

Cape Breton Regional Municipality

General Committee Meeting

On Planning & Economic Development

AGENDA

TUESDAY, MAY 1ST, 2018

2:00 P.M.

Council Chambers
2nd Floor, City Hall
320 Esplanade, Sydney, NS

Cape Breton Regional Municipality

General Committee Meeting On Planning & Economic Development

Tuesday, May 1st, 2018

2:00 p.m.

AGENDA ITEMS

Roll Call

1. **Approval of Minutes:** (Previously Distributed)
 - **January 10, 2018**

2. **Planning for Economic Development in CBRM:**
 - 2.1 **Economic Development – The Go Forward:** John Phalen, Manager of Economic Development and Special Projects (See page 4)

 - 2.2 **The Cape Breton Regional Municipality REN – Presentation by Department of Municipal Affairs:** Ron Dauphinee, Municipal Advisor and Emily Pond, Acting Executive Director, Governance & Advisory Services (See page 11)

3. **Regulating Wind Turbines:** Malcolm Gillis, Director of Planning & Development (See page 17)

ADJOURNMENT

Service Delivery Requirements for Economic Development in CBRM:

Motion:

Moved by Councillor MacLeod, seconded by Councillor Coombes, that CBRM use an outside agency or agencies for Economic Development service delivery based on terms of reference created by CBRM, which would also meet the Provincial requirements to establish CBRM as its own REN.

Discussion:

Council discussed the following:

- Funding from the Provincial Department of Economic Development
- Reporting back to Council by the outside agency/agencies.

Motion Carried.

Economic Development

The Go Forward

CBRM STRUCTURE

How do we see Economic Development ?

What Is Our Role?

- CBRM needs to play a central role in Community Economic Development if we are to flourish. It is a core service that must be provided to support the successful creation, operation, growth and retention of small business within the CBRM
- CBRM needs to promote and facilitate regional economic development goals while providing regional leadership on targeted economic development initiatives. We need to develop a strategy to create conditions that will attract new enterprises, and stabilize and grow existing enterprises
- CBRM needs to support the Creative Economy by moving the Creative Economy Growth Plan forward recognizing the value of a strong Creative Economy for community building and economic growth.

The Regional Structure

What is our brand ?

Collaboration

- Community Economic Development
- Regional Economic Development
- First Nations Partnership
- Our Culture

Community Economic Development

- We require support in Community Economic Development in the areas of:
 - Entrepreneurship awareness
 - Business Advisory Services
 - Engagement in Business Plan Development
 - Develop, support, manage and/or implement business project and initiatives and business recruitment efforts within CBRM

Community ED Activities

Support new and existing business in development of business plans

Work with community groups (Bay It Forward, Sydney Mines' Tourist Association, George D. Lewis School, etc.)

Source funding and financing

Implementation of community revitalization projects

Develop our downtowns and rural communities

Correspondence and discussions with possible funding bodies

Plan, promote and implement specific projects identified by CBRM

Assist business in export of their products

Regional Economic Development

- We require support in Regional Economic Development in the areas of:
 - Identifying Economic Dev. Opportunities
 - Evaluating and prioritizing opportunities
 - Driving opportunities
 - Proposal writing
 - Sector development initiatives
 - Identification of CBRM assets
 - Regional marketing initiatives

Regional ED Activities



First Nations Partnership

- CBRM has worked hard to develop and nurture partnership with our indigenous communities we have to main the good work and partnerships that we have:
 - Identifying new Economic Dev. Opportunities
 - Work in collaboration with Eskasoni and Membertou
 - Develop export opportunities
 - Maintain Tri Council
 - Assist in areas where we have common goal for the whole community

First Nations ED Activities

Partnership on
Container Port
Development

Partnerships on
Harbour development

Export conferences

Attend events such as
National indigenous
and local government
partnership forum

Coordination on
common municipal
issues

Work together on
Emergency
Management issues

Pilot projects on
Economic
Development

Culture and the Creative Economy

- We require support in the Creative Economy in the areas of:
 - Educating the public on the economic benefits of a thriving creative sector
 - Identify and work on leveraging funds for moving forward the visions outlined in the Creative Economy Growth Plan
 - Communication of community events to residents and visitors
 - Exposing our youth to arts, culture and heritage
 - Foster a culture of collaboration within the creative sector
 - Create a policy framework within the municipality that supports growth

Culture Activities

Cultural asset and
infrastructure
mapping

Creative success
stories and media
interviews

Online calendar of
events

Assist in Arts
programs in
schools

Community
mentorship
placements

Establish creative
hubs and libraries
as cultural centers

Artist in residence
and artist location
programs

Investment in
performing art
programming

Local art in CBRM
public spaces

We need help!

CBRM currently has only one dedicated staff member with a total budget of \$ 195,000

Council have approved a budget to leverage funds that will be provided by the Province for Economic Development.

The Cape Breton Regional Municipality REN



Context

- ▶ Economic development is a long game
- ▶ Private sector needs to lead
- ▶ There are many existing economic and community development supports that exist in CBRM
- ▶ Majority of growth will be derived from existing business



What we require of the REN

- ▶ Plan - Develop, implement and monitor a Regional Economic Development Strategy
- ▶ Navigate - Cultivate close working relationships with the business community by developing and implementing a Business Retention and Expansion (BRE) program
- ▶ Inform - Inform partners and stakeholders about local business-climate conditions



How to secure Provincial Funding

1. Form a Liaison and Oversight Committee
 - ▶ All of council or subcommittee of council
 - ▶ Provincial representation
2. Recruit a private sector Board of Directors
 - ▶ Competency matrix available
3. Board of Directors hires CEO
4. Sign funding agreement with Province



Two Options

1. Re-engage the existing Cape Breton REN
2. Create a new REN
 1. CBREN model
 2. Standalone model (everywhere else in NS)



1. Reengage the Existing Cape Breton REN

- ▶ Already has CBRM endorsed the Prosperity framework (CBREN strategy)
- ▶ Already operating; could hit the ground running
- ▶ Leverage additional funds
- ▶ Economies of scale
- ▶ Coordination with municipal partners



2.1 Standalone Model

- ▶ Can be tailored to meet CBRM needs
- ▶ Requires start up time
 - ▶ Recruiting Board
 - ▶ Staffing
 - ▶ Developing strategy
- ▶ Potential duplication of effort
 - ▶ Coordination can be challenging



2.2 CBREN model (example)

- ▶ CBREN recruits their Board exclusively from the service provider Board
- ▶ Engaged Board members with regional representation available
- ▶ Administrative efficiencies
- ▶ How it would work: subcommittee of the service provider Board would govern the CBRM REN

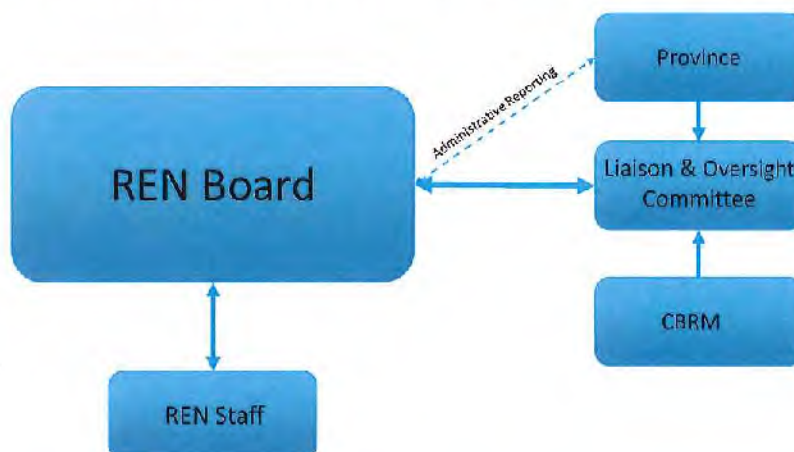


REN Success Factors

- ▶ Where RENS have:
 - ▶ Full boards comprising private sector business leaders
 - ▶ Strong CEOs
 - ▶ Regional strategies that resonate with stakeholders
 - ▶ Understood that economic development is a long game
- ▶ We see:
 - ▶ Municipalities take a step back and let the private sector lead
 - ▶ Partnerships and funding from other provincial departments and the feds being leveraged (e.g. ACOA, Labour and Advanced Education, etc.)
 - ▶ Partnerships expanding (e.g., with First Nations)
 - ▶ Execution of strategic objectives and operational plans



Proposed Governance Structure



Questions & discussion



ISSUE PAPER

TO: General Committee of Council

From: Malcolm Gillis

RE: REGULATING WIND TURBINES

Date: April 16th, 2018

Late in the term of the previous Council, a Motion was passed directing staff to prepare an issue paper regarding the land use bylaws setbacks for wind turbines. The Motion was put forth by Councillor Lowell Cormier after a Development Permit was issued for an as yet to be erected wind turbine in his District. Councillor Cormier was particularly interested in what setbacks other municipalities imposed from abutting property boundaries. CBRM's setback is only from existing dwellings. Planner Karen Neville conducted the research and prepared an issue paper. However, Councillor Cormier asked staff to postpone submitting the report to Council's General Committee until after the election.

He didn't get re-elected. Her issue paper has been in the pending file ever since. A constituent of Councillor Earlene MacMullin expressed concerns that our setbacks for wind turbines are not sufficient enough to protect people and their residences. Councillor MacMullin asked Planning and Development Department staff to bring this matter back to Council.

CBRM regulates utility scale wind turbines by imposing a General Provision in effect throughout all of the Regional Municipality, regardless of the Zone in effect at any given location. CBRM's two land use bylaws define utility scale wind turbines as "a device for converting wind power to produce electricity with a capacity of at least 750 kilowatts connected to Nova Scotia Power Inc.'s grid system." This General Provision imposes a minimum setback of 575 ft. from the nearest dwelling which is increased 1 ft. for each foot in wind turbine height above 250 ft. The height of a wind turbine is measured by the height of the tower + the radius of the blade.

These current provisions were drafted by staff and adopted by Council after a Public Participation Program was undertaken back in 2004/2005. The message from the Public

Participation Program was that CBRM should embrace this green technology with a minimal setback.

Beginning with the first wind turbine erected in Glace Bay approximately 13 years ago, CBRM's development officers have issued Development Permits for 21 wind turbines that were subject to the Land Use Bylaw's General Provision i.e. 242 meters based on the height of the tallest wind turbine. If the setbacks were instead a ½ kilometer we would have rejected 2 and issued 19 Development Permits i.e. the wind turbine at the site of the #26 coal colliery in Glace Bay and the wind turbine in Port Caledonia. As a comparison, the Joan Hariss building, the railway crossing at Prince Street, Stephens building supplies on Townsend St., and the condominium apartment building overlooking Wentworth Park are all just slightly further than a ½ kilometer from the civic center. If the setbacks were 1 kilometer we would have issued Development Permits for 13. None of the existing wind turbines would have been erected if the setback was 2 kilometers.

The 1st generation of utility scale wind turbines were welcomed by the nearby residents, but the 2nd generation of larger wind turbines were objected to in some locales (but not all). The closest of the two wind turbines recently erected on Boularderie Island is slightly less than 1 kilometer from the nearest dwelling. In contrast, there are more than 500 dwellings within that same distance from the first wind turbine constructed in CBRM at the former site of the #26 coal colliery in Glace Bay. In the more than a dozen years since that original wind turbine was erected in Glace Bay the Planning and Development Department has never received a complaint from nearby residents. The two wind turbines on Boularderie Island were vociferously objected to and Council was lobbied to impose a 2 kilometer setback from the nearest dwelling. Using our Geographic Information System, staff was able to show Council that a 2 kilometer setback would essentially prohibit wind turbines from practically all of the CBRM. Council didn't amend the Land Use Bylaw.

Planner Karen Neville has learned there is no consistency in the way other municipalities across the Province regulate wind turbines. That's not surprising. A study commissioned by the UNSM noted that much of the research and many of the consequent viewpoints surrounding wind energy issues are not conclusive and consequently there is no scientific or societal consensus on some aspects of wind energy development. This study also pointed out that Municipal staff rarely has the proficient knowledge of the science and technology associated with the issues of concern (e.g. the flicker effect from the strobe like movement of the blades).

Here in Nova Scotia, all wind energy projects over 2MW (megawatts) in size must undertake a provincial Environmental Assessment (EA), administered by the Department of Environment. The EA requires proponents to register required information on the environmental effects of any proposed project. EA registration information submitted by the proponent is made available for public review, and all stakeholders have the opportunity to submit comments on the project. Registration information is then reviewed by experts within the provincial and federal government. Evaluation by these experts, along with issues raised by the public, is considered by the Minister when making a decision.

Councillor Cormier's constituents were advocating for a setback from property boundaries. The argument was that it would be unlikely property owners would develop their back acreage if a wind turbine was on an adjacent lot. However, even if our current setback from dwellings was also imposed from property boundaries it would be essentially a ban throughout almost the entire Regional Municipality. Staff believe if an additional setback is to be established a more realistic setback would be applying it from the current public street/road network rather than property boundaries. The further a proposed development would be from the nearest public street/road, the more expensive the capital investment of the subdivision would be e.g. Engineering and Public Works staff estimate the average cost to construct a public street/road to service a rural subdivision is approximately \$50,000 per 100 meters. 16 of the 267 public streets/roads in the various rural residential subdivisions in the CBRM are in excess of ½ a kilometer in length and the average public street/road length is approximately 1/5th of a kilometer. What this tells us is that a ridiculously low number of subdivisions will ever be developed serviced by public streets/roads that extend a significant distance from the current public street/road network.

Recommendation:

For the reasons explained in this issue paper, Planning and Development Department staff is not advocating Council revise CBRM's Land Use Bylaw provisions regulating wind turbines.

Respectfully submitted by:

ORIGINAL SIGNED BY

Malcolm Gillis
Director of Planning and Development

Setback Requirements - Wind Turbines:

Councillor Cormier introduced this issue and provided background information regarding the setback requirements for Wind Turbines. He spoke to the current setback distances within CBRM and how they compare to other jurisdictions. Councillor Cormier requested that further study be done on the matter and an issue paper be prepared that addresses the distances of setbacks permitted for wind turbines near buildings as well as the distance from undeveloped properties.

Motion:

Moved by Councillor Cormier, seconded by Councillor Paruch, that staff be directed to prepare an Issue Paper regarding CBRM setback distances for windmills with a comparison to other jurisdictions and considering distance from undeveloped properties as other jurisdictions have done.

Motion Carried.



CBRM Councillors'
Office

M·E·M·O

To: Municipal Clerk Deborah Campbell
From: Councillor Lowell Cormier – District 11 – CBRM

Dear Deborah:

I'm requesting that the issue of setback distances for windmills be included on the agenda for the July 19th Council meeting. My intention is to have a brief discussion on what I view as lean setback distance in the CBRM and I will be making a motion to suggest an issue paper on the matter. I will be asking for the issue paper to include a comparative study with other jurisdictions.

Sincerely;

Councillor Lowell Cormier

c.c. Mayor & Council

/cmi

