



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

Item No. 10.1.4
Halifax and West Community Council
June 24, 2015

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

SUBMITTED BY: _____
Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: June 1, 2015

SUBJECT: **Case 19112: Telecommunication Tower – Land Between 90 Donaldson Avenue and Dunbrack Street, Halifax**

ORIGIN

- Application by Eastlink
- July 29, 2014 petition containing 152 signatures in opposition to Case No. 19112 – Application by Eastlink for a 30 metre telecommunication monopole

LEGISLATIVE AUTHORITY

The Federal Radiocommunication Act; HRM has no jurisdiction to regulate telecommunications towers, however, Industry Canada requires that proponents consult with local land use authorities to address reasonable and relevant concerns on specific types of antenna systems.

RECOMMENDATION

It is recommended that Halifax and West Community Council:

1. Inform Industry Canada that they object to the proposal by Eastlink to erect a new, 30 metre monopole telecommunication tower on land between 90 Donaldson Avenue and Dunbrack Street, as shown on Attachment A of this report; and
2. Forward a copy of this report to Industry Canada for background purposes.

BACKGROUND

Eastlink has submitted an application to locate a 30 metre telecommunication tower on land between 90 Donaldson Avenue and Dunbrack Street in Halifax (Maps 1 and 2). The proposed location and design of the tower is detailed by Eastlink in Attachment A of this report.

Site Features and Surrounding Land Use

The proposal incorporates the use of four contiguous properties (subject lands) owned by Birch Cove Baptist Church Limited. The subject lands are highlighted on Maps 1 and 2 and include:

- a church (Birch Cove Baptist Church located at 90 Donaldson Avenue);
- a second building associated with the church;
- a daycare associated with the church;
- a parking lot;
- telecommunication equipment hidden within the church's chimney; and
- a wooded area.

The subject lands:

- combine to create approximately 13,193 square metres in area (3.26 acres), with approximately 133 metres of frontage on Donaldson Avenue and approximately 164 meters of frontage on Dunbrack Street;
- are designated Residential Environments under the Halifax Municipal Planning Strategy (MPS) (Map 1);
- are zoned R-1 (Single Family Dwelling) and R-2 (Two Family Dwelling) under the Halifax Mainland Land Use By-law (LUB) (Map 2);
- are located within a well-established low density residential neighbourhood, primarily consisting of single unit dwellings; and
- are located within an area of mature tree cover.

Proposal

The proposed tower is:

- a 30 metre monopole structure (Attachment A);
- located on a vacant property fronting onto Dunbrack Street and backing onto single unit dwellings (Attachment A);
- accessed from the existing driveway/parking lot for the church/daycare (Attachment A);
- proposed within an existing wooded area and within a 10 metre by 10 metre fenced compound;
- approximately 26 metres from the residential property at 100 Donaldson Avenue, which contains a single unit dwelling;
- approximately 23 metres from Dunbrack Street;
- approximately 74 metres from Donaldson Avenue; and
- not required by Transport Canada to have lighting and painting.

Municipal Process

The federal government has jurisdiction over all forms of radiocommunication (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, under the *Department of Industry Act*, is the federal agency which licenses and regulates these facilities under the provisions of the *Radiocommunication Act* (R.S.C. 1985, c.R-2) and the *Radiocommunication Regulations* with due regard to the *Telecommunications Act*.

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 and this process is followed by HRM. The policy requires that an applicant notify the appropriate municipality of its intentions and the municipality is then given an opportunity to review the proposal and provide comment. In HRM, staff review and public consultation is

undertaken prior to Community Council review. Community Council then provides written comment to the local office of Industry Canada.

This current process notwithstanding, staff is currently developing an improved protocol for dealing with new telecommunication tower installation requests. At the April 16, 2015 meeting of the Community Planning & Economic Development Committee, staff received direction to consult with industry stakeholders on a new process which would involve Council delegating their current task of making a recommendation on new tower installations to the staff level. Staff would assess proposals against pre-determined criteria found within a new Administrative Order, and provide the resulting recommendation to Industry Canada. The Administrative Order would also provide specificity surrounding the public engagement process required, and would work towards a faster, but equally as thorough process. Industry Consultation has been scheduled for mid-June with a subsequent report to Regional Council anticipated for the late summer/early fall.

Regional Plan Direction

The Regional Municipal Planning Strategy (RMPS) acknowledges the federal policy encouraging municipal consultation when dealing with antenna towers and associated structures and recognizes that the means of consultation is to be determined by the Municipality. Policy SU-26 of the RMPS directs HRM, in cooperation with Industry Canada and industry stakeholders, to create an effective consultation approach for the siting of telecommunication towers and antenna.

The Municipality is currently working to develop a new telecommunication tower protocol; however, until a new protocol is adopted by Regional Council, the process described above will be followed.

Policy 7.2.2 (Section II – Halifax Municipal Planning Strategy)

Within the Halifax Plan Area, the siting and design of telecommunication equipment is evaluated in accordance with Section II, Policy 7.2.2 of the MPS (Attachment B). This policy, along with Section II, policy 7.2.2.1, enables public uses which are industrial or service commercial in nature, including utility stations for telephone service, to be considered outside areas designated "Industrial" (Attachment B).

The former City of Halifax considered telecommunication towers through the development agreement process, but HRM no longer uses this approach. The change recognized that the federal government has jurisdiction over all forms of radio communication. Following municipal amalgamation, HRM adopted specific consultation procedures in accordance with Industry Canada's process and jurisdiction. However, plan policy associated with this former development agreement process continues to provide relevant guidance to staff and Council when evaluating telecommunications proposals in the Halifax Plan area.

Alternative Sites

As noted above, the federal government, through Industry Canada, has jurisdiction over telecommunication towers; however, they seek comment from the municipality. Industry Canada has determined that some telecommunication proposals are more minor in nature and can be exempt from consultation with the municipality. These exemptions include such installations as co-locating on existing towers, extending the height of existing towers, and locating on top of buildings.

As such, HRM requests the applicant demonstrate alternative options have been investigated before making a formal application with for a telecommunication tower. The applicant has provided a comprehensive analysis which outlines the alternatives investigated¹. Although several alternatives were investigated, the applicant maintains the proposed 30 metre tower is the best option to provide service for the coverage area. As such, staff have only completed their review on the proposed 30 metre tower.

DISCUSSION

¹ Alternatives investigated by Eastlink are outlined in Eastlink's Comprehensive Analysis (January 30, 2014) and Amended Comprehensive Analysis (December 2, 2014), which are available on the web site dedicated to this application <http://www.halifax.ca/planning/applications/Case19112Details.php>

Policy 7.2.2 in Section II of the MPS includes four guidelines to be considered when evaluating a proposal of this nature. They are as follows:

i) Compatibility

This guideline speaks to a proposal's compatibility with respect to adjacent uses. The proposed tower creates issues related to land use compatibility as the proposed tower is located in close proximity to well-established low density residential development primarily comprised of single unit dwellings. The proposed tower will be slightly buffered from these uses by trees; however, due to the size of the tower and grade of the property, only the lower portion of the proposed tower will be buffered.

ii) Design

This guideline speaks to architectural and site design considerations. In this case, the applicant has proposed to construct a monopole with hidden antenna (hidden inside the pole), which is a more slender and uniform design approach compared to metal lattice-work type towers, which are similar in design to electrical transmission towers. However, given the proposed tower is located within a well-established low density residential neighbourhood, the monopole design is an inappropriate and incompatible design approach. Further, the types of installations identified by Industry Canada as exempt from municipal consultation include co-locating on, and extending the height of existing towers. If the proposed monopole is sited at this location, the tower could be altered in height (up to an additional 25%) or design (addition of visible antenna and associated bracing) without municipal consultation.

With respect to site design, the proposed tower, along with the need for driveway access and associated equipment cabinets and safety fencing, will require the removal of mature vegetation. This mature vegetation, which includes hardwood and softwood trees of substantial height, provides an important buffer between the neighbourhood and a major collector road (Dunbrack Street).

iii) Appropriateness of Site

This guideline is intended to address the appropriateness of the site in respect to performing the particular function proposed. The applicant has indicated the proposed site satisfies technical criteria required to provide telecommunication service.

iv) Compliance with Industrial Policy 4.6

These guidelines address matters such as building setbacks and buffering. The proposed tower is setback approximately 23 metres from Dunbrack Street and approximately 26 metres from 100 Donaldson Avenue, which is developed with a single unit dwelling. These setbacks place the tower in close proximity to the public sidewalk on Dunbrack Street and the backyard of homes along Donaldson Avenue. In fact, these setbacks are less than the proposed tower height, and given the context of the neighbourhood, are insufficient. Further, as noted above mature vegetation in this location provides an important buffer between the neighbourhood and Dunbrack Street. The proposed will require the removal of mature vegetation, thereby impacting this buffer.

Visual Impact

As communicated by Transport Canada, the proposed telecommunications tower will not require lighting or painting. However, from a community perspective, it is anticipated that the proposed tower will generate significant visual impact, due to the tower's location on higher ground and close proximity to houses.

Health and Safety

Aside from land use issues, there are often concerns about potential health risks from the placement of telecommunication towers. Industry Canada requires that such systems are operated in accordance with the safety guidelines established by Health Canada in their document entitled Limits of Human Exposure to Radiofrequency Electromagnetic fields in the Frequency Range from 3kHz to 300GHz, commonly referred to as Safety Code 6. This document specifies the maximum recommended human exposure levels to radiofrequency energy from radiation emitting devices. The safety of wireless communication devices such as Wi-Fi equipment, cell phones, smart phones and their infrastructures, including base stations, is an area of ongoing study for Health Canada.

As a condition of licence from Industry Canada, the operator must submit the calculations on the intensity of the radiofrequency fields to ensure that this installation does not exceed the maximum levels contained in Safety Code 6 requirements.

Resident Submissions

On July 30, 2014 a petition containing 152 signatures in opposition to the proposed tower was received by Planning staff. The petition was forwarded to the Municipal Clerk's office, and was provided to Halifax and West Community Council on May 13, 2014. A copy of the preamble from the petition, along with the cover letter from the petition, is provided as Attachments C and D.

In addition to the petition, there have been 22 written submissions from residents expressing concern and objection to the proposal (Attachment F).

Summary

Staff has reviewed the proposal and anticipate adverse visual effects and incompatibility with the community. The physical separation of the proposed tower from residential development and the public right-of-way is insufficient. As the proposed tower is not in keeping with the relevant MPS guidelines for the siting and design of telecommunication equipment, Staff recommends that Halifax and West Community Council inform Industry Canada that they object to the proposal by Eastlink.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the 2015/16 operating budget for C310 Planning & Applications.

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 (PIM) on January 15, 2015. Attachment E contains a copy of the minutes from the meeting. Attachment F contains additional comments submitted by the public. Notices of the PIM were posted on the HRM website, in the newspaper and mailed to property owners within the notification area shown on Map 2.

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

The location and design of the proposed tower would potentially impact the following stakeholders: local residents and property owners, businesses and institutions, community or neighbourhood organizations.

ENVIRONMENTAL IMPLICATIONS

No environmental implications have been identified.

ALTERNATIVES

1. Halifax and West Community Council may choose to inform Industry Canada that they have additional comments or recommendations with respect to the proposed tower. In this event, staff will notify the local office of Industry Canada of Council's recommendations.

2. Halifax and West Community Council may choose to inform Industry Canada that Community Council has no objection with the proposal. In this event, staff will notify the local office of Industry Canada of Council's recommendation.

ATTACHMENTS

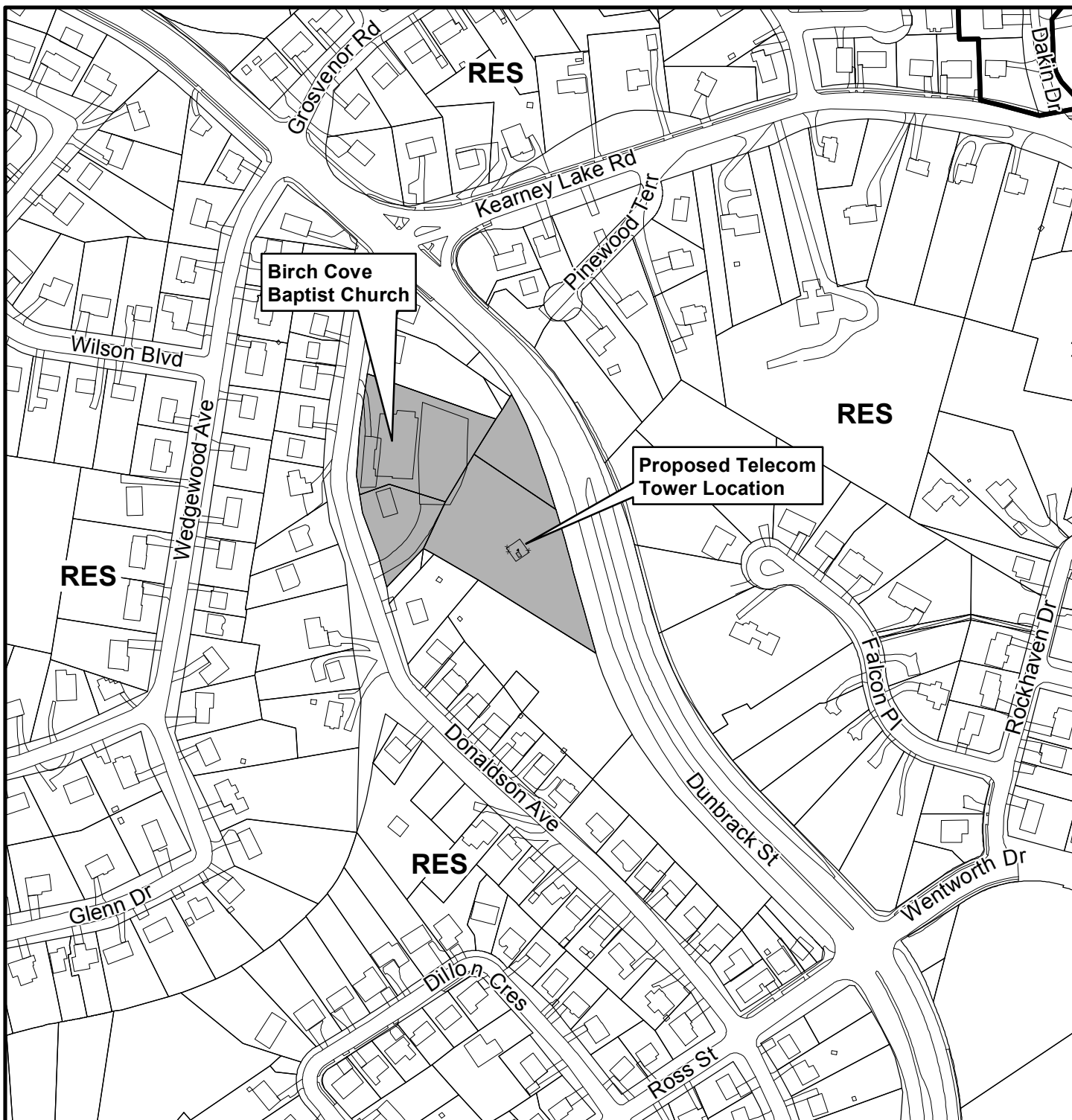
Map 1	Generalized Future Land Use
Map 2	Zoning and Notification
Attachment A	Applicant's Plans & Photo Renderings
Attachment B	Excerpts from the Halifax MPS
Attachment C	Resident Petition Preamble
Attachment D	Cover Letter Submitted with Resident Petition
Attachment E	Public Information Meeting Minutes
Attachment F	Additional Written Comments from the Public

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902-490-4210, or Fax 902-490-4208.

Report Prepared by: Miles Agar, LPP, Planner, Development Approvals, 902-490-4495


Original Signed

Report Approved by: _____
Kelly Denty, Manager of Development Approvals, 902-490-4800



Map 1 - Generalized Future Land Use

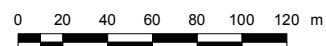
Dunbrack Street
and 50-90 Donaldson Avenue
Halifax

 Area under application

Designation

RES Residential Environments

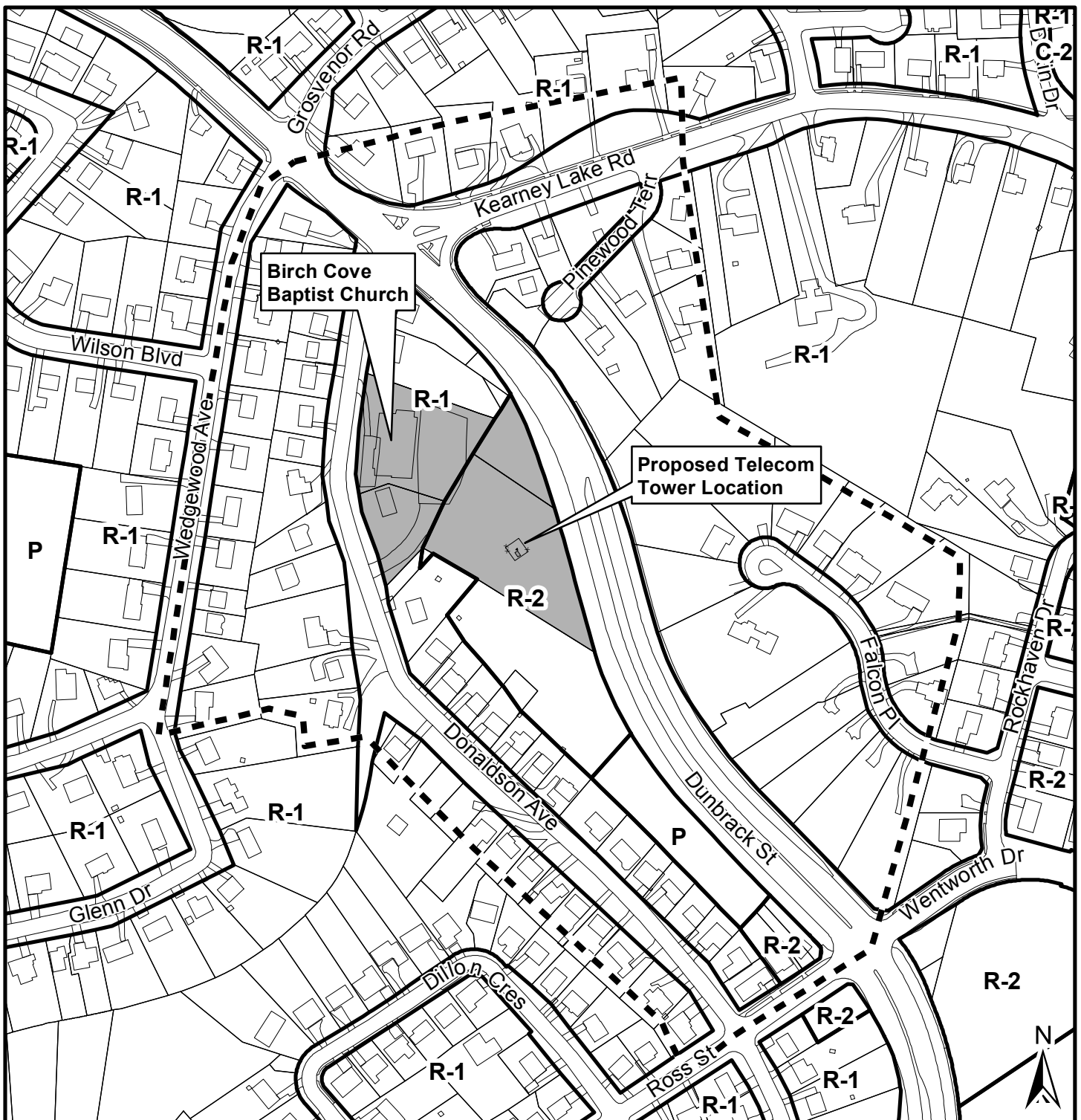
HALIFAX



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.


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


Halifax Plan Area



Map 2 - Zoning and Notification

Dunbrack Street
and 50-90 Donaldson Avenue
Halifax

 Area under application

 Area of notification

Halifax Mainland
Land Use By-Law Area

Zone

R-1 Single Family Dwelling
R-2 Two Family Dwelling
P Park and Institutional
C-2 General Business

HALIFAX

0 20 40 60 80 100 120 m

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

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



Project Information:

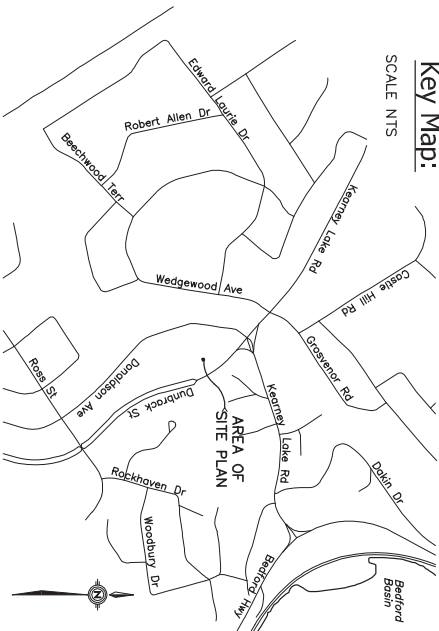
Site Type: PRIVATE LAND - 30.0m MONOPOLE
Site Code: NSA032
Address: 90 DONALDSON AVENUE
Intersection: N/A
City: HALIFAX, NOVA SCOTIA
Project Number: 131-14798

Drawing List:

	ISSUE	DATE	DESCRIPTION
SITE PLAN			
COMPOUND LAYOUT PLAN	0	15/05/13	ISSUED FOR REVIEW
TOWER ELEVATION - LOOKING NORTH	0	15/05/13	ISSUED FOR REVIEW
AERIAL PHOTOGRAPH PLAN VIEW	0	15/05/13	ISSUED FOR REVIEW
PHOTO "A" LOCATION	0	15/05/13	ISSUED FOR REVIEW
PHOTO "B" LOCATION	0	15/05/13	ISSUED FOR REVIEW
PHOTO "C" LOCATION	0	15/05/13	ISSUED FOR REVIEW

Key Map:

SCALE NTS



Approved by: Date: Company:

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Contacts:

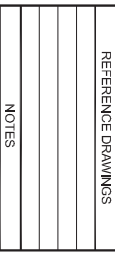
EASTLINK CONSTRUCTION SUPERVISOR
TINA ALFORD
2000 UNIVERSITY AVENUE
6080 YOUNG STREET, 6TH FLOOR
HALIFAX, NS
(902) 407-4068
tina.alford@corp.eastlink.ca

SURVEYING / CIVIL ENGINEERS
GENIVAR
1 SPECTACLE LAKE DRIVE
DARTMOUTH, NOVA SCOTIA
CANADA, B3B 1X7
OFFICE: (902) 835-9955
FAX: (902) 835-1645



GENIVAR

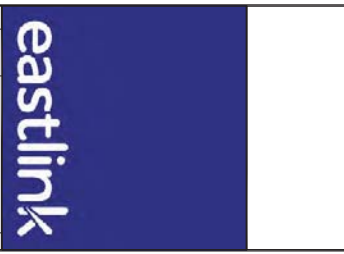
1 SPECTACLE LAKE DRIVE
DARTMOUTH, NOVA SCOTIA
CANADA, B3B 1X7
PHONE: 902 835-9955 ~ FAX: 902 835-1645
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LEGEND

OVERHEAD WIRES	— FOR HO-3 —
UTILITY POLE	W _U
PR. OVERHEAD WIRES	— OH = HO —
PR. UG WIRES	— UG = PR —
PR. UTILITY POLE	PR.U.P.



Q	15/09/13	ISSUED FOR REVIEW	K.B.
NO.	5171	REVISED	B7
 <div> <p>GENIVAR</p> <p>1000 AVENUE ELIZABETH DARTMOUTH, NEW SCOTIA PHONE: 506-260-8000 FAX: 506-260-8009 WWW.GENIVAR.CO.CA</p> </div>			
TITLE		SITE PLAN	
DESCRIPTION		30.0M MONOPOLE	
ADDRESS		90 DONALDSON AVENUE	
DATE		MAY 16, 2013	
JOB CODE		NS4032	
OWNER PROJECT #		331-14798	
DRAWN BY		C.M.B.	
CHECKED BY		I.G.	
DATE		15/09/13	
SCALE		1:500	
SHEET NO.		S1	
TOTAL SHEETS		1	

KEY MAP (N.13)

REFERENCE DRAWINGS

NOTES

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eastlink

15/07/13

ISSUED FOR REVIEW

K.B.

15/07/13

REVISION

02

GENIVAR

1 SPECTATOR LANE DRIVE

DARTMOUTH, NEW SCOTIA

PHONE: 902.808.0900 FAX: 902.808.0906

WWW.GENIVAR.COM

PROJECT

90 DONALDSON AVENUE

30.0m MONOPOLE

DATE

MAY 15, 2013

NTS

DESIGNED BY

NS4032

S5

CHECKED BY

K.B.

SCALE TO

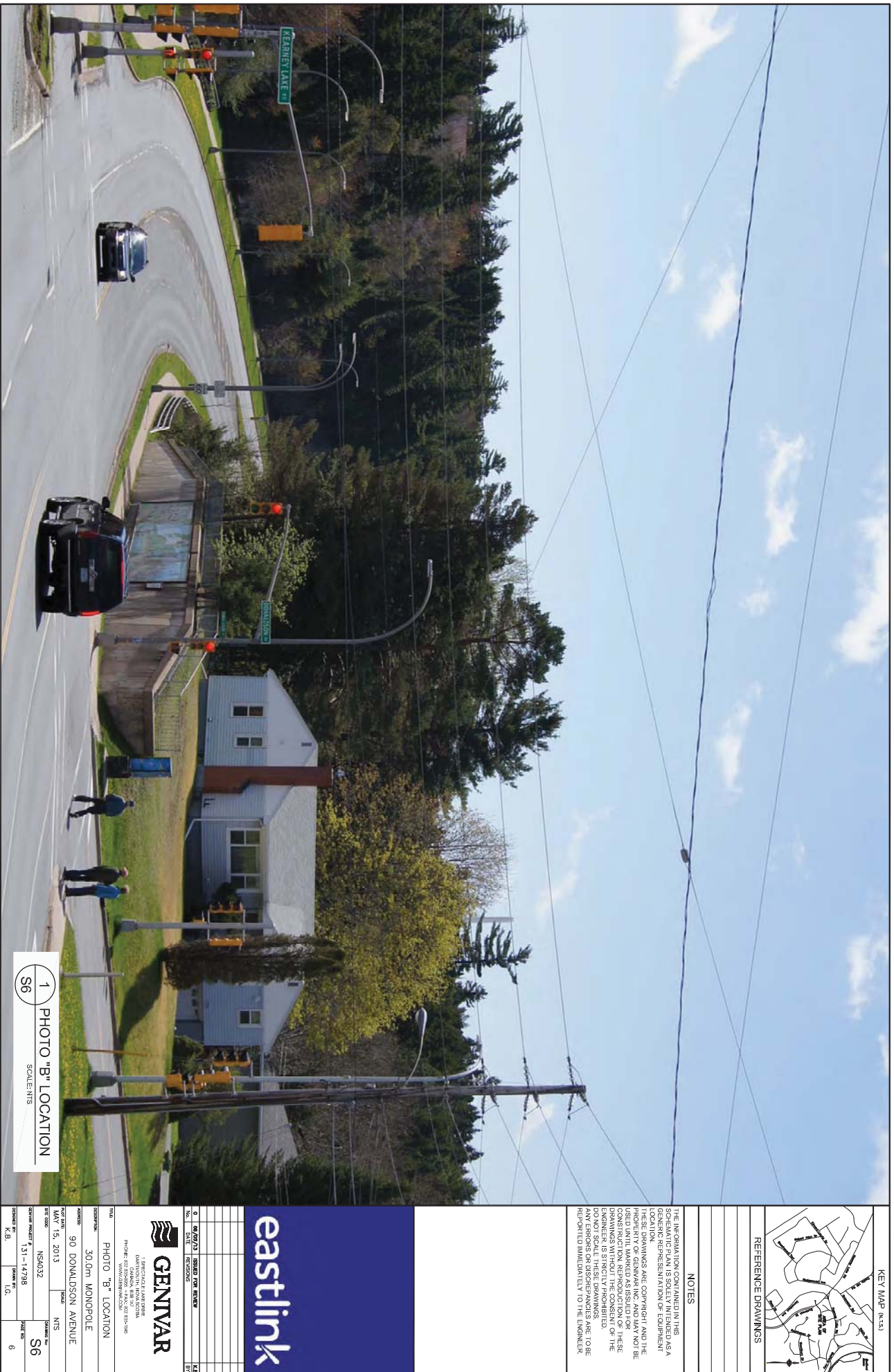
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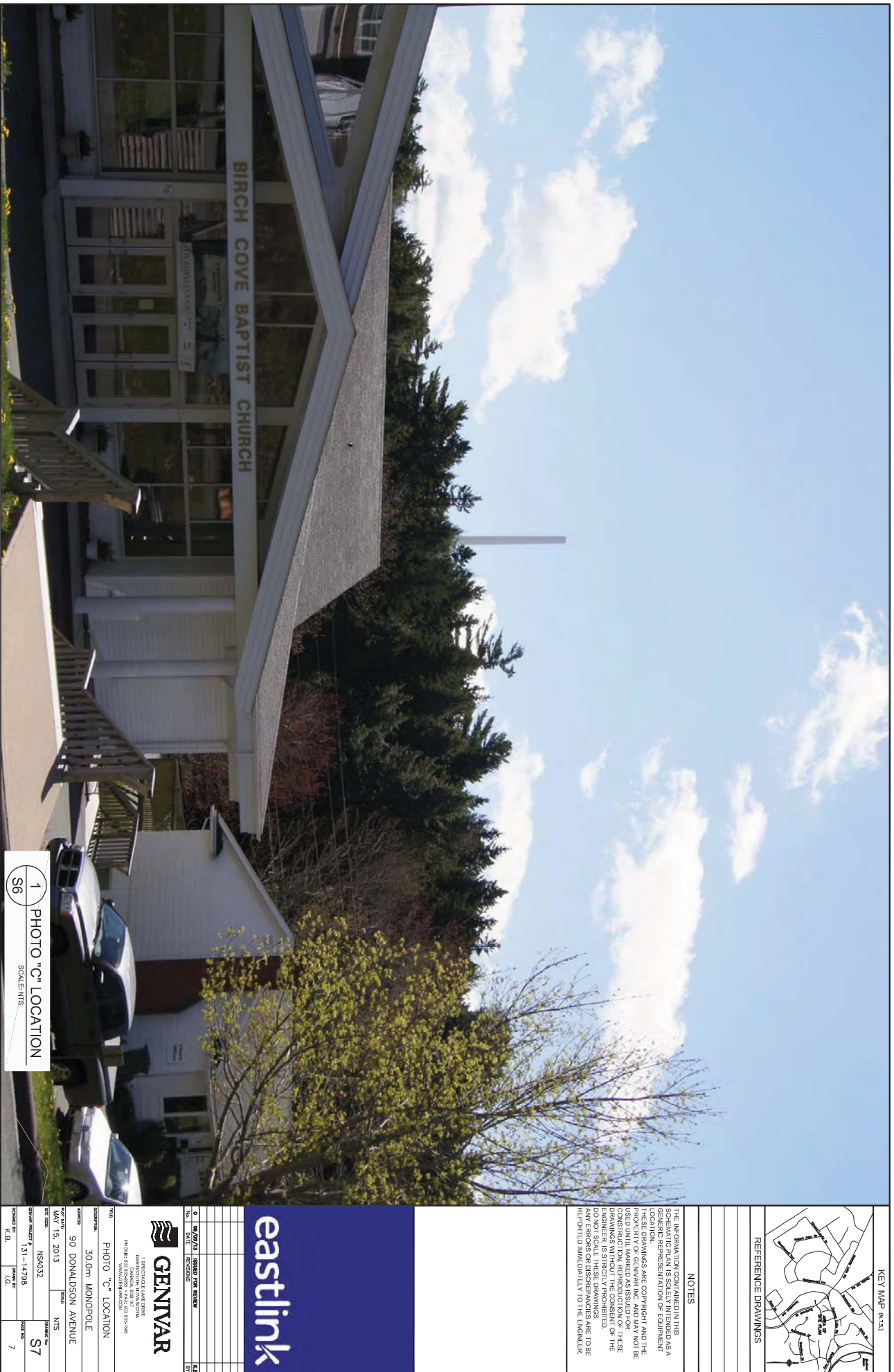
1

PHOTO "A" LOCATION

SCALE: NTS

S5





Case 19112: Attachment B
Excerpts from the Halifax MPS

PART II

7. COMMUNITY FACILITIES

Objective: The provision and improvement of recreation and community lands, facilities, and services for all ages that are deemed appropriate to the creation, maintenance, and preservation of healthy neighbourhoods and to the City.

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

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

- (i) the compatibility of the development in respect to adjacent and neighbouring uses;
- (ii) where possible and appropriate, an overall architectural and landscape design which reflects adjacent and neighbouring uses;
- (iii) the appropriateness of the site in respect to performing the particular community support function; and
- (iv) the provisions of Industrial Policy 4.6, Part II, Section II, clauses (ii) to (xi) inclusive.

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

- (ii) that entrances and exits be arranged in such a way so as to minimize the impact of additional traffic on any adjacent residential area;
- (iii) that the proposed use does not entail unacceptable nuisances, such as traffic, smoke, toxic or noxious effluents, and noise;
- (iv) that storage areas be enclosed or be visually screened from the abutting street by such means as planting materials or well-designed fences;
- (v) that service areas for trucks and other vehicles be located in areas other than the front yards;
- (vi) that front yards of an appropriate size be provided, well landscaped and including provision for tree planting;
- (vii) that drainage from large paved areas be required to be treated in cases where such drainage will result in unacceptable pollution of watercourses or water bodies;
- (viii) that appropriate measures be taken to prevent erosion or deposit of sediments away from the development site during construction and afterwards;
- (ix) that the building envelope be located in such a manner as to provide a sufficient area for landscaped open space in both front and side yards;

- (x) that areas of significant natural, aesthetic and amenity value be protected as part of the site design in accordance with Policy Sets 7 and 8 of this Plan as appropriate;
- (xi) that there be an appropriate setback of any building from abutting residential properties and that a portion of such setback be landscaped;

Case 19112: Attachment C
Resident Petition Preamble

*WE ARE LINDA AND REG VERGE, HOMEOWNERS AT [REDACTED], IN DISTRICT 12, HALIFAX.
WE ARE PRESENTING THIS PETITION TO YOU WITH REGARDS TO AN APPLICATION FROM EASTLINK TO HRM
PLANNING, CASE #19112 WHICH EFFECTS RESIDENTS IN BOTH HRM's DISTRICT 10 AND DISTRICT 12.*

PREAMBLE: RE: HRM PLANNING CASE #19112

**EASTLINK HAS APPLIED TO INDUSRTY CANADA FOR THE ERECTION OF A 30 METER "MONOPOLE" CELL
TOWER TO BE LOCATED IN THE WOODED AREA BETWEEN DUNBRACK AND DONALDSON AVE. ON
PROPERTY OWNED BY BIRCH COVE BAPTIST CHURCH.**

**THIS WOULD REQUIRE THE CUTTING OF MANY OLDER GROWTH HEMLOCK AND SPRUCE TREES FOR THE
BASE, FENCE AND ROADWAY TO THE PROPOSED TOWER, AND WILL RESULT IN A HUGE NEGATIVE
VISUAL IMPACT TO A LONG STANDING NATURAL FORRESTED URBAN AREA.**

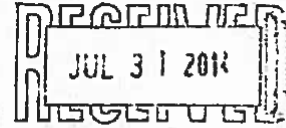
**THIS IS A RESIDENTIAL AREA, ZONED R1/R2 WITH MANY HOMES DATING BACK TO 1959 AND NEWER
HOMES RECENTLY BUILT.**

TO HRM WESTERN COMMUNITY COUNCIL:

**WE THE RESIDENTS OF THE AREAS, DISTRICT 12 AND DISTRICT 10, ARE IN OPPOSITION TO THIS, OR ANY
CELL TOWER APPLICATION IN A RESIDENTIAL R1/R2 ZONE, AND REQUEST HRM WESTERN COMMUNITY
COUNCIL TO SEND A NEGATIVE RECOMMENDATION TO INDUSTRY CANADA FOR CASE #19112.**

Case 19112: Attachment D
Cover Letter Submitted with Resident Petition

2014/7/29



HRM Planning Applications,
Western Region
PO Box 1749, Halifax, NS B3J 3A5

Attention: Miles Agar, Planner

Please accept this as a formal submission against case #19112, "Application by Eastlink to construct a tower on lands owned by Birch Cove Baptist Church, 90 Donaldson Ave."

We request that this submission and attached petition against this case form part of the public record, and be forwarded to Industry Canada.

We also request that Western Community Council send a **NEGATIVE** recommendation to Industry Canada regarding the application by Eastlink, case # 19112.

As this does not meet the LUB, any and ALL commercial development in a R1/R2 should not be given approval. Also, as this application requires the use of public (HRM) land to access the proposed site, we feel HRM is acting on behalf of the applicant, not the residents of the community, which is not acceptable.

This petition signed by 152 residents of the area clearly indicates landowners and residents of Sherwood/Wedgewood /Falcon Crest area agree that case #19112 should not be approved and that future applications for cell transmission be placed in existing commercially zoned areas and not this particular neighbourhood.

Thank you,
Reg and Linda Verge

Halifax, NS

Case 19112: Attachment E
Public Information Meeting Minutes

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case No. 19112

Thursday, January 15, 2015
7:00 p.m.
St. Peter's Anglican Church Hall

**STAFF IN
ATTENDANCE:**

Carl Purvis, Major Project Planner, HRM Planning Applications
Alden Thurston, Planning Technician, HRM Planning Applications
Cara McFarlane, Planning Controller, HRM Planning Applications

**ALSO IN
ATTENDANCE:**

Councillor Reg Rankin, District 12
Logan McDaid, Site Planner, Eastlink
Bob Warren, Site Acquisition Specialist, Eastlink
William Goulding, Manager of Radio Network Engineering, Eastlink

**PUBLIC IN
ATTENDANCE:**

Approximately 43

The meeting commenced at approximately 7:05 pm.

1. Call to order, purpose of meeting – Carl Purvis

The purpose of the Public Information Meeting (PIM) is to identify the process and the scope of the proposal and to receive feedback from the public on this application. No decisions are made at the PIM.

The PIM agenda was reviewed.

Municipal governments do not have the ability to regulate telecommunication towers. The Federal government has jurisdiction and Industry Canada is the agency that regulates these towers. Industry Canada does acknowledge that Municipal governments know the context and has the ability to reach out to the community. Therefore, Industry Canada requires that the applicant notify the Municipality of their intentions and the Municipality has the opportunity to review the proposal and provide their feedback. Staff opinion and the public's feedback will be included in a staff report that will go before Halifax and West Community Council (HWCC) who will make a recommendation to Industry Canada. Submissions are reviewed by Industry Canada, who then determines if the tower can be installed.

2. Overview of planning process – Carl Purvis

Concerns can be separated into 2 separate categories: 1) form and context concern; and 2) all of the health and safety aspects that may or may not go along with a telecom tower. HRM deals

with the aesthetics, form, character and context. The Federal government, through Health Canada, through Safety Code 6, deals with the health and safety standards.

Understanding that this is a Federal process and that ultimately the Federal government does approve these types of structures, the Municipal process is as follows: an application is received; a PIM is held; the public's feedback is included in a staff review which results in a staff report and a recommendation to HWCC; and HWCC, through a resolution, will make a recommendation to Industry Canada (concurrence, conditional concurrence or no concurrence). Industry Canada's process is as follows: hears HWCC's position and makes a decision through Industry Canada's regulation on whether to approve, approve with conditions or reject the construction of the telecom tower.

3. Presentation of Proposal – Carl Purvis

The site is located at the corner of Donaldson Avenue and Dunbrack Street (shown on slide) in the back of the church parking lot just to the southeast. The subject area is designated as Designated Residential Environments within the Halifax Municipal Planning Strategy (MPS) and Zoned R-1 and R-2 as residential areas. The tower is 26 metres (85.3 feet) from the nearest home at 100 Donaldson Avenue; 22 metres (73.8 feet) from Dunbrack Street; and 74 metres (242.8 feet) from Donaldson Avenue.

Given the fact that these towers cannot be regulated by the municipality, Section II, Policy 7.2.2 is the closest policy in the Halifax MPS to compare telecom towers against. The policy says that public uses which are industrial or service commercial in nature (including utility stations for telephone service) may be considered outside areas designated "Industrial". Therefore, telecom towers can be considered in areas that are commercial or residential. Four guidelines to consider when evaluating the proposal: compatibility (with neighbouring and adjacent uses, physical separation, view impacts, etc.), design (visual impact), appropriateness of the site (performing the particular function proposed), and industrial guidelines (setback and buffering).

One resident asked about distance separation. The closeness of the homes at ground level is mentioned but not the height of the tower and where the tower is actually emitting waves. **Mr. Purvis** explained that the separation is the distance from the pole to a property line, a roadway, or an adjacent property boundary.

Presentation of Proposal – Logan McDaid, Site Planner, Eastlink

Eastlink is a privately-owned local leader in communications and entertainment services headquartered in Halifax, NS. The company supports local communities across the region through charitable events, local school organizations, local sports teams, etc.

There is strong public support for competitive wireless services across the country and wireless in Canada right now is experiencing explosive growth. There are 27 million Canadians on cell phones (half of all phones are now wireless). The majority of 911 calls are made from cell phones and 250 million plus text messages are being sent every day.

Eastlink is the first and only provider to build their entire network using 4G LTE technology and there was a 49% site growth since launch in February 2013. On November 2013, roaming fees were eliminated throughout Canada. Recently, the company was bench-marked for speed and coverage by PC Magazine against the competition.

A map comparing 4G LTE coverage between Eastlink and the competition was shown.

Five or six years ago phones were primarily used to check emails, make phone calls and send text messages. Almost everyone was using a Blackberry at that point. Now internet, social media and music are the top three uses of mobile devices. Data was shown of current cell phone usage compared to five or six years ago. A graph showing the projected growth of Canadian mobile data traffic over the next four years was shown.

The future of wireless is global. Currently, five billion devices are in circulation and by 2020, due to the demand for global internet and streaming movie and music services, 50 billion are expected.

Two quotes from Health Canada were read: 1) "With respect to cell towers, as long as exposures respect the limits set in Health Canada's guidelines, there is no scientific reason to consider cell phone towers dangerous to the public."; and 2) Precautions to limit exposure to RF energy from cell towers are unnecessary because exposure levels are typically well below those specified in health-based exposure standards."

Community feedback is very important to Eastlink. Participation in public meetings allows the public's concerns to be heard and allows Eastlink the opportunity to respond and voice the network's concerns.

The objective of this site is to provide coverage in the Wedgewood area. Slides depicting the areas of coverage now and the coverage area with the proposed site were shown.

The site is located behind the Birch Cove Baptist Church at 90 Donaldson Avenue. The proposed site access for the tower will be off of the back of the church parking lot. It is a 30 metre (100 foot) monopole (similar to a grey telephone pole).

An aerial view of the proposed site showing access off of the back of the church property, up along Dunbrack Street and into the site itself was shown. Renderings from different viewpoints of the proposed tower were shown.

In summary, Eastlink is building a wireless network for the future to increase customer demand and provide competitive services for a better rate.

4. Questions and Comments

Alex Roberts, Donaldson Avenue – He is concerned about wildlife, environmental impact, aesthetics and property values in particular. The residents don't want a commercial entity in a residential and parkland area. Dozens of research surveys show that a cell tower has an effect on properties. People who live closer to the tower would suffer the most. Whether or not the health care issue is visible, people will not buy houses near cell towers. Taking all of this into consideration, this is the wrong place to put a cell tower.

Reg Verge, Donaldson Avenue – He echoes Mr. Roberts' words. His family purchased their property because of the natural beauty and forested area with country-style wildlife. The neighbourhood is mature and very quiet with a community church next door and great neighbours. He asked if there were representatives from Birch Cove Baptist Church in

attendance which there were not. Did Eastlink have a signed agreement with Birch Cove Baptist Church before submitting this application? Does Eastlink have a signed lease agreement with Birch Cove Baptist Church now? **Bob Warren** – There is currently a tentative agreement with the church but everything is in the proposal stage.

Mr. Verge – Is this proposed tower to serve existing customers or is it to allow Eastlink to try to increase their market share of customers in this area? **William Goulding** – The proposed site is to improve the quality and service for existing customers as well as to give the opportunity to all of the residents in the area to join Eastlink. **Mr. Verge** – What is the percentage of customers now compared to future ones in the Wedgewood area? **Mr. Goulding** – Eastlink is growing and would like to provide a good quality service for all customers, existing and new.

Mr. Verge – Why doesn't Eastlink cohabitate with Bell Aliant on the existing church chimney tower? The tower is fine for Bell Aliant's needs and signal strength. **Mr. Goulding** – Bell has been here for a while and their network base has a set of circumstances. The height is not sufficient and the location is not right for what Eastlink needs to properly set up in the area.

Mr. Verge – Why does Eastlink feel they must have total coverage at any cost? **Mr. Goulding** – Eastlink is trying to build a competitive network with a good quality of service to all subscribers, existing and future. **One resident** – Mr. Agar mentioned that the church approached Eastlink about leasing the property. Eastlink could go to Bayers Lake which is not a designated R-1/R-2 Zone.

Mr. Verge – In the proposal it was stated that another carrier wishes to cohabitate on this proposed monopole tower. How much of a height increase is allowed for each cohabit? How many cohabits are allowed on each pole and how many antenna rays are allowed? **Mr. Warren** – The proposed tower is called a stealth monopole. The antennas are encapsulated. The tower is being built so it can accommodate another carrier should one decide to collocate. Eastlink is not proposing an increase in height to the tower. The tower being proposed is not going to be increased to accommodate another carrier. **Mr. Verge** – Industry Canada says that an allowable 10% extension can be granted for each additional carrier that cohabitates on the pole. **Mr. Warren** – If another carrier wants to collocate on the tower, if it is possible, it would be below the top of the structure.

Mr. Verge – He is hoping Eastlink does not allow antennas on the stealth monopole tower like the ones located on Wyse Road in Dartmouth and behind the theatres in Bayers Lake. He believes those ones started as monopole towers. **Mr. McDaid** – Eastlink is proposing the stealth monopole as it does not have any antennas visible on the outside. The structures previously mentioned are in industrial/commercial areas and were intended to have antennas on top.

Mr. Verge – Why can't Eastlink erect a monopole tower in the commercial space at Kearney Lake Road and Parkland Drive to serve their needs? **Mr. Goulding** – The way that the rays work won't allow proper service to customers from there. The land in this area is hilly and like a bowl. **Mr. Verge** – There were never any proposals shown for the commercial space up in Parkland/Kearney Lake area. Was a study done? **Mr. Goulding** – There was but it did not work. **Mr. Verge** – Why can't Eastlink utilize the existing HRM-owned boulevard, between the two lanes of traffic on Dunbrack Street, from Ross Street down to Kearney Lake Road, to erect as many sub 15 poles as required to satisfy the need for complete coverage. HRM would appreciate the extra revenue and Nova Scotia Power (NSP) would be more than happy to supply all the underground power required. It would blend in.

Mr. Verge – As a community-minded company, Eastlink is showing complete disrespect and disregard for all area residents by suggesting that Eastlink would undertake such a commercial application and put a cell tower in a purely and complete residential area. **Mr. McDaid** – Staff need to be in front of the public, make it official and hear everyone's comments and concerns.

Mr. Verge – How does Eastlink propose to compensate abutting property owners and others in the area for the devaluation of their homes due to the construction of this commercial 30 metre plus tower in a strictly residential, R-1/R-2 Zoned, neighbourhood. **Mr. McDaid** – He couldn't speak to any real estate issues or perceived loss in property value.

Mr. Verge – Who did the rendering of the proposed tower? It is very inaccurate. **Mr. McDaid** – WSP Canada, a third party engineering company, did the renderings which are very good representations of what the proposed tower would look like.

Mr. Verge – He strongly urged and requested HRM HWCC to send a negative recommendation to Industry Canada and any future requests regarding a placement of a cellular transmission tower, whether it is sub 15 metres or not, to be placed in this R-1/R-2 Zoned area.

Lea Anne McLeod, Wedgewood Park – Referring to the coverage area shown, does that mean those people cannot receive Eastlink services at this point in time? **Mr. McDaid** – They are below industry established standards. **Mr. Goulding** – We are not receiving complaints from customers, but through customer feedback and data collected through our network, there is a problem in the area. **Ms. McLeod** – Suggests that the Wedgewood area is 50 years old and there will not be any great population growth in the area. She suggests this proposal is to service the people in Bedford South, top of Larry Uteck Boulevard where there are commercial/industrial areas. She asked Eastlink to find alternate ways. Churches are finding times hard, but alienating all the community or at least these families is not building the church very well. She asked several times for a list of alternate sites for this catchment area? **Mr. Warren** – He explained how a site is determined but a list wasn't provided. There were not a lot of available sites in this area. Other sites and existing structures were looked at but they did not work. The idea is to find a location that's going to provide a result for what the objectives are. **Ms. McLeod** is not buying that there is not another piece of land available in the area. She wants to see a list of other potential sites. It would go a long way towards relations and make the residents feel less suspicious.

Ms. McLeod – She has been exposed to radiation due to health issues and does not want further exposure. HRM needs to protect their citizens by setting strict setback distances from permanent residences and workplaces. Consider changing the rules so other communities don't have to go through this and Eastlink can go about doing its business and supporting local communities.

Mike Walley, Broadholm Lane – Is it Policy 7.2.2 that decides it is appropriate to have a commercial venture in a residential neighbourhood? Because it is a cell phone industry, they are exempt from the normal zoning procedures and are automatically granted an exception assuming it is approved through the process. **Mr. Purvis** – The Federal government exempts telecom communications from zoning by-laws. HRM has a process to receive community feedback and provide a recommendation to the Federal Government, but HRM is not allowed to have legislation which governs telecoms. **A resident** – Mr. Agar mentioned that a policy for cell towers is being developed. When will it be complete and why isn't this application waiting for that policy? **Mr. Purvis** – This has been the process for the past several years. There is something developing in the form of an Administrative Order which Council would have to

approve. This could be a minimum of six months.

Mr. Walley, Broadholm Lane – If Eastlink stipulates that their application complies with Safety Code 6, does HRM assume it is fine and the decision is based purely on aesthetic and public reaction? Are outside consultants brought in to assess what is being said to be true? **Mr. Purvis** – HRM doesn't have the level of expertise to talk about health issues. Safety concerns are purely in the jurisdiction of the Federal government. **Mr. Goulding** – Industry Canada overlooks the industry very closely. Eastlink has to report all infrastructure assessments and every change on a regular basis. Industry Canada can audit any site to make sure they comply with all of the regulations.

Mr. Walley, Broadholm Lane – He believes the application calls for six antennas. The 100 foot tower will be sold or sub-leased to generate revenue. If HRM ultimately approved this, can conditions on height of the tower and the number of antennas be stipulated? **Mr. Purvis** – HRM could potentially recommend in favour of the tower with conditions. **Mr. Walley** – If HRM does not use outside consultants to verify Eastlink's needs, wants and safety, how can the public be assured there will be conditions that are considered to be beneficial to all in some way. **Mr. Purvis** – HRM has the ability to work not only with the applicants but also with Industry Canada. Industry Canada has the expertise to assist. Health concerns are not part of this process. **Mr. Walley** – He hopes that staff will limit the damage by making sure the tower is not taller than it has to be (which is not 100 feet) and is not going to include a continual add-on of antennas (internal or external). It is a travesty that it is happening.

Gabrielle Tompkins MacDonald, Donaldson Avenue – She is mostly concerned about the potential health effects. She read through portions of the Royal Society of Canada (RSC) report (165 pages) which explored if any revisions should be made to Safety Code 6. Data on radio frequency (RF) energy is insufficient at this point in time. She read some quotes from the report. The report thoroughly discusses precautionary principles and to ere on the side of caution even if the scientific evidence hasn't yet clearly established a problem. This seems to be an appropriate time to use precaution ahead of increasing the number of cell towers in residential neighbourhoods. Some countries have restricted cell towers in sensitive areas such as schools. The proposed tower at Birch Cove Baptist Church would be on the same property as a preschool and one block from a larger preschool. An article in the Herald said that Eastlink is prioritizing applications on church properties with three new proposals as of April 2014. This might be a time to push for a church wide discussion on whether this is something the broader church community is in support of. These conversations should be emphasized before too many additional towers are grandfathered on a case by case basis for financial support.

Larry Pope, Donaldson Avenue – He agrees with everything that Mr. Robert's said. Donaldson Avenue has become toxic. He showed two letters of apology he received from the former Mayor regarding the cell tower that was constructed across from his property. Eastlink cannot prove to us that this is safe. The tower doesn't belong on Donaldson Avenue where wildlife roams now or where it infringes on people's lives and hurts them financially, mentally and physically. Twenty years from now companies will be tearing these towers down because there will be another way of doing things. A petition has been circulated because what Eastlink is doing is wrong. He read a reply from a Councillor he wrote to regarding the installation of the cell towers. The response referenced the Federal government having the final decision on approval of cell towers and public consultation is not necessary. He hopes this process will be done fairly and most of all in an honest manner.

Christine Silver Smith, Donaldson Avenue – Will the tower have lighting? Is there potential to

increase the tower's height? If so, will it become a navigation issue? **Mr. Goulding** – The tower will not be lit. **Mr. McDaid** – There are no current plans to increase the tower but there is always the potential. All tower applications have to be approved by Transport Canada and Nav Canada. In this case, lighting is not needed. Eastlink would have to reapply for any height increases. **Ms. Silver Smith** – She mentioned that the new development across the street would be a good spot for the tower but the developer doesn't want it as it would impact revenue from his development. **Mr. Goulding** – That site won't work because of the topography of the land. **Ms. Silver Smith** – there is a little hostility here because this whole thing seeped out in the most awkward way. Very poor PR. The whole community is part of this. The tower should not be in the middle of a residential area. HRM should show the interest in the people who are paying taxes, use the money and bring in the expertise when needed. This should have stopped long ago when people were signing the petition.

Irene Phinney, Wedgewood Avenue – Wedgewood is the same as it was 43 years ago. The premise that Eastlink needs this because of growth in the area is nonsense. All of the residents are against it. People want to get rid of their Eastlink because they are annoyed. The tower will not be the same as depicted in the renderings. She is disgusted with Eastlink and thinks the pastor from Birch Cove Baptist Church should be in attendance.

Barbara Schatz, Donaldson Avenue – The community is pleased to have the opportunity to at least speak against this application. The geography of the community is unique with people who have unique concerns and with immune suppression. She has a medical device implanted in her chest. There are guidelines stating that there is a risk of reversion and shock when there is certain exposure to electromagnetic interference (not just interference from one tower but combination of interferences). The interferences can prevent getting proper treatment. Total exposure is a combination of all waves acting together. There is a calculation to figure out the impact in an area. Infraction has been known to happen in this area due to electromagnetic waves. The National Research Council has 500 studies on this subject but not one has studied the unique situation or the influence of the two cell phone towers in our neighbourhood. Defraction is real and this is not safe. It is the responsibility of Eastlink to deal with defraction and look at the situation. They rule the community in because of terrain, they should rule it out because of terrain. This defraction issue and the influence of the multiple towers absolutely have to be considered. Eastlink is a big company and they can do the research.

Kelsey Green – He understands that the policy has been underway for many years. What is the delay? It doesn't make sense to implement a policy after build-out has been achieved. **Mr. Purvis** – A report is in the review process now and will go in front of committee. Hopefully it will be rolled out quickly. **Mr. Green** – Are cell tower locations considered new greenfield developments under the current HRM policies, by-laws and development agreements? **Mr. Purvis** – HRM policies, by-laws and development agreements don't speak directly and specifically to the telecom because it does not regulate them. The Federal government has indicated to us that we cannot oblige a telecom to follow Municipal regulations or by-laws.

Mr. Green - When was this application made? **Mr. McDaid** – Early Spring 2014. **Mr. Green** – When would that expire? **Mr. Purvis** – Applications don't typically expire as long as progress is continuously being made. **Mr. McDaid** – Eastlink was given a deadline that was met. The reason for the delay was the time it took to look into other potential options.

Mr. Green – How many current complaints do you have in the area? Do you have bundle deals in the area? **Mr. McDaid** – There are complaints and he couldn't speak to the kind of services customers in the area have.

Mr. Green – His house is on the highest peak in the area and his children's treehouse is about 40 metres directly across the road, at almost the same height of the tower. There are guides to prevent the signal from the tower to travel directly to the ground. Are there any concerns for the signal travelling perpendicular from the tower? **Mr. Goulding** – The tower is transmitting in watts. Emissions work like a flashlight. The energy needs to go as far as it can. Eastlink is trying to keep the minimum amount of energy and provide good service. **Mr. Green** – He asked if Eastlink be willing to do a RF audit at his house pre and post construction. **Mr. Goulding** – Those things can be discussed and taken into consideration. Eastlink makes sure the networks are safe and are working within Industry Canada safety standards.

Mr. Green – He does not believe that the sign on the site follows the proper requirements. It is located far in the woods and buried a bit.

Mr. Green – How many square feet of treed land is going to be cleared and grubbed? **Mr. Warren** – The compound area is 10 x 10 metres and the intention is to maintain the existing tree buffers that are along the side of Dunbrack. The access road will be about 15 feet, a single lane.

Mr. Green – Which is more of an issue, the hills or the trees as far as obstructions go? **Mr. Goulding** – The hill is the most important but trees have an impact.

Mr. Green – What is the zone on that piece of land? Can someone install a wind turbine there? A turbine is similar in height and diameter. He understands one wouldn't be permitted. **Mr. Purvis** – The site is zoned R-1/R-2, residential. He would have to confirm the answer to the wind turbine.

Mr. Green - Is this going to reduce cell phone costs? **Mr. Goulding** – Eastlink hopes it would.

Mr. Green – Would Eastlink consider withdrawing their application? Would a petition have any impact? **Mr. McDaid** – Eastlink would follow through now that the process has begun but a petition may impact the final decision.

One resident – Asked if Mr. Purvis will be involved in writing the proposal to Council. She is concerned that he is not aware of all the details. **Mr. Purvis** – Himself and Mr. Agar will work together. **Resident** – Referring to some research data mostly from the US, she indicated that cell phone tower exposes the public to involuntary chronic cumulative RF radiation causing adverse health effects. One report states that there is no safe level of electromagnetic radiation (EMR). Analysts have recommended that EMR be classified as a “probable human carcinogen”. The California Public Utility Commission has urged the cell phone industry to not locate towers near schools or hospitals. The World Health Organization (WHO) reports many studies have addressed possible links between exposure to RF fields and excess risks of cancer. The safety of RF has not been established nor has the necessary research been conducted to test it. Radiation, once considered safe, is now linked with increases in many adverse health effects. One researcher states that existing safety guidelines for cell phone towers are completely inadequate since they focus only on the thermal effects of exposure.

Tony Cranford, Donaldson Avenue – He echoes the wide range of concerns, especially the health concerns and the process, expressed at this meeting. Residents need to speak to the bodies that can listen to the health concerns. It's not too late to fix this. After this stage, there should be a follow up meeting with the Federal officials, Industry Canada and Health Canada, to

deal with health concerns. People with existing health issues, young and old, are very vulnerable. City Staff have to make this process work for the public. **Mr. Purvis** – HRM does not have the expertise in that field. He gave contact information for the Federal government.

Scott Nelson, Wedgewood Avenue – He encouraged everyone to put their concerns in writing and send them to HRM. Written submissions will be included as an appendix in the staff report. HRM is allowing an industrial site inside pristine woodland that is used by wildlife and by children for recreation. There will be a visual impact from a 100 foot tower. Trees are needed to absorb emissions and there are not many trees left in that part of the community. He feels this process is flawed. Why are we here if health is not being considered? No one knows 40 years from now the adverse health effects from the RF as the data is not available. This is a crime against the community. Renderings from consultants that the applicant is paying for is insulting to the residents' intelligence. Eastlink is putting profits before people. He does not want the cell tower in his neighbourhood.

One resident had concerns about the notification area. Notices should have been sent to the entire community.

5. Closing Comments

Mr. Purvis thanked everyone for coming and expressing their comments.

6. Adjournment

The meeting adjourned at approximately 9:33 p.m.

Case 19112: Attachment F
Additional Written Comments from the Public

Submitted by email on April 21, 2014:

Subject: Planning Case 19112 - Cell Tower, Dunbrack.

Mr. Walker,

-----While I am using my work email for ease of communication, the views expressed below are solely my own personal views.-----

Thank you for your work on Regional Council. I watched many of the Budget sessions and feel that you and your colleagues did a top-notch job on the budget process this year. I was very impressed.

I have recently become aware of the proposed cell tower intended to be constructed across the street from my house. I live at [REDACTED] and I back on to Dunbrack Street. When I look off the rock ledge at the back of my property, I overlook the sign, required by HRM, noting the location where the tower will be located (and where the change in zoning will take place).

My property is elevated at its highest point, an estimated 15-20 m over Dunbrack Street. This would put the new Tower only 10-15 m above my house. My three Children (ages 7, 5 and 2) enjoy playing in their tree house in the back yard. The Tower will be placed approximately 75 m (225') across the street from their tree house.

We currently have no issues with cell phone services, I use Telus, and my wife uses Bell. We have extended family who use Rogers and they have no issues either.

I have a few concerns that, due to the lack of information, I am unable to determine a suitable understanding of. I am hoping that you would be able to help me further understand some of my concerns. They are as follows:

1. The planning application for this land use change (as available on the HRM planning website) seems to miss, or not fully, represent the extent of this project.
 - a. The application states that another carrier wishes to co-locate. Generally this means the tower would be required to be taller to accommodate the separation of additional antenna. The application does not clarify this point. Will the 30 m pole proposed, end up being 35m or 40m? I believe this should be clarified.
 - b. The proponent's Comprehensive analysis shows 2 options, 15m and 30m at the "Church." The lack of options and discrepancies in the submission would normally be of concern on a submission for re-zoning. I have highlighted some below:
 - i. It should be noted that the 15m analysis uses a pole height of 14m in the actual software, while the 30m pole uses 30m. Using a lower tower in the model would impact the analysis.

- ii. There are no coloured tick marks (indicating the levels of reception) on Falcon Place, Chelmsford Place, some of Wentworth Road and other streets within the area of concern.
 - iii. There is also no way to compare pre-tower and post tower to understand if the tower is truly required.
 - iv. The drawings and antenna list are for the 15m pole and indicate that the owner is "Bell" and on Donaldson Avenue. This is clearly not the case.
- 2. HRM's Urban Forestry Master Plan, (2nd Edition), has many recommendations, priorities and implementation strategies throughout the 460 page document. The Master Plan was developed by leading researchers at Dalhousie in consultation with the residents, and constituents of HRM.
 - a. We are seeing major changes to the Urban Forests in our neighbourhood.
 - i. The lot on the corner of Wentworth Road and Dunbrack was entirely clear cut, not one tree left. This was done prior to a development application being made, but with the earth work being done, will be undertaken soon. While this is not prohibited under current by-laws, regulations or other municipal standards, it does go against the intent of having clearing limits for developments.
 - ii. The Former Sobeys's Lands (Maritime Transmitter Lands) was cut as well in preparation for the work being undertaken for the mix-use residential and commercial development.

Further clear-cutting will, in my opinion, continue to devalue our neighbourhood, our property values and the natural beauty of our community and impact the limited wildlife that we have in our neighbourhood. We have at least 6 deer (we have seen 6 this spring all together) that frequent our side and the other side of Dunbrack Street, as well as many birds, small animals, etc, that use the remaining Urban forest. Cutting that much urban forest is significant cost for a single cell tower.

- 3. Level of Service / Number of Service Providers. – There are many cellular services providers in the area, including, Bell, Telus, Rogers and already Eastlink. In the application by Eastlink the new tower will improve their current coverage in the area. The current issues with coverage are the "Tree Cover" and "Collateral". It appears that "Collateral" is ground, homes, utility poles or anything else in the way. The area in question has Tree Cover and variation in lands that the residents enjoy. This is why many people move into the neighbourhood as it is not clear cut as with other developments.

Looking at the coverage maps provided, the improvement in coverage does not seem drastic and alternative options could be undertaken for residents who use Eastlink cell phone services in their homes. There are Routers that will connect the cell phone signal (3G/4G/LTE) into the network. This is not Wifi, but the actual cell phone signal. As it is uncertain how many people will benefit from this new tower, but looking at the benefit to Eastlink users, perhaps having this Cell enabled Routers in homes would be a more prudent and cost effective approach. It would seem that many Eastlink wireless subscribers would also have internet, or TV through the same provider.

- 4. Safety. I understand that cell towers have been around for a long time and that they are considered generally safe to people. Current Health Canada standards were updated in 2009. There have been however, more recent studies that have raised concerns over exposure limits.

- a. Does HRM review applications with respect to Safety?
- b. I understand that a safety screen/deflector is used to prevent radiation from the tower from hitting the ground below. My backyard is going to be 75 m, nearly straight line across the street. Is this location safe from radiation? Can measurements be taken before and if the tower is installed at my children's tree house to confirm radiation levels are safe?
- c. It is understood that Health Canada is moving develop an updated safety regulations that should be released in the near future. Can this be confirmed? Along what timeline? Perhaps this should be postponed until the new regulations are issued.
5. Subdivision Planning and Development – Are Cell Towers planned into new developments? They are in many communities, and should be here as well. Clearly this area is not new development, but there may be a more suitable scenario to put the cell tower onto a new building on the Sobey's Lands. Is there any way of knowing if this location has been considered, as there is also limited service down near Torrington, Tremont, Lynwood, which could be covered by this location. The cell antenna could be located on top of the proposed medium rise buildings, or a separate tower planned into the development.
6. There has been no economic benefit discussion in the application. How will the costs associated with this project be justified to the community?
 - a. Ex. Utility poles are justified as they bring power to homes that allow them to function at increased rates over not having power. But would a second, or in this case a 4th set of power poles be justified to provide service to an area that already has power?
 - b. This will likely reduce the valuation on the neighbouring properties. It is unclear at this point by what extent.

In conclusion, with my current understanding, I feel that there has **not** been a case put forward that validates locating the Tower at this location. This is merely an "East Fit". Points against the proposed location of this pole include:

1. The application is not clear on what they plan to do and appears to have several inconsistencies.
2. The undertaking is not in accordance with HRM's Urban Forest Master Plan recommendations.
3. Not clear if it increases the level of service as there are already and significant number of service providers covering the area.
4. Safety regulations are in flux and I would suggest that we should lean to the side of caution until they are clear.
5. There are other options that have not been evaluated, other locations, Cell-Routers, etc.
6. Economic benefit is not suitable to justify this undertaking.

Thank you for taking the time to review my email. Perhaps there is further information available that may reveal solution to my concerns. I hope there is.

-----Again, the view expressed here within are my own. -----

Best Regards,

Kelsey Green

Submitted by email on April 25, 2014:

Dear Mr. Agar,

We would like to object to the erection of the cell phone tower on the lands of Birch Cove Baptist Church, case #19112. We ask that this email be included in the written submissions objecting to this proposal and that Council recommend to Industry Canada this proposal not be approved.

Sincerely,

Greg and Carol Burk

Submitted by email on April 29, 2014:

Miles Agar, Planner
Planning Applications, Western Region

Dear Mr. Agar;

I am writing to you to state my objection to the establishment of a cell phone tower at Birch Cove Baptist Church, 50 Donaldson Avenue in Halifax.

I presently live on the property adjacent to Birch Cove Baptist Church, [REDACTED].

The reasons for my objection to this tower are:

Cell phone towers should not be constructed in residential neighbourhoods. Other locations are better suited to cell phone tower placement.

This cell tower, proposed by Eastlink, is very close to homes on Donaldson Avenue and it could pose a health risk to residents.

A 30 metre tower rising out of a stand of trees is not a desirable view for me.

This cell tower has the potential to reduce my property value.

And finally, should this be approved, I must live with a decision that I was not consulted about and I do not want. The Church members worship here, I live here.

I do not want a cell phone tower located on Birch Cove Baptist Church lands.

Sincerely,

Lyn Morrison

Submitted by email on May 5, 2014:

Attention: Miles Agar.

Dear Miles Agar,

It has been brought to my attention that a plan is being developed to increase capacity by making another cell tower (30 meters high) in our Community. I have good reason to protest this plan.

Since the time when the first tower was erected on Donaldson Avenue, I have been experiencing headaches, daily. I mentioned it to my neighbors at that time.

Here is the conundrum: I went away to the Caribbean for two weeks....and **experienced no headaches**. I came back on the 27th of April, (to this area near Donaldson Avenue), and I am again having the headaches!

I am not a whiner and do not look around for sympathy....but this I can attest to that the tower with power waves is not right in our neighborhood.

I am pleased to display a Rejection-sign on my property.

Please, do not increase the power waves, and in fact, I entreat you to remove the standing Tower at the Church on Donaldson Avenue.

Faithfully,
Doreen Crick

Submitted by email on May 12, 2014:

Subject: Cell tower 90 Donaldson Ave.

Dear Mr. Agar:

I am writing to express my concern regarding the plans of EastLink to install a 30 metre cell phone tower at 90 Donaldson Avenue (a property that already has a cell phone tower).

The following are my points against the tower:

1. The first cell phone tower was installed without transparency and consideration of the surrounding community.
2. At this point in time we are without a councillor to represent us concerning this troubling issue. However I feel we have a strong voice in Diana Whalen and Geoff Regan.
3. Could not the two companies involved use the same tower?
4. The cumulated effect of the RF rays transmitted from two cell towers is unknown. The effect on young children is even greater as reported in numerous studies. Day care centres are located in close proximity to the proposed site.
5. Technology is changing so rapidly that it is difficult to comprehend the effect of the RF rays in the future. Anything that can be done to reduce what currently is happening or may happen is a no brainer.
6. Anecdotal observations from this neighbourhood suggest a high incidence of cancer among both young and old, potentially from radiation. The neighbourhood currently lives in close proximity to high energy electric power lines. More radiation is not needed.

I hope you will consider my concerns carefully in your deliberations.

Yours truly
Dianna Chesley

Submitted by email on June 11, 2014:

Dear Miles.

Thanks for your voice message.

I am writing to formally lodge my objection to the proposed monopole cell tower on the land adjoining Dunbrack South and Donaldson Ave.

I object strongly to this proposal on the grounds that it will obscure our views, contribute to light pollution and drive down our property value. In addition, I am very concerned about the possible effects of radiation on my young children and the remainder of our family and our community.

Cllr Rankin copied in on this email along with MLA Diana Whalen.

Yours Sincerely,

Scott Neilson

Submitted by email on January 29, 2015:

Miles Agar and Carl Purvis,

January 28, 2015

After attending the PIM on January 15, 2015, please accept this email as a submission against Case # 19112, based on the aesthetics of this, and any proposed cell tower on this particular property.

There are several points regarding aesthetics that I would like to touch on.

#1. The proposed 10 X 10 meter base that the Applicant needs to install for their tower requires the cutting down of old growth forest that is presently “park like”, and enjoyed as such for many of the residents.

It not only means cutting down of this forest for their base, but also requires a cut down zone of 18.288 meters squared total swath for access to their base only.

It also requires the cut down of ALL trees and growth for their access road to their base which is approx. 48.350 meters in length (probable more) and 5 meters in width.

In addition to their roadway cut, they need to make the cut swath 18.288 meters in width overall for the accommodation of construction equipment and overhead wiring and utility poles.

For the applicant to carry out this clear cutting of land just for their access to, and construction of their tower, it is excessive, and will create an eyesore in an otherwise “park like”, “pristine” natural area. I feel that is unnecessary and should not be allowed.

#2. The applicant has included in their proposal, the installation of five [5] additional utility poles with overhead electrical and fibre optic lines. In my opinion this is excessive and will create an eyesore in what is now presently a natural green belt between us and the traffic of Dunbrack Street.

Along with their massive over cutting of old growth Hemlocks, and their installation of a 8 foot high barbed wire security fence, they intend to make what is a beautiful hemlock wooded play area, explored and enjoyed by many generations past and continues to attract families, into an ugly commercial money grabbing enterprise that does not fit the aesthetics of this area.

#3. The applicant has shown in their application that they intend to install, and be part of their installation, a back up GENERATOR.!!!

This really concerns me as so many power outages in the past means that each time that GENERATOR comes on, I and the rest of the neighbourhood will be awoken if sleeping, or annoyed if awake. Especially undesirable when working night shifts as some of us in the area do. I understand that many companies sell “quite” generators, but being in the same type of industry/business, I can affirm that “at best” they are NOT QUIET in an area that is as quite and country like as ours.

#4. The applicant has shown on their plans that they need to have an underground electrical and fibre optic supply in addition to their OVERHEAD supply with the additional 5 utility poles. My concern with this is that it means blasting of the bedrock that forms this areas natural base, and damage to ours, and other residents homes are quite possible, and can be expected.

Although this is not an aesthetics’ point, I would like to add this as a submission against Case #19112. The applicant, at the PIM, January 15, 2015, stated that their base that is to be used to mount their 30 meter tower (with the possible addition to height from additional carriers) is approx. 85 feet (using their terms of reference) from the abutting property, which is ours, is VERY close to not only OUR property line, BUT OUR HOME!!! I am not a math major, BUT can carry the nots enough to figure that if their tower is 100 PLUS possible feet in the air and it is 85 feet away from my property, given the “possibility” that “something may/could happen” (like White Juan, or other major astronomical event) and it falls down during a “Nor’easter”!!! It could possible fall directly on top of OUR HOME!!!! I find that COMPLETELY AND TOTALLY UNACCEPTABLE !!!

I beg you Miles Agar, Carl Purvis, And ALL of HRM Council to implement a strategic plan for the placement of cellular tower(s) (with them being 15 meters, or more) in HRM, as a whole, !!! and ESPECIALLY in RESIDENTIAL ZONED AREAS.

Moving forward, this all appears if allowed to continue, to be a bleak future for anyone wishing to settle or reside in this unique area of Sherwood/Wedgewood Park.

Thank you.
Reg and Linda Verge

Submitted by email on February 2, 2015:

Dear Mr Agar.

Please note my objection to Eastlink's application to build a cellphone tower in our community (case 19112).

Putting aside my concerns about the effect of the tower on our health (a factor I note the HRM refuses to consider during this kind of application), I oppose the application on the following grounds:

- The tower will create an industrial site in pristine woodland currently used by wildlife and by young families for recreation - a significant concern in an age of fast-growing child obesity
- In addition, these trees are currently buffering families from the emissions created by vehicles on Dunbrack South. The tower would therefore significantly damage our environment.
- Images showing the visual impact of the tower on our neighbourhood's view plan were in fact created by a consultancy paid by Eastlink - and can't as such be fully trusted in terms of the tower's actual impact on our community's view plane.
- The planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology - dramatically increasing the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not actually yet have a policy on cellphone tower applications - and in light of the objectives I have raised above, I urge you strongly to recommend to Industry Canada that this application is REJECTED.

I thank you for your time and assistance with this matter.

Yours Sincerely,

Scott Neilson BA, Dip. Journalism

Submitted by email on February 2, 2015:

February 2, 2015

Dear Mr Agar.

Please note my objection to Eastlink's application to build a cellphone tower in my community (case 19112).

Putting aside my concerns about the effect of the tower on our health (a factor I note the HRM refuses to consider during this kind of application), I oppose the application on the following grounds:

- This is a residential neighbourhood. HRM has bylaws for a reason. Please enforce those bylaws that are on the books and keep my neighbourhood cell phone tower free. or in this case set a standard for cell phone tower applications in the future that keep them out of residentially zoned areas.
- The tower will create an industrial site in pristine woodland currently used by wildlife and by young families for recreation - a significant concern in an age of fast-growing child obesity
- In addition, these trees are currently buffering families from the emissions created by vehicles on Dunbrack South. The tower would therefore significantly damage our environment.
- Images showing the visual impact of the tower on our neighbourhood's view plan were in fact created by a consultancy paid by Eastlink - and can't as such be fully trusted in terms of the tower's actual impact on our community's view plane.
- The planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology – dramatically increasing the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not actually yet have a policy on cellphone tower applications - and in light of the objectives I have raised above, I urge you strongly to recommend to Industry Canada that this application is REJECTED.

I thank you for your time and assistance with this matter.

Yours Sincerely,

Gretchen Phinney

Submitted by email on February 2, 2015:

February 2, 2015

Dear Mr Agar,

Please note my strong objection to Eastlink's application to build a cellphone tower in our community (case 19112, 50 Donaldson Avenue).

I am gravely concerned about the well documented negative health effects from the radiation emitting from cell phone tower and that Halifax refuses to consider the health of citizens. Putting aside the negative health effects on me, my neighbours health, and the staff and children at the two nearby day care centers I oppose the application on the following grounds:

Site development and access road for the proposed cell phone tower will create an industrial site where currently 3 or 4th generation established urban forest lives. This urban forests is currently used by wildlife and by young families for recreation and buffers residents from the emissions created by vehicles on Dunbrack South. The tower would therefore significantly damage our environment. This flies in the face of the City of Halifax's recently announced [Urban Forest Master Plan](#) and current research on the benefits of a simple walk in the woods. Here is one excerpt from Halifax's own website:

" Urban Forest Master Plan Takes Root: 2014 Spring Street Tree Planting

Five urban forest neighbourhoods have been selected to take part in a pilot program to significantly increase the number of street trees in Halifax. Each neighbourhood will have about 300 trees planted each year for the next five years. Click on the following areas to see where new trees were planted last year and where more trees will be planted this spring:

[Colby Village](#), [Connaught/Quinpool](#), [Eastern Passage](#), [Fairview](#) and [North End Halifax](#).

The pilot program will include improved tree care and maintenance programs. A variety of hardy native tree species will be selected. In years to come these trees will beautify their urban forest neighbourhoods and grow tall to form a protective canopy cover. "

With the land immediate across Dunbrack Street from the proposed cell tower being actively cleared to bare earth, (Rockingham South, Case 17002) to make way for over 3000 new residents, could the urban forest at 50 Donaldson be purchased by Halifax for assessed value and become part of Urban Forest Neighbourhoods initiative? I have attached photo graphs that illustrate the amount of urban forest planned or recently cleared from Rockingham to Larry Uteck.

My additional concerns in respect to the proposed tower are:

- Images showing the visual impact of the tower on our neighbourhood's view plan were in fact created by a consultancy paid by Eastlink - and can't as such be fully trusted in terms of the tower's actual impact on our community's view plane.
- The planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology – dramatically increasing the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not actually yet have a policy on cellphone tower applications - and in light of

the objectives I have raised above, I urge you strongly to recommend to Industry Canada that this application is REJECTED.

I thank you for your time and assistance with this matter.

Yours Sincerely,

Lea Anne McLeod

Submitted by email on February 2, 2015:

Dear Mr. Agar,

I am writing to voice my opposition to Eastlink's application to build a 30 meter tower on the residential land behind Birch Cove Baptist Church on Donaldson Ave.

I strongly oppose the application for the following reasons:

- The tower will destroy a 4th growth forest used by wildlife.
- The tower will lower our property values.
- A large body of older growth, indigenous trees will be destroyed, which goes against the city's urban tree renewal program.
- The tower will destroy the character/aesthetic of this neighborhood, and the buffer zone protecting houses from the noise and pollution on Dunbrack South.
- The tower will have a devastating impact on our community's view plane.
- The planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology dramatically increasing the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not actually yet have a policy on cellphone tower applications, and in light of the fact that other similar applications have all been denied, I strongly recommend that you REJECT this application.

I thank you for your time and assistance with this matter.

Yours Sincerely,

Nadia Selvaggi.

Submitted by email on February 2, 2015:

Dear Mr Agar.

This is regarding Eastlink's application to build a cellphone tower in my community (case 19112).

I am in opposition to this proposal for the following reasons:

- The tower will decimate a green area in a city that is currently renowned for its trees. Eliminating this parklike land in a residential area to accommodate an industrial site is not what we are all about in our City. -
- Images showing the visual impact of the tower on our neighbourhood's view plan were in fact created by a consultancy paid by Eastlink - and can't as such be fully trusted in terms of the tower's actual impact on our community's view plane.
- The planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology – dramatically increasing the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not actually yet have a policy on cellphone tower applications - and in light of the objectives I have raised above, I urge you strongly to recommend to Industry Canada that this application is REJECTED.

Surely there must be other industrial land that would fit Eastlink's requirements.

I urge you to consider the above,

Carolyn Oxner

Submitted by email on February 2, 2015:

February 2, 2015

Dear Mr Agar.

Please note my objection to Eastlink's application to build a cellphone tower in our community (case 19112). I oppose the application on the following grounds:

- The tower will create an industrial site in pristine woodland currently used by wildlife and by young families for recreation - a significant concern in an age of fast-growing child obesity
- In addition, these trees are currently buffering families from the emissions created by vehicles on Dunbrack South. The tower would therefore significantly damage our environment.
- Images showing the visual impact of the tower on our neighbourhood's view plan were in fact created by a consultancy paid by Eastlink - and can't as such be fully trusted in terms of the tower's actual impact on our community's view plane.
- The planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology – dramatically increasing the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not actually yet have a policy on cellphone tower applications - and in light of the objectives I have raised above, I urge you strongly to recommend to Industry Canada that this application is REJECTED.

I thank you for your time and assistance with this matter.

Yours Sincerely,

Peter & Julie Jeffery

Submitted by email on February 4, 2015:

Subject: Wedgwood communications tower

Hello Tim.

Thank you for your support last evening in the ongoing plight of HRM cats. It does help us restore some confidence with City Hall in their decision making.

I learned just recently, of an application by, I believe Eastlink, to erect a tower in the heart of Wedgwood! Are we seriously contemplating erecting these monstrosities in and around our residential areas? I don't believe it, if this is true, that we are continuing this 'absence of low impact development mentality'!

I further am lead to believe this tower will be installed in a green space section of Wedgewood, necessitating the cutting down of several trees. Halifax needs green space areas so why is this tower not being located up in the scorched earth abortion of Bayers Lake instead of the further destruction of our city, bit by bit? We can ill afford more of the same regressive thinking.

Please add some badly needed sober second thought and rethink what's being done here.

Respectfully,
Sandy Roberton

Submitted by email on February 11, 2015:

February 11, 2015

Dear Mr Agar.

Please note my objection to Eastlink's application to build a cellphone tower in our community (case 19112).

Putting aside my concerns about the effect of the tower on our health (a factor I note the HRM refuses to consider during this kind of application), I oppose the application on the following grounds:

- The tower will create an industrial site in pristine woodland currently used by wildlife and by young families for recreation - a significant concern in an age of fast-growing child obesity
- In addition, these trees are currently buffering families from the emissions created by vehicles on Dunbrack South. The tower would therefore significantly damage our environment.
- Images showing the visual impact of the tower on our neighbourhood's view plan were in fact created by a consultancy paid by Eastlink - and can't as such be fully trusted in terms of the tower's actual impact on our community's view plane.
- The planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology – dramatically increasing the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not actually yet have a policy on cellphone tower applications - and in light of the objectives I have raised above, I urge you strongly to recommend to Industry Canada that this application is REJECTED.

I thank you for your time and assistance with this matter.

Yours Sincerely,

Corinne Gillespie

Submitted by email on February 11, 2015

Dear Mr Agar,

I oppose Eastlink's application, CASE 19112 because:

1. The tower will create an industrial site in woodland area currently used by wildlife and by young families for recreation - a significant concern in an age of fast-growing child obesity.

2. Trees on the proposed site, that will have to be cut in order to accommodate the tower, are currently buffering families from the emissions created by vehicles on Dunbrack South. The tower would therefore significantly damage our environment.

3. Images showing the visual impact of the tower on our neighbourhood's view plan were created by a consultancy group paid by Eastlink - and can't as such be fully trusted in terms of the tower's actual impact on our community's view plane. An independent firm's assessment/pictures should be used as a mock-up vs those obtained by a group with a vested interest (Eastlink)

4. Although Eastlink states they are the only ones that will use this tower, the planned tower has capacity to be scaled up with additional transmitters that Eastlink could then lease out to other companies eager to piggyback on its faster wireless technology – this could dramatically increase the amount of RF radiation flowing from the tower in even the short term.

Given that the HRM does not yet have a policy on cellphone tower applications - and in light of the objectives I have raised above, I urge you strongly to recommend to Industry Canada that this application is REJECTED.

I thank you for your time and assistance with this matter.

Yours Sincerely,

Mary Ann Barker

Submitted by email on February 13, 2015:

Hi Myles,

re: please take the time to read this argument.

And, also, please provide transcript from Jan 15 public meeting, if possible.

Transcript

I attended and spoke at the public meeting for case #19112.

In that meeting, several very important points were made about location and safety. I would like to have a copy of this transcript.

I would also like to point out that the location of the proposed Eastlink cell tower (#19112) is not acceptable due to physics: geology and related risks upon the population base.

Eastlink Business Case

I once worked in a senior role in a telecommunications company.

In brief, in reviewing Eastlink's proposal, I see that they are spinning this argument as the only practical option; Whereas there are multiple options open to them.

In addition, they are not trying to meet the needs of their local customers (us). Rather, their proposal appears to be a greater business case whereby they will create a high demand tower for 6 co-habits, generating greater amounts of radio waves and electromagnetic exposures.

This case is about dollars, it is not about service. The 3 Eastlink employees who attended the January session could not even quote '# of homes past', to name but one key metric; '#Homes past' analysis is standard for telecom companies when offering better or more service to their customers. They had no such information ~ ZERO ~ This is unusual.

BAD Location > Selected Area is in a Geological Bowl and Safety is not a Given (the impacts of diffraction 'Hyggens Fresnel principle' and fluctuation in demand in a multi-tower area [Bell +Eastlink] must be considered and evaluated).

Safety code 6 cannot be applied to this case and this location.

Topography is relevant: Within a geological bowl, people live alongside the walls of its formation and they can be directly exposed to the path of cell tower waves which normally travel up high along the horizon.

Safety code 6 does not address the complexity of safety risks in this unique area. Consider this:

- (i) a new high-demand tower (w 6 co-habits, each with time/demand/angle fluctuations);
- (ii) pre-existing demand of a second cell tower, with the same fluctuations (Bell);
- (iii) impacts of the placement of a cell tower within a geological bowl whereby diffraction will be experienced by the residents (ie., they will experience a wave more than just the single time). Within a geological bowl, cell tower waves will not flow harmlessly along the horizon, they will bounce around like a blender of crossing waves.

These factors need to be thoroughly assessed before the proposed cell tower is approved in this location. ***Topography is a relevant factor in this evaluation process.***

The pressure ought to be placed upon Eastlink to evaluate (and report upon) the overall safety for people in this area. Just because Eastlink mentions safety code 6 does not mean their proposed tower will be safe to the residents. Health and Safety Canada must be involved. In the Western world (in areas such as the UK and others), the government evaluates the the OVERALL EXPOSURE of radio waves from ALL SOURCES, not just that part of the exposure arising from a single cell tower.

The Eastlink proposal #19112 is complex and it should be treated as such.

This neighbourhood has a unique population base with vulnerabilities, creating variables and considerations:

Topography is relevant.

Given the unique population base in this neighbourhood (ie., 2 transplant cases/one who lives directly under the tower and one who is directly on the path of the cell tower waves).

Transplant people have a suppressed immune system and are more vulnerable than the general population to exposure to electromagnetic radiation. People with life-saving devices are also impacted by surges of electromagnetic radiation (this applies to 5 individuals in this area, at min). Although the

NRC has completed countless studies on this topic, not one of these studies has addressed the uniqueness of this area, including how cell tower exposures affect immune-suppressed individuals. Moreover, NRC has published more than 500 studies but not one study evaluates the layers of complexities within this particular case, including: (i) the overall exposure of waves from all sources; (ii) geological/physics and diffraction of waves; and (iii) safety impacts for this unique population base. ***Safety Code 6 is not a one-size-fits-all guideline.***

In Closing:

Eastlink cannot simply rest on their laurels and reference Safety Code 6 when they themselves know that this code does not apply to all topographical regions, particularly geological bowls. Eastlink ~ themselves ~ reject some business cases due to problems of geology and physics alone. Shouldn't the reverse be just as true for local area residents?

The pressure has to be placed on Eastlink to evaluate the overall safety of people in this area. Just because they mention safety code 6 does not mean their proposed tower will be safe to the residents. Overall exposure of radio waves of all sources must be quantified, not just that part of the exposure arising from a single cell tower.

Health and Safety Canada must be involved. This is a complex proposal, due to the laws of physics in this specific location, and it should be treated as such.

The proposed location for the Eastlink cell tower (#19112) is not a good location, due to topography and overall exposure and the risks associated with it.

Barbara and Henry Schatz Hintze.

Submitted by email on February 22, 2015:

Dear Mr. Agar,

We have been residents of Wedgwood Park for 43 years. The impact of this tower is detrimental to the nature of this single family residential area that we have lived in for so long. Visually it will be a commercial looking 100 foot high tower in the neighbourhoods of Donaldson Ave, Dunbrack and Wedgewood Park, an eyesore for everyone now and in the future, unlike the present tower built into the church building on the site, which is low, enclosed, unobtrusive and creates very minimal impact.

Our former councillor stated in a letter in 2006 relevant to the existing tower enclosed in the church, that visually the smaller structure encased in the church chimney does not, from an aesthetic perspective, impact on the neighbourhood - this is the case. The comment that followed was "certainly a large tower would not have been acceptable at this location".

There is a natural stand of old trees that buffer our neighbourhoods from Dunbrack St. and from the traffic noise that ensues from this major thoroughfare. Cutting down any part of this buffer as required for access to this tower will be a huge loss.

At our community meeting on January 15th, we were told that this tower would bring down the housing values in our area. We find this unacceptable, as would any neighbourhood.

I urge the Planning Dept and City Council to turn down this proposal by Eastlink as I am sure Eastlink can locate this tower in a more suitable commercial/industrial area.

We would appreciate your consideration of our comments.

Irene and Roger Phinney

Submitted by email on February 22, 2015:

Dear Miles Agar and Andrew Reid,
Please convey the following objection to the appropriate decision makers:

I urge the **outright rejection** of **building** a **tower** of any kind **behind Birch Cove United Baptist Church** on **Donaldson Ave.**

It will harm the small amount of pristine woodland which remains in our neighbourhood. Wedgewood Park neighbourhood supports a substantial herd of white tail deer. There is an erosion of available areas in which these animals can inhabit in peace for the purpose of sleeping and grazing. These areas are referred to as deer pastures in wildlife research. This is one we ought to protect.

I am a long time high-tax-paying resident of this uniquely quiet parklike neighbourhood. I strongly urge HRM to reject the building of this tower in the Wedgewood Park neighbourhood. I ask HRM city planners to respect the integrity of neighbourhoods in the region.

The discreet neighbourhoods of HRM make it a special community. Decisions ought to be made at the neighbourhood level in order to be respectful of the voting citizen's needs.

Sincerely,
Susan McDonald Wilson & Dr. Allan Wilson

May 3, 2014

Miles Agar
HRM Planning Applications,
Western Region
PO Box 1749, Halifax, NS B3J 3A5

Dear Mr Agar:

I live at [REDACTED], with my husband Allan Silver and son Evan. This is the second time that we are lodging a negative stand on the Birch Cove Baptist Church decision to have a cell tower placed on their property. Previously Deborah Hum was our counsellor, and we followed due process to lodge our complaint that we were not interested in having a cell tower so close to residential homes. We also questioned, and still do, that a church is renting its property to a corporation, to be placed within the steeple. I anticipate that the rent is not taxed on houses of worship. Our thoughts were sent to the Mayor Kelly's office, but no response was received. Councillor Hum responded that there was nothing to be done, council had no authority to decline the request, and she made it clear that her interest was not in line with us as constituents. Evidently she was unaware of the correct process and informed us incorrectly.

So here we are again, with the same situation and a neighbourhood divided. What is worse is that as a community member the Church did not feel that they needed, once again, to reach out is the spirit of cooperation to communicate their intention to even the most immediate neighbours.

Unlike the last event when the cell tower was encased in a steeple, the proposal is for a 30 metre ighted tower (with the potential to be higher if approved) smack in the middle of an established neighbourhood. We would not have known about it had our good neighbors at [REDACTED] advised us of the plan. We are a residentially zoned neighbourhood, and this is a business proposal for gain and is not appropriate and not wanted by the neighbourhood.

Our family has concerns regarding health risks to long term exposure. I understand that industry supported research indicates this is not the case, and our underfunded Canada Health appears to support or not have sufficient research to refute it at this time. It is also my understanding that our health concerns in this area will not be taken into consideration, however, I want it stated that our apprehensions are not abated by the current industry favoured findings.

I am told there are other ways for smaller less overpowering cell towers to be incorporated, if so then I ask that Eastlink look to alternative means rather than once again disrupting our neighbourhood. I find it interesting that the developer in the area bordering Dunbrack turned down the opportunity to have a cell tower installed on his now vacant land. I would assume that there may be concerns to property value and perhaps potential buyers who may be

concerned living so close to a tower. Oddly the same concern was not considered by the church managers who do not live in the neighbourhood that they worship in.

As Reg Rankin is currently indisposed, we are without municipal representation. It is not acceptable for such an important matter to be considered without having councillor to represent us, so I am copying Mayor Savage's office, as I do believe in the axiom that "The buck stops here" and trust that the Mayor should consider our request that any decisions in this matter be set aside when we have a functioning representative. We do have excellent provincial and federal representation with both Diane Whelan and Geoff Regan so I would hope that their voices will be heard and considered.

Our family was most disappointed at the previous process when this issue came up, leaving us believing that nothing we could do or say stood for much, that council had no authority to decline the request and that Industry Canada rubber stamps everything. In short, when a corporation decides to establish a cell tower wherever and whenever, there is nothing to stop them other than filling out the prerequisite paperwork. If that is true, that what a sad state of affairs we have fallen to when those most impacted are not empowered to have our concerns taken into consideration. I have copied my previous correspondence that was not considered during the last episode, and our concerns still stand today as then. We are even more so against a massive, lighted tower basically situated in close proximity to our front door.

Our family thanks you for our consideration.

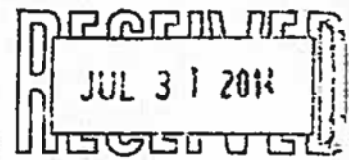
Original Signed

Christine Silver Smith

Allan J Silver

Evan Silver

2014/7/29



HRM Planning Applications,
Western Region
PO Box 1749, Halifax, NS B3J 3A5

Attention: Miles Agar, Planner

Please accept this as a formal submission against case #19112, "Application by Eastlink to construct a tower on lands owned by Birch Cove Baptist Church, 90 Donaldson Ave."

We request that this submission and attached petition against this case form part of the public record, and be forwarded to Industry Canada.

We also request that Western Community Council send a **NEGATIVE** recommendation to Industry Canada regarding the application by Eastlink, case # 19112.

As this does not meet the LUB, any and ALL commercial development in a R1/R2 should not be given approval. Also, as this application requires the use of public (HRM) land to access the proposed site, we feel HRM is acting on behalf of the applicant, not the residents of the community, which is not acceptable.

This petition signed by 152 residents of the area clearly indicates landowners and residents of Sherwood/Wedgewood /Falcon Crest area agree that case #19112 should not be approved and that future applications for cell transmission be placed in existing commercially zoned areas and not this particular neighbourhood.

Thank you,
Reg and Linda Verge

Halifax, NS

Halifax Regional Municipality

Planning Division; Miles Agar and Carl Purvis

February 6th, 2015

Re: Case # 19112

Dear Miles and Carl;

This review by municipal planners is tasked to make recommendations on whether this proposed cell tower project negatively impacts the aesthetics of the neighbourhood. We know the review does not factor in possible health risks but health is a relevant issue for many reasons. While the health risks from electromagnetic radiation are currently being debated it is clear there could be negative health impacts. Several countries have outlawed erecting cell towers close to schools and child care centres. As there is a child care centre in the church next to this site, and another stone's throw away, it seems responsible to be cautious until the facts are determined. Health Canada is reviewing its own standards, Safety Code 6, as its measurements have been found to have been established in error (Citizens for Safe Technology, 2014). So, in our neighbourhood, these factors matter in the selection of an appropriate site.

I (Cyndi) first moved here in 1970 and we lived next to the church, on the right side if one is facing the street. Dunbrack was being built and there was a beautiful active stream in our backyard. We often hiked through the woods to the lakes for an afternoon of fun, swimming with our friends and exploring nature. We also had a wonderful forest right in our own backyard that provided hours of entertainment and comradery, a healthy kind of play for a teenager.

Our family moved away after a few years and I have moved back just six years ago, up the street from my family's home. I bought this house because of the beauty of the forest, the privacy it gives and the joy of nature in an ever expanding and sprawling city. This area has seen huge development, in Knightsridge, Hammonds Plains and now the large lot across the street from our neighbourhood. Over five thousand residents will live there and this will increase traffic and noise exponentially. We need our little strip of forest more than ever to act as a buffer to the added developments, for example mitigating noise and air pollution from the increased traffic.

It is well accepted that technology advances in a rapid pace and we believe cell towers are no exception. It is very possible that this technology will be replaced in a few years with something different, smaller perhaps. But the damage will already have been done, the trees cut down and the wildlife driven to seek safer terrain. It makes much more sense to place this 30 metre tower where it will not leave irreplaceable damage to the environment when it becomes obsolete.

While I understand that both Eastlink and the Baptist Church have financial incentives for proposing this particular site, surely that is not the most important reason to decide in favour of this project. There are many more negative repercussions to the community and its residents.

Property values will be reduced, the environment compromised and adding this tower could result in other telecommunication companies also proposing this site, causing further degradation.

We strongly oppose this proposal by Eastlink and sincerely hope you will not support this plan. Thank you in advance for considering our views and we look forward to receiving your recommendation.

Sincerely,

Cyndi Hall

Original Signed

Janet Wissent

Original Signed