



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Marine Drive, Valley and Canal Community Council

April 23, 2008

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

SUBMITTED BY:


Paul Dunphy, Director of Community Development

DATE: March 18, 2008

SUBJECT: **Case 01092: Proposed Telecommunication tower and accessory building, 5 Miller Lane, Fall River.**

ORIGIN

Application by Bell Aliant to install a 130 foot (39.62 m) monopole telecommunication tower and accessory building at 5 Miller Lane, Fall River (PID40413841).

RECOMMENDATION

It is recommended that Marine Drive, Valley and Canal Community Council forward a positive recommendation to Industry Canada supporting the proposed installation of a 130 foot (39.62 m) monopole telecommunication tower and accessory building at 5 Miller Lane, Fall River.

BACKGROUND

Bell Aliant submitted a request for a 130 foot (39.62 m) telecommunication tower and 100 square foot (9.29 sq. m) accessory building at 5 Miller Lane, Fall River, PID 40413841. The property is located behind the Fall River Recreation Centre on Highway 2. Bell Aliant are proposing to locate the telecommunications tower on an undeveloped parcel of land leased from the Fall River Community Bible Chapel. The parcel will be accessed from an easement off of the end of Oakes Road (Attachment A).

The proposal has been submitted to Community Council for review and comment. Community Council's recommendation will be forwarded to Industry Canada for their consideration.

Public involvement

A Letter of Notification (Attachment B) was mailed to nearby property owners within the notification area (Map 1). This letter provided information on the proposal and an opportunity for the adjacent property owners to comment.

DISCUSSION

Telecommunication facilities are under the jurisdiction of Industry Canada, the federal licensing authority, who recognized that municipal authorities may have an interest in the location of the facilities and their impact on the surrounding neighbourhood. Municipalities are asked to review proposals and provide comment to Industry Canada which they may take into consideration in determining whether to issue a license, or conditions for a license.

Staff is of the opinion that this proposal is unlikely to pose aesthetic or visual concerns for nearby residents. The leased parcel would be set back approximately 460 feet (140 m) from the residential properties on Oakes Road and would have a treed buffer to adjacent properties (Attachment A). The parcel is in the middle of a 15 acre (60705 sq. m) lot which is undeveloped, with the exception of the church located at the Highway 2 end of the lot (Map1). In addition, the telecommunications tower is adjacent to a much larger, existing high voltage tower. Bell Aliant submitted renderings showing the telecommunications tower from a number of vantage points which show no significant impact on the sky line (Attachment B).

Staff did not receive any comment from those notified and the proposed site appears to be suitable for the tower location. In addition, the tower will benefit the community by improving telecommunication services in the local area. It is therefore recommended that no objections be raised by this proposal.

Public Information Meeting

The district councillor opted to waive the Public Information Meeting. Additional information was included in the letter of notification as a substitute for the information usually provided at the Public Information Meeting.

BUDGET IMPLICATIONS

None. The HRM costs to process this application can be accommodated within the C310 operating budget.

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


1. Forward a positive recommendation to Industry Canada supporting the proposed installation of a 130 foot (39.62 m) telecommunication tower and accessory building at 5 Miller Lane, Fall River. This 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

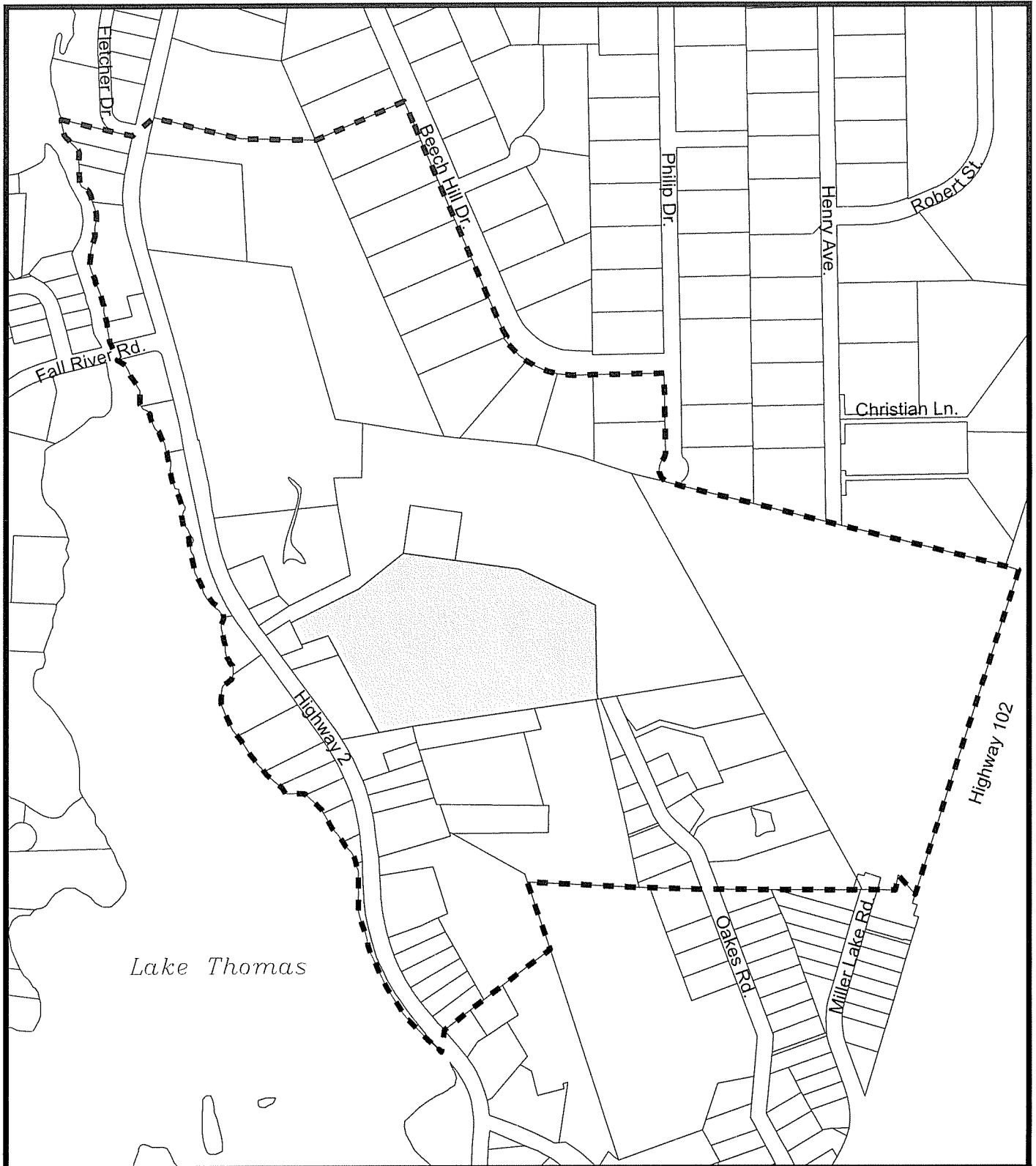
- | | |
|---------------|--|
| Map 1: | Notification Area |
| Attachment A: | Site Plan |
| Attachment B: | Notification Letter to Property Owners |

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



Report Prepared by: Leticia Smillie, Planner 1- Planning Applications: Community Development 869-4747

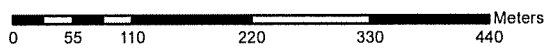


Report Approved by: _____
Austin French, Manager of Planning Services, 490-6717



Map 1

-  Subject Property
-  Notification Areas



HALIFAX
REGIONAL MUNICIPALITY
Planning Services

February 29, 2008

Dear Property Owner,

Re: Case 01092: Proposed Cell Tower at 5 Miller Lane, Fall River, lands of Fall River Community Bible Chapel

Bell Canada has applied to Halifax Regional Municipality for a cellular tower and accessory building on the above noted property, located in your community.

The proposed cell tower is a monopole and will be 130 ft (37 m) high (see attached information for description of monopole towers). The 9.29 m² (100 ft²) building will contain the mechanical equipment for the tower. The tower is being constructed to improve cellular service within the area. The attached information provides a description of monopole structures, a site plan showing location of tower and accessory building and mock-ups of how the tower will appear from various prominent locations in the community.

Cell towers are approved by Industry Canada. Industry Canada requests that municipal councils review proposed cell towers and provide a recommendation. The site for the proposed cell tower is in the Marine Drive and Canal Community Council district (MDVCCC) of HRM. MDVCCC is inviting you to provide comment on the application to help them make a recommendation to Industry Canada.

If you have any questions about this application or would like to make a comment on the application, please contact me by:

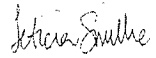
phone: (902) 869-4747
fax: (902) 869-4230
email: smillil@halifax.ca
mail: PO Box 1749,
Halifax, Nova Scotia
B3J 3A5

Please send any comments by **March 19th, 2008**.

Notice of the meeting when MDVCCC makes their recommendation will be listed on the HRM website at <http://www.halifax.ca/planning/planhear.html> and will be advertised in local newspapers.

For your information, information compiled by Health Canada with respect to the safety of telecommunications equipment is available on Industry Canada's website at <http://strategis.ic.gc.ca>

Yours truly,



Leticia Smillie
Planner I

cc. Councillor Krista Snow, District 2

COMMUNITY DEVELOPMENT

Tel: (902) 869-4747 Fax: (902) 869-4230
E-mail: smillil@halifax.ca Website: www.halifax.ca

Description of Monopole Towers

5. Types of towers and masts

This section presents the three most common types of towers/masts that are used today in wireless communication; **self-supporting tower**, **monopole** and **guyed mast**¹.

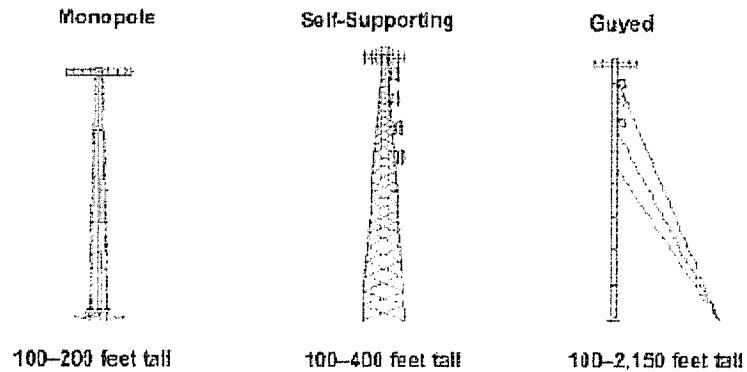


Image 1: The three most common types of communication towers/masts.

Source: Centers for Disease Control and Prevention (<http://www.cdc.gov>)

5.1 Monopole tower

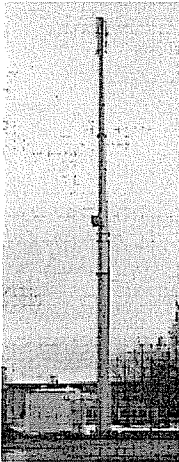


Image 2: A monopole tower

Source: <http://commons.wikimedia.org>

Monopoles are hollow tapered poles made of galvanized steel. They are constructed of slip jointed welded tubes and can be up to 200 feet (60m). Due to its construction, they are expensive to manufacture but simple to erect.

Monopoles are primarily used in urban environments where there is limited space available for the footprint² of the tower base. The maximum footprint of a 200 feet monopole is approx. 6x6 feet (2x2 m)

¹ Notice that the "guyed" mast pictures only a set of guys (this is for graphical reasons only)

² The physical space needed for the deployment.

11_en_mmtk_wireless_communication-tower_handout.odt

Last updated: May 14 2006

Available online from <http://www.wiltraonline.org/trainonline/mmtk/>

Impact of Proposed Tower on Community Landscape



Fall River Professional Centre

Tower is located on the side of the hill just below the overhead power lines



Oaks Road

Tower driveway located at end of Oaks Road, tower located south of overhead power lines.



Fall River Plaza- view from Highway 2

COMMUNITY DEVELOPMENT

Tel: (902) 869-4747 Fax: (902) 869-4230
E-mail: smillil@halifax.ca Website: www.halifax.ca