

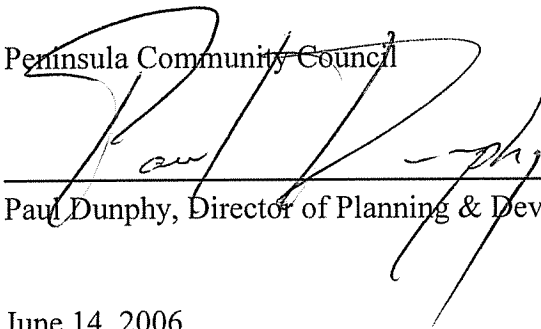
10.1.2



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Peninsula Community Council
July 10, 2006

TO: Peninsula Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services

DATE: June 14, 2006

SUBJECT: Case 00912: Proposed Telecommunication Equipment and Shed, 3792
Novalea Drive, Halifax

ORIGIN

Application by Telus Mobility for municipal comments on the placement of three antennas and a shed on the roof of the senior's complex located at 3792 Novalea Drive, Halifax.

RECOMMENDATION

It is recommended that Peninsula Community Council forward a positive recommendation to Industry Canada supporting the proposed installation of three antennas and a shed at 3792 Novalea Drive, Halifax.

BACKGROUND

Telus Mobility has submitted a request for municipal comments on a proposal to erect three (3) cellular antennas and a shed containing telecommunication related equipment on the roof of the senior's complex located at 3792 Novalea Drive, Halifax (Map 1). Each of the antennas is proposed to have a length of 1.52 metres (5 feet). The shed is proposed to have a height of 2.74 metres (9'1") and an area of 15.7 square metres (51.5 square feet). There is no additional construction other than the placement of the structures on the roof. The equipment is intended to improve coverage of cellular service within the area.

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

DISCUSSION

In accordance with constitutional law, the federal government has jurisdiction over all forms of telecommunication. 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 telecommunication 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 (Safety Code 6). Prior to receiving a license the operator must show that the installation meets these safety requirements. All health related concerns should be forwarded to Health Canada.

Staff is of the opinion that this proposal would not appear to pose aesthetic or visual concerns for nearby residents. Due to the location of the antennas and the shed on the roof, it will be relatively innocuous from the street level and visual impact will be minimal.

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

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 prior to the Council meeting. A copy of this letter is included as Attachment A.

BUDGET IMPLICATIONS

There are no budgetary implications.

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 Peninsula Community Council for consideration:

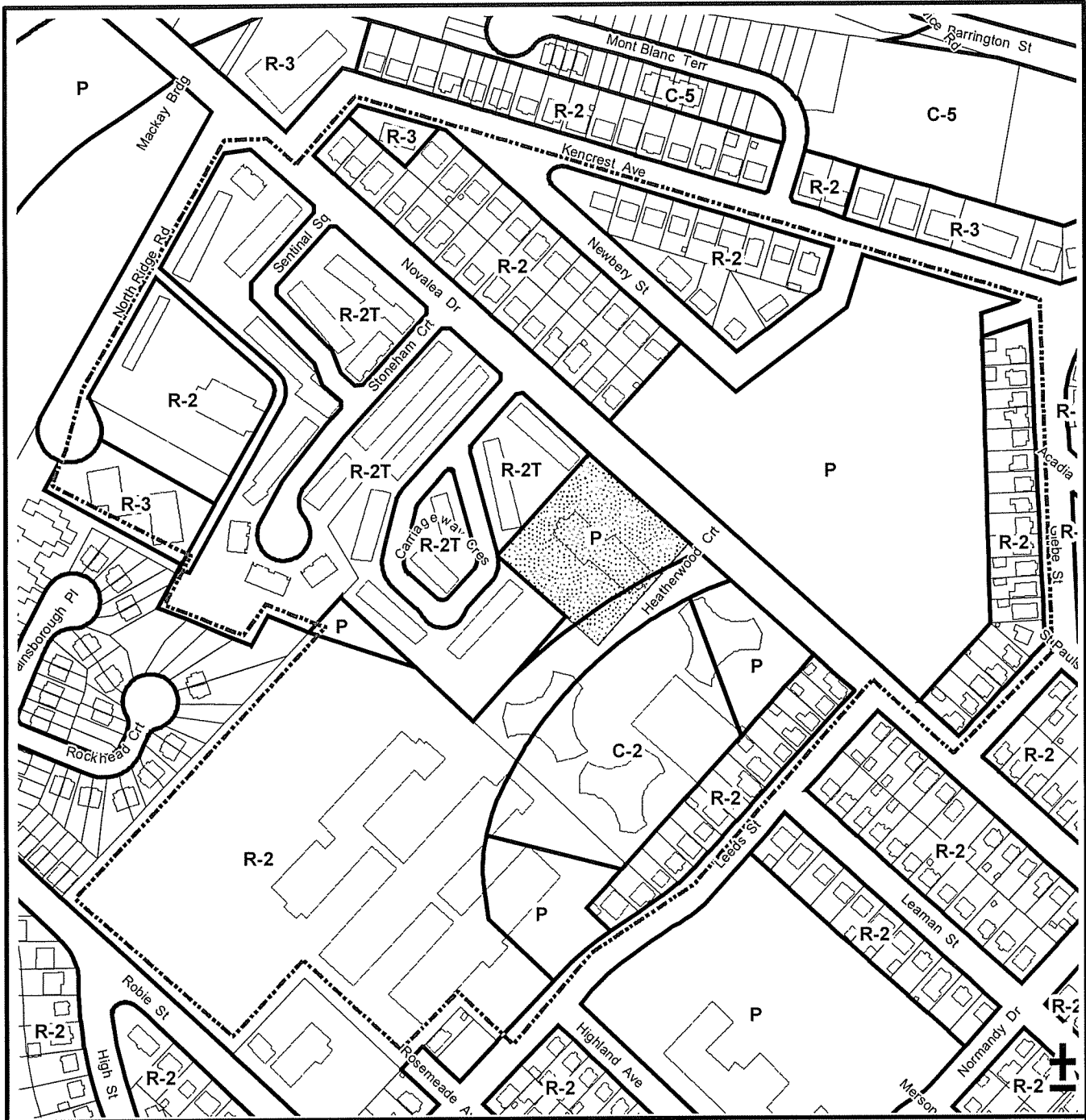
1. It is recommended that Peninsula Community Council forward a positive recommendation to Industry Canada supporting the proposed installation of three antennas and a shed at 3792 Novalea Drive, Halifax. This is the staff recommendation.
2. In the event that Peninsula Community Council has objections, the reasons should be articulated and Staff will notify the local office of Industry Canada accordingly.

ATTACHMENTS

Map 1	Location and Notification Area
Attachment A	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: Luc Ouellet, Planner, 490-3689, ouellet@halifax.ca



Map 1: Location and Zoning

3792 Novalea Drive
Halifax

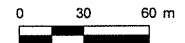
Halifax Peninsula By-Law Area

 Subject property

Zone

- R-2 General Residential
- R-2T Townhouse
- R-3 Multiple Dwelling
- C-2 General Commercial
- C-5 Harbour Related Industrial
- 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 Peninsula By-Law Area.

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



PO Box 1749
Halifax, Nova Scotia
B3J 3A5

Attachment A

June 13, 2006

Dear Property Owner,

Re: Case 00912: Application by Telus Mobility for municipal comments on the placement of three antennas and a shed on the roof of the senior's complex located at 3792 Novalea Drive, Halifax.

This letter is to inform area property owners that HRM Planning & Development Services has received a request to comment on a proposal to erect three (3) cellular antennas and a shed containing telecommunication related equipment on the roof top of the senior's complex located at 3792 Novalea Drive, Halifax. Each of the antennas is proposed to have a length of 1.52 metres (5 feet). The shed is proposed to have a height of 2.74 metres (9'1") and an area of 15.7 square metres (51.5 square feet). There is no additional construction other than the placement of the structures on the roof. The equipment is intended to improve coverage of cellular service within the area.

Prior to providing comments to Industry Canada, which has jurisdiction over all forms of telecommunication and the ultimate authority to approve the location of these antennas, Councillor Patrick Murphy 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 July 10, 2006 meeting of Peninsula Community Council. Peninsula 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, Patrick Murphy (490-7031), at your convenience prior to the meeting date.

Yours truly,

Luc Ouellet, Planner I

cc. Philippe Leggett-Bachand, Telus Mobility
Patrick Murphy, Councillor, District 11

Planning and Development Services
Planning Applications - West End Mall Office
Tel: (902) 490-3689 Fax: (902) 490-4406
E-mail: ouellel@halifax.ca Website: www.region.halifax.ns.ca

From: Luc Ouellet
To: Jennifer Weagle
Date: 29/06/2006 9:48:34 am
Subject: Case 00912

Jennifer,

Please add the following to the Councillors' packages (PCC meeting on July 10, 2006):

Mrs. Doris Atkinson of _____ called to voice her objection to the Telus Mobility application for municipal comments on the placement of three antennas and a shed on the roof of the senior's complex located at 3792 Novalea, Drive, Halifax. She was concerned with aesthetic impacts.

Luc

Luc H. Ouellet - Planner I
Planning & Development Services
Halifax Regional Municipality
6960 Mumford Road, Suite R19
Tel: (902) 490-3689
Fax: (902) 490-4406
ouellel@halifax.ca

CC: Patrick Murphy

From: Luc Ouellet
To: Jennifer Weagle; Patrick Murphy
Date: 27/06/2006 10:51:49 am
Subject: Case 00912

Mrs. Marion Gierloff of _____ called to voice her objection to the Telus Mobility application for municipal comments on the placement of three antennas and a shed on the roof of the senior's complex located at 3792 Novalea, Drive, Halifax. She was concerned with the impact of the equipment on television reception in the area, on safety (hurricane), and on aesthetics.

Luc

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From: Luc Ouellet
To: Jennifer Weagle; Patrick Murphy
Date: 27/06/2006 10:28:30 am
Subject: Fwd: Re:Case 00912

>>> "Charlotte Nickerson"

06/27/06 10:10 am >>>

Luc Ouellet, Planner I

As a customer of Telus who lives just off of Novalea, I would like to encourage the proposed placement of antennas in the area. I share the same poor quality of service and would greatly appreciate an improvement in that service. The calls are constantly cutting out and/or dropping in this area.

Thank you,
Charlotte Nickerson