

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

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

**SUBMITTED BY:**



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Peter Stickings, Acting Director, Planning and Infrastructure

**DATE:** February 27, 2012

**SUBJECT:** Case 17278: Telecommunication Tower – Lawrencetown

**ORIGIN**

Application by Bragg Communications Inc. (EastLink) for a 50 metre (164 ft.) self-support telecommunication tower and associated equipment cabinets, off of Lawrencetown Road (Highway 207), identified as PID #40194268, Lawrencetown.

**RECOMMENDATION**

It is recommended that the Marine Drive, Valley and Canal Community Council forward a positive recommendation to Industry Canada supporting the proposal by EastLink for the construction of a new 50 metre (164 ft.) self-support telecommunication tower and associated equipment cabinets, off of Lawrencetown Road (PID #40194268), Lawrencetown, as shown on Map 1 and Attachment A, provided no portion of the telecommunications tower or associated infrastructure, including any proposed fencing, is located on any wet area(s), as identified on Attachment A.

## **BACKGROUND**

EastLink wishes to erect a 50 m (164 ft.) self support telecommunication tower and associated equipment cabinets, off of Lawrencetown Road, Lawrencetown (Map 1). The land is owned by the Department of Natural Resources and consists of an access road. The subject property is 132 hectares (326.2 acres.) in total area. The proposed site layout is shown on Attachment A.

The proposed tower is:

- approximately 50 meters (164 ft.) in total height (Attachment B);
- located approximately 475 meters ( 1558 ft.) from Lawrencetown Road and approximately 445 meters (1459 ft.) from the nearest residence;
- includes three equipment cabinets (electrical, fibre optic and back-up power cabinet) located at the base of the tower;
- protected by a 2.44 m (8 ft.) high locked chain link fence around the equipment cabinets and tower base and an anti-climb apparatus; and
- not proposed or required to be painted or illuminated as per Transport Canada's requirements (Attachment C).

### ***Site Features and Surrounding Land Use***

The site has the following characteristics:

- Designated Lawrencetown under the Lawrencetown Municipal Planning Strategy (Map 1);
- RR-1 (Rural Residential) zoning under the Lawrencetown Land Use By-Law (Map 2);
- bounded on the south by Lawrencetown Road and single unit residential development, zoned RR-1;
- bounded on the east by single unit residential development, zoned RR-1, and a large undeveloped property measuring approximately 76.5 hectares (189 acres);
- bounded on the north by the Lawrencetown Community boundary, Highway 107 and residential properties in the community of East Preston;
- bounded to the west by residential development, zoned RR-1, and a large undeveloped property measuring approximately 78.1 hectares (193 acres); and
- as proposed, access to the tower is provided through use of an existing access road on the subject property and a new driveway measuring approximately 30 meters in length.

### ***Municipal Process:***

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

The federal government, however, has recognized that municipal authorities may have an interest in the location of antenna structures and this should be considered in the exercise of its authority. A consultation policy has therefore been instituted. The policy requires that an applicant notify the appropriate municipality of its intentions. The municipality is then given an opportunity to

review the proposed antenna structure and site and provide comment. If any objections arise, the municipality is to provide written notice to the local office of Industry Canada. The submissions will be reviewed by Industry Canada, who will then determine whether or not a license is to be granted and/or upon what conditions such license is granted.

## **DISCUSSION**

The Lawrencetown Municipal Planning Strategy (MPS) contains no specific guidance with respect to telecommunication towers. However, this application was evaluated against Policy P-61 (Attachment D), which is a general implementation policy in the MPS which all planning applications are evaluated against. Upon review of the MPS, the proposal meets the intent of the relevant policies. While the proposal is consistent with policy, staff has identified the following items for specific discussion:

### ***Location***

The original location of the proposed telecommunication tower was approximately 300 meters (984 ft.) southeast of the current proposed location (Map 2). Following the Public Information Meeting on November 17, 2011, the applicant provided a revised site plan denoting a new location for the proposed tower (Attachment A). As such, the former site plan has been superseded and provided for reference as Attachment E.

### ***Environment***

As shown on Attachment A, the proposed telecommunication tower is located in close proximity to an identified wet area. The wet area is not recognized as a watercourse, as such, Part 4.19 of the Lawrencetown Land Use By-Law and Policy E-10 of the Regional MPS, which requires the retention of a minimum 20 meter wide riparian buffer along all watercourses throughout HRM, are not applicable. In accordance with Policy 61(d) of the Lawrencetown MPS, Staff maintains that the proposed location of the telecommunications tower is suitable, provided no portion of the tower or associated infrastructure, including any proposed fencing, is located within the subject wet area (see Attachment D).

### ***Visual Impact***

From a community perspective, due to the total height and location of the proposed tower, it is anticipated that the tower will be visible from various points in Lawrencetown and portions of Westphal and East Preston. In this case, the tower will be the most visible to individuals travelling along Lawrencetown Road, Highway 107 and within portions of the Keltic Gardens Subdivision.

From a more localized perspective, the two primary locations of concern related to visual impact are for residents situated along portions of Lawrencetown Road and Keltic Drive. Staff is of the opinion that the proposed tower will not dominate the landscape or adversely affect the residents clustered along Lawrencetown Road and portions of the Keltic Gardens Subdivision, as the tower is setback approximately 470 meters (1,541 ft.) from Lawrencetown Road and 800 meters (2,624 ft.) from Keltic Drive.

During the Public Information Meeting (PIM) on November 17, 2011, residents expressed concern with respect to the proposed location of the tower. Since the meeting, the applicant has proposed a new location for the tower approximately 300 m (984 ft.) northwest of the original location. Staff is of the position that the new location provides greater separation between neighbouring properties and the proposed tower. Further, staff is of the position that the new proposed location generates less visual impact than the original location.

### ***Physical Proximity***

As there is no formal policy in the MPS to guide the location of telecommunication towers to ensure adequate separation from adjacent properties, it is prudent to examine the potential risk should the tower experience structural failure. The base of the tower is proposed to be situated approximately 245m (803 ft.) from the abutting property to the west and a minimum of approximately 360m (1,181ft.) from all other properties. Therefore, in the unlikely case that the tower should fall, it would not be possible for it to reach any abutting property. Further, it should be noted that there are no buildings or dwellings within the 50m (164ft.) distance from the base of the tower, so therefore there is no physical risk.

### ***Health and Safety***

Aside from land use planning issues, there are often concerns about potential health risks from the placement of telecommunication facilities. Industry Canada requires that such systems are operated in accordance with the safety guidelines established by Health Canada's radiation protection bureau in its publication, Limits to Radiofrequency Fields at Frequencies from 10kHz - 300 GHz. This is referred to as Safety Code Six. Prior to receiving a licence from Industry Canada, the operator must submit the calculations on the intensity of the radiofrequency fields to ensure that this installation does not exceed the maximum levels contained in the Safety Code Six requirements.

### ***Summary***

With this proposal, EastLink must demonstrate to Industry Canada that all federal requirements are met. Through the consultation process, the applicant recognized local area concerns and amended the proposed location of the telecommunication tower to ensure less visual impact and to provide greater separation from adjacent residential properties. As proposed, the location of the proposed telecommunications tower is in close proximity to an identified wet area. Staff is of the opinion that the proposed site is suitable provided the proposed tower and any related infrastructure are not developed on the lands identified as wet area. It is therefore recommended that the Marine Drive, Valley and Canal Community Council inform Industry Canada that they have no objection to this proposal.

## **BUDGET IMPLICATIONS**

The HRM costs associated with processing this application have been accommodated within the approved operating budget for C310 Planning & Applications.

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

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

## **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through a Public Information Meeting held on November 17, 2011. For the Public Information Meeting, notices were posted on the HRM website, in the newspaper and mailed to property owners within the notification area as shown on Map 2. Attachment F contains a copy of the minutes from the meeting.

A public hearing is not included in the telecommunications process: Council simply forwards a recommendation to Industry Canada.

The location for the proposed telecommunications tower would potentially impact the following stakeholders: adjacent property owners, Department of Natural Resources (subject property owner), EastLink, and Industry Canada.

## **ALTERNATIVES**

The following alternatives are presented to the Marine Drive, Valley and Canal Community Council for consideration:

1. Inform Industry Canada that the Marine Drive, Valley and Canal Community Council has no objection to the proposal by EastLink to erect a 50 metre (164 ft.) self support telecommunication tower and associated equipment cabinet, off of Lawrencetown Road (PID #40194268), Lawrencetown, as shown on Map 1 and Attachment A, provided no portion of the telecommunications tower or associated infrastructure, including any proposed fencing, is located on any wet area(s), as identified on Attachment A. This is the recommended course of action for the reasons outlined above.
2. Identify to Industry Canada that the Marine Drive, Valley and Canal Community Council has additional comments or recommendations with respect to the proposed tower. In this event, staff will notify the local office of Industry Canada of Community Council's recommendations.
3. Identify to Industry Canada that the Marine Drive, Valley and Canal Community Council is not in favour of the proposal. This is not recommended.

**ATTACHMENTS**

Map 1:	Generalized Future Land Use
Map 2:	Zoning
Attachment A:	Site Plan
Attachment B:	Tower Elevation
Attachment C:	Proposal Details
Attachment D:	Excerpts from the Lawrencetown MPS and Policy Review
Attachment E:	Original Proposed Location (Superseded Site Plan)
Attachment F:	Public Information Meeting Minutes

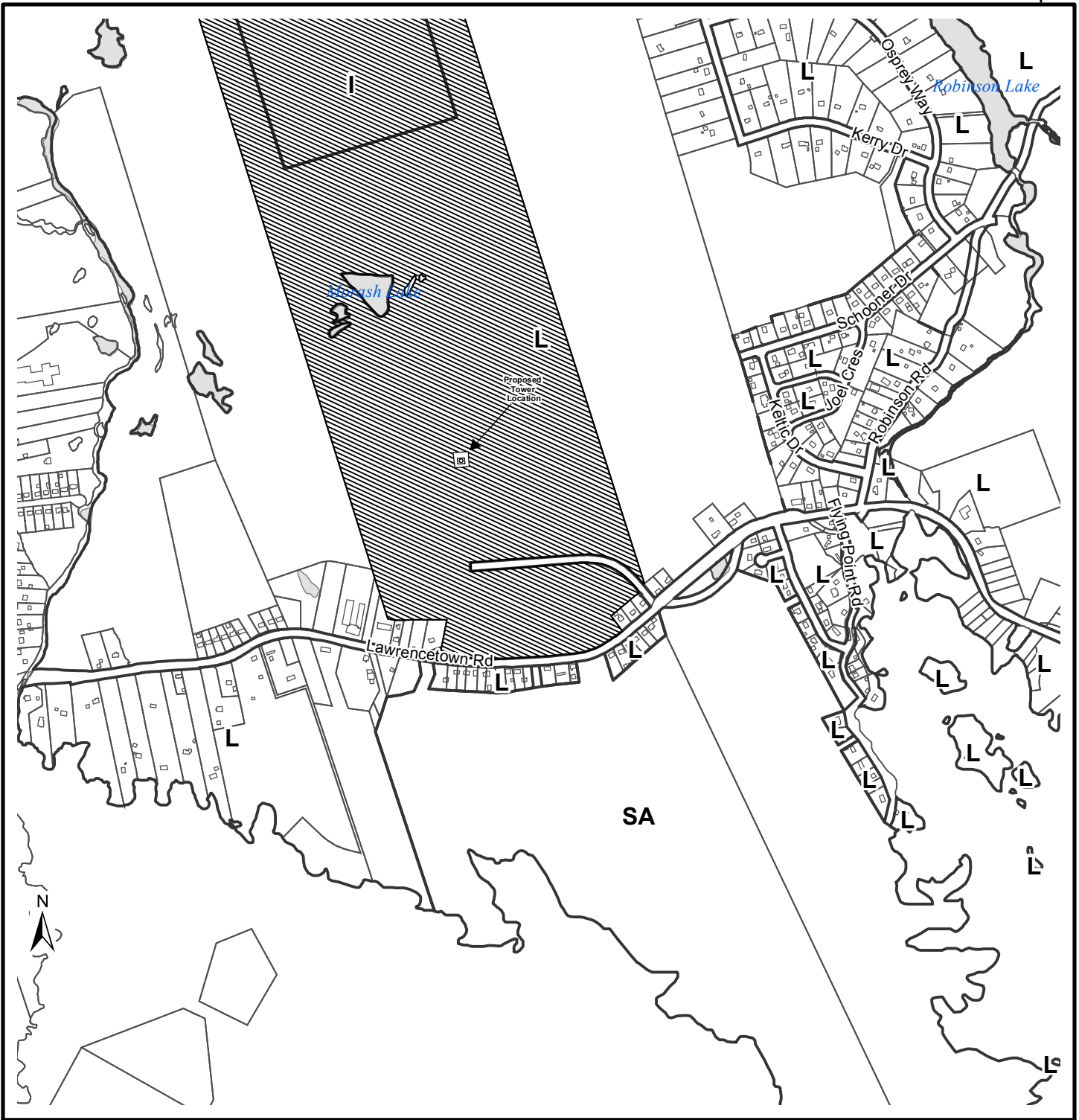
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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Tyson Simms, Planner 1, Planning Services, 869-4747


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

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**Map 1 - Generalized Future Land Use**

PID 40194268

 Subject Property

**Designation**

L Lawrencetown  
SA Special Area

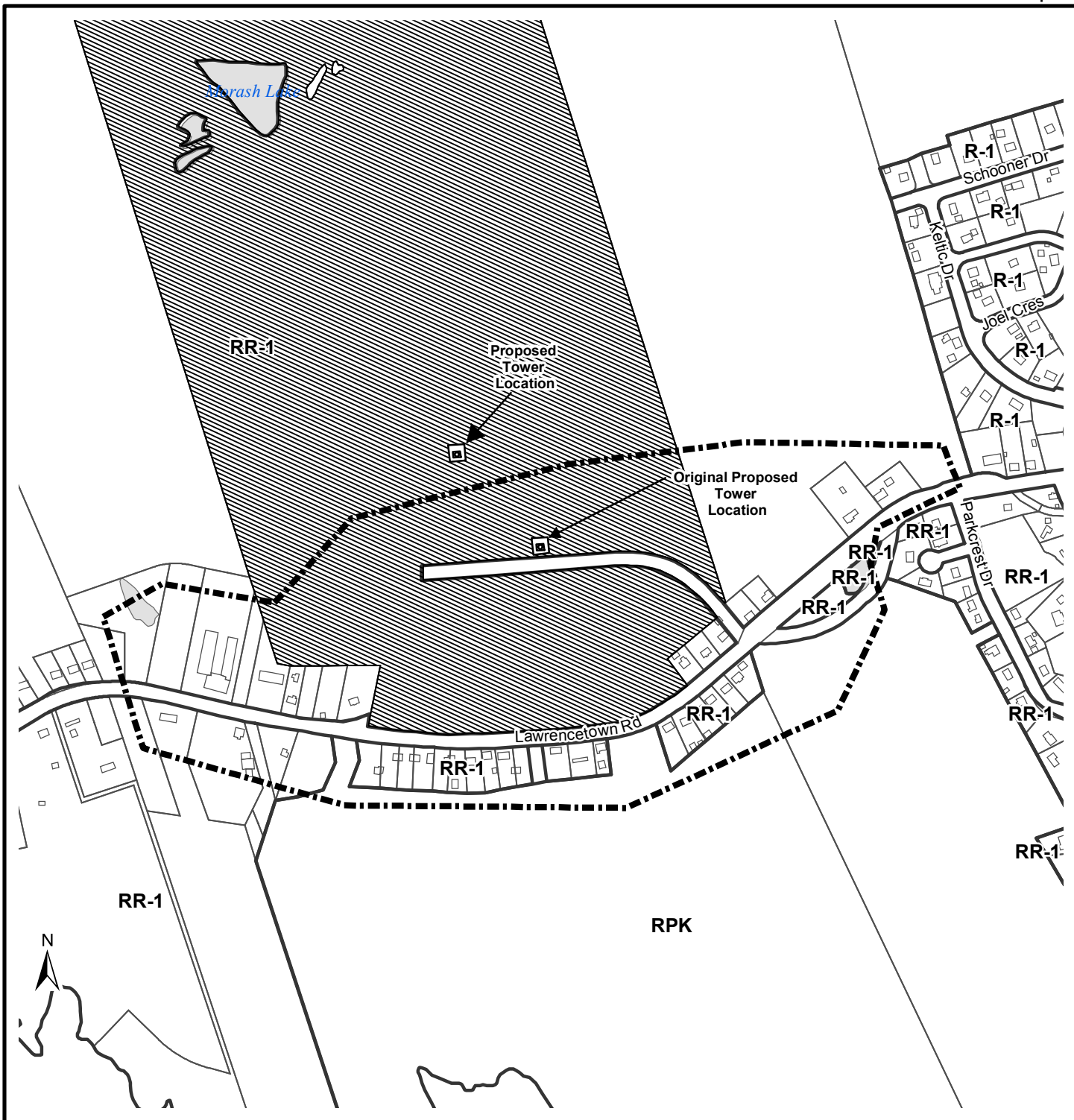
Lawrencetown Plan Area

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING & INFRASTRUCTURE  
PLANNING SERVICES





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**

PID 40194268

-  Subject Property
-  Notification Area

**Zoning**

- R-1 Single Unit Dwelling
- RR-1 Rural Residential
- RPK Regional Park



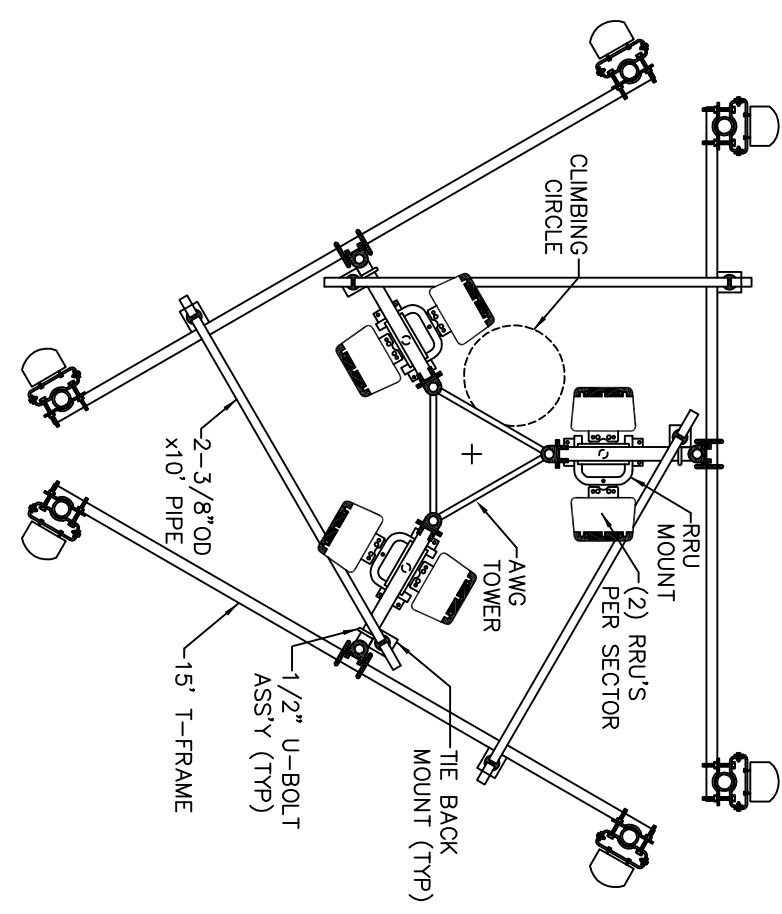
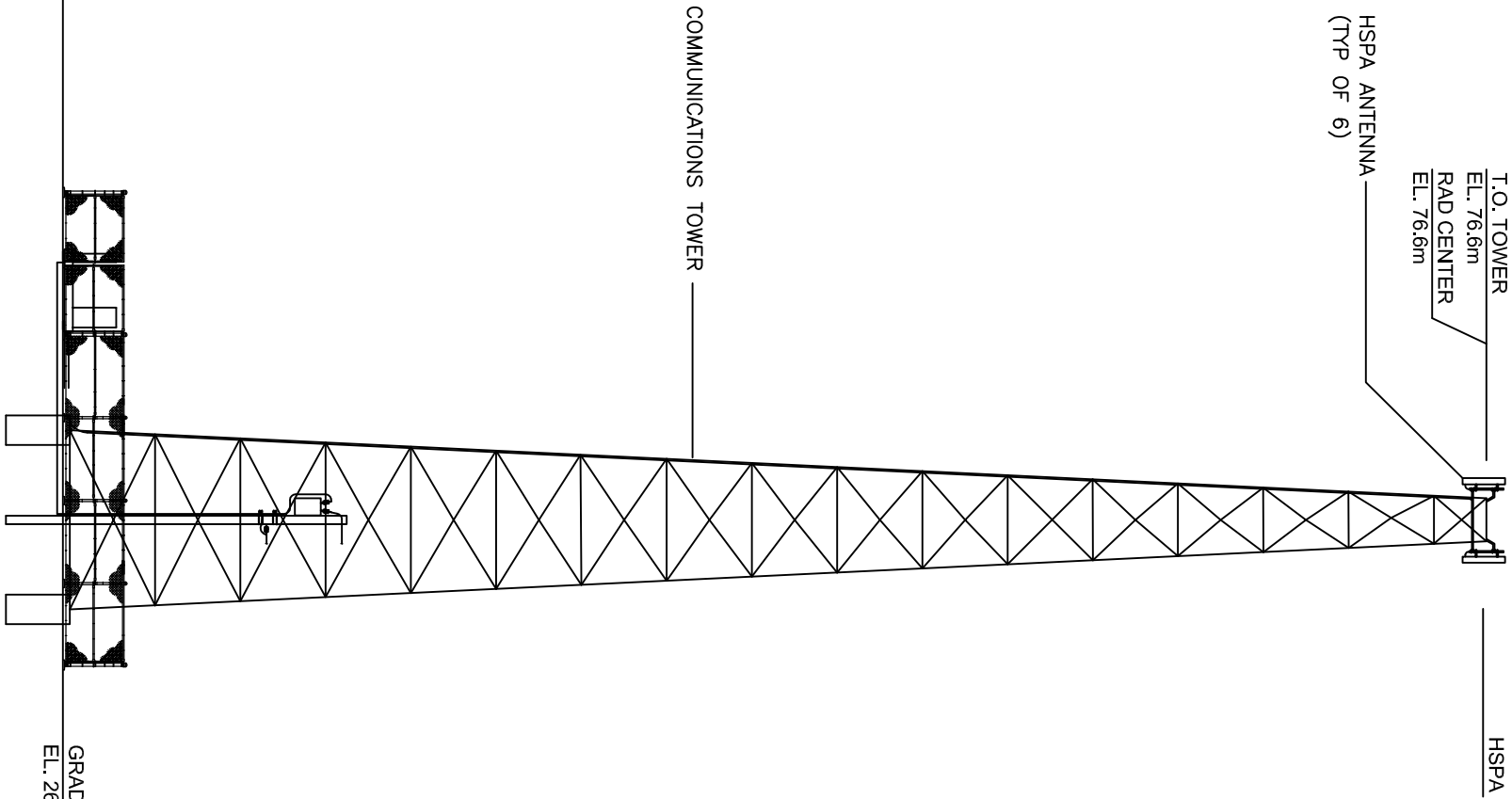
This map is an unofficial reproduction of a portion of the Zoning Map for the Lawrencetown Plan Area.

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

Lawrencetown Plan Area



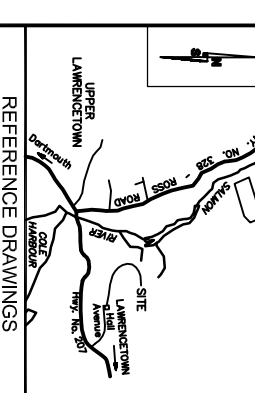




1 HSPA ANTENNA LAYOUT  
SCALE: 1:50

1 TOWER ELEVATION - LOOKING NORTH  
SCALE: 1:250

KEY MAP (N.T.S.)



REFERENCE DRAWINGS


NOTES

THE INFORMATION CONTAINED IN THIS SCHEMATIC PLAN IS SOLELY INTENDED AS A GENERIC REPRESENTATION OF EQUIPMENT LOCATION. THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF GENIVAR INC. AND MAY NOT BE USED UNTIL MARKED AS ISSUED FOR CONSTRUCTION. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF THE ENGINEER, IS STRICTLY PROHIBITED. DO NOT SCALE THESE DRAWINGS. ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.



1 SPECTRACE LAKE DRIVE  
DARTMOUTH, NOVA SCOTIA  
CANADA, B8B 1X7  
PHONE: 902 852-1646  
WWW.GENIVAR.COM

TITLE: TOWER ELEVATION

DESCRIPTION: 50.0m SELF SUPPORT TOWER

ADDRESS: HIGHWAY NO. 207

PLAT DATE: AUGUST 15, 2011  
SCALE: 1:250  
SITE CODE: NSA063  
DRAWING NO: S3  
GENIVAR PROJECT #: DA11407  
PAGE NO: 3  
DESIGNED BY: K.B.  
DRAWN BY: B.K.

No.	DATE	ISSUED FOR REVIEW	BY
0	09/15/11		K.B.

**Eastlink**

P.O. Box 8660, Station A  
6080 Young Street, 7<sup>th</sup> Floor  
Halifax, NS B3K 5M3  
Off: 902 404-3673

August 19, 2011

Darrell Jodrey  
Planner  
Halifax Regional Municipality  
40 Alderney Drive, 2nd Floor  
Dartmouth, NS

Colin MacPhee  
EastLink  
6080 Young Street 6th Floor  
PO Box 8660 Station A  
Halifax, NS B3K 5M3

Bragg Communications Inc. (carrying on business as "Eastlink") requires the installation of a 50 m or 131 ft. telecommunications tower in Lawrencetown, NS to bring the residents and businesses of these communities EastLink cellular service. Attached is a detailed justification rationale regarding this site.

**Location:**

The telecommunications tower will be installed on a 30m X 30m portion of PID#40194268, located on the 207 highway Tower center co-ordinates are 44-41-05 N / 63-26-18W.

**Access/Demarcation:**

Access to the tower will be from Highway 207. The base of the tower will be enclosed with steel wire fencing approximately 6'-8' in height; the tower will be equipped with anti-climb apparatus.

An environmental assessment is not required for this location as the proposed structure is not located within 30m of a water body, and does not involve the likely release of pollutants into a water body and neither the antenna nor its supporting structure nor any of its supporting lines have a foot print of more than 25m squared.

**Antenna System:**

Supporting Structure (tower):

The proposed supporting structure for this location is a 50m self support tower. The tower is constructed of steel and will be site specific engineered.

**Antennas:**

The antenna is a dual polarized antenna. It consists of a dipole array on an aluminum base with a UV stabilized ASA radome for superior weatherability. The antenna is at DC ground to aid in lightning protection.

**Radio: Remote Radio Units**

Length: up to 50cm  
Width: up to 43.1cm  
Depth: up to 18.2cm  
Weight: up to 24kg

**Radio: Mounting Kit**

Length: up to 17.7cm  
Width: up to 48.3cm  
Depth: up to 27.1cm  
Weight: up to 25kg

**Antennas: Multi-band panel antenna**

Antenna Dimensions:  
Length: up to 263.7cm  
Width: up to 37.4 cm  
Depth: up to 10.3cm  
Weight: up to 17.3kg

Industry Canada Regional Office:

50 Brown Ave  
Burnside Industrial Park  
Dartmouth, NS  
B3B 1X8

George Hastings  
District Director  
Industry Canada  
Spectrum  
Telephone: 902 426-3459

**Transport Canada Requirements:**

Transport Canada has confirmed that neither lighting nor painting of the tower is required for this location.

For further information pertaining to antenna systems please refer to Industry Canada's Spectrum Management and Telecommunications website (<http://strategis.ic.gc.ca/antenna>)

Safety Code 6 information may be found on Health Canada's website at:  
([http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/wireless\\_safe-securit\\_sansfil-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/wireless_safe-securit_sansfil-eng.php))

Best Regards,

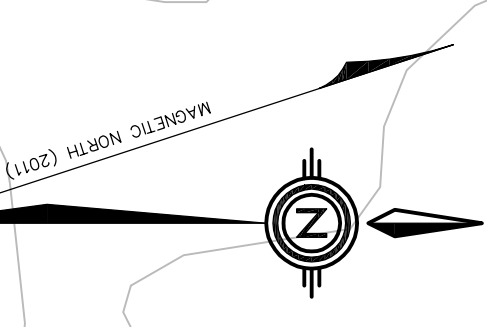
Colin MacPhee

**Attachment D**  
**Excerpts from the Lawrencetown MPS and Policy Review**

<b>P-61</b> In considering development agreements and amendments to the land use by-law, in addition to all other criteria as set out in various policies of this planning strategy, Council shall have appropriate regard to the following matters:	
<b>Policy Criteria</b>	<b>Staff Comment</b>
(a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations;	The Lawrencetown MPS contains no specific policy with respect to telecommunication installations. When the MPS contains no guidance staff evaluate the proposal against general planning principles, in this instance general implementation Policy P-61 provides a list of general planning matters under which the proposal can be examined.
(b) that the proposal is not premature or inappropriate by reason of:	...
(i) the financial capability of the Municipality to absorb any costs relating to the development;	The municipality will not be responsible for any costs associated with the proposed development.
(ii) the adequacy of on-site sewerage and water services;	This development does not require any water or sanitary service.
(iii) the adequacy or proximity of school, recreation or other community facilities;	This development does not require any associated dwelling units which would increase the school age population.
(iv) the adequacy of road networks leading or adjacent to or within the development; and	The road network leading to the development does not raise any concerns, the site can be accessed from Lawrencetown Road and there will be a service easement over the subject property for access to the tower.
(v) the potential for damage to or for destruction of designated historic buildings and sites.	There are no known historic buildings or sites or areas of elevated archaeological significance on the subject property.
(c) that in development agreements controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:	...
(i) type of use;	From a land use perspective, telecommunication towers do not appear to raise compatibility issues such as hours of operation, noise, traffic generation, or intensity of the use. Given that the subject property is undeveloped compatibility concerns are

	minimal.
(ii) height, bulk and lot coverage of any proposed building;	The tower is proposed at 50m (164 ft.) in height. Some visual impact is anticipated as the tower may be visible from various locations throughout Lawrencetown, including portions of Lawrencetown Road and portions of the Keltic Gardens Subdivision.
(iii) traffic generation, access to and egress from the site, and parking;	Telecommunication installations do not generate significant traffic. Occasionally a maintenance vehicle will visit the site. There is ample space onsite to accommodate these visits.
(iv) open storage;	No open storage is proposed with this application.
(v) signs; and	No signs are proposed with this application.
(vi) any other relevant matter of planning concern.	There are no prescribed setbacks specifically related to telecommunication towers. Should the tower experience structural failure the neighbouring properties would not be impacted. Further, there are no structures located within 50m (164 ft.) of the towers base.
(d) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and	As shown on Attachment A, the proposed location of the telecommunications tower is in close proximity to an identified wet area. As such, the applicant shall not develop any portion of the proposed tower or associated infrastructure, including any proposed fencing, within any portion of the area identified as 'wet area'.
(e) any other relevant matter of planning concern.	Refer to Section C (vi) of this Policy Review.
(f) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS. (RC-July 2, 2002, Effective-August 17, 2002)	This development does not involve subdivision.



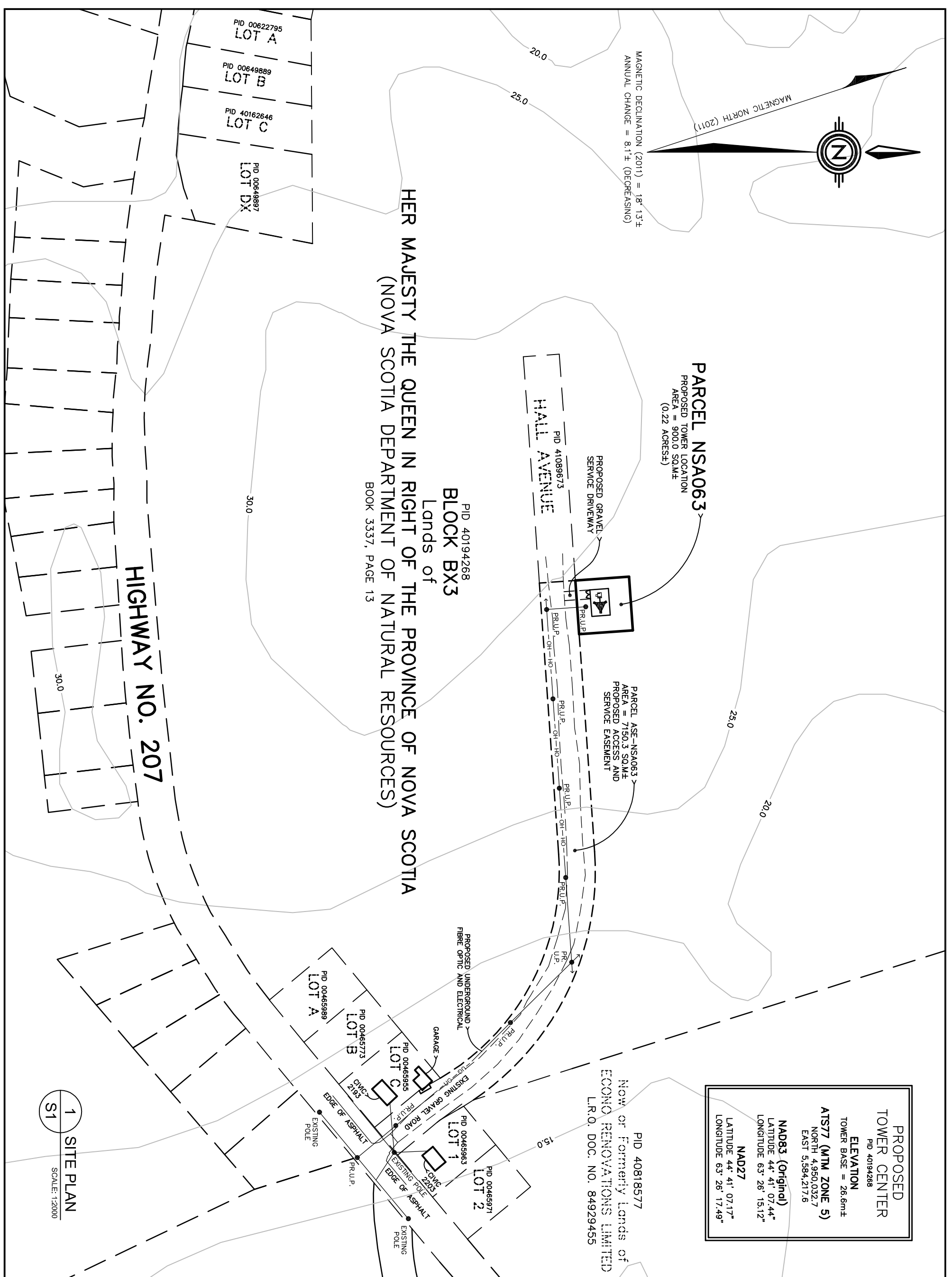


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 (NOVA SCOTIA DEPARTMENT OF NATURAL RESOURCES)  
 BOOK 3337, PAGE 13

**PARCEL NSA063**  
 PROPOSED TOWER LOCATION  
 AREA = 900.0 SQ.M.  
 (0.22 ACRES±)

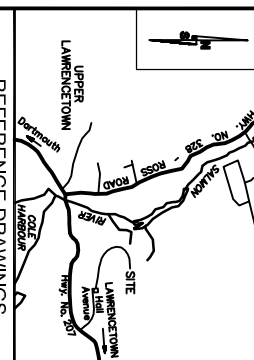
PARCEL ASE-NSA063  
 AREA = 7150.3 SQ.M.  
 PROPOSED ACCESS AND  
 SERVICE EASEMENT

<b>PROPOSED TOWER CENTER</b>	PID 40194268
<b>ELEVATION</b>	TOWER BASE = 26.6m±
<b>ATS77 (MTM ZONE 5)</b>	NORTH 4.950 032.7
	EAST 5.584,217.6
<b>NAD83 (Original)</b>	LATITUDE 44° 41' 07.44"
	LONGITUDE 63° 26' 15.12"
<b>NAD27</b>	LATITUDE 44° 41' 07.17"
	LONGITUDE 63° 26' 17.49"



1 SITE PLAN  
 SCALE: 1:2000

**KEY MAP (N.T.S.)**



**REFERENCE DRAWINGS**

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**LEGEND**

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



<b>TITLE</b>	SITE PLAN	
<b>DESCRIPTION</b>	50.0m SELF SUPPORT TOWER	
<b>ADDRESS</b>	HIGHWAY NO. 207	
<b>DATE</b>	AUGUST 15, 2011	<b>SCALE</b>
<b>FLAT DATE</b>	1:2000	<b>DRAWING NO.</b>
<b>SITE CODE</b>	NSA063	<b>PROJECT NO.</b>
<b>GENIVAR PROJECT #</b>	DA11407	<b>PIECE NO.</b>
<b>DESIGNED BY</b>	K.B.	<b>DRAWN BY</b>
	B.K.	<b>PIECE NO.</b>
		1

No.	DATE	ISSUED FOR REVIEW	BY
0	09/15/11	ISSUED FOR REVIEW	K.B.
		REVISIONS	

**Attachment F**  
**Public Information Meeting Minutes**

**HALIFAX REGIONAL MUNICIPALITY**  
**PUBLIC INFORMATION MEETING**  
**CASE NO. 17278 – Telecommunication Tower – 2179 Lawrencetown Road**

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**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

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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 is eligible to request that Industry Canada internees 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 makes 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 Braggs 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 are 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 ones on 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 implementations to provide coverage around Nova Scotia. This will allow them to maintain coverage throughout an area. He ensured that they do look at existing infrastructures 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 future 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. Evens, 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. Evens 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 tourist to see Canada's ocean/playground. As they approach the part, 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 \_\_\_\_\_, 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**

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**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

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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 same 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 proves 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 suggestion to implement the proposal. The proposed tower is 76.2 meters and is back off the road a couple of meters and is more than 200 meters from the nearest residences. This tower will require to be lit. The report from Transport Canada Authorities highlighted the fact that it is close enough to the Porters Lake Aerodrome that is requires 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 of 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 good 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 is 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 graphs 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 outlining 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 quite, 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 off to manipulate the photos. He explained that it works by shooting an image really close with a lens and a view plain that is wider than human site. 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 bias 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. Sutterland 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. Sutterland read an email from Mr. Michael Kew, California: "In 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 telecommunications 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 too many residents of Halifax, Dartmouth region who also come her 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 “costal 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 Grootkoerkup, 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 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 radii. 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 view 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 Wasilowski, 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 Sutterland, 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 Ro\_\_\_\_, 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 2 years 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 previously 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 concern 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 allowed 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 the 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.