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MEMORANDUM

To: Chair and Members of North West Planning Advisory Committee

From: Tyson Simms, Planner

Date: June 20, 2013

Subject: **Case 18491: Application by Halifax Regional Water Commission (Halifax Water) to construct a 50 meter telecommunication tower at the Pockwock Water Treatment Plant, 1749 Pockwock Road, Upper Hammonds Plains**

Background:

Halifax Water (Halifax Regional Water Commission) has applied to locate a 50 metre (164 foot) high, self-supported telecommunication tower at 1749 Pockwock Road, Upper Hammonds Plains (Map 1). The subject property falls within North West PAC's (NWPAC's) jurisdiction. The subject property is approximately 103.8 hectares (256.7 acres) in total area. Current use of the property includes the J.D. Kline Water Treatment Plant, also commonly referred to as the Pockwock Water Treatment Plant. The attached maps (Maps 1 and 2) show the zoning and land use designations for the subject property. Materials provided by the applicant (Attachment A) denote the location and elevation of the proposed tower. The location of the proposed tower is approximately 1.2 kilometers (3,937 feet) from the nearest residential property located on Pockwock Road.

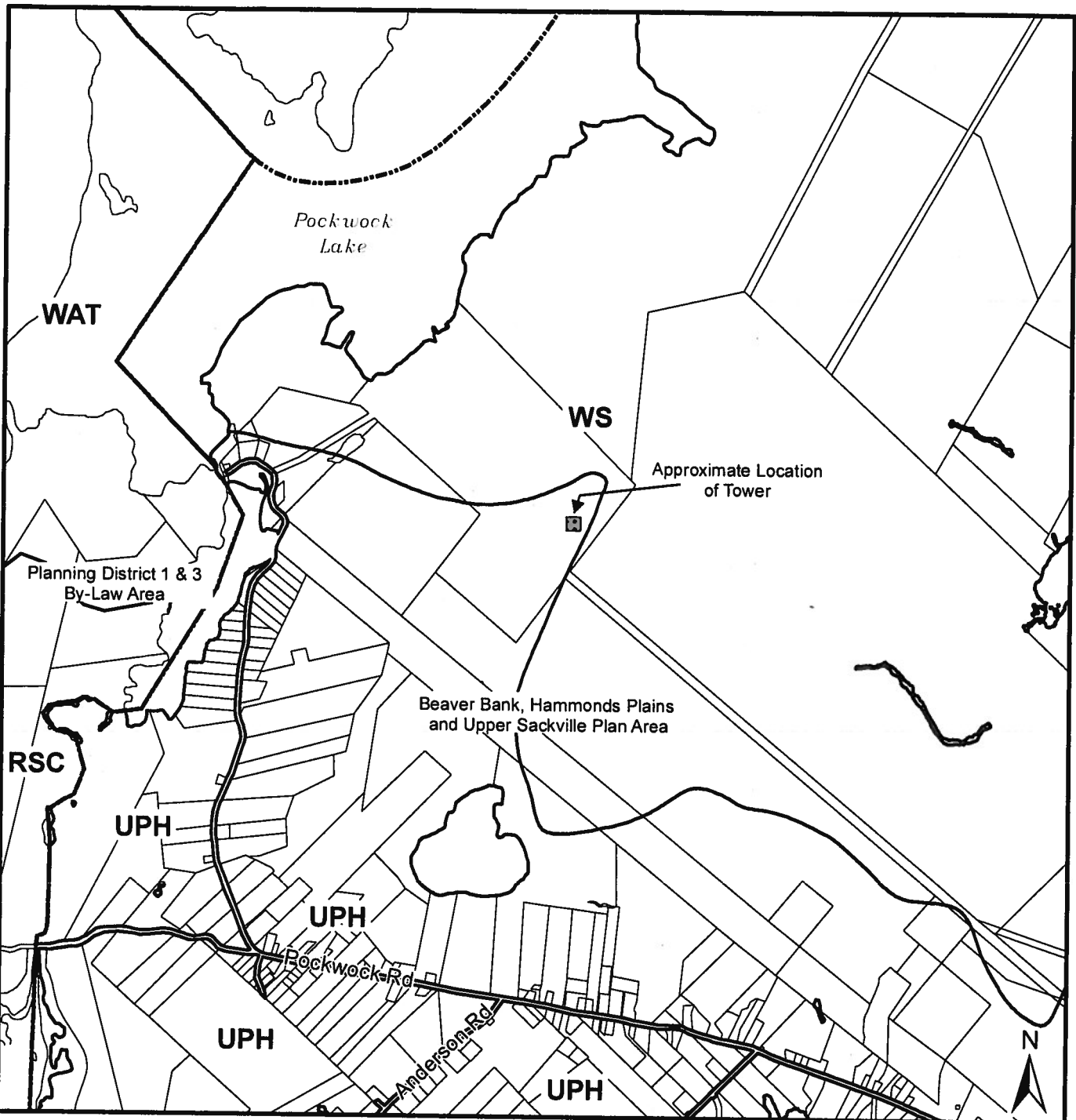
The Federal government has jurisdiction over all forms of radio communications. In this case, NWPAC will provide a recommendation to North West Community Council (NWCC). NWCC, in turn, will provide a recommendation in a written response to Industry Canada outlining whether there are any objections to the proposal based on reasonable and relevant concerns.

Input Sought from the Committee:

Although the decision to grant a license for telecommunication installations rests with the Federal government, NWPAC has previously provided comment with respect to the location of such installations. As such, feedback is sought from NWPAC relative to this proposed telecommunication tower. NWPAC's recommendation will be included in the staff report to Community Council.

Attachments:

- Map 1 – Generalized Future Land Use
- Map 2 – Zoning and Notification
- Attachment A – Materials Provided by Applicant for Review



Map 1 - Generalized Future Land Use

1749 Pockwock Road
Pockwock

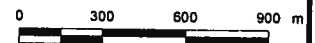
Beaver Bank, Hammonds Plains
and Upper Sackville Designations

Planning Districts 1 & 3
Designations



WS Watershed
UPH Upper Hammonds Plains

RSC Resource
WAT Watershed

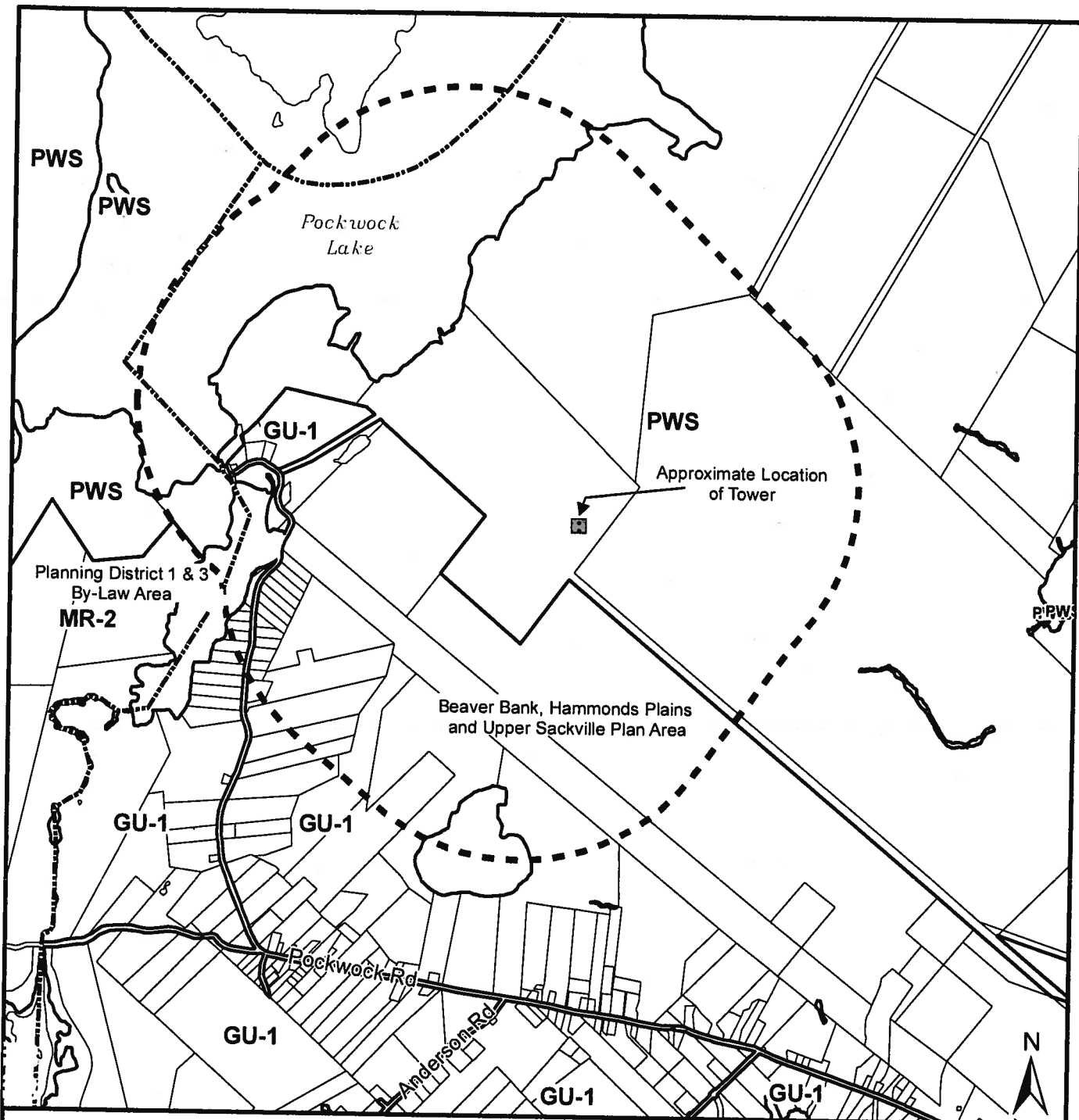


Approximate Location of Tower

Beaver Bank, Hammonds Plains
and Upper Sackville Plan Area

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.



Map 2 - Zoning and Notification

1749 Pockwock Road
Pockwock

Beaver Bank, Hammonds Plains
and Upper Sackville Zones

Planning Districts 1 & 3 Zones



Approximate Location
of Tower

GU-1 General Use
PWS Protected Water Supply

MR-2 Mixed Resource 2
PWS Protected Water Supply



Area of notification

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

Beaver Bank, Hammonds Plains
and Upper Sackville Land Use By-Law

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



Halifax Regional Water Commission

150 Cowie Hill Road, P.O. Box 11000 RPO CSC Halifax, Nova Scotia B3K 5M1 phone 902 490-4820 fax 902 490-4800

April 16, 2013

SCADA Tower – Cover Letter

General Information	
Site Name	Pockwock Treatment Facility
Latitude	44° 46' 25"
Longitude	63° 50' 14"
Tower Height	50 metres
Tower Type	Self Support
Number of Antennas	4

Halifax Regional Water Commission (Halifax Water) is proposing to construct a 50m self- support communications tower at our Pockwock Water Treatment Facility (44°46'26" N Latitude, 63°50'14" W Longitude) in Upper Hammonds Plains to improve our Supervisory Control and Data Acquisition (SCADA) system within the Halifax Regional Municipality.

The communication tower will be installed on a portion of PID# 00330985, civic 1749, Pockwock Road, Upper Hammonds Plains which is owned by Halifax Water. Access to the tower will be from Pockwock Road via the existing driveway to the water treatment facility. This access is gated to prohibit access to the site. The tower will be constructed inside of the existing fenced treatment plant and the tower will be equipped with anti-climbing apparatus. All disturbed areas will be reinstated to existing conditions which include grass or asphalt.

An environment assessment is not required as the tower will be constructed greater than 30m from a water body. Halifax Water's treatment facility is also ISO certified which applies greater restrictions on contractors working within the site.

Transport Canada has confirmed that neither painting nor lighting will be required on this proposed tower. The approval from Transport Canada is enclosed.

The Nav Canada Land use file number is 12-0680.

If you require any further information, please contact the undersigned at (902) 490-4837 or email markf@halifaxwater.ca.

Regards

Original Signed

Mark Feener, P. Eng.



Halifax Regional Water Commission

150 Cowie Hill Road, P.O. Box 8388 RPO CSC, Halifax, Nova Scotia B3K 5M1 phone 902 490-4020 fax 902 490-4808

April 16, 2013

SCADA Tower – Site Justification

General Information	
Site Name	Pockwock Treatment Facility
Latitude	44° 46' 25"
Longitude	63° 50' 14"
Tower Height	50 metres
Tower Type	Self-support
Number of Antennas	4

The recommendation following a Supervisory Control and Data Acquisition (SCADA) master plan developed by Westin Consultants in 2007, was to create a Wide Area Network (WAN) to correct our current network issues. In developing this new WAN, several towers will be required at key Halifax Water locations.

Halifax Water has explored all options for communications and determined the only reasonable means is to construct a 50 metre tower at the Pockwock Water Treatment Facility. The property is already owned by Halifax Water and the site access has been established, which makes this site a perfect candidate for a new SCADA tower. The site is fully secured within a fenced compound, has gated access and staffed at all times, which will allow for a secure and safe operating system.

Halifax Water had determined that no viable options for co-location exist as our SCADA System requires a secure site that Halifax Water can gain access to at any time, under any conditions. Should a potential service provider present an option to co-locate in the future, Halifax Water will review these on a case by case basis.



Halifax Regional Water Commission

450 Cowie Hill Road, P.O. Box 8188 RPO CSC, Halifax, Nova Scotia B3K 5M1 phone 902 490-4020 fax 902 490-4800

May 31, 2013

SCADA Tower - Health Canada's Safety Code 6

General Information	
Site Name	Pockwock Treatment Facility
Latitude	44° 46' 25"
Longitude	63° 50' 14"
Tower Height	50 metres
Tower Type	Self Support
Number of Antennas	4

Halifax Regional Water Commission (Halifax Water) has reviewed the proposed communication tower located at our Pockwock Water Treatment Facility for compliance with Health Canada's Safety Code 6 (SC6) limits to radio frequency exposure. At this time we confirm that the proposed installation is in compliance with these regulations

Should at any time Halifax Water change communication equipment including antenna quantity, location and transmitter power, Halifax water will review such changes and ensure that it falls within Health Canada's safety code 6.

Regards,

Original Signed

Mark Feener, P.Eng.

Project Engineer



50m

1:6000

Pockwock Lake

Parad Surface Road

Hamilton Lake

40139828

40601056

40601064

00423657

00424333

00424341

00424572

00488338

00424168

00424028

40904500

14889900

PID 00330985
Lands Of
HALIFAX WATER



PID 00330985

Lands Of
HALIFAX WATER

0345367

Lands Of
HALIFAX WATER

Pavil Surface Ponds

Hamilton Lot

POCKWOCK RD

44501036

0345335

40503500

0m

10m

20m