

Karen Chafe

From: [REDACTED]
Sent: Tuesday, January 31, 2023 3:41 PM
To: rogers.maritimesconsultations@rci.rogers.com; CityClerk
Subject: (EXT) Comments re Proposed Wireless Communications Installation Ref: A1284 - Outer Ring Hwy at Logy Bay Rd

To whom it may concern:

My name is [REDACTED] My land [REDACTED] Lot #42 Sugarloaf Place [REDACTED] o
the proposed cell tower installation.

My comments respecting the proposed cell tower are specific to a/ Safety Concerns and b/ Impact on Land Property Value. They are directed to both ROGERS Communications Inc. and/or the City of St. John's for reply.

My land, represented as [REDACTED] was purchased from Metro Board in 1979 as an approved "Residential Building Lot" in keeping with the residential neighborhood that exists along Sugarloaf Road. Land rezoning in 1995 by the City to address concerns by the Dept. of Environment respecting the City's Landfill restricted residential development in the area and imposed limitations on how vacant land may be developed. Recently, the Dept. of Environment provided written guidance to myself and the [REDACTED] land owner of [REDACTED] on how we may address issues that may remove any objection on DOE's part as to our lots being developed (or sold) as residential building lots. We are currently pursuing the work needed to approach the DOE on this matter with follow up with the City. To that end, the proposal by ROGERS raises certain questions and concerns that would likely affect our land's end use and/or resale value.

Questions/Concerns Re Safety:

Are there any limitations within Health Canada's "Safety Code 6" that would prevent such an installation from being installed in close proximity to a potential residential building lot? To that end, the following link indicates that the safe distance from a cell tower is 400m. This distance, given the proposed tower location, would extend well beyond my land coverage area. A reply from ROGERS and the City regarding the recommended safe distance for residency would be appreciated.

<https://radiasmart.com/radia-smart-blog-emf-shield-awareness/what-is-the-safe-distance-from-cell-towers/>

Given the above, would there also be concerns by City Council and its staff generally that would restrict any of the stated "Permitted" or "Discretionary" Uses for my land as outlined under the applicable zoning regulations and guidelines?

Questions/Concerns Re Land's Assessed Value:

How would the proposed installation by ROGERS affect "adjacent" land value within [REDACTED] of the tower? Presumably, the [REDACTED] of this tower to my land would have a detrimental impact on resale value or its assessed value by the City, while there would likely be little to no impact expected on the property values of "distant" residential neighborhoods' being serviced by ROGERS?

I am of the understanding that a reply from ROGERS and the City of St. John's would be forthcoming within the timeframe noted under Section 6...Public Consultation of ROGERS Applications.

Karen Chafe

From: [REDACTED]
Sent: Monday, February 6, 2023 4:54 PM
To: Chad Murphy
Cc: CityClerk
Subject: (EXT) Re: Response to Questions/Concerns Re: Proposed Communications Tower at 42 Sugarloaf Place - DEV2200164

Mr. Murphy

Thank you for your reply to my email of Jan 31st. I have responded to Ms. Jarrold acknowledging that Health Canada's Safety Code 6 would preclude the necessity for any distance limits of their proposed cell tower from my land respecting the possibility of future residential occupancy.

I understand from your reply that the proposal by ROGERS would not impact on any of the Permitted or Discretionary Uses outlined by the City's Municipal Plan Development Regulations under the current Rural Zoning.

Also, can you advise if there have been any changes to the boundary of the Landfill Protection Area, previously known as the Buffer Zone by the Department of Environment particularly as it extended to include the Sugarloaf Road Area? As mentioned previously, we received written guidance in 2021 from DOE as to the way forward to make a case for [REDACTED] and [REDACTED] to be considered as residential building lots as they were purchased in 1979 along with [REDACTED] in keeping with the existing neighborhood. If successful, we would look to apply to the City for relief from the current restrictions of Rural zoning as it presently applies to Lots [REDACTED].

[REDACTED]

On Fri, Feb 3, 2023 at 3:23 PM Chad Murphy <cmurphy@stjohns.ca> wrote:

Good afternoon [REDACTED]

Communication towers are governed and approved by the Federal Government of Canada. The City reviews these applications and using the St. John's Siting Protocol, the city undertakes public engagement to determine whether the proposed location is supported or not supported by Council.

Attached to this email is a response from Rogers to address the health/safety questions you had, which is also governed by Health Canada.

The existing Rural Zone and Permitted or Discretionary Uses would still be applicable to your lot as the Land Use Zone for your property would not change.

In regard to the assessment question, our Assessment Department provided the following information: During the assessment cycle, review of all properties are completed. As part of this review consideration is given to any development that has occurred on a property or within a neighbourhood. During that review assessors will determine the level of impact to a property either positive or negative. Assessment notices are issued annually with an opportunity for the property owner to submit an appeal should they not agree with the assessed value as indicated on the notice. Should you have concerns with the assessment of your property the assessment appeal process is the best means to address those concerns.

Hope this helps to address some of your concerns.

Thanks,

Chad Murphy

Development Officer I

Planning, Engineering and Regulatory Services

City of St. John's

709-576-8452

cmurphy@stjohns.ca

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Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

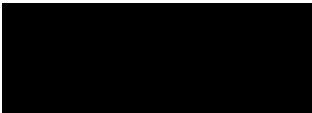
Karen Chafe

From: [REDACTED]
Sent: Tuesday, February 7, 2023 2:01 PM
To: S. Jarrold
Cc: rogers.maritimesconsultations@rci.rogers.com; CityClerk
Subject: (EXT) Re: FW: Comments re Proposed Wireless Communications Installation Ref: A1284 - Outer Ring Hwy at Logy Bay Rd
Attachments: image001.png; image002.png

Ms. Jarrold

Thank you for the update. I'm comforted that in maintaining its safety margins SC6 also accounts for the distance between the cell tower and neighboring lots. As I'm unfamiliar with the specifics, i.e. equipment, frequencies, directional beam patterns and x-mitting power respecting the proposed cell tower I'm trusting in the provisions of SC6 relative to my land as an "uncontrolled environment" under its definitions. To that end I understand that where needed safety signs would be employed to safeguard the public.

That's all the comments I have. Thank you for your attention to my questions.



On Mon, Feb 6, 2023, 5:59 p.m. S. Jarrold <sjcommunications@videotron.ca> wrote:

Good afternoon [REDACTED]

We acknowledge receipt of your email below. Please find answers to your questions dating this morning:

Question:

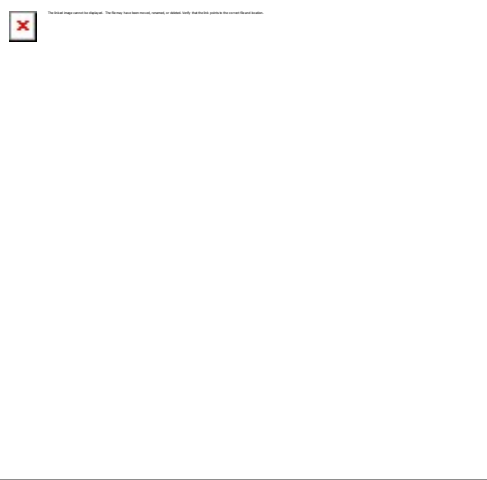
Respecting my safety concern, I've reviewed the additional information and links you provided in relation to Health Canada's Safety Code 6, in particular the imposed 50X safety margin built in for protection of the public in the vicinity of cell towers. As I understand it then, the safety margin provisions of Safety Code 6 would preclude the necessity for any distance limits of ROGERS proposed cell tower from my land being a bordering property? Please confirm if this is the case?

Answer:

The 50X safety margin from Health Canada is the minimum requirement and the SC6 calculation takes into account among others, the distance between a tower and a certain location. SC6 guidelines must be

respected for all new towers or for upgrades to existing structures and Rogers will do so to ensure the safety of the public, including neighboring lots.

I've included the graph and explanation from the ISDE Canada web link <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers/radiofrequency-energy-and-safety#s5>



What amount of RF exposure is considered safe? Exposure to RF energy below the Canadian limits is safe. The limits are set far below the threshold (at least 50-fold safety margin) for all known established adverse health effects. Health Canada has incorporated several tiers of precaution into the limits to ensure safety, including a conservative threshold for the occurrence of adverse health effects, the use of worst-case exposure scenarios and an additional safety margin beyond the threshold.

Question:

I also understand that Health Canada's Safety Code 6 would capture research outcomes from the ongoing World Health Organization EMF Project and the IARC with respect to radio frequency radiation in protecting public health.

Answer:

Health Canada considers all peer-reviewed scientific studies, including those of the World Health Organization and the IARC and uses a weight-of-evidence approach when reviewing scientific literature to establish the recommended exposure limits in Safety Code 6.

The following web link <https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html> states that:

Scientifically-established health effects

We continuously review and consider all peer-reviewed scientific studies that investigate potential biological and adverse health effects, including thermal and non-thermal effects. In 2011, the International Agency for Research on Cancer (IARC), which is part of the World Health Organization, classified radiofrequency EMFs as possibly carcinogenic to humans (Group 2B). This decision was based on limited evidence showing an increased risk for glioma, a malignant type of brain cancer, associated with wireless phone use.

However:

- *IARC did not find a direct link between radiofrequency EMF exposure and cancer*
- *the vast majority of research to date does not support a link between radiofrequency EMF exposure and cancers in humans*

We agree with the World Health Organization that additional research in this area is warranted.

Should you have additional concerns, please forward them to our attention **no later than February 28, 2023 (21 days from the date of receipt of this email)**.

Best regards,

Stephanie Jarrold

Public Affairs and Communications Consultant

On behalf of Rogers Communications

From: [REDACTED]

Sent: Monday, February 6, 2023 8:01 AM

To: S. Jarrold <sjcommunications@videotron.ca>

Cc: rogers.maritimesconsultations@rci.rogers.com; cityclerk@stjohns.ca

Subject: Re: FW: Comments re Proposed Wireless Communications Installation Ref: A1284 - Outer Ring Hwy at Logy Bay Rd

Ms. Jarrold

Karen Chafe

From: [REDACTED]
Sent: Monday, February 6, 2023 9:31 AM
To: S. Jarrold
Cc: rogers.maritimesconsultations@rci.rogers.com; CityClerk
Subject: (EXT) Re: FW: Comments re Proposed Wireless Communications Installation Ref: A1284 - Outer Ring Hwy at Logy Bay Rd

Ms. Jarrold

Thank you for your prompt reply to my comments and concerns.

Respecting my safety concern, I've reviewed the additional information and links you provided in relation to Health Canada's Safety Code 6, in particular the imposed 50X safety margin built in for protection of the public in the vicinity of cell towers. As I understand it then, the safety margin provisions of Safety Code 6 would preclude the necessity for any distance limits of ROGERS proposed cell tower from my land being a [REDACTED] property? Please confirm if this is the case? I also understand that Health Canada's Safety Code 6 would capture research outcomes from the ongoing World Health Organization EMF Project and the IARC with respect to radio frequency radiation in protecting public health.

As for my concern on the impact of the proposed cell tower on adjacent/bordering land value, the adherence by ROGERS to Safety Code 6 removes any major concerns I have on my land's value as a future residential building lot notwithstanding any visual impact it could have viewed from the residential neighborhood along Sugarloaf Rd. In any event, I agree with you... this impact would be minimal.

Thank you again for addressing my comments and concerns.

[REDACTED]

On Wed, Feb 1, 2023 at 6:32 PM S. Jarrold <sjcommunications@videotron.ca> wrote:

Good afternoon [REDACTED]

We acknowledge receipt of your email below, which addresses your concerns with respect to Rogers Communications Inc.'s proposed telecommunications tower project on Lot #42 Sugarloaf Place. Please find below answers that address each of your questions.

Questions/Concerns Re Safety:

Are there any limitations within Health Canada's "Safety Code 6" that would prevent such an installation from being installed in close proximity to a potential residential building lot? To that end, the following link indicates that the safe distance from a cell tower is [REDACTED]m. This distance, given the proposed tower location, would

extend well beyond my land coverage area. A reply from ROGERS and the City regarding the recommended safe distance for residency would be appreciated.

<https://radiasmart.com/radia-smart-blog-emf-shield-awareness/what-is-the-safe-distance-from-cell-towers/>

Given the above, would there also be concerns by City Council and its staff generally that would restrict any of the stated "Permitted" or "Discretionary" Uses for my land as outlined under the applicable zoning regulations and guidelines?

Answer: Safety concerns:

Health Canada does not set distance limits but companies are required to follow provisions set out in Safety Code 6. As you are aware, the Government of Canada tightly regulates the use of radio frequencies (including wireless communications) to ensure that it is used safely. Strict adherence to Safety Code 6 is a condition of Innovation, Science and Economic development Canada's licensure for all Canadian wireless communications carriers. Any changes, additions, or modifications to the antenna equipment by a carrier are also subject to Safety Code 6 and Rogers attests that the proposed telecommunications tower will comply and respect all Health Canada's Safety Code 6 guidelines, which are among the most rigorous in the world. We invite you to review the following credible sources:

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation.html>

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>

https://www.5gcc.ca/wp-content/uploads/2019/08/CWTA_5G-Wireless-and-RF-Safety_EN_2019.08.07.pdf

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/cell-phones-towers.html>

Questions/Concerns Re Land's Assessed Value:

How would the proposed installation by ROGERS affect "adjacent" land value within [REDACTED] m of the tower? Presumably, the [REDACTED] of this tower to my land would have a detrimental impact on resale value or its assessed value by the City, while there would likely be little to no impact expected on the property values of "distant" residential neighborhoods' being serviced by ROGERS?

I am of the understanding that a reply from ROGERS and the City of St. John's would be forthcoming within the timeframe noted under Section 6...Public Consultation of ROGERS Applications.

Answers: Land Assessment Value:

There is no documented evidence of loss of property value resulting from the proximity to telecommunications facilities. In fact, real estate values are the product of many factors such as the neighborhood, current market conditions, the year of construction, recent renovations, etc. and proximity to a tower is unlikely to be the dominant one.

If you have additional concerns, please forward them to our attention no later than February 23, 2023 (21 days from the date of receipt of this email).

Best regards,

Stephanie Jarrold

Public Affairs and Communications Consultant

On behalf of Rogers Communications

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Karen Chafe

From: S. Jarrold <sjcommunications@videotron.ca>
Sent: Monday, February 6, 2023 5:59 PM
To: [REDACTED]
Cc: rogers.maritimesconsultations@rci.rogers.com; CityClerk
Subject: (EXT) RE: FW: Comments re Proposed Wireless Communications Installation Ref: A1284 - Outer Ring Hwy at Logy Bay Rd

Good afternoon [REDACTED],

We acknowledge receipt of your email below. Please find answers to your questions dating this morning:

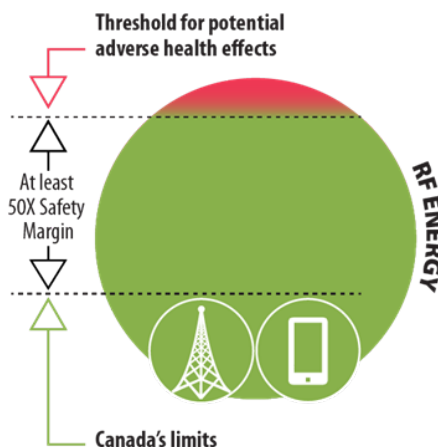
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Answer:

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However:

- IARC did not find a direct link between radiofrequency EMF exposure and cancer*
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We agree with the World Health Organization that additional research in this area is warranted.

Should you have additional concerns, please forward them to our attention **no later than February 28, 2023 (21 days from the date of receipt of this email)**.

Best regards,

Stephanie Jarrold
Public Affairs and Communications Consultant
On behalf of Rogers Communications

From: [REDACTED]
Sent: Monday, February 6, 2023 8:01 AM
To: S. Jarrold <sjcommunications@videotron.ca>
Cc: rogers.maritimesconsultations@rci.rogers.com; cityclerk@stjohns.ca
Subject: Re: FW: Comments re Proposed Wireless Communications Installation Ref: A1284 - Outer Ring Hwy at Logy Bay Rd

Ms. Jarrold

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Karen Chafe

From: [REDACTED]
Sent: Thursday, February 9, 2023 3:02 PM
To: CityClerk
Subject: (EXT) Message

In regards to a electromagnetic tower my well water will be also compromised as it was years ago and the person or persons had to leave. I am sure that it has been well documented.

Thank you

[REDACTED]

Sent from [Outlook](#)

Karen Chafe

From: S. Jarrold <sjcommunications@videotron.ca>
Sent: Wednesday, February 1, 2023 6:33 PM
To: [REDACTED]
Cc: rogers.maritimesconsultations@rci.rogers.com; CityClerk
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Given the above, would there also be concerns by City Council and its staff generally that would restrict any of the stated "Permitted" or "Discretionary" Uses for my land as outlined under the applicable zoning regulations and guidelines?

Answer: Safety concerns:

Health Canada does not set distance limits but companies are required to follow provisions set out in Safety Code 6. As you are aware, the Government of Canada tightly regulates the use of radio frequencies (including wireless communications) to ensure that it is used safely. Strict adherence to Safety Code 6 is a condition of Innovation, Science and Economic development Canada's licensure for all Canadian wireless communications carriers. Any changes, additions, or modifications to the antenna equipment by a carrier are also subject to Safety Code 6 and Rogers attests that the proposed telecommunications tower will comply and respect all Health Canada's Safety Code 6 guidelines, which are among the most rigorous in the world. We invite you to review the following credible sources:

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<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>

https://www.5gcc.ca/wp-content/uploads/2019/08/CWTA_5G-Wireless-and-RF-Safety_EN_2019.08.07.pdf

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Questions/Concerns Re Land's Assessed Value:

How would the proposed installation by ROGERS affect "adjacent" land value within [REDACTED] m of the tower? Presumably, the close proximity of this tower to my land would have a detrimental impact on resale value or its assessed value by the City, while there would likely be little to no impact expected on the property values of "distant" residential neighborhoods' being serviced by ROGERS?

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If you have additional concerns, please forward them to our attention [no later than February 23, 2023 \(21 days from the date of receipt of this email\)](#).

Best regards,

Stephanie Jarrold
Public Affairs and Communications Consultant
On behalf of Rogers Communications

De : [REDACTED]

Envoyé : 31 janvier 2023 14:11

À : Rogers - Maritimes Consultations <rogers.maritimesconsultations@rci.rogers.com>; cityclerk@stjohns.ca

Objet : Comments re Proposed Wireless Communications Installation Ref: A1284 - Outer Ring Hwy at Logy Bay Rd

To whom it may concern:

My name is [REDACTED] (Sugarloaf Rd). My land [REDACTED] Lot #42 Sugarloaf Place in close proximity to the proposed cell tower installation.

My comments respecting the proposed cell tower are specific to a/ Safety Concerns and b/ Impact on Land Property Value. They are directed to both ROGERS Communications Inc. and/or the City of St. John's for reply.

My land, represented as [REDACTED], was purchased from Metro Board in 1979 as an approved "Residential Building Lot" in keeping with the residential neighborhood that exists along Sugarloaf Road. Land rezoning in 1995 by the City to address concerns by the Dept. of Environment respecting the City's Landfill restricted residential development in the area and imposed limitations on how vacant land may be developed. Recently, the Dept. of Environment provided written guidance to myself and the adjacent land owner of Lot# [REDACTED] on how we may address issues that may remove any objection on DOE's part as to our lots being developed (or sold) as residential building lots. We are currently pursuing the work needed to approach the DOE on this matter with follow up with the City. To that end, the proposal by ROGERS raises certain questions and concerns that would likely affect our land's end use and/or resale value.

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