

**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	July 15, 2008

CALL TO ORDER	Warden Jim Thurber called the meeting to order at 4.05 p.m.
ATTENDANCE	Warden Jim Thurber Deputy Warden Jimmy MacAlpine Councillor Linda Gregory Mason VanTassell, Citizen Representative Nora Peach, Citizen Representative Glenn Dunn, Citizen Representative Linda Fraser, CAO Chris Millier, 4 Site Group Grant Cook, 4 Site Group
REGRETS	
AGENDA	Moved by Mason VanTassell seconded by Deputy Warden Mac Alpine, that the agenda be approved as amended. (order of presentations changed) Motion Carried
PRESENTATIONS	Moved by Deputy Warden MacAlpine, seconded by Mason VanTassell that Carol Mahtab come before the PAC to make a presentation. Motion Carried A copy the presentation is attached to the minutes. Moved by Mason VanTassell, seconded by Deputy Warden MacAlpine, that Daniel Mills come before the PAC to make a presentation. Motion Carried

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	<p>A copy the presentation is attached to the minutes.</p> <p>Moved by Councillor Gregory, seconded by Deputy Warden MacAlpine, that Barry Zwicker of Scotian Windfields Inc come before the PAC to make a presentation.</p> <p style="text-align: right;">Motion Carried</p> <p>A copy the presentation is attached to the minutes.</p>
MINUTES	<p>Moved by Mason VanTassell, seconded by Deputy Warden MacAlpine that the minutes of June 24, 2008 be approved as presented.</p> <p style="text-align: right;">Motion Carried</p>
BUSINESS ARISING /OLD BUSINESS	
<p>Changes to the Background Report</p> <p>Visual Impacts</p>	<p>Grant Cook highlighted some of the following changes made to the background report since the last meeting.</p> <ul style="list-style-type: none"> • Visual Impacts Page 10-12– The Coalition of the Niagara Escarpment (CONE) Policy on Wind Turbine Development was added. • Visual Impacts Page 12-15 – A review of the report entitled <i>The Landscape Impact and Visual Design of Wind Farms</i> by Caroline Stanton was added. <p>Chris Millier noted that while they are recommending that the focus be on three impacts, noise, visual, and property values, they are in no way saying that they are the only three as was suggested in some of the public comments. The Jacques Whitford report stated that there are 15 different areas of impact, and there could be many more identified by individuals. Noise, visual, and property impacts are, based on experience, the three major areas of concern. Some of the 15 impacts cited in the Jacques Whitford report fall under the jurisdiction of the provincial and federal governments and therefore cannot be addressed by municipal by-laws.</p>

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<p>As-of-Right Approach</p>	<p>The As-of-Right approach is to date the approach that most of the municipal units have used. There is no input from the public or Council other than when the MPS and LUB are developed. The development officer issues a development permit if the applicant has met all the zone requirements that have been set out in the LUB.</p>
<p>Development Agreement</p>	<p>The development agreement (DA) is a more complex regulatory tool and each proposed development requires a public hearing and approval by Council. DA's are approved based on criteria contained in the MPS.</p>
<p>Site Plan</p>	<p>Another approach is to regulate using site plan approval. A site plan is approved by the development officer instead of Council. Neighbouring property owners are notified of the approval of a site plan and have the right to appeal to Council.</p>
<p>Large Scale (USWT) and Small Scale Wind (DWT) Turbines (less 100 kw)</p>	<p>Does the PAC wish to regulate both the Utility Scale and the Domestic Wind Turbines?</p> <p>There was a general discussion on the issue of noise from the Domestic Wind Turbines and the need for more information on the impact of these domestic turbines. There is some information on DWT in the Jacques Whitford report. Each type of turbine could use a different planning approach.</p> <p>A question was raised if there could be a total prohibition of wind turbine development in the municipality. The province would not approve a by-law that totally bans wind turbine development as wind turbines are considered a reasonable use in rural areas.</p> <p>Council is in favour of alternative energy sources and feels that getting away from fossil fuels is good for the environment.</p> <p>A question was raised if the domestic wind turbines</p>

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<p>Public Input</p>	<p>could be regulated using the decibel levels set out in the municipal noise by-law. This could be done but enforcement after the turbine has been installed may be difficult.</p> <p>It was the decision of the PAC to make a distinction in the definitions for large and domestic scale wind turbines.</p> <p>A question was raised whether or not the PAC would want to include mini-turbines. Those types can be installed on a roof and usually provide less than 1000 watts of power. Chris to get more information on mini-turbines.</p> <p>It was the decision of the committee that the As-of-Right planning approach be used for Domestic Scale Wind Turbines. The installation of DWT would have to meet pre-established siting criteria established in the MPS/LUB. A development permit would be approved by the development officer.</p> <p>The committee was poled to determine the planning approach for Utility Scale Turbine Developments. Four of the six committee members support using the As-of-Right approach as a starting point.</p> <p>Chris and Grant are to put together a draft MPS/LUB to be discussed at the next PAC meeting.</p> <p>The idea is to have a planning approach on paper to use as a discussion point for the community public meetings.</p> <p>Councillor Gregory asked if any public comments or questions that do not fall within the municipal mandate be forwarded on to the appropriate provincial department.</p>
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<p>NEXT MEETING</p>	<p>August 27 @ 6:00 pm.</p>
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ADJOURNMENT	Moved by Deputy Warden MacAlpine, seconded by Glenn Dunn that the meeting adjourn at 6:30 pm. <p style="text-align: right;">Motion Carried</p>
MINUTES CERTIFICATION	<hr/> CHAIR <hr/> SECRETARY