

PLANNING ADVISORY COMMITTEE MEETING

November 17, 2011

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

- Shaun Hatfield, Chair
- Murray Atkinson
- Cecil Swimm

- Brad Fulton, Senior Planner
- David Andrews, Development Officer
- Brian Holland, Municipal Clerk

Absent were members William Malone and Cathy Stoddard.

ELECTION OF CHAIR

Moved by C. Swimm and seconded by M. Atkinson that Shaun Hatfield chair the meeting.

Motion carried unanimously.

Shaun Hatfield then assumed the chair.

ADDITIONS TO THE AGENDA

There were no additions to the agenda.

APPROVAL OF AGENDA

Moved by C. Swimm and seconded by M. Atkinson that the agenda be approved as circulated.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by M. Atkinson and seconded by C. Swimm that minutes of the last previous meeting held September 15, 2011 be approved as circulated.

Motion carried unanimously.

WIND TURBINE GENERATOR AMENDMENTS

Mr. Randal Smith participated in the meeting for the purpose of discussing proposed amendments to allow the development of wind turbine generators in the Municipality. A written summary was circulated to all members by the Senior Planner. This summary reviewed the existing requirements in the Municipal Planning Strategy and Land Use By-Laws and also reviewed the amendments that are proposed in the review that is currently being conducted.

There then followed discussion of the proposed amendments.

Also discussed was an additional proposed amendment which would provide for waiving of the setback and yard requirements where a written legal agreement is obtained by the developer for the siting of the wind turbine generators from the owners of all affected adjacent property owners within the required setback or yard requirement distance. Members were also informed that granting a variance for this purpose could not be done under the regulations as variances are only granted within the property for which a use is being constructed.

Moved by C. Swimm and seconded by M. Atkinson that a waiver amendment be added to the Municipality's existing by-law and that the Planning Advisory Committee begin the process to implement the appropriate amendments to the Municipal Planning Strategy and Land Use By-Laws to effect this change.

Motion carried unanimously.

Since a policy change will be necessary to do this, both the Municipal Planning Strategy and Land Use By-Laws will need to be amended and the appropriate public participation meeting will have to be conducted. It is anticipated this meeting will be conducted at the next meeting of the Planning Advisory Committee on December 15, 2011.

Members then discussed the proposed revisions to the Municipal Planning Strategy and Land Use By-Laws.

It was the consensus of members that the waiver provision be included in the proposed review as well as providing for more than one wind turbine generator on a lot and increasing the capacity to one (1) megawatt for small scale wind turbine generators.

Having completed the discussion of this matter, Mr. Smith then retired from the meeting at approximately 8:00 p.m.

REVIEW OF MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW

The Senior Planner indicated that he is satisfied with the progress that he is making with the review of these documents. He stated that the review is "moving along steadily". He is reviewing all three sets of documents for the three different municipalities simultaneously. It is anticipated that the document for the Municipality of Yarmouth will be completed by year end. He anticipates that the Argyle and Barrington documents will be completed by early spring so that the municipalities may proceed to public hearings at that point. The Senior Planner is also working on a Climate Change Adaptation Project for the Municipality of Yarmouth at the same time.

The Senior Planner wished to address three matters to be included in the review.

First, the establishment of a buffer zone from fresh water wetlands and water courses was discussed. It was recalled that the Committee had previously discussed a buffer zone of 12 meters or 40 feet. It was the consensus of members that this buffer zone be incorporated in the review.

The second matter discussed to be included in the review was the outdoor storage and the size of possible buildings for storage for home occupations.

Moved by M. Atkinson and seconded by C. Swimm that storage for home occupations be limited on any property to 1000 square feet.

Motion carried unanimously.

Some discussion then followed regarding variations to controlling outdoor storage for home occupations. The Senior Planner will do further investigation on this matter.

ADJOURNMENT

The meeting was adjourned by mutual consent of members at 8:40 p.m.

Chair

Secretary for the Meeting

On website November 18, 2011.