

## PLANNING ADVISORY COMMITTEE MEETING

December 15, 2011

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

- Cathy Stoddard, Chair
- Murray Atkinson
- Shaun Hatfield
- Cecil Swimm
  
- Brad Fulton, Senior Planner
- David Andrews, Development Officer
- Brian Holland, Municipal Clerk

Absent was member William Malone.

There were also four members of the public present, and Deputy Warden Donna LeBlanc-Messenger.

### 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 S. Hatfield and seconded by M. Atkinson that the minutes of the last previous meeting held November 17, 2011 be approved as circulated.

Motion carried unanimously.

### PUBLIC PARTICIPATION MEETING

Members then entered into a Public Participation Meeting for the purpose of discussing proposed amendments to the Municipal Planning Strategy and Land Use By-Law that would permit the construction of wind turbine generators within the Municipality. This Public Participation Meeting was advertised in the local newspaper, the Coast Guard, in its issue on December 6<sup>th</sup> and December 13<sup>th</sup>, 2011.

Members were informed that there had been no written or verbal representations made at the Municipal Office in regards to wind turbine generators, the Senior Planner informed members that he had not received any representations, and the Development Officer also informed members that he had not received any representations.

The Senior Planner then reviewed the Discussion Paper that had been circulated, and the amendments that are being proposed to be included in the Municipal Planning Strategy and Land Use By-Law.

A wind energy map was posted in the room and referred to during the discussion. This map showed the best locations within the Municipality for wind turbine generators. Over the past several months there have been up to five inquiries into wind development projects within the Municipality. The Senior Planner then explained the different sizes of wind turbine generators as defined in the amendments and the provisions that are being proposed to be included relative to each of the different sizes of wind turbine generators. The waiver provision was also reviewed for the information of members.

The meeting was then opened for public discussion.

Members of the public brought up various issues in relation to wind turbine generators. One of these issues was the consideration of the cost of wind towers in relation to the height restrictions. The height restrictions may make the construction of some wind tower projects uneconomical. Members were also informed that the small scale capacity of wind turbine generators had been increased by the Province from 100 kilowatts to 1 megawatt.

There then followed some discussion regarding the proposed separation distance of 200 meters. This is the separation distance wind turbine generators must be from residences.

Members then discussed this distance in relation to the balance between economic development and environmental concerns.

It was also indicated by a member of the public that as the number of wind turbine generators on a lot increases, the separation distances between them increases as well.

Members were informed by the Senior Planner that real estate values were believed to be unaffected generally by the proximity of wind turbine generators to local residences.

**Moved** by M. Atkinson and seconded by C. Swimm that the Public Participation portion of the meeting be closed at 8:28 p.m.

Motion carried unanimously.

#### DISCUSSION OF PROPOSED AMENDMENTS

Members then further discussed the proposed amendments, the Municipal Planning Strategy and Land Use By-laws.

The separation distance from residences for small scale wind turbine generators was discussed.

The Planner indicated that the 200 meter separation distance was on the low end of separation distances being used by municipalities across the province.

There was then some discussion of increasing this distance to 300 meters. The Planner illustrated the affect of these distances.

**Moved** by M. Atkinson and seconded by C. Swimm that the proposed amendments include a provision for small scale wind turbine generators, that the separation distance from the nearest residence be the equivalent of 5X the height of the wind turbine generator. This requirement will apply to small scale wind turbine generators which are more than 20 meters high and less than 60 meters high.

Motion carried unanimously.

Members then discussed the concern of developers in general, that the consent for waiver of requirements from all residences within a 500 meter distance is unfair to them. Although this concern was discussed by members it was the consensus that no change was necessary.

The Senior Planner will draft the proposed amendments to the Municipal Planning Strategy and Land Use By-Law and will provide the draft amendments to the next Planning Advisory Committee meeting to be held in January, for consideration of the committee and recommendation to Council.

**Moved** by S. Hatfield and seconded by M. Atkinson that an advertisement be placed on the local radio station indicating that these draft amendments will be considered at the next Planning Advisory Committee meeting to be held on the third Thursday in January.

Motion carried unanimously.

#### ADJOURNMENT

The meeting was adjourned by mutual consent of members at 9:02 p.m.

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Chair

Secretary for the Meeting

**On website December 16, 2011.**