

**MUNICIPALITY OF DIGBY
Planning Advisory Committee
Minutes**

Committee	Planning Advisory Committee
Date of Meeting	November 29, 2017
Attendance	Deputy Warden Linda Gregory Matthew Ross, Councillor David Tudor, Councillor Keith Weagle, Citizen Representative Eleanor Gaudett, Citizen Representative
Also Present	Chris Millier, 4Site Group
Staff Present	Linda Fraser, Chief Administrative Officer Cathy Barr, Building Inspector Miranda, Tax Clerk
Regrets	Greg Nixon, Citizen Representative
Call to Order	Deputy Warden Gregory called the meeting to order at 5:01p.m.
Agenda	Moved and seconded that the agenda be approved as circulated. MOTION CARRIED
Minutes	Moved and seconded that the minutes of October 27, 2017 be approved as presented. MOTION CARRIED
Old Business /Business Arising	
	There was no business arising from the previous minutes.

MUNICIPALITY OF DIGBY
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New Business	
<p>Review of Municipal Planning Strategy for the Regulation of Wind Turbine Development in the Municipality of the District of Digby</p> <p>Section 1 Introduction</p> <p>Section 2 Regulating Wind Turbine Development</p>	<p>Chris Millier reviewed the steps involved in the process of reviewing the Wind Turbine MPS & LUB. He indicated that he didn't expect any major changes to the MPS/LUB.</p> <p>The Wind Turbine MPS is the Primary Strategy as it covers the entire municipality. The other Municipal Planning Strategies will become Secondary Strategies.</p> <p>Suggested change to the title to <u>Municipal Planning Strategy for the Municipality of the District of Digby.</u></p> <p>The Committee reviewed the following sections of the MPS:</p> <p>1.1 Context - Chris to check to see if the province has revised the % of electrical output from renewable sources. 22% output to date, not 25% as predicted. Wind farm in Gulliver's won't be impacted by new MPS. References to the "proposed" wind farm need to be updated.</p> <p>1.2 Legislative Mandate and Planning Document Structure</p> <p>Chris suggested updating this section to reflect the new Conway plan, adopted in 2003 reviewed in 2014.</p> <p>1.3 Planning Process and Public Consultation This Section will describe the process as it is completed.</p> <p>1.4 Statements of Provincial Interest. No revisions needed.</p> <p>2.1 Purpose and Goals. No revisions.</p> <p>2.2 The Planning Area. Update map# 2 for new Conway boundary on Flat Iron Rd.</p> <p>2.3 Domestic Scale Turbine Development Domestic use means small scale use "behind the meter". No revisions.</p>

MUNICIPALITY OF DIGBY
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<p>Section 3 Wind Turbine Policies</p>	<p>2.4 Community Scale Turbine Development. No revisions.</p> <p>2.5 Utility Scale Wind Turbines – No revisions.</p> <p>2.6 Administrative Requirements Existing turbines should read including “named to be confirmed (Scotian Wind Fields?)”.</p> <p>The Committee decided to continue reviewing the rest of the MPS as it had only taken an hour to go through Sections 1 and 2.</p> <p>Policies 1 to 5 need no revisions. Policy 6- change from “notwithstanding” to “with the exception of”. Add a period after “by-laws” and capitalize “All” to create new sentence. Policy 7 & 8 – No revisions.</p> <p>Policy 9 add “community scale” after domestic.</p> <p>Policy 10 & 11 – No revisions. Policy 12- Add “a community scale” after “development of”. Policy 13 – No revisions. Policy 14 Irrelevant, to be deleted. Policy 15 Add “a community scale” after “domestic”. Policy 16 & 17 – No revisions. Policy 18- Change “at a minimum once every five years” to “on a regular basis as required”.</p>
<p>Section 4. Subdivision</p>	<p>Chris is going to review the subdivision section and will confirm whether or not it is still required?</p>
<p>General Committee Discussion – other planning issues – Questions</p>	<p>-Definition needed for ‘wind farm’ when reviewing land use bylaw. How many turbines on a property before considered a wind farm? -For next meeting, committee is to read land use bylaw for the regulation for wind turbine development.</p>

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Next Meeting	February 7th, 2018 at 5:00 pm.
Adjournment	The meeting adjourned at 6:40pm.
Minute Certification	 <hr/> Chair <hr/> Chief Administration Officer