special" NTS tower photos presented by Eastlink in their proposal. 100% False.

Shane Sutherland

To the above, or to whom it may concern,

I understand you are considering building a huge cell phone tower with red flashing lights on it. As you are proposing to put it on top of the hill across the road from a Provincial Park and as there are many other more "remote" inland locations for this facility, I wish to urge you not to blight on the beautiful scenery near Lawrencetown Provincial Park. We have spent as many as two months vacationing on the ocean at the park, and would find it distressing to have this kind of intrusive tower so near to what we value as a quiet, away-from-civilization retreat. I am sure many tourist dollars are spent there every year. Please consider a more remote, inland location.

Thank you,
Yours sincerely,

Willa Dee Maltby

The pristine nature of Nova Scotia is what lured me and many others, especially the serenity of Lawrencetown Beach, from faraway lands. Erecting a massive cell tower would destroy the area's ambiance and make it undesirable for tourists and locals alike. I live in southern California and have witnessed what a move like this can do for environment and culture. Nothing good can come out of it. Cell phone reception should not take priority over the natural world and ruin it for everyone.

Michael Kew

For the public record:

HRM is in the process of drafting an updated municipal plan to handle issues like towers and wind turbines.

The present plan for the Lawrencetown area, which was discussed by 2 presenters at the meeting, does not allow any tall structures, to preserve and protect the character of the community.

The Provincial and Federal governments should also take a look at towers and turbines, their visual affront and the long term RF effect on endangered species in our Provincial Parks, National Heritage Sites and UNESCO World Heritage Sites.

How would a 250 foot tower look next to Evangeline National Historic site ?
or situated next to Louisbourg ?

What about replacing the signal masts on Citadel Hill with a tower ?

A world record 2,300 foot tower with the proper frequency, in the middle of Kejimikujik would probably cover the entire southern portion of the province, but would not be desirable or compatible with the park.

Once built, we will have to put up with the visual pollution of these towers for the remainder of our lives and the towers, with no resident input, can be loaded with more and more powerful transmitters as technology changes.

A moratorium would be best, until such time as a comprehensive plan is enacted to protect our citizens and our heritage.

Shane Sutherland

Greetings,

I am a good friend of Nico Manos and a graduate of Dalhousie University. The following is my letter regarding Eastlink's cell phone tower in Lawrencetown, NS (also attached in word format):

Preserving memories today – Lawrencetown Beach

The year was 1993, I was 15 years old and my older brother whom I idolized was a beach lifeguard at Lawrencetown beach. He lived at the Tea House throughout the summer and he not only taught me how to surf for the first time, but introduced me to the beauty of the Atlantic Ocean – my first time in my life stepping foot in the cold crisp ocean water.

Upon my return back to Toronto, the beauty of Lawrencetown created a lasting impression for more than a decade. I dreamt of attending Dalhousie University for the next four years of highschool. When I received my acceptance letter from Dalhousie, I immediately thought of the drive leading into Lawrencetown, with the untouched vista void of anything remotely associated with mass commercialism. For the next four years of University, I became heavily involved in the Halifax surf scene, participating in Lawrencetown garbage clean ups and other community events. The memories of surfing the point, paddling out with visiting Australians during the hurricane season, laughing with the late Vancouver surfer Jesse Oke and hanging out with my “goofy” footed friends below the Tea house are etched in my memory.

Surfing became a serious passion upon graduation, leading me to pursue a career in the surf industry in Southern California. I worked for the National Surf League and ESPN's X-Games Surfing for four years under the stewardship of legendary surfer Brad Gerlach. Throughout my many travels and interactions with the world's best surfers, I would be asked over a hundred times about Nova Scotia's premier surf spots – namely Lawrencetown beach. During this time period, many of the top pros headed to Nova Scotia and later remarked to me how untouched Lawrencetown and other beaches were of crowds and commercialism. I was proud to be a Canadian, and even more proud of Nova Scotia as a last frontier of absolute purity. Many of these pro surfers including Brad Gerlach fought to save a comparable surf spot to Lawrencetown called Lower Trestles from further commercial development in Southern California.

At the age of 34, I have experienced some amazing times and witnessed utter destruction via 9/11 (I was working in New York and was 30 blocks from the World Trade Centre). I have seen friends pass away, family members become ill and many visual memories no longer exist due to reconstruction/gentrification. Lawrencetown beach is truly the last of my great memories, moments in my life that I can recall at will when surrounded by the coldness of Toronto's concrete jungle. Adding a cell phone tower within the Lawrencetown beach would be more than just an eyesore and possible health hazard, it undermines what is true and pure about the beach and the global attention on Nova Scotia amongst thousand of surfers worldwide.

Bruce Wayne Yip

For the public record:

Health Canada - wrong again ?

It would seem that Health Canada guidelines may set very low and be more tailored to helping CRTC make money than public safety.

CRTC made \$4.26 BILLION on the frequency auctions in 2009

There were 3 physicians and a radiologist at the LCC meeting and the message from all 3 was the same - RF energy has an effect on people and animals, and needs more study. The long term problems are not understood.

The more studies that I read on the World Wide Web indicate that RF emissions are causing major health issues that materialize after 5-10 years

For all the middle and older readers, remember previous Health Canada disasters:

- Four decades to finally connect cigarette smoking to cancer - Revenue Canada made billions in tax on a dangerous product and are still making billions.

- Tholidimide was approved by Health Canada - ask the thousands of deformed children how this worked out.

Nova Scotia Dept of Health - just last week the Auditor blasted them for their lax inspections and total lack of complaint follow up at food production plants.

Having a company say that they are within the guidelines means nothing if the guidelines are not based on the most recent scientific knowledge.

Cell Phone Towers: How Far is Safe?

by Taraka Serrano

If you or people you know live within a quarter mile of a cell phone tower, this may be of concern. Two studies, one in Germany and the other in Israel, reveal that living in proximity of a cell phone tower or antenna could put your health at significant risk.

German study: 3 times increased cancer risk

Several doctors living in Southern Germany city of Naila conducted a study to assess the risk of mobile phone radiation. Their research examined whether population living close to two transmitter antennas installed in 1993 and 1997 in Naila had increased risk of cancer.

Data was gathered from nearly 1,000 patients who had been residing at the same address during the entire observation period of 10 years. The social differences are small, with no ethnic diversity. There is no heavy industry, and in the inner area there are neither high voltage cable nor electric trains. The average ages of the residents are similar in both the inner and outer areas.

What they found is quite telling: the proportion of newly developed cancer cases was three times higher among those who had lived during the past ten years at a distance of up to 400m (about 1300 feet) from the cellular transmitter site, compared to those living further away. They also revealed that the patients fell ill on average 8 years earlier.

Computer simulation and measurements used in the study both show that radiation in the inner area (within 400m) is 100 times higher compared to the outer area, mainly due to additional emissions coming from the secondary lobes of the transmitter.

Looking at only the first 5 years, there was no significant increased risk of getting cancer in the inner area. However, for the period 1999 to 2004, the odds ratio for getting cancer was 3.38 in the inner area compared to the outer area. Breast cancer topped the list, with an average age of 50.8 year compared with 69.9 years in the outer area, but cancers of the prostate, pancreas, bowel, skin melanoma, lung and blood cancer were all increased

Israel study: fourfold cancer risk

Another study, this one from Israel's Tel Aviv University, examined 622 people living near a cell-phone transmitter station for 3-7 years who were patients in one clinic in Netanya and compared them against 1,222 control patients from a nearby clinic. Participants were very closely matched in environment, workplace and occupational characteristics. The people in the first group live within a half circle of 350m (1148 feet) radius from the transmitter, which came into service in July 1996.

The results were startling. Out of the 622 exposed patients, 8 cases of different kinds of cancer were diagnosed in a period of just one year (July 1997 to June 1998): 3 cases of breast cancer, one of ovarian cancer, lung cancer, Hodgkin's disease (cancer of the lymphatic system), osteoid osteoma (bone tumour) and kidney cancer. This compares with 2 per 1 222 in the matched controls of the nearby clinic. The relative risk of cancer was 4.15 for those living near the cell-phone transmitter compared with the entire population of Israel.

Women were more susceptible. As seven out of eight cancer cases were women, the relative cancer rates for females were 10.5 for those living near the transmitter station and 0.6 for the controls relative for the whole town of Netanya. One year after the close of the study, 8 new cases of cancer were diagnosed in the microwave exposed area and two in the control area.

Copies of these studies are available online.

These studies are cell towers, we are faced with an even worse full broadband spectrum.

Cancer risks of 3 times and 4 times higher than normal are unacceptable.

Shane Sutherland

Shane is correct. If you spend some time on the web looking for studies related to health issues and cell towers, you will find a wealth of information. One in particular struck me.

A major Brazilian study (released earlier this month) of over 800 cell sites clearly shows a correlation between elevated cancer rates and proximity to the cell tower sites.

It is time that our local politicians step up to the plate and take this issue by the throat. There has to be a moratorium on the locating and building of cell towers in Nova Scotia until there has been a proper public discussion and subsequent set of guidelines that protects our beautiful province and our health.

Paul

To Whom It May Concern-

I am an active member in the Lawrencetown surf community. This beautiful stretch of coastline has played a big part in my life since moving here from Maine 8 years ago. The sight of a monster cellphone tower will ruin the pristine nature of this area. I am writing to encourage you to rethink the location of this project.

Thanks,

Dean Petty

To whom it may concern,

My name is Daniel Bloom; I am from Wollongong, Australia. I was fortunate enough to visit Nova Scotia last year and was living in Lawrencetown. I have been notified of your plans to build a cell tower near Lawrencetown beach. When i was informed I was aghast that anyone would be foolish enough to ruin such a beautiful part of the world. I would hope that you would not be silly enough to allow this to go ahead and compromise such a natural beauty

Yours sincerely

Daniel Bloom

Good Day , Thank You for your support with this cell Phone tower. As we discussed, with all the talk about this cell tower, I feel that I maybe the only one penalized financially due to this. I own the property next door to where they plan to build it. It also has been brought to my attention that the initial drawings showing the tower location may not be accurate. In our last discussion it was suggested that the tower would be on my property line, this would hit me hard financially.

I would like to ask that if this tower goes in I would like a buffer back from my property line of between 50-100 feet. This way with the large trees and the angle looking upwards that it would minimize the risk of me taking a financial hit with this property.

Due to the talk of this tower at this point my property is unsell-able, This I believe is extremely unfair.

Thank You for the help. If the tower has to go in , I can except this, but if I don't get the buffer, Ill never be able to sell this property.

P.S. - There is 3 acres in Three Fathom Harbor I was planning to purchase when this property sold, I am fearful that I will lose the property of my dreams due to this issue,

DAVID COLDHAM

To whom it may concern:

My name is Dave Coldham, I presently live in Calgary, Alberta. I own the property that this proposed Eastlink Cell Tower would directly border. I grew up in the Dartmouth area , my parents and older brother still reside in Dartmouth. I purchased the property at 2277 Crowell road (13 acres) 3 + years ago, I had planned to build a home on this site within 5 yrs (retirement). While visiting in September I saw a preferable lot in Three Fathom Harbour that I wanted to purchase , and intern I put the Crowell Road property back on the market. There has been a few people looking to purchase this property , but as soon as there was word of the cell phone tower , interest has diminished.

Now I hear that this tower could be built right on the property line.

I'm all for progress, and realize the tower has to go somewhere, but due to this I should not be financially penalized due to this tower , I have e-mailed East Link and asked them if they would be interested in purchasing my property, they can re-sell it afterwards . Myself and my family should not be penalized \$\$\$\$ due to this proposal.

If this tower goes forward , Ill be unable to sell this property.

Please help resolve this issue, I can't afford to take a financial loss on the property, It's just not fair.

Thank You

Dave Coldham

December 16, 2011

Dear sir/madam,

I am writing as a community member of the Eastern Shore, Nova Scotia.

My concerns are in relation to the telecommunications tower HRM Case 16620 proposed by Bragg Communications. The original site was for 185 Leslie Road and the new proposed site is just off the Crowell Road known as PID 00597393 presented at the HRM public information meetings on Nov. 17, 2011 and Feb. 9, 2011 respectively.

As an outcome from these consultation processes and after some research into government procedures, I would like you to address the following concerns prior to the HRM councillors voting meeting (to be set in 2012) and that will help us to make recommendations to Industry Canada to promote standardized guidelines for enhancing telecommunications networks in the province that are transparent and build positive community culture and values:

1. Because the eastern shore of Nova Scotia is made up of small neighborhoods that border on one another's back yards, and dotted along our shorelines, concerns relative to site location are paramount to recreation, tourism, animal life, and small businesses that are consistent with and dependent on these pristine rural conditions for their survival. In sending notices to communities, HRM has included only the immediate community players and even then, the notices were delayed in receipt or not at all. Omissions of public interest groups and small businesses were apparent as well. This resulting consultation process pits communities against one another with an emphasis of the Bragg Communications presentation in a slanted piecemeal fashion. To ensure a more thorough consideration of the business plan and the community interest at large:
 - a) Is it not possible to have Bragg Communications provide a provincial site plan of the proposed towers in the province as options one and two sites, so that community participants can collaborate effectively and make an informed and meaningful response that is consistent with the protection of its shorelines (both Ocean and Lakes), and addresses the parameters outlined by Industry Canada?
 - b) Can HRM contact and include present the views of Tourism, Natural Resources and special businesses/interest groups such as Hope For Wildlife, the Canada Trail Association, Bed and Breakfasts, rather than individual community persons having to gather all this information?
2. Bragg communications began work on the site 2 option in August 2011. This included site testing, road construction, and general wood clearance of the site. A lease contract was signed with the landowners, who do not reside in the community, and did not communicate this plan to anyone in the community. In both the Leslie Road and in this location, Bragg Communications had leased the land and the owners were under the impression that they are legally bound by this contract. Until notices were received in late October's mail, the community residents were not aware of the new proposal and only recently learned of the existing contract. Does this signed lease meet with Industry Canada rules prior to the public consultation process and, if not, how will Industry Canada hold Bragg Communications accountable for default of these practices?
3. Bragg Communication provided false photographic renderings of the towers in both consultation meetings. These photos favored a distant and wide angle perspective that minimized the actual view of the towers in both locations. In reality, the new tower is located on Smelt Hill, one of the highest elevations in East Lawrencetown. The tower will be seen well above the tree line from Lawrencetown Beach and the trail system, Seabreeze Heights, Emerald Heights, vantage points all along HWY 207 at vantage points along Porter's

Lake, Leslie Road, Mineville, Capri Drive, Greenough Drive, Three Fathom Harbour and West Lawrencetown.

Additionally, Bragg Communications misquoted persons in their presentations to the public (Councillor David Hensbee was misquoted as proposing the second area and then said this new site proposed by a Leslie Road resident; later denied at the consultation meeting by that person), left citizens feeling alienated from their neighbors, their public officials and from the consultation process. How will you pursue these problems of efficacy and reliability of facts with Bragg Communications?

4. While a healthy commerce supports a thriving lifestyle in any community, there are so many levels of government as well community interest groups that are involved in this consultation process that the public has little opportunity to understand, discuss with one another and prepare a response to engage meaningfully in the decision process. Both the parameters of discussion and rules are stacked in favour of business. Additionally, even if the public and local municipality oppose the location, Industry Canada can make a decision that is representative of local matters and which is not open to appeal. What will you do to ensure greater equality in this process?
5. The existing rules of Industry Canada relating to towers are based on two criteria: aesthetics and compatibility— both are vague and subjective. As a result the public does not have a venue to include other valid concerns to them. How can you provide pressure on Industry Canada to include criteria relating to health, land values, and environmental stewardship parameters?

I look forward to your response in a timely manner to ensure I can present before the next meeting which is my last opportunity to influence my government effectively. Thank you.

Mona Bordage

November 17, 2011

- >
- > Throughout the last decade the Lawrencetown area has become a well-
- > known destination for surfing. The area's surf culture has been
- > profiled in a long list of publications, nationally and
- > internationally, within both the mainstream and surf-specific media.
- > Much of the coverage highlights the area's rural character and
- > unspoiled natural sightlines, and the result has been a steadily
- > increasing number of surfers traveling to Lawrencetown from the United
- > States and other provinces of Canada. While on their sojourns to ride
- > the waves that break along the Eastern Shore, these surfers spend
- > money and help support local businesses that depend on tourism for
- > their survival.
- >
- > Many of the surfers who have built their homes and raised their

> families in Lawrencetown have also chosen the area for its rural
> character and natural beauty. I believe that the area's scenic feel is
> a major asset to the community, both financially and spiritually, and
> that preserving Lawrencetown's idyllic aesthetics should be a major
> consideration both now and the future.
>
> On multiple trips to the area over the last few years, Lawrencetown
> has become one of my favourite places to travel anywhere in the world,
> and I would love to return again and again to a place that I believe
> embodies the best of Nova Scotia. Many municipalities in Canada and
> around the world have been marred by poorly-planned development—
> Lawrencetown still has the opportunity to develop in a way that
> respects the town's vibrant community and irreplaceable coastal beauty.
>
> Best regards,
>
> Malcolm Johnson
> Editor, SBC Surf Magazine

"When I caught word that the town of Lawrencetown was planning to drop a 76m cell tower right near the beach, it kinda made me sick. I wouldn't normally write to someone about this, especially when I'm not even from there. For some reason this seemed like a very worthy cause to fight against.

I come from a beautiful place along the Southern coast of Maine. Last April, I made my first trip north to explore, shoot and surf the coast of Nova Scotia.

I was blown away. Blown away by the beauty of everything. The landscapes, the people, the houses, the city of Halifax and the list goes on. I can't imagine the need to drop a 250' tower so close to one of Nova Scotia's main coastal attractions. This will undeniably put a real damper on the overall feel of such a pristine natural environment. Please reconsider your locations for these new age monstrosities."

Nick

.....

NICK LAVECCHIA

"We live in the States, but my wife is from Halifax and we try to visit the family cottage in Nova Scotia as much as possible. One of the reasons we do that is to fully enjoy the immense, raw, natural beauty -- not to look at manmade structures that are a blight on the majestic landscape. I am in the wireless industry and know there are many more options available to carriers than to build a single, tall tower to serve a large area. Smaller, less obtrusive and stealth solutions are the answer."

Ray Rothermel

To whom it may concern,

I recently read on facebook about the proposed cell tower in East Lawrencetown. It deeply saddens me to even think that a 75 meter cell tower could possibly taint such a pristine area.

Being a professional surfer from New York, I travel to Lawrencetown for it's surfing and most importantly it's untouched beauty.

I hope you will consider the negative effects a decision like this will bring to your town. Please keep it's beauty unspoiled for visitors and residents to enjoy for years to come.

Best,

Mikey DeTemple

I visited Nova Scotia in the fall of 2010 and was instantly captivated by its natural beauty. I spent time in Lawrencetown surfing and filming a short surf film. The landscape there served as great inspiration and I found countless of opportunities for film and photography. I think it's a real shame that constructing a giant tower is something to even be considered in such a beautiful place. As a visitor I can honestly say something like that would be enough to deter me from even wanting to spend time in that area, as I don't spend my time and money to see beautiful places tarnished with giant pieces of metal.

Chris Hannant