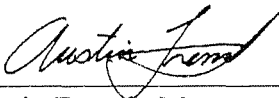




P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Planning Advisory Committee
August 3, 2011

TO: Chair and Members of North West Planning Advisory Committee

SUBMITTED BY: 
Austin French, Manager of Planning Services, Community Development

DATE: June 21, 2011

SUBJECT: Case 17007: Telecommunication Tower – 9 Estates Road, Sackville

ORIGIN

Application by Bragg Communications Inc. (EastLink), for a 60 metre (197 foot) self support telecommunication tower and associated equipment cabinet at 9 Estates Road (PID # 00635201), Sackville.

RECOMMENDATION

It is recommended that North West Community Council forward a positive recommendation to Industry Canada supporting the proposal by EastLink for the construction of a new 60 metre (197 foot) self support telecommunication tower and associated equipment cabinet at 9 Estates Road (PID # 00635201), Sackville, as shown on Map 1 and Attachment B of this report.

BACKGROUND

EastLink wishes to erect a 60 m (197 ft.) self support telecommunication tower and associated equipment cabinet at 9 Estates Road (PID # 00635201), Sackville. The property is 3,775.5 m² (40,641 sq.ft.) in area with 38.5 m (126.27 ft.) of frontage along Estates Road (Map 1). The proposed site layout is shown on Attachment B.

The proposed tower:

- is approximately 60 m (197 ft.) in height (Attachment C);
- is approximately 113 m (370.7 ft.) from Estates Road and approximately 68 m (223 ft.) from the closest building (Attachment B);
- includes two equipment cabinets located at the base of the tower;
- is protected by a 1.8 – 2.4 m (6 - 8 ft.) high locked chain link fence around the equipment cabinet and tower base, anti-climb apparatus and an alarm system; and
- is not proposed or required to be painted or illuminated as per Transport Canada's requirements.

Site Features and Surrounding Land Use

The site has the following characteristics:

- BP (Business Park) zoning under the Sackville Land Use By-law (Map 1). Similar zoning is applied in the surrounding area, as well as the P-2 (Community Facility) zone; and (Map 2)
- The proposed tower is to share driveway access with the existing business on the site (EBM Truck and Trailer).

Municipal Process:

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

The federal government, however, has recognized that municipal authorities may have an interest in the location of antenna structures and this should be considered in the exercise of its authority. A consultation policy has therefore been instituted. The policy requires that an applicant notify the appropriate municipality of its intentions. The municipality is then given an opportunity to review the proposed antenna structure and site and provide comment. If any objections arise, the municipality is to provide written notice to the local office of Industry Canada. The submissions will be reviewed by Industry Canada, who will then determine whether or not a license is to be granted and/or upon what conditions such license is granted.

DISCUSSION

The Sackville Municipal Planning Strategy (MPS) contains no specific guidance with respect to telecommunication towers. However, when considering this application an evaluation of the proposal against Policy IM-13, which is a general implementation policy in the MPS which all planning applications are evaluated against has been completed and is presented as Attachment D. Upon review of the MPS, the proposal meets the intent of the relevant policies. While the proposal is consistent with policy, staff have identified the following issues for specific discussion:

Location

The subject property is located in the BP (Business Park) zone within the Sackville Business Park. The BP zone permits a wide range of commercial and light industrial uses. A list of the permitted uses in the BP zone is presented as Attachment E. Given this is an industrial area with no residential development the concern with respect to the compatibility of the use of land for a telecommunication installation with the surrounding area is minimal. It is the opinion of staff, an industrial park is generally an acceptable location for a telecommunication tower.

Visual Impact

Given the height of the tower (60 m) and the elevation of the property, there may be visual impact from various points throughout Sackville where the tower may be visible, similar to other established towers. However it is staff opinion that the tower will not dominate the landscape and not adversely affect any residents as the nearest residentially zoned property is approximately 360m (1,181 ft.) away from the site.

Physical Proximity

As there is no formal policy in the MPS to guide the location of telecommunication towers to ensure adequate separation from adjacent properties, it is prudent to examine the potential risk should the tower experience structural failure. The base of the tower is proposed to be situated approximately 5 m (16 ft.) from the abutting property to the south at 13 Estates Rd, 10 m (32 ft.) from the abutting property to the north at 5 Estates Rd. and 15 m (49 ft.) from the abutting property to the west at 40 Freer Lane. Therefore, in the unlikely case that the tower should fall, it would be possible for it to reach the abutting industrial properties and perhaps some properties beyond those. Given the shape of the 9 Estates Road there is no other location on the site to guarantee that this is out of the realm of possibilities. However, there are no buildings or structures within the 60 m distance from the base of the tower and all surrounding properties are within the Business Park and zoned for industrial purposes.

Health and Safety

Aside from land use planning issues, there are often concerns about potential health risks from the placement of telecommunication facilities. Industry Canada requires that such systems are operated in accordance with the safety guidelines established by Health Canada's radiation

protection bureau in its publication, Limits to Radiofrequency Fields at Frequencies from 10kHz - 300 GHz. This is referred to as Safety Code Six. Prior to receiving a licence from Industry Canada the operator must submit the calculations on the intensity of the radiofrequency fields to ensure that this installation does not exceed the maximum levels contained in the Safety Code Six requirements. Information submitted in support of this proposal indicates no concerns in relation to Safety Code Six.

Summary

With this proposal, EastLink must demonstrate to Industry Canada that all federal requirements are met. Staff have reviewed the proposal and are of the opinion that this proposal does not appear to pose undue concerns. It is therefore recommended that North West Community Council inform Industry Canada that they have no objection to this proposal.

BUDGET IMPLICATIONS

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

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through a Public Information Meeting held on June 20, 2011. For the Public Information Meeting, notices were posted on the HRM website, in the newspaper and mailed to property owners within the notification area as shown on Map 2. Attachment F contains a copy of the minutes from the meeting.

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

The location for the proposed telecommunications tower would potentially impact the following stakeholders: property owners, EastLink, and Industry Canada.

ALTERNATIVES

The following alternatives are presented to North West Community Council for consideration:

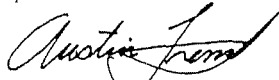
1. Inform Industry Canada that North West Community Council has no objection to the proposal by EastLink to erect a 60 metre (197 foot) self support telecommunication tower and associated equipment cabinet at 9 Estates Road (PID # 00635201), Sackville
2. Identify to Industry Canada that North West Community Council has additional comments or recommendations with respect to the proposed tower. In this event, staff will notify the local office of Industry Canada of Community Council's recommendations.
3. Identify to Industry Canada that the North West Community Council is not in favour of the proposal.

ATTACHMENTS

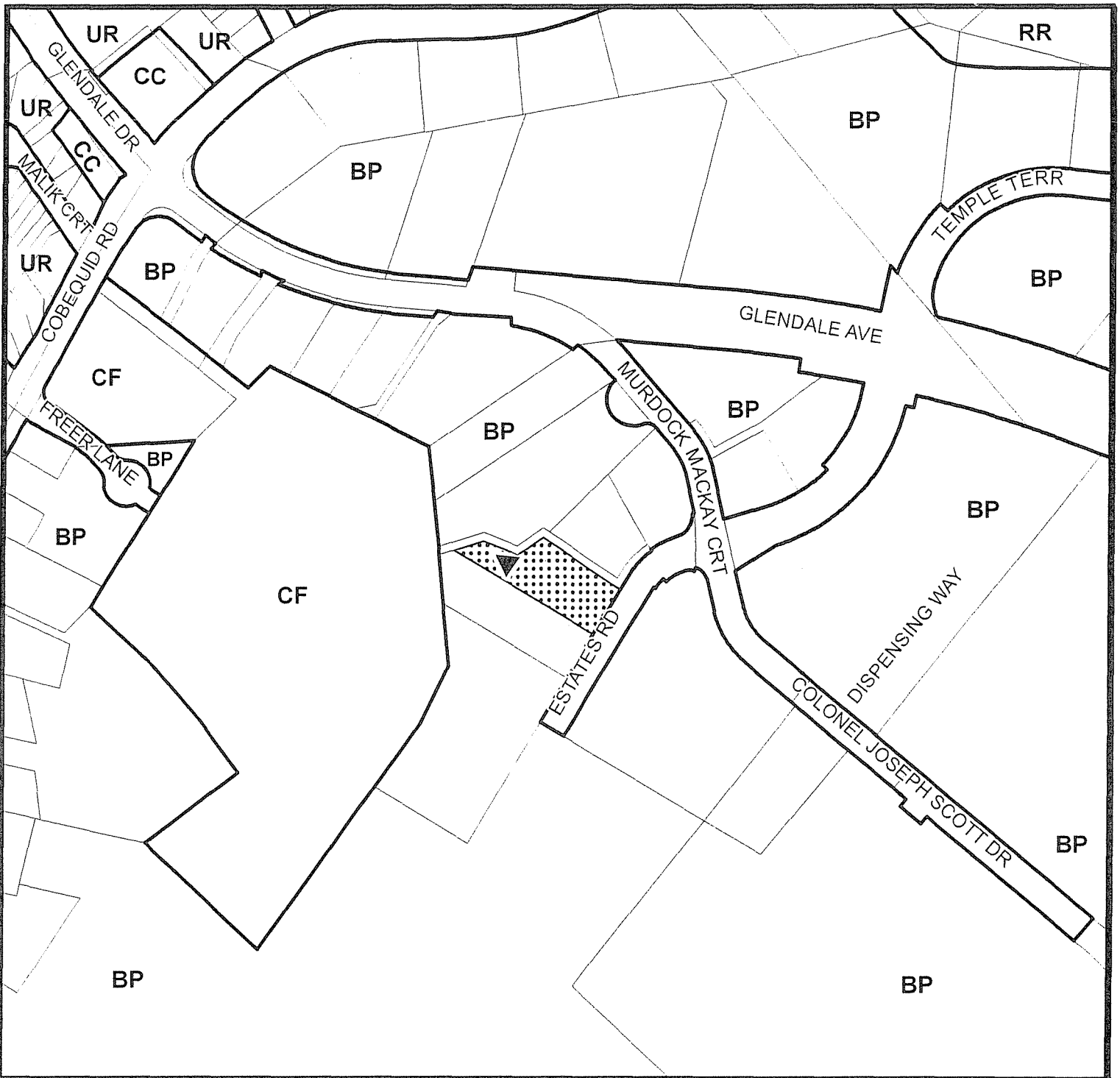
Map 1:	Generalized Future Land Use
Map 2:	Zoning
Attachment A:	Proposal details
Attachment B:	Site Plan
Attachment C:	Compound Layout and Tower Elevation
Attachment D:	Excerpts from the Sackville Municipal Planning Strategy and Policy Review
Attachment E:	Permitted Uses in the BP (Business Park) Zone
Attachment F:	Public Information Meeting Minutes

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

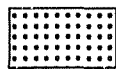
Report Prepared by: Jacqueline Belisle, Planner I, Planning Services, 869-4262



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



Map 1
Generalized Future Land Use



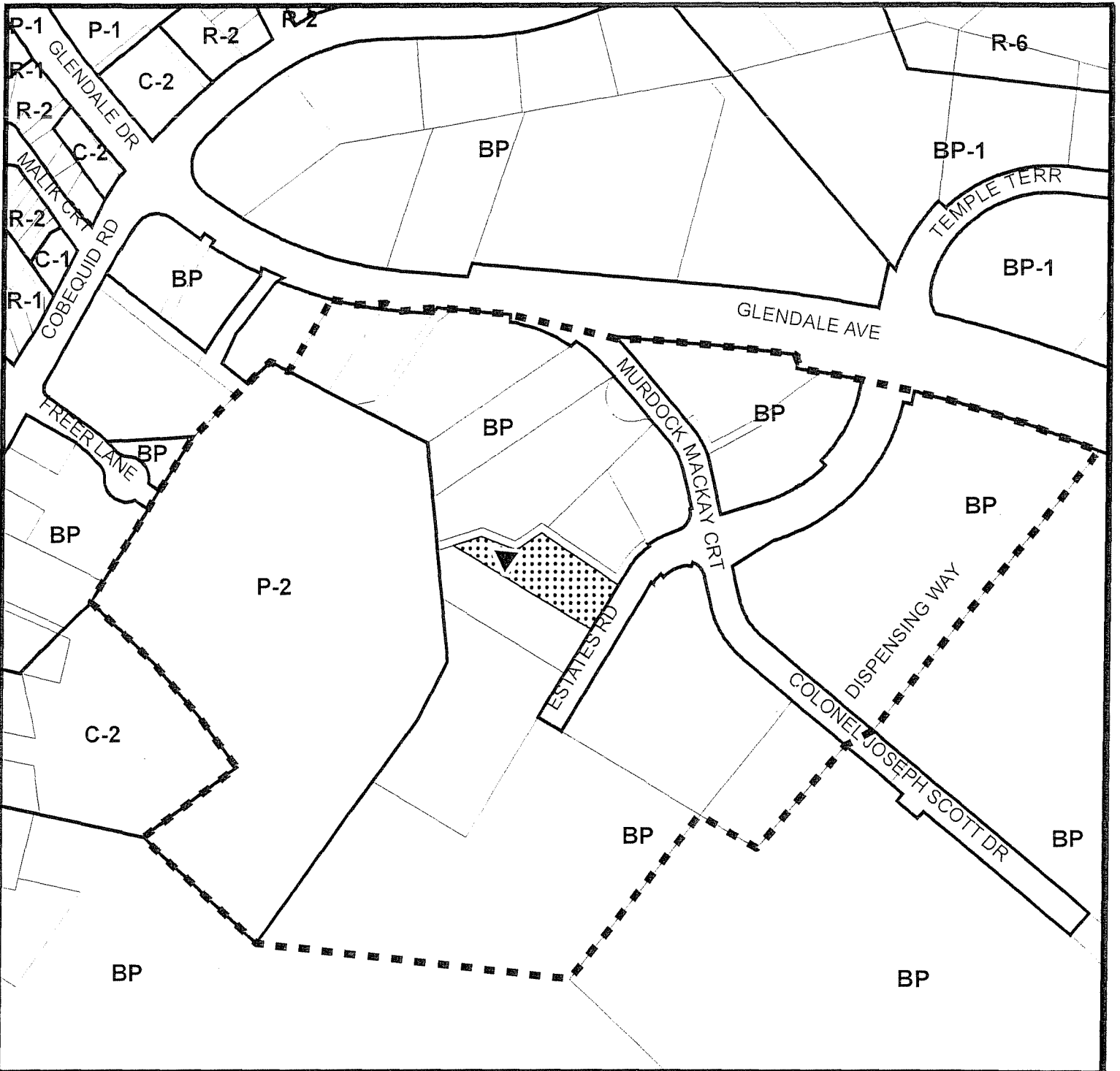
Subject Property



Approximate location of tower

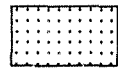
- UR Urban Residential Designation
- RR Rural Residential Designation
- CC Community Commercial Designation
- CF Community Facility Designation
- BP Business Park Designation





Map 2 Zoning

- R-1 Single Unit Dwelling Zone
- R-2 Two Unit Dwelling Zone
- R-6 Rural Residential Zone
- C-1 Local Business Zone
- C-2 Community Commercial Zone
- P-1 Open Space Zone
- P-2 Community Facility Zone
- BP Business Park Zone
- BP-1 Business Park -1 Zone



Subject Property



Notification Area



Approximate location of tower



Attachment A - Proposed Details



Eastlink
P.O. Box 8660, Station A
6080 Young Street, 6th Floor
Halifax, NS B3K 5M3
Off: 902 404-3739

May 24, 2011

Colin MacPhee
EastLink
Wireless Planner
6080 Young Street
Halifax N.S.

Halifax Regional Municipality
Jacqueline Belisle
Planner
636 Sackville Drive
Sackville NS

Ms. Belisle;

Bragg Communications Inc. (carrying on business as "EastLink") is proposing to construct a 60 m self support telecommunications tower in Lower Sackville, to bring the residents and businesses of this community EastLink cellular service. Eastlink has assessed and determined there are no suitable existing structures located within the search ring for this tower site. Please see the attached rationale regarding co-location potential for this search ring.

Location:

The telecommunications tower will be installed on a 330 sq m portion of PID# 00635201 at 9 Estates Road Lower Sackville. Tower center co-ordinates are 44 45 26N 63 39 24 W. Tower centre is set back approximately 113 m from road.

Access/Demarcation:

Access to the tower will be from Estates Road via an existing driveway,. The base of the tower and equipment cabinet(s) will be enclosed with steel wire fencing, the fencing will be 6'-8' in height, the tower will be equipped with anti climb apparatus.

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

Antenna System:

Supporting Structure 60 m Self Support Tower:

The proposed supporting structure for this location is a 60m or 197ft Self Support tower; the tower is constructed of steel lattice and will be site specific engineered. The width at the base of the tower is approximately 7m X 7m X 7m the foundation footings are approximately 8 feet x 8 feet below ground.

Antennas:

Six antennas will be mounted on the supporting structure (tower) at a height of 60 meters along with three to six radios at a height of approximately 59 meters on the supporting structure (tower).

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

Radio: Remote Radio Units

Length: up to 60cm

Width: up to 35cm

Depth: up to 11.2cm

Weight: up to 20kg

Radio: Mounting Kit

Length: up to 17.7cm

Width: up to 48.3 cm

Depth: up to 27.1cm

Weight: up to 25kg

Antennas: Multi-band panel antenna

Antenna Dimensions:

Length: up to 263.7cm

Width: up to 37.4cm

Depth: up to 10.3cm

Weight: up to 17.3kg

Industry Canada Regional Office:

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

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

Transport Canada Requirements:

Painting or lighting: None required.

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

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

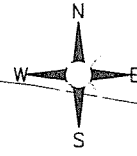
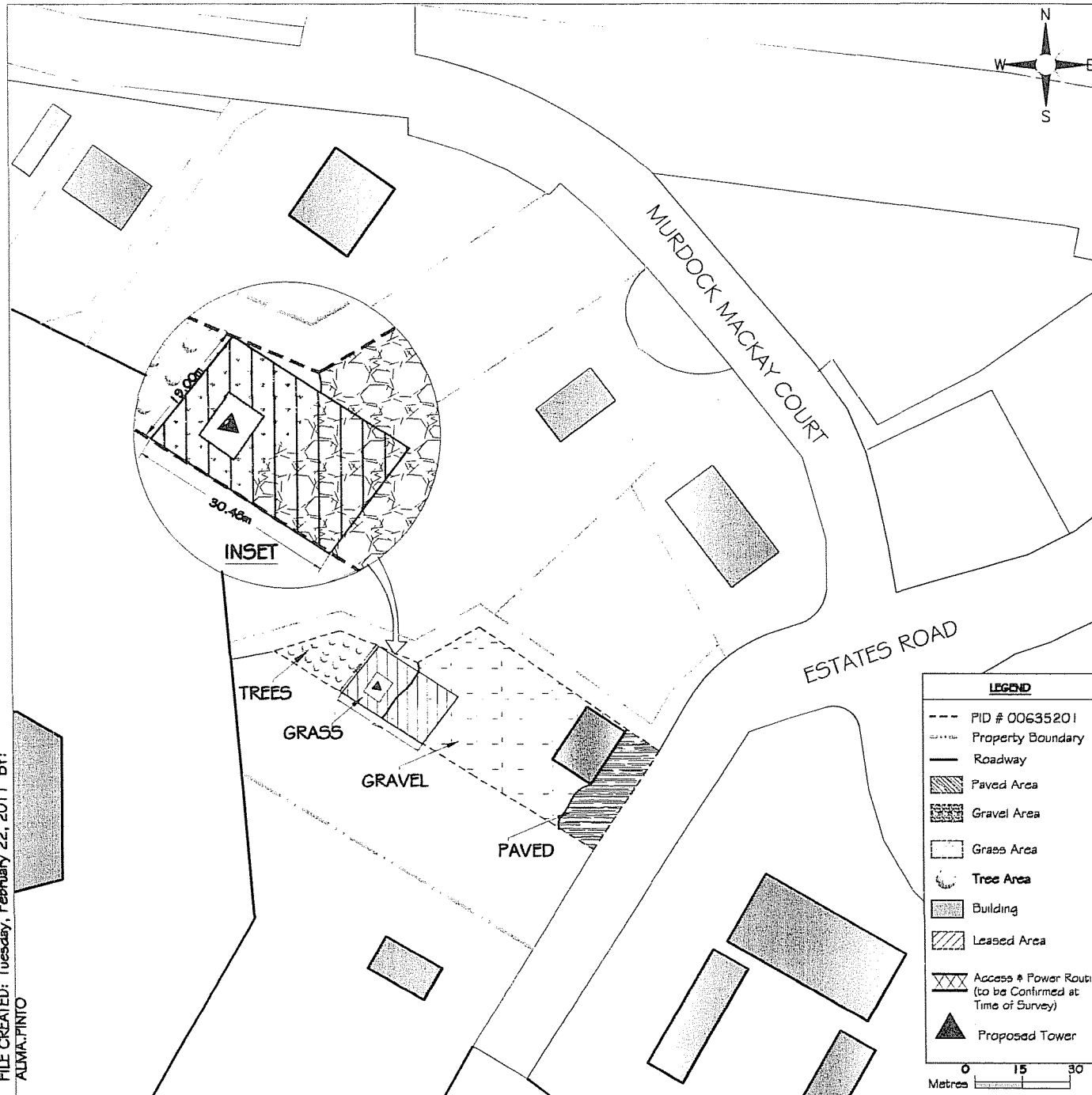
World Health Organization: (<http://www.who.int/mediacentre/factsheets/fs322/en/index.html>)

Best Regards,

Colin MacPhee

Attachment B - Site Plan

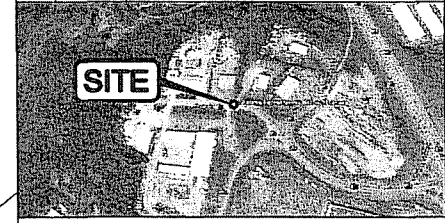
FILE CREATED: Tuesday, February 22, 2011 BY:
ALMA PINTO



WIRELESS

REVISIONS

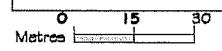
NO.	DATE:	DESCRIPTION



SITE

LEGEND

- PID # 00635201
- - - - - Property Boundary
- Roadway
- [Hatched Box] Paved Area
- [Dotted Box] Gravel Area
- [White Box] Grass Area
- [Circle with Dot] Tree Area
- [Grey Box] Building
- [Diagonal Lines] Leased Area
- [Cross-hatched Box] Access & Power Routing (to be Confirmed at Time of Survey)
- [Triangle] Proposed Tower

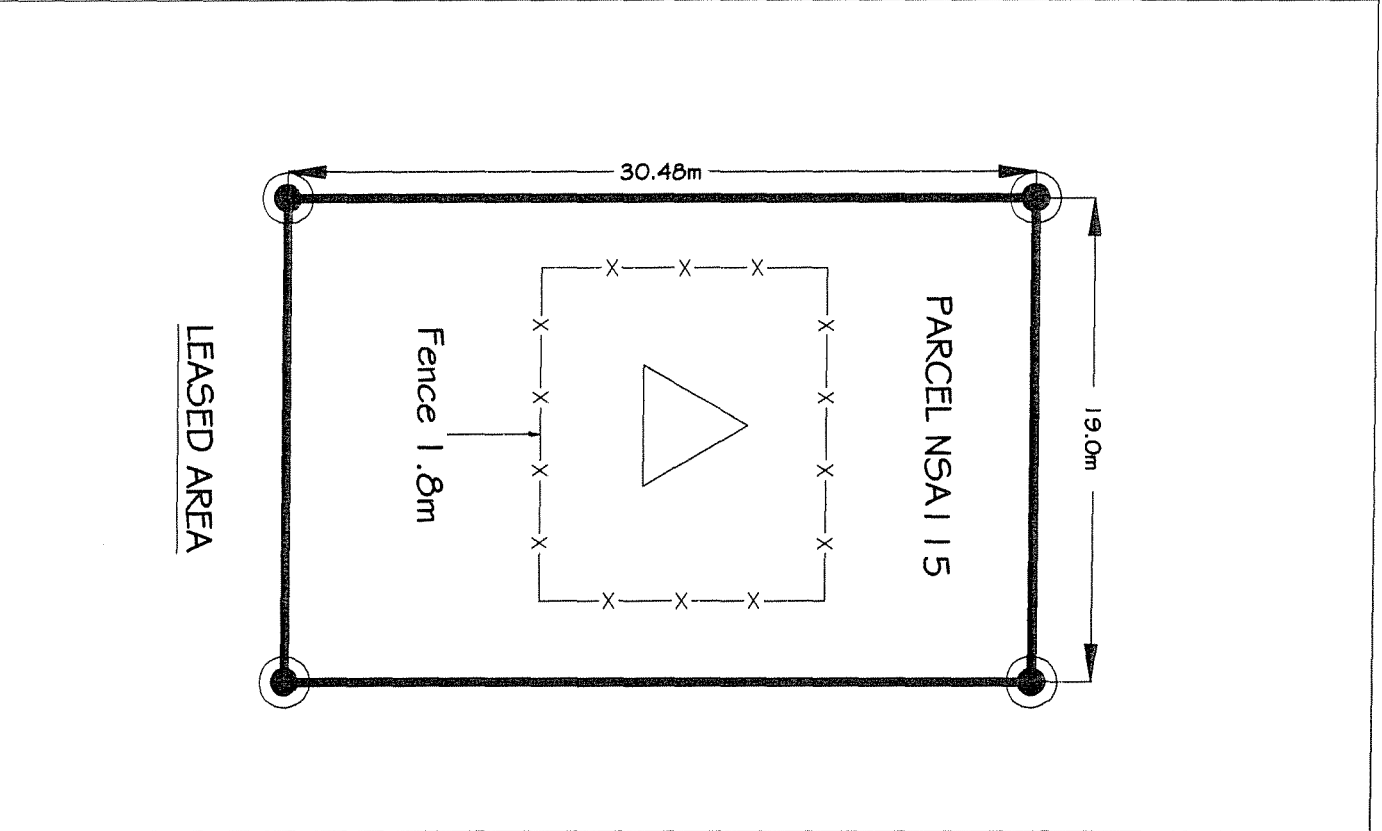
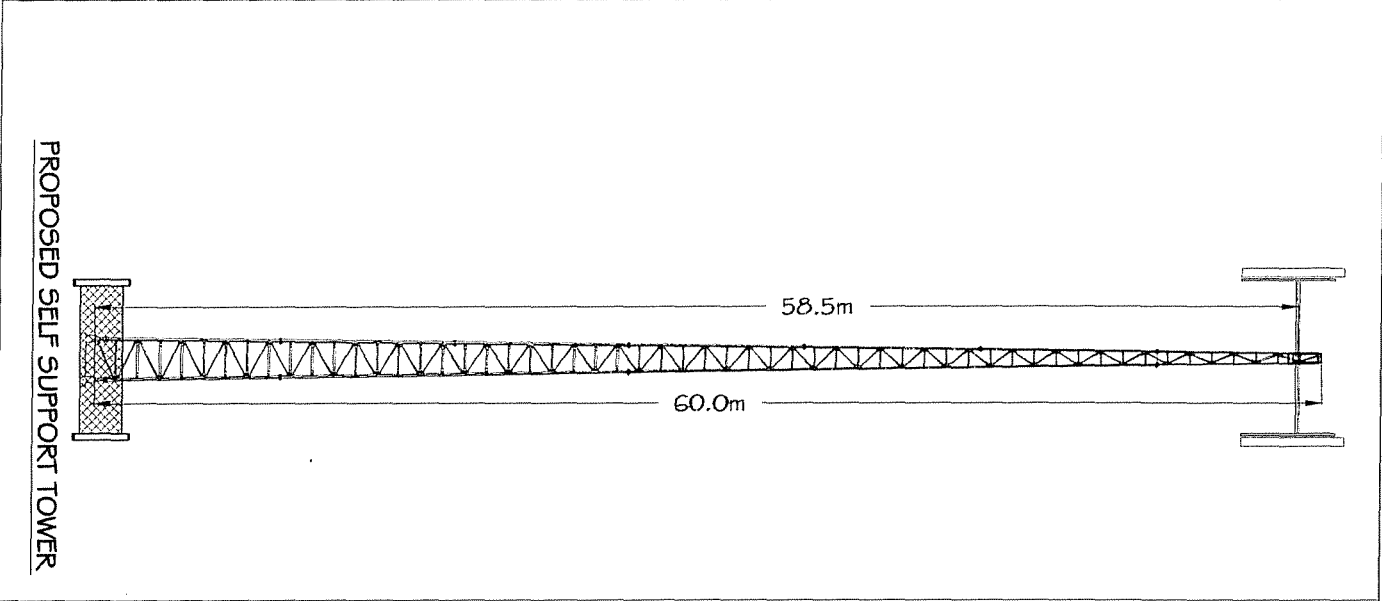


PROJECT INFORMATION

TITLE:	SITE PLAN
SITE NAME:	SACKVILLE
SITE ID:	NSA115
DRAWING ID:	NSA115-SA-SP-001
DATE:	FEBRUARY 2011
CHECK BY:	T. OLEARY
DRAWN BY:	A. PINTO

Attachment C - Compound Layout and Tower Elevation

FILE CREATED: Monday, February 07, 2011 BY: ALMA.PINTO



WIRELESS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

TITLE:	TOWER DETAILS
SITE NAME:	SACKVILLE
SITE ID:	NSA115
DRAWING ID:	NSA115-CV-TP-001
DATE:	FEBRUARY 2011
DESIGNED:	T. OLEARY
DRAWN BY:	A. PINTO

Attachment D

Excerpts from the Sackville Municipal Planning Strategy and Policy Review

IM-13 In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this planning strategy, the Sackville Community Council shall have appropriate regard to the following matters:	
Policy Criteria	Staff Comment
(a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;	The Sackville MPS contains no specific policy with respect to telecommunication installations. When the MPS contains no guidance staff evaluate the proposal against general planning principles, in this instance general implementation Policy IM-13 provides a list of general planning matters under which we can examine the proposal.
(b) that the proposal is not premature or inappropriate by reason of:	...
(i) the financial capability of the Municipality to absorb any costs relating to the development;	The municipality will not be responsible for any cost associated with this development
(ii) the adequacy of sewer and water services;	This development does not require any water or sanitary service
(iii) the adequacy or proximity of school, recreation and other community facilities;	This development does not require any associated dwelling units which would increase the school age population
(iv) the adequacy of road networks leading or adjacent to, or within the development; and	The road network leading to the development does not raise any concerns, the site can be accessed from Estates Rd. and there will be a service easement on the property for access to the tower
(v) the potential for damage to or for destruction of designated historic buildings and sites.	There are no known historic buildings or sites or areas of elevated archaeological significance in the area
(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:	...
(i) type of use;	From a land use perspective, telecommunication towers do not appear to raise compatibility issues such as hours of operation, noise, traffic generation, or intensity of the use. Given that the proposed location is within the Sackville Business Park compatibility concerns are minimal
(ii) height, bulk and lot coverage of any proposed building;	The tower is proposed at 60m in height. Some visual impact is expected as the tower may be visible from

	various locations throughout Sackville. The subject property is approx. 40 m (131 ft.) in width and 120 m (393 ft.) in length, the tower is proposed to be located at the rear of the property.
(iii) traffic generation, access to and egress from the site, and parking;	Telecommunication installations do not generate significant traffic. Occasionally a maintenance vehicle will visit the site. There is ample parking onsite for these visits
(iv) open storage;	No open storage is proposed with this application
(v) signs; and	No signs are proposed with this application
(vi) any other relevant matter of planning concern.	There are no prescribed setbacks specifically related to telecommunication towers. Should the tower experience structural failure the neighbouring properties could be impacted however there are no structures located within 60m of the towers base and no residential buildings abut the subject property
(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding;	There are no watercourses or wetlands on the property or within the surrounding area. Towers are not permitted within 30m of a watercourse or wetland by the NS department of Environment. The property does slope downwards at the rear, the grading however is suitable for EastLink to achieve their desired coverage
(e) any other relevant matter of planning concern; and	Health and safety concerns are often raised regarding telecommunication installation applications, Health Canada has imposed standards with respect to these concerns.
(f) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.	This development does not involve subdivision.

Attachment E
Permitted Uses in the BP (Business Park) Zone

Commercial Office/Retail Uses

Retail stores
Food stores
Service and Personal Service Uses
Commercial shops
Offices including government offices
Banks and financial institutions
Restaurants including drive-in and take-out restaurants
Hotels
Entertainment uses in conjunction with a hotel
Shopping plazas and malls
Theatres
Daycare facilities
Outdoor display in conjunction with permitted commercial office/retail uses (C - March 27, 1996 E - April 20, 1996)

Light Industrial/Office Uses

Warehousing and warehouse sales
Wholesaling and wholesale sales
Service industries
Service shops
Service stations
Industrial training facilities
Research facilities
Postal and commercial courier and distribution facilities
Greenhouses and nurseries
Support services
Machinery sales and services
Vehicles sales
Outdoor display courts
Motels
Cinemas
Restaurants including drive-in and take-out restaurants
Veterinary hospitals and kennels
Commercial recreation uses
Office and retail uses accessory to permitted uses
Light manufacturing operations
Food and beverage processing and packaging
Assembly operations
Recycling depots
Transport facilities and maintenance yards

Local fuel distribution facilities
Automotive repair outlets
Funeral parlours and undertaker establishments
Taxi and bus depots
Parking lots
Existing uses
Any commercial office/retail uses

Composting operations (see section 4.30) (MC-February 26, 1996 / M-March 28, 1996)

Community Uses

Any use permitted in the P-1 (Open Space) Zone

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case No. 17007

Monday, June 20, 2011
7:00 p.m.
Sackville Library (Fenerty Room)

STAFF IN

ATTENDANCE: Jacqueline Belisle, Planner, HRM Planning Services
Alden Thurston, Planning Technician, HRM Planning Services
Cara McFarlane, Planning Controller, HRM Planning Services

ALSO IN

ATTENDANCE: Councillor Bob Harvey, District 20
Jennifer Lewandowski, Eastlink
Stephen Banks, Eastlink
Alex Mercier, Eastlink
Logan McDaid, Eastlink

PUBLIC IN

ATTENDANCE: 1

1. Call to order, purpose of meeting – Jacqueline Belisle

Ms. Belisle introduced her colleagues, Cara McFarlane and Alden Thurston, HRM Planning Services; Councillor Bob Harvey, District 20; and Walter Regan, member of North West Planning Advisory Committee (NWPAC).

Case 17007 is an application for a telecommunication tower at 9 Estates Road in Sackville.

The purpose of the public information meeting (PIM) is to receive feedback and to give information.

The agenda was reviewed.

2. Overview of planning process – Jacqueline Belisle

Telecommunication applications are different from typical planning applications. The Federal government has jurisdiction over radio communication; therefore, Municipal governments, in this case HRM, have little jurisdiction to interfere.

Industry Canada is the Federal agency which licenses and regulates telecommunication facilities. They recognize that Municipalities have an interest in these applications and therefore require the applicants to notify the Municipality of any proposals. The Municipality then has the opportunity to review the proposal and provide comment. These comments will be considered by Industry Canada who will then determine whether or not a license is granted and if any conditions are stipulated with that license.

The process begins with the PIM. Comments from the PIM are reviewed by staff and a report is prepared with staff's recommendation and tabled before North West Community Council (NWCC). During the next regular NWCC meeting, the report will be reviewed and a recommendation from NWCC will then be forwarded to Industry Canada.

All telecommunication installation applications require justification from the applicant explaining why it is not possible to co-locate their antennae structures onto an existing tower in the area and that justification is reviewed by Industry Canada.

3. Presentation of Proposal – Jacqueline Belisle

The site is 9 Estates Road (highlighted in yellow on the slide) which is within the Sackville Plan Area. The property is designated Business Park under the Sackville Municipal Planning Strategy (MPS) and zoned Business Park under the Sackville Land Use By-law (LUB).

There is no specific policy in the Sackville MPS that speaks specifically to telecommunications installations; however, staff refers to Policy IM-13 (a general implementation policy) when evaluating this application and making a recommendation to NWCC. Some of the factors that are considered include but not necessarily limited to: a) the compatibility of the proposal with the surrounding uses; b) the adequacy of the road networks leading to and from the proposed site; c) the potential for any damage to historic sites; d) the height, bulk and lot coverage of the proposal; e) the suitability of the site in terms of geographic topology (slope, watercourses or natural features); and f) any other relevant matter of planning concern.

Presentation of proposal – Jennifer Lewandowski

Who are we: We currently provide a range of communications and have upcoming wireless service to residential, business and the public sector customers across Canada.

The head office is located in Halifax with more than 1500 employees nationwide, privately owned, committed to long-term growth and for the past five years recognized as one of Canada's 50 best managed companies.

What are we building: A world class, 4 G high speed, wireless voice and data network. It is a fast, reliable mobile (wireless) telecommunications network capable of supporting the most advanced applications at a competitive price.

Benefits: a) Highly competitive offering from a local company. Customers love the idea of completing the bundle. It will be comparable or perhaps even improved coverage at a better value. b) Local company means local jobs and specialized opportunities. Currently there are over 100 Eastlink wireless employees in this province and that number continues to grow. c) Last but not least, Eastlink is a local business with customer support located in both Nova Scotia and PEI.

Presentation of proposal – Alex Mercier

Where to build: Things taken into account as where to build sites: a) elevation (no sites in holes or valleys); b) location (close to our customer to offer the strongest signal); c) Land availability (if possible, a building is used or co-locate on existing towers, if not possible, a tower is built);

d) Environmental (minimize our visual and environmental impact)

The entire parcel of land will not be used to build the tower (location shown). The tower is self-support and occupies roughly 8 metres x 8 metres of a triangle enclosed with a fence to prevent any unauthorized access. The platform has cabinets on it.

A picture of a different tower was shown to give an idea of what the tower will look like. From the picture, the tower looks quite large because the picture was taken from the bottom. The tower is pyramidal in shape, has a height of about 60 metres, a width at the bottom of about 8 metres and goes out to 1 metre at the top. As a comparison, the Bell tower that is a few hundred metres away is a 120 metre tower. The visual impact of this proposed tower is much less since there is no guide coming from it.

Safety and security: A picture of what the site will look like was shown with a slightly bigger fence. There will be a platform with two cabinets on it and an anti-climb apparatus on the ladder on the side of the tower.

Health and environment: a) Working or living close to a cell phone tower. Eastlink relies on Health Canada and Industry Canada who has been surveying this study for the last 30 years. The scientific consensus is that radiofrequency (RF) emissions from our towers are too low to create any adverse long term effect. The rate of emissions is at 40 watts (less than a light bulb). b) No pollutants. No structure is built within 30 meters of a body of water and no part of the structure, including the antenna, will have a footprint of more than 25 square metres.

Approval process: Eastlink also has some approvals to go with: a) Transport Canada; b) NAVCanada; c) Health Canada; and d) "Safety Code 6" which is the guideline for RF emissions. An RF engineer signs any reports ensuring that our towers comply.

4. Questions and Comments

Walter Regan, Sackville River Association – Will the lot remain the same with buildings, etc.? Mr. Banks said it will. The least space possible will be used to occupy the tower.

Walter Regan – The site is next to a hospital. Will that be a problem? Mr. Banks said no. All of our equipment adheres to Health Canada regulations. Everything that would be applicable to the regular public would also be applicable to the hospital.

Walter Regan – What kind of foundation will be use? Mr. Banks said it will be a concrete foundation. The actual size of the foundation is determined after a soil test is done on the property. Mr. Mercier said a typical foundation is 8 x 8 x 8 feet. The wind factor in the area is also taken into consideration.

Walter Regan – Will you be checking for acidic rock and contaminated soil? Mr. Banks said they will be checking for that when the soil test is done.

Walter Regan – Will there be landscaping? Mr. Banks said no. Any existing trees that are in the area will remain but they won't be putting in any grass. Mr. Regan wondered if they would be planting grass or putting flower beds around the foundation. Ms. Belisle said that it's not required.

The process begins with the PIM. Comments from the PIM are reviewed by staff and a report is prepared with staff's recommendation and tabled before North West Community Council (NWCC). During the next regular NWCC meeting, the report will be reviewed and a recommendation from NWCC will then be forwarded to Industry Canada.

All telecommunication installation applications require justification from the applicant explaining why it is not possible to co-locate their antennae structures onto an existing tower in the area and that justification is reviewed by Industry Canada.

3. Presentation of Proposal – Jacqueline Belisle

The site is 9 Estates Road (highlighted in yellow on the slide) which is within the Sackville Plan Area. The property is designated Business Park under the Sackville Municipal Planning Strategy (MPS) and zoned Business Park under the Sackville Land Use By-law (LUB).

There is no specific policy in the Sackville MPS that speaks specifically to telecommunications installations; however, staff refers to Policy IM-13 (a general implementation policy) when evaluating this application and making a recommendation to NWCC. Some of the factors that are considered include but not necessarily limited to: a) the compatibility of the proposal with the surrounding uses; b) the adequacy of the road networks leading to and from the proposed site; c) the potential for any damage to historic sites; d) the height, bulk and lot coverage of the proposal; e) the suitability of the site in terms of geographic topology (slope, watercourses or natural features); and f) any other relevant matter of planning concern.

Presentation of proposal – Jennifer Lewandowski

Who are we: We currently provide a range of communications and have upcoming wireless service to residential, business and the public sector customers across Canada.

The head office is located in Halifax with more than 1500 employees nationwide, privately owned, committed to long-term growth and for the past five years recognized as one of Canada's 50 best managed companies.

What are we building: A world class, 4 G high speed, wireless voice and data network. It is a fast, reliable mobile (wireless) telecommunications network capable of supporting the most advanced applications at a competitive price.

Benefits: a) Highly competitive offering from a local company. Customers love the idea of completing the bundle. It will be comparable or perhaps even improved coverage at a better value. b) Local company means local jobs and specialized opportunities. Currently there are over 100 Eastlink wireless employees in this province and that number continues to grow. c) Last but not least, Eastlink is a local business with customer support located in both Nova Scotia and PEI.

Presentation of proposal – Alex Mercier

Where to build: Things taken into account as where to build sites: a) elevation (no sites in holes or valleys); b) location (close to our customer to offer the strongest signal); c) Land availability (if possible, a building is used or co-locate on existing towers, if not possible, a tower is built);

d) Environmental (minimize our visual and environmental impact)

The entire parcel of land will not be used to build the tower (location shown). The tower is self-support and occupies roughly 8 metres x 8 metres of a triangle enclosed with a fence to prevent any unauthorized access. The platform has cabinets on it.

A picture of a different tower was shown to give an idea of what the tower will look like. From the picture, the tower looks quite large because the picture was taken from the bottom. The tower is pyramidal in shape, has a height of about 60 metres, a width at the bottom of about 8 metres and goes out to 1 metre at the top. As a comparison, the Bell tower that is a few hundred metres away is a 120 metre tower. The visual impact of this proposed tower is much less since there is no guide coming from it.

Safety and security: A picture of what the site will look like was shown with a slightly bigger fence. There will be a platform with two cabinets on it and an anti-climb apparatus on the ladder on the side of the tower.

Health and environment: a) Working or living close to a cell phone tower. Eastlink relies on Health Canada and Industry Canada who has been surveying this study for the last 30 years. The scientific consensus is that radiofrequency (RF) emissions from our towers are too low to create any adverse long term effect. The rate of emissions is at 40 watts (less than a light bulb). b) No pollutants. No structure is built within 30 meters of a body of water and no part of the structure, including the antenna, will have a footprint of more than 25 square metres.

Approval process: Eastlink also has some approvals to go with: a) Transport Canada; b) NAVCanada; c) Health Canada; and d) "Safety Code 6" which is the guideline for RF emissions. An RF engineer signs any reports ensuring that our towers comply.

4. Questions and Comments

Walter Regan, Sackville River Association – Will the lot remain the same with buildings, etc.? Mr. Banks said it will. The least space possible will be used to occupy the tower.

Walter Regan – The site is next to a hospital. Will that be a problem? Mr. Banks said no. All of our equipment adheres to Health Canada regulations. Everything that would be applicable to the regular public would also be applicable to the hospital.

Walter Regan – What kind of foundation will be use? Mr. Banks said it will be a concrete foundation. The actual size of the foundation is determined after a soil test is done on the property. Mr. Mercier said a typical foundation is 8 x 8 x 8 feet. The wind factor in the area is also taken into consideration.

Walter Regan – Will you be checking for acidic rock and contaminated soil? Mr. Banks said they will be checking for that when the soil test is done.

Walter Regan – Will there be landscaping? Mr. Banks said no. Any existing trees that are in the area will remain but they won't be putting in any grass. Mr. Regan wondered if they would be planting grass or putting flower beds around the foundation. Ms. Belisle said that it's not required.

Walter Regan – Why can't you hook into the site next door? Mr. Mercier prepared a hand out. The first option, the Bell tower, is at structural capacity so there is a safety and engineering concern there. The Telus site is about 60 metres but because of the installed equipment, the available height is 30 metres. Unfortunately, the Telus tower is much lower than our proposed tower so it cannot reach our coverage. Mr. Regan asked about the tower on Walker Service Road. Mr. Banks said that it is farther away from our coverage area.

Councillor Harvey – Assuming approvals are granted, when do you see this tower being put up? Mr. Banks said they would like to begin construction as soon as possible. Therefore, pending all approvals, if they came within the next month, construction could start sometime in August. Mr. Mercier said the foundation would take approximately 2 days (depending on the weather) and about a week to put the tower in place and install the equipment. Basically, if everything goes right, maybe about a two to three week process.

Councillor Harvey – What business is on that lot now? Mr. Mercier believes it is EM Trucking Company.

Walter Regan – What is the average bird strike? Do you have any documentation? Mr. Banks does not have any documentation. Essentially, there is no regulation for Eastlink to do any type of study on birds that knock into the tower. Mr. Mercier has been in the business for years and across Canada and none of the sites have had many birds that fly into the towers. Mr. Banks said it is very rare that any type of bird is found on the property from flying into the tower.

5. Closing Comments

Ms. Belisle mentioned that a website for this application has been set up and will be kept updated. The website address was at the bottom of the fact sheet which was mailed to property owners in the area. She thanked everyone for coming to the meeting.

6. Adjournment

The meeting adjourned at approximately 7:20 p.m.