

## **PUBLIC PARTICIPATION MEETING**

**April 21, 2005**

Pursuant to Part VIII of the Municipal Government Act, Chapter 18 of the Statutes of Nova Scotia 1998, a Public Participation Meeting was held by the Planning Advisory Committee as required by Council as part of the Public Participation Program necessary for the amendment of planning documents.

The meeting was called to order by the Chairman at 7:00 p.m., in the Conference Room, in the Administrative Centre, in Barrington, with the following members present:

- Mike Hennigar, Chairman
- Sterling Belliveau
- Fred Bower
- Donna LeBlanc-Messenger

Absent was member Peter Nickerson due to a personal emergency.

- Gary Saunders, Municipal Planner
- Andrew Goreham, Development Officer
- Brian Holland, Municipal Clerk

### PURPOSE OF MEETING

The purpose of this meeting was to discuss and accept oral and written presentations from residents concerning the proposed amendments to the Municipal Planning Strategy and Land Use By-Law being considered to:

1. Permit certain residential and tourist uses in the Coastal Wetlands (CW) Zone.
2. Waive access requirements for wind turbine generators on coastal islands not connected to the mainland in the Rural (RD) Zone.

This Public Participation Meeting has been duly advertised in the local newspaper in the edition of April 12, 2005, and has been advertised by publicly posting a notice in the Municipal Office.

For the purpose of the Public Participation Meeting there were ten (10) members of the public present.

### PROPOSED AMENDMENTS TO COASTAL WETLANDS ZONE

The Chairman then asked the Municipal Planner to review the proposed amendments to the Coastal Wetlands Zone. These amendments are the result of a request for re-zoning that was made by Dean Nickerson in order to permit a development at South Side. The amendments would provide for a zoning change that would allow single detached dwellings, tourist cabins and other tourist accommodations on property in areas zoned Coastal Wetlands.

The Municipal Planner explained that it is to divide the Coastal Wetlands Areas into two sub-groups, named Salt Marsh Area and Beach Area. The amendments propose that single detached dwellings, tourist cabins and other tourist accommodations would be allowed in the Beach Area only in the Coastal Wetlands Zone. The proposed amendments would apply to all areas that are zoned Coastal Wetlands within the Municipality. Department of Environment and Labour regulations would still be required to be met regardless of the amendments being proposed.

Members were informed that during the past few days eighteen (18) emails and faxes have been received at the Municipal Office, addressing this matter. The emails and faxes were received from the following:

- Mr. Tony Bowron, Coastal Wetland Restoration Ecologist
- Jennifer McKeane, Development and Sustainability Coordinator, TIANNS
- Emily McMillan, Director, Sierra Club of Canada, Atlantic Canada Chapter
- Anna McCarron, Coordinator, Nova Scotia Coastal Guardian Program
- Elizabeth Rhuland, Manager and Owner, Coastal Peoples Learning Network Limited
- Dan Earle
- Ruth Lapp, Member, Coastal Coalition
- Paula Dodaro, Granville Beach
- Heather White, Rose Bay, NS
- Sean McKeane, Coastal Coordinator, Ecology Action Centre
- Mimi Champagne and Dave Syer, Gunning Cove
- R.L. Lauff, Department of Biology, St. Francis Xavier University
- Anthony Congdon, Member Kingsburg Coastal Conservancy
- Winston Teal
- Dr. Christopher A. Miller, Halifax
- Joan Czupalay, Owner, Cape to Cape Nature Tours
- Natalie MacLellan, B.Sc Environmental Educator, Halifax
- Emily Austen, Master of Environmental Studies Candidate, Dalhousie University

All of these written documents were copied and circulated to all of the members of the Planning Advisory Committee, and will be copied and circulated to Council members. All of these documents were in opposition to amending the By-Law.

Members of the public were then invited to present their oral or written presentations.

The following comments were made by various members:

1. These amendments would open the coastline for development which may lead to major changes to the coastline within the Municipality.
2. Mr. Peter MacDonald from the Department of Natural Resources wished to reiterate the concerns of the Department of Natural Resources previously expressed to the Committee of the Whole at an earlier meeting.
3. It was suggested that the Committee not include single detached dwellings and other tourist accommodations in their amendments being recommended to Council in order to deal with Mr. Nickerson's proposed development. It would only be necessary to include the term "tourist cabins".

The Municipal Planner explained that the wording for tourist accommodations and single detached dwellings had been added to the amendments by the Committee in consideration of the fact that it was believed this type of development would ensue once any development was permitted within the Coastal Wetlands area.

4. Concern was expressed by a member of the public for the preservation of the beaches.

5. It was suggested by a member of the public that private property should be left out of any conservation areas proposed by the government.

When asked Mr. Nickerson reiterated that he wishes to build in the beach area and not in the RD Zone.

6. It was expressed by a member of the public that the main concern is that these amendments are “opening the door” to development in environmentally sensitive areas within the Municipality, and that is a step backward from a conservation point of view.

Mr. Nickerson stated that it is his belief that a few cabins will not add significantly to the destruction of the beach areas, which is already taking place from other sources. Beach areas are already being used by tents and campers and by large recreational vehicles. At the present time nothing is being done to look after the natural habitat in the beach areas.

7. It was suggested that development in Mr. Nickerson’s case could be done by a development agreement instead of by zoning amendments.

It was also suggested by Mr. Nickerson that building in the treed area which is in the Rural Development Zone would not help protect the natural habitat but that building tourist cabins in the beach area would help protect the natural habitat in that area because of the presence of tenants in the tourist cabins.

Having completed a somewhat lengthy discussion of these matters, the Chairman thanked members of the public for their contribution to the Committee.

#### WAIVER OF ACCESS REQUIREMENTS FOR WIND TURBINE GENERATORS ON COASTAL ISLANDS

The consideration of amendments for this purpose had also been duly advertised in the local newspaper, in the edition of April 12, 2005, and advertised publicly in the Municipal Office.

It is proposed that the requirement for access to wind turbine generators by public road, private road or right of way be waived when the turbine generators are constructed on coastal islands as there are not usually any access roads on these islands.

Concern was expressed by members of the public for the bird migration in the area of The Hawk, and in general on the coastal islands in the Municipality. It was felt that the wind turbine generators would have a significant affect on migrating birds in the area.

Members were informed by a member of the public that birds migrate from island to island as they move from place to place during their migration.

There was some discussion regarding the wind farm at Pubnico Point and the affect it has had on birding in the Pubnico Point area. Pubnico Point had been a prime birding area prior to the installation of the wind farm there. It is no longer a prime birding area as a result of the

construction associated with the wind turbine generators.

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There then followed some discussion regarding definable migration paths of birds within the Municipality, and data supporting the migration paths of these birds.

No information was available to the Committee regarding migration paths.

Having completed their discussion of this matter, members of the public were thanked by the Chairman.

ADJOURNMENT

Having completed the Public Participation Meeting, it was moved by F. Bower and seconded by S. Belliveau that the meeting adjourn at 8:45 p.m.

Motion carried unanimously.

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Chairman

Secretary for the Meeting

**Copied for PAC Members, Councillors Louise Halliday, Sean Strang, Larry Stewart and Eddie Nickerson on April 22, 2005 by Sharon Brannen.**