

REGIONAL PLAN ADVISORY COMMITTEE
October 3, 2007
MINUTES

PRESENT: Mr. Fred Morley, Chair
Councillor David Hendsbee, Vice-Chair
Councillor Gloria McCluskey
Councillor Brad Johns
Ms. Heather Bown
Ms. Cheryl Newcombe
Mr. Paul Pettipas
Mr. Robert Batherson
Ms. Bonnie Ryan
Mr. Wayne Anstey, Deputy CAO, Operations

REGRETS: Ms. Margo Grant
Mr. Dan English, Chief Administrative Officer

STAFF: Mr. Roger Wells, Supervisor, Regional & Community Planning
Ms. Susan Corser, Planner, Regional Planning
Ms. Sharon Bond, Manager, Subdivision & Land Use
Mr. Shayne Vipond, Senior Planner, Planning Applications
Ms. Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order at 3:01 p.m. in the Helen Creighton Room, Alderney Gate Public Library, 60 Alderney Drive, Dartmouth.

2. **APPROVAL OF THE MINUTES** - August 15, 2007

Mr. Shayne Vipond, Senior Planner, Planning Applications, noted a technical amendment on page 5 of the August 15, 2007 minutes with regard to his presentation to the Committee on Preliminary Staff Recommendations for Wind Energy in HRM - Phase 1.

MOVED by Councillor McCluskey, seconded by Councillor Johns, that the minutes of August 15, 2007 be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

3. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

The agenda was approved as distributed.

Mr. Robert Batherson arrived at 3:08 p.m.

4. **BUSINESS ARISING OUT OF THE MINUTES**

4.1 **Wind Energy Project Update** - *Shayne Vipond*

Mr. Shayne Vipond provided the Committee with an update on the Wind Energy Project, reviewing the following:

- C Phase One and Phase Two consultation
- C Key considerations for administering large scale wind turbines
- C Relevant concurrent processes
- C Nova Scotia Wind Atlas data - Wind Resource Map of Nova Scotia
- C Wind Atlas data for HRM
- C Bayers Lake and Burnside Business Parks Accessory Wind Turbines
- C Community Consultation

Mr. Vipond reviewed photos of existing wind turbines with the Committee.

Responding to questions from the Committee, Mr. Vipond and Mr. Roger Wells, Supervisor, Regional & Community Planning, advised the following:

- C Staff have heard some concerns regarding the strobing effect of the turbines, but none related to noise;
- C Staff will look into the UNSM policy and review policies from other municipalities on turbines;
- C Land Use By-Laws do apply to islands along the shoreline; however, the Department of Fisheries and Oceans would have authority over turbines built off shore;

- C Wind velocity, proximity to the grid, and access to sites are the main factors in determining locations for wind turbines;
- C Staff will realign HRM wind data to align with recently released Nova Scotia Wind Atlas data;
- C Small scale turbines will be auxiliary to the grid;
- C Personal turbines attached to houses are regulated by building codes.

Councillor McCluskey noted concern with health issues related to turbines in other areas and families having to relocate because of them. She indicated that she would be asking for medical advice on the affects of the turbines.

Councillor Hendsbee indicated that regulations on wind turbines should be Provincially implemented to create uniform regulations. He further noted the possibility of a cultural shift, with an increase in personal small scale turbines.

Mr. Pettipas commented on a need for public education on this matter, noting that solar and wastewater recovery are also suitable for residential uses. He suggested that a best practices guide for consumers be developed.

Mr. Batherson suggested that the opinions of health and medical professionals would be helpful when discussing this matter in the future.

Mr. Wells noted that this matter will come before the Committee again.

Mr. Wayne Anstey, Deputy CAO, Operations, arrived at 3:40 p.m.

4.2 Community Visioning Pilot Project - Final Visions and Action Plans - Susan Corser

- C Information on the communication strategies of the Fall River, Musquodoboit Harbour, and Bedford Community Liaison Groups was distributed to the Committee.
- C Visions and Action Plans for the Fall River, Musquodoboit Harbour, and Bedford Community Liaison Groups were distributed to the Committee.

Ms. Susan Corser, Planner, Regional Planning, presented on the Community Visioning Pilot Project, reviewing the following with the committee:

- C Regional Plan policy G-11 requires community visioning (for designated growth centres);
- C Benefits for HRM include:
 - C Consistency with Regional Plan
 - C Address local issues/ priorities
 - C Collaborate on problem solving
 - C Assess regulatory tools/ operations
 - C Improve customer service/ public perception
- C Community Benefits include:
 - C Building community capacity
 - C Creating partnerships
 - C Building leaders
 - C Enhancing civic pride and community cohesion
 - C Encouraging active involvement

- C Promoting social inclusion
- C Ensuring communities are engaged and better informed.
- C Review of project structure
- C Creating the Visions/Action Plans
- C Communication strategies included:
 - C Postcards/mailouts - 20,000
 - C Participation - 1,500
 - C Web hits - 52,000
 - C Media, including community papers
 - C Community signs and banners
 - C Frisbees - 1,500
- C Implementation of the Visions and Action Plans:
 - C Establish Vision Implementation committees
 - C Implement using community driven initiatives and partnerships
 - C Implement through HRM business planning
 - C Maintain ongoing and direct communication between HRM and the implementation committees.
- C Evaluating the pilot project:
 - C Provide council with a sound basis for measuring the success of the pilot project
 - C Highlight aspects of the pilot which require improvements before the visioning program is operationalized for the long term
 - C Present the results to Council

Ms. Newcombe cautioned that there are residents that may believe all items in the action plans will be completed. She noted that there is confusion with the difference between community visioning and community planning.

Ms. Corser indicated that an evaluation is being done of the pilot project and she will share the results of the evaluation at the next meeting. She noted that staff will examine public and CLG expectations through the evaluation. Ms. Corser indicated that staff are seeking endorsement from the Committee to forward the Community Visions and Action Plans to Council for approval.

MOVED by Robert Batherson, seconded by Cheryl Newcombe, that the Regional Plan Advisory Committee recommend that Regional Council endorse in principle the Community Visions and Action Plans for Bedford Waterfront, Fall River, and Musquodoboit Harbour, which are consistent with the intent of the Regional Plan and further the goals and policy directives of the Regional Plan.

Ms. Sharon Bond, Manager, Subdivision & Land Use, indicated that throughout the process, staff worked to dispel pre-conceived notions. Mr. Wells indicated that the staff report to Council would make it clear that any changes in local plan policy and zones would have to go through the regular public process.

MOVED by Robert Batherson, seconded by Cheryl Newcombe, that the committee report clarify that the Community Visions and Action Plans are subject to the standard approval process for any local plan policy and zoning amendments.

Responding to questions from the Committee, staff clarified the following:

- C Some recommendations in the action plans are intended to be immediately considered, and will be included in the upcoming budget process.
- C Staff are trying to establish time lines and determine which department is responsible for each recommendation.
- C Some capital improvements are identified, but mainly the recommendations are service improvements;
- C Watershed studies are completed, visions are completed, and the next steps are community planning reviews in the next budget year;
- C Staff are preparing a three year plan with recommendations regarding the remaining communities and outlining a plan to move forward within staff resources.

Councillor Johns left the meeting at 4:35 p.m.

The following amended motion was voted on at this time:

MOVED by Robert Batherson, seconded by Cheryl Newcombe, that the Regional Plan Advisory Committee recommended that Halifax Regional Council:

1. **Endorse in principle the Community Visions and Action Plans for Bedford Waterfront, Fall River, and Musquodoboit Harbour, which are consistent with the intent of the Regional Plan and further the goals and policy directives of the Regional Plan, as outlined in the October 18, 2007 staff report; and**
2. **Clarify that the Community Visions and Action Plans are subject to the standard approval process for any local plan policy and zoning amendments.**

MOTION PUT AND PASSED.

Mr. Pettipas requested that the Chair write letters of thanks to the Community Visioning Groups on behalf of the Committee.

4.3 Regional Plan Policy / Regulation Change Checklist - Chair

- C A draft Regional Plan Policy / Regulation Change Checklist was distributed to the Committee.

The Chair circulated a checklist, similar to the one used by the Province, to assist the Committee with evaluating Regional Plan policy/regulation changes. He requested that members review the checklist and prepare feed back for the next meeting.

4.4 Team Building Session - Chair

The Chair indicated that he is working on scheduling a team building session for the Committee to be held later in the fall. The Committee agreed to hold the session on a Friday afternoon.

5. CONSIDERATION OF DEFERRED BUSINESS - None

6. **CORRESPONDENCE, PETITIONS & DELEGATIONS** - None

6.1 **Correspondence** - None

6.2 **Petitions** - None

6.3 **Presentations** - None

7. **REPORTS** - None

8. **NEW BUSINESS** - None

9. **ADDED ITEMS** - None

10. **DATE OF NEXT MEETING** - October 24, 2007

The next meeting of the Regional Plan Advisory Committee will be October 24, 2007.

11. **ADJOURNMENT**

The meeting adjourned at 4:50 p.m.

Jennifer Weagle
Legislative Assistant

The following information item was before Council:

1. Correspondence to the Heart and Stroke Foundation of NS