

PLANNING ADVISORY COMMITTEE MEETING

August 21, 2008

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

- Larry Stewart, Chairperson
- George El-Jakl
- Eddie Nickerson
- Robbie Newell
- Cecil Swimm (7:04 p.m.)

- Brad Fulton, Senior Planner
- Glen Muise, Development Officer
- Brian Holland, Municipal Clerk

ADDITIONS TO THE AGENDA

There were no additions to the agenda.

APPROVAL OF AGENDA

Moved by G. El-Jakl and seconded by R. Newell that the agenda be approved as circulated.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by G. El-Jakl and seconded by R. Newell that the minutes of the last previous meeting held July 17, 2008 be approved as circulated.

Motion carried unanimously.

BUSINESS/INDUSTRIAL PARK DISCUSSION

The Municipality wishes to establish a Business Park in the Barrington Passage area. For this purpose a letter has been sent to the Senior Planner requesting that the necessary amendments be made to the Municipal Planning Strategy and Land Use By-Law to enable the establishment of such a park, and also at the same time to enable the establishment of an Industrial Park on municipal property near Highway 103.

The Senior Planner then circulated some information regarding the Barrington Business Park development and the appropriate amendments to be made.

There then followed some discussion regarding various points as to how this may be accomplished.

The Senior Planner will consider these points when drafting a proposal for the Municipal Planning Strategy and Land Use By-Law amendments to establish the zoning for a business/industrial park.

Some of the aspects that will be included in the draft proposals will be the inclusion or exclusion of residential development in these areas, whether or not the park will be provided for by including it in the Commercial General Zone or by adding a separate Business Park zoning, the types of uses - light industry, heavy industry and other commercial uses that may be included in such a zoning, and whether or not development agreements may be used for some uses in these zones. This information will be brought back to the next Planning Advisory Committee meeting for further discussion and consideration of the committee.

WIND TURBINE GENERATORS

Information has already been circulated to members regarding wind turbine generators. This includes the study that was done by Jacques Whitford. This study was done for the Union of Nova Scotia Municipalities in order to develop a model by-law for wind turbine generators. Members were informed that it takes approximately 10,000 kilowatt hours per year to heat a home. The Nova Scotia Power Inc. does not allow multiple properties to connect to one wind turbine generator. The only instance in which this can be done is if there are several residences on one property. There is a company called Second Source Power located in the Burnside Industrial Park that is currently selling smaller wind turbine generators that generate between 2 kilowatts and 50 kilowatts of electricity per year.

There then followed much discussion regarding the process and procedure in developing further amendments to accommodate small scale and larger scale wind turbine generators in the Municipal Planning Strategy and Land Use By-Law. It was the consensus of members that several public meetings should be held in different areas of the Municipality in order to obtain adequate public input into this matter.

A framework for discussions at these public meetings will need to be developed by the Senior Planner in conjunction with other members of the committee.

Members were informed that there are four different ways that the wind turbine generators may be regulated. They are:

1. "Of Right"
2. Zoning
3. Site Plan Approval
4. Development Agreement

After some discussion with the public we will need to decide which methods should be used for regulation. Once the public participation meetings have been completed, regulation should be formulated and then a second public consultation should be held explaining the proposed regulations to the public. Once this is done the finalized regulations should be recommended to Council. Council will then hold their public hearing and adopt the regulations or amend the regulations as they see fit, prior to adoption.

BROADBAND FOR RURAL NOVA SCOTIA

The Municipality is located in what has been designated as Zone 5 for the provision of broadband in all of rural Nova Scotia. In Zone 5 the broadband is being provided by Eastlink. Much of the Municipality is presently covered and it is anticipated that the remainder will be covered by Eastlink. At the same time cell tower coverage is being expanded by Aliant. Aliant is presently investigating the location of a new cell tower in the Bear Point area.

ADJOURNMENT

The meeting was adjourned by mutual consent of members at 8:53 p.m.

_____Chairperson

Secretary for the Meetig

On website August 25, 2008.