

**MUNICIPALITY OF DIGBY
Planning Advisory Committee
Minutes**

Committee	Planning Advisory Committee
Date of Meeting	April 5, 2017
Attendance	Deputy Warden Linda Gregory Matthew Ross, Councillor David Tudor, Councillor Eleanor Gaudett, Citizen Representative Keith Weagle, Citizen Representative Greg Nixon, Citizen Representative
Also Present	Chris Millier, 4Site Group
Staff Present	Linda Fraser, Chief Administrative Officer Cathy Barr, Building Inspector Pat Stevens, Executive Assistant
Regrets	
Call to Order	Deputy Warden Gregory called the meeting to order at 5:45 p.m.
Agenda	Moved and seconded that the agenda be approved with the addition of Confirmation of Meeting Time under New Business. MOTION CARRIED
Minutes	Moved and seconded that the minutes of May 30, 2016 be approved as presented. MOTION CARRIED
Old Business /Business Arising	
#1	
New Business	
Orientation Role of Planning Advisory Committee	Chris Millier advised provided an overview of his role as development officer with the Municipality and discussed the roles of the Planning Advisory Committee. He

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<p>General Planning Process</p> <p>Existing planning documents</p>	<p>discussed the <i>Municipal Government Act</i> and how it affects planning & development issues. He reviewed the four planning documents currently in place within the Municipality.</p> <p>Mr. Millier gave an overview of the planning process. A Municipality can only plan for land and issues that they have control of. The <i>Municipal Government Act</i> has to be followed during the planning process.</p> <p>There are four plans in place – Conway Area Land Use By-Law, Digby Wellfield Protection Area Land Use By-Law, Digby Municipal Airport Land Use By-Law and Wind Turbine MPS/LUB.</p>
<p>Existing Municipal Planning Strategy/Land Use By-Law Reviews</p>	<p>The Committee has decided to review and possibly update the Wind Turbine Municipal Planning Strategy and Land Use By-Laws as well as the Subdivision By-law.</p> <p>In response to a question Chris Millier indicated that there is no obligation on the part of the Municipality to take ownership of private roads.</p>
<p>Discussion on Potential Future Land Use Regulations</p>	<p>The Smiths Cove area serviced by Municipal sewer is a possible area that could be looked at for future land use regulations. The community could be surveyed asking if the property owners are happy with how the community is developing and if there are concerns about possible future land uses. Within the next year Mr. Millier will get the groundwork started.</p> <p>Sandy Cove can be surveyed to see if there are any issues that land use by-laws can take care of.</p>
<p>General Committee Discussion – other planning issues – Questions</p>	<p>Access to shorelines or ocean frontage is a civil matter and access cannot be regulated with Land Use By-laws. Commercial building on lakefront properties could be regulated.</p> <p>Roadside signage in the Conway area is only permitted for businesses in that area, and where the business is located. Signs for non-profits are permitted.</p> <p>There was a general discussion about whether or not the Municipality should have a comprehensive MPS/LUB</p>

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	that covers the entire municipality. Currently in the majority of the municipality there is nothing to prevent any type of business, commercial farm or industrial development in a residential community.
Confirmation of Meeting Time	The committee decided to change the meeting time from 5:45 pm to 5:00 pm.
Next Meeting	TBD
Adjournment	The meeting adjourned at 8:08 pm.
Minute Certification	<hr/> Chair <hr/> Chief Administration Officer