

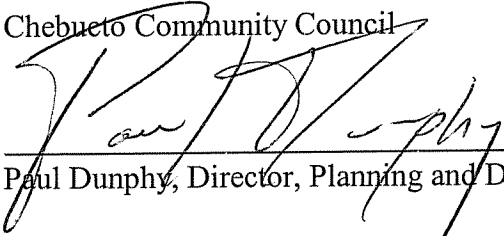
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PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Chebucto Community Council
January 9, 2006

To: Chebucto Community Council

Submitted by: 
Paul Dunphy, Director, Planning and Development Services

Date: December 16, 2005

**Subject: Case 00859: Proposed Wireless Communication Equipment,
10 Donaldson Avenue, Halifax**

ORIGIN:

Application by MT&T to install rooftop telecommunication equipment consisting of eight grouped antennas to be housed in a 'chimney-like' structure attached to the Birch Cove United Baptist Church at 10 Donaldson Avenue, Halifax (PID # 00304217).

RECOMMENDATION:

It is recommended that Chebucto Community Council forward a positive recommendation to Industry Canada supporting the proposed installation of wireless communication equipment at 10 Donaldson Avenue, Halifax.

BACKGROUND:

MT&T has submitted a request for a telecommunications installation at 10 Donaldson Avenue, Halifax (Map 1). The Birch Cove United Baptist Church is located on the property and proposes the telecommunication structure be included with upcoming renovations and additions to the building.

The installation is comprised of eight (8) grouped antennas to be located in an "Accelerator" which is a chimney-like structure approximately seven feet square and fifty five feet tall which, for architectural integration purposes, will be mounted on the building and constructed of compatible materials. This structure will be located on the side of the building toward the rear, where, due to a change in grade, it appears to be 34 feet high, thereby minimizing the visual impact from the street. Refer to Attachments A and B. The antennas will improve cellular service coverage within the area.

A letter of notification was mailed to all property owners near the subject property. This letter provided information on the proposal, and provided an opportunity for the public to comment on the proposal. A copy of this letter is included as Attachment C.

The proposal has been submitted to the Community Council for review and comment.

DISCUSSION:

In accordance with constitutional law, the federal government has jurisdiction over all forms of telecommunication and, accordingly, municipal regulations or by-laws have little force or effect over such installations. However, as a matter of policy, Industry Canada, the federal licensing authority, has recognized that municipal authorities may have an interest in the location of antenna structures, particularly from the perspective of aesthetics. An opportunity is therefore provided for municipalities to review proposals and provide comment which may be taken into consideration in determining whether to issue a license, or upon what conditions a license may be granted.

The radio frequency emissions from this type of installation are minor in comparison to a radio/TV broadcast tower. Industry Canada requires that telecommunication facilities are operated in accordance with safety guidelines established by Health Canada. Prior to receiving a license the operator must show that the installation meets the safety requirements.

Staff is of the opinion that this proposal would not appear to pose health and safety, aesthetic or visual concerns. Due to the location of the antennas within the chimney-like structure, it will not appear prominent from the street. The equipment structure will blend in with the architecture of the existing building. It is staff's opinion that the installation should appear relatively innocuous and visual impact will be minimal.

It is therefore recommended that no objections be raised by this proposal.

BUDGET IMPLICATIONS:

None.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

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

ALTERNATIVES:

The following alternatives are presented to Chebucto Community Council for consideration:

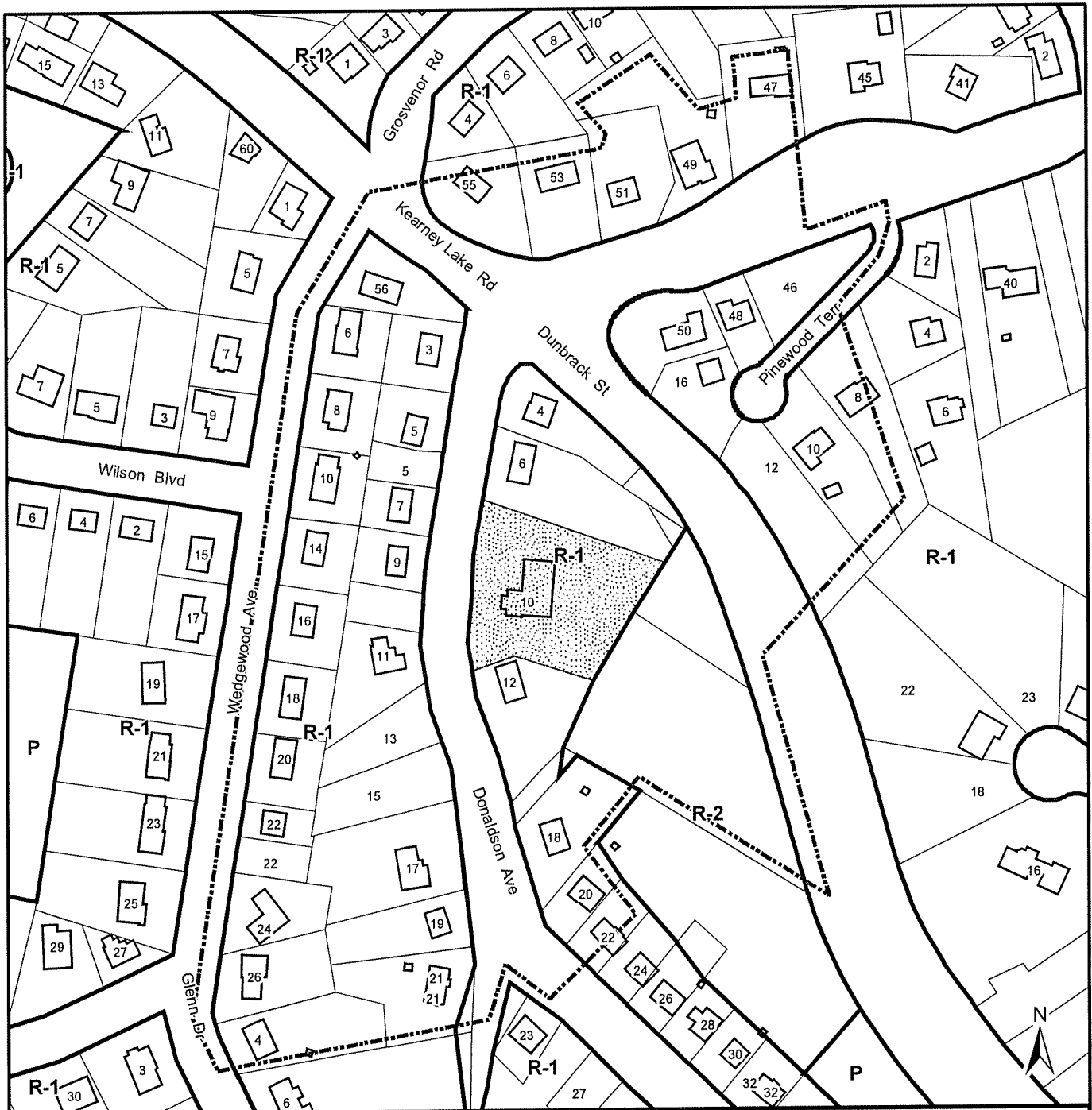
1. It is recommended that Chebucto Community Council forward a positive recommendation to Industry Canada supporting the proposed installation of wireless communication equipment at 10 Donaldson Avenue, Halifax. This is the staff recommendation.
2. In the event that the Community Council has objections, the reasons should be articulated and staff will notify the local office of Industry Canada accordingly.

ATTACHMENTS:

Map 1: Location Plan
Attachment A: Building Elevations
Attachment B: Site Plan
Attachment C: Notification Letter to Property Owners



Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk by phone at 490-4210, or by fax at 490-4208.

Report prepared by: Jaime Smith, Planner, 490-4793, smithja@halifax.ca



Map 1 - Location and Zoning

10 Donaldson Avenue
Halifax

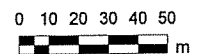
-  Subject property
-  Area of notification

Halifax Mainland
Land Use By-Law Area

Zone

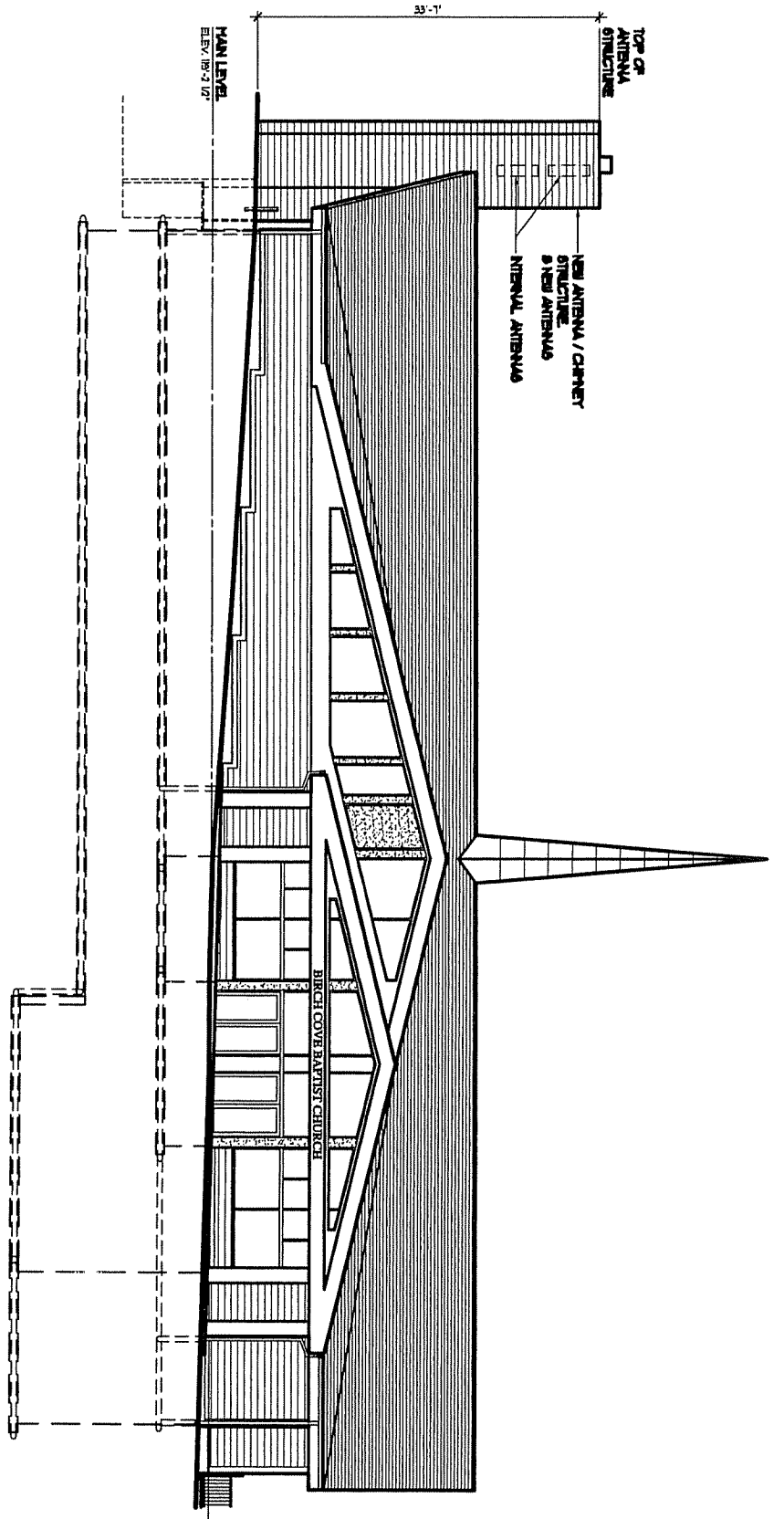
- R-1 Single Family Dwelling
- R-2 General Residential
- P Park and Institutional

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES



This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Mainland Land Use By-Law area.

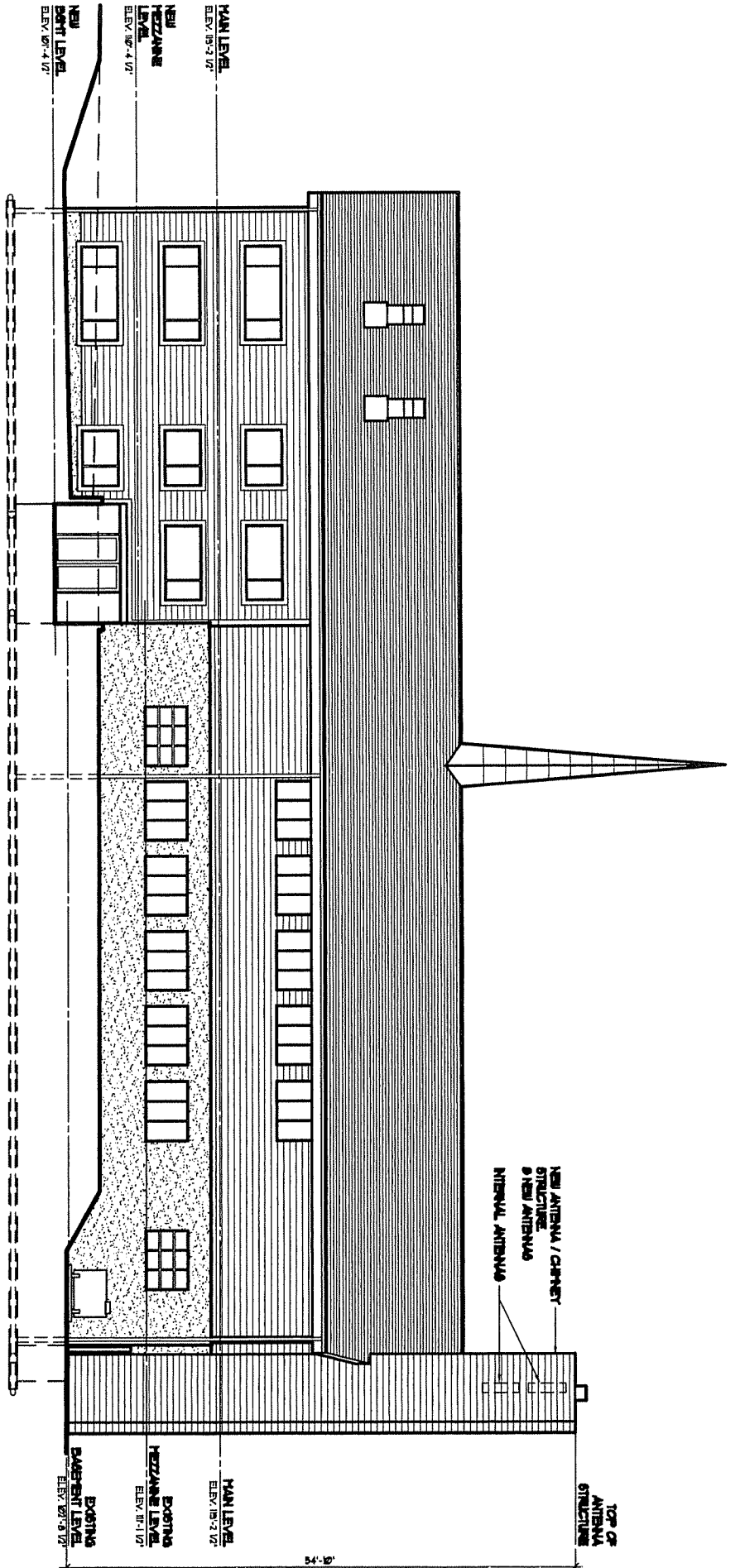
HRM does not guarantee the accuracy of any representation on this plan.



WEST ELEVATION

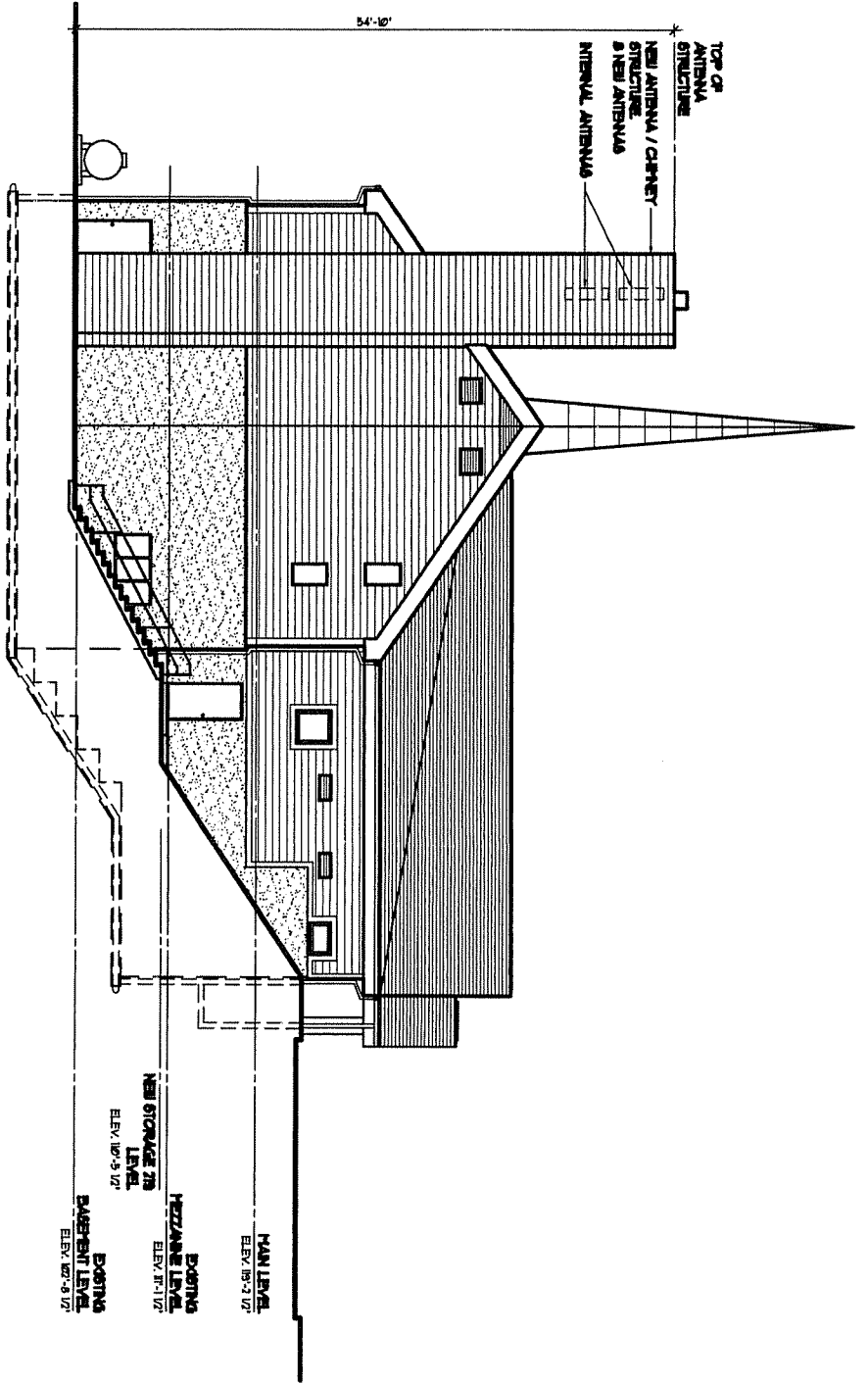
0 4 8
16ft

BIRCH COVE UNITED BAPTIST CHURCH
DECEMBER 01, 2005



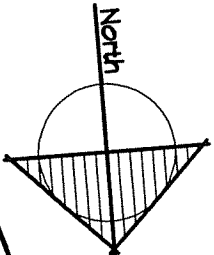
EAST ELEVATION
 0 4 8 16ft

BIRCH COVE UNITED BAPTIST CHURCH
 DECEMBER 07, 2005



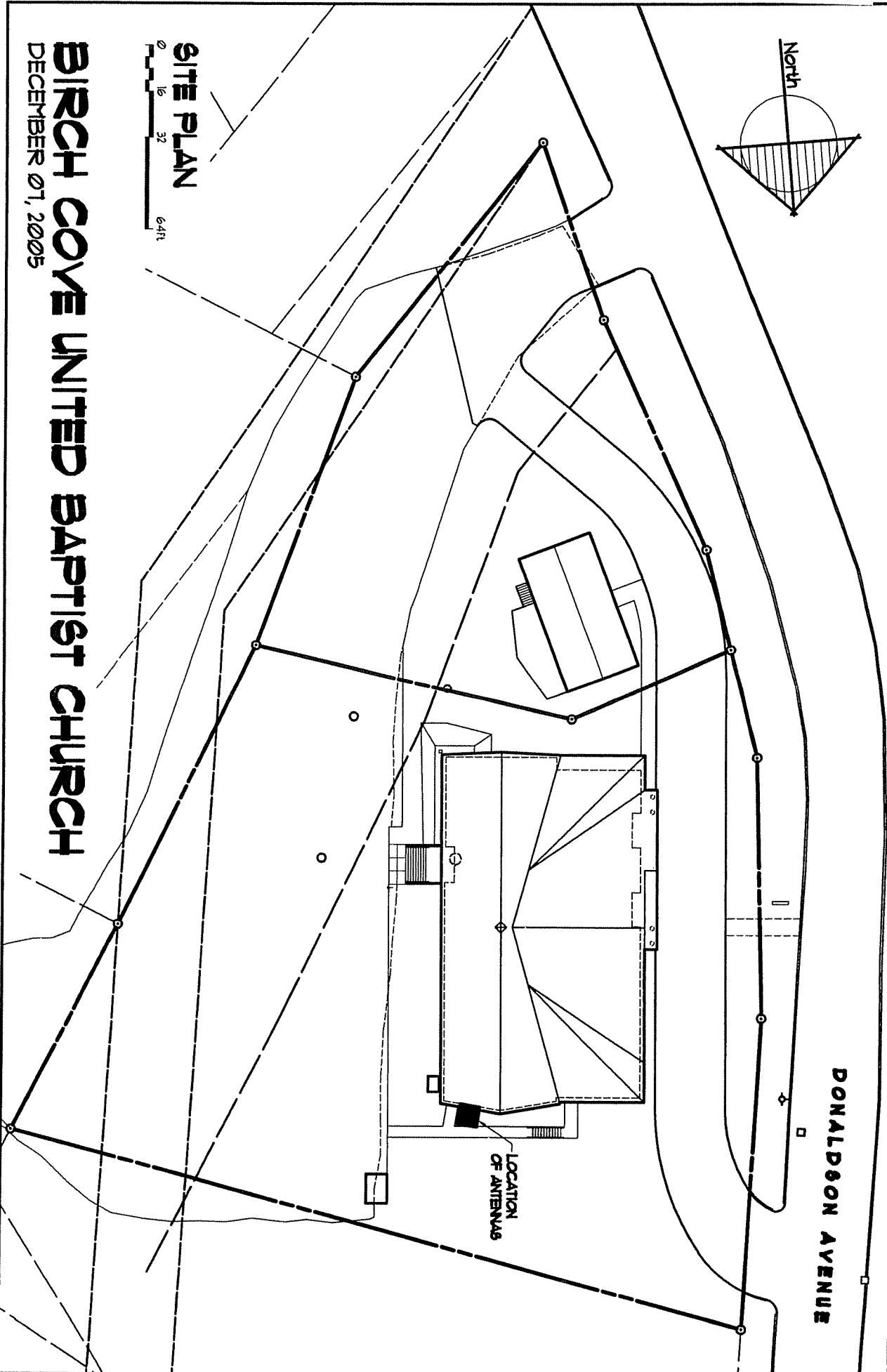
NORTH ELEVATION

BIRCH COVE UNITED BAPTIST CHURCH
DECEMBER 01, 2005



SITE PLAN
0 16 32 64ft

BIRCH COVE UNITED BAPTIST CHURCH
DECEMBER 01, 2005



DONALDSON AVENUE

LOCATION OF ANTENNAS

December 16, 2005

Dear Property Owner,

Re: Case 00859: Application by MT&T Inc. to permit the construction of a cellular tower on the Birch Cove United Baptist Church, 10 Donaldson Avenue, Halifax (PI 00304217).

This letter is to inform area residents that HRM Planning & Development Services has received a request to permit the construction of a cellular tower on the Birch Cove United Baptist Church, 10 Donaldson Avenue. The applicant proposes to house 8 cellular antennas within a 'chimney-like' structure on the north side of the building. The structure will blend in with the rest of the building, being covered in the same materials and colours (see reverse). The equipment is intended to improve coverage of cellular service within the area

Prior to providing comments to Industry Canada, who have jurisdiction over all forms of telecommunication and the ultimate authority to approve the location of this antenna, Councillor Debbie Hum would like you, as a property owner adjacent to the above noted property, to be aware of this proposal and provide comments if you wish. This matter will be on the agenda of the January 9th, 2005 meeting of Chebucto Community Council. Chebucto Community Council will then provide its comments to Industry Canada.

If you have any questions or concerns with this application or the process involved, please contact me, or your local Councillor, Debbie Hum (490-6807), at your convenience prior to the meeting date.

Yours truly,



Randa Wheaton, Senior Planner

cc. Rod Winters, MT&T Mobility Inc.
Debbie Hum, Councillor, District 16