

**WEST HANTS PLANNING ADVISORY COMMITTEE
MEETING MINUTES
January 15, 2015**

PRESENT: Councillor Shirley Pineo, Chair
Warden Richard Dauphinee
Deputy Warden Gary Cochrane
Councillor Randy Matheson
Councillor Jennifer Daniels
Councillor Victor Swinamer
Councillor Mike Campbell
Councillor Tom Brown
Ms. Tanya Leopold, Citizen Member
Mr. John Smith, Citizen Member

STAFF: Karen Dempsey, Director of Planning
Jeanne Bourque, Planner
Velma Macumber, Admin Assistant

REGRETS: Councillor Reed Allen

Chair Pineo called the meeting to order at 6:52 p.m. directly after the adjournment of the HAC meeting.

APPROVAL OF AGENDA & ADDITIONS

The following item was added to the agenda under Miscellaneous:

- Martock Ridge Community Wind Project

Moved by Warden Dauphinee and Councillor Swinamer that the agenda be approved as amended.

Motion carried.

APPROVAL OF MINUTES OF NOVEMBER 20, 2014

Moved by Warden Dauphinee and Councillor Campbell that the minutes of November 20, 2014 be approved as circulated noting any errors or omissions.

Motion carried.

BUSINESS ARISING FROM MINUTES

Update – MPS & LUB Housekeeping Amendments

Ms. Bourque advised that a Notice of Approval will be published in the Hants Journal on January 22, 2015 and the amendments will take effect on that date. She advised that confirmation was received from Nova Scotia Department of Municipal Affairs advising that the amendments have been reviewed and are not subject to approval by the Minister. Ms.

Bourque went on to say that because of the complexity of some of the amendments, it may take some time before they are completely incorporated into the documents and maps. However, the public can contact the Planning Department for details or obtain copies of the staff reports, and appropriate information will be published on the municipal website.

Property line setbacks for large wind turbines

Ms. Bourque reviewed a supplementary staff report in response to a request from PAC for a streamlined version of the options regarding a proposed setback guideline. This guideline is intended to assist staff when reviewing the location of large wind turbines in relation to public streets.

The report outlined definitions for turbine height, setback from property lines, setback from dwelling units and the proposed setback for public streets based on a mathematical equation using actual turbine dimensions.

Ms. Bourque advised that the “maximum ice throw distance” method is being suggested for the proposed setback for public streets. This method would be used as a guideline for staff and developers when assessing applications in the future for large wind turbines in proximity to public streets. Ms. Bourque stated that it should be kept in mind that large scale wind turbines are only considered by development agreement, so all final recommendations will come forward to PAC, the public, and Council for review and comment before any decisions are made.

Ms. Bourque advised that there is science behind the mathematical equation and it is being used widely across the wind turbine industry in northern countries.

Discussion was held with respect to using the equation as a guideline versus a regulation in the Land Use By-law.

Moved by Warden Dauphinee and Councillor Campbell to receive the staff report prepared by Jeanne Bourque, Planner, dated January 15, 2015, regarding Large Scale Wind Turbines – setbacks from property lines (Public Streets).

Motion carried.

Moved by Warden Dauphinee and Councillor Matheson to direct planning staff to use the formula of 1.5 times the hub height plus rotor diameter to determine “maximum ice throw distance”, and use this to calculate a guideline for a minimum setback to public streets.

Motion carried.

BUILDING AND DEVELOPMENT ACTIVITY REPORTS

Monthly Reports of November and December 2014

Moved by Councillor Campbell and Councillor Brown that the Building and Development Activity Reports for the months of November and December 2014 be received.

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Motion carried.

Councillor Campbell commented he was pleased with the year to date numbers presented in the reports.

Discussion was held about Forest Lakes Country Club Resort property and how taxation was determined.

NEW BUSINESS

No new business to be heard.

MISCELLANEOUS

Martock Ridge Community Wind Project

Councillor Campbell commented on the progress of the Martock Ridge Community Wind Project and stated he was pleased that the wind turbines are now operational. He questioned how much electricity would be going into the grid, and if this would cut power bills.

Ms. Bourque advised that power bills would not be cut.

Ms. Dempsey advised that the purpose of using green technologies was to get away from fossil fuels, therefore reducing the carbon footprint which is good for all of Nova Scotia.

The Committee discussed the mandate of the community liaison committee and how it determines how the 1 percent gross revenue given back to the community is to be spent, and what the term "community" means to them. Discussion was held about whether a councillor should sit on the community liaison committee.

NOTICES FROM ADJACENT MUNICIPAL UNITS

Municipality of Kings

Moved by Councillor Matheson and Warden Dauphinee to receive the notice from Cindy L. Benedict, Planning Support Clerk, Planning Services, Municipality of the County of Kings, dated December 4, 2014, regarding a Notice of Public Hearing – proposed Land Use By-law text amendments and proposed development agreement.

Motion carried.

QUESTIONS & COMMENTS FROM PUBLIC

No members of the public were present.

ADJOURNMENT

Moved by Councillor Campbell and Councillor Swinamer that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:38 p.m.

Chair

DRAFT