

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
DEVELOPMENT AGREEMENT – CELLULAR TELECOMMUNICATION
TOWER – MEADOW POND LANE IN LIVERPOOL
TUESDAY, JANUARY 22, 2019
9:00 A.M.**

MEMBERS OF COUNCIL: Mayor David Dagley, Chair
Councillor Kevin Muise
Deputy Mayor Heather Kelly
Councillor Brian Fralic
Councillor Susan MacLeod
Councillor Jack Fancy
Councillor Raymond Fiske
Councillor Gilbert Johnson

MEMBERS OF STAFF: Chris McNeill, CAO
Mike MacLeod, Director of Planning & Development

CALL TO ORDER:

Mayor Dagley called the Public Hearing to order at 9:00 a.m.

He welcomed Constable John Harris and Constable Tara Davis.

REMARKS:

Mayor Dagley reviewed that the purpose of the Public Hearing is to provide any interested person with an opportunity to present an oral or written presentation to the Council of the Region of Queens with regards to entering into a development agreement to allow for the erection of a new cellular telecommunication tower on property identified as PID 70047055 and located off Meadow Pond Lane in Liverpool.

Mayor Dagley reviewed the procedures for the Hearing which was provided on the agenda.

REPORTS AND PRESENTATION BY STAFF:

Mike MacLeod, Director of Planning & Development, stated an application for a development agreement from Eastlink to erect a new cellular telecommunication tower on property located off Meadow Pond Lane in Liverpool was received. The property is approximately 700' off the end of Meadow Pond Lane. Eastlink is proposing erecting a 61 meter telecommunication tower on property they intend to lease from a property owner.

The proposed site is located within the Mixed Use Coastal R6 Zone of the Land Use Bylaw. The R6 zone does not allow for the erection of a cellular telecommunication tower, but through the Municipal Planning Strategy it allows Council to consider such uses through a development agreement process. Under the Municipal Government Act, the process for development agreements is set out whereby Council is to hold public hearings respecting proposed development agreements.

WRITTEN AND ORAL PRESENTATIONS:

Janette Georges, Bridgewater (landowner in Liverpool) – Ms. Georges offered reasons for her objection to the proposed installation of a cell tower on Meadow Pond Lane; some included that a cell tower is ugly and in close proximity of residential areas, property values depreciate, cancer cluster risk and commented on articles, videos and studies that she had shared in her email (copy of email is attached to original set of Minutes).

She further commented that more people are becoming electro sensitive and are more aware.

Douglas Millar, 41 Crowell Street, Liverpool – Mr. Millar offered his objection to the proposed installation of a cell tower and read research findings he had previously circulated to Council (copy of letter attached to original set of Minutes). He asked Council to deny the application.

Peter Ripple, 20 Meadow Pond Lane, Liverpool – Mr. Ripple spoke of his concerns on the proposed installation of a cell tower on Meadow Pond Lane. He read from his submission, which was previously circulated to Council, reasons for his objection, some of which included the location and height of the tower, and the possibility of other companies being able to use the tower as well (smart meters). (A copy of submission is attached to original set of Minutes.)

He further stated with the opinions brought forward today, urged Council to research and deny the application.

Dale Whynot, Kentville (General Manager, Whynot Group of Companies) – Mr. Whynot is the part owner of the Quarterdeck and is presently building apartments on Cobbs Ridge Road with Kent Field Estates. He offered his objection and stated if the development agreement for the telecommunication tower is approved, the unsightly view of the tower from his properties, the potential health effects and the decrease in property value from having this tower so close to his property, he would not be building any more apartment buildings on their site on Cobbs Ridge. He stated his company presently employs local plumbers, electricians, excavator operators and contractors and is investing in the area, and asked Council to deny the application.

Kim Williams, 56 Barss Street, Liverpool – Mrs. Williams offered her opinion and objections to the proposed cell tower. She stated she avoids electromagnetic fields due to health issues she experiences and stated if the tower is erected, she will have to move. She suggested perhaps have an alternate location for this tower, i.e. leaf and yard waste in Western Head.

Terry Whynot, owner of Quarterdeck as well as Kent Field Estates, stated Council was in agreement for the need of housing and with the development on Cobbs Ridge. With the erection of the cell tower in the proposed site, the value of the property would decrease, and with the potential of health risks, may not be able to rent the apartments and said that no further development will occur on that site. He further commented that he is against the location of the tower and that their land borders where the proposed tower will be. (Copy of letter submitted to Council is attached to original set of Minutes.)

Randall Prime, Coldbrook and lawyer for Kent Field Estates, offered his opinion on the proposed cell tower and stated the multi-million dollar development in Queens will generate tax revenue.

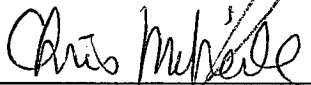
Debbie Ripple, 20 Meadow Pond Lane, Liverpool – Mrs. Ripple stated she is not against the cell tower and technology but is concerned with the long term health effects and suggested the tower be moved to a location not near a residential area.

Mr. MacLeod stated four written submissions were received; Terry Whynot, Douglas Millar, Janette Georges and Peter Ripple. All written submissions were provided to Council for review prior to the hearing for information and consideration.

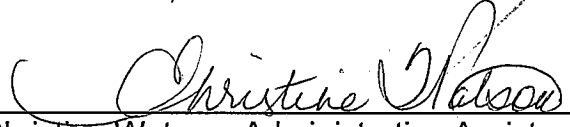
Mayor Dagley asked three times if there were any more members of the public who wished to speak on this matter and stated that all submissions and comments today would be taken into consideration and decided at the February 12, 2019 Regular Council meeting; hearing none, declared the Public Hearing adjourned at 9:40 a.m.



Mayor David Dagley, Chair



Chris McNeill, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: February 12, 2019

Mike MacLeod

From: J Georges
Sent: Thursday, January 17, 2019 3:37 PM
To: Jack Fancy; Raymond Fiske; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; David Dagley; Donna Jones; Logan McDaid; Peter Ripple
Subject: CELL TOWER PROPOSAL - LIVERPOOL

Dear Councillors:

I would like to voice once again my objection to the proposed installation of a cell tower on Meadow Pond Lane in Liverpool, and request that my email to you is read at the public hearing on Tuesday, January 22, 2019.

The reasons for my objection are multi-fold as I mentioned before in my previous letter to you.

- 1) A cell tower is ugly, and the tower Eastlink proposes to be erected is in close proximity to residential housing.
- 2) Property values have been proven to depreciate when a cell tower is erected. Not only is this bad for the property owner, but the town will receive less tax revenue over time.
- 3) Cancer cluster risk. Studies have been done that prove the radiation emitted from a cell tower can cause cancer, tumors, and other serious health problems (including death) to people who live within a 500 meter radius of the tower.
- 4) It has come to my attention that the town council has already made a back room deal with Eastlink to erect the tower before any notification to the public was announced. This is a dishonest betrayal of the people's and investor's trust, and shows that the town council has, from the very beginning in this matter, not adhered to its professional oath to protect the well-being, health and safety of its constituents.
- 5) Numerous articles, videos and studies have already been shared with you from concerned citizens in order to educate you, and bring the council up-to-date on the dangers of locating cell towers near residential (and work) areas. Having been given this information (and I have included more links below for you to look at), each member of council cannot claim to be ignorant of the long-term health effects of EMF exposure, nor ignore the long-term responsibility he or she carries in voting for or vetoing this proposal. We teach our children that it is morally wrong to cause harm to others. I believe this also applies to adults regardless of position, rank or educational background.

It is my hope that the council heeds my words as an act of compassion towards those who are most affected by Eastlink's cell tower proposal. The residents of Liverpool are still hurting as a community after the closure of Bowater seven years ago. Liverpool does not need a cell tower. There are already three cell towers located in the vicinity generating a total of 11,800 MHz of radiation electro-smog. Adding to this already high level of radiation is both unnecessary and irresponsible. http://www.ertyu.org/steven_nikke1/cancellsites.html

What the residents of Liverpool need is true leadership that has the courage to stand up to corporate pressure, and put the true needs of the town and its residents first.

Sincerely,

Janette Georges, land owner - Liverpool

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<http://www.banthewtower.co.nz/>

http://scientists4wiredtech.com/sebastopol/?fbclid=IwAR1QSyawu14xjVwJVyoR8ueQZF8eJqn_htEStkyRE8IYukSMid_tr86FmbE

<https://microwavenews.com/www.html>

<https://www.bioinitiative.org/>

<https://www.facebook.com/groups/nosmartmetersinnovascotia/>

Liverpool, N.S.
11 January 2019

Queens municipal Council
Mayor David Dagley

As you are aware Eastlink is proposing to erect a "cell" tower in the vicinity of homes on Meadow Pond Lane. Said tower will emit radio frequency waves (RF) to the surrounding area which includes peoples homes on Ellenwood, Barss and Crowell streets. In the past the municipal council has approved such a location for the proposed tower. There is growing evidence by reputable scientific sources (along with those in the medical profession) that such RF and Electromagnetic radiation sources are harmful to human health resulting in such diagnosis as insomnia, headaches, fatigue, vomiting, and even abnormal cell growth which is cancer. I have included some reputable studies that confirm these comments. I do not want to bore you with such a list of studies but you can see them for yourself on the website - BioInitiatives.org. Rf from towers is the same as cell phones only more powerful.

Dave, given the increasingly evident symptoms on human health you have to ask yourself "Would I want one of these towers near my home?" If you answered "no" to the question then why would you allow one to be erected near anyone else's home? Especially one of your constituents!

You now has the opportunity to do the "right" thing by not supporting this proposed tower location. I am not saying there should not be any such towers - just don't allow them to be located so close to so many peoples homes.

Please exercise a little diligence and consider your choice at the meeting on the 22nd of January.

Thank you.
Douglas Millar



Liverpool.

You cannot see it, taste it or smell it, but it is one of the most pervasive environmental exposures in industrialized countries today. Electromagnetic radiation (EMR) or electromagnetic fields (EMFs) are the terms that broadly describe exposures created by the vast array of wired and wireless technologies that have altered the landscape of our lives in countless beneficial ways. However, these technologies were designed to maximize energy efficiency and convenience; not with biological effects on people in mind. Based on new studies, there is growing evidence among scientists and the public about possible health risks associated with these technologies.

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- X. Appendix 9-A – Neurological Effects of Radiofrequency Electromagnetic Radiation in Advances in Electromagnetic Fields in Living Systems, Vol. 1, J.C. Lin (ed.), Plenum Press, New York. (1994) pp. 27-88
- Appendix 9-B - Memory and Behavior: The Biological Effects, Health Consequences and Standards for Pulsed Radiofrequency Field. International Commission on Nonionizing Radiation Protection and the World Health Organization, Ettoll Majorare, Centre for Scientific Culture, Italy, 1999.

I. Introduction

This chapter is a brief review of recent studies on the effects of radiofrequency radiation (RFR) on neuronal functions and their implication on learning and memory in animal studies, effects on electrical activity of the brain and relation to cognitive functions, and finally a section on the effects of cell phone radiation on the auditory system. There is also a set of studies reporting subjective experience in humans exposed to RFR. This includes reports of fatigue, headache, dizziness, and sleep disturbance, etc.

The close proximity of a cellular telephone antenna to the user's head leads to the deposition of a relatively large amount of radiofrequency energy in the head. The relatively fixed position of the antenna to the head causes a repeated irradiation of a more or less fixed amount of body tissue, including the brain at a relatively high intensity to ambient levels. The question is whether such exposure affects neural functions and behavior.

II. Chemical and cellular changes

Several studies have investigated the effect of RFR on the cholinergic system because of its involvement in learning and wakefulness and animals. Testylier et al. [2002] reported modification of the hippocampal cholinergic system in rats during and after exposure to low-intensity RFR. Bartier et al. [2005] reported that RFR exposure induced structural and biochemical changes in AchE, the enzyme involved in acetylcholine metabolism. Vorobyov et al. [2004] reported that repeated exposure to low-level extremely low frequency-modulated RFR affected baseline and scopolamine-modified EEG in freely moving rats. However, recently Crouzier et al [2007] found no significant change in acetylcholine-induced EEG effect in rats exposed for 24 hours to a 1.8 MHz GSM signal at 1.2 and 9 W/cm².

There are several studies on the inhibitory and excitatory neurotransmitters. A decrease in GABA, an inhibitory transmitter, content in the cerebellum was reported by Mausset et al. [2001] after exposure to RFR at 4 W/kg. The same researchers [Mausset-Bonnefont et al., 2004] also reported changes in affinity and concentration of NMDA and GABA receptors in the rat brain after an acute exposure at 6 W/kg. Changes in GABA receptors has also been reported by Wang et al. [2005], and reduced excitatory synaptic activity and number of excitatory synapses in cultured rat hippocampal neurons have been reported by Xu et al. [2006] after RFR exposure. Related to the findings of changes in GABA in the brain is that RFR has been shown to facilitate seizure in rats given subconvulsive doses of picrotoxin, a drug that blocks the GABA system [Lopez Martin et al., 2006]. This finding raises the concern that humans with epileptic disorder could be more susceptible to RFR exposure.

Not much has been done on single cell in the brain after RFR exposure. Beason and Semm [2002] reported changes in the amount of neuronal activity by brain cells of birds exposed to GSM signal. Both increase and decrease in firing were observed. Salford et al. [2003] reported cellular damage and death in the brain of rat after acute exposure to GSM signals. Tsurita et al. [2000] reported no significant morphological change in the cerebellum of rats exposed for 2-4 weeks to 1439-MHz TDMA field at 0.25 W/kg. More recently, Joubert et al. [2006, 2007] found no apoptosis in rat cortical neurons exposed to GSM signals in vitro.



BioInitiative 2012

A Rationale for Biologically-based Exposure Standards
for Low-Intensity Electromagnetic Radiation

You are here: Home / What's New? / What's New / Electromagnetic Fields, Pulsed Radiofrequency Radiation, and Epigenetics: How Wireless Technologies May Affect Childhood Development [Search](#)

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15
May 2017

Electromagnetic Fields, Pulsed Radiofrequency Radiation, and Epigenetics: How Wireless Technologies May Affect Childhood Development

Announcing a Special Section of Child Development
from © The Society for Research in Child Development, Inc.

Contemporary Mobile Technology and Child and Adolescent Development,
edited by Zheng Yan and Lennart Hardell, May 15, 2017

Article by
Cindy Sage and Ernesto Burgio

Abstract

Mobile phones and other wireless devices that produce electromagnetic fields (EMF) and pulsed radiofrequency radiation (RFR) are widely documented to cause potentially harmful health impacts that can be detrimental to young people. New epigenetic studies are profiled in this review to account for some neurodevelopmental and neurobehavioral changes due to exposure to wireless technologies. Symptoms of retarded memory, learning, cognition, attention, and behavioral problems have been reported in numerous studies and are similarly manifested in autism and attention deficit hyperactivity disorders, as a result of EMF and RFR exposures where both epigenetic drivers and genetic (DNA) damage are likely contributors. Technology benefits can be realized by adopting wired devices for education to avoid health risk and promote academic achievement.

Citation Sage, C. and Burgio, E. (2017), Electromagnetic Fields, Pulsed Radiofrequency Radiation, and Epigenetics: How Wireless Technologies May Affect Childhood Development. *Child Dev.*
doi:10.1111/cdev.12824

Contact Correspondence concerning this article should be addressed to Cindy Sage, Sage Associates, 1396 Danielson Road, Santa Barbara, CA 93108. Electronic mail may be sent to sage@silcom.com.

Discussion

The wide array of pathophysiological effects of EMF and RFR exposures from wireless sources do not require "the breaking of molecular bonds" as done by ionizing radiation in order for physiologically damaging effects to occur. Epigenetic mechanisms alone can change fetal development in profound ways, disrupting health by causing changes in gene activation and expression without change in gene sequences. Environmental epigenetic influences in the fetal and neonatal development (i.e., epigenetic regulation of genes rather than direct genetic effects by gene mutation) have been plausibly established to cause pathophysiological changes that can result in altered neurological development. Symptoms of

neurodevelopmental problems in children like retarded memory, impaired learning, cognition, attention, and behavioral aberrations that are similarly expressed in autism and ADHD have been reported in numerous scientific studies to occur as a result of EMF and RFR exposures. Epigenetic drivers are the most likely causes, and persistent exposures contribute to chronic dysfunction and addiction that can overwhelm adaptive biological responses.

Epigenetics provides an under-recognized mechanism for the cell phone radiation damage seen in epidemiological studies on humans, and in animal toxicity studies. Epigenetics is redefining the traditional interpretations of 'Mendelian genes and genetic inheritance', and legitimizing mechanisms that account for health effects that are already epidemiologically visible.

Epigenetic mechanisms rebut the outdated thinking for experts like David Savitz, a leading US epidemiologist to argue that " (C)ell phones (and to a lesser extent cordless phones) give off non-ionizing radiation, which unlike ionizing radiation such as X-rays, CT scans and radon do not have the potential to damage DNA. "There is no known pathway for any adverse health effects,"

<http://www.cnn.com/2015/07/28/health/cell-phones- brain-tumor- risk-berkeley/>

Global saturation by wireless device emissions is our largest modifiable and preventable childhood contaminant. It may exacerbate health harm from chemical toxins such as environmental tobacco, mercury, lead and phthalate toxicity that already burden the developing child. We should think first of reducing the body-burden of wireless emissions which cause epigenetic changes leading to cognitive and behavioral issues in the young child, as well as the underlying neurodevelopmental problems of the fetus, before widely prescribing chemical and/or behavioral interventions.

Public health experts, educators and psychologists have gained a strong new tool to argue against pulsed radiofrequency radiation saturation by wireless devices and infrastructure. Wireless exposures are modifiable and largely avoidable by choosing wired for technology access. This may hold the largest potential for global preventative health action we have. In comparison to chemical toxicants and other neurotoxins and neurodevelopmental contaminants, we have a clear and immediate choice to avoid wireless technologies in favor of wired connectivity. Prevention of environmental exposures that can lead to disease and developmental disabilities is within reach, now that we are coming to understand how epigenetic mechanisms can modify the expression of the human genome.

[top]

HOME BIOINITIATIVE REPORT PARTICIPANTS PRESS SUMMARIES COLOR CHARTS CONTACT
SITE MAP

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Mike MacLeod

From: Peter Ripple <
Sent: Tuesday, December 18, 2018 9:12 AM
To: Jack Fancy; Raymond Fiske; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; Dave Dagley; Donna Jones
Subject: Cell Tower Study CBC

Mayor and Council;

Thank you for declaring your decision to approve the cell tower on Meadow Pond Lane null and void. I look forward to having a moment to speak at the meeting of council where the public can again make presentations. I also hope to use the time between now and then to convince you that the tower is a bad idea.

I urge you to go to these 2 websites and see what is said about cell tower radiation. Here is a quote from one of them that I think is important to note:

"A new study, billed as the largest of its kind, has shown that radiofrequency radiation (RFR) emitted from cell towers increases cancer rates in rats.

The finding has the potential to shatter Health Canada's radiofrequency exposure guidelines outlined in Safety Code 6.

"...a person can legally be exposed to this level of radiation," says Ronald Melnick, senior science advisor with the Environmental Health Trust. "Yet cancers occurred in these animals at these legally permitted levels.

"Governments need to strengthen regulations to protect the public from these harmful non-thermal exposures," adds Melnick."

The point is that what is legal is not what is safe. In the United States when there is an application for a cell tower the potential health impacts are not allowed to be used as an argument against them. Therefore, cell towers pop up in residential areas and near schools and businesses. If people complain about the look then sometimes they add limbs to towers to look like trees. I have seen them. They look like towers with a few scraggly limbs. They are a sad joke.

There are few studies on health issues, because the people who should do them and have the money to do them don't want to know the answers. They want to satisfy the investors needs for dividends not the people who will be affected. Consequently, most of the evidence about life near cell towers is circumstantial and not hard evidence gleaned from a study. Without the studies and hard scientific evidence, safety zones are arrived at to suit the needs of the industry. Governmental agencies that should be protecting the public that pays their salaries, rubber stamp guidelines that are too limited and they become law. However, the few studies that do exist paint a picture that is not pretty, but are ignored by the law makers.

The 60 meter tower that Eastlink is proposing will be 197.5 feet tall. Given that the trees in the area are a maximum of 30' tall, the tower will rise 167.5 feet above the tree line. It will be big and ugly and with a flashing light no doubt. It will be a constant visual reminder to all who are near it that their property values have just dropped because they now live in an area that is hazardous to human health.

FCC regulations require that anybody else that wants to put equipment on that tower may, after working a rental deal with Eastlink. Eastlink by law cannot deny them access. I would not at all be surprised to learn that a backroom deal already exists with Nova Scotia Power, who is planning to build or rent space on 300 towers in Nova Scotia to implement their AMI (Advanced Metering Infrastructure) agenda. If NSP uses the tower, radiation will increase by a hundred times or more. The fact that Eastlink claims they "have no plans to do that at the present" is not a valid argument for allowing a tower as far as I am concerned. The fact that they may change their plans at any time concerns me greatly. Also, the fact that it may be legal under current statutes is not, in my mind, a valid argument either. The fact that this stuff will cause harm for those who live within it's shadow does concern me greatly, and I hope it will concern you as well.

You need to view this not as a legal issue, but a moral one. You are members of a community that are counting on you to have their backs. It is them that pay you to be Councillors, not Eastlink. You need to vote on this as though the tower were to be erected in your back yard, not in somebody else's who is a safe distance from you. Knowing what you know now, or will after you look at the material I am sending you and will continue to send, I hope will convince you that you have an obligation to the people of Liverpool, and none whatsoever to Eastlink.

Sincerely,

Peter Ripple

https://www.whsc.on.ca/What-s-new/News-Archive/Cell-Tower-Radiation-Linked-with-Cancer-in-New-Stu?fbclid=IwAR3No52nyeSs1O6FTMRA90WSsSzly9offshQFjdfcenKkY8D5gSo9St_FrU

On Thu, Dec 13, 2018 at 10:31 AM Peter Ripple <peter.ripple@whsc.on.ca> wrote:
[Cell tower radiation harmful to humans: study | CBC News](#)

> wrote:



Cell tower radiation harmful to humans: study | CBC News

A newly published report draws some disturbing conclusions about radiation people are absorbing from cellphone t...

Mike MacLeod

From: Peter Ripple <
Sent: Thursday, December 20, 2018 8:55 AM
To: Jack Fancy; Raymond Fiske; Brian Fralic; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise
Subject: Legal Favoritism of Cell Towers

Mayor and Councillors, Region of Queens Municipality:

Here is an interesting perspective from a lay person in the states. She points out, among other things that when considering the location of cell towers that the FCC has put the discussion of potential health problems off limits for discussion. Too bad. If it were part of the discussion, the few studies that have been done and circumstantial evidence would mean that many tower would not get built and some existing would get torn down. It seems clear that protection agencies protect big business, not the consumer.

Peter Ripple

<http://it-takes-time.com/2015/09/22/health-effects-of-cell-towers/>

Mike MacLeod

From: Peter Ripple <
Sent: Thursday, December 27, 2018 7:07 PM
To: Jack Fancy; Raymond Fiske; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; David Dagley; Donna Jones; Billy Wolfe; Doug Millar; Gary & Donna Gehue
Subject: cancer clusters

Mayor and Councillors:

Here is a short but informative look at how things go for people who live near cell towers. Think about how you will feel a few years down the road when you meet some of these people on the street and they have had problems resulting from proximity to a cell tower. We will want to know how you each voted, so that the people who will be affected will know if you voted to protect them, or to throw them under the bus. They will be able to thank you for voting against it, or thank you for a double mastectomy, or cancer of the colon as well as the headaches, sleeplessness and other problems mentioned in the video.

Peter

<https://www.youtube.com/watch?v=8eKDbINRCyQ>

Mike MacLeod

From: Peter Ripple <peter.ripple@eastlink.ca>
Sent: Thursday, January 03, 2019 9:51 AM
To: Logan McDaid
Cc: Jack Fancy; Raymond Fiske; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; David Dagley; Donna Jones
Subject: Protest in NY brings down Cell Tower

Attn. Logan MacDaid, Wireless Site Planner, Eastlink

Logan:

Check out the link I am sending you. Once it is open, click on the cell tower. As you will readily see, cell towers are a lot more hazardous to human and animal health, according to the studies that have been done than you would like us to believe. What is note worthy about this article from New York State is that opponents can use the argument "hazardous to health". Generally speaking that is not even allowed in a hearing in a public meeting down there. People can get concerned about the ugliness, or reduced property values but they cannot bring up health.

It seems that in most cases it comes down to what is legal. Apparently the industry have been able to arrange laws that state that the danger zone around cell towers is very small, much smaller in fact than it actually is. We also see that the so-called government protection agencies are complicit in this fraud, and seem to be most interested in protecting the businesses they are supposed to regulate, than the people who pay their salaries to have their backs. It is a sad state of affairs, when the law becomes a replacement for morality. Deliberately putting up towers that have negative impacts on the people near them, may be legal, but it darn sure isn't right.

In a phone discussion with you I asked if Eastlink had plans to allow Nova Scotia Power to put equipment on your tower. You said there were no plans. I suggested that if that were the case, would you be willing to sign a piece of paper saying that Eastlink had no plans now and would not in the future allow NSP to add equipment. You said that Eastlink could not do that because federal regulations said that Eastlink would have to arrange a suitable rental agreement with any other party, and the purpose of that regulation would be to slow down the proliferation of great big ugly and harmful towers that also reduce property values while harming human and animal health. That is not exactly how you worded it, but I think that is what it means. Actually, since I have found NSP to deal with me dishonestly, and since you claim that what is dangerous is harmless, then I have no reason to trust either of you. It would not surprise me if a back room deal between you has

already been made, to be announced later. I know that sounds cynical, but why should I trust either of you?

Here is another thought. There is a cell tower over on Great hill in Liverpool. In the spirit of working with the public and not putting your tower where it is not wanted and should not go, would it not be wiser to make use of the federal legislation that you apprised me of and add your equipment to an existing tower and avoid the hassles and negative publicity that will most certainly come if you proceed with your current plan?

We are coming up to another public meeting in the Council chambers on 22 January at 9am so that we can go through the same exercise we went through earlier where the council approved Eastlink's application. I am assuming that you are aware that they declared their previous decision null and void due to the fact that some people with property close to the tower were not notified of the meeting in November.

I can't really understand how members of our community (we are a family here), would throw some of their own under the bus. I don't think they, or anybody in Liverpool other than Donna Jones (who doesn't actually live here), owes Eastlink or its investors any favors. Maybe I don't have all the information to make a judgement like that, but I think council has a responsibility to learn all they can about cell towers and then vote the next time as though it were going up in their backyards instead of their neighbors.

Peter Ripple, Liverpool

<https://www.facebook.com/104594719619502/posts/2041829022562719/>

Mike MacLeod

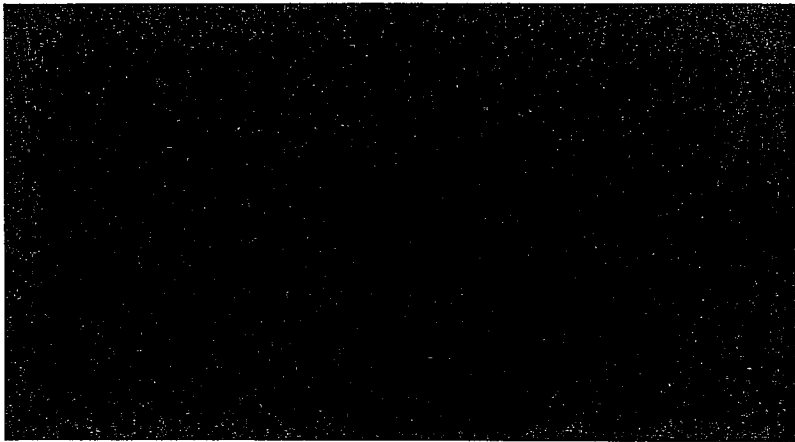
From: Peter Ripple <[redacted]>
Sent: Friday, January 04, 2019 8:48 AM
To: Logan McDaid; David Dagley; Jack Fancy; Raymond Fiske; Brian Fralic; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; Donna Jones
Subject: Cell tower Hazards

Mayor and Concillors:

Here is an interesting video done by an amateur using a hand held meter and showing what happens near a cell tower.

Peter

[Cell Tower Health Risks | EM Watch](#)



Mike MacLeod

From: Peter Ripple <
Sent: Sunday, January 06, 2019 10:51 PM
To: Jack Fancy; Raymond Fiske; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; David Dagley; Donna Jones
Subject: Bioinitiative and Radiation

Mayor and Councillors:

Here is an excellent site. It is fairly comprehensive in it's discussion about microwave and electromagnetic radiation and its dangers. Please read carefully. You owe it to your constituents to make an informed decision on whether to give Eastlink a pass on the proposed cell tower, or to throw your constituents under the bus, because of an uninformed opinion based on industry spin.

Section 2 in this document addresses that problem.

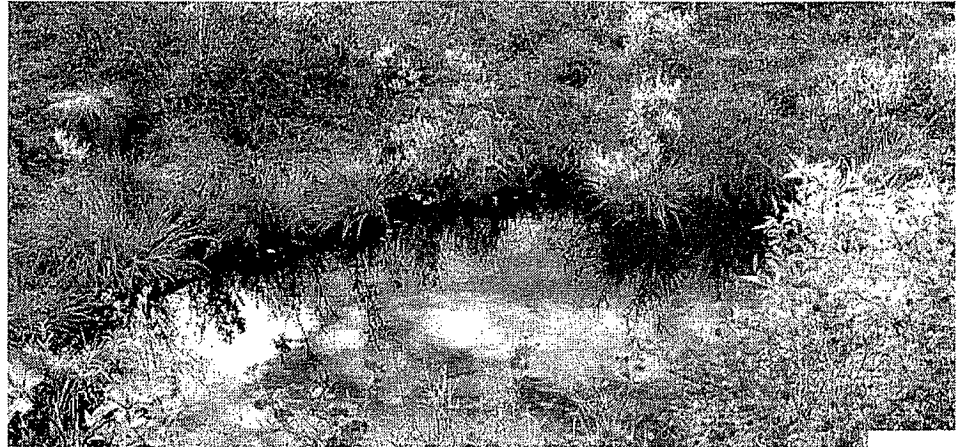
Peter Ripple

<http://www.bioinitiative.org/>



BioInitiative 2012

A Rationale for Biologically-based Exposure Standards
for Low-Intensity Electromagnetic Radiation



Home

Editors' Notes

What's New?

BioInitiative Report

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THE BIOINITIATIVE REPORT 2012

A Rationale for Biologically-based Public Exposure Standards for Electromagnetic Fields (ELF and RF)

[READ THE REPORT](#)

[DOWNLOAD THE REPORT](#)

WHAT'S NEW?

Martin Blank (1933-2018)
July 2, 2018

Updated Research Summaries
December 15, 2017

BioInitiative Report: Medical
concerns intensify over deadly
brain tumors from cell phone
use/Orebro University Hospital,
Sweden
November 17, 2017

Electromagnetic Fields, Pulsed
Radiofrequency Radiation, and
Epigenetics: How Wireless
Technologies May Affect Childhood
Development
May 15, 2017

Effects of Mobile Phones on
Children's and Adolescents' Health:
A Commentary
May 15, 2017

Mike MacLeod

From: Peter Ripple <
Sent: Friday, January 11, 2019 11:22 PM
To: Jack Fancy; Raymond Fiske; Brian Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; David Dagley
Cc: Todd Webb
Subject: Kent Fields, Eastlink, and the Region of Queens

Councilors:

Today I was visiting with Mayor Dagley regarding the meeting on January 22, regarding the tower. He told me that even if The Region of Queens turned down Eastlink's proposal for a tower, that the CTRC could override the Region's decision and give Eastlink the go ahead. That would be most unfortunate for a couple of reasons.

First of all, regardless of what Health Canada thinks, or has been persuaded by the wireless industry to say are safe limits, there are many studies showing that they are not. Whether you think that is a problem depends on where you are on the learning curve. Setting safety aside, they are big and ugly and property values of people near them drop because of the health and ugly factor. These are facts beyond argument.

The second reason the Region should be concerned is because Kent Fields Estates does not want the apartment complex that they are building on Cobb's Ridge compromised by the a great big ugly tower with red lights flashing into windows at night, within a stone's throw.. It is obvious that they have spent a bundle to build the two buildings that they have nearly completed now. I think you know that there are 2 more planned in the same area that will not be built if the tower goes up.

No doubt if the Region turns down Eastlink's proposal and Ottawa approves it, Kent Fields will not hold the Region responsible, and may continue to develop other places in Queens County, but it won't be on Cobb's Ridge. I think we are all aware of the housing shortage in Liverpool. As owner of the website <http://www.retiretoliverpool.com/> I am very aware that people who want to come to Liverpool can't find a place to rent. I used to direct people who ask about rentals to contact Stephen Bowers, but the apartments he is building have been rented before completion. I am now suggesting they contact Kent Fields and get on a list.

Rather than wait for the January 22 meeting to decide what will happen, I think that it behooves the Region of Queens to do a back room meeting with Eastlink very soon and explain that the Region is in a tight spot. I think you need to tell them that the tower will offend a developer that you value highly and do not want to see turn their backs on Queens County. Tell them that regardless of the arguments about safe distances and radiation and blah, blah, blah, that you really don't want their F-ing tower where they are proposing to put it, and maybe even help them find another place to put it. Maybe we can find a rectum stretcher and help them put it where it really belongs.

Seriously, I think you need to get on this and do a bit of strategizing and look after the interests of a high value developer who can not only be a major contributor to the Region financially, but help solve the housing problem we have in Liverpool.

Peter Ripple, Liverpool

Mike MacLeod

From: Peter Ripple <r
Sent: Wednesday, January 16, 2019 7:55 AM
To: Jack Fancy; Raymond Fiske; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; David Dagley
Cc: Logan McDaid
Subject: Still not convinced?

Mayor and Councilors:

I would like to recommend this article from Dr. Mercola. It discusses the harm caused by exposure to continual radiation from such sources as cell towers, and even our own WIFI. It is all taking a toll on our health. Have a look.

Peter

[Watch Out for This Potent Tumor Promoter, Far More Aggressive Than You Assume](#)



Watch Out for This Potent Tumor Promoter, Far More Aggressive Than You Assume

Excessive exposures to cellphones and Wi-Fi networks have been linked to chronic diseases such as anxiety, depre...

https://www.mercola.com/2018/12/12/cell-towers-wifi-radiation-cancer.php

Mike MacLeod

From: Peter Ripple <
Sent: Thursday, January 17, 2019 7:54 AM
To: Jack Fancy; Raymond Fiske; Brian G. Fralic; Gil Johnson; Heather Kelly; Susan MacLeod; Mike MacLeod; Kevin Muise; David Dagley; Donna Jones; Logan McDaid
Subject: Check this

Cell Phone Tower Health Effects

- **Santini et al, 2002 (France):**
530 people living near mobile phone masts reported more symptoms of headache, sleep disturbance, discomfort, irritability, depression, memory loss and concentration problems the closer they lived to the mast.
- **Navarro E, 2003 (Spain):**
Statistically significant positive exposure-response associations between field intensity and fatigue, irritability, headaches, nausea, loss of appetite, sleeping disorder, depressive tendency, feeling of discomfort, difficulty in concentration, loss of memory, visual disorder, dizziness and cardiovascular problems. Two different exposure groups also showed an increase of the declared severity in the group with the higher exposure.
- **Borkiewicz et al, 2004 (Poland):**
Residents close to mobile phone masts reported: more incidences of circulatory problems, sleep disturbances, irritability, depression, blurred vision and concentration difficulties the nearer they lived to the mast.
- **Wolf et al, 2004 (Israel):**
A four-fold increase in the incidence of cancer among residents living within 300m radius of a mobile phone mast for between three and seven years was detected.
- **Eger et al, 2004 (Germany):**
A three-fold increase in the incidence of malignant tumours was found after five years' exposure in people living within 400m radius of a mobile phone mast.
- **Hutter et al, 2006 (Austria):**
A significant correlation between measured power density and headaches, fatigue, and difficulty in concentration in 365 subjects.
- **Abdel-Rassoul et al, 2007 (Egypt):**
Residents living beneath and opposite a long established mobile phone mast reported significantly higher occurrences of headaches, memory changes, dizziness, tremors, depressive symptoms and sleep disturbance than a control group.
- **Oberfeld et al, 2008 (Austria):**
All subjects reported various symptoms during exposure including buzzing in the head, heart palpitations, unwellness, lightheadedness, anxiety, breathlessness, respiratory problems,

nervousness, agitation, headache, tinnitus, heat sensation, and depression.

- 2011 - Belo Horizonte is the third largest city in Brazil. In 2011, a 10 year study on cell phone antennas was released by the Municipal Health Department and several local universities. The study found a greater risk for cancer if you lived within 500 meters of a cell phone antenna or tower.

January 17, 2019

Mike MacLeod
Director of Planning and Development
Region of Queens Municipality
249 White Point Road
P.O. Box 1264
Liverpool, Nova Scotia B0T 1K0

Dear Mr. MacLeod:

**RE: Development Agreement Request
Cellular Telecommunication Tower
Meadow Pond Lane, Liverpool, Nova Scotia**

I am writing to you today further to a Development Agreement Request for the property at 119 Meadow Pond Lane, Liverpool, Nova Scotia, also referenced as PID 70047055. I am also forwarding a copy of this letter to the Mayor and the seven Councillors of the Region of Queens. We have had conversations with each of those individuals expressing our opposition to the placement of a cellular tower in a residential area such as the one proposed.

I understand that the Region is seeking input from interested parties regarding this Development Agreement application for the construction of a cellular telecommunication tower on this property. I have a keen interest in this application as lands which our company owns and which we are in the midst of developing border this property to the north and east. Kent Fields Estates Limited owns PID 70021126, being a 32.4 acre parcel of land accessed through Barss Street which was recently purchased from the Region of Queens for development purposes. We are currently in the process of constructing two 8-unit apartment buildings at this location.

I have enclosed a copy of a Property Online mapping printout which confirms our close proximity to the lands for the proposed cellular tower, as well as our shared boundary line. I have also enclosed a Plan of Survey showing lands of Kent Fields Estates Limited which depict the footings of the two apartment buildings which are currently under construction. As you can see from reviewing this Plan, we have a significant amount of land which we intend to develop further, provided that nothing arises which would detract from the future valuation of our development. As stated on many occasions in the past, we plan to construct additional units as prior builds are rented. This would result in

Your home in the Valley.

an expansion of the current municipal tax base at this location. Given the topography of the area, it would be a natural progression to continue development in a southwesterly direction parallel to the boundary line on the Cobbs Ridge Road portion of the property, and then along the shared boundary line with the lands upon which the proposed cellular tower is to be constructed. This would be a significant development for the Liverpool area.

I understand that some residents, including ourselves, living in this area have raised concerns about the placement of a cellular telecommunication tower in their residential neighbourhood. I want to be clear that I am not suggesting that no further cellular towers should be erected in the Region of Queens. However, I do believe that there are more suitable locations than the one in question.

My opposition stems from both a potential health risk as well as one of economic loss. From a health perspective, it is apparent that we simply do not yet know what long-term effects could arise. Competing scientific studies differ in their analysis of safety concerns.

There are certainly some questions and concerns raised with respect to the emittance of radiation, etc. from these telecommunication towers. There have been products in the past such as urea formaldehyde insulation and asbestos which turned out years later to have significant detrimental health consequences.

As an adjacent land owner and developer, I have significant concern about the placement of a large, clearly visible tower on the property adjacent to our residential developments. The sight of the tower and its flashing lights in close proximity would certainly be a deterrent when seeking tenants for our new buildings. I do believe that this would result in a devaluation of our investment, to the point where I am not prepared to proceed further with any development should this telecommunication tower be approved and installed at this location. We are in the midst of making a significant investment in the Region of Queens area. The amount of property taxes that would be generated from our existing and future buildings would far exceed funds generated from this tower.

I trust that I have made my point clearly enough in this regard.

As you are aware, our family owns the Quarterdeck Restaurant and Villas Incorporated at Summerville Centre which has experienced significant growth in the last few years. At present, there are plans being developed for a further 12-unit building. This would obviously result in a further significant investment in the Region of Queens area, including generation of further property tax payments, short and long-term employment opportunities and continued attraction of tourism dollars to the Region of Queens. I can also assure you that any future development at this property is contingent upon the Region's disposition of this cellular telecommunications tower proposal.

One final point which I wish to raise is the proximity of the cellular tower to the school which is adjacent to our property. I go back to my earlier point regarding past experiences with the safety of urea formaldehyde and asbestos. If the science is wrong about the health effects of cellular telecommunication radiation, or even the distance required to safely operate such a tower, why would one want to risk the health of young children unnecessarily. Surely a better location exists.

I am certainly prepared to answer any questions which you or the Mayor and Councillors have with regard to my opposition to this Development Agreement Request. I hope that we will continue working together to enhance economic growth in the Region. I will be watching the decision closely.

Yours truly,



Terry W. Whynot
Kent Fields Estates Limited

And to:

The Honourable David Dagley, Mayor of Region of Queens (dbdagley@regionofqueens.com)

Heather Kelly, Deputy Mayor (hkelly@regionofqueens.com)

Chris McNeill, CAO of Region of Queens (cmcneill@regionofqueens.com)

Kevin Muise, Councillor (kmuisse@regionofqueens.com)

Brian G. Fralic, Councillor (bgfralic@regionofqueens.com)

Susan MacLeod, Councillor (smacleod@regionofqueens.com)

Jack Fancy, Councillor (jfancy@regionofqueens.com)

Raymond Fiske, Councillor (rfiske@regionofqueens.com)

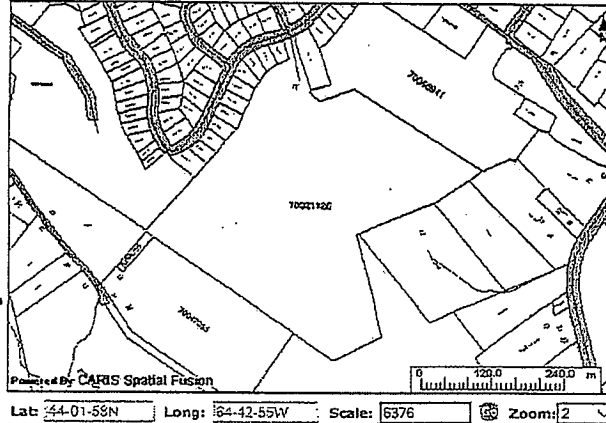
Gilbert Johnson, Councillor (gjohnson@regionofqueens.com)

Enclosure



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Location:

1 Property found

PID: 70021126 Details
 AAN: 08554103
 Value: \$51,000 (2018 RESIDENTIAL TAXABLE)
 Address: COBBS RIDGE ROAD
 LIVERPOOL

County: QUEENS COUNTY
 Owner: KENT FIELDS ESTATES LTD.
 LR: LAND REGISTRATION

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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