

**MUNICIPALITY OF THE
DISTRICT OF DIGBY
PLANNING ADVISORY COMMITTEE
MINUTES**

COMMITTEE	Planning Advisory Committee
MEETING LOCATION	Council Chambers, Municipal Administration Building, Seabrook, Digby County
DATE OF MEETING	August 27, 2008

CALL TO ORDER	Warden Jim Thurber called the meeting to order at 6.05 p.m.
ATTENDANCE	Warden Jim Thurber Deputy Warden Jimmy MacAlpine Councillor Linda Gregory Mason VanTassell, Citizen Representative Nora Peach, Citizen Representative Linda Fraser, CAO Grant Cook, 4 Site Group
REGRETS	Glenn Dunn, Citizen Representative Chris Millier, 4 Site Group
AGENDA	Moved by Councillor Gregory seconded by Deputy Warden Mac Alpine, that the agenda be approved with the addition of Procedures under Old Business. Motion Carried
PRESENTATIONS	Moved by Mason, seconded by Councillor Gregory that Dermot Murphy come before the PAC to make a presentation. Motion Carried A copy the presentation is attached to the minutes. Moved by Councillor Gregory, seconded by Deputy Warden MacAlpine, that Judith Peach come before the PAC to make a presentation. Motion Carried A copy the presentation is attached to the minutes.

**MUNICIPALITY OF THE
DISTRICT OF DIGBY
PLANNING ADVISORY COMMITTEE
MINUTES**

	<p>Warden Thurber asked about the issue of decommissioning of wind turbines that was raised in the first presentation. Currently there is no authority for municipalities to deal with decommissioning in Land Use By-laws but other municipalities had included decommissioning provisions in their By-laws.</p> <p>It was the decision of the PAC that a provision for decommissioning be included in our Land Use By-law.</p> <p>Council would also bring up this issue with the province asking them to give municipalities the authority to include decommissioning regulations in their Land Use By-laws.</p> <p>Deputy Warden MacAlpine stated he would raise this issue at the next UNSM Rural Caucus meeting.</p>
MINUTES	<p>Deputy Warden MacAlpine noted as he arrived late at the August 19th meeting he did not second the motion approving the minutes. Councillor Gregory was the seconder.</p> <p>Moved by Deputy Warden MacAlpine, seconded by Mason VanTassell that the minutes of August 19, 2008 be approved as corrected.</p> <p style="text-align: right;">Motion Carried</p>
BUSINESS ARISING /OLD BUSINESS	
Minutes of July 15, 2008	<p>Warden Thurber stated that because the last meeting of the PAC dealt with the Subdivision By-law business arising from the July 15th minutes dealing with the Wind Turbine By-law was not discussed. Warden Thurber asked if there was any old business to be discussed at this time.</p> <p>Councillor Gregory asked if public input related to provincial jurisdiction was being forwarded to the relevant provincial department. This has not yet been done but would be done ASAP.</p>

**MUNICIPALITY OF THE
DISTRICT OF DIGBY
PLANNING ADVISORY COMMITTEE
MINUTES**

<p>Draft MPS/LUB for the Regulation of Wind Turbine Development in the Municipality of the District of Digby.</p>	<p>Grant Cooke reviewed the Draft MPS/LUB. The following suggestions, comments were made:</p> <p>MUNICIPAL PLANNING STRATEGY (draft)</p> <p>1. Introduction:</p> <p>The committee agreed that the Introduction was too long and requested that it be shortened.</p> <p>A question was raised as to whether or not Council had approved a motion stating they were in support of alternative energy development. It was stated that a motion was made by Councillor Gregory to this effect.</p> <p>It was noted that this MPS/LUB would be consistent in format with other municipal plans.</p> <p>2. Legislative Mandate and Planning Document Structure:</p> <p>Correction on page 3, the Municipality adopted the Conway Area MPS/LUB in 2003 not 2005.</p> <p>3. Planning Process and Public Consultation:</p> <p>Grant Cook noted that this section would be completed once the public consultation has been completed.</p> <p>4. Statement of Provincial Interest:</p> <p>Grant Cook explained that this section is included in all Municipal Planning Strategies. This draft MPS deals with wind turbine development and is consistent with Statements of Provincial Interest.</p>
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**MUNICIPALITY OF THE
DISTRICT OF DIGBY
PLANNING ADVISORY COMMITTEE
MINUTES**

5. Municipal Profile:

The Committee agreed that this section was too long and suggested that it be shortened. It was also suggested that on page 6 the two counties referred to be named. It was also suggested that the mink industry be mentioned as being important to the economy of our municipality.

2. REGULATING WIND TURBINE DEVELOPMENT

1. Purpose and Goals:

Goal of Strategy, Page 7: Suggestion made to add the words “to regulate” to the goal of the strategy.

Policy 4, Page 8: Add the wording after General Development “ a zone which shall be symbolized by G.D.”

At the end of the policy add “except in the secondary planning documents”.

2. Secondary Planning Strategies:

The Wind Turbine MPS is for the entire municipality. Other Strategy’s that have been adopted by the municipality are considered “secondary” as they cover only a part of the municipality.

A discussion and decision will have to be made on how to amend the Conway Area and the Watershed Protection MPS to fit with the Wind MPS.

3. Domestic Scale Turbine Development:

It was noted that for purposes of consistency Nova Scotia Power Inc would be referred to as NSPI throughout the documents.

Page 10 (Paragraph before Policy 9) The word “property” is missing after “ to erect domestic scale turbines on their...

**MUNICIPALITY OF THE
DISTRICT OF DIGBY
PLANNING ADVISORY COMMITTEE
MINUTES**

Page 11: **It was the decision of the PAC to have separation distances (from residences) requirements for domestic scale turbines as well as set back (from property lines).**

Set back distances are put into place in the event of a collapse of the turbine.

After a lengthy discussion it was the decision of the committee to include a set back distance for domestic wind turbines of 1 time the height of the turbine plus 3 metres (10 feet).

The height means the height of the tower with blade at highest point.

When discussing the separation distances for domestic wind turbine it was noted that research indicates that these types of turbines could create a considerable amount of noise. A suggestion was made that a separation distance of 7 x height would be appropriate. The committee discussed this but decided that this was too restrictive.

The PAC then discussed the use of noise decibel levels and whether or not there was information on the distances that noise from a turbine could be heard at a residence as measured by decibel levels. It was noted that this information may be difficult to get as there are very many scenarios with respect to topography of the land.

Grant stated he would ask Chris Millier if this information was available.

4. Utility Scale Wind Turbines

Policy 10:

A decision is needed on whether or not to include setbacks from public roads as well as property lines.

**MUNICIPALITY OF THE
DISTRICT OF DIGBY
PLANNING ADVISORY COMMITTEE
MINUTES**

Policy 11:

There was some discussion on whether there should be some separation distances between turbines and residences located on the same lot because of the possibility of tower collapse. It was decided to include a separation distance of 1 time height plus 3 meters (10 feet) in the draft to see what the public has to say.

A suggestion was made by a committee member for a separation distance of 2400 meters (1.5 miles) for utility wind turbines. The committee agreed that this was too restrictive.

The PAC must be able to justify separation distances and setbacks.

It was noted that the same information concerning decibel levels and distances would be relevant for utility scale turbines as well.

5. Non-conforming Development and Variance

Grant Cook provided information on how and why a provision for variances was included in the MPS. There is some debate on whether or not the variance provision applies to separation distances. **Grant is to clarify this issue.**

A request was made to include the reference and source to the statement made in the last sentence of the paragraph on page 13 just before Policy 12.

LAND USE BY-LAW (draft)

Section 2.17 Page 6

Regular mail, not registered mail is required for notices to required persons for variances.

**MUNICIPALITY OF THE
DISTRICT OF DIGBY
PLANNING ADVISORY COMMITTEE
MINUTES**

Procedure	Councillor Gregory stated she had received a phone call from someone who was concerned about the process that the PAC was following in developing the Wind Turbine MPS/LUB. There was a general discussion regarding the process. The committee felt that the process is very open and that the public will have an opportunity to comment at the three public meetings. The draft that the PAC will be taking to the public meetings is just a draft and is something to begin the discussion with the public.
NEW BUSINESS	
Public Meetings	<p>It was the decision of the committee that the PAC should meet again before the public meetings are scheduled.</p> <p>It was agreed to hold three public meetings; one in Weymouth, one in Rossway, and one at the Municipal Building.</p>

NEXT MEETING	September 10 @ 6:00 pm.
ADJOURNMENT	<p>Moved by Mason VanTassell, seconded by Councillor Gregory that the meeting adjourn at 8:12 pm.</p> <p style="text-align: right;">Motion Carried</p>
MINUTES CERTIFICATION	<p>_____</p> <p>CHAIR</p> <p>_____</p> <p>SECRETARY</p>